

SEEPZ SPECIAL ECONOMIC ZONE

ANDHERI (EAST), MUMBAI.

AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC
SPECIAL ECONOMIC ZONE FOR IT/ITES AT EMBASSY GROUP,
EMBASSY TECHZONE, RAJIV GANDHI INFOTECH PARK, PHASE - II,
HINJEWADI, DISTRICT PUNE OF M/S. PUNE EMBASSY PROJECTS PVT.
LTD.**

VENUE : Conference Hall, BFC Building, 2nd Floor, Behind the
Office of the Development Commissioner, SEEPZ-SEZ,
Andheri (East), Mumbai.

DATE : 05th June, 2015.

TIME : 2.30 P.M.

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ AT EMBASSY GROUP, EMBASSY TECHZONE, RAJIV GANDHI INFOTECH PARK, PHASE - II, HINJEWADI, DISTRICT PUNE OF M/S. PUNE EMBASSY PROJECTS PVT. LTD., SEEPZ-SEZ ON 05th June, 2015.

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Agenda Item No.	Subject
Agenda item No. 01 : -	Confirmation of minutes of the meeting held on 27.04.2015.
Agenda item No. 02 : -	Approval for expansion of SEZ unit with revision of projections for a period of 5 years of M/s. Access Healthcare Services Pvt. Ltd.

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Minutes of the 27th Meeting of the Approval Committee held under the Chairmanship of Joint Development Commissioner for Sector Specific Special Economic Zone for IT/ITES at Embassy Group, Embassy Techzone, Rajiv Gandhi Infotech Park, Phase- II, Hinjewadi, Dist. Pune of M/s. Pune Embassy Projects Pvt. Ltd. - SEZ, on 27.04.2015.

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1. Name of the SEZ : M/s. Pune Embassy Projects Pvt. Ltd. - SEZ
2. Sector : IT/ITES
3. Meeting No. : 27
4. Date : 27.04.2015

Present:

1. Shri D.D.Kadam : Nominee of the Commissioner
Asst. Commissioner Central Excise, Pune - I.
2. Shri. C.M.Ram : Nominee of Joint
FTDO, Pune. DGFT, Pune.
3. Shri. Sadashiv P. Mokashi : Nominee of the Commissioner
Income Tax Officer of Income Tax, Pr CIT-3, Pune.
4. Smt. Mujawar Hasina M : Nominee of the Joint
Industries Officer Director of Industries, Pune
5. Shri B.C.Sahu :
Specified Officer,
Magarpatta - SEZ

Agenda Item No.01: Confirmation of Minutes of the meeting held on 18.03.2015.

The Minutes of the 26th Meeting held on 18.03.2015 were confirmed.


Agenda Item No. 02: Approval of list of services for Authorized Operation - M/s. Mercedes Benz Research & Development India Pvt. Ltd.

The representative of the unit stated that the service requested vide letter dated 15.04.2015 are required for authorized operation.

After deliberation, the Committee approved the following additional service:

- 1. Event Management Services (Within SEZ only).**
- 2. Business or Management Consultants services.**

The meeting ended with a vote of thanks to the Chair.


**Chairperson-cum-
Joint Development Commissioner**

GOVERNMENT OF INDIA
OFFICE OF THE DEVELOPMENT COMMISSIONER,
SEEPZ SPECIAL ECONOMIC ZONE,
ANDHERI (EAST), MUMBAI

AGENDA NOTE FOR CONSIDERATION OF UNIT APPROVAL COMMITTEE

a) Proposal: -

Proposal for expansion of SEZ unit with revision of projections for a period of 5 years of M/s. Access Healthcare Services Pvt. Ltd.

b) Specific Issue on which decision of UAC is required: -

Approval for additional area of 25,836 Sq. Ft. at 2nd floor, Wing A, Mississippi, Block 1.2, Embassy Techzone, Pune Embassy Projects Pvt. Ltd. – SEZ, Rajiv Gandhi Infotech Park, Phase-II, Hinjewadi, Pune – 411 057 with Revision of Projection for the period of **5 year i.e. 01.04.2015 to 31.03.2020** of M/s. Access Healthcare Services Pvt. Ltd.

c) Relevant provisions of SEZ Act, 2005 & Rules, 2006/ Instruction/ Notification :

Rule 19(2) of SEZ Rules 2006 - [Provided that the Approval Committee may also approve proposals for broadbanding, diversification, enhancement of capacity of production, change in the items of production, change in the items of manufacture or service activity, if it meets the requirement of rule 18].

d) Other Information: -

The unit has commenced their operations with effect from **01.04.2015**. Therefore, the **5 years** block period of the unit is from **01.04.2015 to 31.03.2020**. The unit has submitted their application for Additional Location with revision of projection for a period of **5 years i.e. 01.04.2015 to 31.03.2020**.

Contd....2/-

The details of the projections for the 5 years are as follows:-

SR. NO.	DESCRIPTION	APPROVED PROJECTION FOR 5 YEARS (01.04.2015 TO 31.03.2020) (@Rs.60/US\$)		REVISED PROJECTION FOR PERIOD OF 5 YEARS (01.04.2015 TO 31.03.2020) (@Rs.60/US\$)	
		Rs. In Lakhs	US\$ in '000	Rs. In Lakhs	US\$ in '000
1	FOB Value of Export	8382.52	13970.87	13406.96	22344.93
2	Foreign Exchange Outgo	347.50	579.17	1254.74	2091.23
3	Net Foreign Exchange Earning	8035.02	13391.70	12152.22	20253.70

The details of existing and proposed investment on Indigenous and Imported capital goods are as follows:

Sr. No.	Plant & Machinery	(Rs. In Lakhs)	
		Existing	Proposed
1	Indigenous	274.55	529.95
2	Import CIF value	347.50	565.00
3	Total (1) & (2)	622.05	1094.95

The details of existing and proposed employment are as follows:

Employment	Existing	Proposed
Men	250	440
Women	100	186
Total	350	626

Copy of their application dated 13.05.2015 is enclosed.

The proposal of the unit for additional location with revision of projection is submitted before the UAC for consideration.

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May 13, 2015

To,

The Development Commissioner
SEEPZ Special Economic Zone
Andheri (E), Mumbai-400096
Maharashtra.

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Subject: Request for addition of location in the existing Letter of Approval to include additional location situated at 2nd Floor, Wing A, Mississippi, Block 1.2, Embassy Tech Zone, Pune Embassy Projects Pvt Ltd-SEZ, Rajiv Gandhi Infotech Park, Phase-II, Hinjewadi, Pune- 411057 as per enclosed Letter of Intent from Developer
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Ref: 1. Letter of Approval No. SEEPZ-SEZ/PEPPL-SEZ/AHSPL/15/2014-15/14892
Dated: 18.12.2014 (Original Letter of Approval)
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Dear Sir,

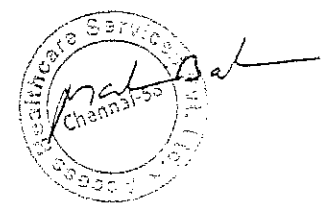
With reference to the above, we would like to indicate here that M/S Access Healthcare Services Pvt Ltd is an approved SEZ unit in M/S Pune Embassy Projects Pvt Ltd-SEZ vide aforesaid letter of approval no.

Due to growing business demand and progressive future prospects, the company management has decided to avail additional premises admeasuring to **25836 sq.ft** in the same SEZ and for the same we have received a signed Letter of Intent from the developer **M/S Pune Embassy Projects Pvt Ltd-SEZ**, Address of additional location is as follows:

Additional Location address:

2nd Floor, Wing A, Mississippi, Block 1.2, Embassy Tech Zone, Pune Embassy Projects Pvt Ltd-SEZ, Rajiv Gandhi Infotech Park, Phase-II, Hinjewadi, Pune- 411057

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2015/15



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In this connection, we are enclosing herewith following documents to enable your good office to process our application for additional location:

1. List of directors
2. Copy of board resolution authorizing signatories for signing application for additional location approval
3. Letter of Intent signed with developer for additional location
4. Copy of Original letter of approval
5. Form F submitted at the time of New Unit approval in 2014
6. Revised Form F with the revised projections.
7. List of Imported Capital Goods.
8. List of Indigenous Capital Goods

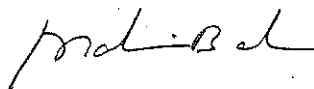
In view of the above, we hereby would like to request your good office to kindly grant us approval for inclusion of following address in our existing Letter of approval No. **SEEPZ-SEZ/PEPPL-SEZ/AHSPL/15/2014-15/14892 Dated: 18.12.2014**

Additional Location address:

2nd Floor, Wing A, Mississippi, Block
1.2, Embassy Tech Zone, Pune
Embassy Projects Pvt Ltd-SEZ, Rajiv
Gandhi Infotech Park, Phase-II,
Hinjewadi, Pune- 411057

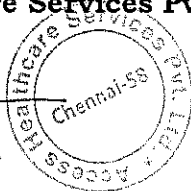
It would be our pleasure to furnish any additional information that you may require with reference to above.

For Access Healthcare Services Pvt Ltd



**Authorized signatory
Name: B.Mahi Bala**

Designation: Head – Legal and Corporate Governance



Date: November 14th, 2014

M/s. Pune Embassy Projects Private Limited
Plot No PL03, Rajiv Gandhi Infotech Park,
Phase II, Hinjewadi,
Pune 411057

Dear Sir,

Sub: Letter of Intent (LOI) for leasing of office space of 25,836 sq. ft. of super built up area of Block Mississippi - 2nd floor Wing A and 26,080 sq. ft. of super built up area of Block Mississippi - 4th floor Wing A of the building named Embassy Techzone, Rajiv Gandhi InfoTech Park - Phase II, Hinjewadi, Pune, Maharashtra, India ("Premises").

This is with respect to your proposal, offering the Premises on lease and our ongoing discussions with you. In furtherance of our discussions, you have represented to us that you are validly in possession of the Premises, and are entitled to lease the Premises to us. On the basis of your representations, we convey our intent to take on lease the Premises subject to the terms and conditions mentioned herein. Please note that our intent is based on the results of our verification of property documents and due diligence relating to the said Premises and your obtaining all statutory clearances. This LOI will not be binding in case there is a defect in your title upon the due diligence and verification of property documents.

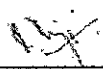
This letter along with the attached LOI is sent to you in duplicate. You are requested to sign on the duplicate of this letter and the attached LOI and return us the same as a token of your acceptance of the terms herein.

The terms contained in the LOI shall form the basis of Lease Deed.

Thanking you,

Yours sincerely,

For Access Healthcare Services Private Limited


Authorized Signatory
Name: Shaji Ravi
Designation: Director



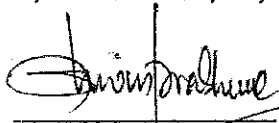
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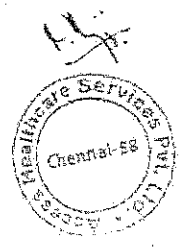
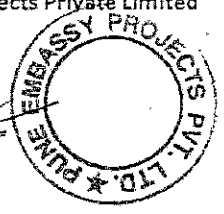


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Access Healthcare Services Pvt. Ltd
A9, First Main Road, Ambattur Industrial Estate,
Chennai-600 058, Tamil Nadu, INDIA.
Phone: +91 44 4217 6066 / 4218 6066 / 4231 6066

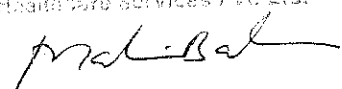
Accepted by
M/s. Pune Embassy Projects Private Limited

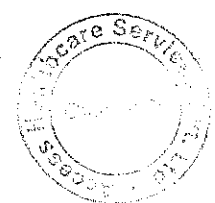

Authorized Signatory



Access Healthcare Services Pvt. Ltd
CIN: U74220TN2011PTC078925
Regd. Office: Kochar Technology Park, SP-31A, 3rd Floor, Ambattur Industrial Estate, Chennai - 600 058, Tamil Nadu, INDIA.
Phone: +91 44 4310 8980 / 81 / 82, Website: www.accesshealthcare.co

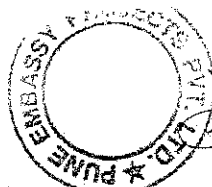
for Access Healthcare Services Pvt. Ltd.


Authorized Signatory



Letter of Intent

1. <u>Building Name & Address</u>	Wing A, Mississippi Block Embassy Techzone, Rajiv Gandhi InfoTech Park - Phase II, Hinjewadi, Pune
2. <u>No. of Floors</u>	2nd Floor and 4th Floor (Two Floors) of Wing A, Mississippi Block.
3. <u>Proposed Lessor</u>	M/s. Pune Embassy Projects Private Limited, with its place of business at: Plot No PLO3, Rajiv Gandhi Infotech Park, Phase II, Hinjewadi, Pune 411057
4. <u>Proposed Lessee</u>	Access Healthcare Services Private Limited, with its place of business at: A9, 1 st Main Road, Industrial Estate, Ambattur, Chennai - 600058
5. <u>Type of Transaction</u>	Lease Deed
6. <u>Type of Premises Leased</u>	Fully Furnished Premises
7. <u>Rentable Area Offered ("Premises")</u>	51,916 sq. ft (comprising of 2 nd floor – 25,836 sq. ft and 4 th floor – 26,080 sq. ft) in Wing A, Mississippi Block, Embassy Tech Zone, Pune, Maharashtra
8. <u>Stated Efficiency</u>	80% (+/-3%)
9. <u>SEZ Unit Approval</u>	The parties hereby agree that the Lessee shall get the SEZ Unit Approval on or before 31 st December, 2014 for 26,080 sq. ft. of super built up area of located on the 4 th Floor and for 25,836 sq. ft. of super built up area located on the 2 nd Floor, Wing A, Mississippi Block, Embassy Tech Zone, Pune, Maharashtra or on any other date as may be mutually agreed between the parties for the 2 nd Floor located in Wing A, Mississippi Block, Embassy Tech Zone.
10. <u>Details of Premises Offered</u>	a) For 2 nd floor - Warm Shell (bare shell+ 100% power back+ High side AC including AHU) + Fixtures and Furniture (on as is where is basis). b) For 4 th floor - Warm Shell (bare shell+ 100% power back+ High side AC including AHU) + Fixtures and Furniture (on as is where is basis).



Signature

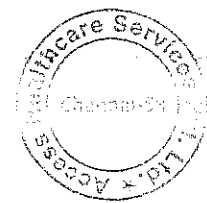


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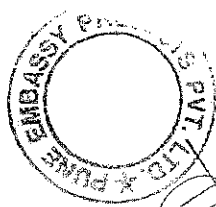
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for Access Healthcare Services Pvt. Ltd.

Signature
Authorized Signatory



<p>11. <u>Rent for Warm Shell and Fully Furnished Space</u></p>	<p>a) Rs. 51/- (Rupees Fifty One only) per sq. ft. per month (excluding Car Parking Charges and Maintenance Charges) on the Super Built Up Area of the Premises leased. Based on the above the rent for the respective floor shall be as follows:</p> <p>i) The Rent for 2nd Floor, Wing A, Mississippi Block would be Rs. 13,17,636 /- (Rupees Thirteen Lakhs Seventeen Thousand Six Hundred and Thirty Six only).</p> <p>ii) The Rent for 4th Floor, Wing A, Mississippi Block would be Rs. 13,30,080 /- (Rupees Thirteen Lakhs Thirty Thousand and Eighty only).</p>
<p>12. <u>Car Parks</u></p>	<p>Based on the Lessee's requirement Car parks (Covered/Open) shall be mutually agreed between the parties from time to time, which shall be at the ratio of 1 car park for every 1000 sq. ft. The Lessor shall provide the Lessee with 40% covered car parks and 60% open car parks.</p>
<p>13. <u>Car Parking Charges</u></p>	<p>Rs.1500/- (Rupees One thousand five hundred only) per car park per month.</p>
<p>14. <u>Two wheeler parking</u></p>	<p>To be accommodated in the car parking slots.</p>
<p>15. <u>Maintenance Charges</u></p>	<p>INR 9.08/- per sq. ft. / month (this is actual cost plus a mark-up of 20%) for total 51,916 sq. ft from applicable Rent Commencement Date for the respective floors.</p> <p>a) For 2nd floor - INR 2,34,590.88 /- (Rupees Two Lakhs Thirty Four Thousand Five Hundred Ninety and Paise Eighty Eight only) per month.</p> <p>b) For 4th Floor - INR 2,36,806.40/- (Rupees Two Lakhs Thirty Six Thousand Eight Hundred Six and Paise Forty only).</p>



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