

SEEPZ SPECIAL ECONOMIC ZONE

ANDHERI (EAST), MUMBAI.

AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR
SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT KALWA
TRANS THANE CREEK INDUSTRIAL AREA, MIDC, DISTRICT
THANE OF M/S. SERENE PROPERTIES PVT. LTD.**

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

DATE : 08th July, 2015.

TIME : 12.05 P.M.

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES KALWA TRANS THANE CREEK INDUSTRIAL AREA, MIDC, DISTRICT THANE OF M/S. SERENE PROPERTIES PVT. LTD., UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON 08th July, 2015.

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Agenda Item No.	Subject
Agenda item No. 01 : -	Confirmation of minutes of the meeting held on 05.06.2015.
Agenda item No. 02 : -	Approval for expansion of SEZ unit with revision of projections for a period of 1 year of M/s. Accenture Services Pvt. Ltd.
Agenda item No. 03 : -	Application for wider scope of services under the category "Renting of Immovable Property" required for Authorized Operations received from M/s. Serene Properties Pvt. Ltd.

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Minutes of the 43rd Meeting of the Approval Committee held under the Chairmanship of Development Commissioner for Sector Specific Special Economic Zone for IT/ITES at Navi Mumbai, District Thane of M/s. Serene Properties Pvt. Ltd. held on 05.06.2015.

1. Name of the SEZ : M/s. Serene Properties Pvt. Ltd.
2. Sector : IT/ITES.
3. Meeting no. : 43
4. Date : 05.06.2015.

Members Present:

1. Shri. P. S. Raman : Member
Joint Development Commissioner
SEEPZ-SEZ.
2. Shri. G. C. Jain : Nominee of Service Tax,
Dy. Commissioner, Mumbai-VII
Service Tax, Mumbai-VII
3. Smt. S. R. Motwani : Nominee of Additional
Asst. DGFT, Mumbai.
4. Smt. S. A. Avasare : }
Asst. Commissioner, Central Excise, }
Belapur-III. } Nominee of the Commissioner of
Central Excise,
5. Ms. Pallavi Gupta : }
Asst. Commissioner, Central Excise, }
Belapur. } Navi Mumbai
6. Shri. V. S. Kumatkar : Nominee of the Jt. Director of
Industries Inspector, Industries (MMR).
7. Shri. K. K. Srivastav : Member
Specified Officer,
Serene - SEZ
8. Shri. Vaibhav Kamthe, : Nominee of Developer
Manager,
Serene Properties Pvt. Ltd. - SEZ

Agenda Item No. 1: Confirmation of Minutes of the meeting held on 22.04.2015.

The Minutes of the 42nd Meeting held on 22.04.2015 were confirmed.

Agenda Item No.02: Approval of List of Goods for Authorized Operations - Serene Properties Pvt. Ltd - SEZ

The representative of the Developer requested for approval of list of goods at an estimated cost of Rs. 30 Lakhs for their default Authorized Operation No. 11, Office Space (BUA) within the Processing Area.

After deliberation, the Committee approved the list of goods (Adhesive Epoxy Resin/Hardener/Filler) to be used for filling joints between Tiles/flooring works for their default Authorized Operations at an estimated cost of Rs. 30 Lakhs.

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Agenda Item No.03: Approval of list of services for Authorized Operation – M/s. Teradata India Pvt. Ltd.

The representative of the unit stated that the service requested vide letter dated 21.05.2015 are required for authorized operation.

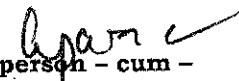
After deliberation, the Committee approved the following service:

- i) **Event Management Services (within SEZ only).**

Agenda Item No.04: Approval for additional location with revision of projections for a period of 1 year of M/s. Accenture Services Pvt. Ltd.

After deliberation, the Committee approved the proposal of M/s. Accenture Services Pvt. Ltd. for additional location admeasuring 40,700 Sq.Ft. at 6th Office Floors in Building No. 12 at Mindspace, Serene Properties Pvt. Ltd. – SEZ, Kalwa TTC Industrial Area, MIDC, Thane-Belapur Road, Airoli, Navi Mumbai – 400 708 with Revision of Projection for the period 1 year i.e. 06.01.2015 to 05.01.2016 envisaging FOB value of exports Rs. 35047 Lakhs and NFE of Rs. 28919 Lakhs with an employment of 580 persons.

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


Chairperson – cum –
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 1 year of M/s. Accenture Services Pvt. Ltd.

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

Proposal of the unit for additional area of 46090 Sq.Ft. at 7th Office Floor in Building No. 12 at Mindspace, Serene Properties Pvt. Ltd. – SEZ, Kalwa TTC Industrial Area, MIDC, Thane-Belapur Road, Airoli, Navi Mumbai – 400 708 with Revision of Projection for the period of 1 year i.e. 06.01.2015 to 05.01.2016 of M/s. Accenture Services Pvt. Ltd.

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

Rule 19(2) of SEZ Rules 2006.

d) Other Information: -

The unit has commenced their operations with effect from 06.01.2011. Therefore, the 5 years block period of the unit is from 06.01.2011 to 05.01.2016. The unit has submitted their application for Additional Location with revision of projection for the further period of 1 year i.e. from 06.01.2015 to 05.01.2016.

Contd.....2/-

The revised projection submitted by the unit for the remaining period of one year i.e. 2015-16 is as follows:

(Fig. Rs. in Lakhs)

Particulars	5 th year (2015-16) (Existing Figures)	5 th year (2015-16) (Revised figures)
FOB value of Exports	35047	38598
Foreign Exchange Outgo	6128	6947
Net Foreign Exchange Earnings	28919	31651

The unit has generated an employment for 4788 people during the period upto 2013-14 and they expect to add about **592 employees** with the above expansion.

Copy of their application dated 19.06.2015 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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June 19, 2015

To,
Development Commissioner
SEEPZ-Special Economic Zone
Govt. of India, MOC & I
Andheri (East), Mumbai – 400 096

Subject: - Expansion of additional area at our SEZ unit situated in M/s Serene Properties Private Limited –SEZ (SPPL-SEZ).

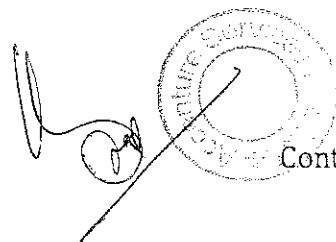
Reference: - LOA No. SEZ/SERENE-THANE/ (20)/LOA-20/2010-11/ (38)/3706 dated 04.08.2010

Dear Sir,

We are holding above referred Letter of Approval issued by your office for our SEZ Unit located at SERENE PROPERTIES PVT. LTD. - SEZ , Office Floor 3rd, Building No. 14, 1st to 8th Office Level, Building No. 2, and 1st to 8th Office Level, Building No. 10, Building No. 12, Mindspace, Kalwa TTC Industrial Area, MIDC, Thane-Belapur, Road, Airoli, Navi Mumbai – 400 708 for carrying out authorized operation of Software Development, IT Enabled Services, Setting up, Operation, Maintenance and expansion of the unit.

We are currently operating in SERENE PROPERTIES PVT. LTD. - SEZ , Office Floor 3rd, Building No. 14, 1st to 8th Office Level, Building No. 2, and 1st to 8th Office Level, Building No. 10, Building No. 12 at 01st to 06th office Floors (occupying 10,10,938 sq. ft.), with the growing demand and substantial increase in our business, we have requirement of an additional permanent space of **46,090 sq. ft.** in 07th Office floor at Building No. 12 at SERENE PROPERTIES PVT. LTD. - SEZ, Mindspace, Kalwa TTC Industrial Area, MIDC, Thane-Belapur Road, Airoli, Navi Mumbai – 400 708.

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22.6.15



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Accenture Services Pvt. Ltd.
Office Floor 3, Building No.14, Mindspace,
Kalwa TTC Industrial Area, MIDC,
Thane-Belapur Road, Airoli,
Navi Mumbai – 400708
Tel: 022 6133 8000 • Fax: 022 6133 8017
www.accenture.com

Registered Office:
Accenture Services Pvt. Ltd.
Plot 3, Godrej & Boyce Complex, LBS Marg,
Pirojshanwar, Vikhroli (West), Mumbai 400 079
Tel: 022 6500 3000 • Fax: 022 2518 8286



We envisage enhanced export as below post expansion and we expect to add about additional 592 employees.

(\$ conversion rate 1\$ = INR 63.08)

	INR value in Lakhs						Total	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	Total		
	(2011-12)	(2012-13)	(2013-14)	(2014-15)	(2015-16)	(INR)		
	Existing Projection					Revised Projection		
1. FOB Value of Exports for the first 5 years	24318	30045	30045	30045	38598	153051	2426	
2. * Foreign Exchange outgo for the first 5 years	3892	1502	1502	1502	6947	15345	243	

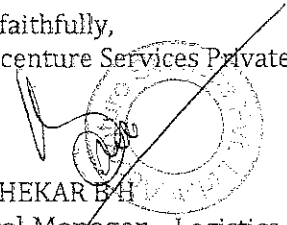
We, further wish to confirm that we have balance of INR. 1549.51Lacs in existing Bond cum LUT as on end 15th Jun 2015 .This is sufficient for Import and Indigenous capital goods required for expansion, hence we will execute additional BLUT as and when balance reached minimum value.

We hereby enclose following documents and request you to approve and issue an addendum to include the above mentioned additional space in our existing LOA to enable us to proceed to commence our authorized operation in additional space.

- a) Copy of Letter of Approval
- b) Copy of Agreement to Lease/Letter of Intend
- c) NOC issued by the developer
- d) Copy of Bond cum LUT
- e) Floor Plan for additional area
- f) Copy of Memorandum and Article of Association
- g) Form F (5 sets)

Thanking you,

Yours faithfully,
For Accenture Services Private Limited,


RAJASHEKAR BH
General Manager - Logistics & Compliance
Encl: As above

Accenture Services Pvt. Ltd.
Office Floor 3, Building No. 14, Mindspace,
Kajwe TTC Industrial Area, MIDC,
Thane-Belapur Road, Airoli,
Navi Mumbai - 400705
Tel: 022 6133 8000 • Fax: 022 6133 8017
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Plot 3, Godrej & Boyce Complex, LBS Marg,
Pirojshanagar, Vikhroli (West), Mumbai 400 079
Tel: 022 6600 3000 • Fax: 022 2518 8286

4th June 2015

TO WHOM-SO-EVER IT MAY CONCERN

We, Serene Properties Private Limited, the developers of the Project "MindSpace Airoli" situated at plot no. 3 (part) situated at Kalwa Industrial Area, Thane Belapur Road Airoli Navi Mumbai (the said "project"), confirm having agreed to give the premises being 7th office floor, having a Chargeable area of 46090sq.ft. in the said project on the 7th office floor in Building no. 12 on lease to Accenture Services Private Limited, by and under the terms of the ATL dated 7th May 2014. We hereby confirm that we have no objection to Accenture Services Private Limited using the premises as a SEZ Unit.

For Serene Properties Private Limited



Sunil Varrier
Sr. Vice President-Sales



Regd. Off. : Raheja Tower,
Plot No. C-30, Block 'G',
Next to Bank of Baroda,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051.

Phone : 91-22-2656 4000
Fax : 91-22-2656 4004
Website : www.krahejacorp.com

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

AGENDA NOTE FOR CONSIDERATION OF UNIT APPROVAL COMMITTEE

a) Proposal: -

Application for wider scope of services under the category "Renting of Immovable Property" required for Authorized Operations received from M/s. Serene Properties Pvt. Ltd. - SEZ

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

The developer has requested for approval of the following activities within the service of "Renting of Immovable Property":

1. Land Development Charges
2. Supply of Water Charges
3. Revalidation Fees
4. Extension Fees
5. Scrutiny Fees
6. Fire Protection Charges
7. Hoardings and Display Charges
8. Transfer of Land Charges
9. Additional FSI Fees
10. Road Divider and Footpath charges
11. Road Width Charges
12. Processing Fees
13. Amendment of Plan Fees
14. Building Completion Certificates Fees
15. Road Construction/Opening Charges

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

In terms of Rule 10 of SEZ Rules, 2006 and Notification No. 12/2013-ST dated 01.07.2013.

d) Other Information:

M/s. Serene Properties Pvt. Ltd. - SEZ has been granted Formal Approval No. F.2/94/200-EPZ, dated 23.10.2006 for IT/ITES SEZ at Kalwa Trans Thane Creek, Industrial Area, MIDC, District Thane, in the state of Maharashtra bearing Plot No. 3 mentioned in the Notification No. S.O. 1876 (E) dated 2nd November, 2007.

.....2/-

MIDC is the land authority and the Special Planning Authority for their notified SEZ. Payments are made to MIDC towards the above activities which pertain to "Immovable Property (Land)" which has been leased by MIDC and hence should be bracketed with the same service with a wider definition to include the aforesaid activities.

The major service of land lease is covered under the category of Immovable Property Service for which they have already received approval from UAC vide letter dated 01.11.2010.

A copy of letter dated 05.06.2015 is enclosed.

The proposal of the developer is placed before the Approval Committee for consideration.

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Serene Properties Private Limited

CIN :- U45200MH2003PTC143610



5th June 2015

To,
The Development Commissioner
SEEPZ Special Economic Zone
Ministry of Commerce
Andheri(E), Mumbai 400 096

Sub : Approval of wider scope of Services under the category "Renting of Immovable Property"

Ref : Circular dated 19th May 2015 issued by TRU, Department of Revenue, Ministry of Finance, Government of India

Dear Sir,

This has reference to the captioned subject and aforementioned references. We are a developer of a Sector Specific IT/ITES situated at Plot No. 3, Gat No. 95, Kalwa TTC Industrial Area, Ilthan Village, Airavali Taluka, Airoli, District Thane, Maharashtra. The land has been leased by Maharashtra Industrial Development Corporation, an Undertaking of the State Government, on which SEZ has been notified.

Prior to Finance Bill 2015, only support services by Government or local authority to business entities was taxable under reverse charge. However, Circular No. D.O.F. No. 334 /5/2015-TRU dated 19th May 2015 stipulates exclusion of all services provided by the Government or Local Authority to a business entity from Negative List from a date which is to be declared / notified by Government of India.

MIDC is the land authority and the Special Planning Authority, for our notified SEZ. Payments are made to MIDC towards Development charges, Water charges, Revalidation charges, Extension charges, Scrutiny fee, Fire Protection Fund, Rent for Hoardings and displays, Differential Premium for Transfer of Land, Premium for Additional FSI, Annual Lease Rent, Road Divider and Footpath charges, Road Width Charges, Processing Fees,

3005
5/6/15

Regd. Off. : Plot No. C-30, Block 'G',
Opp. SIDBI,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051.
Phone : 91-22-2656 4000
Website : www.krahejacorp.com

Serene Properties Private Limited

CIN :- U45200MH2003PTC143610



Amended Plan Charges, etc. These payments / fees are essentially for the construction of infrastructure / development of land plot in SEZ. The major service of Land Lease is covered under the category of Renting of Immovable Property Service, for which we have already received approval from UAC vide letter ref. SEEPZ/NEWSEZ/SERENE/ST/AIROLI/2006-07/ALOS/6444 dated 01/11/2010.

We opine that the other services, provided by MIDC, for which the aforementioned payments are being made to MIDC, pertains to the "Immovable Property (Land)" which has been leased by MIDC and hence should be bracketed with the same service with a wider definition to include aforesaid activities. Based on the approval by UAC for the same, ab initio service tax exemption can be claimed by the developer of SEZ (i.e. Serene) for services by MIDC.

The Services provided by MIDC is wholly used for development of SEZ. We, therefore, request you to kindly approve the above activities(enclosed herewith – Annexure – I) within the service of "Renting of Immovable Property" and oblige.

Thanking you,

Yours truly

For Serene Properties Private Limited

Authorized Signatory

Encl:a/a

Annexure - 1

List of services required for Default Authorized operations approved vide instruction no. 50 dated 15th March 2010 and Instruction no. 54 dated 30th April 2010

Though Renting of Immovable Property has been grouped as a single service, it has been detailed below for the various charges/fees levied at different stages by the State Government Undertaking like MIDC (also the SPA for the notified land plots) for the purpose of the land plots owned by them but allotted / leased /transferred to SEZ Developers to establish SEZs (Creation and Operation of Infrastructures) on them	
1.	Land Development Charges
2.	Supply of Water Charges
3.	Revalidation Fees
4.	Extension Fees
5.	Scrutiny Fees
6.	Fire protection Charges
7.	Hoarding and Display Charges
8.	Transfer of Land Charges
9.	Additional FSI Fees
10.	Road Divider and Footpath Charges
11.	Road width Charges
12.	Processing Fees
13.	Amendment of Plan Fees
14.	Building Completion Certificates Fees
15.	Road Construction / Opening Charges

