

सीपज़ विशेष आर्थिक क्षेत्र
SEEPZ SPECIAL ECONOMIC ZONE

अंधेरी (पूर्व), मुंबई
ANDHERI (EAST), MUMBAI.

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कार्यसूची के लिए
AGENDA FOR

मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड - सेज़, नवी मुंबई के क्षेत्र विशेष
आर्थिक क्षेत्र के लिए अनुमोदन समिति की बैठक।

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC
SPECIAL ECONOMIC ZONE of M/s. AURUM REAL ESTATE DEVELOPERS
LIMITED-SEZ at NAVI MUMBAI.

स्थल : सम्मेलन कक्ष, दूसरी मंजिल, विकास आयुक्त का कार्यालय, सीपज़-सेज़,
अंधेरी (पूर्व), मुंबई
VENUE : Conference Hall, 2nd Floor, The Office of the Development
Commissioner, SEEPZ-SEZ, Andheri (East), Mumbai.

दिनांक : गुरुवार, 29 मई, 2025
DATE : Thursday, 29th May, 2025

समय : पूर्वाह्न 11:00 बजे
TIME : 11:00 A.M.

गुरुवार, 29 मई, 2025 को विकास आयुक्त, सीपज़-सेज़ की अध्यक्षता में नवी मुंबई में मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड - सेज़ के क्षेत्र विशेष विशेष आर्थिक क्षेत्र के लिए अनुमोदन समिति की बैठक।

Meeting of the Approval Committee for Sector Specific Special Economic Zone of M/s. Aurum Real Estate Developers Limited – SEZ at Navi Mumbai under the Chairmanship of Development Commissioner, SEEPZ-SEZ on Thursday, 29th May, 2025.

सूचकांक / INDEX

कार्यसूची मद सं. Agenda Item No.	विषय Subject
कार्यसूची मद सं. 01 Agenda Item No. 01 :-	Confirmation of minutes of the meeting held on 17.04.2025.
कार्यसूची मद सं. 02 Agenda Item No. 02 :-	Application of M/s. Physicians Interactive India Pvt. Ltd. for permission to setting up of Cafeteria.
कार्यसूची मद सं. 03 Agenda Item No. 03 :-	Monitoring of the performance of M/s. Firstrand Services Private Limited

विकास आयुक्त, सीपज़-सेज़ की अध्यक्षता में दिनांक **17.04.2025** को द्वितीय तल, सीपज़ सेवा केंद्र, सीपज़ सेज़, मुंबई में मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड-सेज़ के क्षेत्र विशेष विशेष आर्थिक क्षेत्र के लिए आयोजित अनुमोदन समिति की **59वीं बैठक** का कार्यवृत्त।

Minutes of the **59th Meeting** of the Approval Committee for Sector Specific Special Economic Zone of **M/s. Aurum Real Estate Developers Limited-SEZ** under the Chairmanship of Development Commissioner, SEEPZ-SEZ held on **17.04.2025**, at Second Floor, SEEPZ Service Centre, SEEPZ SEZ, Mumbai.

1	सेज़ का नाम Name of the SEZ	: मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड : M/s. Aurum Real Estate Developers Limited
2	सेक्टर Sector	: आईटी/आईटीईएस : IT/ITES
3	मीटिंग नंबर Meeting No.	: 59वीं : 59th
4	दिनांक Date	: 17.04.2025 : 17.04.2025

उपस्थित सदस्य/Members Present:

क्र. Sr. No.	सदस्यों का नाम Name of Members	पद का नाम Designation	संगठन Organization
1	श्रीमती मितल एस. हिरेमठ Smt. Mital S. hiremath	संयुक्त विकास आयुक्त, Jt. Development Commissioner	सीपज़-सेज़ SEEPZ-SEZ
2	श्री राजेश परदेशी Shri. Rajesh Pardeshi	संयुक्त आयुक्त आयकर Joint Commissioner, Income Tax	आयकर आयुक्त कार्यालय, मुंबई के नामिती Nominee of Commissioner of Income Tax office, Mumbai
3	श्री हिमांशु धर पांडे Shri. Himanshu Dhar Pandey	उप निदेशक डीजीएफटी Deputy Director DGFT	अतिरिक्त डीजीएफटी, मुंबई के नामित Nominee of the Additional DGFT, Mumbai
4	श्रीमती पूनम दराडे Smt. Poonam Darade	उद्योग उपनिदेशक Deputy Director of Industries	डीसी इंडस्ट्रीज, महाराष्ट्र सरकार के नामिती Nominee of DC Industries, Government of Maharashtra
5	श्रीमती मीरा रामकृष्ण Smt. Meera Ramkrishan	सहायक आयुक्त, सीमा शुल्क / Asstt. Commissioner of Customs	सीमा शुल्क आयुक्त, जनरल, एयर कार्गो, सहार के नामिती / Nominee of Commissioner of Customs, General, Air Cargo, Sahar
6	श्री जय शाह Shri Jay Shah	उप विकास आयुक्त Deputy Development Commissioner	सीपज़-सेज़ SEEPZ –SEZ

7	श्री बालासाहेब बोराडे Shri Balasaheb Borade	विनिर्दिष्ट अधिकारी Specified Officer	सीप्ज-सेज़ SEEPZ –SEZ
8	श्रीमती स्मिथा नाम्बियार Smt. Smitha Nambiar	विनिर्दिष्ट अधिकारी Specified Officer	ऑरम-सेज़ Aurum –SEZ

श्रीमती ब्रिजित जो, वि.आ.का.स. (न्यू सेज़), श्री हनीश राठी, एडीसी (न्यू सेज़), श्री जय दीप, एडीसी (न्यू सेज़), श्री पलाश शंकर, एडीसी (न्यू सेज़) और श्री विवेक जरवाल, एडीसी (न्यू एसईजेड) बैठक में सहायता और सुचारु संचालन के लिए शामिल हुए।	Smt. Bridget Joe, EA to DC (New SEZ), Shri. Hanish Rathi, ADC (New SEZ), Shri Jai Deep, ADC (New SEZ), Shri. Palash Shankar, ADC (New SEZ) and Shri. Vivek Zarwal, ADC (New SEZ) also attended for assistance and smooth functioning of the meeting.
कार्यसूची मद संख्या 01 : दिनांक 24.03.2025 को आयोजित 58वीं बैठक के कार्यवृत्त की पुष्टि। दिनांक 24.03.2025 को आयोजित 58वीं बैठक के कार्यवृत्त की सर्वसम्मति से पुष्टि की गई।	Agenda Item No. 01: Confirmation of Minutes of the 58th meeting held on 24.03.2025. The Minutes of the 58th Meeting held on 24.03.2025 were confirmed with consensus.
कार्यसूची मद संख्या 02 : कंपनी के शेयरधारिता पैटर्न में परिवर्तन और निदेशक मंडल में परिवर्तन के साथ मेसर्स मोमेंटम मेट्रोपॉलिटन सर्विसेज प्राइवेट लिमिटेड से मेसर्स मोमेंटम सर्विसेज प्राइवेट लिमिटेड में अपनी कंपनी का नाम बदलने के लिए अनुमोदन।	Agenda Item No. 02: Approval for Change of Name of their company from M/s. Momentum Metropolitan Services Private Limited to M/s Momentum Services Private Limited with Change in Shareholding Pattern and Change in Board of Directors of the company.
एलओए संख्या सीप्ज/न्यूसीप्ज/ऑरमसेज़/एमएमआईबीटीएसपीएल/एलसीडी-1/03/2019-20/05804 दिनांक: 30.03.2020. (मूल एलओए) यथा संशोधित।	LOA No. SEEPZ/NEWSEEPZ/AURUMSEZ/MMIBTSPL/LCD-1/03/2019-20/05804 Dated: 30.03.2020. (Original LOA) as amended.

The details of Change in Shareholding Pattern :

Sr. No.	Name of the Shareholders	Shareholding Pattern before transfer of Shares		
		No of Shares	Value (Rs)	Percentage
1	Momentum Metropolitan Strategic Investments (Pty) Limited.	89,99,999	8,99,99,990	100.00%
2	Mr. Yasir Ahmed (As Nominee of Momentum Strategic Investments (Pty) Limited.	10	10	0.00%
Total		90,00,000	9,00,00,000	100%

The details of Change in Board of Directors :

Sr. No.	Existing list of Board of Directors	Appointment Date	New list of Board of Directors	Appointment Date
1	Asokan Moonsamy Cunniah Naidu	15.03.2017	Asokan Moonsamy Cunniah Naidu	15.03.2017
2	Hermanus Anthon Swart	20.04.2018	Hermanus Anthon Swart	20.04.2018
3	Yasir Ahmed	04.06.2020	Yasir Ahmed	04.06.2020
4	Richard Llewellyn Phillips	21.07.2020	Richard Llewellyn Phillips	21.07.2020
5			Daniel Nathniel Kore	28.01.2022

निर्णय:- विचार-विमर्श के बाद, समिति ने निर्देश संख्या 109, दिनांक 18.10.2021 के अनुसार शेयरधारिता पैटर्न में परिवर्तन और कंपनी के निदेशक मंडल में परिवर्तन के साथ कंपनी का नाम मेसर्स मोमेंटम मेट्रोपॉलिटन सर्विसेज प्राइवेट लिमिटेड से मेसर्स मोमेंटम सर्विसेज प्राइवेट लिमिटेड में परिवर्तन के लिए औरम-सेज स्थित मेसर्स मोमेंटम मेट्रोपॉलिटन सर्विसेज प्राइवेट लिमिटेड के प्रस्ताव को मंजूरी दे दी।

Decision: After deliberation, the Committee **approved** proposal of M/s. Momentum Metropolitan Services Private Limited located at AURUM-SEZ for Change of Name of company from M/s. Momentum Metropolitan Services Private Limited to M/s Momentum Services Private Limited with Change in Shareholding Pattern and Change in Board of Directors of the company in terms of Instruction No. 109, dated 18.10.2021.

इसके अलावा, समिति ने इकाई को निर्देश संख्या 109, दिनांक 18.10.2021 के अनुसार निम्नलिखित सुरक्षा उपायों का पालन करने का भी निर्देश दिया।

Further, the Committee also directed the unit to comply with the following safeguards in terms of Instruction No. 109, dated 18.10.2021.

1. परिवर्तित इकाई के लिए अपरिवर्तित जिम्मेदारियों और दायित्वों के साथ सेज गतिविधियों की निर्बाध निरंतरता।

1. Seamless continuity of the SEZ activities with unaltered responsibilities and obligations for the altered entity.

2. परिवर्तित इकाई और उसके घटकों द्वारा सुरक्षा मंजूरी आदि सहित सभी लागू पात्रता मानदंडों को पूरा करना।

2. Fulfillment of all eligibility criteria applicable, including security clearances etc, by the altered entity and its constituents.

3. सभी राजस्व/कंपनी मामले/सेबी आदि अधिनियमों/नियमों की प्रयोज्यता और अनुपालन, जो पूंजीगत लाभ, इक्विटी परिवर्तन, हस्तांतरण, कर देयता आदि जैसे मुद्दों को विनियमित करते हैं।

3. Applicability of and compliance with all Revenue / Company Affairs/SEBI etc, Acts/Rules which regulate issues like capital gains, equity change, transfer, taxability etc.

4. इक्विटी में परिवर्तन/विलय, विभाजन, समामेलन या स्वामित्व में हस्तांतरण आदि से संबंधित पूर्ण वित्तीय विवरण तुरंत सदस्य (आईटी एंड आर), सीबीडीटी, राजस्व विभाग और क्षेत्राधिकार प्राधिकरण को प्रस्तुत किया जाएगा।		4. Full financial details relating to change in equity/merger, demerger, amalgamation or transfer in ownership etc. shall be furnished immediately to Member (IT&R), CBDT, Department of Revenue and to the jurisdictional authority.
5. मूल्यांकन अधिकारी को इक्विटी या विलय, विभाजन, एकीकरण, हस्तांतरण और स्वामित्व आदि के हस्तांतरण से उत्पन्न लाभ/हानि की करदेयता का आकलन करने का अधिकार होगा, जैसा भी लागू हो और आयकर अधिनियम, 1961 की प्रासंगिक धाराओं के तहत कटौती के लिए पात्रता होगी।		5. The Assessing Officer shall have the right to assess the taxability of the gain/loss arising out of the transfer of equity or merger demerger, amalgamation, transfer and ownerships etc. as may be applicable and eligibility for deduction under relevant sections of the Income Tax Act, 1961.
6. आवेदक को राज्य सरकार के प्रासंगिक कानूनों का पालन करना होगा, जिसमें भूमि के पट्टे से संबंधित कानून भी शामिल हैं।		6. The applicant shall comply with relevant State Government laws, including those relating to lease of land, as applicable.
7. आवेदक को सीबीडीटी को इकाई के पैन और क्षेत्राधिकार निर्धारण अधिकारी का विवरण प्रस्तुत करना होगा।		7. The applicant shall furnish details of PAN and jurisdictional assessing officer of the unit to CBDT.
8. आवेदक को सभी अभिलेखों में नये नाम या ऐसी व्यवस्था से पहचाना जाएगा।		8. The applicant shall be recognized by the new name or such arrangement in all the records.
कार्यसूची मद संख्या 03 : वित्त वर्ष 2024-25 की अवधि के लिए मेसर्स किनई इन्फोटेक एलएलपी के प्रदर्शन की निगरानी।		Agenda Item No. 03: Monitoring of the performance of M/s. KINAI INFOTECH LLP for the period FY 2024-25.
(मूल एलओए संख्या:- सीपज़/न्यूज़ेज़/सनस्ट्रीम-ठाणे/05/2015-16/946, दिनांक 22.01.2016)		Original LOA No.:- SEEPZ/NEWSEZ/SUNSTREAM-THANE/ 05/2015-16/946, Dated 22.01.2016)
इकाई द्वारा वित्त वर्ष 2024-25 के लिए वार्षिक निष्पादन रिपोर्ट प्रस्तुत की गई। इकाई ने वित्त वर्ष 2024-25 के दौरान संचयी आधार पर 53.07 करोड़ रुपये का सकारात्मक एनएफई हासिल किया है।		The Annual Performance Report for the FY 2024-25 (01.04.2024 to 31.01.2025) was submitted by the unit. The unit has achieved positive NFE of Rs. 53.07/- Crore on cumulative basis during the FY 2024-25.
निर्णय:- विचार-विमर्श के बाद, समिति ने सेज़ नियम, 2006 के नियम 54 के अनुसार मेसर्स किनाई इन्फोटेक एलएलपी (ऑरम-सेज़) के प्रदर्शन को नोट किया।		Decision: After deliberation, the Committee noted the performance of M/s. KINAI INFOTECH LLP (Aurum-SEZ) in terms of Rule 54 of SEZ Rules, 2006.
कार्यसूची मद संख्या 04: प्रसंस्करण क्षेत्र में आईटी टावर संख्या 03/Q3 के निर्माण की स्वीकृति के लिए मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड से अनुरोध		Agenda Item No. 04: Request from M/s. Aurum RealEstate Developers Limited for Approval of Construction of IT Tower No. 03/Q3 in the Processing Area
औपचारिक अनुमोदन संख्या एवं दिनांक- एफ.1/1/2016-एसईजेड, दिनांक 11.01.2016		Formal Approval No. & Date- F.1/1/2016-SEZ, Dated 11.01.2016

<p>निर्णय:- विचार-विमर्श के बाद, समिति ने वाणिज्य एवं उद्योग मंत्रालय के दिनांक 30.04.2010 के निर्देश संख्या 54 के साथ पठित दिनांक 15.03.2010 के निर्देश संख्या 50 के अनुसार प्रसंस्करण क्षेत्र में बिल्डिंग आईटी टॉवर संख्या 03/क्यू3 के निर्माण के लिए मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड (डेवलपर) के प्रस्ताव को मंजूरी दे दी।</p>	<p>Decision:After deliberation, the Committee approved proposal of M/s. Aurum RealEstate Developers Limited (Developer) for Construction of Building IT Tower No. 03/Q3 in the processing area in terms of Instruction No.50, dated 15.03.2010 read with Instruction No. 54, dated 30.04.2010 of Ministry of commerce & Industry.</p>
<p>कार्यसूची मद संख्या 05: मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड (डेवलपर) का आईटी टॉवर संख्या 03/क्यू 3 के निर्माण के लिए आवश्यक सामग्री की सूची की खरीद के अनुमोदन हेतु अनुरोध।</p>	<p>Agenda Item No. 05: Request of M/s. Aurum RealEstate Developers Limited (Developer) for approval of procurement of list of material required for Construction of Building IT Tower No. 03/Q3.</p>
<p>औपचारिक अनुमोदन संख्या एवं दिनांक- एफ.1/1/2016-एसईजेड, दिनांक 11.01.2016</p>	<p>Formal Approval No. & Date- F.1/1/2016-SEZ, Dated 11.01.2016</p>
<p>डेवलपर मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड ने चार्टर्ड इंजीनियर मेधा महादेश्वर (पंजीकरण संख्या एएम 143780-4, दिनांक 29.05.2013) द्वारा विधिवत प्रमाणित पत्र दिनांक 05.06.2024 और 11.03.2025 के माध्यम से बिल्डिंग आईटी टॉवर नंबर 03/क्यू3 के निर्माण के लिए आवश्यक सामग्री की सूची की खरीद के अनुमोदन के लिए अनुरोध किया है, जिसकी राशि 209,67,00,000/- रुपये है।</p>	<p>The developer M/s. Aurum RealEstate Developers Limited has requested for the approval of procurement of list of material required for Construction of Building IT Tower No. 03/Q3 amounting to Rs. 209,67,00,000/- vide letters dated 05.06.2024 & 11.03.2025 duly certified by Chartered Engineer Medha Mahadeshwar (Registration No. AM 143780-4, dtd. 29.05.2013</p>
<p>विनिर्दिष्ट अधिकारी, मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड-सेज ने दिनांक 15.04.2025 के पत्र के माध्यम से पुनः सत्यापन रिपोर्ट प्रस्तुत की है और कहा है कि, 209,67,00,000/- रुपये की सूची सत्यापित की गई है और इसे अधिकृत संचालन के लिए उपयुक्त पाया गया है।</p>	<p>The Specified Officer, M/s. Aurum RealEstate Developers Limited-SEZ vide letter dated 15.04.2025 has submitted re-verification report and stated that, the list amounting to Rs. 209,67,00,000/- has been verified and is found to be fit for Authorized operations.</p>
<p>निर्णय:- विचार-विमर्श के बाद, समिति ने सेज नियम, 2006 के नियम 12(2) के अनुसार अधिकृत संचालन के लिए और एमओसीएंडआई निर्देश संख्या 50 दिनांक 15.03.2010 के अनुसार, बिल्डिंग आईटी टॉवर संख्या 03/क्यू3 के निर्माण के लिए आवश्यक सामग्रियों की सूची की खरीद के लिए मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड (डेवलपर) द्वारा प्रस्तुत प्रस्ताव को मंजूरी दे दी, जिसकी राशि रु. 209,67,00,000/- है।</p>	<p>Decision:After deliberation, the Committee approved the proposal submitted by M/s. Aurum RealEstate Developers Limited (the Developer) for the procurement of the list of materials required for the construction of Building IT Tower No. 03/Q3, amounting to ₹209,67,00,000/-, for authorised operations in terms of Rule 12(2) of the SEZ Rules, 2006, and as per MoC&I Instruction No. 50 dated 15.03.2010.</p>
<p>अध्यक्ष को धन्यवाद ज्ञापन के साथ बैठक समाप्त हुई।</p>	<p>Meeting concluded with a vote of thanks to the Chair.</p>

(ज्ञानेश्वर भा. पाटील, आईएस)
अध्यक्ष-सह-विकास आयुक्त,

सोप्प-सोप्प

<p>दिनांक 24.03.2025 को आयोजित यूएसी बैठक के लिए की गई कार्रवाई</p> <p>Action taken for the UAC Meeting held on 24.03.2025</p>			
सेज़ का नाम/ Name of SEZ	इकाई का नाम/ Name of Unit	विषय/ Subject	की गई कार्रवाई/ Action Taken
M/s. Aurum Real Estate Developers Limited	M/s. Momentum Services Private Limited	Approval for Change of Name of their company from M/s. Momentum Metropolitan Services Private Limited to M/s. Momentum Services Private Limited with Change in Shareholding Pattern and Change in Board of Directors of the company.	Letter dated 09.05.2025 has been issued to unit.
	M/s. KINAI INFOTECH LLP	Monitoring of the performance of M/s. KINAI INFOTECH LLP for the year 2024-25.	Letter dated 09.05.2025 has been issued to unit.
	M/s. Aurum RealEstate Developers Limited (Developer)	Approval for Construction of Building IT Tower No. 03/Q3 in the processing area.	Letter dated 09.05.2025 has been issued to unit.
	M/s. Aurum RealEstate Developers Limited (Developer)	Request of M/s. Aurum RealEstate Developers Limited (Developer) for approval of procurement of list of material required for Construction of Building IT Tower No. 03/Q3.	Letter dated 09.05.2025 has been issued to unit.

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

AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE

a. Proposal :

Application of **M/s. Physicians Interactive India Pvt. Ltd.** for permission to setting up of Cafeteria in their SEZ Unit located at 15th Floor, Level 10, at Q Parc, Plot No. GEN-4/1, Q1 Tower, M/s. Aurum RealEstate Developers Limited, IT/ITES developed by LOMA Co-Developers 1 Pvt. Ltd.-SEZ, TTC Industrial Area, Thane Belapur Road, Ghansoli, Navi Mumbai 400 710.

b. Specific Issue on which decision of AC is required: -

Approval for setting up of Cafeteria in their SEZ Unit at 15th Floor, Level 10, at Q Parc, Plot No. GEN-4/1, Q1 Tower, M/s. Aurum RealEstate Developers Limited, IT/ITES developed by LOMA Co-Developers 1 Pvt. Ltd.-SEZ, TTC Industrial Area, Thane Belapur Road, Ghansoli, Navi Mumbai 400 710.

**c. Relevant provisions of SEZ Act, 2005 & Rules, 2006/Instruction/
Notification :-**

In terms of Rule 11 (5) of the SEZ Rules, 2006 which stipulates that –

“The Developer may, with the prior approval of the Approval Committee, grant on lease land or built up space, for creating facilities such as canteen, public telephone booths, first aid centres, crèche and such other facilities as may be required use of the unit”

MoC&I Instruction No. 95 dated 11.06.2019, item No. 3 (a) which stipulates that –

“The facilities as envisaged under the proviso to Rule 11(5) of the SEZ Rules could also be created by a unit for its exclusive use subject to obtaining a NOC from the Developer as well as necessary NOCs / clearances / approvals from the relevant statutory authorities.”

d. Other Information: -

1	Name of the unit	M/s. Physicians Interactive India Pvt. Ltd.
2	Present location	15 th Floor, Level 10, at Q Parc, Plot No. GEN-4/1, Q1 Tower, M/s. Aurum RealEstate Developers Limited, IT/ITES developed by LOMA Co-Developers 1 Pvt. Ltd.-SEZ, TTC Industrial Area, Thane Belapur Road, Ghansoli, Navi Mumbai 400 710.
3	LOP No. & Date	SEEPZ/NEW-SEZ/LCD-1/PII/07/2024-25/08311, DATED 21.06.2024 (Original LOA)

4	Item(s) of manufacture/services	Service Oriented Activity Content Development Graphic information system services Human resources services Information enabled services such as Data processing Information Technology – Application Development, Enhancement in Existing Application / Software, Computer Software Services Develop and Maintain Software
5	Date of commencement of production	Yet to commenced
6	LOA Valid upto	20.06.2025
7	Documents submitted by the unit for approval w.r.t. Operate Cafeteria.	The applicant has submitted following documents: a. Copy of SEZ Online Application b. Copy of all letter of Approvals c. Floor layout with highlighted area d. Fire NOC with latest Form A e. NOC from the Developer; f. Undertaking
8	Other documents	Copy of verification report by the Specified Officer, Aurum-SEZ

- The unit vide it's letter dated 08.04.2025 has stated as under:

The cafeteria will operate without the involvement of vendors and live cooking will not be permitted within the cafeteria. The facility is exclusively designated for employees to consume food brought from their homes.

To facilitate convenience, tea and coffee vending machines will be installed, accompanied by a microwave for heating home-prepared meals.

They undertake that they will not be available any duty benefit available under SEZ Act and rules made there under. In this connection, they requested to grant them approval to establish Cafeteria which will be used exclusively for employees of SEZ unit.

e. Recommendation:

- The application of the unit for Permission to setting up of Cafeteria in their SEZ 15th Floor, Level 10, at Q Parc, Plot No. GEN-4/1, Q1 Tower, M/s. Aurum RealEstate Developers Limited, IT/ITES developed by LOMA Co-Developers 1 Pvt. Ltd.-SEZ, TTC Industrial Area, Thane Belapur Road, Ghansoli, Navi Mumbai 400 710.
- Hence, submitted to Approval Committee Meeting for consideration in terms of Rule 11 (5) of the SEZ Rules, 2006 and MoC&I Instruction No. 95 dated 11.06.2019, item no. 3(a).

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

AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE

a. Proposal :

Monitoring of the performance of **M/s. Firststrand Services Private Limited** an IT/ITES unit located at Unit-1, Unit No.9, 17th Floor level 13 Building Q1 developed by Loma Co-Developers 1 Pvt. Ltd. in M/s. Aurum RealEstate Developers Limited-SEZ, Plot No. Gen 4/1 TTC Industrial Area., MIDC, Thane Belapur Road Vi-Ghansoli Mumbai 400 710 for 1st to 4th year i.e. 2020-21 to 2023-24 of 1st block period (FY 2021-22 to 2024-25).

b. Specific Issue on which decision of AC is required: -

Monitoring of the performance of the unit for 1st to 4th year i.e. 2020-21 to 2023-24 of 1st block period (FY 2021-22 to 2024-25), in terms of Rule 54 of SEZ Rules, 2006.

**c. Relevant provisions of SEZ Act, 2005 & Rules, 2006/Instruction/
Notification :-**

As per Rule 54 of SEZ Rules, 2006

“Performance of the Unit shall be monitored by the Approval Committee as per guidelines given in Annexure appended to these rules”.

d. Other Information: -

(I) APPROVED Projections

Renewal of LOA

(Rs. In Crore)

	2020-21	2021-22	2022-23	2023-24	2024-25	Total
FOB value of export	7.97	53.89	58.95	65.00	71.08	256.91
FE Outgo	1.67	0.05	0.05	1.05	0.05	2.87
NFE	6.29	53.84	58.90	63.95	71.03	254.0

(II) Performance as compared to projections for the period 2020-21 to 2024-25. (Rs. in Crore)

Year	Export		F.E. OUTGO				
	Projected	Actual (As per APR)	Raw Material (Goods/Services)		C.G. import		Other outflow
			Projected	Actual (As per APR)	Projected	Actual (As per APR)	Actual (As per APR)
2020-21	7.97	88.58	0.00	0.00	2.62	1.20	0.00
2021-22	53.89	85.35	0.00	0.00		0.00	0.00
2022-23	58.95	64.46	0.00	0.00		0.00	0.23
2023-24	65.00	60.86	0.00	0.00		0.00	0.16
Total	185.81	299.25	0.00	0.00	2.62	1.20	0.39

(III) Cumulative NFE achieved during the block period 2020-21 to 2023-24. (Rs. in Crore)**(A) Cumulative NFE achieved as per APR**

Year	Cumulative Projections NFE	Cumulative NFE Achieved As per APR (Coloumn 9)	Cumulative % NFE Achieved
2020-21	6.29	88.46	1,406.36
2021-22	60.13	173.70	288.87
2022-23	119.03	237.81	199.79
2023-24	182.98	298.40	163.08

(B) NFE for scrutiny period:-(Rs. in Crore)

Year	FOB value of export	FE Outgo (Amortised Value+Other Outflow)			Calculated NFE (As per Scrutiny)	NFE (As per APR)	Calculated Cumulativ NFE (As per Scrutiny)	Cumulative NFE (As per APR)
1	2	3 Amortised Value	4 Other Outflow	5=(3+4) Total	6 (2-5=)	7	8	9
As per APR FY 2020-21	88.58	0.11	0.00	0.11	88.47	88.46	88.47	88.46
As per APR FY 2021-22	85.35	0.11	0.00	0.11	85.24	85.23	173.71	173.70
As per APR FY 2022-23	64.46	0.11	0.23	0.34	64.12	64.11	237.83	237.81
As per APR FY 2023-24	60.86	0.11	0.16	0.27	60.59	60.58	298.42	298.40

(IV) Whether the Unit achieved Positive NFE : Yes

LOA No. & Date	1. LOA No. SEEPZ-SEZ/NEWSEZ/AURUM-FRSPL/10/2019-20/22584, Dated: 20.11.2019
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Validity of LOA		31.05.2025			
Item(s) of manufacture/ Services		Information Technology in the nature of Application Development and Software Development (CPC-842), Information Technology Enabled Services namely Other Business Services (CPC-865) such as Management consulting services, Quantitative Analysis and Risk Analysis support, Technical Analysis), Support Centres (CPC-865) such as System administration services, Batch Operations and Database administration services) and other Back office Operations (CPC-862)			
Date of commencement of production		01.06.2020			
Execution of BLUT		Yes			
Pending CRA Objection, if any		No			
Pending Show Cause Notice/ Eviction Order/Recovery Notice/ Recovery Order issued, if any		No			
Employment for the block period		As per projection Man: - 175 Woman: - 75 Total: 250 As on 31st March 2024: (As per Specified Officer reports) Man: 113 Woman: 16 Total: 129			
Area allotted (in sq. ft.)		27700 Sq. Ft.			
		(Area Sq. Ft./No. of Employees)			
Area available for each employee per sq.ft. basis (area / no. of employees)		2023-24 214.72 Sq. Ft.			
Investment till date (Rs. In Lakhs)	Building	2020-21	2021-22	2022-23	2023-24
		599.08	604.17	681.69	681.69
	Plant & Machinery	128.47	154.65	154.67	154.80
	TOTAL	727.55	727.55	836.36	836.49
Quantity and value of goods exported under Rule 34 (unutilized goods)		N.A.			
Value Addition during the monitoring period		N.A.			
Whether all the APRs being considered now has been filed well within the time limit, or		Yes			
		2020-21	2021-22	2022-23	2023-24

otherwise.

If no, details of the Year along with no of days delayed to be given.

29.12.2021	28.09.2022	14.09.2023	27.09.2024
*As per letter dated 29.06.2021 of MoC&I, SEZ Division, instructed that Filing of Annual Performance Reports (APR) by SEZ units extended to till 31 st December, 2021.			

The Specified Officer report vide letter dated 29.01.2025 has submitted reported as detailed below:

A. EXPORT:- (Rs. in Crore)

Year/ Period	Figures as per APR	Figures as per Softex/SB/Customs Records (INR)	Difference if any	Reason for Difference/Remark INR as conveyed by the unit
2020-21	88.59	78.86	9.73	During the year unit have provided services to to DTA unit against payment in foreign currency amounting to Rs. 0.01 crores.
2021-22	85.35	86.40	1.05	During the year unit have provided services to DTA Unit against payment in Foreign Currency amounting to Rs. 0.01 Crore. Further, during the year, Credit Note amounting to R.s -0.05 Crore has been raised by the Unit.
2022-23	64.47	65.38	0.91	During the year Unit have provided services to DTA Unit against payment in Foreign Currency amounting to Rs. 0.01 Crore. Further during the year, Credit Note amounting to Rs. (0.32) Crore has been raised. Furthermore, during the year Unit clarified that there are 45 invoices total amounting to Rs. 6.43 Crore for which condonation has been applied. For this purpose, Show Cause notice No. SEEPZM-DCOMISC/05/2024-CUST dated 18.11.2024 and Personal Hearing was also scheduled on 16.12.2024 and 06.01.2025 was postponed for the later date.
2023-24	60.87	69.86	8.99	During the year Unit have provided services to DTA unit against payment in Foreign Currency amounting to Rs. 0.01 Crore. Further, during the year, Credit Note amounting to Rs. (1.83) Crore has been raised by the Unit.

b. Import**i. Capital Goods including procurement done on IUT (from SEZ, EOU, STPI, EHTP) basis:****(Rs. in Crore)**

Year/ Period	Figures as per APR	Figures as per Softex/SB/Customs Records (INR)	Difference if any	Reason for Difference / Remark in INR as conveyed by the unit
2020-21	1.20	1.20	0.00	NA
2021-22	0.00	0.00	0.00	NA
2022-23	0.00	0.00	0.00	NA
2023-24	0.00	0.00	0.00	NA

ii. Raw Material (Rs. in Crores)

Year/ Period	Figures as per APR	Figures as per Softex/SB/Customs Records (INR)	Difference if any	Reason for Difference / Remark in INR as conveyed by the unit
2020-21	0.00	0.00	0.00	NA
2021-22	0.00	0.00	0.00	NA
2022-23	0.00	0.00	0.00	NA
2023-24	0.00	0.00	0.00	NA

C. BLUT

1.	Value of BLUT Executed (Duty foregone) including for CG/Raw Material/Services)	
	Value of Additional BLUT executed	
	-Year	F.No. SEEPZ-SEZ/NEWSEZ/AURUM-FRSPL/10/2019-20/01909, dated 28.01.2020
	- BLUT amount	
		Rs. 11.74 Crores
	-Year	
	- BLUT amount	
		Total: Rs. 11.74 Crores
	Total value of BLUT Executed: In Crore	

2.	Total Duty Foregone on goods & services procured Category –wise BLUT value utilized separately for imported and indigenous goods and services) This should be based on BLUT worksheet which provides for estimated value and duty foregone separately for each category of procurement.	F.Y.	Goods	Services (Rs. in Crores)												
			(Imported & Indigenous) (Rs. in Crores)													
		2020-21	0.60	2.46												
		2021-22	0.00	3.20												
		2022-23	-	1.35												
		2023-24	0.00	0.55												
		Total	0.60	7.56												
3	Has the Unit procured goods and or services without having sufficient balance in their BLUT? If Yes, Month & Year when the BLUT was exhausted Details of the consignments and Total value of Goods procured without having sufficient or nil balance in BLUT	No														
(d)	Employment made as on date (as on end of block period / year up to which monitoring is being done) (March 2024)	<table><tr><td>Gender</td><td>As per the LOA (Form F)</td><td>As on 31.03.2024</td></tr><tr><td>Men</td><td>175</td><td>113</td></tr><tr><td>Women</td><td>75</td><td>16</td></tr><tr><td>Total</td><td>250</td><td>129</td></tr></table>			Gender	As per the LOA (Form F)	As on 31.03.2024	Men	175	113	Women	75	16	Total	250	129
Gender	As per the LOA (Form F)	As on 31.03.2024														
Men	175	113														
Women	75	16														
Total	250	129														
(e)	Details of pending Foreign Remittance beyond Permissible period, if any (as on 31 March, 2024) To cross-check the same and verify whether necessary permission from AD Bank / RBI has been obtained.	No														
(f)	Whether all softex has been filed for the said period. If no, details thereof. SO to also check whether unit has obtained Softex condonation from DC office / RBI and if approved, whether they have filed such pending Softex.	All the Softex Forms till March, 2024 has been certified except for the month of June, 2021 and July, 2022. Condonation for delay in filing of Softex Form is submitted for the same by unit.														
(g)	Whether all Softex has been certified, if so till which month has the same been certified. If not, provide details of the Softex and reasons for pendency.	Yes, all softex forms are Certified upto March 2024.														

(h)	Whether unit has filed any request for Cancellation of Softex	No
(i)	Whether any Services provided in DTA/SEZ/EOU/STPI etc. against payment in INR in r/o IT/ITES Unit during the period. If yes, details thereof (year wise details to be provided)	No
(j)	SO to verify and certify whether the unit has updated the BLUT ledger Module in SEZ Online.	N.A.
(k)	Has the unit cleared any Capital Goods procured duty free in DTA against payment of Duty or otherwise? Full details to be provided along with value of assets and duty discharged	No
(l)	Is the unit sharing any of their infrastructures with other units or are utilizing infrastructure of another unit in the same or other SEZ. If so, details thereof, including the details of the unit with whom the sharing is being made, and the payment terms If approval for sharing of common infrastructure has been obtained from UAC / DC office, the date of UAC / Approval letter to be indicated	No
(m)	Whether all DSPF for services procured during the said monitoring period under consideration has been filed by the unit and whether the same has been processed for approval by the SO.	Yes
(n)	Whether unit has filed all DTA procurement w.r.t. the goods procured by them during the monitoring period for the relevant period. If no, details thereof	Yes
(o)	Details of the request IDs pending for OOC in respect of DTA procurement on the date of submission of monitoring report	Nil

(p)	<p>Has the unit set up any cafeteria / canteen / food court in unit premises?</p> <p>If yes, whether permission from UAC / DC office has been issued, or otherwise office has been issued, or otherwise</p> <p>Whether unit has availed any duty free goods / services for setting up such facility?</p> <p>If yes, whether unit has discharged such duty / tax benefit availed? Details to be given including amount of duty / tax recovered or yet to be recovered</p>	No
(q)	Whether any violation of any of the provisions of law has been noticed / observed by the Specified Officer during the period under monitoring	No

Further, Specified Officer stated that, the above figures are based on the details furnished by the SEZ unit and data available on SEZ Online. These may be records for the purpose of monitoring of Performance of SEZ unit for the period 2020-21 to 2023-24 of M/s. Firstrand Services Private Limited-Unit 1., Aurum-SEZ -SEZ, Mumbai.

e. **Recommendation:**

The proposal of the unit based on the agenda in terms of Rule 54 of SEZ Rules, 2006 is submitted to the Approval Committee for consideration.
