

**SEEPZ SPECIAL ECONOMIC ZONE
ANDHERI (EAST), MUMBAI.**

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AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR
IT/ITES AT PUNE OF M/S. NALANDA SHELTER
PRIVATE LTD.**

DATE : 18.12.2023

TIME : 11:30 A.M.

VENUE : SEEPZ, SEZ OFFICE, PUNE

**MEETING OF THE APPROVAL COMMITTEE FOR
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR
IT/ITES AT PUNE, UNDER THE CHAIRMANSHIP OF
DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON
18.12.2023**

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Agenda Item No.	Subject
Agenda Item No. 01 :-	Confirmation of the Minutes of the meeting held on 05.12.2023
Agenda Item No. 02 :-	Application for approval of Change in Shareholding pattern in r/o Nalanda Shelter Pvt Ltd. (Developer)

Minutes of the 38th Meeting of the Approval Committee held under the Chairmanship of Shri Rajesh Kumar Mishra, Zonal Development Commissioner SEEPZ-SEZ, Mumbai for Sector Specific Special Economic Zone for IT/ITES of M/s. Nalanda Shelter Pvt Ltd -SEZ, PUNE held on 05.12.2023 via video conferencing.

1	Name of the SEZ	M/s Nalanda Shelter Pvt Ltd – SEZ, PUNE
2	Sector	IT/ITES
3	Meeting No.	38 th
4	Date	05.12.2023

Members present

Sr	Name and Designation (S/Shri.)	Department
1	Smt. Mital S. Hiremath Joint Development Commissioner	Pune Cluster-SEZ, Pune
2	Shri. Sandeep Sathe, DCIT-Circle 4, Pune	Nominee of Income Tax, Pune
3	Shri. Krishanadas Nair, FTDO	Nominee of DGFT, Pune
4	Smt. Malathi J. Nair Superintendent	Nominee of Customs, Pune

Special Invitee

Sr	Name and Designation	Department
1	Shri Satbir Sharma Specified Officer	SEEPZ-SEZ, Pune Cluster

Agenda Item No.01: Confirmation of the Minutes of the 37th meeting held on 19.10.2023

After deliberation, the Committee confirmed the minutes of the 37th meeting of Approval Committee held on 19.10.2023.

Agenda Item No. 2 : Application for setting up of New Unit submitted by M/s. Plastic Omnium Auto Exteriors (India) Pvt Ltd.

The proposal of the unit was placed before the Approval Committee for consideration.

After deliberation, Committee approved the proposal of M/s. Plastic Omnium Auto Exteriors (India) Pvt Ltd. for setting up of a new unit in M/s Nalanda Shelter Pvt Ltd. – SEZ, in terms of Rule 17 & 18 of SEZ Rules, 2006. The details of the approved proposal as detailed below :

(Amount in Rs. Cr.)

Location	Unit No. 1 & 2 (Part), 8 th Floor, Tower A,
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		Nalanda Shelter Pvt Ltd.-SEZ, RGIP, Phase-I, Hinjewadi, Pune-411 057				
Area		22163 sq.ft. (2059.01 Sq.mtr.)				
Product to be manufactured /Service to be rendered.	Sr. No	Services	SAC/CPC	Authorized Operations		
	1	Information Technology Enabled Services in the nature of Engineering & Design Services	SAC-9983 3 CPC-8672	<ul style="list-style-type: none"> • Providing designing • Engineering • Re-engineering • Reverse Engineering • Validation product data management • Allied services • CAD/CAM 		
	2	Back office Operations & Support Services	CPC-879	<ul style="list-style-type: none"> • Purchase Back office support • On Boarding of clients • Vendor registrations 		
Investment in Plant & Machinery / Capital Goods (Rs. In Cr.)						
Indigenous		23.72				
Imported		2.64				
TOTAL		26.36				
Services						
Indigenous		187.75				
Imported		93.90				
TOTAL		281.65				
Projections for 1 st Block Period						
	1 st	2 nd	3 rd	4 th	5 th	Total
FOB Value of Exports	70.43	75.43	86.22	87.50	107.67	427.25
FE outgo	18.35	17.05	19.09	20.79	21.26	96.54
NFE	52.0	58.3	67.1	66.7	86.40	330.7

	8	8	4	2		2
Employment	289 Employees (Male-208 & Females-81)					

Agenda Item No. 3 : Application for approval of Addition of Location and Revision in Projections submitted by M/s PO Lighting India Pvt Ltd.

After deliberation, the Committee approved the proposal of the Unit for addition of area to the existing operational area and Revision of projections in terms of Rule 19(2) of SEZ Rules, 2006, as detailed below:

1. Location/area proposed to be added:

Existing address and area	Area proposed to be added	Total area after addition
Ground Floor, Unit No. 6, Tower 'A', Nalanda Shelter Pvt. Ltd., - SEZ, RGIP, Phase-I, Hinjewadi, Pune-411057	8 th Floor, Unit No. 1 & 2 (Part), Tower 'A', Nalanda Shelter Pvt. Ltd., - SEZ, RGIP-Phase-I, Hinjewadi, Pune-411057	Ground Floor, Unit No. 6 & 8 th Floor, Unit No. 1 & 2, Tower 'A', Nalanda Shelter Pvt. Ltd., - SEZ, RGIP-Phase-I, Hinjewadi, Pune-411057
Admeasuring area of 10310 Sq. ft.	Admeasuring area of 18134 Sq. ft.	Admeasuring area of 28,444 Sq. ft.

2. Revision in Projections, as detailed below:

(Rs. In Crores)

Sr.No	Particulars	2022-23	2023-24	2024-25	2025-26	2026-27	Total
1.	FOB Value of exports	5.73	109.95	113.96	121.99	130.01	481.65
2.	Foreign Exchange outgo	0.02	3.48	3.56	4.02	3.96	15.03
3.	Net Foreign Exchange	5.71	106.47	110.40	117.97	126.05	466.61
Investment-Plant and Machinery/ Capital Goods (Rs. In Crores)							
i.	Indigenous Capital Goods						9.00
ii.	Imported Capital Goods						5.50
Input of Services							
i.	Indigenous Services						71.97
ii.	Imported Services						9.53
Employment (Men- 119, Women-100)							219

Agenda No. 4 : Application for leasing out built up space to the vendors for setting up Food Court Service submitted by M/s. Nalanda Shelters Pvt Ltd (Developer)

The Proposal for leasing out built up space to vendor M/s Gadge Onion for Food Court services at Dry Tuck Shop 1, Ground floor, Amenity Block, NSPL M/s

Nalanda Shelter Pvt. Ltd. SEZ (Developer) was placed before the Approval Committee.

Details of location, service providers and area allocated for Cafeteria:

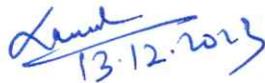
Name of Vendor	Location of Cafeteria and Area	Activities	Area in Sq.ft.
M/s Gadge Onion	Dry Tuck Shop, 1, Ground floor, Amenity Block, NSPL, Blue Ridge Township, Near Cognizant, Near RGIP, Hinjewadi Phase – I, Pune 411057	Required for food facility for employees working in SEZ Campus.	104 Sq. ft

After deliberation, the Committee approved the proposal of the developer for leasing out built up space to vendor M/s Gadge Onion in the SEZ premises, in terms of Rule 11(5) of SEZ Rules.

This approval is subject to the following conditions:

1. The Service Provider will not be eligible for any exemptions, drawback, concessions or any other benefits available under Section 7 or Section 26 of the SEZ Act for creating or operating such facilities.
2. Developer and Service provider shall adhere all the statutory compliances such as Fire NOC and other clearances required for setting up / running of such facility.
3. The facility will be for exclusive use of the employees of the units and the Developer.
4. There will not be any live cooking at the above mentioned location.

Meeting ended with a vote of thanks to the Chair.


13.12.2023
(Rajesh Kumar Mishra, IRS)
Chairman-cum- Development
Commissioner

GOVT. OF INDIA,
OFFICE OF THE ZONAL DEVELOPMENT COMMISSIONER,
SEEPZ – SEZ (PUNE CLUSTER)

AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE

a. **Proposal:** -

Proposal submitted by M/s. Nalanda Shelter Pvt Ltd. (Developer) located at Nalanda Shelter Pvt Ltd – SEZ for Change in Shareholding pattern.

b. **Specific Issue on which decision of Approval Committee is required:** -

Approval for Change in Shareholding pattern, in terms of Instruction No. 109 dated 18.10.2021, as detailed below:

Existing Shareholding Pattern:

Sr. No.	Name of Shareholders	Number of Shares	Percentage (%)
01	PRSPL	9,998	99.98
02	Shashank Paranjape (Nominee)	1	0.01
03	Shrikant Paranjape (Nominee)	1	0.01
	Total	10,000	100.00

Proposed Shareholding Pattern:

Sr. No.	Name of Shareholders	No. of Shares	Percentage (%)
01	Ascendas Property Fund (India) Pvt. Ltd.,	9999	99.99
02	Nominee of Ascendas Property Fund (India) PTE. Ltd.	1	0.01
	TOTAL :	10,000	100%

c. **Relevant provisions:** -

As per para (i) of Instruction no. 109, dated 18.10.2021,

"Reorganization including change of name, Change of Shareholding pattern, business transfer arrangements, court approved mergers and demergers, change of constitution, Change of Directors, etc. may be undertaken by the Unit Approval Committee (UAC) concerned subject to the condition that the Developer/Co-developer/ Unit shall not opt out or exit out of the Special Economic Zone and continues to operate as a going concern. All liabilities of the Developer/Co-Developer/Unit shall remain unchanged on such reorganization."...

d. **Other Information:** -

- M/s. Nalanda Shelter Pvt Ltd. Developer has submitted application for following LOA No.
- (1) F.1/14/2017-SEZ Dtd. 31.03.2017.
- Developer has submitted following documents:
 - i. Undertaking submitted by the Developer M/s Nalanda Shelter Pvt. Ltd.-SEZ.
 - ii. Memorandum of Association of M/s Nalanda Shelter Pvt Ltd.
 - iii. Article of Association of M/s Nalanda Shelter Pvt Ltd.
 - iv. Undertaking dated 05.12.2023 submitted by M/s Ascendas Property Funds (India) Pvt Ltd.,

d. Reason for change in Shareholding pattern:

- The developer is in the process of transferring shares to Ascendas Property Fund (India) Ptd. Ltd. In light of this the parties have decided to transfer ownership of the shares to Ascendas Property Fund (India) Pte. Ltd.
- The NSPL Business promoters and shareholders are actively involved in land acquisition and property development. Ascendas Property Fund (India) Pvt Ltd, specializes in investing in income-generating assets and effectively manages leased premises. Both parties have fulfilled their responsibilities and the asset is either completed or nearing completion.

e. ADC's observation:

- Approval committee may kindly consider the proposal of the Developer for Change in Shareholding pattern, in terms of Instruction no. 109 issued by MOC&I.
