

MINUTES OF THE 43rd AUTHORITY MEETING HELD ON 12.01.2021 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER & CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present: -

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| (i) Shri. Ramesh Holeyachi,
Jt. DGFT, Mumbai | - | Member |
| (ii) Sh. C.P.S. Chauhan
JDC, SEEPZ-SEZ | - | Member/Secretary |
| (iii) Sh. Vijay Gujarati,
COO, M/s. EOS Power India Pvt. Ltd. | - | Member |
| (iv) Sh. Ashish Kothari, Director
M/s. Jewelex India Pvt. Ltd. | - | Member |

The Chairperson welcomed the Members of the SEEPZ-SEZ Authority and Special Invitees and thereafter Agenda was taken up for discussion.

Agenda Item No. 1: Confirmation of the Minutes of the 42nd Meeting held on 30.09.2020

The Minutes of the meeting held on 30.09.2020 were approved with consensus.

Agenda Item No. 2: Proposal for Allotment of Space in GJ-17, SDF-VII

The Authority was briefed that there was vacant space which was surrendered by the Unitholder and as per the Exit Policy advertisement was hosted on the website and on receipt of the application, the space of GJ-17, SDF-VII admeasuring an area of 618 sq. mtr. was provisionally allotted to M/s. Jewelspark LLP

After deliberation, the Authority noted the proposal of allotment of space to the deserving entrepreneur.

Agenda Item No.3: Proposal for reconciliation of BMC Taxes for the period 2011-12 to 2014-15.

Authority was briefed that as per the amendments to the BMC Acts a Resolution No.1091 of 27.01.2010 was passed approving the change over from the Rateable Value System to the Capitalized Value System with effect from 01.04.2010.

The BMC Authorities have assessed the building based on the Rateable value since inception i.r.o. Govt. Leased buildings. As per revised rate w.e.f. 2010 from

rateable to capital value system, the reconciliation for the period 2011-12 to 2014-15 has been done and Rs. 2.72 crores is to be shown as credit in the books of accounts.

After deliberation, Authority approved the BMC Tax reconciliation and directed the Estate section to give credit balance in the books of the accounts of Unitholders.

Agenda Item No.4: Proposal for taking over capital assets executed under ASIDE Project at SEEPZ SEZ.

Authority was briefed that the work of Providing, erecting High Mast Light in SEPEZ Zone, Providing, erecting, testing and commissioning of flood lights of SEPEZ Zone and Residential Quarters, Providing water recycling, water harvesting of rain water and Providing baggage scanner for all three gates and renovation of gate and Service centre was executed by MIDC under ASIDE. However, the same was not capitalized and shown in the books of accounts.

After deliberation, Authority approved the proposal of taking over the capital assets for the work executed under ASIDE and to be reflected in the books of the accounts.

Agenda Item No.5: Proposal for extension of the existing AMCs

Authority was briefed about the ongoing tenders and their expiry. The Authority was conveyed that the parameters/guidelines will be made before floating the tender. Authority also mentioned that in future, action should be initiated to expedite the tender proceedings well in advance.

After deliberation the Authority extended the validity of the AMCs related to cleaning contract, security services, AC machines, Pest Control and Guard Tour system for a further period of 2 months or till the finalization of the new service provider whichever is earlier.

Agenda Item no. 06: Proposal for implementation of reduction of tariff charges for electricity in SEEPZ SEZ.

Authority was apprised that the SEEPZ SEZ is in the process of finalization of the tender proceedings w.r.t. engaging consultant and developing a methodology for reducing current electricity tariff and same would be finalized soon.

After detailed deliberation, the Authority noted the proposal and also mentioned that the Consultant and the Agency should thoroughly study the parameters w.r.t. reduction in the tariff rate before approaching MERC.

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Agenda Item no. 07: Proposal implementation of Solar Power Project by MEDA

Authority was informed that as per the instructions, the rate of Solar Power Corporation was called for and it was seen that the rate quoted by M/s. Solar Power is @ Rs. 3.3 per unit as against MEDA @ Rs. 2.74 per unit. Hence the SEEPZ SEZ is in agreement with the lower rate quoted by MEDA and asked MEDA to furnish the Power Purchase Agreement (PPA).

After deliberation, the Authority noted the updated status of the proposal and also held the view that the PPA submitted by MEDA should be thoroughly examined before execution and Ministry may also be updated about the status of the implementation of the project.

Agenda Item No. 08 : Proposal for reduction in the reserve price for transfer of property.

Authority was apprised that some of the Units are non-operational due to slow down of market conditions or court cases/litigation etc. who wishes to exit out of the SEZ Scheme and there are certain units who are willing to take over such units for the betterment of the exports, employment generation and development of infrastructure within their premises are not able to do so as the reserve price is on the higher size. Therefore, the Trade/stakeholders have mentioned that looking at the present scenario and the pandemic COVID 19 and the market rate, the reserve price may be reduced to 40% against the defined 50% reserve price.

Shri. Ashish Kotari, Trade Member requested the Authority to take up the matter of part sale in large properties where separate entry and exit is possible as this will help in liquidation of idle lying self owned properties and new units will be established.

After deliberation, the Authority felt that both these issues may be taken up in the next Authority meeting after examination in detail on all aspects.

Table Agenda Item No. 09 : Proposal for reduction of labourers of M/s. Bohra Enterprises

The Authority was apprised that as per the prescribed procedure i.ee. EOW, inspection and supervision are time consuming process and work is delayed and desired results are not achieving the goal for which agency's manpower have been engaged as well as major repair work have not be attended by such contractor in such a manner.

After detailed deliberation the Authority approved the proposal of reduction of manpower in following terms and conditions :

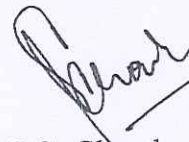
- (a) One carpenter, one painter, one plumber, one mason and two helpers are engaged instead of the earlier sanctioned strength ;

- (b) After Reduction of manpower as mentioned in point (a) above, the expenditure is hereby granted for Rs. 1,30,723/- per month against the earlier sanctioned amount of Rs. 3,68,921/- per month ;
- (c) Day to day minor work should not increase beyond Rs. 50,000/- on each occasion;
- (d) Extra manpower, to execute urgent work if any, is permitted subject to approval of the Estate Manager,
- (e) An imprest/advance cash Rs. 30,000/- is granted to Estate Manager for immediate usage for any urgent work.

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

This issues with the approval of the Chairperson of SEEPZ SEZ Authority.

Approved by
Chairman/Development
Commissioner.


22.01.21

(C.P.S. Chauhan)
Secretary/Jt. Development Commissioner,
SEEPZ SEZ Authority