

सीपज़ विशेष आर्थिक क्षेत्र
SEEPZ SPECIAL ECONOMIC ZONE
अंधेरी (पूर्व), मुंबई।

ANDHERI (EAST), MUMBAI.

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण की 74वीं बैठक का एजेंडा

AGENDA FOR THE 74th 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 : 08.08.2025

DATE : 08.08.2025

समय : 1 बजे

TIME : 1 P.M

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Agenda Item No.	Subject
<u>Agenda Item No. 01</u>	Confirmation of the Minutes of the 73 rd Authority Meeting
Action taken report of 73 rd Authority Meeting dated 28.05.2025	
<u>Finance Division</u>	
<u>Agenda Item No. 1(A)</u>	Proposal for consideration of Annual Financial Statements for F.Y. 2024-25 of SEEPZ-SEZ Authority
<u>Agenda Item No. 2</u>	Monthly Statement Expenditure incurred through Imprest Account.
<u>Agenda Item No. 3</u>	The practice of including administrative charges @ 10% of total Monthly expenses by M/s. Stree Mukti Sanghtana (SMS) be regularized and formally approved by the Authority as a welfare measure, in recognition of the nature of services rendered i.e. looking after children of those employees who are working in the Units engaged in exports activities in the SEEPZ premises.
<u>Agenda Item No. 4</u>	Proposal related to the payment to be made to JOSH, a skill development initiative under GJSCI.
<u>Estate Division</u>	
<u>Agenda Item No. 5</u>	Proposal for clarification of rent applicable to incoming entrepreneur under provision of rule 74A and / or change/transfer of ownership by other means viz auction by Banks/ DRT/Liquidator, etc.
<u>Agenda Item No. 6</u>	Proposal for formation of Expert Committee for formation of Renewal 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 7</u>	Procedure for Implementation of Miscellaneous Permissions in RiSE ERP.
<u>Agenda Item No. 8</u>	Post facto approval for Repair and Renovation of D-1 Bungalow, Staff Colony SEEPZ.
<u>Agenda Item No. 9</u>	Approval for Repairing / Renovation Works of Guest House, 5th Floor – Rooms No. 1 to 8, Store Room, Pantry Room, Common Area, and Ducts in BFC Building, SEEPZ-SEZ
<u>Agenda Item No. 10</u>	Proposal for participation in World Expo 2025.
<u>Admin Division</u>	
<u>Agenda Item No. 11</u>	Proposal for Sanction of Posts for Outsourced Staff in the DC Office.

दिनांक 28.05.2025 के 73rd प्राधिकरण बैठक की कार्रवाई रिपोर्ट।

ACTION TAKEN REPORT OF 73rd AUTHORITY MEETING DATED 28.05.2025

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	
1	<i>Confirmation of the Minutes of the 73rd Authority Meeting held on 28.05.2025</i>	After Deliberation, Authority Confirms the minutes of the meeting held on 17.04.2025 and noted the action taken in the Agenda No. 1 to 9. However in Agenda 10 following discussion were made	Noted
(i)	Ola/Uber Services		Circular No. 11 dated 29.07.2025 was hosted on website.
(ii)	Signage in Premises, including Parking Boards and Building Signages	It was decided that the format, specifications, and overall design standards for signage will be finalized in consultation with the Master Planner.	Comments from Master Planner is awaited.
1 (A)	Monthly Statement Expenditure incurred through Imprest Account	After Deliberation, The Authority noted the expenses incurred through imprest account.	Noted
2	Proposal for executing of Renewed Memorandum of Understanding (MoU) with GJEPC for continued Operation and staffing of precious metal assaying machine at SEEPZ-SEZ	After deliberation, the Authority approved the proposal.	Letter issued to GJEPC, reply awaited from GJEPC for signing MOU
3	Proposal for Rent Adjustment and refund of Excess amount paid towards house rent by Ms. Anuja Sayaji Chavan,	After deliberation, the Authority approved the proposal for rent adjustment and refund of excess house rent paid by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ,	File under process for payment

	Contractual Junior Executive, SEEPZ-SEZ	and directed the Estate and Finance Sections to verify the calculations and process the refund accordingly	
4	Proposal Policy for the Transfer of Assets for 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	After deliberation, the Authority approved the comprehensive policy framework governing the transfer of assets and liabilities for various categories of sub-leased Galas and Plots, encompassing both operational and non-operational units. The policy shall come into effect immediately and shall apply to all units granted a Letter of Approval (LOA) on or after 28.05.2025.	Circular no. 10 dated 26.06.2025 uploaded on SEEPZ Website
5	Proposal 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	After Deliberation, Authority deferred the agenda for next Authority Meeting with other possible methods to determination of Lease rent.	Next Authority meeting
6	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 SEEPZSEZ	After detailed deliberation, the Authority approved the proposal for standardization of lease rent across operational units in SDF-I to VI and G&J Complex I to III, as outlined above. To avoid immediate financial burden on existing operational units, it was decided—based on the suggestions of Authority Members and the President of SGJMA—to implement the increase in a phased manner. Further, Authority Members expressed concern that the high rates discovered through e-auctions may not be viable for existing units. While new bidders determine and quote rates based on their own	Draft Circular is put up for approval.

	<p>business viability and willingness, imposing similar rates on existing units during reallocation to newly redeveloped buildings could severely impact their operations and may compel them to shut down or exit the SEZ. After due deliberation, the Authority decided that existing units, originally allotted prior to the introduction of the e-auction process, shall be reallocated space in the newly redeveloped buildings at a lease rent equivalent to the rate applicable to units reallocated from SDF-I to NEST-I and NEST-II (currently ₹4,750 per sq. mtr. per annum). This rate shall be subject to an annual escalation of 5%, and the applicable lease rent at the time of actual reallocation shall be determined accordingly. However, this lease rent shall apply only to the equivalent area previously occupied in the old buildings. Any additional area beyond the existing allotment shall attract lease rent as was adopted in the case of NEST-II decided in Agenda No 13 of 71st Authority Meeting</p>	
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विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 28.05.2025 को आयोजित 73वीं प्राधिकरण बैठक का कार्यवृत्त

MINUTES OF THE 73rd AUTHORITY MEETING HELD ON 28.05.2025 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following are present:

- | | |
|---|--------|
| 1. Smt. Mital Hiremath, Joint Development Commissioner, SEEPZ-SEZ
Member/Secretary | |
| 2. Shri Bäckiyavelu Mutharasu ITS Deputy,
Nominee DGFT, Mumbai, | Member |
| 3. Shri HasmukhBhai 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 Rajendra Wagh, Deputy Engineer, MIDC

Smt. Smitha Nambiar, Dy. Development Commissioner, Smt. Y. Mangala, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner (Estate Operation), Ms. Divyanshi Goyal LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 72nd Authority held on 17.04.2025.

Decision: After Deliberation, Authority confirms the minutes of the meeting held on 17.04.2025 and noted the action taken in Agenda No 1 to 9. However in Agenda 10 following discussion were made

(i). Ola/Uber Services:

The Authority was apprised that the matter of permitting Ola/Uber services within SEEPZ-SEZ is currently under discussion with the Security Consultant (M/s MitKat Advisory Services Pvt. Ltd.), the Pravesh Gatepass system developer (M/s VAMS), and the Master Planner (M/s Tractebel). During the meeting, it was suggested to explore the feasibility of integrating Ola/Uber driver and vehicle details within the Pravesh Gatepass system. These details should be tagged to the respective vehicle, along with necessary controls and validations, to ensure that the vehicle exits the premises immediately after passenger drop-off or pick-up.

(ii). Signage in Premises, including Parking Boards and Building Signages:

The Authority was apprised that the Fire Officer, in coordination with SEEPZ Engineers, has identified appropriate locations for installing parking and no-parking signages across the premises. These proposed locations, along with suggestions for building name signage and related requirements, have been shared with the Master Planner for their review and inputs.

The Chairperson emphasized that all signage within the SEEPZ premises should follow a consistent design, format, and quality to ensure uniformity and enhance visual appeal. During the discussion, an Authority Member suggested that the signage installation could be undertaken through sponsorships. The Chairperson appreciated this idea, subject to the condition that all sponsored signage must conform to the prescribed design and quality standards.

Accordingly, it was decided that the format, specifications, and overall design standards for signage will be finalized in consultation with the Master Planner. Once finalized, a circular may be issued to all unit holders inviting them to sponsor signage—either partially or for the entire premises—with the option to display their name/logo on the signage, subject to prior approval.

Agenda Item No. 1 (A):- Monthly Statement Expenditure incurred through Imprest Account.

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

Agenda Item No. 2: Proposal for executing of Renewed Memorandum of Understanding (MoU) with GJEPC for continued Operation and staffing of precious metal assaying machine at SEEPZ-SEZ.

The Authority was apprised that in accordance with MoC&I directions and past decisions, a Precious Metal Assaying Machine (Fisher XAN 110) is operational at SEEPZ Customs premises through an MoU with GJEPC. The previous MoU, valid until 13.12.2023, facilitated staffing and maintenance arrangements. The agenda proposed renewal of the MoU for further two years with annual review, regularizing the previous terms, including financial contributions, staffing, oversight, and maintenance responsibilities.

Decision: After deliberation, the Authority **approved** the proposal.

Agenda Item No. 3: Proposal for Rent Adjustment and refund of Excess amount paid towards house rent by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ.

The Authority was apprised that Ms. Anuja Sayaji Chavan, daughter of Late Shri Sayaji Ganpat Chavan—a long-serving Head Security Guard at SEEPZ-SEZ who passed away due to COVID-19—continued to occupy Quarter No. B2/18 after his demise. During this period, she was engaged as a Contractual Junior Executive in SEEPZ-SEZ. However, from May 2022 to April 2025, rent was charged at ₹19,850 per month under the formula applicable to unauthorized occupation, despite her status as an outsourced employee.

As per the decisions taken in the 22nd and 24th Authority Meetings, and in line with the prevailing accommodation policy, outsourced staff residing in Type B quarters are to be charged ₹10,000 per month. Consequently, an excess rent of approximately ₹3,44,750 was collected over a period of 35 months.

Decision: After deliberation, the Authority **approved** the proposal for rent adjustment and refund of excess house rent paid by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ, and directed the Estate and Finance Sections to verify the calculations and process the refund accordingly.

Agenda Item No. 4: Proposal Policy for the Transfer of Assets for 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 in detail about the proposed policy covering all categories of sub-leased Plots and Galas in SEEPZ-SEZ, as detailed in the agenda. The policy is intended to regulate the process for formal and non-formal transfers, ensure operational continuity, and minimize disruption to exports and employment. It outlines comprehensive guidelines for both operational and non-operational units, specifies transaction charges, and sets forth applicable procedures to be followed through the SEEPZ Approval Committee.

Decision: After deliberation, the Authority **approved** the comprehensive policy framework governing the transfer of assets and liabilities for various categories of sub-leased Galas and Plots, encompassing both operational and non-operational units. The policy shall come into effect immediately and shall apply to all units granted a Letter of Approval (LOA) on or after 28.05.2025.

Agenda Item No. 5: Proposal 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.

The Authority was apprised of the need to establish a transparent and structured policy for renewal of sub-leases for Galas and Plots across

different categories within SEEPZ-SEZ, as detailed in Agenda.

The proposed policy covers renewal provisions for operational and non-operational units and introduces a formula-based methodology to determine fair and inflation-adjusted lease rent for renewed periods. A minimum notional premium benchmark and annual rent escalation are also proposed to ensure consistent revenue and policy fairness.

Special Invitee President SGJMA Shri Adil Kotwal suggested that other methods shall also be explored before finalizing the rent determination method for such Plots/ Galas which are sub-leased for longer period 30 years or more with or without payment of premium at the time of allotment.

Decision: After Deliberation, Authority **deferred** the agenda for next Authority Meeting with other possible methods to determination of Lease rent.

Agenda Item No. 6: 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.

The Authority was apprised of the disparities in lease rent among operational units located in SDF-I to VI and G&J Complex I to III. This differentiation in rent arises not from any transparent mechanism such as e-auction, but rather from the historical dates of allotment. As a result, some units are charged ₹2,037 per sq. mtr./annum, others ₹2,992 per sq. mtr./annum, with certain exceptional cases as well. It was further noted that these prevailing rates are relatively low, particularly in comparison to recent e-auction outcomes for similar galas.

To address this inconsistency while avoiding any sudden financial burden on existing units, the Authority proposed to rationalize the lower rate of ₹2,037 per sq. mtr./annum. This will be done through a phased increase over four years, so that the rent for all operational units aligns uniformly at ₹2,992.50 per sq. mtr./annum plus 5% increase per annum. The existing annual escalation of 5%, as prescribed under Authority Circular No. 13/2024 dated 10.01.2024, shall continue to apply. This revision is applicable only to currently operational units. Vacant units will continue to be allotted via e-auction to ensure transparency and fair market discovery.

Decision: After detailed deliberation, the Authority approved the proposal for standardization of lease rent across operational units in SDF-I to VI and G&J Complex I to III, as outlined above. To avoid immediate financial burden on existing operational units, it was

decided—based on the suggestions of Authority Members and the President of SGJMA—to implement the increase in a phased manner.

Further, Authority Members expressed concern that the high rates discovered through e-auctions may not be viable for existing units. While new bidders determine and quote rates based on their own business viability and willingness, imposing similar rates on existing units during reallocation to newly redeveloped buildings could severely impact their operations and may compel them to shut down or exit the SEZ.

After due deliberation, the Authority decided that existing units, originally allotted prior to the introduction of the e-auction process, shall be reallocated space in the newly redeveloped buildings at a lease rent equivalent to the rate applicable to units reallocated from SDF-I to NEST-I and NEST-II (currently ₹4,750 per sq. mtr. per annum). This rate shall be subject to an annual escalation of 5%, and the applicable lease rent at the time of actual reallocation shall be determined accordingly. However, this lease rent shall apply only to the equivalent area previously occupied in the old buildings. Any additional area beyond the existing allotment shall attract lease rent as was adopted in the case of NEST-II decided in Agenda No 13 of 71st Authority Meeting.

The meeting concluded with vote of thanks to the chair.

(ज्ञानेश्वर भा. पाटील)
विकास आयुक्त
सीप्ल-सेज़

Digitally signed by
Dnyaneshwar Bhalchandra Patil
Date: 01-06-2025 19:55:32

FINANCE DIVISION

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

कार्यसूची मद संख्या
AGENDA ITEM NO.01

A. Proposal:

Proposal for consideration of Annual Financial Statements for F. Y. 2024-25 of SEEPZ- SEZ Authority

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


Section 34 of SEEPZ Act, 2005 and Rule 6 of SEZ Authority Rules 2009

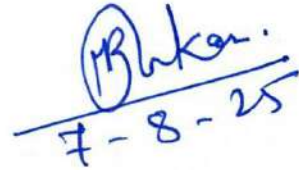
C. Other Information:

The Annual Financial Statement for FY 2024-25 of SEEPZ SEZ Authority is enclosed

D. Recommendation:

The aforesaid Annual Financial statement for F.Y. 2024-25 is placed before the Authority for approval.


24/8/25


7-8-25



SEEPZ

ANNUAL FINANCIAL

STATEMENT

2024-25

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA
BALANCE SHEET AS AT MARCH 31, 2025

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA BALANCE SHEET AS AT MARCH 31, 2025			
PARTICULARS	SCH	AS AT 31/03/2025	AS AT 31/03/2024
		Amount (Rs in lacs)	Amount (Rs in lacs)
Corpus/ Capital Fund And Liabilities			
Corpus/ Capital Fund	1	65,488.37	61,966.81
Reserves And Surplus	2	5,870.28	5,870.28
Capital Grants	3	396.08	396.08
Earmarked /Endowment Funds	4	-	-
Secured Loans & Borrowings	5	-	-
Unsecured Loans & Borrowings	6	-	-
Deferred Credit Liabilities	7	-	-
Current Liabilites and Provision	8	6,358.38	6,443.34
TOTAL		78,113.11	74,676.52
Assets			
Fixed Assets (Net Block)	9	21,017.44	14,563.40
Capital Work In Progress		12,407.20	13,750.67
Investment- From Earmarked / Endowment Funds	10	32.50	32.50
Investment- Other	11	-	-
Current Assets, Loans Advances etc.	12	44,655.97	46,329.96
Miscellaneous Expenditure (To the extent not written off or adjusted)		-	-
TOTAL		78,113.11	74,676.52
Significant Accounting Policies Notes forming part of Accounts	27 28		

Y. Mangala
Pay & Account Officer/I.C

Balasaheb
Borade Estate
Officer

Mayur Ramesh Mankar
Secretary

Dnyaneshwar
Bhalchandra Patil
DC-cum-Chairperson

Place: Mumbai
Date:

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA
INCOME AND EXPENDITURE FOR THE YEAR ENDED MARCH 31, 2025

PARTICULARS	SCH	AS AT 31/03/2025	AS AT 31/03/2024
		Amount (Rs in lacs)	Amount (Rs in lacs)
Income			
Income From Lease Rent & Sale of Garbage	13	6,683.31	5,340.75
Grants / Subsidies	14	-	-
Income From Issue of I-Card & Entry Permit Fees	15	201.01	182.93
Income From Investments (Income On Invest From Earmarked / Endow. Funds Transferred To Funds)	16	-	-
Income from Royalty, publications etc	17	-	-
Interest earned	18	3,229.55	2,244.03
Other Income	19	318.53	433.57
Prior Period Income	20	0.28	403.60
Increase/(decrease) in stock of finished goods and WIP	21	-	-
TOTAL:- (A)		10,432.68	8,604.88
Expenditure			
Establishment Expenses	22	-	-
Other Administrative Expenses etc.	23	2,269.28	2,160.21
Expenditure or Grants, Subsidies etc.	24	-	-
Bank Charges, Interest	25	-	-
Prior Period Expenses	26	6.84	56.58
Provision for Doubtful Debts		2,039.71	
Depreciation :			
For the Year		2,595.31	932.02
Prior Period		-	-
TOTAL:- (B)		6,911.14	3,148.81
Balance Being Excess of Income over Expenditure (A-B)		3,521.54	5,456.07
Provision of Taxation (Current Year)		-	-
Provision for Taxation (Previous Year)		-	-
Provision for Taxation reversed (Previous Year)		-	-
Transfer To Special Reserve		-	-
Transfer To/ From General Reserve		-	-
Balance Being Surplus / (Deficit) Carried to Corpus / Capital Fund		3,521.54	5,456.07
Significant Account Policies	27		
Notes forming part of Accounts	28		

Y. Mangala
Pay & Account Officer/I.C

Balasaheb
Borade
Estate
Officer

Mayur R. Mankar
Secretary

Dnyaneshwar
Bhalchandra Patil
DC-cum-Chairperson

Place: Mumbai
Date:

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA
SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025

PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 1 - CORPUS / CAPITAL FUND:		
Balance as at beginning of the year	61,966.83	56,510.75
Add/ (Deduct) : Balance of net Income / (expenditure) transferred from the Income and Expenditure account	3,521.54	5,456.06
Add Transfer from General Reserves / Profit & Loss Account/ Capital Grant	0.00	0.00
Add: Security Deposit to MIDC capitalized	0.00	0.00
Add Capital expenditure written off now capitalized	0.00	-
Less :- Capital Investments written off	0.00	-
Sub Total	65,488.37	61,966.81
Corpus Fund - Employee Clinic	-	-
BALANCE AT THE YEAR END	65,488.37	61,966.81
SCHEDULE 2 - RESERVES AND SURPLUS :		
1. Capital Reserve		
As per Last Account	2,659.25	3,016.36
Addition during the year	0.00	0.00
Less : Deductions during the year	-2,659.25	357.11
Less : Deductions related to previous year	0.00	0.00
Less : Transferred to Capital Grant	0.00	0.00
2. Revaluation Reserve :		
As per Last Account	-	-
Addition during the year	-	-
Less : Deduction during the year	-	-
3. Special Reserve :		
As per Last Account	-	-
Addition during the year	-	-
Less : Deduction during the year	-	-
4. General Reserve/Profit & Loss Account		
As per Last Account	-	-
Addition during the year	-	-
Less : Deduction during the year	-	-
5. Depreciation Reserve		
As per Last Account	3,211.04	6063.58
Addition during the year	2,659.25	-
Less : Deduction during the year	-	2852.55
TOTAL	5,870.28	5,870.28

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA
SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025

PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 3 - CAPITAL GRANT :		
1. Unutilised Capital Grant		
As per Last Account	396.08	396.08
Transferred from Capital Reserve	-	-
Addition during the year	-	-
Less : Deductions during the year	-	-
Less : Deductions during the year (For Previous Year)	-	-
TOTAL	396.08	396.08

SCHEDULE 4 - INVESTMENT FROM EARMARKED / ENDOWMENT FUNDS		
a. Opening balance of the funds	-	-
b. Additions to the funds:		
I. Grants / Donations	-	-
II. Income / from investment made from funds	-	-
c. Utilization / Expenditure towards objectives of funds		
I. Additions to the funds:		
- Fixed Assets	-	-
- Grants released for projects	-	-
Total	-	-
II. Revenue Expenditure :		
- Salaries, Wages and allowances etc.	-	-
- Rent	-	-
- Other Administrative expenses	-	-
Total	-	-
TOTAL (c)	-	-
NET BALANCE AS AT THE YEAR END (a+b+c)	-	-

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025		
PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 5 - SECURED LOANS AND BORROWINGS		
1. Central Government	-	-
2. State Government (Specify)	-	-
3. Financial Institutions		
a. Term Loan	-	-
b. Interest accrued and due	-	-
4. Banks:		
a. Term Loans	-	-
- Interest accrued & due	-	-
b. Other loans (Specify)	-	-
- Interest accrued & due	-	-
5. Other Institutions and Agencies	-	-
6. Debentures and Bonds	-	-
7. Other (Specify)	-	-
TOTAL	-	-
SCHEDULE 6 - UNSECURED LOANS AND BORROWINGS		
1. Central Government	-	-
2. State Government (Specify)	-	-
3. Financial Institutions	-	-
a. Term Loans	-	-
- Interest accrued and due	-	-
b. Other Loans (Specify)	-	-
- Interest accrued and due	-	-
5. Other Institutions and Agencies	-	-
6. Debentures and Bonds	-	-
7. Other (Specify)	-	-
TOTAL	-	-
SCHEDULE 7 - DEFERRED CREDIT LIABILITIES		
a. Acceptances secured by hypothecation of capital equipment and other assets	-	-
b. Other	-	-
(Note : Amount due within one year)		
TOTAL	-	-

<p>SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025</p>		
PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 8 - CURRENT LIABILITIES AND PROVISIONS		
A. CURRENT LIABILITIES		
1. Acceptances	-	-
2. Sundry Creditors	778.26	1,815.64
3. Advances Received	-	-
4. Interest accrued but not due on :	-	-
a. Secured loans / Borrowing	-	-
b. Unsecured loans / Borrowing	-	-
5. Statutory Liabilities :	-	-
a. Duties & Taxes	0.85	6.29
b. Other	-	-
6. Provision for Depreciation	-	-
7. Income Received in Advance	148.21	138.53
8. Security Deposit Refundable (Units & Staff)	708.61	569.49
9. Other Liabilities (Withhold & Retention of Contractors)	2,394.27	1,685.48
10. Advance Received from Debtors	416.41	318.02
11. Advances -Others	1.88	-
TOTAL	4,448.49	4,533.45
B. PROVISIONS		
1. For Taxation	-	-
Current Year	-	-
Previous Years	1,907.59	1,907.59
2. Gratuity	-	-
3. Superannuation / Pension	-	-
4. Accumulated Leave Encashment	-	-
5. Trade Warranties / Claims	-	-
6. Other (water charges)	2.30	2.30
TOTAL	1,909.89	1,909.89
TOTAL :- (A+B)	6,358.38	6,443.34

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025													
SCHEDULES													
SCHEDULE : 9 FIXED ASSETS (Rs in lakhs)													
DESCRIPTION		GROSS BLOCK					DEPRECIATION					NET BLOCK	
Particulars	Rate of Dep	Cost / Valuation as at beginning of the year	Addition more than 180 Days	Addition less than 180 Days	Deduction during the year	Cost/ Valuation at the year end	Opening Balance	Depreciation on opening balance	On addition	Total Depreciation charged during the year	Closing Balance	As at the Current year end upto 31/03/2025	As at Previous year end
		1	2	3	4	5=(1+2+3-4)	7	8	9	10	11	12	13
Land													
a) Freehold													
b) Leasehold													
Building													
a) On freehold Land													
b) On Leasehold Land													
c) Ownership Flats/Premises													
d) Superstructures on Land													
Buildings	10%	6,978.53	4.60	-	-	6,983.13	1,923.06	505.55	0.46	506.01	2,429.07	4,554.06	5,055.46
Assets Taken over (Building)	10%	2,603.32	-	-	-	2,603.32	260.33	234.30	-	234.30	494.63	2,108.69	2,342.99
Mega CFC	10%	-	7,376.00			7,376.00	-		737.60	737.60	737.60	6,638.40	-
Nest-01	10%	4,407.53	388.94	13.58		4,810.05	220.38	418.72	39.57	458.29	678.67	4,131.39	4,187.15
Plant & Machinery	15%	2,359.56	13.97	2.73	-	2,376.26	1,192.93	175.00	2.30	177.30	1,370.22	1,006.04	1,166.64
Plant & Machinery (Mega CFC)	15%	1,506.68	494.35			2,001.04	-	226.00	74.15	300.16	300.16	1,700.88	1,506.68
Vehicles	15%	12.16		-		12.16	9.04	0.47	-	0.47	9.51	2.65	3.12
Furniture & Fixtures	10%	44.96	-	21.77	-	66.73	21.51	2.35	1.09	3.43	24.94	41.79	23.45
Air Condition	15%	27.60	-	4.13		31.73	10.21	2.61	0.31	2.92	13.13	18.60	17.38
Office Equipment													
Computer Peripherals	40%	90.27	9.04	5.27		104.59	54.30	14.39	4.67	19.06	73.36	31.23	35.97
Electric Installations	10%	281.02	0.61	2.14		283.77	121.54	15.95	0.17	16.12	137.65	146.11	159.48
Intangibles	25%	87.09	275.00	437.20	-	799.29	22.02	16.27	123.40	139.67	161.68	637.61	65.07
Other Assets													
TOTAL		18,398.73	8,562.52	486.82	-	27,448.06	3,835.32	1,611.59	983.72	2,595.31	6,430.63	21,017.44	14,563.40
Depreciation amount of Assets Taken Over		606.36				606.36	606.36	-	-	-	606.36		
Depreciation charged Transferred to Capital Reserve										406.48			
Transferred to Profit and loss A/c										2,188.83			
TOTAL		19,005.09	8,562.52	486.82	-	28,054.42	4,441.68	1,611.59	983.72	2,595.31	7,036.99	21,017.44	14,563.40
Previous Year		15,057.82	594.41	6,206.76	2,853.91	19,005.08	3,152.55	978.88	310.25	1,193.57	4,441.68	14,563.40	11,905.27

Note : Assets taken over on - Depreciation amount of Rs. 606.36 lacs was considered in Accumulated Deprn. But Gross Amount of Rs. 3209.68 lacs was not taken under the Head Cost of the FA Instead Rs. 2603.32 lacs the net amount was shown.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025		
PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
Capital WIP	Balance as on 31/03/2025	Balance as on 31/03/2024
Conference Hall	35.17	35.17
Project No:INF009	10.30	10.30
Structural Repair	3,340.41	3,340.41
Waterproofing Treatment	2,120.38	2,120.38
MEGA CFC	-	5,972.22
NEST -1	-	-
NEST -2	6,900.94	2,272.18
Compound Wall Work	-	-
Capital WIP - Intangible Assest	-	-
TOTAL	12,407.20	13,750.66

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA • SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025		
PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 10 - INVESTMENTS FROM EARMARKED/ ENDOWMENT FUNDS		
1. Government Securities	-	-
2. Other approved securities	-	-
3. Shares	-	-
4. Debentures and Bonds	-	-
5. Subsidiaries and joint Ventures	32.50	32.50
6. Others (To be Specified)	-	-
TOTAL	32.50	32.50
SCHEDULE 11- INVESTMENTS OTHERS		
1. Government Securities	-	-
2. Other approved securities	-	-
3. Shares	-	-
4. Debentures and Bonds	-	-
5. Subsidiaries and joint Ventures	-	-
6. Others (To be Specified) - (Ashoka Bio Green)	-	-
TOTAL	-	-

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025		
PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 12 - CURRENT ASSETS, LOANS ADVANCES		
A. CURRENT ASSETS		
1. Inventories		
a. Stores and Spares	-	-
b. Loose Tools	-	-
c. Stock in trade		
- Finished goods	-	-
- Work in Progress	-	-
- Raw Materials	-	-
2. Sundry Debtors	-	
a. Rental Debtors		
- Outstanding for a period not more than 6 months	495.09	367.85
- Outstanding for a period exceeding 6 months	935.77	1,971.00
b. BMC Debtors		
- Outstanding for a period not more than 6 months	1.13	0.78
- Outstanding for a period exceeding 6 months	30.59	58.10
c. Other Debtors		
- Outstanding for a period not more than 6 months	245.37	495.99
- Outstanding for a period exceeding 6 months	1,461.10	2,153.26
d. Advance Payment made to Sundry Creditors		1.68
Sub Total	3,169.05	5,048.66
3. Cash Balances in hand (Including Cheque / drafts etc)	-	-
4. Bank Balances		
a. With Scheduled Banks:		
- On Current accounts	2,114.31	1,048.02
- On Deposits Accounts (Fixed Deposit)	32,488.59	33,571.44
- On Saving Accounts	-	-
b. With non-scheduled banks:	-	
- On Current accounts	-	-
- On Deposits Accounts	-	-
- On Saving Accounts	-	-
5. Post Office Saving Accounts	-	-
Sub Total	34,602.90	34,619.46
TOTAL	37,771.96	39,668.12

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF BALANCE SHEET AS AT MARCH 31, 2025		
PARTICULARS	AS AT 31/03/2025	AS AT 31/03/2024
	Amount (Rs in lacs)	Amount (Rs in lacs)
B. Loans & Advances		
1. Loans :		
a. Staff		
b. Other Entities engaged in activities/objectives similar to that of the Entity		
c. Other (Advance against BG and Loan to Admin)	0.39	17.30
2. Advances and other amounts recoverable in cash or in kind or for value to be received:	-	
a. On Capital account	207.21	587.36
b. Prepayments	-	-
c. Deposits	52.52	39.32
e. Fine & Penalty Receivable	-	
f. TDS Receivable	421.75	584.58
g. Advance Tax/S A Tax	4,119.26	4119.26
h. Vat Refund/IGST Receivable	3.49	-
i. Payment to Bombay High Court	1,215.33	992.24
3. Income Accrued	-	
a. On Investments from Earmarked / Endowment Fund	-	
b. On Investments - (Central Bank/ HDFC Accrued Interest)	864.06	321.78
c. On loan and advances	-	-
d. Other (Includes income due unrealized Rs.)	-	
TOTAL	6,884.01	6,661.84
TOTAL :- (A+B)	44,655.97	46,329.96

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT AS ON MARCH 31, 2025		
PARTICULARS	Current Year (2024-25)	Previous Year (2023-24)
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 13 -INCOME FROM LEASE RENT/SALE OF GARBAGE		
1. Income From Sales:		
a. Sales of Finished Goods	-	-
b. Sales of Raw Material	-	-
c. Sale of Garbage	408.43	77.92
2. Income from Services	-	
a. Labour and Processing Charges	-	
b. Professional / Consultancy Seviles	-	
c. Agency Commission and Brokerage	-	
d. Maintenance Services (Equipment Property)	-	
e. Lease rent	5,315.74	4,355.51
f. Guest House Charges	3.51	5.94
g. Service Charges	859.93	862.34
h. Income from Quarter Rent	26.75	32.07
i. Income from Terrace Rent	-	6.25
j. Income From BMC Tax	8.88	0.73
k. Income From Machinery Rent	59.92	
l. Rent Income from BFC Bldg.	0.16	
2. Dividends	-	-
a. On Shares	-	-
b. On Mutual Fund Securities	-	-
3. Rents (Miscellaneous Income)		
4. Others	-	-
TOTAL	6,683.31	5,340.75
SCHEDULE 14 - GRANTS / SUBSIDIES (Irrevocable - Grants and subsidies received)		
1. Central Government		
a. Planned Expenditure	-	-
b. Non Planned Expenditure	-	-
2. State Government (S)	-	-
3. Government Agencies	-	-
4. Institutions / Welfare Bodies	-	-
5. International Organizations	-	-
6. Others (Specify)	-	-
TOTAL	-	-

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT AS ON MARCH 31, 2025		
PARTICULARS	Current Year (2024-25)	Previous Year (2023-24)
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 15 - FEES / SUBSCRIPTIONS FROM I CARD etc		
1. Entrance Fees	-	-
2. Annual Fees / Subscription	-	-
3. Seminar / Program Fees	-	-
4. Consultancy Fees	-	-
5. BDF Processing Fees	-	-
6. Institutions / Welfare Bodies	-	-
7. International Organizations	-	-
TOTAL	-	-
SCHEDULE 16 - INCOME FROM INVESTMENTS (Income of Investment From Earmarked / Endowment Funds Transferred to Funds)		
1. Interest	-	-
a. On Government Securities	-	-
b. Other Bonds / Debentures	-	-
c. Others (Fixed Deposits with Banks)	-	-
2. Dividends	-	-
a. On Shares	-	-
b. On Mutual Fund Securities	-	-
3. Rents	-	-
4. Others (Specify)	-	-
TOTAL	-	-
SCHEDULE 17 - INCOME FROM ROYALTY, PUBLICATIONS ETC.		
1. Income from Publications	-	-
2. Income form Royalty	-	-
3. Others (Specify)	-	-
TOTAL	-	-

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT AS ON MARCH 31, 2025		
PARTICULARS	Current Year (2024-25)	Previous Year (2023-24)
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 18 - INTEREST EARNED		
1. On Term Deposits :-		
a. With Scheduled Banks	3,089.07	2,243.06
b. With Non Scheduled Banks	-	-
c. With Institutions	-	-
d. Others / accrued Interest	-	-
2. On Saving Accounts :-	-	-
a. With Scheduled Banks	-	-
b. With Non Scheduled Banks	-	-
c. Post Office Savings Accounts	-	-
d. Others	-	-
3. On Loans :-	-	-
a. Employees / Staff	-	-
b. Others	-	-
4. Interest on Debtors and Outstanding Rent (Penalty Interest)	136.26	-
5. Interest on Debtors and Outstanding Fire Cess(Penalty Interest)	4.23	-
5. Interest on Security Deposit	-	0.97
TOTAL	3,229.55	2,244.03
SCHEDULE 19 - OTHER INCOME		
1. Profit on sale / Disposal of Assets		
a. Owned Assets	-	-
b. Assets acquired out of grants, or received free of cost	-	-
2. Export Incentives realized	-	-
3. Gate Pass Fees	-	-
4. Administration Charges	-	-
5. Fine & Penalty Income (20000+1365724+1475036)	28.61	147.76
6. Fees for Miscellaneous Services	-	-
7. Interest on Income Tax Refund	7.03	0.36
8. Service Charges	-	-
9. Auditorium Charges	-	-
10. Cable Duct Rent	-	-
11. CHA Rent	-	-
12. Income - Construction of Nalla	-	-
13. Miscellaneous Income	123.23	166.24
15. Tender Fees	0.72	-
16. Creche Contribution Received	1.70	6.65
17. Income From Construction of Road	-	-
18. Licence Fees Income	-	-
18. Sundry Balances w/back	-	-
19. Fire cess Income	118.97	112.56
20. Water Charges for Seepz Qrts.	0.12	-
21. Input IGST	7.97	-
22. Refund of Repairs & Maintenance paid to M/s. NBCC Ltd.	10.13	-
23. Interest Recovery Charges	20.06	-
TOTAL	318.53	433.57

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT AS ON MARCH 31, 2025		
PARTICULARS	Current Year (2024-25)	Previous Year (2023-24)
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 20 - PRIOR PERIOD INCOME		
Gate Pass Income		
Guest House Charges	-	0.65
Fine & Penalty	-	0.02
Fire Cess Income	-	1.35
Quarter Rent	-	2.07
Crech Contribution	-	
Administration Charges	-	
Rent	-	4.51
Service Charges	-	10.47
Interest	-	5.86
Misc	0.28	378.66
TOTAL	0.28	403.60
SCHEDULE 21 - INCREASE / DECREASED IN STOCK OF FINISHED GOODS & WORK IN PROGRESS		
1. Closing Stock		
a. Finished Goods	-	-
b. Work in Progress	-	-
2. Less : Opening Stock		
a. Finished Goods	-	-
b. Work in Progress	-	-
TOTAL	-	-
SCHEDULE 22 - ESTABLISHMENT EXPENSES		
a. Salaries and Wages	-	-
b. Allowances and Bonus	-	-
c. Contribution to Provident Fund	-	-
d. Contribution to Other Fund (Specify)	-	-
e. Staff Welfare Expenses	-	-
f. Expenses on Employees' Retirement &	-	-
TOTAL	-	-

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT AS ON MARCH 31, 2025		
Particulars	Current Year (2024-25)	Previous Year (2023-24)
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 23 - OTHER ADMINISTRATIVE EXPENSES		
Accounting Charges	15.34	29.79
Advertisement and Publicity	1.88	6.36
Airtime Services	1.93	3.53
Appeal Fees	-	-
Audit Fee (Internal, Energy and CAR Audit)	3.30	2.44
Bank Charges	0.05	0.15
Bank Guarantee Charges	6.58	-
Creche for Children Education Fees	12.70	13.52
Electricity Charges	117.48	197.09
Event Management Expenses	2.60	1.92
Guest House Maintenance Expenses	5.56	5.55
H.R.Outsourcing Charges	250.48	232.09
House Keeping Expenses	212.61	236.22
Internet Leased Line Charges	7.98	14.38
IT and E Governance Expense	-	5.92
Tree Cutting Expenses	2.75	-
Lease Rent Expenditure-MIDC	-	3.95
Legal & Professional Charges	46.48	62.00
Maintenance & Repairs	691.53	341.16
Miscellaneous Expenses	4.33	22.30
Refund of Quarter Rent	0.19	-
Office Expenses	31.31	22.23
Printing & Stationery	14.24	30.28
Security Services	714.94	808.00
Sundry Balances W/off	0.00	0.05
Telephone Expenses	22.61	1.01
Traveling and Conveyance Expenses	38.68	26.91
Reimbursement of Josh Staff (Trainers)	36.07	-
Water Charges	7.37	67.50
AMC Expenses	-	1.33
Bmc Property Tax Expenses	-	9.61
Engagement of Outsource for Horticulture Report	1.94	
Insurance Charges	1.35	
License Renewal Fees	0.10	
Programme & Function	13.56	14.89
Refresement	0.38	
Review & Updating of Disaster Mgt. Plan	2.94	
	-	
TOTAL	2,269.28	2,160.18

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE, SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT AS ON MARCH 31, 2025		
Particulars	Current Year (2024-25)	Previous Year (2023-24)
	Amount (Rs in lacs)	Amount (Rs in lacs)
SCHEDULE 24 - EXPENDITURE ON GRANTS SUBSIDIES ETC.		
a.Grants given to institutions / Organizations	-	-
b. Subsidies given to Institutions / Organizations	-	-
Transport Assistance	-	-
Development of Infrastructure	-	-
Market Development	-	-
Quality Control System	-	-
TOTAL	-	-
SCHEDULE 25 - INTEREST		
a. On Fixed Loans	-	-
b. On Other Loans	-	-
c. Other	-	6.72
TOTAL	0.00	6.72
SCHEDULE 26 - PRIOR PERIOD EXPENSES		
Lease Rent- MIDC	-	-
Electricity Exp	-	-
Advertisement and Publicity	-	-
Audit Fee(CRA)	-	3.50
Guest House Maintenance Expenses	-	-
Maintenance & Repairs (Gate no. 1 work)	1.48	47.89
H.R.Outsourcing Charges	-	-
Printing & Stationery	-	-
Creche for Children Education Fees	-	-
House Keeping Expenses	-	-
Water Expense	-	-
Security Services	-	-
BMC Property Tax	-	-
Legal & Professional Charges	-	-
AMC of Elevator	-	5.20
Misc	5.36	-
TOTAL	6.84	56.58

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA
RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2025

RECEIPTS	2024-25 Amount (Rs in lacs)	2023-24 Amount (Rs in lacs)	PAYMENTS	2024-25 Amount (Rs in lacs)	2023-24 Amount (Rs in lacs)
To Opening Balance b/f			Air Time Services	2.75	3.46
Cash in Hand			Electricity Expenses	230.53	176.73
Bank Balance:			Advertisement Expenses	1.86	6.29
In Current Account	1,048.02	535.64	Tree Cutting charges	2.08	-
In Deposit Account	33,571.44	40,848.69	Honorarium & Phone & Caretaking Allowance	-	16.32
In Savings Account	-	-	Accounting Charges	16.11	28.91
To Government Grants Received from Government of India :	-	-	Water Charges	99.99	49.78
Interest Received :	-	-	Creche for Children Education	13.83	13.40
Savings Account	-	-	Disaster Management Exp	2.65	6.17
Receipts from Debtors :			Internet Leased Line Charges	13.49	14.28
Lease Rent Debtors (Units & Public Utilities)	5,691.01	4,073.34	Guest House Maintenance Expenses	5.98	5.54
Service Charges Debtors	106.04	811.32	Pest Control Services	1.18	0.95
Interest Debtors	347.41	72.48	Telephone Charges	2.87	1.04
Gate Pass	166.72	283.66	Vehicle Hiring Expenses	35.15	23.73
Garbage Sales	484.44	88.26	Audit Fees	8.84	6.17
Fine & Penalty	60.26	17.82	Programme & function	15.57	16.75
Other Debtors	515.83	207.25	Legal Charges	12.83	7.12
Property Tax	38.81	18.60	Office Expenses	33.46	24.78
Fire Cess Debtors	20.02	113.37	Housekeeping Expenses	241.63	195.30
Fire Cess Interest Debtors	31.60	-	Printing & Stationary	19.13	39.64
Creche Contribution debtors	3.56	5.30	Security Services Expenditure	895.64	551.40
Quarter rent	26.31	21.60	Travelling Expenses	0.58	0.32
Tender Fees	0.65	-	Professional fees	7.08	42.11
Fixed Deposits	25,483.09	1,594.75	Maintenance & Repairs Work	744.86	515.33
BFC Charges	0.94	-	H R outsourcing works	282.90	240.29
Security Deposits Received	313.39	284.94	Electrical & Hardware Repairs	28.92	9.39
Income Tax Refund including Interest	89.75	0.36	Misc. Expenses	11.39	3.75
Other Receipts	17.51	1.55	SMS Charges	19.29	-
Loan & advances	-	15.49	Scanning and Digitization	18.39	-
			Reimbursement of Josh Expenses	38.61	-
			Refreshment	-	1.44
			AC/CCTV AMC	5.48	22.88
			Lease Rent Refunded	6.39	-
			Qrt Rent Refunded	0.74	-
			Elevator AMC	11.89	69.30
			X- ray baggage Scanner AMC	6.43	6.94
			BMC Property Tax	9.61	18.92
			loan to admin	-	10.63
			Int on TCS & TDS	-	0.08
			Advance to Bombay High Court	223.09	992.24
			Investments and deposits made :	21,550.25	-
			Security deposit refunded	8.34	4.20
			Deposit	630.20	96.80
			EMD refunded	70.02	218.09
			Purchase of Fixed Assets	6,427.65	1,914.84
			Capital WIP	-	8,971.07
			Fixed Deposits Against Bank Guarantee	223.09	-
			Advance To MIDC	-	19.82
			Bank Charges	6.63	0.15
			Interest reinvested in FD	1,082.85	-
			Duties & Taxes	277.32	27.94
			Insurance Charges	1.35	-
			Other Refunds	65.00	-
			By Closing Balance :	-	-
			Cash in Hand	-	-
			Balance in Banks :	-	-
			In Current Accounts	2,114.31	1,048.71
			In Deposit Account	32,488.59	33,571.44
			In Savings Accounts	-	-
Total	68,016.80	48,994.43	Total	68,016.80	48,994.43

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT
OF COMMERCE, SEEPZ SERVICECENTRE BUILDING, SEEPZ SEZ,
ANDHERI(EAST), MUMBAI-400096, MAHARASHTRA, INDIA

Schedule - 26:

**SIGNIFICANT ACCOUNTING POLICIES FORMING PART OF ACCOUNTS FOR THE
YEAR ENDED 31ST MARCH, 2025**

1. ACCOUNTING CONVENTION

The financial statements are prepared as a going concern under historical cost convention and on an accrual basis. Accounting policies not stated explicitly otherwise are consistent with generally accepted accounting principles.

2. REVENUE RECOGNITION

Revenue is recognized on accrual basis unless otherwise stated. In case of income from temporary use of space sought by unit holders the same is accounted upon commencement of one time use irrespective of period of permission.

3. INVESTMENTS

Investments classified as "Long Term Investments" are carried at cost. Investments classified as "Current" are carried at lower of cost and fair value. Provision for short fall on the value of such investments is made for each investment considered individually and not on the global basis.

4. FIXED ASSETS

Fixed assets are stated at cost of acquisition inclusive of inward freight, duties and taxes and incidental and direct expenses related to acquisitions and less depreciation. In respect of projects involving construction, related preoperational expenses form part of the value of the asset capitalized.

5. DEPRECIATION

Depreciation has been provided on written down value basis at the rates and in the manner provided in Income Tax Act, 1961. Depreciation on fixed assets acquired out of fund received from the government grants is transferred to capital reserve.

6. GOVERNMENT GRANTS/SUBSIDIES

Government grants if any, of the nature of contribution towards capital cost of setting up projects or for acquisition of fixed assets, are accounted as capital reserve.

Y. Mangala

Pay & Account Officer

Balasaheb
Borade

Estate Officer

Mayur R. Mankar

Secretary

Dnyaneshwar Patil

DC-cum-
Chairperson

Place: Mumbai

Date:

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096,
MAHARASHTRA, INDIA

Schedule - 27:

NOTES FORMING PART OF ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 2025.

1. CONSTITUTION:-

The SEEPZ SEZ Authority Mumbai was constituted under Special Economic Zone Act, 2005 under the notification issued by the Ministry of Commerce & Industry w.e.f. 1st October, 2008 for development of infrastructure and promotion of exports in the Special Economic Zone. The SEEPZ SEZ Authority has autonomous powers, regulatory independence and control, in respect of, inter alia, development of the Zone, business registration and accomplish environmental regulation, land use etc.

2. The Authority has, vide its letter no SEEPZ-SEZ:CAG:EMS:2011-12/20196 dated 18th February, 2013, sought the approval of the Ministry of Commerce and Industry for the transfer of Fixed Assets in the nature of plots of land both commercial and residential and furniture fittings etc. of SEEPZ-SEZ in favor of SEEPZ SEZ Authority w.e.f. 1st April, 2009. Reminders were sent vide letters dated 21.02.2013, 09.05.2013, 24.05.2013 and 24.03.2014. The matter was also placed in the 45th Authority meeting held on 25.06.2021 and the Authority agreed in principle and directed that the procedure followed in the other zones may be obtained and communicated to MOC & I for further directions. In response Cochin SEZ Authority submitted the copy of Agenda and Minutes of the Authority Meeting regarding the procedure followed for transfer of assets in favour of CSEZ Authority for information. Further, The matter was also placed in the 59th Authority Meeting dated 05/04/2023 and 12/04/2023, whereas the Authority directed that Assets Depreciated value as on date to be worked out as per due process and the same may be taken up in the next Authority meeting for pursuing a Resolution.

During the year 2022-23 the Authority has approved to transfer/incorporate Fixed Assets prior to its incorporation from the office of the Development Commissioner to Authority books of accounts. The values of fixed assets taken over are based on estimated life of the assets (i.e. 50 years) less accumulated depreciation. Accordingly, Net book value of buildings as on 01st April, 2022 was taken to Rs.6063.58 lakh (After providing accumulated depreciation of Rs. 4573.57 lakh). The accumulated depreciation as on 31st March, 2022 has been calculated based on Straight Line method of depreciation to arrive written down value of fixed assets to incorporate in books of Authority. However, during the financial year 2022-23 the Authority have been provided depreciation based on WDV method of depreciation which is followed every year as per Income Tax Act, 1961.

3. CAPITAL COMMITMENTS:-

Estimated value of contract remaining to be executed on capital account and not provided for (net of advances) Rs. 81 Crore.

1. NEST 2 Rs. 81 Crore

4. CAPITAL GRANT :- NIL.

5. **CURRENT ASSETS, LOANS AND ADVANCES:-**

In the opinion of the Management, the current assets, loans and advances have a value on realization in the ordinary course of business, equal, at least, to the aggregate amount shown in the Balance Sheet. The Balance sheet comprises total debtors amounting to Rs.5048.96 Lakhs. Out of total debtors, disputed debtors are amounting to Rs 2039.44 lakhs (P.Y. 2889.15 lakhs) which are classified as Doubtful Debts because the Authority has opted for legal proceeding for recovery of these dues. Further, the possibility of recovery of these disputed debtors are remote hence are provided as Doubtful debts and Provision is charged to Income and Expenditure Account depending on the court order if any recoveries in future date will be recognized as Income in the year it is received.

6. **FIXED ASSETS AND CAPITAL WORK IN PROGRESS (CWIP) :-**

a) CWIP includes Rs 5495.96 Lacs in respect of following projects:

Particulars	Bills /claims Submitted by NFCD (to be verified) (Rs in lacs) (A)	Advance given to NFCD (Rs in lacs) (B)	Contingent Liability (A-B) (Rs in lacs)	Status of work completion as on 31.03.22 as submitted by NFCD
Structural Repairs of SDF and G&J Buildings	5235.14	3340.41	1894.73	Completed **
Waterproofing of SDF and G&J Buildings	2407.76	2120.38	287.38	Completed **
Remodeling of existing Conference Room	63.58	35.17	28.41	Completed **
AMC WORK	789.48	0	789.48	
Total	8495.96	5495.96	3000.00	

**Since matter of appointment of NFCD is under examination with Ministry of Commerce & Industry in respect of these projects. The matter was placed in 30th, 31st, 33rd, 34th, 37th and 39th Authority Meeting held on 18.11.2016, 04.01.2017, 10.07.2017, 11.05.2018, 24.10.2019, 31.12.2019, respectively. Also, various letters dated 27.04.2018, 22.05.2018, 31.05.2018, 19.07.2018, 31.10.2019, 08.09.2020, 10.05.2021, 29.06.2021 and 13.01.2022 were sent to Ministry. A Committee was constituted for submission of detailed report on the outstanding payments claimed by NFCD and with a letter dated 26.04.2022, a detailed committee report was sent to the Ministry. Ministry has asked to launch the CBI Investigation accordingly the authority has made application to CBI for investigation.

For nonpayment of balance amount by NFCD, the agencies appointed by NFCD preferred a summary suits before the Honorable High Court as well as City Civil Court where Secpz is impleaded as a party defendant and the same are pending. The details are as follows:

Litigation pertaining to the work of structural repair and waterproofing of slab

Case No.	Before	Claim amount with applicable interest @ 18% Per Annum	Updated status
Summary suit No. 990 of 2019. Sanjay Rathod V/s. Govt of India & Ors (structural Repair)	High Court	Rs.12,72,69,206/-	Contract of structural repairs and allied civil work in SDF building No.1 to 4. In Compliance with directions vide order dated 29.08.2023 a Demand Draft No. 194664 dated 29/08/23 amounting to Rs. 9,92,23,671/- issued in favour of the Prothonotary and senior Master, Bombay High Court has been duly

			deposited in the court on 31/08/2023. The matter is at the stage of marking of documents submitted by the Plaintiff.
Commercial Summary Suit No.413/2020 Sanjay Rathod V/s. Govt of India & Ors (waterproofing)	City Civil Court	Rs. 38,97,455/-	Suit disposed off as dismissed vide judgment dated 07/05/2024. There is no appeal preferred against the said Judgment as no such document i.e. the copy of appeal etc has been served upon this office. As per the record available with the legal section.
Commercial Summary suit No. 1237 of 2019. M/s. Mahendra Realtors & Infrastructure Pvt Ltd (structural repairs)	High Court	Rs. 3,22,76,410/-	In the said suits, the SEEPZ SEZ Authority was not impleaded as a party Defendants to the said suits. The aforesaid suits were partly decreed on 01.02.2021 whereby, NFCD was directed to deposit amount of Rs. 3,42,28,633/- + Rs. 2,54,04,776/- + Rs. 81,30,553/- respectively with the interest at the rate of 10% with further cost of Rs. 1 lac to the agencies. On non compliance of the order, the said Agencies/contractors had initiated execution proceedings and taken out the warrant of attachment, despite not being a party to the execution proceedings.
Commercial Summary suit No. 1230 of 2019. M/s. M.S. Shah & Associates (structural repairs)	High Court	Rs.3,29,68,393/-	Hence, pending the execution proceedings, SEEPZ SEZ Authority, taken out the interim applications, in order to set aside the warrant and to stay the execution proceedings all the aforesaid three proceedings. The interim Application filed by SEEPZ was subsequently disposed off as allowed that thereby the warrant of attachment served upon the SEEPZ SEZ Authority have been set aside, vide order dated 18.12.2024.
Commercial Summary suit No. 1219 of 2019. M/s. Mahendra Realtors & Infrastructure Pvt Ltd (waterproofing)	High Court	Rs.1,05,45,654/-	
Commercial Summary suit No. 197 of 2024 M/s. New Construction Concrete Systems Pvt Ltd (NCCS) V/s. Gov of India & Ors (waterproofing)	City Civil Court Mumbai	Rs.2,97,12,843/-	Vide summary suit the contractor is claiming the balance amount of Rs. 2,97,12,843.24/- (Comprised of Rws.2,46,19,901.75/- being the balance amount payable by the NFCD and as Rs.50,92,941.49/- being the interest @ 18%). Towards the work of waterproofing w.r.t. Government Buildings awarded by NFCD as per the work entrusted by SEEPZ SEZ authority. The matter is at the stage of hearing of summons for Judgment.
Commercial Summary Suit No.19 NFCD V/s Govt of India & Ors	High Court	Rs.30,63,15,525	The suit has been filed by NFCD in the Hon'ble High Court claiming balance amount of Rs.19,51,05,430.09/- plus Rs. 11,12,10,095/- towards the interest @ 18% as on February 2021 towards. Matter is at the stage of hearing of summons for judgement

b)

Case No.	Before	Updated status
Arbitration Petition No. 312 of 2023 filed by SEEPZ SEZ Authority against M/s. Ashoka Biogreen Pvt Ltd	High Court	Appeal has been preferred by this Department challenging the Award declared on 18.12.2019 and subsequent corrigendum to award dated 25.01.2020 , whereby, the SEEPZ Authority were directed to pay the award amount of Rs.2,93,80,143/- to the claimant @10.5% per annum from 01.02.2020 to the date of payment whereas, the counter claim amounting to Rs. 4,06,52,807/- submitted by SEEPZ Authority was rejected. The matter is at the stage of final disposal of the Arbitration Petition along with stay application .
Execution Application No.29758 of 2022 Ashoka Biogreen V/s. SEEPZ SEZ Authority	High Court	<p>In order to implement the award, M/s. Ashoka Biogreen has taken out the Execution application and interim application in Execution Application in the Hon'ble High Court seeking direction to the SEEPZ to deposit decretal amount a sum of Rs. 2,93,80,143/- with further interest @10.5% p.a. from 01.02.2020 till payment and/ or realization thereof along with GST as applicable.</p> <p>In the present execution proceedings , SEEPZ has deposited the amount of Rs.2,23,09,389/- by way of DD in pursuance of Courts order dated 13.02.2024 & 18.12.2024 and balance 50% by way of Bank Guarantee in pursuance of Court's Order dated 20.02.2025 towards the balance 50% of the awarded amount has been submitted to the Court on 20.03.2025.</p> <p>50% of amount deposited in Court was withdrawn by M/s. Ashoka Biogreen for which, Court vide Order dated 24.03.2025, directed Ashoka Biogreen to submit an undertaking before the Court stating that that in the event the Respondent succeeds in the Arbitration Petition filed under Section 34, the Decree Holder will bring back the deposited amount of Rs.2,23,09,389/- (50% of the decretal amount) which has been allowed to be withdrawn along with interest.</p>

C) Property tax pertaining to SDF VIII -- writ petition has not been filed yet. The file is being process for further directions/order

Necessary accounting treatment will be done in due course after verification of work done either by SEEPZ SEZ authority themselves or through third party and after concurrence from Ministry of Commerce and Industry. Third party audit was conducted by M/s VNIT and the report is submitted. Pending above, excess of work done as on 31.03.2022 over advance given to NFCD amounting to Rs. 3000 Lacs has been shown as Contingent Liability.

7.

- a. MIDC has been executing various maintenance and repair works in the SEZ area on deposit contribution basis. The agency vide its reconciliation statement dated 14/05/2019 demanded Rs.1209.25 lacs on account of maintenance & repairs executed till date. The proposal for consideration for release of payments to MIDC for works executed was placed in the 49th Authority Meeting held on 06.10.2021 wherein the Authority approved the proposal for release of payments of Rs 1148.07 lacs to MIDC which is reconciled by MIDC and SEEPZ SEZ for the works executed and the balance amount of Rs 62.01 lacs will be verified jointly with SEEPZ Authority and MIDC and released in due course subject to reconciliation. A proposal for updated status of payment under the intimation to the Ministry was also placed in the 50th and 51st Authority meeting held on 16.11.2021 and 04.02.2022, respectively. The seepz has

released of payment of Rs. 1148.00 lacs to MIDC on 08-06-2022. Capital grant received from central government amount of Rs. 396 lakh is pending for reconciliation with MIDC. A final detailed reconciliation of all the bills received from MIDC, payment done, etc. is underway in co-ordination with MIDC officials, to ascertain the final liability, if any. After reconciliation the amount will be transferred to fixed assets or other appropriate head in books of accounts.

8. TAXATION

- a) The SIEEPZ SEZ Authority vide notification No. S.O. 1882(E) dated 20/04/2022, was granted exemption under Section 10(46) of the Income Tax Act by CBDT. As per the Notification, lease rentals, service charges, income by way of gate passes, fine & penalty etc. & interest on bank deposits are exempt from income tax. The notification was applicable from FY 2020-21 to FY 2024-25 and now a fresh application for Exemption under section 10(46) of the IT Act, 1961 is submitted on 05-02-2025 before the following Authorities and the matter is under consideration -

- The Principal Commissioner - Income Tax (Exemption),
- the Under Secretary (ITA) I Division, Ministry of Finance, Department of Revenue (CBDT), North Block, New Delhi &
- the Director SEZ, Government of India, Ministry of Commerce and Industry, Department of Commerce, Udyog Bhawan, New Delhi

Further, Authority has applied to Income Tax department to amend the applicability of exemption under Section 10 (46) with retrospective effect from the date of incorporation of the Authority.

- b) The following cases are pending with Commissioner of Income Tax-

Particulars	Disputed Tax Amount
AY 2013-14	3,47,48,449
AY 2014-15	7,87,50,960
AY 2015-16	6,13,83,373

- c) The following cases are pending with Income Tax Officer -

The Authority has filed appeal with CIT (A) for AY 2016-17 and the Appellate Authority has directed to AO to re-assess the Income of the Authority. Presently the matter is pending with AO.

Particulars	Disputed Tax Amount
AY 2016-17	5,10,54,520

The above matters can be resolved if the exemption u/s 10(46) is received from Income Tax department with retrospective effect from the date of incorporation of the Authority.

- d) Initially the SIEEPZ SEZ Authority had inadvertently obtained PAN as a Government Company (PAAAAAGS0028P). All assessments related to this PAN were carried out as per rules applicable to Companies. On 20th Feb, 2016 the Authority applied for New PAN under the category of 'Local Authority' and the same had been allotted on 03/03/2016 (New PAN - AAALS4995G). After Obtaining a new PAN The Authority had applied for exemption u/s. 10(46) of the Income Tax Act, 1961 and the same had been granted for the period of 2015 to 2020. Further the Authority had applied for renewal of exemption for the period of next 5 years and the same had been granted on 20th April, 2022 for the period 2021-22 to 2024-25. Further, From AY 10-11 the SIEEPZ SEZ Authority had deposited Income tax in the form of Advance Tax, TDS and Self

Assessment Tax. The Total tax deposited/paid by SEEPZ SEZ Authority from AY 10-11 to AY 16-17 is Rs.44,88,69,005/-

The Authority is seeking retrospective exemption u/s. 10(46) of Income Tax Act, 1961 so that the amount deposited/paid for tax payments can be refunded to SEEPZ SEZ Authority

and pending assessment at various level of Income Tax Authorities can be repealed as soon as the exemption is granted.

The year wise details of amount paid by way of Advance Tax, TDS & Self Assessment tax are as follows:

Statement Showing Tax Paid and TDS Deducted				
Year	Advance tax	TDS	Self Assessment Tax	Total
A.Y 10-11	-	19,12,744.00	7,52,18,300.00	7,71,31,044.00
A.Y 11-12	-	-	8,79,69,051.00	8,79,69,051.00
A.Y 12-13	4,12,00,000.00	38,11,762.00	-	4,50,11,762.00
A.Y 13-14	2,20,00,000.00	63,12,149.00	-	2,83,12,149.00
A.Y 14-15	1,164.00	5,59,900.00	7,73,15,280.00	7,78,76,344.00
A.Y 15-16	-	1,18,57,215.00	7,12,49,490.00	8,31,06,705.00
A.Y 16-17	3,69,74,320.00	97,48,701.00	-	4,67,23,021.00
A.Y 17-18	-	4,50,000.00	-	4,50,000.00
A.Y 18-19	-	15,57,649.00	-	15,57,649.00
A.Y 19-20	-	4,50,000.00	-	4,50,000.00
A.Y 20-21	-	1,68,780.00	-	1,68,780.00
A.Y 21-22	-	1,12,500.00	-	1,12,500.00
Grand Total	10,01,75,484.00	3,69,41,400.00	31,17,52,121.00	44,88,69,005.00

9. CONTINGENT LIABILITIES:-

Claims against the Authority not acknowledged as debts Rs. 3353.20 Laes (Previous Year Rs. 3395.15 Laes)

1. Authority vide MOU dated 13/09/2011 entered in to an arrangement with Ashoka Bio Green Pvt Ltd (ABPL) for setting up of bio-mechanization project with a view to provide an ambience of clean & healthy environment. Authority has contributed deficit amount of Rs.32.50 laes out of total project cost of Rs.90.00 laes. In turn, Authority would get 49% of net profit of the project. M/s ABPL has abandoned the project & the project is independently being run by Authority through M/s Avi Plast who have been given the contract for operation & maintenance of Bio Gas Plant. Authority has not accepted the claim of Rs.475 laes made by M/s ABPL. Both parties have approached High Court & High Court has appointed Arbitrators. The Arbitral Tribunal declared the Award dt. 18.12.2019 and subsequent corrigendum dt. 25.01.2020 in the arbitration proceedings and to accept the claim of the claimant amounting to Rs. 2,92,49,370/- and the counter claim submitted by Authority was rejected. The said award was challenged and a Petition under Section 34 of the Arbitration and Conciliation Act, 1996 was filed before the High Court seeking a relief to set aside the Award dt. 18.12.2019. The matter is pending at High Court, Bombay.

Present Status:- Arbitration petition along with the stay application filed by this Department challenging the Arbitral Award, was listed on 08.05.2024 at Sr No.912 before Justice Pooniwala. The matter got reached however, since the execution proceedings mentioned above was simultaneously listed before Justice Abhay Ahuja, and taken up at the same time, the matter was kept back and subsequently due to paucity of time, adjourned to 14.06.2024. However, since the matter was not listed on board of 14.06.2024, it was mentioned to circulate matter on 03.07.2024 as confirmed by the counsel telephonically. Accordingly the matter was supposed to be listed on

03.07.2024. Since it was not listed on the board of 03.07.2024. on inquiry, it is understood that the matter got circulated on 08.07.2024. However, since the Ld ASG is not available till 08.07.2024 and will returning on 09.07.2024. Accordingly, the matter will be listed for circulation on 09.07.2024 before his lordship Shri Justice ARIF S. Doctor and will be argued subject to taken up & heard by court.

2. In the Execution Proceeding initiated by M/S Ashoka Biogreen , vide order dated 13/02/2024 direction have been issued to deposit the decretal with further interest on Rs. 2,93,80,143 @ 10.5% p.a from 01/02/2020 till payment or realization there of along with GST applicable with the learned Prothonotary and Senior Master within a period of 8 weeks. And accordingly the matter was listed on 10/04/2024 for compliance. However, Pending the hearing of Arbitration petition on 10/4/24 a request was made for extension of time for deposit of decretal amount, extension for further 4 weeks time was granted. As and by the way of last chance failing which this court will pass appropriate order to execute the arbitral award.

Present Status:- In the execution proceeding initiated by M/s. Ashoka Biogreen, vide order dated 13.02.2024, directions have been issued to deposit the decretal with further interest on Rs 2,93,80,143/- 10.5% p.a. from 01.02.2020 till payment and/ or realization thereof along with GST as applicable with the learned Prothonotary and Senior Master within a period of eight weeks. And accordingly the matter was listed on 10.04.2024 for compliance. However, pending the hearing of Arbitration Petition, on 10.04.2024, a request was made for extension of time for deposit of decretal amount, extension for further four weeks time was granted, as and by way of last chance failing which this Court will pass appropriate orders to execute/enforce the arbitral award. Accordingly the matter was listed on 08.05.2024 at Sr. No.914 before Justice Abhay Ahuja, wherein Ld ASG Shri Devang Vyas appeared and appraised the court about the stay in operation w.r.t. Arbitral Award listed before another bench which is part-heard . Accordingly time to comply with the order of deposit was granted till 9th July, 2024. Further, the Authority has made Advance payment of Rs. 223.09 lacs on 06-01-2025 and submitted Bank Guarantee of equal amount of Rs. 223.09 on 31-03-2025 to the Bombay High Court.

- b) Claim of excess of work done over advance given to NFCD amounting to Rs.3000 Lacs in respect of 3 capital works.
- c) Amount of Rs 10.53 Lacs claimed by NFCD on account of repair & renovation of D-2 Bungalow in SEEPZ Residential complex. Matter is pending with Ministry regarding appointment of NFCD as per GFR.
- d) Amount of Rs.839.66 Lacs towards property tax of SDF-VIII demanded by MCGM for the period 01.04.2016 to 31.03.2021 from SEEPZ-SEZ authority. Authority is in the process of filing writ petition before the High Court.

10. Additional disclosure under Rule 11 of "The Special Economic Zone Authority Rules, 2009"

Particulars	2024-25	2023-24
a) Estimated Opening Balance	61,966.81	53,510.75
b) Estimated Receipts under section 36(1)	-	-
(i) All sums of money, which the Central Government may, after due appropriation made by parliament by law in this behalf, provide to the Authority;	-	-
(ii) All grants or Loans that may be made to the authority under this Act	-	-
(iii) All sums received on account of user or service charges or fees or rent for the use of properties belonging to the authority;	10,432.68	8,604.88
(iv) All sums received by the authority from such other sources as may be decided upon by the Central Government.	-	-
Total of (b) estimated Receipts	10,432.68	8,606.32
c) Estimated Expenditure	6911.14	3,148.81

11. Sundry Debtors, Loans and advances, Current Liabilities & Provisions are subject to confirmation and reconciliation. Impact, if any, on the accounts is not considered to be material.

12. Previous year's figures have been regrouped or rearranged wherever necessary.

Y. Mangala

Balasaheb Borade

Mayur R. Mankar

Dnyaneshwar Patil

Pay & Account Officer

Estate Officer

Secretary

DC-cum-Chairperson

Place: Mumbai

Date:

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

AGENDA ITEM NO. 02

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 May 2025 and June 2025. (Copy enclosed)

Sr No.	Date	Description	Amount (in Rs.)
1	01.05.2025	IRCTC Ticket booking of DDC sir from Mumbai to Delhi	11111.00
2	06.05.2025	Imprest Mobile Bill Payment	660.00
3	06.05.2025	Flowers for Chief Guest of Blood Donation Inaugural Program on 02.05.2025	650.00
4	08.05.2025	Faulty MIDC Water Meter replacement (M/s Ameya Services)	1600.00
5	13.05.2025	DC sir Mobile Recharge	883.82
6	14.05.2025	IRCTC Ticket booking of DC sir from Mumbai to Delhi	26202.00
7	14.05.2025	Purchase of Door Stopper for Cabin No-204	85.00
8	14.05.2025	Painting Material expenses of Quarter No-C4	2440.93
9	15.05.2025	Printing expenses of Maps	7360.00
10	16.05.2025	IRCTC Ticket booking of DC sir from Delhi to Mumbai	26225.00
11	19.05.2025	M/s Coldwave HVAC service for AC servicing BFC Guest Room No-5	4000.00
12	20.05.2025	IRCTC Ticket booking of DC sir from Mumbai to Nagpur	16984.00
13	20.05.2025	IRCTC Ticket booking of DC sir from Mumbai to Nagpur (upgradation Charges)	1350.00
14	20.05.2025	Radison Nagpur Hotel Booking of DC Sir	16461.00

15	22.05.2025	Purchase of window Door Stopper for 2 nd floor Pantry	650.00
16	23.05.2025	Grinder Machine Repairing Charges	1250.00
17	26.05.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	20408.00
18	26.05.2025	TATA Sky Recharge of Chamber No-201	2890.00
19	27.05.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	41936.00
20	28.05.2025	Purchase of Electrical Material on urgent basis	680.00
21	04.06.2025	IRCTC Ticket booking of JDC Madam from Pune to Delhi	8950.00
22	05.06.2025	IRCTC Ticket booking of JDC Madam from New Delhi to Pune	15796.00
23	13.06.2025	DC sir Mobile Recharge	883.82
24	19.06.2025	Purchase of waterproofing Sheet / Tape for Electrical work	900.00
25	24.06.2025	Airtel DLT SMS service 1 year charges (Shri Hanish Rathi, ADC)	5900.00
26	24.06.2025	IRCTC Ticket booking of Shri, Hanish Rathi, Shri Palash Shankar and Smt. Y.Mangala from Mumbai to Delhi	34899.00
27	24.06.2025	IRCTC Ticket booking of Shri Hanish Rathi and Palash Shankar from Delhi to Mumbai	11938.00
28	27.06.2025	Purchase of Net Door for C-4 Bungalow Quarters	8000.00
29	27.06.2025	Purchase of PVC Tape for electrical	600.00
30	27.06.2025	Purchase of Painting material for C-3 Bungalow Quarters Seepz	6046.00
31	27.06.2025	Imprest mobile bill payment	308.00
		Total	278047.57

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 May 2025

and June 2025 which needs to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (in Rs.)
1	01.05.2025	IRCTC Ticket booking of DDC sir from Mumbai to Delhi	11111.00
5	13.05.2025	DC sir Mobile Recharge	883.82
6	14.05.2025	IRCTC Ticket booking of DC sir from Mumbai to Delhi	26202.00
10	16.05.2025	IRCTC Ticket booking of DC sir from Delhi to Mumbai	26225.00
12	20.05.2025	IRCTC Ticket booking of DC sir from Mumbai to Nagpur	16984.00
13	20.05.2025	IRCTC Ticket booking of DC sir from Mumbai to Nagpur (upgradetaion Charges)	1350.00
14	20.05.2025	Radison Nagpur Hotel Booking of DC Sir	16461.00
17	26.05.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	20408.00
19	27.05.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	41936.00
20	04.06.2025	IRCTC Ticket booking of JDC Madam from Pune to Delhi	8950.00
21	05.06.2025	IRCTC Ticket booking of JDC Madam from New Delhi to Pune	15796.00
22	13.06.2025	DC sir Mobile Recharge	883.82
23	24.06.2025	IRCTC Ticket booking of Shri, Hanish Rathi, Shri Palash Shankar and Smt. Y.Mangala from Mumbai to Delhi	34899.00
24	24.06.2025	IRCTC Ticket booking of Shri Hanish Rathi and Palash Shankar from Delhi to Mumbai	11938.00
		Total	234027.64

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.

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4/6/25

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7-8-25

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

कार्यसूची मद संख्या
AGENDA ITEM NO.03

A. Proposal:

The practice of including administrative charges @10% of total monthly expenses by M/s Stree Mukti Sanghata (SMS) be **regularized and formally approved** by the Authority as a **welfare measure**, in recognition of the nature of services rendered i.e. looking after children of those employees who are working in the Units engaged in exports activities in the SEEPZ premises.

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

Section 34 of SEEPZ Act, 2005 and Rule 6 of SEZ Authority Rules 2009

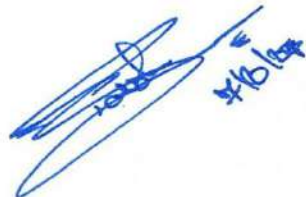
C. Other Information:


M/s Stree Mukti Sanghatana has been engaged by the SEEPZ SEZ Authority for providing services as per the scope defined in the executed Agreement. While the Agreement does not explicitly mention any administrative charges, it has been observed that SMS has consistently included administrative charges @10% of the total monthly expenses in their invoices submitted for reimbursement since the inception of the engagement.

This practice has been followed without formal approval but has not been objected to in the past and has become a norm. For example, in the invoice submitted for April 2025 (Invoice No. SMS/2/25-26 dated 02-May-2025), administrative charges of Rs. 10,805/- has been included in the total claim of Rs. 1,18,855/- over and above the actual expenditure incurred during the month.

D. Recommendation:

The Authority is requested to consider and approve the regularization of administrative charges @10% being claimed by M/s Stree Mukti Sanghatana on monthly expenses, and 90% directly to SHG authorised by Stree Mukti Sanghathan (SMS), tripartite agreement will be finalised and put up in the next Authority meeting and authorize DC for necessary modifications to the Agreement, if required.




7-8-25

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

AGENDA ITEM NO. 04

A. Proposal :-

Proposal related to the payment to be made to JOSH, a skill development initiative under GJSCI.

B. Relevant provisions of SEZ Act, 2005 & Rules, 2006/Instruction/ Notification:

Section 34 read with Rule 7 of SEZ Authority Rules 2009.

C. Other Information :-

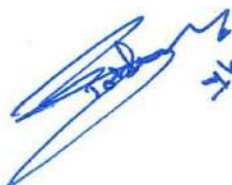
In the 69th Authority Meeting held on 20.08.2024, the Authority approved that the faculty salary of JOSH, the skilling and training school at Mega CFC, would be reimbursed on actual expenditure incurred for a period of one year, i.e., from 1st September 2024 to 31st August 2025.


It is now proposed that the reimbursement period be extended for another year, i.e., from 1st September 2025 to 31st August 2026, covering actual expenditure incurred by GJSCI.

Additionally, GJSCI has indicated a revision in the salary structure of the JOSH staff, claiming proportionate increases. However, no formal salary structure has been submitted by GJSCI for verification. Based on the bills submitted by GJSCI for the period April 2025 to June 2025, it has been observed that there is an approximate overall increase of 5% in salary expenses compared to the earlier period.

D. Recommendation:

The proposal for extension for financial assistance to skilling & training school 'JOSH' at Mega CFC SEEPZ is submitted before the Authority for decision.


7/8/25


7-8-25

ESTATE DIVISION

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

कार्यसूची मद संख्या

AGENDA ITEM NO. 05

A. Proposal:

Proposal for clarification of rent applicable to incoming entrepreneurs under provision of rule 74A and / or change/transfer of ownership by other means viz auction by Banks/ DRT/Liquidator, etc.

B. Relevant Provisions:

1. **Provision of Rule 8 (viii) of SEEPZ Authority Rule, 2009 :** The Development Commissioner who is the Chairperson and the Chief Executive Officer of the Authority shall execute Lease Agreement between the Authority and the Units or other parties in respect of built-up premises **or land allotted, in the format specified by the Authority;**
2. **Rule 11(5) of SEZ Rules, 2006 to be read with Instruction No 98 dated 29.08.2019.**

(5) The land or built up space in the processing area or Free Trade and Warehousing Zone shall be given on lease only to the entrepreneurs holding a valid Letter of Approval issued under rule 19 and the lease period shall not be less than five years but notwithstanding any other condition in the lease deed, 38[the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval].
3. **Rule 74 and 74A of SEZ Rules, 2006 to be read with Instruction No 108 dated 11.10.2021.**

C. Other Information:

1. Proposal for fixation of lease rent in NEST 2 and for other new allotments was approved in 70th Authority Meeting held on 07.10.2024. Wherein, the Authority decided that all new allotments in old buildings (govt. bldg) will also be levied at the rate of Rs. 6500/- per sq. mtr. p.a.

2. Authority further decided that any proposals/applications received under Rule 74 A or change of ownership by other means viz auction by Banks/DRT/ Liquidator etc. for taking over assets and liabilities in self financed bldgs. would be levied at the rate of 10% of the highest rent in SEEPZ SEZ which was at Rs. 6500/- per sq. mtr. p.a.
3. Furthermore, the proposal for 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 was approved in 72nd Authority Meeting held on 04.02.2025 & 73rd Authority Meeting held on 28.05.2025 Wherein, the Authority approved the comprehensive policy framework governing the transfer of assets and liabilities for various categories of sub-leased Galas and Plots, encompassing both operational and non-operational units. The policy came into effect immediately then and was applied to all units which were granted a Letter of Approval (LOA) on or after 28.05.2025.
4. Accordingly Circular no. 10 dated 26.06.2025, regarding Procedure and Charges for transfer of Assets and liabilities of Sub-leased Plots and Galas in SEEPZ-SEZ was published.
5. In the said circular (attached for reference), it is mentioned in point no. 4(i) (which is applicable to galas having sub lease period of 5 years): **The incoming unit will have to pay lease rent equal to the highest lease rent obtained in auction for a similar size unit in the same building.** If no such unit is available in that building, the rate will be based on a similar size unit in a comparable building, as on the date of transfer. **Subsequently, the Point no. 4(ii) which is applicable to all other galas and plots which are not covered in 4 (i), there is no mention of applicable rent.**
6. Meanwhile, as per Circular No. 6 dated 11.04.2025 (attached for reference), it is stated **that the rent applicable to incoming entrepreneur under the provision of Rule 74A and/or change/transfer of ownership by other means viz auction by Banks/ DRT/Liquidator, etc- b. For self-financed buildings, the rent shall be 10% of the highest rent in SEEPZ-SEZ on the date of transfer.**
7. As per point no. 5 and 6 above, for incoming units allotted under 74A in galas of 5 year sub lease period, we are charging **lease rent equal to the highest lease rent obtained in auction for a similar size unit in the same building.** However, for self financed buildings those are transferred under 74 A the Circular No. 6 dated 11.04.2025 says only 10% of the highest rent in SEEPZ-SEZ on the date of transfer. This is leading to confusion and non uniformity in charging rent to incoming units allotted under 74A and/or change/transfer of ownership by other means viz auction by Banks/ DRT/Liquidator. Further, point 1. a. of Circular No. 6

dated 11.04.2025, after issuing Circular No. 10 dated 26.06.2025, is not relevant hence-forth which is creating more confusion.

D. Recommendation:

1. It is proposed that **Circular No. 6 dated 11.04.2025 is repealed.**
2. **Draft circular (copy attached) is put up before the authority for approval.**




7-8-25

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096



Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

No. SEEPZM-EOPT0PROF/6/2025-EO

08.2025

परिपत्र संख्या ____ दिनांक ____ /08/2025

Circular No. ____ Dated ____ /08/2025

Subject: Clarification regarding the rent applicable to incoming entrepreneur under the provision of Rule 74A and/or change/transfer of ownership by other means viz auction by Banks/ DRT/ Liquidator, etc-

<p>संदर्भ: परिपत्र संख्या 10 दिनांक 26.06.2025</p> <p>आपका ध्यान प्राधिकरण की 74वीं बैठक दिनांक 08.08.2025 की ओर आकर्षित किया जाता है, जिसमें समिति ने निम्नलिखित निर्णय लिए:</p>	<p>Refer: Circular No. 10 dated 26.06.2025</p> <p>Attention is invited to 74th Authority meeting dt. 08.08.2025 Wherein the committee decided as follows:</p>
<ol style="list-style-type: none">1. इस परिपत्र को परिपत्र संख्या 10 दिनांक 26.06.2025 के साथ पढ़ा जाना चाहिए।2. परिपत्र संख्या 10 दिनांक 26.06.2025 के पैरा 4.ii में उल्लिखित भूखंडों और प्लॉटों के लिए लागू किराया: समान भवन में समान आकार की किसी भी इकाई पर नीलामी में प्राप्त उच्चतम पट्टा किराया का 10% लागू होगा और यदि नीलामी में प्राप्त आवंटित प्लॉट समान आकार के उसी भवन में उपलब्ध नहीं हैं, तो उस स्थिति में समान भवन में समान आकार की किसी भी इकाई पर नीलामी में प्राप्त उच्चतम पट्टा किराया का 10% लागू होगा, जो ऐसे हस्तांतरण की तिथि पर लागू होगा।3. परिपत्र संख्या 13 दिनांक 10.01.2024 के अनुसार किराए में 5% वार्षिक वृद्धि लागू होगी।	<ol style="list-style-type: none">1. This circular should be read with Circular No. 10 dated 26.06.20252. Rent applicable for the plots and galas mentioned at para 4. ii. of Circular No. 10 dated 26.06.2025: 10% auctioned discovered highest lease rent applicable to any unit of similar size in the same building and in the case auction discovery allotted galas are not available in the same building in the similar size in that case 10% of auction discovered highest lease rent applicable to any similar size unit in similar building, as prevailing on the date of such transfer.

4. जैसा कि 71वीं प्राधिकरण बैठक के एजेन्डा मद संख्या 11 में एसईईपीजेड प्राधिकरण द्वारा निर्णय लिया गया है, एसईईपीजेड विशेष आर्थिक क्षेत्र में सभी रिक्त स्थान केवल ई-नीलामी बोली प्रक्रिया के माध्यम से इकाइयों को आवंटित किए जाएंगे।	3. 5% annual increment in rent is applicable as per circular 13 dated 10.01.2024 4. As decided by SEEPZ Authority at Agenda Item No. 11 of 71st Authority meeting, all vacant spaces in the SEEPZ Special Economic Zone shall be allocated to units through an e-auction bidding process only.
इसे SEEPZ-SEZ प्राधिकरण के अध्यक्ष के अनुमोदन से जारी किया गया है।	This issues with the approval of Chairperson of SEEPZ-SEZ Authority.

(मयूर मानकर)
संयुक्त विकास आयुक्त
सीपज़-सेज़ प्राधिकरण

Copy to:

1. सभी यूनिटधारक, SEEPZ-SEZ
2. कार्यालय आदेश फ़ाइल
3. कार्यालय आदेश रजिस्टर
4. डीसीओ और जेडीसीओ, डीडीसीओ, सीपज़-एसईईजेड
5. IA-I अनुभाग, SEEPZ-SEZ

विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 28.05.2025 को आयोजित 73वीं प्राधिकरण बैठक का कार्यवृत्त

MINUTES OF THE 73rd AUTHORITY MEETING HELD ON 28.05.2025 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following are present:

- | | |
|---|--------|
| 1. Smt. Mital Hiremath, Joint Development Commissioner, SEEPZ-SEZ
Member/Secretary | |
| 2. Shri Backiyavelu Mutharasu ITS Deputy,
Nominee DGFT, Mumbai, | Member |
| 3. Shri HasmukhBhai 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 Rajendra Wagh, Deputy Engineer, MIDC

Smt. Smitha Nambiar, Dy. Development Commissioner, Smt. Y. Mangala, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner (Estate Operation), Ms. Divyanshi Goyal LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 72nd Authority held on 17.04.2025.

Decision: After Deliberation, Authority confirms the minutes of the meeting held on 17.04.2025 and noted the action taken in Agenda No 1 to 9. However in Agenda 10 following discussion were made

(i). Ola/Uber Services:

The Authority was apprised that the matter of permitting Ola/Uber services within SEEPZ-SEZ is currently under discussion with the Security Consultant (M/s MitKat Advisory Services Pvt. Ltd.), the Pravesh Gatepass system developer (M/s VAMS), and the Master Planner (M/s Tractebel). During the meeting, it was suggested to explore the feasibility of integrating Ola/Uber driver and vehicle details within the Pravesh Gatepass system. These details should be tagged to the respective vehicle, along with necessary controls and validations, to ensure that the vehicle exits the premises immediately after passenger drop-off or pick-up.

The Authority was apprised that Ms. Anuja Sayaji Chavan, daughter of Late Shri Sayaji Ganpat Chavan—a long-serving Head Security Guard at SEEPZ-SEZ who passed away due to COVID-19—continued to occupy Quarter No. B2/18 after his demise. During this period, she was engaged as a Contractual Junior Executive in SEEPZ-SEZ. However, from May 2022 to April 2025, rent was charged at ₹19,850 per month under the formula applicable to unauthorized occupation, despite her status as an outsourced employee.

As per the decisions taken in the 22nd and 24th Authority Meetings, and in line with the prevailing accommodation policy, outsourced staff residing in Type B quarters are to be charged ₹10,000 per month. Consequently, an excess rent of approximately ₹3,44,750 was collected over a period of 35 months.

Decision: After deliberation, the Authority **approved** the proposal for rent adjustment and refund of excess house rent paid by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ, and directed the Estate and Finance Sections to verify the calculations and process the refund accordingly.

Agenda Item No. 4: Proposal Policy for the Transfer of Assets for 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 in detail about the proposed policy covering all categories of sub-leased Plots and Galas in SEEPZ-SEZ, as detailed in the agenda. The policy is intended to regulate the process for formal and non-formal transfers, ensure operational continuity, and minimize disruption to exports and employment. It outlines comprehensive guidelines for both operational and non-operational units, specifies transaction charges, and sets forth applicable procedures to be followed through the SEEPZ Approval Committee.

Decision: After deliberation, the Authority **approved** the comprehensive policy framework governing the transfer of assets and liabilities for various categories of sub-leased Galas and Plots, encompassing both operational and non-operational units. The policy shall come into effect immediately and shall apply to all units granted a Letter of Approval (LOA) on or after 28.05.2025.

Agenda Item No. 5: Proposal 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.

The Authority was apprised of the need to establish a transparent and structured policy for renewal of sub-leases for Galas and Plots across

decided—based on the suggestions of Authority Members and the President of SGJMA—to implement the increase in a phased manner.

Further, Authority Members expressed concern that the high rates discovered through e-auctions may not be viable for existing units. While new bidders determine and quote rates based on their own business viability and willingness, imposing similar rates on existing units during reallocation to newly redeveloped buildings could severely impact their operations and may compel them to shut down or exit the SEZ.

After due deliberation, the Authority decided that existing units, originally allotted prior to the introduction of the e-auction process, shall be reallocated space in the newly redeveloped buildings at a lease rent equivalent to the rate applicable to units reallocated from SDF-I to NEST-I and NEST-II (currently ₹4,750 per sq. mtr. per annum). This rate shall be subject to an annual escalation of 5%, and the applicable lease rent at the time of actual reallocation shall be determined accordingly. However, this lease rent shall apply only to the equivalent area previously occupied in the old buildings. Any additional area beyond the existing allotment shall attract lease rent as was adopted in the case of NEST-II decided in Agenda No 13 of 71st Authority Meeting.

The meeting concluded with vote of thanks to the chair.

(ज्ञानेश्वर भा. पाटील)
विकास आयुक्त
सीप्ल-सेज

Digitally signed by
Dnyaneshwar Bhalchandra Patil
Date: 01-06-2025 19:55:32

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:

- | | |
|--|------------------|
| 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 HasmukhBhai 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.

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 unitholders 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

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 11:35:07
(डॉ. दिनेश्वर पाटील)
वेकर्स असुर
सीपज़-सेज़

**MINUTES OF THE 71st AUTHORITY MEETING HELD ON 04.02.2025
UNDER THE CHAIRMANSHIP OF DEVELOPMENT
COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.**

The following were present:-

- | | |
|---|-------------------|
| 1. Smt Mital Hiremath, JDC, SEEPZ SEZ | Member/ Secretary |
| 2. Shri Himanshu Dhar Pandey, Dy. Director,
Nominee of Addl. DGFT | Member |
| 3. Shri Hasmukhbhai Dholakiya, Partner of M/s.
H. K. Design (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 & Ex-Authority Member.
2. Shri Vijay Gujrathi, chairman SEEMA

Shri Jay Shah, Estate Officer & DDC, SEEPZ SEZ, Smt. Y Mangla, Sr. Account Officer, Shri. Hanish Rathi, ADC (Estate Operations), Shri Palash Shankar, ADC, Shri. Ajeet Bhati, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1:- Confirmation of the Minutes of the 70th Authority meeting held on 07.10.2024.

Decision: After deliberation, Agenda wise directions of the Authority are as below:

<p>Confirmation of the Minutes of the 69th Authority Meeting held on 20.08.2024</p> <p>Decision in 70th Authority Meeting: After deliberation, the Authority confirmed the Minutes of the meeting held on 20.08.2024 with consensus with the following observations:</p> <ol style="list-style-type: none"> a. ADC (Security) to issue a circular with sop to all unitholders and security section regarding granting a special vehicle pass to the owner of the unit. b. PAO to ensure recoupe of HRA of govt. Staff deducted 	<p>(a). It was informed that Circular has been issued and provision in Pravesh application is made. On request of Authority Members (Trade representative) and special invitee Shri Adil Kotwal, Authority decided that the criteria of 500 cr export to issue privilege pass shall be on the basis of total export of Group companies also if a single balance sheet is being filed by the firms. Pass to 01 director of all such Units shall be issued.</p> <p>(b). Authority Noted the action taken and directed to ensure the compliance.</p>
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Authority was appraised about the appointment of a Legal consultancy firm (M/s TILA) for Teriff Petition no 215 of 2024 filed by M/s AEML before MERC. M/s TILA has been issued work order dated 8th January 2025 for engaging them to examine AEML Tariff Petition. Accordingly, they submitted their comments/ observations and submitted invoice amounting to Rs. 4,00,000/- towards Professional Fees for the Legal opinion. As the matter pertains to Trade, Special Invitee Shri Adil Kotwal was also perused the comments/ observations prepared by M/s TILA and expressed that they have done a good job. Authority was informed that comments/ observations prepared by Legal consultancy firm (M/s TILA) has been submitted to MERC for consideration.

Decision:

After deliberation, Authority Noted the same also satisfied the report submitted by legal consultancy firm and approved the payment for the Legal opinion.

Agenda Item No. 10:- Proposal for amendment in the Allotment Rules 2015.

The Authority was apprised that the SEEPZ residential quarters are located on Plot No. F-9 and were constructed in 1974 to provide allotments to employees and government staff working in SEEPZ. Accordingly, A and B type buildings and C type bungalows were allotted to government staff based on eligibility criteria.

The Allotment Rules for Accommodation in the SEEPZ-SEZ residential complex, notified on 01.03.1977, were amended through the Allotment Rules 2009 after approval in the 26th Authority Meeting. However, it was not specified whether these quarters could be allotted to other government departments.

An audit objection was raised that vacant quarters could result in a loss of revenue, leading to the decision to allot vacant quarters to officers from other Ministries or Departments. A committee was constituted to frame the Allotment Rules, and the Allotment Rule 2015 came into effect in June 2015, which allowed quarters to be allotted to outsourced staff and service providers.

If no applications are received for allotment after a quarter is vacated, the quarter remains vacant, resulting in a loss of revenue for the SEEPZ Authority. Therefore, the allotment of quarters to employees/officers from other government departments may be approved on a retrospective basis, i.e., from 30.06.2023.

Decision:

After deliberation, Authority approved the proposal.

Agenda Item No. 11:- Proposal for cancellation of existing advertisement & amend new policy for unit allotment in SEEPZ.

Proposal 1: The Authority was apprised that SEEPZ-SEZ had advertised on the SEEPZ website on 17.10.2024 and 24.10.2024, and by 08.11.2024, 28 applications had been received. However, the finalization of the allotment was cancelled due to the existing space allotment procedure, which is paper-based, involves physical interaction, and relies heavily on subjective assessment, lacking transparency and competition. Therefore, it was proposed to cancel the existing advertisement and implement a more transparent, E-auction-based system.

Proposal 2: The Authority was informed about the proposal for a new policy for space allotment, wherein the following steps were discussed: Advertisements will be floated through an online platform, and bidders will apply online. A committee authorized by the Authority will examine the proposals received through the online portal based on the eligibility criteria outlined in the agenda. An E-auction process will be conducted on the online platform for qualified bidders. Trade representatives suggested that the minimum eligibility criteria for IT/ITES, Electronics, and Jewellery Units should differ on which Authority agreed. It was also mentioned by the Authority Members (Trade representative) that the base price of Rs 6500 per sqm per annum is high for the older SDF buildings and that will lead to non participation for bid/ auction, however, chairperson mentioned that decisions will be taken if such situations will arise as it is the need of the hour to implement this policy.

Decision:

After deliberation, the Authority decided 1) Cancellation of the existing advertisement as mentioned in proposal 1. 2) E auction for future unit allotment 3) Base rate of 6500 per sq meter per year for e auction 3) The process of e auction to implement the policy for the further allotment of space. The Authority may revisit the policy if no participation is received for SDFs at the base rate of Rs 6500 or if any better options for enhancing transparency are identified in the future.

Agenda Item No. 12:- Proposal for allotment of additional land for future expansion of SEEPZ-SEZ.

Authority was apprised that in order to meet the increasing demand for manufacturing space at affordable rentals, there is a need to acquire additional land near SEEPZ for expansion. However, during discussions, the Industrial Commissioner mentioned that acquiring the Array land is challenging and suggested that the Authority explore opportunities in the vicinity of the New Mumbai Airport, as SEEPZ has expertise in Gems and Jewellery, and the same ecosystem is already present there. Special Invitee Shri Adil Kotwal recommended that the Authority should request 200 acres.

Decision:

After deliberation, the Authority approved that correspondence may be initiated with the respective authorities to acquire an additional 100 acres or more of land in the neighborhood of the New Mumbai Airport.

Agenda Item No. 13:- Approval for relocation from SDF-I building and allotment of units in proposed NEST 2.

Authority was appraised about the re-location of Units from SDF-1 building to NEST-02 As per the drawings prepared by EPC Contractors and submitted by WAPCOS, we may allot the space to the existing unit holders of SDF-1 in NEST-2, subject to the following criteria:

- a. If the area is equivalent to or less than the existing area in SDF-1, the area shall be allotted at ₹4500 per sqm per annum.
 - b. If the area exceeds the existing area in SDF-1 and there is no viability to create a saleable area, the unit holder shall pay ₹6500 per sqm per annum for the additional area allotted beyond the SDF-1.
 - c. If there is viability to create a saleable area, as suggested by the EPC contractor, the same will be auctioned as mentioned in agenda 12
- For further clarity the list of proposed allotment are attached Annexure A

Decision:

After deliberation, Authority approved the proposal.

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

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

Signed by

Mital Sudhir Hiremath

Date: 11-02-2025 10:33:47

(मितल हिरमठ)

संयुक्त विकास आयुक्त,

सीपज़ सेज़, सदस्य/सचिव

अध्यक्ष-सह-विकास आयुक्त, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 07.10.2024 को आयोजित 70वीं प्राधिकरण बैठक का कार्यवृत्त।

MINUTES OF THE 70th AUTHORITY MEETING HELD ON 07.10.2024 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

निम्नलिखित उपस्थित थे:-

The following were present:-

1. श्री सी.पी.एस. चौहान, जेडीसी, सीपज़ एसईजेड	सदस्यसचिव/	1. Shri C.P.S Chauhan, JDC, SEEPZ SEZ	Member/ Secretary
2. श्री हिमांशु धर पांडे, उप निदेशक, विदेश	सदस्य	2. Shri. Himanshu Dhar Pandey, Dy. Director, Nominee of Addl. Director General of Foreign Trade, Mumbai	Member
नामिती	सदस्य		
3. श्री. हसमुखभाई ढोलकिया, मेसर्स एच.के.	सदस्य	3. Shri. Hasmukhbhai Dholakiya, Partner of M/s. H. K. Design (India) LLP	Member
डिजाइन (इंडिया) एलएलपी के पार्टनर			
4. श्री सपिंदर सिंह, प्रबंध निदेशक, मेसर्स		4. Shri. Sapinder Singh, Managing Director of M/s. Omega Products Pvt. Ltd.	Member
ओमेगा प्रोडक्ट्स प्राइवेट लिमिटेड।			

विशेष आमंत्रित:-	Special Invitee:-
डॉ. प्रसाद वरवंतकर, डीडीसी, सीपज़-सेज़, श्रीमती रेखा नायर, एडीसी (वित्त), श्री मनीष कुमार, एडीसी (संपदा संचालन), श्री रवींद्र कुमार, सहायक और श्री राजेश कुमार, यूडीसी भी बैठक में सहायता और सुचारु संचालन के लिए उपस्थित हुए।	Dr. Prasad Varwantkar, Estate Officer, DDC, SEEPZ SEZ, Smt. Mangala, Sr. PAO, Smt. Rekha Nair, ADC (Finance), Shri. G.S. Bhandari, ADC [Mega CFC] Shri. Manish Kumar, ADC (Estate Operations), Shri. Palash Kumar, ADC [Eviction & Recovery] & Shri Hanish Rathi ADC [Security] also attended for assistance and smooth functioning of the meeting.
कार्यसूची मद सं 1 :- दिनांक 20.08.2024 को आयोजित 69वीं प्राधिकरण बैठक के कार्यवृत्त की पुष्टि।	Agenda Item No. 1:- Confirmation of the Minutes of the 69 th Authority meeting held on 20.08.2024.
	Decision: After deliberation, the Authority confirmed the Minutes of the meeting held on 20.08.2024 with consensus with the following

11/10

निर्णय: विचार-विमर्श के बाद, प्राधिकरण ने निम्नलिखित टिप्पणियों के साथ सर्वसम्मति से 20.08.2024 को आयोजित बैठक के कार्यवृत्त की पुष्टि की:

(ए) एडीसी (सुरक्षा) यूनिट के मालिक को एक विशेष वाहन पास देने के संबंध में सभी यूनिटधारकों को एक परिपत्र जारी करेगा।
(बी) पीएओ यह सुनिश्चित करेगा कि सरकारी कर्मचारियों के वेतन से काटे गए एचआरए की भरपाई पीएफएमएस में उचित प्रक्रिया अपनाकर और अधिकारियों के कर लाभों को प्रभावित किए बिना प्राधिकरण निधि में की जाए।
(सी) सभी एजेंडे जहां "कार्रवाई" अभी भी लंबित है, कार्रवाई पूरी होने तक अगली प्राधिकरण बैठक से पहले रखी जानी चाहिए।

observations :

- ADC (Security) to issue a circular with sop to all Unitholders and security section regarding granting a special vehicle pass to the owner of the unit.
- PAO to ensure recoupe of HRA of govt. staff deducted from their salary to Authority fund by undertaking due process in PFMS and without affecting the tax benefits of the officers.

All previous agenda where "Action taken" is still pending should be placed before next Authority meeting till the action is complete.

कार्यसूची मद सं 1.- क:- अग्रदाय के माध्यम से किया गया मासिक विवरण व्यय।
माह अगस्त, 2024 एवं सितम्बर, 2024 तक किये गये व्यय प्राधिकरण के समक्ष प्रस्तुत किये गये।

प्राधिकरण को यह भी अवगत कराया गया कि तत्काल आवश्यकता के कारण प्राधिकरण निधि से किए गए भारत सरकार से संबंधित सभी खर्चों को मंजूरी आदेश प्राप्त होने पर संबंधित बजट प्रमुखों से प्राधिकरण निधि में वापस कर दिया जाएगा।

Agenda Item No. 1A:- Monthly Statement Expenditure incurred through Imprest.

The expenses incurred from the month of Aug., 2024 & Sept. 2024 were presented before the Authority.

It was also apprised to the Authority that 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.

निर्णय:
विचार-विमर्श के बाद, प्राधिकरण ने अग्रदाय के माध्यम से किए गए खर्चों को नोट किया और निर्णय लिया कि भारत सरकार के बजट से प्राधिकरण निधि में वसूली में तेजी लाने का भी निर्देश दिया।

Decision:

After deliberation, the Authority noted the expenses incurred through Imprest and also directed to expedite recoupe from GoI budget to Authority Fund.

कार्यसूची मद सं 2.: NEST 2 में लीज रेंट निर्धारण एवं अन्य नवीन आवंटन हेतु प्रस्ताव।

प्राधिकरण को अवगत कराया गया कि, एसडीएफ-I में कुछ इकाइयों को NEST 1 में गला आवंटित किया गया है और वर्तमान में SDF-I में मौजूद शेष इकाइयों को NEST 2 में

Agenda Item No. 2:- Proposal for fixation of lease rent in NEST 2 and for other new allotments. Authority was apprised that, some of the Units in SDF-I have been allotted galas in NEST 1 and balance Units presently occupied in SDF-I will be re-allocated to NEST 2 @ Rs. 4500/- per sq. mtr. p.a. On

8/11/24

4500/- रुपये प्रति वर्ग मीटर की दर से पुनः आवंटित किया जाएगा। शेष इकाइयों को समायोजित करने पर, SEEPZ-SEZ प्राधिकरण के पास पात्र/योग्य उद्यमियों को आवंटित करने के लिए रिक्त स्थान/गालाएँ हैं। नवनिर्मित भवन में जगह की भारी मांग है।

एनईएसटी 2 नवनिर्मित भवन है और प्राधिकरण ने निर्माण पर भारी लागत खर्च की है और निर्माण लागत को वसूलने के लिए और बाजार दर को ध्यान में रखते हुए किराए को अंतिम रूप देने की जरूरत है।

यह भी अवगत कराया गया कि सरकारी पट्टे वाले परिसरों में भविष्य के सभी आवंटन [स्व-वित्तपोषित भवनों के अलावा] एनईएसटी 02 के लिए प्रस्तावित समान संशोधित पट्टा किराया पर लगाया जाएगा।

accommodating the balance units, SEEPZ-SEZ Authority has vacant spaces/galas to be allotted to eligible/deserving entrepreneurs. There is huge demand for space in the newly constructed building.

NEST 2 is newly constructed building and Authority had incurred huge cost for construction and in order to recoupe the construction cost and taking into consideration the market rate rent needs to be finalized.

It was also apprised that all the future allotment in govt. leased premises [other than self financed buildings] to be levied at the same revised lease rent as proposed here for NEST 02.

निर्णयः

विचार-विमर्श के बाद प्राधिकरण ने निर्णय लिया कि NEST-02 में आवंटित किए जाने वाले नए उद्यमियों को NEST-02 की निर्माण लागत की भरपाई के लिए प्रति वर्ष 6500 रुपये प्रति वर्ग मीटर की दर से पट्टा किराया लगाया जाएगा और सभी नए आवंटन पुराने भवनों (सरकारी भवन) में किए जाएंगे। प्रति वर्ष 6500/- रुपये प्रति वर्ग मीटर की दर से भी शुल्क लगाया जाएगा।

प्राधिकरण ने आगे निर्णय लिया कि नियम 74 ए के तहत प्राप्त किसी भी प्रस्ताव/आवेदन या स्व-वित्तपोषित भवनों में संपत्तियों और देनदारियों को संभालने के लिए अन्य माध्यमों जैसे बैंकों/डीआरटी/परिसमापक आदि द्वारा स्वामित्व में परिवर्तन। SEEPZ SEZ में उच्चतम किराये के 10% की दर से लगाया जाएगा जो वर्तमान में 650/- रुपये प्रति वर्ग मीटर प्रति वर्ष है।

Decision:

After deliberation, the Authority decided that in order to recoupe the construction cost of NEST-02 lease rent @ Rs. 6500 per sq. mtr. per year to the new entrepreneurs to be allotted at NEST-02 will be levied and all new allotments in old buildings (govt. bldg) will also be levied at the rate of Rs. 6500/- per sq. mtr. p.a.

Authority further decided that any proposals/applications received under Rule 74 A or change of ownership by other means viz auction by Banks/DRT/ Liquidator etc. for taking over assets and liabilities in self financed bldgs. would be levied at the rate of 10% of the highest rent in SEEPZ SEZ which is at present **Rs. 6500/-** per sq. mtr. p.a.

कार्यसूची मद सं 3 :- एसईजेड नियम 2006 के नियम 74 ए के तहत परिसंपत्तियों और देनदारियों के हस्तांतरण के लिए प्राप्त आवेदनों के लिए तंत्र से संबंधित शुल्क लगाने का प्रस्ताव।

प्राधिकरण को अवगत कराया गया कि, कई इकाइयों ने एसईजेड नियम 2006 के नियम 74 ए के तहत परिसंपत्तियों और देनदारियों के हस्तांतरण के लिए आवेदन किया है।

नियम 74 ए के तहत एक इकाई स्थापित करने के लिए उपरोक्त नियम प्रावधान के संदर्भ में, डेवलपर से एनओसी

Agenda Item No. 3:- Proposal for levy of charges related to applications received for transfer of assets and liabilities under Rule 74 A of SEZ Rules 2006.

Authority was apprised that, many units have applied for transfer of assets and liabilities under Rule 74A of SEZ Rules 2006.

In terms of the aforesaid Rule provision for setting up a unit under Rule 74 A, NOC from Developer or letter of intent is desirable though it is mandatory for new Units.

[Handwritten signature]

या आशय पत्र वांछनीय है, हालांकि यह नई इकाइयों के लिए अनिवार्य है।

यह सुझाव दिया गया है कि एसईजेड नियम 2006 के नियम 74 ए के तहत प्राप्त प्रस्तावों के लिए शुल्क लगाया जा सकता है और नियम 74 ए के तहत लेनदेन के लिए अनिवार्य प्राधिकरण से एनओसी को मामले में विचार और निर्णय के लिए प्राधिकरण के समक्ष रखा जाता है।

It is suggested that charges may be levied for the proposals thus received under Rule 74 A of the SEZ Rules 2006 and NOC from Authority mandatory for transaction under Rule 74 A is placed before the Authority for consideration and a decision in the matter

निर्णय:

विचार-विमर्श के बाद, प्राधिकरण ने निर्णय लिया गया कि एसईजेड नियम 2006 के नियम 18 2(ii) के अनुसार, नियम 74 ए के तहत अनुमोदन प्राप्त करने वाले किसी भी आवेदक को प्राधिकरण से एनओसी प्रदान करने की आवश्यकता है। साथ ही वित्तीय संस्थानों, एनसीएलटी, डीआरटी आदि से बिक्री प्रमाणपत्र प्राप्त करने वाली इकाइयों को भी प्राधिकरण से एनओसी प्राप्त करने की आवश्यकता है। उपरोक्त के अलावा, ऐसे प्रस्तावों पर लेनदेन लागत/परिसंपत्तियों के मूल्यांकन के प्रशासनिक शुल्क पर न्यूनतम 3% लगाया जाना चाहिए।

Decision:

After deliberation, the Authority decided that in terms of Rule 18 2(ii) of the SEZ Rules 2006, any applicant obtaining approval under Rule 74 A need to provide NOC from Authority. Also Units obtaining Sale certificate from financial institutions, NCLT, DRT etc. also need to obtain NOC from Authority.

In addition to the above, such proposals to be levied minimum 3% towards administrative charges of the transaction cost/valuation of assets.

कार्यसूची मद सं 4 :- मेगा सीएफसी के अधिकृत संचालन से परे स्थान के उपयोग और जीजेईपीसी और एसईईपीजेड प्राधिकरण के बीच राजस्व साझेदारी के लिए जीजेईपीसी और एसईईपीजेड प्राधिकरण के बीच समझौते का प्रस्ताव।

प्राधिकरण को अवगत कराया गया कि, जीजेईपीसी ने सरकारी और निजी संस्थाओं को कार्यक्रमों के लिए जगह प्रदान करने के लिए ग्राउंड, 5वीं और 6वीं मंजिल पर मेगा सीएफसी की जगह का उपयोग करने की इच्छा जताई है क्योंकि यह मेगा सीएफसी यूनिट के रूप में उनके अधिकृत संचालन के तहत कवर नहीं किया गया है। इसके अलावा, एसईजेड प्राधिकरण उक्त क्षेत्र का सही ढंग से उपयोग/किराए पर दे सकता है और इसलिए जीजेईपीसी सकल संग्रह पर 75:25 मॉडल के राजस्व बंटवारे का प्रस्ताव लेकर आई है, जहां करों को छोड़कर सभी खर्च जीजेईपीसी द्वारा वहन किए जाएंगे।

Agenda Item No. 4:- Approval of MOU between GJEPC & SEEPZ Authority for utilization of vacant space at Mega CFC beyond Authorized operations of GJEPC unit at Mega CFC on revenue sharing basis.

Authority was apprised that, the GJEPC have desired to utilise the space of Mega CFC at Ground, 5th & 6th floor to offer space for events to Govt & Pvt. entities as the same is not covered under their authorised operations as a Mega CFC Unit. Further, SEZ Authority can rightly use / rent out said area and therefore GJEPC have come up with a proposal for revenue sharing of 75:25 model on gross collection where all expenses, except taxes will be borne by GJEPC.

निर्णय

विचार-विमर्श के बाद प्राधिकरण ने निर्णय लिया कि लागू करों को छोड़कर सकल आधार पर 75:25 के अनुपात में राजस्व हिस्सेदारी के आधार पर अपने अधिकृत संचालन के अलावा भूतल, 5 वीं और 6 वीं मंजिल पर स्थान के उपयोग के लिए जीजेईपीसी के प्रस्ताव को मंजूरी दे दी। एमओयू के प्रारूप को मंजूरी दी गई। प्राधिकरण ने यह भी निर्देश दिया कि एस्को बैंक

Decision:

After deliberation, the Authority approved the proposal of GJEPC for utilization of space at ground floor, 5th & 6th floor in addition to their authorized operation on revenue sharing basis in the ratio of 75:25 (GJEPC:SEEPZ) on gross basis except

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<p>खाता प्राधिकरण द्वारा बनाए रखा जाएगा और बिल/चालान प्राधिकरण द्वारा जारी किए जाएंगे। जीजेईपीसी द्वारा प्राप्त आय का उपयोग केवल मेगा सीएफसी के लिए किया जाएगा।</p>	<p>applicable taxes. The draft MOU was approved. Authority also directed that the Escrow bank account will be maintained by Authority and bills/invoices will be raised by Authority. The income by GJEPC to be utilized for Mega-CFC only.</p>
<p>कार्यसूची मद सं 5 :- सोशल मीडिया के लिए 01 जनसंपर्क अधिकारी और एक अंशकालिक संसाधन कार्यकारी की नियुक्ति।</p> <p>प्राधिकरण को अवगत कराया गया कि, मंत्रालय के निर्देशों के अनुसार SEEPZ प्राधिकरण द्वारा बहुत सारी गतिविधियाँ और कार्यक्रम किए जा रहे हैं, जिसके लिए विभिन्न सरकारों के साथ आवश्यक समन्वय आवश्यक है। ऐसे आयोजनों के सुचारु संचालन के लिए लॉजिस्टिक्स के साथ-साथ अन्य व्यवस्थाओं के लिए विभाग और अन्य संगठन। इसलिए 50000 रुपये से 60000 रुपये प्रति माह के पारिश्रमिक के साथ एक योग्य/अनुभवी जनसंपर्क अधिकारी और 20000 रुपये से 25000 रुपये के पारिश्रमिक के साथ हिंदी, अंग्रेजी और मराठी में SEEPZ के बारे में मीडिया को संभालने के लिए एक संसाधन की आवश्यकता है।</p>	<p>Agenda Item No. 5 Hiring of 01 Public Relation Officer and one part time Resource Executive for Social Media.</p> <p>Authority was apprised that, there are lot of activities and events being carried out by SEEPZ Authority as per the instructions of Ministry for which necessary co-ordination is required with various govt. departments and other organizations for logistics as well as other arrangements for smooth operations of such events. Hence there is a need to hire a qualified/experienced Public Relation Officer with a remuneration of Rs. 50000 to Rs. 60000 per month and one Resource for handling media regarding SEEPZ in Hindi, English & Marathi with a remuneration of Rs. 20000-Rs. 25000.</p>
<p>निर्णय:</p> <p>विचार-विमर्श के बाद, प्राधिकरण ने प्रोटोकॉल अधिकारी और एक संसाधन कार्यकारी के पद पर एक संसाधन को काम पर रखने के प्रस्ताव को मंजूरी दे दी, जो हिंदी, अंग्रेजी और मराठी में अच्छी तरह से मसौदा तैयार करने में सक्षम हो और हिंदी, अंग्रेजी और मराठी भाषा में अच्छा संचार कौशल रखता हो और किसी भी प्रारूप का मसौदा तैयार कर रहा हो। लेख और सोशल मीडिया पर अपलोड करना।</p>	<p>Decision:</p> <p>After deliberation, Authority approved the proposal for hiring of one resource in the designation of Protocol Officer and one resource executive who is well conversant with Hindi, English & Marathi the drafting and having good communication skills in Hindi, English & Marathi language and, drafting any article and uploading on social media.</p>
<p>कार्यसूची मद सं 6 :- SEEPZ-SEZ में मेसर्स रेलटेल कॉरपोरेशन ऑफ इंडिया लिमिटेड से कैपेक्स फाइबर बिछाने के काम के लिए वाणिज्यिक कोटेशन प्राप्त करने का प्रस्ताव।</p> <p>प्राधिकरण को सूचित किया गया कि फाइबर ऑप्टिक केबल बिछाना कई कारणों से आवश्यक है, विशेष रूप से प्रौद्योगिकी और निर्यात-उन्मुख व्यवसायों पर क्षेत्र के फोकस को देखते हुए। प्रौद्योगिकी की प्रगति के साथ एकीकृत फाइबर नेटवर्क बड़े प्रतिस्थापन की आवश्यकता के बिना उच्च गति और अधिक कनेक्शन को समायोजित कर सकता है, जिससे SEEPZ इकाइयों को अपनी कनेक्टिविटी आवश्यकताओं का विस्तार करने की अनुमति मिलती है। इसके अलावा जोन में गटर पाइपलाइन वर्षों पहले अनुचित तरीके से स्थापित फाइबर नेटवर्क केबलों के कारण अवरुद्ध हो रही है और फाइबर नेटवर्क में कोई वृद्धि नहीं हुई है जिससे रखरखाव और स्थापना करना मुश्किल हो गया है।</p>	<p>Agenda Item No. 6:- Proposal for obtaining Commercial quotation for Capex Fibre laying work from M/s RailTel Corporation of India Limited at SEEPZ-SEZ.</p> <p>Authority was informed that Laying fibre optic cables is essential for several reasons, especially considering the zone's focus on technology and export-oriented businesses. With advancement of technology the integrated fibre network can accommodate higher speeds and more connections without the need for major replacements, allowing SEEPZ units to expand their connectivity needs. Further gutter pipelines in the zone are getting choked due to fibre network cables improperly installed years ago</p>

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	and there is no enhancement in the fibre network which make it difficult for maintenance & installation.
निर्णय: विचार-विमर्श के बाद प्राधिकरण ने कैपेक्स फाइबर बिछाने के काम के लिए वाणिज्यिक कोटेशन प्राप्त करने के प्रस्ताव को मंजूरी दे दी।	Decision: After deliberation, the Authority approved the proposal for obtaining Commercial quotation for Capex Fibre laying work.

उपरोक्त एजेंडे के अलावा, व्यापार सदस्य में से एक ने उल्लेख किया था कि नालियां बुरी तरह से जाम हो गई हैं, जिसके परिणामस्वरूप यूनिट में सीवेज का पानी जमा हो गया है और यह कर्मचारियों के लिए असह्य हो गया है। प्राधिकरण द्वारा एडीसी (एस्टेट) को परिसर का दौरा करने और तुरंत अनुपालन में भाग लेने और ठेकेदार को गंदगी साफ करने का निर्देश देने का निर्देश दिया गया था।

In addition to the above agendas, one of the Trade Member had mentioned that the gutters are badly choked up which has resulted in sewage water getting clogged in the Unit and making it unhygienic for the employees. ADC (Estate) was directed by the Authority to visit the premises and attend to the complaint immediately and instructing the contractor to clear the chock up.

व्यापार सदस्य ने एमआईडीसी और उसके ठेकेदारों के माध्यम से गेट नंबर 2 के काम में तेजी लाने की भी बात कही। प्राधिकरण ने उक्त अनुरोध को नोट किया और आश्वासन दिया कि काम तेजी से किया जाएगा।

Trade member also pointed out to expedite the work of Gate no. 2 through MIDC and its contractors. Authority noted the said request and assured that the work will be taken up speedily.

यह भी अवगत कराया गया कि गेट नं. 1 रात के दौरान 12.00 बजे से सुबह 5.00 बजे तक बंद रहता है और रात की पाली में काम करने वाले कर्मचारियों को सुबह 5.00 बजे के बाद ही ज़ोन छोड़ने की अनुमति होती है। प्राधिकरण ने इस पर ध्यान दिया और सुरक्षा अधिकारी को यह सुनिश्चित करने का निर्देश दिया कि प्रचलित परिपत्र के निर्देशों का पालन किया जाए।

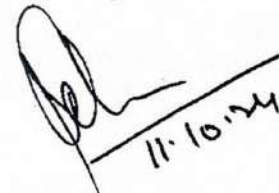
It was also apprised that the gate no. 1 is closed during night hours beyond 12.00 a.m. till 5.00 a.m. and employees working in night shifts are permitted to leave the Zone only after 5.00 a.m. Authority took note of the same and instructed Security Officer to ensure that the directions of the prevailing circular to be adhered to.

बैठक अध्यक्ष को धन्यवाद ज्ञापन के साथ संपन्न हुई।

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

यह सीपज़-सेज़ प्राधिकरण के अध्यक्ष के अनुमोदन से जारी किया जाता है।

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



(सी.पी.एस. चौहान)
संयुक्त विकास आयुक्त,
सीपज़ सेज़,

सदस्य/सचिव

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
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No. ~~SEEPZM-IT/13/2025~~ -PROC/08919

26.06.2025

Circular No. 10 Dated 16 /06/2025

विषय: सीपज़-सेज़ में उप-पट्टे पर दिए गए प्लॉट्स और गालो की परिसंपत्तियों और देनदारियों के हस्तांतरण की प्रक्रिया एवं शुल्क।

Sub: Procedure and Charges for Transfer of Assets and Liabilities of Sub-Leased Plots and Galas in SEEPZ-SEZ -reg..

A. Scope of Applicability:

1. This circular shall apply to all categories of sub-leased Galas and Plots within the SEEPZ SEZ Estate, including both operational and non-operational units. It covers Galas held under sub-leases for a term of 5 years, as well as long-term sub-leases with durations of 30, 95, and 99 years. The circular framework governs the transfer of assets and liabilities under such sub-leases.
2. Pursuant to deliberation and approval by the Authority, this comprehensive circular shall come into effect immediately and shall be applicable to all units that have been granted a Letter of Approval (LOA) on or after 28.05.2025.
3. Circular No. 02 dated 03.01.2025, along with all prior circulars, orders, instructions, and policies issued by the SEEPZ Authority relating to the transfer of assets and liabilities, shall stand repealed to the extent that they are inconsistent with the provisions of this circular.

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

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

C. Preamble:

1. It is pertinent to note that several existing units within SEEPZ-SEZ have made significant investments in plant and machinery, infrastructure, skilled manpower, and operational ecosystems. The process of eviction followed by reallocation through public auction is often time-consuming and disruptive, resulting in interruptions to export activities, potential job losses, and diminished investor confidence. Moreover, incoming entities are generally hesitant to assume the liabilities of outgoing units, thereby complicating the transition process.
2. There are also practical scenarios involving business restructuring—such as mergers, internal reorganizations, or conversions from Limited Liability Partnerships (LLPs) to corporate entities—necessitated by operational exigencies or client requirements. In such cases, while the legal framework of the entity changes, business operations continue seamlessly, underscoring the need for a more flexible and adaptive circular approach.
3. In light of these challenges, a structured alternative mechanism has been proposed to facilitate the takeover of existing units—along with their associated assets and liabilities—by incoming companies or LLPs, without the requirement of eviction or public auction. This circular aims to promote procedural transparency, ensure operational continuity, safeguard employment, and optimize the productive utilization of SEZ infrastructure, in alignment with the objectives of export promotion and economic efficiency.
4. This circular recognizes all categories of Plots and Galas allotted by either the Maharashtra Industrial Development Corporation (MIDC) or the SEEPZ Authority, regardless of whether an upfront premium was paid at the time of allotment. These Plots and Galas are explicitly included within the scope of this framework to promote uniformity, transparency, and inclusivity in its application.

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 (e.g. 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 With/Without One-Time Premium:**

Plots Allotted by SEEPZ Authority/ MIDC for 30 years **with/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

E. Policy for Operational Units:

1. Operational units wishing to transfer assets under provisions of the SEZ Act, Rules, or instructions issued by the Ministry of Commerce & Industry, during the validity of the sub-lease period, must submit a formal application to the SEEPZ Approval Committee. The transfer of assets and liabilities shall be permitted only upon receiving prior approval from the Approval Committee, and shall be carried out in accordance with the provisions of the proposed circular.
2. To streamline the transfer of assets and liabilities within the SEEPZ Special Economic Zone (SEZ), this circular establishes clear guidelines based on the nature of the transfer and the operational status of the unit. These transfer are classified as either "formal" or "Non-Formal," each with specific requirements and associated charges.

3. Formal Transfer:

Transfers that meet following 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 will only charge processing fees. These transfers shall be subject to the approval of Approval Committee of SEEPZ in terms of SEZ Act, 2005 and rules made thereunder and instructions issued by MOC&I. These provisions shall apply to all types of Plots/Galas as defined in Para D(1) above.

3.1 Formal Transfers shall include the following types of transfers, subject to the approval of the "Approval Committee".

(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 of **Rs. 50,000** for Such Formal Transfer will be applicable irrespective of the area.

3.2. Formal Transfers where no processing fee 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.

4. Non-Formal Transfer:

4.1. Any transfer that does not meet the criteria laid down for a Formal Transfer shall be treated as a Non-Formal Transfer. Units may transfer their assets and liabilities to another eligible unit, subject to adherence to the applicable provisions of the SEZ Act, 2005, the SEZ Rules, 2006, and any instructions issued by the Ministry of Commerce & Industry.

4.2. All such Non-Formal Transfers shall require the prior approval of the Approval Committee.

4.3. These provisions shall be applicable to all categories of Plots and Galas as specified in Para D(1) above. The circular framework governing Non-Formal Transfers shall vary based on the sub-lease duration, as detailed in the following sections.

i). Non-Formal Transfers of Galas Allotted on 5-Year Sub-Lease mentioned at para D(1)(ii)(a)-

The incoming unit, taking over the assets and liabilities, shall be liable to pay lease rent at a rate equivalent to the auction discovered **highest lease rent** applicable to any unit of similar size in the same building and in case auction discovery allotted galas are not available in same building in similar size in that case auction discovered highest lease rent applicable to any similar sized unit in

similar building, as prevailing on the date of such transfer.

Non-Formal Transfers of Plots/ Galas Allotted on Long Sub-lease mentioned at para D(1)(i)(a); D(1)(i)(b); D(1)(ii)(b) and D(1)(ii)(c):

1.1. The Authority has observed that in cases where Plots or Galas allotted on long-term sub-lease are under-utilized or remain unutilized by the unit holders—contrary to the intended purpose of such allotment—it results in a significant loss of foreign exchange earnings and employment generation. In contrast, maintaining an operational unit through transfer to an eligible entrepreneur, as defined under the SEZ Act and the rules made thereunder, and who is willing to continue export-oriented activities, ensures sustained contribution towards these critical objectives.

1.2. In order to promote sustained operations and optimal utilization of SEZ infrastructure, *Non-Formal Transfers* of such Plots and Galas shall be permitted, subject to the payment of **transaction charges**. These charges shall be levied at **10% of the value of the Differential Premium**.

Transaction charges = (Differential Premium) x 10%

1.3. The **Differential Premium** shall be computed in accordance with the methodology outlined in the para no 5 of this circular.

5. Differential Premium:

5.1. Definition:

The *Differential Premium* is defined as the monetary difference between the **Present Premium** of a Plot or Gala and its **Initial Premium**, i.e., the premium paid at the time of original allotment to the first allottee.

Differential Premium (DP) = Present Premium (PP) – Initial Premium (IP)

However, the **final Differential Premium (DP)** shall be calculated as the **higher value** derived from the two methods specified under clauses 5.2(ii)(A) and 5.2(ii)(B).

5.2. Definitions and Methods of Computation

i) Initial Premium (IP):

The Initial Premium refers to the actual amount paid by the original allottee at the time of initial allotment of the Plot or Gala.

- a. For sub-leases allotted with an upfront premium, the *Initial Premium* is the actual premium amount paid.

- b. For sub-leases allotted **without any upfront premium**, the *Initial Premium* shall be considered as **zero**, since no premium was paid at the time of allotment.

ii) Present Premium (PP):

The Present Premium shall be determined as the **higher** of the following two alternatives:

(a) Alternate 1- MIDC Rate-Based Premium:

The "**Present Premium**" shall be determined based on the latest **Industrial Land Premium Rate** applicable to **Marol, Andheri (East)**, as notified by the **Maharashtra Industrial Development Corporation (MIDC)**. According to **Chapter IV, Clause 4.1** of MIDC's Land Pricing and Allotment Policy, plots are allotted on a leasehold basis for a period of **95 years**, upon recovery of an **upfront lease premium** at rates prescribed from time to time.

Accordingly, for SEEPZ-SEZ, the applicable land allotment rate shall be proportionately adjusted to reflect the actual sub-lease period, where it differs from the standard 95-year term. The **Present Premium per square meter** shall therefore be calculated as follows:

Present Premium (Per Square Meter)

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

Differential Premium-1 (DP1) = Present Premium (PP1) – Initial Premium (IP)

Here,

- **PP1 (Present Premium)** is the premium amount derived by applying the proportionately adjusted MIDC land rate for the specific sub-lease period, and
- **IP (Initial Premium)** is the original premium paid at the time of initial allotment.

(b) 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 as defined at para 5.2(ii)(A).

Differential Premium-2 (DP2) = Present Premium-2 (PP2) - Initial Premium (IP)

Here,

- **PP2 (Present Premium-2)** is the transaction value agreed between the outgoing unit and the incoming unit, and
- **IP (Initial Premium)** is the original premium paid at the time of initial allotment.

F. Procedure for Non-Operational Units Allotted Plots/Galas on Long Sub-Lease as Defined in Para D(1)(i)(a), D(1)(i)(b), D(1)(ii)(b), and D(1)(ii)(c):

Non-operational Plots and Galas are further classified into the following two categories for the purpose of processing under this circular:

1. Unit is Non-Operational but Gala/ Plot in possession of Units:

1.1. In cases where Plots or Galas **become non-operational during the sub-lease period** and are occupied without contributing to foreign exchange earnings or employment generation, the core objectives of the SEZ are adversely affected. Since these Plots/Galas have been allotted for long durations, it is necessary to have a structured circular to deal with such cases. This will help reduce litigation and enable early and efficient disposal of non-operational assets.

1.2. In cases where a unit **voluntarily surrenders its sub-leased Plot or Gala** before the initiation of eviction proceedings, the SEEPZ-SEZ Authority may consider repossessing the premises and refunding the proportionate unutilized premium. The refund shall be calculated using the **straight-line method** for the remaining period of the sub-lease, as per 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 differing directions issued by the Hon'ble High Court of Bombay in the matters of *SEEPZ-SEZ Authority vs. Core Education and Technologies Ltd.* and *SEEPZ-SEZ Authority vs. Zenith Infotech Ltd.*, such cases shall be examined individually and placed before the Authority for specific consideration and approval.

2. Non operational Plots/ Galas under possession of Agency (viz. ED/ DRT/ NCLT/ Financial Institutions):

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. Transaction Charges at the rate of **10% of the Differential Premium**, as defined in **Para 5 of this Policy**, shall be levied on the incoming unit, however, in such cases, the **Present Premium** shall be determined as below-

For Plots/Galas as defined at D(1)(i)(a) and (b) and D(1)(ii)(b) and (c):

Present Premium shall be the **auction-discovered premium**, excluding the cost of movables and liabilities, as determined through the auction process. This rate shall be accepted as valid on account of its transparent and publicly verified discovery mechanism.

2.3. However, if the auction-discovered value does not clearly segregate the Plot/Gala premium from the cost of assets(construction), movables and liabilities, or if the process lacks adequate transparency, the **Present Premium** shall be determined in accordance with **Alternate 1**, as specified in **Para 5.2(ii)(a)** of this Policy.

2.3. 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. In cases where the Agency fails to auction the Plot or Gala within a reasonable period, resulting in the premises remaining idle and causing a loss of foreign exchange and employment, the **SEEPZ-SEZ Authority shall take over the premises** and process a refund of the **unutilized proportionate premium** in accordance with **Clause F.2** of this Policy. The Authority shall thereafter conduct an **E-Auction** of the said Plot or Gala, as approved under **Agenda Item No. 11 of the 71st Authority Meeting** held on 04.02.2025.

2.4. Upon expiry of the sub-lease period, the **Agency shall have no right to retain possession** of any Plot or Gala taken over during the validity of the sub-lease. All such properties shall be handedover to the SEEPZ-SEZ Authority.

This issues with the approval of the Chairman, SEEPZ Authority.

Digitally signed by
Mayur R Mankar
Date: 26-06-2025

17-23-14 (महेश्वर मकर, भा. रा. से.)
संयुक्त विकास आयुक्त
सीपज़-सेज़ प्राधिकरण

Copy to:

1. सभी यूनिटधारक, SEEPZ-SEZ
2. कार्यालय आदेश फ़ाइल
3. कार्यालय आदेश रजिस्टर
4. डीसीओ और जेडीसीओ, डीडीसीओ, सीप्ज़-एसईजेड
5. IA-I अनुभाग, SEEPZ-SEZ



वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

F. No. SEEPZM-EOPT0GENF/21/2025-EO/DS094 Date: 11-04-2025

Circular No. 06 Dated 11.04.2025

दिनांक 07.10.2024 को प्राधिकरण की 70वीं बैठक और 04.02.2025 को प्राधिकरण की 71वीं बैठक की ओर ध्यान आकृष्ट किया जाता है। जिसमें समिति ने निम्नलिखित निर्णय लिया:

Attention is invited to 70th Authority meeting dt. 7.10.2024 and 71st Authority Meeting dated 04.02.2025. Wherein the committee decided as follows:

1. नियम 74ए के प्रावधान के अंतर्गत आने वाले उद्यमी पर लागू किराया तथा अन्य माध्यमों जैसे बैंक/डीआरटी/लिक्विडेटर आदि द्वारा नीलामी द्वारा स्वामित्व में परिवर्तन/हस्तांतरण-

1. The rent applicable to incoming entrepreneur under the provision of Rule 74A and/or change/transfer of ownership by other means viz auction by Banks/ DRT/ Liquidator, etc-

क) पुराने सरकारी भवनों का किराया अगले आदेश तक 6,500 रुपये प्रति वर्ग मीटर प्रति वर्ष होगा।

a. The rate of rent in old government buildings will be Rs. 6,500 per square meter per annum until further orders.

ख) और स्व-वित्तपोषित भवनों के लिए किराया हस्तांतरण की तिथि पर सीपज़-एसईजेड में उच्चतम किराये का 10% होगा।

b. And for self-financed buildings, the rent will be 10% of the highest rent in SEEPZ- SEZ on the date of transfer.

ग) इसके अलावा परिपत्र संख्या 13 दिनांक 10.01.2024 की अन्य सभी शर्तें और नियम समान रहेंगे।

c. Further All other terms and conditions of the Circular no. 13 dated 10.01.2024 would remain the same.

2. रिक्त इकाइयों का आवंटन ई-नीलामी के माध्यम से किया जाएगा।

2. Vacant units are allotted through e-auction.

3. इसे सीपज़-एसईजेड प्राधिकरण के अध्यक्ष के अनुमोदन से जारी किया जा रहा है।

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

Signed by Mital Sudhir

Hiremath

Date: 04/05/2023

संयुक्त विकास आयुक्त

सीपज़-सेज़ प्राधिकरण

प्रतिलिपि :

1. सभी यूनिटधारक, सीपज़-एसईजेड
2. कार्यालय आदेश फ़ाइल
3. कार्यालय आदेश रजिस्टर
4. डीसीओ और जेडीसीओ, डीडीसीओ, सीपज़-एसईजेड
5. IA-I अनुभाग, सीपज़-एसईजेड
6. सम्पदा वित्त अनुभाग, सीपज़-एसईजेड
7. ईआरपी/ERP



सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण
सीपज़ सेवा-केन्द्र भवन, सीपज़-बिआसे
अंधेरी (पूर्व), मुंबई - 400 096.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ.
ANDHERI (E), MUMBAI - 400 096.



फा.सं. E-FNC/225/2022-EF/00441

दिनांक: 10.01.2024

परिपत्र संख्या 13 /2024

Circular No. 13 /2024

दिनांक 06.10.2023 को जारी परिपत्र संख्या 22 के क्रम में दिनांक 11.10.2023 को आयोजित 63 वीं प्राधिकरण बैठक में पट्टा किराए (लीज रेंट) में वृद्धि का प्रस्ताव रखा गया था, जिसमें कहा गया कि प्राधिकरण द्वारा विभिन्न अवसंरचना परियोजनाएं शुरू की गई हैं और इनमें से अधिकांश परियोजनाएं आने वाले वर्षों में शुरू की जाएंगी। अतः प्राधिकरण के सुचारु संचालन को बनाए रखने के लिए किराए में वार्षिक वृद्धि करना अपरिहार्य हो गया है। प्राधिकरण ने वित्तीय वर्ष 2023-24 की अंतिम तिमाही के लिए दिनांक 01.01.2024 से 5% की और दिनांक 01.04.2024 से हर साल 5% की पट्टा किराए में वृद्धि को स्वीकृति दे दी है।

In continuation of Circular No. 22 dated 06.10.2023, the proposal for increase in the lease rent was placed in the 63rd Authority meeting held on 11.10.2023 stating that due to various infrastructure projects being taken up by Authority and most of its reserves will be initialized in coming years, hence Annual increase in rent is inevitable to sustain the smooth operation of the Authority. Authority approved the increase in lease rent of 5% w.e.f. 01.01.2024 for the last quarter of financial year 2023-24 and 5% annually w.e.f. 01.04.2024 every year.


तदनुसार, 1 जनवरी, 2024 से संशोधित किराया इस प्रकार लागू होगा:-

Accordingly, the revised rent w.e.f. 1st January 2024, would be as follows:-

मौजूदा पट्टा किराया प्रति वर्ष प्रति वर्ग मीटर (2022-23) Existing lease rent p.a. per sq.mtr (2022-23)	संशोधित पट्टा किराया प्रति वर्ष प्रति वर्ग मीटर (2023-24) Revised lease rent p.a. per sq.mtr (2023-24)
रु. 110	रु. 115.5
रु. 1760	रु. 1848
रु. 2585	रु. 2714.25
रु. 4000	रु. 4200
रु. 6257	रु. 6569.85

यह अध्यक्ष, सीपज़-सेज़ प्राधिकरण के अनुमोदन से जारी किया जाता है।

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


(डॉ. प्रसाद वरवंटकर)
संपदा अधिकारी
सीपज़-सेज़

प्रति/ To,

1. सभी यूनिट एवं सार्वजनिक उपयोगिताएँ, सीपज़-सेज़/All units & Public Utilities, SEEPZ-SEZ
2. अध्यक्ष, सीमा, सीपज़/The Chairman, SEEMA, SEEPZ
3. अध्यक्ष, जी एंड जे मैन्युफैक्चरर्स एसोसिएशन, सीपज़-सेज़/The president, G & J Manufacturers Association, SEEPZ-SEZ
4. आईटी अनुभाग/IT Section
5. सीए अनुभाग/CA Section

अध्यक्ष Chairperson 28290856

सचिव Secretary 28294772

प्रबंधक (संपदा) Manager (Estate) 28294774

फैक्स / Fax : 28291385 / 28291754

ई-मेल / E-mail : dcseepz-mah@nic.in

वेबसाइट / Website : www.seepz.gov.in

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण के बढ़ते कदम - राजभाषा के संग

SEEPZ SEZ AUTHORITY

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

* * * * *

कार्यसूची मद सं.

AGENDA ITEM NO. 06

A. Proposal No:

Proposal for formation of Expert Committee for formation of Renewal Policy for 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 proposal outlines the requirement of formation of policy for 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.

SEEPZ-SEZ, under the Ministry of Commerce & Industry, has functioned as a designated Special Economic Zone supporting export-driven industrial activity since its inception. Over time, plots and galas were allotted to various units through long-term sub-leases, primarily for durations of 30 and 95 years. These leases were executed either by the Maharashtra Industrial Development Corporation (MIDC) on payment of one-time premiums or directly by SEEPZ Authority—without any upfront premium in earlier allotments. Built-up galas were also allotted under similar long-term lease models.

The standard sub-lease agreement contains a key clause that governs renewals:

"It is mutually understood between the parties that the Sub-Lessor reserves the right of renewal and is subject to the satisfactory performance of the Sub-Lessee in terms of the LOP granted and the appraisal by the Approval Committee constituted under SEZ Act."

This clause indicates that renewal is a discretionary, performance-based decision—not an automatic right. With the expiry of many such leases now

approaching, SEEPZ Authority faces an urgent need for a structured and consistent policy to guide future renewal decisions.

The proposal for renewal of Sub-lease Agreement is divided in following sections:

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

1. Processing Zone:

(i). Plot:

1. 95 or 99-Year Sub-Lease with One-Time Premium (e.g., SEEPZ++):

Plots allotted on 95 or 99 years (in 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.

2. 30-Year Sub-Lease Without One-Time Premium:

Plots Allotted by SEEPZ Authority for 30 years (in SEEPZ++) **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

1. 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.

2. 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:

1. 30/95 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.

E. Problem Statement for Renewing Sub-Lease Agreements of existing Plots/ Galas in SEEPZ SEZ estate are as under:

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.

Recommendations: Considering the underlying challenges in formulating a Renewal Policy for Sub-lease Agreement for **1.** Category-A – where Plots and Galas allotted by MIDC on payment of one-time Premium (refer Clause F.1.2 A for detail) and **2.** Category-B where Plots allotted by SEEPZ Authority without Premium at the time of Allotment (refer Clause F.1.2.B for detail), the SEEPZ SEZ Authority proposes for formation of an Expert Committee for prescribing a transparent and inflation - adjusted policy for renewal of Sub-Lease Agreement. The broad role of the committee would be as below:

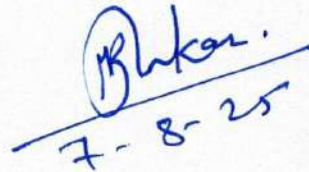
1. To go through existing Sub-Lease Agreements pertaining to the SEEPZ-SEZ estate capturing key features of the agreements, the diverse lease structures, financial histories, and operational status of units.
2. The Committee shall also review instances where sub-leases have already been renewed in the past without charging any renewal premium or revising the rent, and assess their implications in the context of equity, administrative consistency, and financial sustainability.
3. Study existing policies of MIDC or other State/ Central Govt. entities as well as comparable arrangements in similar industrial or SEZ frameworks in India for establishing lease rental or nominal premium for the purpose of renewal of Sub-Lesc Agreement, in alignment with the Problem Statement and Underlying Challenges as mentioned under Clause E and F respectively.

4. To recommend duration of renewal lease that is for 5 years or more than 5 years.
5. Prescribe a fair, transparent and inflation-adjusted policy for establishing framework for charging lease rental or nominal premium during renewal of Sub-Lease Agreement.
6. Submit the policy to the Authority within 30 days of formation of the Expert Committee for taking it up further for approval.

In recognition of the time, expertise, and institutional knowledge required in framing the Sub-Lease Renewal Policy for SEEPZ-SEZ, it is proposed to authorise the Development Commissioner, SEEPZ SEZ to appoint a committee of maximum three well-known experts with an honorarium. This is in line with the standard practice followed in other government bodies where retired officers are engaged in advisory, consultative, or policy formulation roles. The proposed honorarium acknowledges their substantive involvement and ensures parity with similar committee engagements under government frameworks.

Based on the report provided by the three experts' committee, the way forward will be decided in the next authority meeting.

It is also recommended in this connection that, vide agenda item no. 5 of 72nd authority meeting, authority approved the renewal of lease of 30 years with premium, which will be kept in abeyance.



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

AGENDA ITEM NO. 7

A) Proposal:

Procedure for Implementation of Miscellaneous Permissions in RiSE ERP.

B) Relevant provision of SEZ Act, 2005 & Rules:

Rule 8 of SEZ Authority Rules 2009.

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

C) Background and Justification:

At present, the processing of miscellaneous permissions within SEEPZ-SEZ is being carried out through manual communication and the e-office platform. This has resulted in extended processing time, duplication of efforts, and a lack of real-time tracking and coordination among concerned stakeholders including Security, Customs, DMA Officer, Technical Cell, Caretaker, and Finance section.

In order to bring greater transparency, efficiency, and ease of doing business, it is proposed to implement the processing of such permissions through the RiSE ERP module. This will enable digitized application submission, real-time updates to stakeholders, automated approval letters, payment integration, and inspection-based decision workflows.

D) Proposed Classification of Activities:

In accordance with directions from the competent authority, the miscellaneous activities are classified as under for the purpose of standardizing the permission process:

Category I: Activities that Neither Require Intimation Nor Permission

1. All types of permissions mentioned in Circular No. 31 dated 12.12.2022 (copy enclosed)
2. File movement / Record shifting within SEEPZ premises only.
3. Bring cameras with accessories for jewelry photography on a returnable basis.
4. Installation of New Energy Meter and sanction of Electrical load for New Electrical connection.

Category II: Activities that Require Only Intimation

1. Refill fire extinguishers and return them to SEEPZ after refilling
2. Conducting promotional/awareness activity outside unit premises.
3. Replacement of Lift in the plot building.
4. Conduct of safety training, drills, and awareness camps outside unit premises.
5. Promotional events in SEEPZ common areas

Proposed ERP Mechanism:

Auto-generated approval letter on submission of intimation; pop-up alerts to Security, Customs, or DMA Officer as applicable.

Category III: Activities that Shall Not Commence Without Prior Permission

These activities involve physical or structural modifications, use of common or government property, or installation of equipment, and therefore require detailed processing and prior approvals.


List of permission include:

1. Installation of Diesel Generator, ETP, Settling Tank, Fume Extraction System, etc.
2. Repair or Renovation that impacts building strength
3. Storage/Surplus area on ground for space utilization
4. Staircase repairing
5. Erection of Tower setup
6. Cable laying (Optical fiber cable & Power cable) outside unit premises.
7. Earth Pit installation construction
8. Installation of AC indoor /outdoor units outside the building
9. Installation of AC/ Chiller/ Blower/ Scrubber/ AHU etc. on ground and terrace area.
10. Use of BFC Conference Hall

H) Recommendation:

The approval of the Authority is required for activities listed in the categories above to be developed in the RiSE ERP Software.



 <p>सत्यमेव जयते</p>	<p>भारतसरकार/ GOVERNMENT OF INDIA, सीज़- सेज़ प्राधिकरण/ SEEPZ SEZ AUTHORITY, वणिज्य और उद्योग मंत्रालय, MINISTRY OF COMMERCE & INDUSTRY, अंधेरी (पूर्व) - 400096. ANDHERI (EAST), MUMBAI - 400096</p> <p>Tel: 022-28294774/28294701, Fax: 022-28291754</p> <p>E-mail: dcseepz-mah@nic.in, Website: www.seepz.gov.in</p>	<p></p>
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No.E-OPT-12/10/2021-EO/ 20997

12.12.2022

Circular No. 31 Dated 12/12/2022

Sub: General permission for unit holder in SEEPZ-SEZ.

In suppression of all earlier orders on the above subject, it has to inform that no permission shall be required for conducting following activities by the Units in their unit premises:-

1. All types of Medical /Health Checkup Camp, Pooja & Festival Celebration i.e. Ganesh -Utsav, Navratri, Diwali, Christmas, New Year etc. The unit is required to adhere to the following conditions:-
 - a. There should not be any disturbance to other units in Zone Complex.
 - b. All employees must carry Identity Card.
 - c. No one shall consume liquor/narcotic products during the function or event.
 - d. Unit shall comply with the security guidelines issued by SEEPZ-SEZ Authority/Security Officer.
 - e. The premises should be kept neat and clean after function/event is over.
 - f. The In & Out of materials including Medical check up kits/DJ Music system for functions /events may be intimated to the Security Officer at Gate No.1 only.
 - g. No bursting of crackers will be allowed inside SEEPZ.
 - h. Display the logos of "Azadi ka Amrit Mahotsav & SEEPZ-SEZ" on the banner related to medical/health check ups and photographs may be shared with SEEPZ-SEZ .
 - i. Penalty shall be imposed on the units for any violation of the above mentioned clauses by the units.
2. Prior intimation of such activities / event should be given to Estate Manager, at least 2 days in advance.

3. This will not include any activity of blood donation camp.

The issues with the approval of the competent authority, SEEPZ-SEZ Authority.

Signed by Bridget Joe

Date: 12-12-2022 18:01:27

Reason: Approved

(Bridget Joe)

EA to DC/Estate Manager,
SEEPZ-SEZ Authority

Copy to:

1. Customs Section, SEEPZ-SEZ.
2. Security Section, SEEPZ-SEZ.
3. All Unit /Public utility, SEEPZ-SEZ.
4. Caretakers, SEEPZ-SEZ.
5. IT Section, to upload on website, SEEPZ-SEZ.

**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI
AGENDA ITEM NO. 08**

A) Proposal

Post facto approval for Repair and Renovation of D-1 Bungalow, Staff Colony SEEPZ.

B) Relevant provision of SEZ Act, 2005 & Rules :

Section 34 of SEZ Act, 2005 and Rule 7 of SEZ Authority Rules 2009.

C) Other information:

Observation of MIDC:

The SEEPZ SEZ Authority requested MIDC to ensure the continued safety and functionality of the D-1 Bungalow structure located in the SEEPZ Staff Colony. Accordingly, MIDC carried out a technical assessment of the bungalow and sought technical sanction for the proposed works.

The detailed site survey and technical evaluation conducted by MIDC, it was observed that several structural elements of the bungalow – such as beams, columns, slabs, and portions of the porch – are in a dilapidated condition and require urgent repair and strengthening to ensure structural stability and safety.

MIDC submitted the scope of work is as below

1. Terrace slab Waterproofing and increase in parapet wall height.
2. Painting of Compound wall at location.
3. Providing thixotropy treatment to prevent leakage or erosion especially around reinforcement, Repairing plaster and concrete, and then strengthening the areas.
4. Providing new tiles of all rooms, kitchen and bathroom.
5. Providing new laminates on Doors & Windows
6. Replacement of plumbing lines, rainwater pipes, wash basins, WC units etc.
7. Providing Anti-skidding tiles in garden and do fencing.
8. Providing MS Sliding Gate & Wicket Gate
9. Concealed electrical wiring and new switches as per site condition.
10. D1 Bungalow structure, electrical accessories, storage units, etc complete.

Accordingly, the Detailed Project Report (DPR), comprising a detailed estimate prepared using applicable rates from the PWD SSR, MCGM USOR, PWD Electrical CSR, and prevailing market rates, for the subject work was submitted by the Executive Engineer, MIDC, IT Division. The detailed estimate for the same was technically sanctioned by the Superintending Engineer

(Circle Mumbai). Further, general approval for the DPR of the subject work was granted, and the technical sanction is given by MIDC for administrative approval.

Estimated Cost of Work:-

Total Estimated cost(Work portion) =(A)	Rs. ₹ 47,88,266.00
Add 5 % Contingencies on A	Rs. ₹ 2,39,413.30
Total	Rs. ₹ 50,27,679.30
Add 8 % ETP Charges on B	Rs. ₹ 4,02,214.34
Total	Rs. ₹ 54,29,893.64
Total amount to be deposited	Rs. ₹ 54,29,900.00

D) Recommendation:

The proposal is submitted for post-facto approval before the Authority, as the SEEPZ SEZ Authority had already approved the repair and renovation works of the D-1 Bungalow, Staff Colony, SEEPZ, based on the Detailed Project Report (DPR) submitted by MIDC and the technical sanction granted by the Superintending Engineer, Circle Mumbai (MIDC).

The total estimated cost of ₹54,29,900/- including contingencies and charges is reasonable and justified, based on the detailed technical assessment and prevailing standard rates used in the estimate.

Approval of this project will help maintain the structural integrity of the bungalow and prevent any potential safety hazards to the occupants.



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

AGENDA ITEM NO. 09

Proposal:

Approval for Repairing / Renovation Works of Guest House, 5th Floor – Rooms No. 1 to 8, Store Room, Pantry Room, Common Area, and Ducts in BFC Building, SEEPZ-SEZ

1. Relevant Provisions of SEZ Act, 2005 and Rules:

- **Section 34** of the SEZ Act, 2005 – Powers of the SEZ Authority to approve works and incur expenditure for development and maintenance within the Zone.
- **Rule 7(1)** of the SEZ Authority Rules, 2009 – Empowering the Authority to approve financial allocations for works, including repair and renovation of infrastructure within the Zone.

2. Purpose of the Agenda:

To seek administrative and financial approval for undertaking comprehensive **repairing and renovation works** of the Guest House situated on the 5th floor of the BFC Building, SEEPZ-SEZ.

The proposed works cover the refurbishment of Rooms No. 1 to 8, Store Room, Pantry Room, Common Lobby Area, and Ducts/Lift Pit, including waterproofing and structural restoration. The objective is to restore and upgrade the Guest House to a functional, safe, and aesthetically presentable standard, suitable for accommodating visiting dignitaries, government officials, and stakeholders.

3. Other Information:

- Situated on the 5th Floor of the BFC Building within SEEPZ-SEZ premises.
- Close proximity to administrative offices and entry gate ensures accessibility for guests.
- 8 rooms including 2 VIP rooms, pantry, store room, and common lobby.
- Each room has attached toilet and basic furniture, meant for short stays of officials.
- Used for hosting officials from the Ministry of Commerce & Industry, Customs, external auditors, consultants, and delegations.
- Essential for supporting administrative and interdepartmental engagements.
- Basic, outdated furniture and appliances.
- No dedicated laundry provision.
- Non-functional modern electrical and plumbing fixtures.
- Minor repairs done in the past; however, **no major renovation** for over a decade.
- Multiple complaints regarding seepage, termite issues, and fixture deterioration.
- New electrical systems, plumbing fixtures, and modular furniture.
- Pantry and laundry facility with modern appliances.

- Waterproofing and structural repair of ducts/lift pit.
- Improved infrastructure reflecting government standards.

4. Scope of Work:

- Comprehensive renovation of Guest House on the 5th Floor, BFC Building, SEEPZ-SEZ covering Rooms No. 1 to 8, Store Room, Pantry Room, Lobby Area, and Ducts/Lift Pit.
- Internal works include wall surface preparation, painting, putty, polishing, and termite treatment.
- Dismantling and replacement of damaged flooring, wall tiles, plaster, and ceilings.
- Installation of new modular electrical fittings, concealed wiring, LED lights, ceiling fans, and plumbing fixtures including European WCs and CP fittings.
- Provision of FRP doors, laminated cupboards, racks, drawers, and curtain systems.
- VIP rooms to be upgraded with folding tables, decorative veneer finishes, melamine polish, premium lighting, and USB charging points.
- The Store Room will be upgraded with laundry equipment (washing machine, dryer, ironing station) and laminated storage units.
- Pantry Room to receive modular ply cabinets and appliances like refrigerator, microwave, RO+UV water purifier, kettle, and crockery.
- Common Lobby area will be improved with vitrified tile flooring, false ceiling, low-VOC paint, and anti-termite treatment.
- Ducts and lift pit to be repaired with waterproof plastering, G.I./C.I. pipe replacement, and restoration of drainage and masonry works

5. Financial Estimate:

Sr. No	Name of work	Estimated Amount (Rs.)
1	Renovation of Room No. 01,04,05,08.	14,58,050.00
2	Renovation of Room No. 02,03.	7,46,360.00
3	Renovation of Room No. 06, 07.	7,15,550.00
4	Repair of Lobby area	3,37,040.00
5	Repair of Pantry Room	1,21,000.00
6	Repair of Store Room	1,26,800.00
7	Repair and Waterproofing Work of Ducts and Lift Pit	8,55,620.00
	Total Estimated Amount	43,60,420.00

Note: The Technical Cell has prepared the cost based on CPWD and Maharashtra SSR rates. Comparative quotations and detailed estimates will be enclosed during the final work order stage.

6. Justification:

The facility has suffered from aging infrastructure, lack of upgrades, and increasing complaints regarding its functionality. Major concerns include:

- Seepage, termite damage, damaged flooring tiles and poor surface conditions.
- Outdated furniture and non-availability of essential amenities like laundry and pantry appliances.
- Inadequate provision for VIP-level accommodation.

7. Recommendation:

- Approve the proposed repair and renovation works of the Guest House at an estimated cost of **Rs. 43,60,420/-**.
- Permit initiation of the work through a Project Management Consultant (PMC) / Public Sector Undertaking (PSU), such as M/s. MIDC or M/s. WAPCOS.

Submitted for consideration and approval, please.



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

कार्यसूची मद संख्या

AGENDA ITEM NO. 10

A. Proposal:

Proposal for participation in World Expo 2025.

B. Relevant Provisions:

Rule 46(9) of SEZ Rule 2006

C. Other Information:

The World Expo 2025 is being organized in Osaka, Japan where various states of India pavilion being managed by Indian Trade Promotion Organization. India have been participating since 13.04.2025. On behalf of Maharashtra, MIDC has confirmed participation and paid for reservation of the State Pavilion from 21st September 2025 to 04th October 2025.

A multi-departmental meeting was organised on 11th July 2025 which was chaired by Hon. Principal Secretary to Hon'ble Chief Minister, Smt. Ashwini Bhide. Key decisions related to the state's participation were taken in the meeting.

1. Confirmation of participation -

MIDC has been appointed as the nodal agency and has paid **Rs. 5 Crores** as participation fee for two weeks participation and the contribution will be calculated based on confirming departments.

The departments are also requested to appoint a nodal officer with the confirmation so that further coordination can be ensured quickly through a weekly coordination meeting.

The meeting was convened on 11th July 2025 and the below Department's participation is proposed.

Department-wise Participation & Themes:

Dates	Departments	Theme
21-23 Sep	Industries, MIDC, SEEPZ	Industry & Investments
24-26 Sep	MMRDA, CIDCO, MSRDC, MahaGenCo	Infrastructure
27-28 Sep	Agriculture, Water Resources, WCD, Skill Development	Sustainability & Future
29 Sep-4 Oct	Tourism, Culture, Textiles, Film City	Maharashtra's Culture

2. Curate activities for the respective participating departments -

The departments are also requested to plan roadshows around the dated of participation, B-to-B and B-to-C meetings and showacase unique aspects related to sectors including displays, workshops, experiential activities etc.

A common hall with 60-person capacity is also available at the venue to plan seminars. The pavilion is already built by ITPO and only items to be displayed in the shelf and AVs to be played need to be finalized by the state/organizations.

The departments are requested to submit high-quality video clips relevant to the respective department which can be displayed on loop at the state pavilion.

3. Logistics - Travel, stay and cost of other activities including creatives -

The departments must bear their own cost for logistics, stay, transport, conveyance, food and other activities such as transport and installation of any experimental activities, showpieces etc.

Accordingly, emails to organization SGJMA, SEEMA and GJEPC sent from the Nodal officer Shri Mayur Mankar, JDC sir's mail for the submission of High-quality video clips and other media materials for the display at World Expo 2025.

D. Recommendation:

The proposal for participation & Contribution is placed before Authority for decision.





ADMIN DIVISION

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

AGENDA ITEM NO. ----11-----

A. Proposal:

Proposal for Sanction of Posts for Outsourced Staff in the DC Office.

B. Relevant provisions of SEZ Act, 2005 & Rules, 2006/ Instruction/ Notification:

Rule 9(4) of the SEZ Authority Rule 2009.

C. Other information:-

In the 51st Authority Meeting held on 04.02.2022 under Agenda Item No. 14, the Authority approved the recommendations of the Salary Revision Committee dated 19.01.2022. The revised salary structure and qualification criteria were laid down for various categories of outsourced staff including Junior Executives, Executives, Engineers, etc.

However, it was later observed that 10 outsourced employees (comprising 06 Junior Executives, 02 Executives, and 02 Junior Engineers) were not drawing revised salaries as per the approved slab structure due to eligibility or administrative delays. Upon review, the Development Commissioner approved their alignment with the revised salary structure, with a monthly financial implication of ₹1,20,891/-.

Sanctioned Strength (Post-wise):

In order to ensure structured manpower management and future recruitment strictly as per approved positions, the following sanctioned strength of posts for outsourced staff is proposed for formal approval:

Sr. No.	Designation	Years of experience required of the posts	Sanctioned Number of Posts (A)	Filled posts
1	Sr. Engineer (1 Civil + 1 Electrical)	Above 5 years of experience	2	0
2	Sr. Executive	Above 5 years of experience	2	1

3	Technical Staff (Junior Engineer/Engineer)	Fresher & having experience of upto 2 years	3	4
		2 to 5 years experience	2	0
4	Executive (Inclusive of 04 IT Executive)	Below 2 years of experience	4	5
		2 to 5 years of experience	3	3
5	Junior Executive	Fresher & having experience of upto 2 years	22	15
		2 to 5 years of experience	18	9
		Above 5 years of experience	14	19
6	Helper/Peon/MTS	-	15	19
	Total		85	75

Proposal:

1. To formally approve the sanctioned strength of outsourced staff posts as indicated above.
2. To grant post-facto approval for implementation of the revised salary structure, already approved by the Development Commissioner, with effect from July 2025 (salary payable in August 2025), as per the recommendation of the Salary Revision Committee and authority decision dated 04.02.2022.

[Signature]
[Signature]
[Signature]

[Signature]

Salary details of outsourced staff

Sr. No.	Designation	Years of experience required of the posts	Sanctioned Number of Posts (A)	Filled posts	Vacant posts	Salary as per the Committee's Recommendation (51st Authority Meeting)	No. of employees receiving salary as per the committee's recommendation)	Remarks	Financial Burden (Per month)
1	Sr. Engineer (1 Civil + 1 Electrical)	Above 5 years of experience	2	0	2	62829	0	These are authority-approved and retired employees; no need for revision.	0
2	Sr. Executive	Above 5 years of experience	2	1	1	69230	1	-	0
3	Technical Staff (Junior Engineer/Engineer)	Fresher & having experience of upto 2 years	3	4	(-1)	50334	2	02 Junior Engineers are drawing a salary of Rs. 40,000 (Per Person) and have 2 to 5 years of experience.	20668
		2 to 5 years experience	2	0	2	56581	0	-	0
4	Executive (Inclusive of 04 IT Executive)	Below 2 years of experience	4	5	(-1)	56581	3	(i) 01 Executive is drawing a salary of Rs. 31,514 and has 0 to 2 years of experience. (ii) 01 Executive is drawing a salary of Rs. 33,000 and has 2 to 5 years of experience.	48648
		2 to 5 years of experience	3	3	0	62829	3	-	0
5	Junior Executive	Fresher & having experience of upto 2 years	22	15	7	31514	9	(i) 01 Junior Executive is drawing a salary of Rs. 19,644 and has 2 to 5 years of experience. (ii) 05 Junior Executives are drawing a salary of Rs. 23,573 (Per Person) and have 2 to 5 years of experience. All of them initially will be shifted to Fresher and having experience of upto 2 years.	51575
		2 to 5 years of experience	18	9	9	37990	9	Those Freshers performance will be assessed and only four eligible will later be filled in these posts.	0
		Above 5 years of experience	14	19	(-5)	44086	19	In this category already excess posts are filled which will be continued till the retirement/ resignation of the present incumbent and the post will not be filled.	0
		-	15*	19	(-4)	-	-	There is an excess of 04 helpers over the sanctioned posts.	0
6	Helper/Peon/MTS (Rs. 19,455/-)	-	15*	19	(-4)	-	-	-	0
Total			85	75	21		-		120891

There are five outsourced staff members — Consultant (Electrical), Senior Engineer (Civil), Hindi Consultant, Senior Executive (Audit), and Chartered Accountant — not included in the list mentioned above.

7 — (04) IT personnel have also been included in the Executive, making a total of 08 Executives.

*15 - There is an excess of 04 helpers over the sanctioned posts.

Note: -Requirement of man-power may vary (+/-) 25% from the requirement mentioned in above table.

(A) This should be approved in Authority