

सीपज़ विशेष आर्थिक क्षेत्र

SEEPZ SPECIAL ECONOMIC ZONE

अंधेरी (पूर्व), मुंबई।

ANDHERI (EAST), MUMBAI.

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण की 73वीं बैठक का एजेंडा

**AGENDA FOR THE 73rd MEETING OF THE SEEPZ
SPECIAL ECONOMIC ZONE AUTHORITY**

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स्थान: वीबेक्स एप्लिकेशन पर वीडियो कॉन्फ्रेंसिंग के माध्यम से।

VENUE: Through video conferencing on Webex application.

दिनांक : 28.05.2025

DATE : 28.05 .2025

समय : अपराह्न 01:00 बजे

TIME : 01:00 PM
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<u>Agenda Item No. 01</u>	Confirmation of the Minutes of the 72 st Authority Meeting
Action taken report of 72 nd Authority Meeting dated 17.04.2025	
<u>Finance Division</u>	
<u>Agenda Item No. 1(A)</u>	Monthly Statement Expenditure incurred through Imprest Account.
<u>Estate Division</u>	
<u>Agenda Item No. 2</u>	Proposal for execution of Renewed Memorandum of Understanding (MoU) with GJEPC for continued Operation and staffing of precious metal assaying machine at SEEPZ-SEZ.
<u>Agenda Item No. 3</u>	Proposal for Rent Adjustment and refund of Excess amount paid towards house rent by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ.
<u>Agenda Item No. 4</u>	Proposed Policy for the Transfer of Assets and Liabilities for Sub-Leases of Galas with Terms of 5 Years, and Long-Term Sub-Leases for Plots/Galas with Durations of 30, 95, and 99 Years in the SEEPZ SEZ Estate.
<u>Agenda Item No. 5</u>	Proposed Policy for Renewal of Sub-Lease of Galas for 5 years and Renewal of Sub- Lease of Plots/ Galas for 30, 95, and 99 Years in SEEPZ SEZ estate.
<u>Agenda Item No. 6</u>	Consideration of the proposal for Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ.

दिनांक 17.04.2025 के 72 वीं प्राधिकरण बैठक की कार्रवाई रिपोर्ट

ACTION TAKEN REPORT OF 72nd AUTHORITY MEETING DATED 17.04.2025

Sr. No	Name of Proposal	Decision	Action Taken
	Confirmation of the Minutes of the 72 nd Authority meeting held on 17.04.2025	After Deliberation, Agenda wise direction of the Authority	
01A	Confirmation of the Minutes of the 69 th Authority Meeting held on 20.08.2024 Proposal for approval of detailed Annual Financial statements for F.Y. 2025-26 of SEEPZ SEZ.	After Deliberation, The Committee approved the Annual Financial Statement of FY 2025-26 of SEEPZ-SEZ.	Noted
02	Monthly Statement Expenditure incurred through Imprest.	Authority noted the proposal.	Noted
03	MIDC's dues outstanding with SEEPZ Authority related to: 1. Balance payments towards M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years) 2. Balance payments towards construction of SDF-VIII building.	After Deliberation, The Authority noted the payment made to MIDC as detailed in agenda.	Noted
04	Proposal for payment of pending bills to M/s Aviplast for Operation and Maintenance of 5 TPD NISARGRUNA Biogas Plant at SEEPZ SEZ	After Deliberation, The Authority approved the proposal to release the payment amounting to Rs. 24,84,940/- and EMD cum SD of Rs. 1,00,000/- and Rs. 2,00,000/- to M/s. AVI Plast.	Payment has been released.

	operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ.	was in the opinion that this agenda may be deferred and placed again after result of ongoing Tender cum auction of Gala in SDFs/ GJ complex. Accordingly, Authority members with consensus agreed to the same.	Authority Meeting.
08	Standardization of Miscellaneous Permission Charges for Buildings and Plots in SEEPZ-SEZ.	After due deliberation, the Authority approved the proposal for the standardization of miscellaneous permissions. The revised rates for all types of permissions, except the annual rental charges for telecommunication towers, shall be applicable with effect from 01st October, 2024. The annual rental charges for telecommunication towers shall become applicable from the next quarter, following the issuance of the Minutes of this meeting.	Circular no. 08 dt. 14.05.2025 issued.
09	Repair Works Of Existing Damaged Drainage Chambers	After Deliberation, The Authority approved the proposal.	Work order to M/S. PANCHSHEEL ENTERPRISES has issued.
10	Proposal for taking over the Pumping Operations, Network Maintenance, and Internal Water Distribution within	After discussion, the authority approved the proposal with	The tender document has been prepared in process of vetting with MIDC, once finalized

	<p>suggested the need for the</p> <ol style="list-style-type: none"> 1. installation of signage within the SEEPZ premises for building identification. 2. consideration of designated pick-up and drop-off points for Ola/Uber services, and <p>The resolution of issues related to two-wheeler and four wheeler parking. The Trade Representative of the Authority also proposed that the signage could be installed through sponsorship arrangements, to which the Authority members agreed with consensus. Further, the Chairman requested that a detailed proposal on these matters be submitted to the Estate Section and directed the Estate Section to examine the suggestions and present them as an Agenda item in the forthcoming Authority meeting.</p>		<p>locations for signage, including indicators for parking. The procurement process for the same is currently in progress.</p> <ol style="list-style-type: none"> 2. The feasibility of designated pick-up and drop-off place for cab services such as Ola and Uber inside SEEPZ-SEZ is currently being assessed in consultation with MITKAT and VAMS.
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विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में **17.04.2025** को आयोजित 72वीं प्राधिकरण बैठक का कार्यवृत्त

MINUTES OF THE 72nd AUTHORITY MEETING HELD ON 17.04.2025 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER /CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present:

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| 1. Smt. Mital Hiremath, Joint Development Commissioner, SEEPZ-SEZ | Member Secretary |
| 2. Shri Himanshu Dhar Pandey, Dy. Director, Nominee of Addl. DGFT | Member |
| 3. Shri HasमुखBhai Dholakiya, Partner of M/s. HK Designs (India) LLP | Member |
| 4. Shri Sapinder Singh, Managing Director of M/s. Omega Products Pvt. Ltd. | Member |

Special Invitee :-

1. Shri Adil Kotwal, President SGJMA
2. Shri Vijay Gujrathi, Chairman, SEEMA
3. Shri Rajendra Wagh, Deputy Engineer, MIDC

Shri Jay Shah, Deputy Development Commissioner Ex-officio Estate Officer, SEEPZ-SEZ, Smt. Y Mangala, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner (Estate Operation), Shri Janesh Tripathi, LDC & Ms. Divyanshi Goyal, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1 : Confirmation of Minutes of 71st Authority held on 04.02.2025

Decision: After Deliberation, Authority confirm the minutes of the meeting held on 04.02.2025 and noted the action taken.

Agenda Item No. 1(A) : - Proposal for approval of detailed Annual Financial Statement of FY 2025-26 of SEEPZ-SEZ

The authority was apprised about the expenditure incurred in Previous financial year and Budgeted expenditure for FY 2025-26.

Decision: After Deliberation, The Committee approved the Annual Financial Statement of FY 2025-26 of SEEPZ-SEZ.

Agenda Item No. 2:- Monthly Statement expenditure incurred through Imprest.

Expenses incurred through imprest were presented before the Authority and the Senior Accounts Officer informed that expenses pertaining to GOI made from Authority Fund due to urgent requirement will be recouped.

Decision: After Deliberation, The Authority noted the expenses incurred through Imprest Account.

Agenda Item No. 3: MIDC dues outstanding with SEEPZ Authority related to :

- i. Balance payment towards M&R to Fire Station: Recurring expenditure on fire station in SEEPZ-SEZ for the year 2018-19 to 2023-24 (6 Years)
- ii. Balance payment towards construction of SDF VIII Building

Authority was apprised about the Outstanding payment of MIDC for Fire station was Rs. 885.76 Lakhs and for construction of Tower on Plot no. F1 was Rs. 181.47 Lakh which was paid by SEEPZ-SEZ Authority and agenda was placed for post facto approval of the Authority.

Decision: After Deliberation, The Authority noted the payment made to MIDC as detailed in agenda.

Agenda Item No. 4 :- Proposal for payment of pending bills to M/s. AVI Plast for operation and Maintenance of 5 TPD NISARGUNA Biogas plant at SEEPZ-SEZ

Authority was apprised that work order for 3 years from 15.10.2019 to 14.10.2022 was given to M/s. AVI Plast which was extended till 30.09.2023. However, payment from Sep 2022 to sep 2023 have not been disbursed which amount to Rs. 27,99,940/-. along with EMD cum SD amount of Rs. 1,00,000/- and Rs. 2,00,000/-. Further, Authority was apprised as per terms & Condition of Work order penalty amount of Rs. 3,15,000/- is to be deducted for non availability of workers. Accordingly, it was proposed to release the Payment after proposed deductions i.e. **Rs. 24,84,940/-** and release the EMD cum SD of Rs. 1,00,000/- and Rs. 2,00,000/- to M/s. AVI Plast.

Decision: After Deliberation, The Authority approved the proposal to release the payment **amounting to Rs. 24,84,940/-** and EMD cum SD of Rs. 1,00,000/- and Rs. 2,00,000/- to M/s. AVI Plast.

Agenda Item No. 5 :- Proposed policy for renewal of Sub-lease Galas for 5 years and renewal of Sublease of Plots/Galas for 30 years in SEEPZ-SEZ Estate.

The Authority was apprised of the existing framework governing sub-lease agreements within the SEEPZ Estate, specifically pertaining to lease terms of 5 years and long-term durations of 30/95/99 years.

It was noted that the SEEPZ Authority currently levies monthly rent for both 5-year sub-leased and long-term (30/95/99 years) leased Gala/Plots. However, in the case of long-term leaseholders, the rent charged is nominal in nature, owing to the fact that a one-time premium has already been collected at the time of the initial lease execution.

At present, there exists no defined policy governing the renewal of sub-lease agreements for long-term leased units. The Authority was informed that 5-year lease agreements are renewed periodically in accordance with prevailing Authority norms and upon the submission of a valid Letter of Approval (LOA) certificate. However, for Gala/Plots leased on a 30-year and above basis—wherein a premium amount has already been paid and nominal monthly rent is being collected—no formal renewal policy is currently in place.

In view of the foregoing, and to obviate the financial burden associated with a one-time premium payment at the time of renewal, a revised approach was proposed. Under this approach, for units on a 30/95/99-year lease basis, the lease rent at the time of sub-lease renewal may be derived by converting the earlier paid premium into an equivalent annual rent. This calculated rent would incorporate a 7% annual escalation to reflect inflationary trends and ensure fair market valuation.

It was further explained to the Authority, through an illustrative example, that in addition to the proposed methodology, the annual rent shall be subject to an increment of 5% per annum post-renewal, in alignment with Circular No. 13/2024 dated 10.01.2024.

Additionally, the Authority was informed that for units found to be underutilizing their allocated space in relation to export performance, the renewal of sub-lease agreements shall be contingent upon recommendations made by the Approval Committee. Units that are found to be non-operational or non-compliant during the sub-lease period shall be mandated to surrender their allotted Gala/Plot back to the SEEPZ-SEZ Authority.

The detailed proposal, including the illustrative calculation model, was presented as part of the agenda for the Authority's consideration.

Decision: After deliberation, the Authority approved the proposal with consensus.

Agenda Item No. 6 :- Proposed Policy for the Transfer of Assets and Liabilities for Sub-Leases of Galas with Terms of 5 Years, and Long-Term Sub-Leases for Plots/Galas with Durations of 30, 95, and 99 Years in the SEEPZ SEZ Estate.

The Authority was apprised of the proposed policy concerning the transfer of assets and liabilities in respect of sub-leased Galas for 5-year terms and long-term sub-leased Plots/Galas with durations of 30, 95, and 99 years within the SEEPZ Special Economic Zone (SEZ) Estate. The Authority further noted that lease rent for these plots/galas is charged at a nominal rate, calculated based on the built-up area, as a premium amount has already been paid at the time of original allotment for the sub-lease period.

In several instances, existing units within SEEPZ SEZ have made substantial investments in infrastructure, manpower, and equipment. Eviction and subsequent auctioning of such units often lead to delays, loss of employment, and disruption of export activities, with new buyers unwilling to assume existing liabilities. To address these challenges, the proposed policy introduces an alternative mechanism that permits companies or LLPs to take over existing units along with their liabilities, without the need for auction. The policy also accommodates operational restructuring, such as mergers or conversions to meet client requirements. Overall, the draft aims to streamline the transfer process, enhance transparency, and support SEZ objectives.

To streamline the transfer process, the proposed policy seeks to introduce clear procedural guidelines, based on the nature and status of the transfer as follows:

(a). For 5 year sub-lease:

Authority was apprised that to avoid disruptions to employment and export activities, an alternative mechanism has been proposed wherein an operational unit may transfer its assets and liabilities to another company or LLP, subject to the provisions of Rule 74A of the SEZ Rules, 2006 and with the prior approval of the SEEPZ Approval Committee. This process eliminates the need for eviction and auction, thereby ensuring business continuity. It also enables mergers and structural changes, such as the conversion of LLPs to companies, to align with evolving business needs. The incoming unit, upon taking over the assets and liabilities, shall be required to pay lease rent at a rate equivalent to the highest rent being paid by any unit in the same or similar building at the time of transfer.

(b). For long-term sub-leased Plots/Galas with durations of 30, 95, and 99 years on payment of premium amount-

In line with practices adopted by the Maharashtra Industrial Development Corporation (MIDC) and Maharashtra Airport Development Company Limited (MADCL), transfers shall be categorised as either "**Formal**" or "**Non-Formal**," each with distinct compliance requirements and applicable charges. Formal and Non Formal transfer are defined in Agenda, wherein, for formal transfer applicant do not need to pay any transaction charges and only have to pay processing fees. Authority Members as well the special invitees suggested the processing Fees @ 50,000/- per application may be charged. In case of Non-Formal transfer i.e. where the units intending to transfer assets and liabilities must submit an application to the SEEPZ Approval Committee under Rule 74A of the SEZ Rules, 2006. Upon obtaining approval, the transaction may be executed subject to the payment of transaction charges calculated at 10% of the Differential Premium, as defined in the Agenda.

It was also mentioned that units holding long-term leases of galas/plots, but remaining underutilized or non-operational, result in a loss of potential foreign exchange earnings and adversely affect employment generation—thereby defeating the intended objectives of the SEZ and it was reiterated that non-operational units occupying space without operational activity fail to meet SEZ performance benchmarks and not fulfilling the SEZ's objectives, therefore proposed to allow refund of proportionate premium calculated in straight line method as defined in para 10 of Annexure-A of Instruction No 108 dt. 11.10.2021 of MoC&I.

In cases where an Agency (e.g. ED, DRT, NCLT, Financial Institutions) holds possession of a Plot/Gala, it may auction the property within a reasonable time and before the expiry of the sub-lease period. The incoming unit shall be required to pay transaction charges @10% on the Differential Premium, which is defined as the difference between the original premium paid and the premium amount discovered through the agency's transparent auction process (excluding cost of movables and liabilities). These charges are in addition to outstanding dues, lease rent, and other applicable charges such as Service Charges, BMC Charges, Fire Cess, etc. If the Agency fails to auction the property within a reasonable period, resulting in idle premises and loss of foreign exchange and employment, the SEEPZ Authority may take over the property and refund an unutilised proportionate premium as mentioned above. The Authority may then conduct an e-auction as per the decision taken in Agenda Item No. 11 of the 71st Authority Meeting held on 04.02.2025. Additionally, after the expiry of the sub-lease period, the Agency will have no right to retain possession of such properties.

Decision: After due deliberation, the Authority, with consensus, approved the proposed policy for the transfer of assets and liabilities in respect of 5-year sub-leased units, as outlined in the Agenda. However, the Trade Representatives of the Authority and the Special Invitees—Shri Adil Kotwal, President, SGJMA, and Shri Vijay Gujrati, Chairman, SEEMA—requested a period of 15 days to consult with their respective association members regarding the proposed policy for long-term leased Galas/Plots, for which unit holders have paid an initial premium amount. The Authority considered the request and, with consensus, agreed to grant the additional time for stakeholder consultation.

Agenda Item No. 7 : Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ.

The authority was apprised that different lease rent rates are being charged to units within the same buildings of SDF-I to VI and G&J Complex I to III, based solely on the date of allotment. This disparity has led to inconsistencies and a lack of uniformity among units operating within the same premises. The current rent structure, with rates of Rs. 2037/- and Rs. 2992/- per square meter per annum, is significantly low compared to prevailing market benchmarks. Given the limited revenue generated from these rents, it is financially unviable for the SEEPZ-SEZ Authority to consider repairs of these buildings, redevelopment or construction of new buildings to accommodate units paying such low rentals. Therefore, to rationalize rents and ensure financial sustainability while maintaining fairness and equity, the proposed standardized rate of Rs. 2,992/- per square meter per annum is recommended.

However, the Trade Representatives of the Authority and the Special Invitees—Shri Adil Kotwal, President, SGJMA, and Shri Vijay Gujrati, Chairman, SEEMA—requested a period of 15 days to consult with unit holders in these Galas and requested to phase-wise increase in rent instead of 1 time increase of Rs. 955/-

Decision: After Deliberation, Authority members was in the opinion that this agenda may be deferred and placed again after result of ongoing Tender cum auction of Gala in SDFs/ GJ complex. Accordingly, Authority members with consensus agreed to the same.

Agenda Item No. 8 : Standardization of Miscellaneous Permission Charges for Buildings and Plots in SEEPZ-SEZ.

It is proposed to revise Circular No. 07/2024, dated 26.09.2024, to

include all types of miscellaneous permissions with effect from 01st October, 2024. As part of the revision, a uniform rate structure is recommended for space usage, wherein charges will be levied at ₹1,568 per square meter per annum for ground-level installations and ₹2,585 per square meter per annum for terrace installations. In cases where the space is used for non-essential or storage purposes, the rent shall be charged at the prevailing rate applicable to the Gala occupied by the unit. Such permissions will only be granted if sufficient open space is available and there is no disruption to the operations of other units. An annual escalation of 5% will be applicable to all such charges. Additionally, it is proposed to standardize the annual rental charges for telecommunication towers at ₹3,00,000 per tower per annum after issuance of the minutes.

Decision: After due deliberation, the Authority approved the proposal for the standardization of miscellaneous permissions. The revised rates for all types of permissions, except the annual rental charges for telecommunication towers, shall be applicable with effect from 01st October, 2024. The annual rental charges for telecommunication towers shall become applicable from the next quarter, following the issuance of the Minutes of this meeting.

Agenda Item No. 9:- Repair Work of existing Damaged Drainage lines.

The Authority has noticed that there are various location in SEEPZ-SEZ premises where drainage chambers and MS grating are damaged, corroded and are structurally in unsafe condition. To repair these the expected cost including labour & material will be approx 16.6 Lakhs.

The Authority was apprised, As the work is of urgent nature tender has been floated for repair work of existing damaged drainage chamber in terms of Rule 7 (2) of SEZ Authority Rule.

Decision: After Deliberation, The Authority approved the proposal.

Agenda Item No. 10:- Proposal for taking over the Pumping Operations, Network Maintenance, and Internal Water Distribution within SEEPZ-SEZ Area to reduce Water Supply Costs for Unit Holders present in SEEPZ-SEZ.

The Authority was apprised that the responsibilities of water distribution, pump operation, and pipeline maintenance within the SEEPZ-SEZ premises are being managed by MIDC at present. Water bills, based on actual usage, are paid by both the SEEPZ-SEZ Authority and individual unit holders. The Authority was apprised that several representations had been received from unit holders regarding the high

water charges levied by MIDC. These elevated charges are attributed to additional components added by MIDC over and above the base rate of water supplied by MCGM—namely, Effluent Treatment Plant (ETP) Charges (12.5% of the MCGM rate), differences between supply and assessment quantity (approximately 10%), and maintenance charges (approximately 1.4%).

To address these concerns, a meeting was held between MIDC officials and the Development Commissioner, SEEPZ-SEZ, during which it was mutually agreed that SEEPZ would assume responsibility for internal water distribution, pump operation, and pipeline maintenance. This transition aims to reduce the water supply costs for unit holders, as SEEPZ will undertake this activity on a no-profit no-loss basis. Under this model, SEEPZ will charge only a maintenance fee, which will be determined after onboarding the required contractor and operational resources. It is estimated that this change will result in a reduction of approximately Rs. 10 per cubic meter.

Accordingly, the proposal was placed before the Authority for approval to take over these responsibilities within the SEEPZ-SEZ area.

Decision: After discussion, the authority approved the proposal with consensus.

Agenda Item No. 11:- Request for change in criteria for issuance of Privilege Passes to Directors/Partners/Owners of SEEPZ-SEZ units.

The Authority was presented with a proposal to revise the criteria for issuing Privilege Passes to Directors/Partners/Owners of SEEPZ-SEZ units. The current criteria, outlined in Office Order No. 433/2024, include conditions such as exports exceeding Rs.500 crore in the preceding financial year and employment of over 500 persons.

Additional terms include no pending authority dues, no sub-lease agreement pending, no FE beyond permissible limits pending, no DRI/DGGI/GST/ED cases, and no disputes with the SEEPZ Authority.

The Authority was informed of a request from Authority members and Shri Adil Kotwal, President, SGJMA, to revise the criteria to include total exports of group companies, provided a single balance sheet is filed. However, a letter dated 10.03.2025 from Shri Adil Kotwal, President (SGJMA), indicated that the single balance sheet condition may not be feasible for most group companies, as they operate multiple entities with separate balance sheets. They requested a waiver of this requirement, suggesting an undertaking from the group or promoter to ensure the companies belong to the same group.

It was also proposed that units applying for privilege passes should not have any tax evasion complaints and that privilege pass holders be

allowed to enter through Gate No.4 (Mega CFC) with random checking as per DC Office directions.

Decision: After discussion, the authority approved the proposal with consensus.

Supplementary Agenda Item No. 1:- Proposal for Tripartite agreement (MOU) among SEEPZ-SEZ Authority, Stree Mukti Sanghatana (SMS) & Sphoorti.

The Authority was apprised that a proposal for a Tripartite Memorandum of Understanding (MOU) among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS), and Sphoorti Cooperative has been received from Stree Mukti Sanghatana.

The Authority was informed that SEEPZ SEZ has been running and maintaining a CRECHE for children aged 3 months to 6 years, operating the facility under an MoU dated 22.06.2015 between SEEPZ SEZ Authority and SMS. The CRECHE provides a safe and nurturing environment for children.

The existing MoU, executed on 22nd June 2015, was effective from 1st June 2015, with an initial term of two years valid until 31st May 2017, and was subsequently extended until the finalization of a new contract.

SMS has submitted a draft MoU to be executed between SEEPZ, Stree Mukti Sanghatana, and Sphoorti Cooperative for the continued functioning of the CRECHE in SEEPZ. SMS is an NGO registered, and Sphoorti Cooperative was established in 2023 by staff members of SMS under its guidance for the uninterrupted operation of the CRECHE.

Decision: The proposal to authorize the Chairman & Secretary of the Authority for finalizing the terms and conditions of the Tripartite MOU was approved. The Authority will present the final document in the next Authority Meeting.

Supplementary Agenda Item No. 2:- RFP for E-Tender cum E-Auction for " Allotment of Galas at SEEPZ, Mumbai"

Authority was apprised that, the process for allotting vacant units (Galas) at SEEPZ SEZ was revised after the original paper-based method—advertised on October 17 and 24, 2024—was cancelled during the 71st Authority Meeting on February 4, 2025 (Agenda Item 11). The change aimed to enhance transparency, increase competition, and improve revenue by transitioning to an online system.

The new process includes E-tendering and E-auction. A Request for Proposal (RFP) titled "*E-tender cum E-auction for Allotment of Galas at SEEPZ SEZ*" was published on March 1, 2025, on the Central Public Procurement Portal.

The RFP was circulated to key organizations including the Embassy of Hong Kong, SGJMA, SEEMA, GJEPC, developers, and all Zonal Development Commissioners across India. Publicity measures included advertisements in Navbharat Times, Maharashtra Times, Economic Times, and Times of India, as well as standees placed at Gate Nos. 1, 2, 3, and the Service Building.

Pre-bid meetings were held on March 12 and 17, 2025. Corrigendum were issued to address queries and modify timelines, extending the bid submission deadline from March 31 to April 7, and then to April 14, 2025, as per the following requests from SGJMA and other units.

Decision: After deliberation, Authority noted the proposal.

Supplementary Agenda Item No.3: Proposal for providing additional 150 mm dia D.I Pipe line on existing pipeline network near plot no. 36 to resolve the water supply shortage for SEEPZ++ Units in SEEPZ-SEZ.

The Authority was apprised that, the MIDC, responsible for water supply in SEEPZ SEZ, resolved previous water shortage issues in SDF III & IV. However, post-implementation, unit holders in the SEEPZ++ area are now facing similar issues. To address this, MIDC prepared a proposal with a cost estimate of Rs. 6,56,626/- (N) and Rs. 7,38,750/- (G), based on PWD/MCGM SSR.

The scope includes laying a 150 mm DI pipeline (60m), excavation and concrete encasing, installation of valves and accessories, and construction of RCC chambers near Plot No. 36 and SDF-3 footpath.

Administrative approval for execution was granted on 11.04.2025.

Decision: After deliberation, Authority approved the proposal for providing additional 150 mm dia D.I Pipe line on existing pipeline network near plot no. 36 to resolve the water supply shortage for SEEPZ++ Units in SEEPZ-SEZ.

Supplementary Agenda Item No. 4: Proposal to Seek Approval of MoCI and MoF for Engaging an International Project Management Consultant (PMC) for the NEST-03 Construction Project in SEEPZ-SEZ, Mumbai..

The SEEPZ-SEZ Authority has decided to redevelop the outdated infrastructure within SEEPZ-SEZ, focusing on upgrading roads, water supply, drainage, and replacing old SDF buildings with modern, sustainable facilities. A consultant has been appointed to create a 30-year Master Plan and architectural design for a Model Building, including plans for the NEST-03 building, with a built-up area of 8 lakh sqft. Existing units from SDF 2, 3, and 4 will be relocated to NEST-03.

The Authority also proposes to seek MoCI approval for appointing an

international Project Management Consultancy (PMC) and request relaxation of Clause 5.1.4 of the Manual of Procurement to engage the PMC in overseeing the construction of NEST-03.

Decision: After deliberation, Authority approved the proposal.

Table Agenda: In addition to the above agenda items, the Committee Members and Special Invitees suggested the need for the installation of signage within the SEEPZ premises for building identification, consideration of designated pick-up and drop-off points for Ola/Uber services, and the resolution of issues related to two-wheeler and four-wheeler parking. The Trade Representative of the Authority also proposed that the signage could be installed through sponsorship arrangements, to which the Authority members agreed with consensus.

Further, the Chairman requested that a detailed proposal on these matters be submitted to the Estate Section and directed the Estate Section to examine the suggestions and present them as an Agenda item in the forthcoming Authority meeting.

The meeting concluded with a vote of thanks to the chair.

Digitally signed by
Dnyaneshwar Bhaichandra Patil
Date: 22-04-2023 13:55:07
(Dnyaneshwar Patil)
सीपज़-सेज़

**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI**

AGENDA ITEM NO. 1(A)

A. Proposal:

Monthly Statement Expenditure incurred through Imprest.

B. Relevant provision of SEZ Act, 2005 and Rules:

Section of the SEZ Act, 2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. Other Information:

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the month of April 2025. (Copy enclosed)

Sr No.	Date	Description	Amount (Rs.)
1	04.04.2025	Repairing Charges of Water Purifier at DC Office	1150.00
2	04.04.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	22136.00
3	04.04.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	22135.00
4	15.04.2025	DC Sir mobile recharge	742.00
5	15.04.2025	High Court Canteen Bill Of JDC	170.00
6	16.04.2025	Loundry Charges of PAO office Towels	220.00
7	24.04.2025	Security Mobile Repaire Charges	8220.00
		Total	54,773.00

It is directed that all the payments towards Travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the month of April 2025 which needs to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (Rs.)
1	04.04.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi (C/315)	22136.00
2	04.04.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai (C/315)	22135.00
3	15.04.2025	DC Sir mobile recharge (C/299)	742.00
		Total	45013.00

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

D. Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.



SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

कार्यसूची मद संख्या

AGENDA ITEM NO. 2

A. Proposal:

Proposal for Execution of Renewed Memorandum of Understanding (MoU) with GJEPC for Continued Operation and Staffing of Precious Metal Assaying Machine at SEEPZ-SEZ

B. Background:

In accordance with the directions of the Ministry of Commerce & Industry (MoC&I) dated 20th October 2017, and follow-up action based on meetings held under the Chairpersonship of the Commerce Secretary and Additional Secretary, advanced assaying machines (Fisher XAN 110) were to be installed across major Gems & Jewellery SEZs, including SEEPZ-SEZ.

To operationalize the assaying machine installed in SEEPZ Customs premises (MMTC Building), a series of MoUs were executed between SEEPZ-SEZ Authority and GJEPC, with the last MoU valid till **13th December 2023**. Payments continued till February 2024 to ensure continuity of services.

C. Proposal Details:

1. MoU Renewal:

- a. To formalize and renew the MoU with GJEPC for another two years, extendable annually upon mutual review.
- b. The existing operational arrangement and responsibilities, as defined in the previous MoU dated 21st February 2023, will be retained.

2. Funding Structure:

- a. SEEPZ-SEZ Authority shall contribute ₹25,000/- per month for engagement of a full-time machine operator appointed by GJEPC.
- b. Annual advance payment against invoice shall be made to GJEPC, adjustable against monthly bills.
- c. Cost of alternate operator (in case of extended leave beyond statutory norms) shall be borne by GJEPC.

3. Annual Maintenance of Assaying Machine

- a. The Precious Metal Assaying Machine shall remain the property of SEEPZ-SEZ Authority and is installed within the Customs-controlled area of SEEPZ.
- b. While the entire cost of annual maintenance and repairs of the machine

shall be borne by SEEPZ-SEZ Authority, the responsibility for ensuring timely and regular maintenance of the machine shall lie with GJEPC.

GJEPC shall:

- c. Coordinate with the authorized service provider.
- d. Schedule and facilitate maintenance services as per the manufacturer's guidelines.
- e. Ensure the machine remains functional and calibrated for export-related operations.
- f. All invoices and service documentation shall be forwarded by GJEPC to SEEPZ-SEZ Authority for timely payment.

4. Operator Oversight & Reporting:

- a. Operator to report functionally to the Development Commissioner, SEEPZ-SEZ, and administratively to GJEPC.
- b. Duties to be carried out in line with the approved SOP and under CCTV-monitored Customs area.

5. Resource Rotation:

- a. Each operator shall be deputed for a fixed term of 12 months.
- b. A replacement resource shall be deputed in the 10th month, allowing a 2-month overlap to facilitate proper handover and takeover.
- c. GJEPC shall be responsible for the deployment and replacement process, which shall be managed through an agency appointed by them.
- d. However, in the event that a replacement is not available, the tenure of the existing operator may be extended temporarily to ensure uninterrupted operations, subject to mutual agreement and continued compliance. All other MoU terms shall remain unchanged.

6. Infrastructure Support:

SEEPZ-SEZ Authority shall continue to provide the assaying machine and adequate workspace for its operation.

D. Recommendation:

The Authority is requested to approve the execution of the **renewed Memorandum of Understanding** with GJEPC for continued operation of the assaying machine, incorporating the rotation policy and all prior conditions, for seamless monitoring and facilitation of jewellery exports from SEEPZ-SEZ.

Facuist

2-12-11

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MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

कार्यसूची मद संख्या

AGENDA ITEM NO. 3

A. Proposal:

Proposal for Rent Adjustment and Refund of Excess Amount Paid towards House Rent by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ

B. Relevant Provisions:

- i. "Allotment Rules of Accommodation in SEEPZ SEZ Residential Complex - 2015"
 - ii. Authority decisions in the 22nd Meeting held on 05.08.2014 and 24th Meeting held on 16.02.2015.
-

C. Background and Justification:

1. Residential Quarter No. B2/18 was originally allotted to Late Shri Sayaji Ganpat Chavan, who served in SEEPZ-SEZ as Head Security Guard for 36 years. He passed away on 26.04.2021 while in service after contracting COVID-19.
2. Following his demise, his daughter, Ms. Anuja Sayaji Chavan, was engaged as a contractual Junior Executive in the Estate Section to support the family. She submitted a formal request on 27.09.2021 for transfer of the allotted quarter in her name. However, while the quarter was not formally transferred, the family was allowed to continue occupying it until April 2025.
3. During the period from May 2022 to April 2025, rent was charged at ₹19,850 per month under the formula applicable to Government servants continuing in accommodation beyond six months after retirement (i.e. 50× the license fee as per GPRA rules). However, it is important to note that this case does not represent a standard case of post-retirement unauthorized retention, as the employee passed away while in service and his daughter was actively serving SEEPZ as outsourced staff.
4. As per decisions taken in the 22nd and 24th Authority Meetings, outsourced staff and service providers residing in SEEPZ quarters are to be charged ₹10,000 per month for Type B quarters. Hence, rent payable by Ms. Chavan should have been ₹10,000/month instead of ₹19,850/month. The excess rent charged over 35 months totals approximately ₹3,44,750.

5. Despite the accommodation not being formally transferred in her name, the fact remains that she was working at SEEPZ as a contractual employee and should not be denied the benefit of prescribed rent policy. Treating this case under the unauthorized occupation clause, despite her employment status and the exceptional circumstances of her father's passing during COVID-19, does not align with the intended policy framework or humanitarian considerations.
-

D. Recommendation:

In view of the facts and precedents, the following is submitted for consideration and approval of the Authority:

1. Rent for the period from October 2024 to April 2025 may be revised and charged at ₹10,000 per month, in line with rates approved for outsourced staff occupying Type B quarters.
2. Excess rent paid from May 2022 to April 2025 may be calculated and refunded to Ms. Anuja Sayaji Chavan after due verification by the Accounts Section. (Estimated refund: ₹3,44,750)
3. The case may be recorded as a reference for future application of rent policy in similar cases involving contractual or outsourced employees residing in SEEPZ residential quarters.

Recd

21/12/24

SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA MINISTRY
OF COMMERCE & INDUSTRY, MUMBAI

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AGENDA ITEM NO. 4

A. Proposal No:

Proposed Policy for the Transfer of Assets and Liabilities for Sub-Leases of Galas with Terms of 5 Years, and Long-Term Sub-Leases for Plots/Galas with Durations of 30, 95, and 99 Years in the SEEPZ SEZ Estate.

B. Relevant provision of SEZ Act, 2005 & SEZ Rule, 2006

- i. Rule 11(5) of SEZ Rules, 2006 to be read with Instruction No 98 dated 29.08.2019.
- ii. Rule 74 and 74A of SEZ Rules, 2006 to be read with Instruction No 108 dated 11.10.2021.
- iii. Rule 8 of SEZ Authority Rules, 2009.

C. Preamble:

1. As deliberated under Agenda Item No. 6 of the 72nd Authority Meeting, it was noted that several existing units within SEEPZ-SEZ have made substantial investments in plant and machinery, infrastructure, skilled manpower, and operational setup. The process of eviction followed by reallocation through public auction is often lengthy and disruptive, leading to interruptions in export operations, employment loss, and reduced investor confidence. Additionally, incoming entities are typically reluctant to assume the liabilities of outgoing units, further complicating the transition process.
2. There are also practical instances of business restructuring—such as mergers, internal reorganizations, or conversions from LLPs to corporate structures—driven by operational or client requirements. In such cases, the continuity of business is maintained under a modified legal framework, warranting a flexible policy approach.
3. To address these challenges, a structured alternative mechanism was proposed, allowing incoming companies or LLPs to take over existing units along with their assets and liabilities, without resorting to eviction or public auction. This policy framework is aimed at enhancing procedural transparency, ensuring business continuity, safeguarding employment, and maximizing the productive utilization of SEZ infrastructure in alignment with the objectives of export promotion and economic efficiency.
4. Following due deliberation, the Authority approved the proposal for transfer of assets and liabilities in respect of Galas under 5-year sub-leases. However, in respect of long-term sub-leased Plots/Galas (30, 95, and 99 years), the Trade Representatives and Special Invitees—Shri Adil Kotwal, President, SGJMA, and Shri Vijay Gujrathi, Chairman, SEEMA—requested additional time to consult their respective member associations. The Authority, after due consideration, granted a 15-day consultation period and deferred the decision on long-term sub-lease transfers.

5. Further, it was also acknowledged that certain Galas allotted by the SEEPZ Authority without collection of any upfront premium were not included in the original agenda. These cases are now proposed to be brought within the ambit of this policy through the present agenda.
6. The matter is accordingly placed before the Authority for further deliberation and appropriate decision.

D. Available Plots/ Galas in SEEPZ SEZ estate are as under:

1. Processing Zone:

(i). Plot:

a. 95 or 99-Year Sub-Lease with One-Time Premium (e.g., SEEPZ++):

Plots allotted on 95 or 99 years (SEEPZ++) sub-lease with a one-time premium payment at the time of the sub- lease agreement: SEEPZ SEZ Authority charges nominal rent as per the sub- lease agreement.

b. 30-Year Sub-Lease Without One-Time Premium:

Plots Allotted by SEEPZ Authority for 30 years **without one-time premium** at the time of allotment. The SEEPZ-SEZ Authority currently levies nominal rent in accordance with the sub-lease terms.

(ii) Gala

a. 5-Year Sub-Lease:

Galas in SDF 1 to 6 and 8, G&J 1 to 3; NEST-01 & 02 and future buildings of SEEPZ Authority - 5-year Sub-Lease: SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.

b. 30-Year Sub-Lease with One-Time Premium:

Galas in SDF-VII allotted by MIDC on 30-year sub-lease with a one-time premium payment at the time of the sub-lease agreement: SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.

c. 95 or 99-Year Sub-Lease with One-Time Premium:

Gala allotted on 95 or 99 years (Tower 1 & 2, Multi-storied Building) sub-lease with a one-time premium payment at the time of the sub-lease agreement: SEEPZ SEZ Authority charges nominal rent as per the sub- lease agreement.

2. Non processing Zone

(i). Plot:

a. 30-Year Sub-Lease for Public Utilities:

Plots allotted to public utilities in the non-processing area on a 30-year sub- lease agreement (e.g., Bank Buildings). SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.

(ii) Gala

a. **5-Year Sub-Lease:**

Galas allotted to public utilities in the non-processing area on a 5-year renewal sub-lease agreement (e.g., Gala in BFC, Public Utilities, Bank): SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.

E. Proposed Policy for Operational Units:

Operational Units, who wishes to Transfer of Assets under Rule 74A of SEZ Rules, 2006 within the sub-lease period Units have to apply before SEEPZ Approval Committee for Transfer of Assets under Rule 74A of SEZ Rules, 2006 and only after approval from the Approval Committee, unit may transfer the Asset & liabilities in terms of proposed policy.

1. GALAS ALLOTTED BY SEEPZ AUTHORITY ON 5 YEARS SUB-LEASE:

1.1. In order to safeguard employment, ensure continuity of exports, and avoid delays caused by eviction and re-auction procedures, the Authority, under Agenda Item No. 6 of the 72nd Authority Meeting, considered and approved a policy for the transfer of assets and liabilities of operational units holding Galas on 5-year sub-leases. Under this policy, such transfers may be permitted with the prior approval of the SEEPZ Approval Committee, based on submission of a formal application and subject to compliance with the provisions of Rule 74A of the SEZ Rules, 2006. The approved mechanism facilitates seamless transfer of operational units between legal entities, including in cases of restructuring, mergers, or conversions from LLPs to companies, without the need for eviction or public auction.

1.2. As part of the approved policy, the **original clause** stated that:

"The incoming unit, upon taking over the assets and liabilities, shall be required to pay lease rent at a rate equivalent to the highest rent being paid by any unit in the same or similar building at the time of transfer."

1.3. Subsequently, **M/s. Omega Products Pvt. Ltd. and SGJMA** submitted that the wording of the clause required more precision to ensure equitable treatment, especially where units vary in size and structure. They proposed the following **amendment**:

"...shall be required to pay lease rent at a rate equivalent to the highest rent being paid for any unit of the same or similar size in the same or comparable building at the time of transfer."

1.4. Taking into account these suggestions, a **revised clause** was formulated and placed before the Authority for ratification, which read as follows:

"The incoming unit, upon taking over the assets and liabilities, shall be liable to pay lease rent at the rate equivalent to the highest lease rent being paid for any unit of the same or similar size in the same or similar building"

as on the date of such transfer."

1.5. The matter is accordingly placed before the Authority for record and implementation.

2. PLOTS AND GALAS IN SDF-VII / SEEPZ++ TOWERS 1 & 2 / MULTI- STOREYED BUILDINGS ALLOTTED BY MIDC: 30-YEAR, 95-YEAR, AND 99- YEAR RENEWABLE SUB-LEASES WITH ONE-TIME PREMIUM PAYMENT:

2.1. The authority charges lease rent at a nominal rate from these Plots and Galas based on their built-up area. Unit holders have paid a premium amount for their sub-lease period at the time of possession. However, it has been observed that if such Plots or Galas are under-utilized or not utilized by the unit holders for the purpose for which the space was allotted, it results in a loss of foreign exchange and employment. Conversely, if an operational unit is maintained, it will contribute to the generation of foreign exchange and employment.

2.2. Sometimes, agencies such as ED, NCLT, DRT, or Financial Institutions take possession of a unit but are unable to initiate the auction process, leading to a loss of foreign exchange and employment generation. To address these issues, a policy is required to reduce litigation and ensure the early disposal of assets.

2.3. To streamline the transfer of assets and liabilities within the SEEPZ Special Economic Zone (SEZ), this policy establishes clear guidelines based on the nature of the transfer and the operational status of the unit. Following principles set by the Maharashtra Industrial Development Corporation (MIDC) and Maharashtra Airport Development Company Limited (MADCL), transfers are classified as either "Formal" or "Non-Formal," each with specific requirements and associated charges. This classification ensures a balance between facilitating legitimate business transactions and maintaining the economic viability and compliance of SEZ units

2.4. Formal Transfer:

Transfers that meet specific criteria may be classified as "Formal Transfers". These transfers typically represent internal restructuring, legal obligations, or minor administrative changes that do not result in a significant change in ownership or control of the underlying assets. Therefore, SEEPZ Authority may not charge any transaction charges to facilitate these transfers and minimize administrative burden. These transfers shall be subject to the approval of Approval Committee of SEEPZ in terms of SEZ Act, 2005 and rules made thereunder read with Instruction No 109 dated 18.10.2021 as amended.

Formal Transfers shall include following type of Transfers subject to Approval Committee's discretion and specific circumstances:

2.4.1. Formal Transfers where minimum transfer charges as "Processing Fees" will be charged:

(i) The plot holder wants to change the constitution and include his blood relations or close relations (i.e. husband/ wife/ sons/ daughters/ father/ mother/ brothers/ sisters or removal of any person) excluding the legal heir.

(ii) The transfers due to death or by bequeath/ will/ heirship.

(iii) All involuntary transfers including amalgamation, demergers etc. under the direction of the Competent Court/ Tribunals/ Government Body.

(iv) Change in the name of legal entity other than Public Limited Company and shareholding of original Directors/ Shareholders is not going below 51%.

a) Converting Partnership firm to Private Limited/ Public Limited and increasing the numbers of Directors/ Shareholders and if the shareholding of original Directors/ Shareholders is not going below 51%.

b) Converting Private Limited company to Public Limited company and increasing the numbers of Directors/ Shareholders as per the required law if the shareholding of original Directors/ Shareholders is not going below 51%.

c) In Public Limited company if the shareholding other than Public Share of Original Shareholders is not getting less than Majority and if the control on management as per companies act 1956 is remain with them.

(v) Processing Fees for Formal Transfer similar to the established principals as per MIDC Circular No. 2633 dated 12 May 1998. Authority in 72nd Authority Meeting decided fees of **Rs. 50,000 for such transfers** irrespective of the area.

2.4.2. Formal Transfers where no fee/ premium will be charged:

(i) Transfer from promoter of the proposed private limited company to private limited company incorporated by the promoter within stipulated time period.

(ii) Change in the name of the proprietary concern/ partnership firm, without changes in the individual proprietor/ partners, or

(iii) Change in the name of the limited company under the provisions of the Companies Act 1956. or

(iv) Where there is change of management of the limited company not involving transfer of interest in the Land/ Gala there being no transfer of interest.

2.5.Non-Formal Transfer:

Any transfer that does not qualify as a Formal Transfer will be classified as a Non-Formal Transfer. A unit may transfer its assets and liabilities to another unit, subject to the conditions specified in Rule 74A of the SEZ Rules, 2006, and with prior approval from the Approval Committee.

(i). Such transfers shall be permitted upon payment of transaction charges, in accordance with the established policies of the Maharashtra Industrial Development Corporation (MIDC) and the Maharashtra Airport Development Company Limited (MADCL). Relevant paras of said policies are iterated in Annexure-A.

(ii). Since the Plot/ Gala-holders, eligible to Transfer the Asset & Liabilities in terms of Rule 74A of the SEZ Rules, 2006 are operational units, and are already 100% developed, the minimum transactional charges specified in the MIDC and MADCL policies shall apply. Accordingly, a transaction charge of 10% shall be levied, as outlined in:

a) . Paragraph 1 of the Circular (F. No. MIDC/DCM/Transfer Guidelines/651/2633, dated 12.08.1998); and

b). Sub-clause (ii) of Paragraph 5.3 of the Policy for Transfer of Leasehold Rights of Plot/Unit/Apartment in the MIHAN Notified Area, issued by MADCL.

2.6. Differential Premium:

2.6.1. As per the Transfer Policy of the Maharashtra Industrial Development Corporation (MIDC) and the Maharashtra Airport Development Company Limited (MADCL), the Differential Premium is defined as the amount equivalent to the difference between the present premium of a plot/gala and the premium paid at the time of its original allotment to the first allottee.

2.6.2. In the context of SEEPZ, the "Initial Premium" refers to the amount paid by the unit at the time of the original allotment of the plot or gala. For plots/galas allotted on a premium basis, the Initial Premium shall be the actual premium amount paid at the time of allotment. However, for plots/galas allotted without any upfront premium, the Initial Premium shall be considered as zero, since no premium was paid at the time of the original allotment.

2.6.3. The "Present Premium" shall be determined as the highest among the alternatives detailed below. The methods for calculating the Present Premium under each mechanism are provided in the following section.

2.6.4. Alternate 1- MIDC Rate-Based Premium:

The "Present Premium" is determined as per latest Industrial Land Allotment Rate as per circular of MIDC. As per Chapter IV, Land Pricing and Allotment, Clause 4.1, MIDC allots plot of land

on lease basis for a period of 95 years on recovery of upfront lease premium at rates fixed from time to time. Hence, proportioning of the allotment rate for subject lease period in case of SEEPZ is considered for the purpose of determination of land allotment rate or "Present Premium". The latest circular of MIDC in this regard is Circular No. P71225 dated 15.03.2024 in which the industrial land allotment rate for Marol, Andheri (East) is Rs. 63,180 per sqm.

2.6.5. In case of sub-lease period is different than 95 years, per square meter "present premium" will be calculated as below:

Present Premium (Per Square Meter)

$$\text{Present Premium (₹/sqm)} = \frac{\text{Industrial Land Allotment Rate} \times \text{Period of Sub-Lease (in years)}}{95}$$

2.6.6. Alternate 2 - Transaction Value Method:

The Present Premium may alternatively be determined as the transaction value agreed between the outgoing unit and the incoming unit, subject to approval by SEEPZ-SEZ Authority. This option may be exercised where the transaction reflects fair market value based on transparent documentation and is not less than the calculated premium under Alternate 1. This structured approach ensures a fair, transparent, and equitable methodology for the calculation of Differential Premium across all types of SEEPZ-SEZ allotments, thereby facilitating smooth and compliant transfers of assets and liabilities under the approved policy.

2.6.7. Plots/ Galas under possession of Agency (viz. ED/ DRT/ NCLT/ Financial Institutions-

Present Premium is case of where Plot/ Gala is in possession of Agency (viz. ED/ DRT/ NCLT/ Financial Institutions Where a plot or gala is under the control of an enforcement or financial institution (such as ED, DRT, NCLT, or Banks), and is transferred via public auction, the Present Premium shall be the auction-discovered premium, excluding the cost of movables and liabilities, as determined through the process. This rate is considered valid due to its transparent and publicly verified discovery mechanism. However, if the auction-discovered value does not clearly separate the land/building premium from movables and liabilities, or lacks transparency, then Present Premium shall be computed as per Alternate 1.

F. Proposed Policy for Non-Operational Units:

1. Non-Operational Units:

1.1. Plots/Galas which are non-operational within the sub-lease period, and where units occupy space without contributing to foreign exchange earnings or employment generation, undermine the core objectives of the SEZ zone. However, these Plots/Galas have been leased for 30, 95, or 99 years against the payment of a premium amount. Therefore, a structured policy is required to

address such cases, minimize litigation, and facilitate the early and efficient disposal of these non-operational assets.

1.2. In such cases, reference to be taken from below Orders by the Honorable High Court-

(i) In the *Interim Application (L) No. 5547 of 2020 in Company Petition No. 641 of 2024*, in the matter of *SEEPZ SEZ Authority Versus Core Education and Technologies Ltd. (under Liquidation)*, wherein the Hon'ble High Court of Bombay directed SEEPZ Authority to refund the premium amount to the Official Liquidator. The Official Liquidator was further directed to hand over the possession of the premises, including movables, to SEEPZ Authority on an "as-is-whereas" basis.

(ii) However, in *Interim Application (L) No. 11548 of 2023 in Company Petition No. 28 of 2012*, in the matter of *SEEPZ SEZ Authority Versus Zenith Infotech Ltd. (under Liquidation)*, the Hon'ble High Court of Bombay observed that the Official Liquidator could not claim a refund of the premium amount, as it had been paid to MIDC and not to SEEPZ Authority. The Court permitted the application filed by SEEPZ SEZ Authority i.e. to vacate the premises.

1.3. In a similar manner, where a unit voluntarily surrenders its sub-leased Plot/Gala **prior to the initiation of eviction proceedings**, SEEPZ SEZ Authority may consider repossessing the unit and refunding the *proportionate unutilized premium*. This shall be calculated using the straight-line method for the remaining period of the sub-lease, as provided under Para 10 of Annexure-A to Instruction No. 108 dated 11.10.2021 issued by the Ministry of Commerce & Industry. However, in light of the divergent directions issued by the Hon'ble High Court of Bombay in *SEEPZ SEZ Authority vs. Core Education and Technologies Ltd.* and *SEEPZ SEZ Authority vs. Zenith Infotech Ltd.*, such cases shall be examined on a **case-to-case basis** and placed before the Authority for its specific consideration and approval.

2. Plots/ Galas under possession of Agency (viz. ED/ DRT/ NCLT/ Financial Institutions- hereinafter will be referred as "Agency"):

2.1. In such type of cases, Agency (viz. ED/ DRT/ NCLT/ Financial Institutions - hereinafter will be referred as Agency) may Auction the Plot/ Gala within a reasonable time period and before the expiry of the Sub-Lease period.

2.2. It is proposed that Transaction Charges @10% may be charged from the incoming unit on the Differential Premium as defined above. These charges shall be over and above the outstanding dues, lease rent and other applicable charges in SEEPZ SEZ Authority such as Services charges, BMC charges, Fire Cess etc.

2.3. However, in case of the Agency is not able to auction the said Plot/ Gala in reasonable time-period results the premises remain idle, causing a loss of Foreign Exchange and Employment, it is proposed that the premises shall be taken over by the Authority for an un-utilised proportionate premium as mentioned in Clause 4.2(a) above. The SEEPZ Authority may then E-Auction the plot, as decided in Agenda Item No. 11 of the 71st Authority Meeting held on 04.02.2025.

2.4. Furthermore, after expiry of sub-lease, agency does not have any right to hold the possession of Plot/ Galas taken over in possession during the valid sub- lease period of such property.

Recommendations: Policy is placed before the Committee for consideration.

Tacit

8/2/24

RE: Minutes of 72nd Authority Meeting reg.

Sapinder Singh < sapinder@omegaresistors.com >

Mon, 12 May 2025 2:33:31 PM +0530

To ""Divyanshi Goyal""<divyanshi.goyal@gov.in>,""Development Zone""<dcseepz-mah@nic.in>

Cc ""JDC MUMBAI""<jdcseepz-mah@nic.in>,""Deputy Zone""<ddcseepz-mah@nic.in>,""AO Rathi""<hanishr.g171701@gov.in>,""Jagdish Gaur""<jagdish.gaur@gov.in>,""ASHISH PR Pandey""<himanshu.dp@nic.in>,""hasu""<hasu@hk.co>,""Vijay.Gujarathi""<vijay.gujarath Singh""<sapinder@omegaresistors.com>

Dear DC Sir,

Greetings from Omega Products.

With reference to agenda point 6(A), , in order to justify and align with the intent of the clause, I would like to propose a minor amendment as below in blue.

Proposed

"Shall be required to pay lease rent at a rate equivalent to the highest rent being paid for any unit of the same or similar size in the same or comparable building at the time of transfer."

OLD

(a). For 5 year sub-lease: Authority was appraised that to avoid disruptions to employment and export activities, an alternative mechanism has been proposed wherein an operational unit may transfer its assets and liabilities to another company or LLP, subject to the provisions of Rule 74A of the SEZ Rules, 2006 and with the prior approval of the SEEPZ Approval Committee. This process eliminates the need for eviction and auction, thereby ensuring business continuity. It also enables mergers and structural changes, such as the conversion of LLPs to companies, to align with evolving business needs. The incoming unit, upon taking over the assets and liabilities, **shall be required to pay lease rent at a rate equivalent to the highest rent being paid by any unit in the same or similar building at the time of transfer.**

Best Regards/Sapinder Singh.

(Managing Director)

Omega Products Private Limited,

Unit no 50, SDF II, SEEPZ (SEZ), MIDC, Andheri (East),
Mumbai - 400 096, INDIA.

Tel: 91 22 28290027/26, Mobile: 91 9892324283

Email: sapinder@omegaresistors.com,

Website: www.omegaresistors.com

GST NO: 27AAACO7382E1ZD

Hanish Rathi <hanishr.g171701@gov.in>

Thu, 22 May 2025 10:18:15 AM +0530

To "DivyanshiGoyal"<divyanshi.goyal@gov.in>

Please attach with agenda

भवदीय/ Regards

हनीश राठी /Hanish Rathi

सहायक विकास आयुक्त/ Assistant Development Commissioner (Estate)

सीपज़ सेज़, मुंबई /SEEPZ SEZ, Mumbai

अंधेरी पूर्व, मुंबई /Andheri East, Mumbai-400096

टेलीफोन नं. / Telephone No. : 022-28294756

मोबाइल नं/ Mobile No. : 7976067037

From: sgjma@sgjma.in

To: "Hanish Rathi" <hanishr.g171701@gov.in>

Sent: Monday, May 19, 2025 12:14:40 PM

Subject: FW: Minutes of the 72nd meeting of the SEEPZ SEZ Authority

From: SGJMA [mailto:sgjma@sgjma.in]

Sent: 19 May 2025 12:14 PM

To: 'dcseepz-mah@nic.in'

Cc: (11) Shri Hasubhai Dholakia (hasu@hk.co)

Subject: Minutes of the 72nd meeting of the SEEPZ SEZ Authority

SEEPZ Gems & Jewellery Manufacturers' Association

Business Facilitation Centre, 3rd Floor, Office No.2,

SEEPZ SEZ, Andheri (East), Mumbai - 400 096

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CIN: U36912MH1989GAP053844



May 19, 2025

Shri Dnyaneshwar Patil, I.A.S.

Chairperson,

SEEPZ Special Economic Zone Authority,

Andheri (East),

Mumbai - 400 096

Sir,

Sub: Minutes of the 72nd meeting of the SEEPZ SEZ Authority

Kindly refer to the minutes of the 72nd meeting of the SEEPZ SEZ Authority held on 17th April 2025, under the chairmanship of Development Commissioner, SEEPZ SEZ.

We would like to propose the following minor modification to Agenda Item No. 6(a):

Original Clause	Suggested Clause
<p>(a). For 5 year sub-lease: Authority was appraised that to avoid disruptions to employment and export activities, an alternative mechanism has been proposed wherein an operational unit may transfer its assets and liabilities to another company or LLP, subject to the provisions of Rule 74A of the SEZ Rules, 2006 and with the prior approval of the SEEPZ Approval Committee. This process eliminates the need for eviction and auction, thereby ensuring business continuity. It also enables mergers and structural changes, such as the conversion of LLPs to companies, to align</p>	<p>(a). For 5 year sub-lease: Authority was appraised that to avoid disruptions to employment and export activities, an alternative mechanism has been proposed wherein an operational unit may transfer its assets and liabilities to another company or LLP, subject to the provisions of Rule 74A of the SEZ Rules, 2006 and with the prior approval of the SEEPZ Approval Committee. This process eliminates the need for eviction and auction, thereby ensuring business continuity. It also enables mergers and structural changes, such as the conversion of LLPs to companies, to align</p>

with evolving business needs. The incoming unit, upon taking over the assets and liabilities, shall be required to pay lease rent at a rate equivalent to the highest rent being paid by any unit in the same or similar building at the time of transfer.

with evolving business needs. The incoming unit, upon taking over the assets and liabilities, shall be required to pay lease rent at a rate equivalent to the highest rent being paid for any unit of the same or similar size in the same or comparable building at the time of transfer.

The above minor change is proposed in order to better justify and align with the intent of the said clause.

Thanking you,

Yours faithfully,
For SEEPZ Gems & Jewellery Mfrs. Association

Adil Kotwal
President

Copy to: Shri Hasmukhbhai Dholakiya, Member, SEEPZ SEZ Authority, SEEPZ SEZ.

Processing Zone

SDF I					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Aakash Jewels	18	376	SDF-I	2992.46
2	ACE Software Solutions (I) Pvt. Ltd	17	823	SDF-I	2992.41
3	ACE Software Solutions (I) Pvt. Ltd	17PAN	13	SDF-I	2992.41
4	ACE Software Solutions (I) Pvt. Ltd	21	712	SDF-I	2037.37
5	ACE Software Solutions (I) Pvt. Ltd	21PAN	13	SDF-I	2037.37
6	Advance Power Display Systems Ltd	6A	214	SDF-I	2992.41
7	Advance Power Display Systems Ltd	7	712	SDF-I	2037.37
8	Advance Power Display Systems Ltd	7PAN	11	SDF-I	2037.37
9	Advance Power Display Systems Ltd	8	712	SDF-I	2037.37
10	Advance Power Display Systems Ltd	8PAN	24	SDF-I	2037.37
11	Advance Power Display Systems Ltd	CP1	675	SDF-I	2037.42
12	Advance Power Display Systems Ltd	ST1	47	SDF-I	2037.42
13	Advance Power Display Systems Ltd	ST2	738	SDF-I	2992.4
14	Ashok Diamjewel Pvt. Ltd.	25A, 25B	600	SDF-I	4725
15	Chandra Jewels Pvt. Ltd	12	600	SDF-I	4725
16	Diamour Jewels Pvt Ltd	19	823	SDF-I	2992.41
17	Finacus Solutions Pvt. Ltd	24	712	SDF-I	2992.46
18	Fine Jewellery Manufacturing Ltd.	20	823	SDF-I	2992.46
19	Fusion Jewellery Mfg. Co. Pvt. Ltd	32	488	SDF-I	4725
20	Fusion Jewellery Mfg. Co. Pvt. Ltd	32PAN	23	SDF-I	4725
21	Infinx Services Pvt.Ltd	10	447	SDF-I	2992.41
22	Infinx Services Pvt.Ltd	10PAN	11	SDF-I	2992.41
23	Infinx Services Pvt.Ltd	11	600	SDF-I	2992.41
24	Infinx Services Pvt.Ltd	11PAN	24	SDF-I	2992.41
25	Infinx Services Pvt.Ltd	14	488	SDF-I	2992.41
26	Infinx Services Pvt.Ltd	14 PAN	11	SDF-I	2992.41
27	Infinx Services Pvt.Ltd	1A	823	SDF-I	2992.41
28	Infinx Services Pvt.Ltd	5	712	SDF-I	2037.37
29	Infinx Services Pvt.Ltd	5PAN	18	SDF-I	2037.37
30	Infinx Services Pvt.Ltd	9	600	SDF-I	2992.41
31	Infinx Services Pvt.Ltd	9PANA	5	SDF-I	2992.41

32	Infinx Services Pvt.Ltd	9PANB	13	SDF-I	2992.41
33	Jewel NXT	30	488	SDF-I	4725
34	Jewel NXT	30 PAN	4.5	SDF-I	4725
35	Jewel NXT	31	488	SDF-I	4725
36	Jewel NXT	31 PAN	13	SDF-I	4725
37	MILANO JEWELLERS SUPPLY CO.(TRD)	1PAN	13	SDF-I	2992.41
38	PORTESCAP INDIA PVT. LTD	4A	617	SDF-I	2037.37
39	Portescap India Pvt. Ltd (Stepper Motors)	3B	823	SDF-I	2992.41
40	Portescap India Pvt.Ltd (DC Motors)	13	488	SDF-I	2992.41
41	Portescap India Pvt.Ltd (DC Motors)	16	488	SDF-I	2992.41
42	Portescap India Pvt.Ltd (DC Motors)	2A	488	SDF-I	2037.37
43	Portescap India Pvt.Ltd (DC Motors)	4AA	206	SDF-I	2037.37
44	Sundaram Jewelry	26	488	SDF-I	4725
45	Sundaram Jewelry	26 PAN	24.94	SDF-I	4725
46	Trigyn Technologies	27A	300	SDF-I	2037.37
47	Trigyn Technologies	27B	300	SDF-I	2992.41
48	Trigyn Technologies	27PAN	10	SDF-I	2037.37
49	Vishay Semiconductor India Pvt. Ltd.	22	488	SDF-I	2992.41
50	Vishay Semiconductor India Pvt. Ltd.	23	712	SDF-I	2037.37
51	Vishay Semiconductor India Pvt. Ltd.	PAN23A	37	SDF-I	2037.37

SDF II					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Advance Power Display Systems Ltd	33	847	SDF-II	2037.42
2	Ammante Jewels LLP	49A	763	SDF-II	2992.41
3	Ammante Jewels LLP	49B	84	SDF-II	2992.46
4	Ammante Jewels LLP	61	512	SDF-II	2992.46
5	Ammante Jewels LLP	61PAN A	21	SDF-II	2992.41
6	Ashok Diamjewel Pvt. Ltd.	25A PAN	13.2	SDF-II	4725
7	Ashok Diamjewel Pvt. Ltd.	25B PAN	4.96	SDF-II	4725
8	Elysian Designs	45C	452	SDF-II	2992.41
9	Elysian Designs	45D	60	SDF-II	2992.41
10	Elysian Designs	46A	540	SDF-II	2992.41
11	Elysian Designs	46A PAN, 45C PAN	39.6	SDF-II	2992.46
12	EOS Power India Pvt. Ltd	42	540	SDF-II	2037.42
13	EOS Power India Pvt. Ltd	43	652	SDF-II	2037.42
14	EOS Power India Pvt. Ltd	52	847	SDF-II	2037.42
15	EOS Power India Pvt. Ltd	57	624	SDF-II	2992.41
16	EOS Power India Pvt. Ltd	58	540	SDF-II	2037.42
17	EOS Power India Pvt. Ltd	58PAN	41	SDF-II	2037.42
18	EOS Power India Pvt. Ltd	59	652	SDF-II	2992.41
19	EOS Power India Pvt. Ltd	60	624	SDF-II	2037.42
20	EOS Power India Pvt. Ltd	CP	377	SDF-II	2037.42
21	Flawless Jewels	61PAN B	15.5	SDF-II	2992.41
22	Flawless Jewels	62	540	SDF-II	2992.41
23	Flawless Jewels	63 A	270	SDF-II	2992.41
24	Flawless Jewels	63 B	270	SDF-II	2992.41
25	Gold Star Jewellery Pvt Ltd Unit II	38	540	SDF-II	2992.41
26	Gold Star Jewellery Pvt Ltd Unit II	39	763	SDF-II	2992.41
27	Infinia Jewel Designs LLP	54	540	SDF-II	2992.41
28	Infinia Jewel Designs LLP	54PAN	37	SDF-II	2992.41
29	Intellect Design Arena Ltd	35	875	SDF-II	2992.41
30	MFR Electronics Components Pvt. Ltd	40	735	SDF-II	2037.37
31	Nabhi Enterprises	47	540	SDF-II	2992.41

32	Omega Products Pvt. Ltd	50	540	SDF-II	2992.41
33	Omega Products Pvt. Ltd	50PAN	48	SDF-II	2992.41
34	Omega Products Pvt. Ltd	64	512	SDF-II	2992.46
35	Ornagem Exports India LLP	37	735	SDF-II	6825
36	Ornagem Exports India LLP	37PAN	41	SDF-II	6825
37	Renaissance Global Ltd	41	624	SDF-II	2992.41
38	Renaissance Global Ltd	41PAN	41	SDF-II	2992.41
39	Renaissance Global Ltd	44	624	SDF-II	2992.41
40	SIDDS JEWELS PVT. LTD.	55	763	SDF-II	2992.41
41	Simic Electronics Pvt. Ltd	48	256	SDF-II	2037.37
42	Simic Electronics Pvt. Ltd	48A	256	SDF-II	2037.37
43	Sonodyne Technologies Pvt. Ltd	53	735	SDF-II	2037.37
44	Sonodyne Technologies Pvt. Ltd	56	735	SDF-II	2037.37
45	Steckbeck Jewellery Pvt. Ltd	34	540	SDF-II	2037.37
46	Vishay Semiconductor India Pvt. Ltd.	36	847	SDF-II	2037.37
47	Vishay Semiconductor India Pvt. Ltd.	36PAN	41	SDF-II	2992.5

SDF III					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Advance Power Display Systems Ltd	65	575	SDF-III	2992.41
2	Advance Power Display Systems Ltd	66 A	453	SDF-III	2992.41
3	Advance Power Display Systems Ltd	67 A	904	SDF-III	2992.41
4	Advance Power Display Systems Ltd	68	863	SDF-III	2037.37
5	Advance Power Display Systems Ltd	81 A	662	SDF-III	2992.41
6	Advance Power Display Systems Ltd	81 C	86	SDF-III	2992.41
7	Advance Power Display Systems Ltd	82 A	453	SDF-III	2992.41
8	Advance Power Display Systems Ltd	83	891	SDF-III	2992.41
9	Advance Power Display Systems Ltd	84	891	SDF-III	2992.41
10	Advance Power Display Systems Ltd	90	453	SDF-III	2992.41
11	Advance Power Display Systems Ltd	91	680	SDF-III	2992.41
12	Advance Power Display Systems Ltd	92	640	SDF-III	2992.41
13	Ashtech Electronics (I) Pvt. Ltd	77 D	54	SDF-III	2037.37
14	BVC Logistics Pvt. Ltd	Basement	629	SDF-III	2992.46
15	e-Emphasys Systems Private Limited	88	751	SDF-III	2992.41
16	Genesys International Corp. Ltd	73	320	SDF-III	2037.37
17	Genesys International Corp. Ltd	73 A	320	SDF-III	2037.37
18	Genesys International Corp. Ltd	74	453	SDF-III	2992.41
19	Genesys International Corp. Ltd	75 B	453	SDF-III	2992.41
20	Genesys International Corp. Ltd	77 A	237	SDF-III	2037.37
21	Genesys International Corp. Ltd	77 C	237	SDF-III	2992.41
22	Imperial Jewels	72	751	SDF-III	2992.41
23	Infrasoft Technologies Ltd	86	453	SDF-III	2992.41
24	Infrasoft Technologies Ltd	87	792	SDF-III	2992.41
25	Lotus Ornaments Pvt. Ltd	78	453	SDF-III	2992.41
26	Omnion Power Mumbai Pvt. Ltd.	93 A	228	SDF-III	2037.42
27	Omnion Power Mumbai Pvt. Ltd.	93 B	253.54	SDF-III	2992.46
28	Omnion Power Mumbai Pvt. Ltd.	93C	46	SDF-III	2992.46
29	Omnion Power Mumbai Pvt. Ltd.	94	453	SDF-III	2037.42
30	Omnion Power Mumbai Pvt. Ltd.	94 PAN	11	SDF-III	2037.42
31	Omnion Power Mumbai Pvt. Ltd.	95	569	SDF-III	2037.42

32	Omnion Power Mumbai Pvt. Ltd.	ST2	823.2	SDF-III	2992.46
33	Sarto Electro Equipments Pvt. Ltd	81 D	114	SDF-III	2992.41
34	Saru Infra & Jewel Pvt. Ltd	79	569	SDF-III	2992.46
35	Shimayra Jewellery	80	528	SDF-III	2992.46
36	Syntel Private Limited	69	751	SDF-III	2037.37
37	Syntel Private Limited	76 A	320	SDF-III	2037.37
38	Syntel Private Limited	76 B	320	SDF-III	2037.37
39	Syntel Private Limited	89	640	SDF-III	2992.41
40	Syntel Private Limited	96	528	SDF-III	2037.37
41	The Design House	85	751	SDF-III	2992.41
42	Zenstar Jewellery LLP	70A	453	SDF-III	2992.41
43	Zenstar Jewellery LLP	71A	792	SDF-III	2992.41

SDF IV					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Advance Power Display Systems Ltd	114	490	SDF-IV	2037.37
2	Ashir Services Pvt.Ltd.	101 B	334	SDF-IV	2992.41
3	Datamatics Global Services Ltd	110	554	SDF-IV	2037.37
4	Datamini Technologies India Ltd.	101 D	337	SDF-IV	2037.37
5	Datamini Technologies India Ltd.	104	555	SDF-IV	2037.37
6	H.K. Designs (India)	113	671	SDF-IV	2992.41
7	Jasani Jewellery (Unit II)	123	544	SDF-IV	2992.41
8	Lumina Datamatics Ltd	117	671	SDF-IV	2037.37
9	Lumina Datamatics Ltd	118	492	SDF-IV	2037.37
10	Lumina Datamatics Ltd	119	554	SDF-IV	2037.37
11	Lumina Datamatics Ltd	120	555	SDF-IV	2037.37
12	Mastek Ltd	106	554	SDF-IV	2037.37
13	Mastek Ltd	107	493	SDF-IV	2037.37
14	Mastek Ltd	122	176	SDF-IV	2037.37
15	Mastek Ltd	122C	158	SDF-IV	2992.41
16	Navbharat Carbon Company (Bombay) Trading	100 B	232	SDF-IV	2992.41
17	Omega Jewellery	105 A	336	SDF-IV	2992.46
18	Omega Jewellery	105 B	335	SDF-IV	2992.41
19	SIDDS JEWELS INDIA LLP	126	492	SDF-IV	2992.41
20	SIDDS JEWELS INDIA LLP	127	554	SDF-IV	2992.41
21	Sitara Diamonds Pvt Ltd	108	555	SDF-IV	2992.41
22	SNC Jewels Pvt. Ltd	124	555	SDF-IV	2992.41
23	Steckbeck Jewellery Pvt. Ltd	115	554	SDF-IV	2992.46
24	Steckbeck Jewellery Pvt. Ltd	125	671	SDF-IV	2992.46
25	Steckbeck Jewellery Pvt. Ltd	128	555	SDF-IV	2992.46
26	Sunjewels Pvt Ltd	102	554	SDF-IV	2992.41
27	Sunjewels Pvt Ltd	103	493	SDF-IV	2992.41
28	Sunjewels Pvt Ltd	116	555	SDF-IV	2992.41
29	Syntel Private Limited	109	671	SDF-IV	2037.37
30	Syntel Private Limited	112	555	SDF-IV	2037.37
31	Syntel Private Limited	97	671	SDF-IV	2992.41

32	Syntel Private Limited	98	554	SDF-IV	2992.41
33	Syntel Private Limited	99	493	SDF-IV	2992.41
34	Tera Informatics Pvt. Ltd	111	493	SDF-IV	2037.37
35	Vishay Semiconductor India Pvt. Ltd.	100 A	278	SDF-IV	2037.37

SDF V					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Datamatics Global Services Ltd	155C	614	SDF-V	2037.37
2	Eco Friendly Diamonds LLP	143	575	SDF-V	2992.41
3	Elegant Collection	158	496	SDF-V	2992.46
4	Elegant Collection	159	614	SDF-V	2992.46
5	Fine-Line Circuits Ltd	145	731	SDF-V	2037.37
6	Fine-Line Circuits Ltd	146	493	SDF-V	2037.37
7	Fine-Line Circuits Ltd	147	150	SDF-V	2037.37
8	Fine-Line Circuits Ltd	147A	63	SDF-V	2037.37
9	Fine-Line Circuits Ltd	147C	87	SDF-V	2992.41
10	Fine-Line Circuits Ltd	152	434	SDF-V	2992.46
11	Fine-Line Circuits Ltd (HTMU)	147B	157	SDF-V	2992.41
12	Fine-Line Circuits Ltd (HTMU)	148 A	217	SDF-V	2992.41
13	Fine-Line Circuits Ltd (HTMU)	148 B	217	SDF-V	2992.41
14	Gebbs Healthcare Solutions Pvt. Ltd	144	390	SDF-V	2037.37
15	Globatronix (Bombay) Pvt. Ltd	157	732	SDF-V	2037.37
16	H K Designs India LLP (Unit II)	134	432	SDF-V	2992.41
17	H K Designs India LLP (Unit II)	135	614	SDF-V	2992.41
18	H K Designs India LLP (Unit II)	138	432	SDF-V	2992.41
19	H K Designs India LLP (Unit II)	139	614	SDF-V	2992.41
20	H K Designs India LLP (Unit II)	141 A	500	SDF-V	2992.41
21	H K Designs India LLP (Unit II)	141 B	473	SDF-V	2992.41
22	Imperial Jewels Unit II	129 B	225	SDF-V	2992.46
23	Imperial Jewels Unit II	130	432	SDF-V	2992.46
24	Imperial Jewels Unit II	131	614	SDF-V	2992.46
25	Indus Valley Partners (INDIA) Pvt. Ltd	153	723	SDF-V	2992.41
26	Indus Valley Partners (INDIA) Pvt. Ltd	154	493	SDF-V	2992.41
27	Interlink Jewellery Services LLP	129 C	102	SDF-V	2992.41
28	Micro Components	160	434	SDF-V	2992.41
29	MTNL	132 A	226	SDF-V	578.85
30	MTNL	132 B	208	SDF-V	578.85
31	Renaissance Global Ltd	156	434	SDF-V	2992.41

32	Tiana Jewellery Exports Pvt. Ltd	142	432	SDF-V	2992.41
33	V M Jewellery Pvt Ltd	150	493	SDF-V	2992.46
34	V.M. Jewellery	151	614	SDF-V	2992.41
35	Veera Luxury India Pvt. Ltd	149	390	SDF-V	2992.46
36	Veera Luxury India Pvt. Ltd	149 A	200	SDF-V	2992.46
37	Veera Luxury India Pvt. Ltd	149 B	141	SDF-V	2992.46
38	Virtusa Consulting Services Pvt. Ltd	129	522	SDF-V	2992.41
39	Virtusa Consulting Services Pvt. Ltd	133	973	SDF-V	2992.41
40	Virtusa Consulting Services Pvt. Ltd	136	434	SDF-V	2992.41
41	Virtusa Consulting Services Pvt. Ltd	137	973	SDF-V	2992.41
42	Virtusa Consulting Services Pvt. Ltd	140	434	SDF-V	2992.41

SDF VI					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Anlage Infotech (India) Pvt. Ltd	175 B	290	SDF-VI	2992.41
2	Arina Jewellery	174 A	237	SDF-VI	2992.41
3	Arina Jewellery	177 A	405	SDF-VI	2992.41
4	Arina Jewellery	185 B	233	SDF-VI	2992.46
5	Arina Jewellery	185 C	288	SDF-VI	2992.46
6	Bombay Jewellery Manufacturers Unit-II	173 A	536	SDF-VI	2992.41
7	Cool Diamonds Jewellery Pvt. Ltd	174 B	233	SDF-VI	2992.46
8	Datamatics Global Services Ltd	189 A	237	SDF-VI	2992.41
9	Datamatics Global Services Ltd	189 B, 189 C	521	SDF-VI	2992.41
10	Datamatics Global Services Ltd	190 A	283	SDF-VI	2992.41
11	Datamatics Global Services Ltd	190 B	290	SDF-VI	2992.41
12	Datamatics Global Services Ltd	190 C	326	SDF-VI	2992.41
13	DIN Trading & Manufacturing Pvt. Ltd	176	790	SDF-VI	2992.5
14	Finacus Solutions Pvt. Ltd	168	532	SDF-VI	2992.41
15	Finacus Solutions Pvt. Ltd	171 A	283	SDF-VI	2992.41
16	Fine-Line Circuits Ltd (HTMU)	GRA	48	SDF-VI	2992.41
17	Gesswein Trading Pvt. Ltd. (India)	BMT 3	782	SDF-VI	2992.41
18	House Of Code (India) Pvt. Ltd	165	536	SDF-VI	2992.41
19	Imperial Jewels	181	837	SDF-VI	2992.41
20	Imperial Jewels	188	540	SDF-VI	2992.41
21	Intellect Design Arena Ltd	174 C	288	SDF-VI	2992.41
22	Intellect Design Arena Ltd	175 C	326	SDF-VI	2992.41
23	Kallati Jewels	186 C	326	SDF-VI	2992.41
24	KBS Creations	167	820	SDF-VI	2992.41
25	KBS Creations	178	856	SDF-VI	2992.41
26	KBS Creations	179	532	SDF-VI	2992.41
27	KBS Creations	182	820	SDF-VI	2992.41
28	KBS Creations	BMT 6	980	SDF-VI	2992.41
29	Kiara Jewellery Pvt. Ltd	180	536	SDF-VI	2992.41
30	Lorey Jewel	186 B	290	SDF-VI	2992.41
31	Lumina Datamatics Ltd	172	532	SDF-VI	2992.41

32	Mastek Ltd	183	532	SDF-VI	2992.41
33	N Jewellelry Techniques Pvt. Ltd. (Trading Divisio	GRB	48	SDF-VI	2992.41
34	Navbharat Carbon Company (Bombay) Trading	BMT 4	564	SDF-VI	2992.41
35	Omnia Jewels LLP	184	536	SDF-VI	2992.46
36	Pridevel Technologies Ltd	185 A	237	SDF-VI	2992.41
37	Quinnox Consultancy Services Ltd	170 C	288	SDF-VI	2992.41
38	Quinnox Consultancy Services Ltd	170A, 170B	470	SDF-VI	2992.41
39	Quinnox Consultancy Services Ltd	171 B	290	SDF-VI	2992.41
40	Quinnox Consultancy Services Ltd	171 C	326	SDF-VI	2992.41
41	Quinnox Consultancy Services Ltd. Unit-III	166	837	SDF-VI	2992.41
42	Quinnox Consultancy Services Ltd. Unit-III	169	536	SDF-VI	2992.41
43	Syntel Private Limited	187	532	SDF-VI	2992.41
44	Tata Consultancy Services	164	532	SDF-VI	2992.41
45	Transasia Bio-Medicals Ltd	161	790	SDF-VI	2992.41
46	Transasia Bio-Medicals Ltd	162	875	SDF-VI	2992.41
47	Transasia Bio-Medicals Ltd unit-II	177 B	470	SDF-VI	2992.41
48	Transasia Bio-Medicals Ltd unit-II	BMT 2	782	SDF-VI	2992.41
49	Vaibhav Global Limited	186 A	284	SDF-VI	2992.41
50	Vishay Semiconductor India Pvt. Ltd.	163 A	397	SDF-VI	2992.41
51	Vishay Semiconductor India Pvt. Ltd.	163 B	461	SDF-VI	2992.41

SDF VII					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Ashir Manufacturing LLP	GJ07	630	SDF-VII	127.34
2	Asian Star Company Ltd. Unit II	GJ16	618	SDF-VII	127.29
3	Azure Jouel Pvt. Ltd	GJ08	618	SDF-VII	127.29
4	Birlasoft Ltd	IT03	620	SDF-VII	127.29
5	Capgemini Technology Services (I) Ltd	B 1	111	SDF-VII	0
6	Capgemini Technology Services (I) Ltd	GJ13	618	SDF-VII	0
7	Capgemini Technology Services (I) Ltd	IT12A	618	SDF-VII	127.29
8	Capgemini Technology Services (I) Ltd	IT14	630	SDF-VII	127.29
9	Capgemini Technology Services (I) Ltd	IT15	630	SDF-VII	127.29
10	Capgemini Technology Services (I) Ltd	IT16	618	SDF-VII	127.29
11	Capgemini Technology Services (I) Ltd	IT17	618	SDF-VII	127.29
12	Capgemini Technology Services (I) Ltd	IT18	630	SDF-VII	127.29
13	Capgemini Technology Services (I) Ltd	IT19	630	SDF-VII	127.29
14	Capgemini Technology Services (I) Ltd	IT20	618	SDF-VII	127.29
15	Core Jewellery Pvt. Ltd	B 13	139	SDF-VII	0
16	Core Jewellery Pvt. Ltd	B 7	281	SDF-VII	0
17	Core Jewellery Pvt. Ltd	GJ04	617	SDF-VII	127.34
18	Core Jewellery Pvt. Ltd	IT12	618	SDF-VII	127.34
19	Cupid Heart Jewellery LLP	GJ19	630	SDF-VII	127.34
20	DNJ Creation LLP	GJ20	618	SDF-VII	127.29
21	Global Jewellery Private Limited	GJ03	620	SDF-VII	127.29
22	Global Jewellery Private Limited	GJ05	618	SDF-VII	127.29
23	Immense Jewellery LLP	GJ12	618	SDF-VII	127.29
24	Jewel Spark LLP	GJ17	618	SDF-VII	127.34
25	Mastek Ltd	B 4	621	SDF-VII	0
26	Mastek Ltd	B 6	562	SDF-VII	0
27	Mastek Ltd	IT05	618	SDF-VII	127.29
28	Mastek Ltd	IT06	630	SDF-VII	127.29
29	Mastek Ltd	IT07	630	SDF-VII	127.29
30	Mastek Ltd	IT08	618	SDF-VII	127.29
31	Nuance Jewel Pvt. Ltd	B 11	145	SDF-VII	0

32	Nuance Jewel Pvt. Ltd	B 9	621	SDF-VII	0
33	Nuance Jewel Pvt. Ltd	GJ06	630	SDF-VII	127.29
34	PV Power Technologies Private Limited	B 5	145	SDF-VII	0
35	PV Power Technologies Private Limited	GJ14	630	SDF-VII	127.29
36	Renaissance Global Ltd	B 14	321	SDF-VII	0
37	Renaissance Global Ltd	GJ10	630	SDF-VII	127.29
38	Rosy Blue (India) Pvt Ltd	GJ18	630	SDF-VII	127.29
39	Ruchira Exports Pvt. Ltd	GJ11	630	SDF-VII	127.29
40	Shangold India Ltd.	GJ02	620	SDF-VII	127.29
41	Tata Consultancy Services	IT09	618	SDF-VII	127.29
42	Tata Consultancy Services	IT10	630	SDF-VII	127.29
43	Tata Consultancy Services	IT11	630	SDF-VII	127.29
44	The Jewelry Co	GJ09	618	SDF-VII	127.29
45	Unity Jewels	B 10	621	SDF-VII	0
46	Unity Jewels	B 2	145	SDF-VII	0
47	Unity Jewels	B 3	621	SDF-VII	0
48	Unity Jewels	IT01	584	SDF-VII	127.29
49	Unity Jewels	IT02	620	SDF-VII	127.29
50	Unity Jewels	IT04	608	SDF-VII	127.29
51	VD Jewels Artison Pvt. Ltd	GJ01	584	SDF-VII	127.29

SDF VIII					
Sr. No.	Unit Name	Gala No./ Plot	Area	Building	Lease Rent
1	Ambition Jewels Pvt. Ltd	202	250	SDF-VIII	4630.5
2	Bital Information Technologies	404	367	SDF-VIII	4630.5
3	Carmen Gems Pvt. Ltd.	401	262	SDF-VIII	4630.5
4	Gemological Science International Pvt. Ltd	602	262	SDF-VIII	4630.5
5	Global Jewellery Private Limited	302	262	SDF-VIII	4630.5
6	Global Jewellery Private Limited	304	367	SDF-VIII	4630.5
7	Golkunda Diamonds and Jewellery Ltd	601	262	SDF-VIII	4630.5
8	Golkunda Diamonds and Jewellery Ltd	603	367	SDF-VIII	4630.5
9	Hemnav Ventures Pvt. Ltd	204	237	SDF-VIII	4630.5
10	Jasani jewellery (Unit II)	301	262	SDF-VIII	4630.5
11	Jasani jewellery (Unit II)	303	367	SDF-VIII	4630.5
12	Mahavir Impex	402	262	SDF-VIII	4630.5
13	Navgrahaa Gems Pvt Ltd	701	260	SDF-VIII	4630.5
14	Navgrahaa Gems Pvt Ltd	702	260	SDF-VIII	4630.5
15	Navgrahaa Gems Pvt Ltd	703	365	SDF-VIII	4630.5
16	Navgrahaa Gems Pvt Ltd	704	365	SDF-VIII	4630.5
17	QG Technologies (India) Pvt. Ltd (Unit-1)	201	250	SDF-VIII	4630.5
18	QG Technologies (India) Pvt. Ltd (Unit-1)	203	237	SDF-VIII	4630.5
19	Saru Infra & Jewel Pvt. Ltd	403	367	SDF-VIII	4630.5
20	Trezza Jewels LLP	604	367	SDF-VIII	4630.5
21	Uni-Design Jewellery Pvt. Ltd. Unit IV	501	262	SDF-VIII	4630.5
22	Uni-Design Jewellery Pvt. Ltd. Unit IV	502	262	SDF-VIII	4630.5
23	Uni-Design Jewellery Pvt. Ltd. Unit IV	503	367	SDF-VIII	4630.5
24	Uni-Design Jewellery Pvt. Ltd. Unit IV	504	367	SDF-VIII	4630.5

G&J Complex I					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Bombay Jewellery Manufacturers	G46	394	G & J Complex 1	2992.46
2	Bombay Jewellery Manufacturers	G47	406	G & J Complex 1	2037.37
3	Bombay Jewellery Manufacturers Unit-II	G45	929	G & J Complex 1	2992.46
4	Diamond & Gem Development Corporation	50	227	G & J Complex 1	2037.37
5	Elegant Collection	G01	788	G & J Complex 1	2037.42
6	Elegant Collection	G02	895	G & J Complex 1	2992.46
7	Fine Jewellery (India) Ltd	G06	798	G & J Complex 1	2037.37
8	Global Jewellery Private Limited	G49	813	G & J Complex 1	2037.37
9	Kaydee Caterers	GJ01	349	G & J Complex 1	2992.46
10	Priority Jewels Pvt. Ltd	G43	634	G & J Complex 1	2992.41
11	Rank International	G44	806	G & J Complex 1	2992.41
12	Renaissance Global Ltd	G05	891	G & J Complex 1	2992.41
13	RT STAR JEWELLERY PVT. LTD	G 4	391	G & J Complex 1	2992.41
14	S. B. & T. International Ltd	G03	399	G & J Complex 1	2037.37
15	Tiana Jewellery Exports Pvt. Ltd	G48	930	G & J Complex 1	2037.37

G&J Complex II					
Sr. No.	Unit Name	Gala No./ Plot Area		Building	Lease Rent
1	Ashok Diamjewel Pvt. Ltd.	G20	659	G & J Complex 2	2992.46
2	DNJ Creation LLP	G17	659	G & J Complex 2	2992.46
3	Eternity Jewels	G11	659	G & J Complex 2	2037.37
4	Gold Star Jewellery Pvt. Ltd	G07	659	G & J Complex 2	2992.46
5	Gold Star Jewellery Pvt. Ltd	G08	659	G & J Complex 2	2992.41
6	Gold Star Jewellery Pvt. Ltd	G09	659	G & J Complex 2	2992.41
7	Goldiam Jewellery Ltd	G10	659	G & J Complex 2	2992.41
8	Imaginarium India Pvt. Ltd	G21	659	G & J Complex 2	2992.46
9	Interjewel Designs	G13	659	G & J Complex 2	2992.41
10	Jewel Art	G19	659	G & J Complex 2	2992.41
11	Jewel Art	G22	659	G & J Complex 2	2992.41
12	KBS Creations	G12	659	G & J Complex 2	2992.41
13	Rosy Jewellery Exports Pvt. Ltd	G18	659	G & J Complex 2	2037.37
14	S. J. International	G16	659	G & J Complex 2	2992.41
15	Shankar Jewels Ltd	G15	659	G & J Complex 2	2037.37
16	Sunflower Jewellery Pvt. Ltd	G14	659	G & J Complex 2	2037.37

G&J Complex III					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Adinath Jewellery Exports	G38	664	G & J Complex 3	2992.41
2	Asian Star Company Ltd	G23	664	G & J Complex 3	2992.41
3	Creation Gems and Jewelry Pvt Ltd	G25	657	G & J Complex 3	2992.46
4	Creation Gems and Jewelry Pvt Ltd	G26	664	G & J Complex 3	2992.46
5	Creation Gems and Jewelry Pvt Ltd	G35	664	G & J Complex 3	2992.46
6	Creation Gems and Jewelry Pvt Ltd Unit II	G27	664	G & J Complex 3	2992.46
7	Creation Gems and Jewelry Pvt Ltd Unit II	G28	657	G & J Complex 3	2992.46
8	Goldstar Jewellery Unit III	G39	664	G & J Complex 3	2992.41
9	Goldstar Jewellery Unit III	G40	657	G & J Complex 3	2992.41
10	Golkunda Diamonds and Jewellery Ltd	G30	664	G & J Complex 3	2037.37
11	Interjewel Designs	G41	659	G & J Complex 3	2992.41
12	Jewelex India Pvt. Ltd. Unit-II	G29	657	G & J Complex 3	2037.37
13	Jewelex India Pvt. Ltd. Unit-II	G33	657	G & J Complex 3	2992.41
14	Jewelex India Pvt. Ltd. Unit-II	Yoga Center	343.79	G & J Complex 3	1736.44
15	Livingstones Jewellery Pvt. Ltd	G24	657	G & J Complex 3	2037.37
16	Neogems India Ltd	G32	657	G & J Complex 3	2037.37
17	Neysa Jewellery Ltd	G36	657	G & J Complex 3	2037.37
18	Ornamentations India Pvt. Ltd	G31	664	G & J Complex 3	2037.37
19	Renaissance Global Ltd	G42	664	G & J Complex 3	2037.37
20	Shantivijay Jewels Ltd	G34	664	G & J Complex 3	2992.46
21	Shantivijay Jewels Ltd	G37	657	G & J Complex 3	2037.37

Tower -1					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Arriva Jewellery	201	617	Tower 1	127.29
2	C.J.Jewelleries Pvt. Ltd	401	617	Tower 1	127.29
3	Craftsmen Jewellery Pvt. Ltd	1	331	Tower 1	127.34
4	Cream Jewellery	404	617	Tower 1	127.34
5	Diagold Creation Pvt. Ltd	204	617	Tower 1	127.29
6	Dimpex Jewls Pvt. Ltd	8	331	Tower 1	127.29
7	e-Emphasys Systems Private Limited Unit - II	101	601	Tower 1	127.29
8	Enchanted Exports LLP	304	617	Tower 1	127.33
9	Euroshine Jewellery Works Pvt. Ltd	501, 502	1198	Tower 1	127.29
10	GND Atlanta Diamond LLP	203	617	Tower 1	127.34
11	Himalayan Jewels LLP	4	188	Tower 1	127.26
12	International Gemological Institute (I) Pvt. Ltd.	3	156	Tower 1	127.29
13	Luxury Jewelry India Pvt. Ltd	301	617	Tower 1	127.26
14	M.K	103	601	Tower 1	127.29
15	Munic Jewellery	104	601	Tower 1	127.29
16	Patdiam Jewellery Ltd	102	565	Tower 1	127.29
17	Patdiam Jewels	702	581	Tower 1	127.29
18	Pretty Jewellery Pvt. Ltd	402	581	Tower 1	127.29
19	Prism Jewellery	403	617	Tower 1	127.29
20	Sitara Jewellery Pvt. Ltd	303	617	Tower 1	127.29
21	Spark Jewellery Pvt. Ltd	202	581	Tower 1	127.29
22	Star Brilliant Pvt. Ltd	6	196	Tower 1	127.29
23	State Bank of India (SEZ)	2	156	Tower 1	127.29
24	State Bank of India (SEZ)	ATM	22	Tower 1	127.29
25	Trezza Jewels LLP	7	188	Tower 1	127.29
26	Twinkle Diamond Jewellery (India) Pvt. Ltd	503	617	Tower 1	127.29
27	United Jewellery Mfg. Pvt. Ltd	302	581	Tower 1	127.29
28	Vishal Dimamonds	5	164	Tower 1	127.29

Tower-02					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Course5 Intelligence Ltd	404	617	Tower 2	127.34
2	Datamatics Global Services Ltd	701702	1234	Tower 2	127.29
3	Euro Diamonds Pvt Ltd	704	617	Tower 2	127.29
4	G. Jewelcraft Ltd	5	188	Tower 2	127.29
5	ICICI Bank Offshore Banking Unit	8	331	Tower 2	127.33
6	Jinai Jewels Pvt Ltd	604	617	Tower 2	127.29
7	Kama Jewelry Pvt Ltd (Unit I)	203, 204	1198	Tower 2	127.29
8	Mohit Diamonds Pvt. Ltd	301, 302, 303, 304	2432	Tower 2	127.29
9	Octaware Information Technologies Pvt. Ltd	2	188	Tower 2	127.29
10	Octaware Information Technologies Pvt. Ltd	3	196	Tower 2	127.29
11	Portescap India Pvt. Ltd (Stepper Motors)	601, 602	1234	Tower 2	127.29
12	Portescap India Pvt.Ltd (DC Motors)	101, 102, 103, 104	2368	Tower 2	127.29
13	QG Technologies (India) Pvt. Ltd (Unit-II)	501	608.64	Tower 2	127.29
14	Quality 20/20	6	156	Tower 2	127.29
15	SKD Jewellery Pvt. Ltd	4	164	Tower 2	127.29
16	Star Brilliant Pvt. Ltd	1	331	Tower 2	127.29
17	Supergems Jewellery Mfg Pvt. Ltd	703	1031	Tower 2	127.29
18	Thomas Cook (India) Ltd.	BFC01	53	Tower 2	7243.03
19	Tiger Jewellery (India) Pvt. Ltd	502	617	Tower 2	127.29
20	Uni-Design Elite Jewellery Pvt. Ltd	402401	1234	Tower 2	127.29
21	Union Bank of India	7	156	Tower 2	127.29
22	Western Outdoor Interactive Pvt Ltd	202	617	Tower 2	127.29
23	Western Outdoor Interactive Pvt. Ltd	201	617	Tower 2	127.29

Multistoried Bldg					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Advance Power Display Systems Ltd	6	770	Multistoried	127.29
2	Allied Digital Services Ltd	405	735	Multistoried	127.29
3	Allied Digital Services Ltd	406	842	Multistoried	127.29
4	Charisma Jewellery Pvt. Ltd	4	736	Multistoried	127.34
5	Datamatics Information Solutions Ltd	105	735	Multistoried	127.34
6	Diatrends Jewellery Pvt. Ltd	7	771	Multistoried	127.33
7	Diatrends Jewellery Pvt. Ltd	8	732	Multistoried	127.29
8	Genesys International Corp. Ltd	103	775	Multistoried	127.29
9	Genesys International Corp. Ltd	104	735	Multistoried	127.29
10	Health Prime services (I) Private Limited	505	735	Multistoried	127.29
11	Health Prime services (I) Private Limited	506	785	Multistoried	127.29
12	Health Prime services (I) Private Limited	507	813	Multistoried	127.29
13	Health Prime services (I) Private Limited	508	728	Multistoried	127.29
14	Hurix Systems Pvt. Ltd	102	804	Multistoried	127.29
15	Indojewel Jewellery Pvt Ltd	1	732	Multistoried	127.29
16	Indojewel Jewellery Pvt Ltd	3	770	Multistoried	127.27
17	Infiniti Fine Jewellery	107	804	Multistoried	682.5
18	Jasani jewellery (Unit II)	302	812	Multistoried	127.29
19	Jasani jewellery (Unit II)	403	842	Multistoried	5209.31
20	Kama Jewelry Pvt Ltd (Unit II)	601	728	Multistoried	127.29
21	Kama Jewelry Pvt Ltd (Unit II)	602	898	Multistoried	127.29
22	Kama Jewelry Pvt Ltd (Unit II)	603	869	Multistoried	127.29
23	Kama Jewelry Pvt Ltd (Unit II)	604	892	Multistoried	127.29
24	KBS Creations	2	771	Multistoried	127.29
25	Navgrahaa Gems Pvt Ltd	404	735	Multistoried	127.34
26	SIDDS JEWELS PVT. LTD.	301	728	Multistoried	127.29
27	Stellar Jewelry	401	728	Multistoried	127.29
28	Suashish Diamonds Ltd	108	728	Multistoried	127.29
29	Suashish Diamonds Ltd	207	812	Multistoried	127.29
30	Suashish Diamonds Ltd	208	728	Multistoried	127.29
31	Sunjewels Pvt Ltd	305	735	Multistoried	127.34

32	Sunjewels Pvt Ltd	306	783	Multistoried	127.34
33	Sunjewels Pvt Ltd	307	812	Multistoried	127.34
34	Sunjewels Pvt Ltd	308	728	Multistoried	127.34
35	Sunjewels Pvt Ltd	605	892	Multistoried	127.29
36	Sunjewels Pvt Ltd	606	869	Multistoried	127.29
37	Sunjewels Pvt Ltd	607	898	Multistoried	127.29
38	Sunjewels Pvt Ltd	608	728	Multistoried	127.29
39	Surana Brothers Designs Pvt. Ltd	101	728	Multistoried	127.29

MEGA CFC					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	The Gem And Jewellery Export Promotion Council	MCFC	8006.8237	MEGA CFC	2373

NEST 1

Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Ashok Diamjewel Pvt. Ltd.	101	612.653	NEST - I	4725
2	Ashok Diamjewel Pvt. Ltd.	102	619.107	NEST - I	4725
3	Aum Opalina Jewels Llp	201	612.653	NEST - I	4725
4	Aum Opalina Jewels Llp	301 A	306.04	NEST - I	4725
5	Chandra Jewels Pvt. Ltd	301 B	306.61	NEST - I	4725
6	Chandra Jewels Pvt. Ltd	302	619.107	NEST - I	4725
7	Fusion Jewellery Mfg. Co. Pvt. Ltd	601	565.369	NEST - I	4725
8	Fusion Jewellery Mfg. Co. Pvt. Ltd	602	572.148	NEST - I	4725
9	Jewel NXT	401	612.653	NEST - I	4725
10	Jewel NXT	402	619.107	NEST - I	4725
11	Pure Dia - Jewel Pvt. Ltd	G 02	615.049	NEST - I	4725
12	Stellar Jewelry Unit - II	501	612.653	NEST - I	4725
13	Stellar Jewelry Unit - II	502	619.107	NEST - I	4725
14	Sundaram Jewelry	202	619.107	NEST - I	4725
15	Vijisan Jewels Private Limited	G 01	608.442	NEST - I	4961.25

SEEPZ++, Tower (Plot) for a period of 95 years					
Sr.no.	Unit name	Unit No.	Address	Area (sq. mtr)	Lease Rent
1	MTNL	T9	SEEPZ++, Plot	208	578.85
2	SUNRAJ & CO	T10	SEEPZ++, Plot	258	127.29
3	SANGHAVI JEWEL PRIVATE LTD.	GJ01	SEEPZ++, Plot	1950	127.29
4	Trio Jewels Pvt. Ltd.	GJ02	SEEPZ++, Plot	934	127.29
5	ZYCUS INFOTECH PVT. LTD.	GJ03	SEEPZ++, Plot	1002	127.29
6	K.P. SANGHAVI INTERNATIONAL PVT LTD	GJ04	SEEPZ++, Plot	1028	127.29
7	C I 2 JEWELLERY PVT. LTD	GJ05	SEEPZ++, Plot	1278	127.29
8	M/s KBS Creations	GJ06	SEEPZ++, Plot	2321	127.29
9	ZYCUS INFOTECH PVT. LTD.	GJ07	SEEPZ++, Plot	1668	127.29
10	S. Vinodkumar Diamonds Pvt. Ltd.(IMPERIAL JEWELS Pvt. Ltd. (Indigo Jewellery(India) Mfg. Pvt. Ltd.)	GJ08	SEEPZ++, Plot	876	127.29
11	KGK CREATIONS PVT. LTD.	GJ10	SEEPZ++, Plot	876	127.29
12	Neysa Jewellery Unit II	GJ11	SEEPZ++, Plot	1862	127.29
13	FINE JEWELLERY MANUFACTURING LTD.	GJ12	SEEPZ++, Plot	1470	127.29

PLOT				
Sr. No.	Unit name	Gala No.	Area	Lease Rent
1	ZENSTAR JEWELLERY LLP	1& 2 P	1500	127.29
2	D. Navinchandra Jewels	2P & 3P	1500	127.29
3	Uni- Design Jewellery Pvt. Ltd.	Plot No. 4, 5 and 6 Part	2600	127.29
4	C. MAHENDRA INFOJEWELS LTD (MINAL INFOJEWELS LTD	PLOT 16,17,28,29(P)	4393	127.29
5	MSJPL Jewellery Pvt Ltd (M.SURESH JEWELLERY PVT.LTD)	P18	4000	127.29
6	CGI INFORMATION SYSTEMS & MANAGMENT CONSULTANTS	P22	2010	127.29
7	INTER GOLD(I)PVT.LTD	P34	3010	127.29
8	Intergold (India) Private Limited	34, 35A, 35P, 36P	5757.3	127.29
	Intergold (India) Private Limited	35A	395	127.29
9	RENAISSANCE JEWELLERY LTD.	P36&37	3598	127.29
12	ELEGANT COLLECTION	P56A	3011	127.29
13	Jewelex India Pvt Ltd	Plot No.56-B	2036	127.29
14	S G DESIGNS PVT. LTD.	PLOT NO. 58	2887	127.29
15	M/s Shimayra Jewellery	P62	960	127.29
16	TATA CONSULTANCY SERVICES	Sub Plot 64	223	127.29
17	GOLD STAR JEWELLERY PVT. LTD.	S-1, Plot 16 (P), 17, 28,29(P),	2511	127.29
18	Goldiam International Ltd	Plot 16(p), 29(p), 30(p)	4363	127.29
19	TATA CONSULTANCY SERVICES	PLOT NO. 54	4392	127.29

20	TATA CONSULTANCY SERVICES	PLOT NO. 64 (63A)	3987	127.29
21	TATA CONSULTANCY SERVICES (warehouse 4)	EW-THIL	2321	2037.36

Sr. No.	Unit Name	Plot No.	Area	Industry type	Leae Rent
1	ICH Near G&J Bldg-3	ICHGJ3	891.21	Canteen	127.29
2	ICH Near SDF 1	ICHSDF	1220	Canteen	127.29
3	Suncity Suites	A-1	718	Hotel	127.29
4	TATA Power Company Ltd.	TPL6	240	NA	127.29

Sr. No.	Unit Name	Plot No.	Area	Industry type	Leae Rent
1	ICH Near G&J Bldg-3	ICHGJ3	891.21	Canteen	127.29
2	ICH Near SDF 1	ICHSDF	1220	Canteen	127.29
3	Suncity Suites	A-1	718	Hotel	127.29
4	TATA Power Company Ltd.	TPL6	240	NA	127.29

Non- Processing Zone

BFC					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Dava India	BFC02	62.61	BFC Building	7243.26
2	Gems & Jewellery Association	OFF2	68	BFC Building	2042.88
3	Gems & Jewellery Skill Council of India	OFF4	243	BFC Building	2037.42
4	State Bank of India (SEZ)	1F01	462	BFC Building	7243.03
5	Wapcos Ltd.	OFF3	31.5	BFC Building	6584.57

BANK

Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Bank of India	BOI	487	BOI Building	127.29
2	Punjab National Bank	PNB1	487	BOI Building	127.29
3	Punjab National Bank	PNB2	90	BOI Building	127.29
4	State Bank of India (SEEPZ)	SBI1	598	BOI Building	127.29
5	State Bank of India (SEEPZ)	SBI2	270	BOI Building	127.29

Central Bank of India					
Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Central Bank of India	CBI	149	Central Bank SEEPZ Centre	2037.37

CGHS Dispensary

Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	CGHS Dispensary	C1C2	126	Quarters	5.88

Service Center Bldg

Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	Post & Telegraph Office	PSTOFF	86	SEEPZ Center	578.85
2	SEEPZ BLOCK-I PREMISES CO. OP. SOCIETY LTD.	F-2	22	SEEPZ Center	127.34
3	SEEPZ BLOCK-I PREMISES CO. OP. SOCIETY LTD.	F-4	28	SEEPZ Center	127.29
4	SEEPZ BLOCK-I PREMISES CO. OP. SOCIETY LTD.	F-5	28	SEEPZ Center	127.29
5	Seepz++ Block-I Premises Co-Op. Society Ltd. Society Office	F-6	22	SEEPZ Center	127.34

Shopping Complex

Sr. No.	Unit Name	Gala No./ Plot no	Area	Building	Lease Rent
1	New Borivali Consumer Society	SSC2	13	Shopping Complex	2037.37
2	New Borivali Consumer Society	SSC3	13	Shopping Complex	2037.37
3	New Borivali Consumer Society	SSC4	13	Shopping Complex	2037.37
4	Shopping Complex (Sudhakar)	SSC5	13	Shopping Complex	2037.37
5	Shopping Complex (Yadav)	SSC1	13	Shopping Complex	2037.37
6	UDYOG SARATHI SEVA SOCIETY	SSC6	13	Shopping Complex	2037.37

SEEPZ SEZ AUTHORITY
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AGENDA ITEM NO. 5

A. Proposal No:

Proposed Policy for Renewal of Sub-Lease of Galas for 5 years and Renewal of Sub- Lease of Plots/ Galas for 30, 95, and 99 Years in SEEPZ SEZ estate.

B. Relevant provision of SEZ Act, 2005 & SEZ Rule, 2006

Rule 8 of SEZ Authority Rules, 2009.

C. Preamble:

As deliberated under Agenda Item No. 5 of the 72nd Authority Meeting, This draft policy outlines proposed improvements in process of renewal of Sub-lease agreement in respect of plots/ galas in the SEEPZ SEZ estate, aiming towards increased transparency, competition, and revenue generation. This supersedes earlier lease renewal procedure. The policy is divided in following sections:

D. Available Plots/ Galas in SEEPZ SEZ estate are as under:

1. Processing Zone:

(i). Plot:

a. 95 or 99-Year Sub-Lease with One-Time Premium (e.g., SEEPZ++):

Plots allotted on 95 or 99 years (SEEPZ++) sub-lease with a one-time premium payment at the time of the sub- lease agreement: SEEPZ SEZ Authority charges nominal rent as per the sub- lease agreement.

b. 30-Year Sub-Lease Without One-Time Premium:

Plots Allotted by SEEPZ Authority for 30 years **without one-time premium** at the time of allotment. The SEEPZ-SEZ Authority currently levies nominal rent in accordance with the sub-lease terms.

(ii) Gala

a. 5-Year Sub-Lease:

Galas in SDF 1 to 6 and 8, G&J 1 to 3; NEST-01 & 02 and future buildings of SEEPZ Authority - 5-year Sub-Lease: SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.

b. 30-Year Sub-Lease with One-Time Premium:

Galas in SDF-VII allotted by MIDC on 30-year sub-lease with a one-time premium payment at the time of the sub-lease agreement: SEEPZ

SEZ Authority charges nominal rent as per the sub-lease agreement.

c. **95 or 99-Year Sub-Lease with One-Time Premium:**

Gala allotted on 95 or 99 years (Tower 1 & 2, Multi-storied Building) sub-lease with a one-time premium payment at the time of the sub-lease agreement: SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.

2. Non processing Zone

(i). Plot:

a. **30-Year Sub-Lease for Public Utilities:**

Plots allotted to public utilities in the non-processing area on a 30-year sub-lease agreement (e.g., Bank Buildings). SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.

(ii) Gala

a. **5-Year Sub-Lease:**

Galas allotted to public utilities in the non-processing area on a 5-year renewal sub-lease agreement (e.g., Gala in BFC, Public Utilities, Bank): SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.

E. Proposed Policy for Renewal of Sub-Lease Agreement of Plots/ Galas allotted for 30 year and above sub-lease period :

1. Background

1.1. At present, there is no formal policy governing the renewal of sub-leases for plots and galas that were originally allotted for 30 years and above by following-

(i) Plots/ Galas allotted by MIDC on payment of a one-time premium, and

(ii) Plots/ Galas allotted by SEEPZ-SEZ Authority without one-time premium.

1.2. In both cases, SEEPZ-SEZ Authority currently charges nominal lease rent based on the built-up area, as per the terms of the initial sub-lease agreements. While the lessees for Plots under the MIDC allotments have paid a one-time premium at the time of possession, and both type of allottees have constructed buildings at their own cost, there exists no defined structure or rate for the renewal of these sub-leases upon expiry.

1.3. It has also been observed that a significant number of such plots and galas remain under-utilized or are not being utilized by the allottees for the purpose for which they were originally sanctioned. This underutilization contradicts the core objectives of the Special Economic Zone framework, leading to loss of potential foreign exchange earnings and missed opportunities for employment generation.

1.4. In order to address these issues and promote efficient use of SEZ land resources, while ensuring consistency and fairness across all categories of allotments, it is proposed to formulate a comprehensive and structured policy for the renewal of sub-leases under both categories—those allotted with payment of one-time premium and those allotted without such payment.

2. Renewal Policy for such Plot/ Gala may be classified in the following categories based on the operational status of the unit:

2.1. Operational Units:

2.1.1. Operational units are also further classified in 2 categories’.

A. Plots and Galas allotted by MIDC on payment of one-time Premium: This includes Plots in SEEPZ++ allotted by MIDC and Galas in SDF-VII /Towers 1 & 2 / Multi-Storeyed Building.

B. Plots allotted by SEEPZ Authority without Premium at the time of Allotment.

2.1.2. Category-wise Proposed policy for renewal of Sub-lease agreement are as follows-

A. Category-A: Plots and Galas allotted by MIDC on payment of one-time Premium:

(i) Upon expiry of the sub-lease period, operational units may apply for renewal for another 30 years, however, the renewal is subject to the payment of lease rent (*as determined on the basis of the initial premium paid at the time of allotment, illustrated in Annexure-1 at illustration-1*) along with any outstanding dues, service charges, BMC charges, and fire cess.

(ii) This policy establishes a structured and transparent methodology for determining lease rent based on the initial premium paid at the time of allotment. The lease rent is calculated using a formula that converts the one-time premium into an equivalent annual rent with a 7% yearly increase to account for inflation and fair valuation.

(iii) In cases where the unit is operational but either not utilizing the allotted space effectively for export promotion and employment generation, or is found to be non-compliant with the provisions of the SEZ Act, 2005, the rules framed thereunder, or the guidelines issued by the SEEPZ-SEZ Authority, the renewal of sub-lease shall be considered in accordance with the provisions laid out in Clause 2.2 below.

B. Category-B: Plots allotted by SEEPZ Authority without Premium at the time of Allotment-

(i) As the Plots were allotted without payment of any Premium at the time of allotment, a **notional premium** shall be derived based on the MIDC allotment rate applicable to a plot allotted on payment of premium during the same or closest possible time period of the original allotment. However, to ensure consistency and a rational base valuation, the notional Initial Premium shall not be less than

₹12,000 per square meter, as per historical records indicating that MIDC allotted industrial plots in SEEPZ area at ₹12,000 per sqm during year 2002 to 2005. This ensures equitable treatment of legacy allotments under the transfer policy framework.

(ii) Upon expiry of the sub-lease period, operational units may apply for renewal for another 30 years, however, the renewal is subject to the payment of lease rent (*as determined on the basis of the **notional premium**, illustrated in Annexure-1 at illustration-2*) along with any outstanding dues, service charges, BMC charges, and fire cess. The lease rent is calculated using a formula that converts the one-time premium into an equivalent annual rent with a 7% yearly increase to account for inflation and fair valuation.

(iii) In cases where the unit is operational but either not utilizing the allotted space effectively for export promotion and employment generation, or is found to be non-compliant with the provisions of the SEZ Act, 2005, the rules framed thereunder, or the guidelines issued by the SEEPZ-SEZ Authority, the renewal of sub-lease shall be considered in accordance with the provisions laid out in Clause 2.2 below.

2.1.3. After renewal, the annual rent will also increase by 5% each year to maintain fair valuation and adjust for inflation in terms of SEEPZ Authority's Circular No. 13/2024 dated 10.01.2024.

2.1.4. This policy ensures that lease rent remains fair, transparent, and inflation- adjusted while providing a clear framework for renewal. Units must comply with SEEPZ Authority regulations and ensure timely payment of dues to qualify for renewal.

2.2. The unit is operational but is either not utilizing the allotted space effectively for the purposes of exports and employment generation, or is found to be non-compliant with the provisions of the SEZ Act, 2005, the rules made thereunder, or the guidelines of SEEPZ-SEZ Authority.

2.2.1. Upon expiry of the sub-lease period, such units may apply for renewal for a further period of 30 years. However, consideration of such renewal applications shall be subject to the approval and specific recommendations of the SEEPZ-SEZ Approval Committee. The SEEPZ-SEZ Authority reserves the right to apply the following conditions:

(i) If the Letter of Approval (LOA) period has not expired but the sub-lease agreement has lapsed, the Authority may renew the sub-lease only for the remaining duration of the LOA.

(ii) Based on the Approval Committee's evaluation of the unit's performance in relation to its authorized activities, the Authority may consider renewal of the sub-lease either for the entire area or for a reduced portion of the space.

2.2.2. In such cases, the lease rent applicable at the time of renewal shall be calculated in accordance with Clause 2.1 above, However, Authority reserve right to convert 30 year lease to less than 30 years and shall be decided on case to case basis.

2.3. Non-Operational Units: Plots/ Galas which were found

non-operational during sub-lease period:

Upon the expiry of the Sub-Lease of Plots/Galas that are non-operational (without valid LOA) or non-compliant during their Sub-Lease period, renewal will not be considered. The sub-lessor will be required to hand over vacant and peaceful possession of the plot/gala after settlement of all dues. Failure to do so will result in necessary action being initiated by the SEEPZ SEZ Authority under the Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The Authority may allot the same plot/gala to a new entrepreneur through a Tender-cum-E-Auction process, as decided in the Agenda Item No. 11 of 71st Authority Meeting held on 04.02.2025.

Recommendations: Policy is placed before the Committee for consideration.

Faculties

27/2/25

Annexure 1

Formula for First year Annual Rent Calculation:

$$A_1 = \frac{Y \times (-x\%)}{1 - (1 + x\%)^n}$$

Where:

- Y** : Total premium paid at the time of allotment notional premium as applicable
x% : Annual increase rate (7%)
n : Lease term (30years)
A₁ : First-year rent
A₂ : A₁*(1 + x%)
A₃ : A₂*(1 + x%)
A_n : A_(n-1)*(1 + x%)

2. Calculation for determination of Lease Rent :

Illustration-1:

For example, assume a 500 square meter plot is allotted on January 1, 1996, at a one-time premium of ₹1,00,00,000/-. The sub-lease will expire on December 31, 2025.

Let convert the one-time premium paid at the time of allotment into an equivalent annual rent with a fixed 5% increase per year, then-

The first-year rent (1996) is calculated in following method-

Description	Formula	Value (Example)
Total Premium (Y)	Y	1,00,00,000
Annual Increase Rate (x%)	x%	7%
Lease Term (n)	n	30
First-Year Rent (A)	$A = Y * (-x\%) / (1 - (1 + x\%)^n)$	1,05,864

Now, for subsequent years, this table illustrates the proportional rent derived from the initial premium, adjusted annually with a 7% increase over the 30-year lease term.

Total Built up area is **500 square meter**

Year	Annual increase in Rent	Proportional Annual Rent derived from Premium (Rs.)	Rate of Rent per sqm per annum (Proportional Annual Rent/ Built up area)
1996	0%	105864	212
1997	7%	113275	227
1998	7%	121204	242
1999	7%	129688	259
2000	7%	138766	278
2001	7%	148480	297
2002	7%	158873	318

2003	7%	169995	340
2004	7%	181894	364
2005	7%	194627	389
2006	7%	208251	417
2007	7%	222828	446
2008	7%	238426	477
2009	7%	255116	510
2010	7%	272974	546
2011	7%	292082	584
2012	7%	312528	625
2013	7%	334405	669
2014	7%	357813	716
2015	7%	382860	766
2016	7%	409660	819
2017	7%	438337	877
2018	7%	469020	938
2019	7%	501852	1004
2020	7%	536981	1074
2021	7%	574570	1149
2022	7%	614790	1230
2023	7%	657825	1316
2024	7%	703873	1408
2025	7%	753144	1506
Present Value of total premium paid in 30 years		10000000	

Applicable Rent After Expiry (From January 1, 2026, if Renewed) will be Rs. 1506/-per square meter per annum and rent will be increased 5% on every 1st April in terms of SEEPZ Authority's Circular No. 13/2024 dated 10.01.2024.

Illustration-2:

For example, A plot 58 was allotted to any Unit-A on 1st January 1994, however the Plot was further transferred to any other unit, calculation of Lease rent will be on the based of original allotment in 1994.

assume area is 2887 square meter. plot was originally allotted on January 1, 1996, without premium. The sub-lease will expire on December 31, 2023.

Notional Premium will be calculated on the basis of the MIDC allotment rate applicable to a plot allotted on payment of premium during the same or closest possible time period of the original allotment. closest Rate available is plot allotted in year 2002 wherein rate was Rs. 12000 per square meter, accordingly notional premium will be $=12000 \times 2887 = \text{Rs. } 3,46,44,000/-$

Let convert the one-time premium paid at the time of allotment into an equivalent annual rent with a fixed 7% increase per year, then-

The first-year rent (1994) is calculated in following method-

Description	Formula	Value (Example)
Total Premium (Y)	Y	34644000
Annual Increase Rate (x%)	X%	7%
Lease Term (n)	N	30
First-Year Rent (A)	$A = Y \cdot (-x\%) / (1 - (1+x\%)^n)$	366755
Let Total Built up area (in square meter)		2887

Now, for subsequent years, this table illustrates the proportional rent derived from the initial premium, adjusted annually with a 7% increase over the 30-year lease term.

Total Built up area is **2887 square meter**

Year	Premium Paid at the time of possession (Rs.)	Discounting Factor based on Inflation	Present Value of Yearly Premium (Rs.)	Rate of Rent per square meter per annum
1994	34644000		366755	127
1995		7%	392428	136
1996		7%	419898	145
1997		7%	449291	156
1998		7%	480741	167
1999		7%	514393	178
2000		7%	550401	191
2001		7%	588929	204
2002		7%	630154	218
2003		7%	674265	234
2004		7%	721463	250
2005		7%	771966	267
2006		7%	826003	286
2007		7%	883824	306

2008		7%	945691	328
2009		7%	1011890	350
2010		7%	1082722	375
2011		7%	1158512	401
2012		7%	1239608	429
2013		7%	1326381	459
2014		7%	1419228	492
2015		7%	1518573	526
2016		7%	1624874	563
2017		7%	1738615	602
2018		7%	1860318	644
2019		7%	1990540	689
2020		7%	2129878	738
2021		7%	2278969	789
2022		7%	2438497	845
2023		7%	2609192	904
Present Value of total premium paid in 30 years			34644000	

Applicable Rent After Expiry (From January 1, 2024, if Renewed) will be Rs. 904/-per square meter per annum and rent will be increased 5% on every 1st April in terms of SEEPZ Authority's Circular No. 13/2024 dated 10.01.2024.

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SEEPZ SEZ AUTHORITY

**SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI**

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AGENDA ITEM NO. 6

A. Proposal:

Consideration of the proposal for Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ.

B. Relevant Provisions:

1. Rule 8 of SEZ Authority Rules, 2009.
2. Rule 34(1)(d) of SEZ Authority Rules, 2009

C. Background:

1. The matter relating to the Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ was placed before the Authority vide Agenda Item No. 7 in the 72nd Authority Meeting held on 17.04.2025.
2. The Authority, upon due deliberation, Authority Members was in the opinion that this agenda may be deferred and placed again after result of on going Tender cum E-auction of Gala in SDFs/ GJ Complex. Accordingly Authority Members with consensus agreed to the same.

D. Preamble:

1. It has been observed that lease rent rates charged to units located within the same buildings—namely SDF-I to VI and Gems & Jewellery Complex I to III —vary based on the date of allotment. Units allotted prior to the year 2000 are presently charged lease rent at ₹2,037 per square meter per annum, whereas units allotted after the year 2000 are charged ₹2,992 per square meter per annum. These rates were not determined through any transparent price discovery mechanism.
2. In the recent e-auction conducted by SEEPZ-SEZ Authority for galas in existing old buildings such as SDF-IV, SDF-V, SDF-VI, and G&J Complex-III, lease rent rates discovered ranged between ₹10,500 and ₹22,000 per square meter per annum. Even the lowest of these rates exceeds the current ₹2,037 rate by more than five times.

E. Proposal:

1. In light of the disparity in lease rent rates among operational units situated within the same buildings, and in order to ensure equity and uniformity, it is proposed to standardize the lease rent across all existing operational units in

SDF-I to VI and G&J Complex I to III at the rate of ₹2,992.50 per square meter per annum.

2. Although the prevailing lease rent rates in these buildings are substantially lower than market benchmarks, it is recognized that the existing operational units continue to make significant contributions towards foreign exchange earnings and employment generation. In view of this, and to avoid any abrupt financial burden on these units, a **phased rationalization** of lease rent is proposed.
3. Accordingly, the difference of ₹955 between the current lower rate of ₹2,037 and the proposed standardized rate of ₹2,992.50 per square meter per annum shall be recovered in **four equal annual instalments** of ₹239 per square meter per annum starting from 1st April, 2025.
4. This phased increase shall be in **addition to** the existing **5% annual escalation** in lease rent, as prescribed under SEEPZ-SEZ Authority Circular No. 13/2024 dated 10.01.2024.
5. This standardization shall be applicable **only to currently operational units**. All vacant units, or units that may become vacant in future, shall be allotted exclusively through the **e-auction mechanism**, thereby ensuring transparency, competitiveness, and fair market price discovery.

E. Justification:

1. The current dual-rate lease structure—₹2,037 and ₹2,992 per square meter per annum—is outdated and was not established through any transparent or competitive process. These rates are significantly below prevailing market benchmarks.
2. Recent e-auctions conducted by the Authority for similar units have yielded lease rents between ₹10,500 and ₹22,000 per square meter per annum, even for older buildings. This highlights both the strong demand for space in SEEPZ-SEZ and the revenue opportunity currently being lost.
3. The existing lease rent levels do not generate sufficient revenue to support essential activities such as building repairs, redevelopment, or construction of new infrastructure. Therefore, it is necessary to rationalize lease rents to improve financial sustainability while ensuring that the transition is equitable and does not adversely impact existing units.
4. The proposed standardization—implemented gradually and alongside existing escalation policy—ensures fairness, consistency, and long-term financial viability for the SEEPZ-SEZ Authority.

Recommendations:

Proposal is placed before the Committee for consideration.

Facilitated *2.12.24*