

SEEPZ SPECIAL ECONOMIC ZONE

ANDHERI (EAST), MUMBAI.

AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR
IT/ITES AT PUNE OF M/S. MANJRI STUD FARMS. -SEZ**

DATE : 12.09.2025

TIME : 11:00 A.M.

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR
SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT PUNE,
UNDER THE CHAIRMANSHIP OF DEVELOPMENT
COMMISSIONER, SEEPZ-SEZ ON 12.09.2025**

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Agenda Item No. 02: -	Action taken report for the Minutes of the meeting held on 29.07.2025
Agenda Item No. 03: -	Application for lease out the built-up space to vendor for setting up Food Court Stall submitted by M/s. The Manjri Stud Farm Private Limited (Developer)
Agenda Item No. 04: -	Application for Merger of LOAs of their 3 existing units submitted by M/s. M/s. Konecranes and Demag Pvt Ltd.

मैसर्स मांजरी स्टड फार्म-एसईजेड,, एसईजेड, पुणे, आईटी/आईटीईएस क्षेत्र आर्थिक विशेष विशिष्ट सेक्टर के, का जोनल विकास आयुक्त की अध्यक्षता में, सीपज़ एसईजेड, मुंबई में दि 29.07.2025 को आयोजित 106 वीं अनुमोदन समिति की बैठक का कार्यवृत्त।		
1	एसईजेड का नाम	मैसर्स मांजरी स्टड फार्म-एसईजेड, एसईजेड
2	सेक्टर	आईटीआईटीईएस/
3	बैठक क्रमांक	106 वीं
4	तारीख	29.07.2025

उपस्थित सदस्य

क्र.	नाम और पदनाम (एस/श्री.)	विभाग
1	श्रीमती मितल हिरेमठ संयुक्त विकास आयुक्त	पुणे क्लस्टर एसईजेड, पुणे
2	श्री अभिनव राठी उप आयुक्त, आयकर विभाग	आयकर विभाग से नामित
3	श्री संजीव पाटिल, उद्योग अधिकारी	महाराष्ट्र सरकार से नामित
4	श्री. मंचक जाधव, उप-क्षेत्रीय अधिकारी	महाराष्ट्र प्रदूषण नियंत्रण बोर्ड से नामित
5	श्रीमती पुष्पा गंगावणे, एफटीडीओ	पुणे डीजीएफटी विभाग से नामित
6	श्री प्रशांत रोहणेकर, अधीक्षक	सीमा शुल्क विभाग पुणे नामित

विशेष आमंत्रित

क्रमांक न.	नाम और पदनाम (एस/श्री.)	विभाग
1	श्री शभू दयाल मीना, विनिर्दिष्ट अधिकारी	सीपज़-एसईजेड, पुणे क्लस्टर

एजेंडा विषय क्र 01 : दि 09.05.2025 को आयोजित 105 वीं बैठक के कार्यवृत्त की पुष्टि ।

विचार-विमर्श के बाद, समिति ने 09.05.2025 को आयोजित 105 वीं अनुमोदन समिति की बैठक के कार्यवृत्त की पुष्टि की।

एजेंडा विषय क्र 02: 09.05.2025 को आयोजित 105 वीं बैठक के कार्यवृत्त के लिए की गई कार्रवाई रिपोर्ट ।

विचार-विमर्श के बाद, समिति ने 09.05.2025 को आयोजित बैठक के लिए की गई कार्रवाई रिपोर्ट नोट की है। एडीसी ने सूचित किया है कि मैसर्स मांजरी स्टड फार्म एसईजेड में कोई भी एजेंडा लंबित नहीं है।

एजेंडा विषय क्र 03: मैसर्स डब्ल्यूएनएस बीपीएम अमेरिकाज एलएलसी द्वारा पट्टा विलेख की प्रस्तुति में विस्तार हेतु अनुमोदन के लिए आवेदन"।

विचार-विमर्श के बाद, समिति ने एसईजेड नियम, 2006 के नियम 18(2)(ii) के दूसरे प्रावधान के अनुसार पंजीकृत पट्टा विलेख प्रस्तुत करने के लिए 6 महीने के विस्तार को मंजूरी दे दी।

अध्यक्ष को धन्यवाद ज्ञापन के साथ बैठक समाप्त हुई।

Minutes of the 106th Meeting of the Approval Committee meeting held under the Chairmanship of Zonal Development Commissioner SEEPZ-SEZ, Mumbai for Sector Specific Special Economic Zone for IT/ITES of M/s. The Manjri Stud Farm-SEZ, Pune held on 29.07.2025.

1	Name of the SEZ	M/s. The Manjri Stud Farm Pvt. Ltd.-SEZ
2	Sector	IT/ITES
3	Meeting No.	106 th
4	Date	29.07.2025

Members present

Sr No.	Name and Designation(S/Shri.)	Department
1	Smt. Mital Hiremath Jt. Development Commissioner	Pune Cluster SEZ, Pune
2	Shri. Abhinav Rathi Dy. Commissioner, IT	Nominee of Income Tax, Pune
3	Shri. Sanjiv Patil, Industries Officer	Nominee of Govt. of Maharashtra
4	Shri. Manchak Jadhav Sub-Regional Officer	Nominee of Maharashtra Pollution Control Board
5	Smt. Pushpa Gangawane. FTDO	Nominee of DGFT, Pune
6	Shri. Prashant Rohnekar Superintendent	Nominee of Customs, Pune

Special Invitee

Sr	Name and Designation	Department
1	Shri Shabhu Dayal Meena, Specified Officer	SEEPZ-SEZ, Pune Cluster

Agenda Item No. 01: Confirmation of the Minutes of the 105th Meeting held on 09.05.2025

After deliberation, the Committee confirmed the minutes of the 105th Approval Committee meeting held on 09.05.2025.

Agenda Item No. 02: Action taken report for the Minutes of the 105th meeting held on 09.05.2025

After deliberation, the Committee has noted the Action taken report for the meeting held on 09.05.2025 ADC has informed that there are no agendas pending r/o M/s Manjri Stud Farm SEZ

Agenda Item No. 03: Application for Approval for extension in submission of Lease Deed submitted by M/s. WNS BPM Americas LLC.

After deliberation, the committee approved the extension of 6 months for submission of Registered Lease Deed, in terms of 2nd Proviso to Rule 18(2)(ii) of SEZ Rules,2006.

Meeting ended with a vote of thanks to the Chair.

(ज्ञानेश्वर बी. पाटील, आईएस)
(Dnyaneshwar B. Patil, IAS)

अध्यक्ष एवं विकास आयुक्त

Chairman-cum- Development Commissioner

Mr. Dnyaneshwar B Patil
Development Commissioner
PUNE- SEZ

Action Taken for Approval Committee held on 29-07-2025

Agenda Item No.	Subject	Remarks
Agenda Item No. 01	Confirmation of the Minutes of the 105th Meeting held on 09-05-2025	After deliberation, the Committee confirms the minutes of the meeting held on 09.05.2025
Agenda Item No. 02	Failure to submit Registered Lease Deed(M/s. WNS BPM Americas LLC)	Approval letter is issued to the Unit on 14.08.2025.

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

AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE

a. Proposal :

Proposal dated 29.08.2025 submitted on 02.09.2025 by M/s. The Manjri Stud Farm Private Limited (Developer) located SP Infocity, Pune-Saswad Road, Fursungi, Pune-412308 for approval to lease out the built-up space to vendor for setting up canteen facility in SEZ premises.

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

Approval of the committee to lease out the built-up space to vendor for setting up Food Court Stall in SEZ premises, as detailed below, in terms of Rule 11 (5) of SEZ Rules, 2006, as detailed below:

Name of the Vendor	Activity	Location	Area.
M/s. Vajra Enterprises	To operate and provide the food facility	Counter No 9, in building 4B SEZ Food court 4 th Floor.	90 Sq. Ft.

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

As per Rule 11 (5) of SEZ Rules, 2006

“(5) The land or Build up space in the processing area or Free Trade and Warehousing Zone shall be given on lease only to the entrepreneurs holding 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, the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval:]

PROVIDED that the Developer may, with the prior approval of the Approval Committee, grant on lease land or built-up space, for creating facilities such as canteen, public telephone booths, first aid centres, creche and such other facilities as may be required for the exclusive use of the Unit.

d. Other Information: -

- M/s. The Manjri Stud Farm Private Limited (Developer) located SP Infocity, Pune-Saswad Road, Fursungi, Pune-412308 India has been granted Formal Approval bears No. F.2/91/2005-SEZ dated 06.11.2006.

Further, The Developer has submitted that:

- There will be live cooking in above mentioned premises.
- The Developer has enclosed following document:
- Online Application No. 422500205562.
- Declaration of Annual Aggregate Turnover for Non- GST Billing
- Floor Layout

- Final Fire No Objection Certificate by PMRDA dt 23.03.2018
- Copy of Form B dated 14.07.2025
- FSSAI license dated 14.08.2025

e. **Recommendation:**

The approval committee may kindly consider the proposal of the Developer for approval to lease out the space to vendor for setting up canteen facility in SEZ premises, in terms of Rule 11 (5) of SEZ Rules, 2006.

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

AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE

a. Proposal :

Proposal submitted by M/s. Konecranes and Demag Pvt Ltd, IT/ITES Units for Merger of LOAs of their 3 existing units located at The Manjri Stud Farm Private Limited – SEZ.

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

Approval of the Committee for merger of three LOAs of M/s. Konecranes and Demag Pvt Ltd. Units located at The Manjri Stud Farm Private Limited – SEZ., in terms of 4th proviso of Rule 19(2) of SEZ Rules, 2006.

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

As per the 4th proviso of Rules 19 (2) of SEZ Rules, 2006;

“Provided also that the Approval Committee may also approve proposal for merger of Letter of approvals of two units of the same company or firm subject to the conditions that these Units falls within the same Special Economic Zone and after merger, Block Period for calculation of Net Foreign Exchange shall be from the date of commencement of production of Unit which commenced operation first and the Income tax exemption period shall be considered from the date start of operation of the first Unit.”

d. Other Information: -

In view of the above M/s. Konecranes and Demag Pvt. Ltd. who are having 3 units within the same SEZ have submitted application for merger of the LOAs.

Details of these 3 Units (Unit 1, 2 & 3) are as follows: (Rs. In Cr.)

Sr. No	Description	Existing Projections of Unit 1	Approved Projections of Unit 1	Existing Projections of Unit 2	Approved Projections of Unit 2	Existing Projections of Unit 3	Approved Projections of Unit 3	Revised Projections Post-Merger	Project Post-Merger
	LOA No.	SEEPZ-SEZ/MTDCCL-SEZ/KSSIPL/21/2012-13/7938 Dated 05.06.2012		SEEPZ-SEZ/MTDCC/SEZ/KSSIPL/21/2012-13/7938 dated 13.08.2012		SEEPZ-SEZ/MSF-SEZ/KPL/21/2017-18/00253 Dated 08.01.2018		SEEPZ-SEZ/MTDCCL-SEZ/KSSIPL/21/2017-18/00253 Dated 05.06.2012	
1.	Area (Built up area) Sq. ft	14550 Sq. ft		7700 Sq. ft.		15,995.17 Sq. ft		38250 Sq. ft	
2.	Employment	Men	Women	Men	Women	Men	Women	Men	Women
		100	33	220	40	96	33	451	109
		133		260		129		560	
3.	Investment-Plant and Machinery								

	Indigenous Capital Goods	2.50	9.50	9.50	6.00
	Imported Capital Goods	3.00	1.75	1.75	3.00
4.	Input of Services				
	Indigenous Services	8.50	9.00	30.00	18.00
	Imported Services	0.50	0.20	0.90	3.45

The LOA of unit 1 was renewed on 12.09.2022 for 3rd block period (i.e. FY 2022-23 TO FY 2026-27) which will be considered for the purpose of calculation of Net Foreign Exchange, after the merger.

Approved Projections: (Unit 1 - 3rd Block Period)

(Rs. In Crores)

	2022-23	2023-24	2024-25	2025-26	2026-27	Total
FOB Value of Exports	17.00	17.50	18.00	18.50	19.00	90.00
FE Outgo	0.45	0.58	0.70	0.82	0.95	3.50
NFE	16.55	16.92	17.30	17.68	18.05	86.50

Comparison of Projection and Achieved Export:

(Unit 1 - 3rd Block Period)

(Rs. In Crores)

Year	EXPORT	
	Projected	Actual
2022-23	17.00	25.71
2023-24	17.50	27.43
Total	34.50	53.14

Approved Projections: (Unit 2 – 3rd Block Period)

(Rs. In Crores)

	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL
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FOB Value of Exports	72.99	77.37	82.02	86.94	92.15	411.47
FE Outgo	0.28	0.34	0.40	0.43	0.50	1.95
NFE	72.71	77.03	81.62	86.51	91.65	409.52

Comparison of Projection and Achieved Export:

(Unit 2 - 3rd Block Period)

(Rs. In Crores)

Year	EXPORT	
	Projected	Actual
2022-23	72.99	53.95
2023-24	77.37	72.17
2024-25	82.02	77.57
Total	232.38	203.69

Approved Projections: (Unit 3 - 2nd Block Period)

(Rs. In Crores)

	2023-24	2024-25	2025-26	2026-27	2027-28	Total
FOB Value of Exports	22.30	23.40	24.60	25.80	26.40	122.50
FE Outgo	0.37	0.45	0.52	0.61	0.70	2.65
NFE	21.93	22.95	24.08	25.19	25.70	119.85

Comparison of Projection and Achieved Export:

(Unit 3- 2nd Block Period)

(Rs. In Crores)

Year	EXPORT	
	Projected	Actual
2023-24	22.30	27.50
2024-25	23.40	24.43
Total	45.70	51.93

POST MERGER - Proposed Projections: (Unit 1)

(Rs. In Crores)

	2022-23	2023-24	2024-25	2025-26	2026-27	Total
	(Actual)	(Actual)	(Actual)			
FOB Value of Exports	25.71	27.43	35.72	148.37	155.79	393.02

FE Outgo	0.0097	0.50	0.80	2.54	2.60	6.45
NFE	25.70	26.93	34.92	145.83	153.19	386.57

Relevant Provisions: -

As per the 4th proviso of Rules 19 (2) of SEZ Rules, 2006;

“Provided also that the Approval Committee may also approve proposal for merger of Letter of approvals of two units of the same company or firm subject to the conditions that these Units falls within the same Special Economic Zone and after merger, Block Period for calculation of Net Foreign Exchange shall be from the date of commencement of production of Unit which commenced operation first and the Income tax exemption period shall be considered from the date start of operation of the first Unit.”

Other Information: -

M/s. Konecranes and Demag Pvt Ltd are having 3 units located at The Manjri Stud Farm Pvt Ltd-SEZ. In terms of 4th proviso to Rule 19(2) units with two or more LOAs of the same company and falling within the same SEZ can merge their LOAs with the approval of the Approval Committee and after merger the block period for calculation of NFE shall be from the date of commencement of production of the Unit which commenced operation first.

In view of the above M/s. Konecranes and Demag Pvt Ltd., having 3 units located at The Manjri Stud Farm Pvt Ltd-SEZ have submitted their application for merger of all the units. Unit 1 was issued Letter of Approval No. SEEPZ-SEZ/MTDCCL-SEZ/KSSIPL/21/2012-13/7938 Dated 05.06.2012. Their date of Commencement of Business is 06.09.2012. Hence, post-merger Unit 2 and 3 and will not be operational and will be merged with Unit 1.

The details of both the units are as detailed below:

LOA NO. and Date	Date of Commence-ment	LOA Valid upto	Block Period	Located at	Area Sqft
SEEPZ-SEZ/MTDCCL-SEZ/KSSIPL/21/2012-13/7938 Dated 05.06.2012	06.09.2012	05.09.2027	3 rd	Unit No 601, 6 th Floor, Block 5C, The Manjri Stud Farm Pvt Ltd- SEZ, SP Infocity S. No 209, Pune – Saswad Road, Phursungi, Pune – 412308	14550 Sq. Ft.
SEEPZ-SEZ/MTDCC/SEZ/KSSIPL/21/2012-13/7938	04.12.2012	03.12.2027	3 rd	Unit No 602, 6 th Floor, Block 5C, The Manjri Stud Farm Pvt Ltd- SEZ, SP Infocity S.No 209, Pune – Saswad Road, Phursungi, Pune – 412308.	7700 Sq. Ft

SEEPZ-SEZ/MSF-SEZ/KPL/21/2017-18/00253 Dated 08.01.2018	15.10.2018	14.10.2028	2 nd	Unit No 603, 6 th Floor, Block 5C, The Manjri Stud Farm Pvt Ltd- SEZ, SP Infocity S. No 209, Pune – Saswad Road, Phursungi, Pune – 412308.	15995.17Sq. Ft
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Reason for Merger:

- The unit has intended to consolidate their operations under one unit instead of maintaining three separate units with separate books of accounts and records keeping, so that compliances, operations, administration, etc. can be handled effectively with the common team.
- **Cost Optimization:** All units shall be merged, thereby reducing operational and maintenance cost. The administration would be more effective due to consolidation as only one support team can take care of all admin-related activities.
- **Better control and monitoring:** It would be easier for operational team members to work effectively as a single team. This will help in faster and timely completion of projects.
- **Ease of compliance:** They are managing compliance of three separate SEZ units each month. Following the merger, they will be a unified compliance process for a single SEZ unit.

Documents Enclosed

The unit has submitted the following documents:

- a. Form F3 filed through SEZ Online System
- b. Copy of Board resolution.
- c. Copy of all LOA of both the units
- d. Revised Foreign Exchange Balance Sheet
- e. Copy of Form F1 submitted at the time of renewal of LOA of unit 1
- f. Copy of all APR of Unit 1
- g. List of imported and Indigenous capital goods
- h. List of imported and Indigenous

e. Recommendation:

- As Date of Commencement of Unit 1 is 06.09.2012, upon merger of all the LOAs of the unit, the block period of Unit-1 will be considered for calculating NFE of the merged units i.e., FY 2022-23 to FY 2026-27.
- The Projections of Exports, NFE and Employment after Post merger of three of the units is higher than the projections approved by the units prior to merger.
- The Approval Committee may kindly consider the proposal of the units for merger of their LOAs, in terms of 4th proviso of Rule 19(2) of SEZ Rules, 2006.
