

सीपज़ विशेष आर्थिक क्षेत्र
SEEPZ SPECIAL ECONOMIC ZONE
अंधेरी (पूर्व), मुंबई।
ANDHERI (EAST), MUMBAI.
सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण की 75वीं बैठक का एजेंडा
AGENDA FOR THE 75th 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: 24.12.2025

DATE : 24.12.2025

समय : अपराह्न 11.30 बजे

TIME : 11.30 A.M

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<u>Agenda Item No. 01</u>	Confirmation of the Minutes of the 74 th Authority Meeting	
Action Taken Report of 74th Authority Meeting Dated 08.08.2025		
<u>Finance Division</u>		
<u>Agenda Item No. 01 A</u>	Monthly Statement expenditure incurred through Imprest (A) For the Month of July, August & September, 2025 (B) For the Month of October & November, 2025	
<u>Agenda Item No. 02</u>	Administrative approval is sought for the recurring expenditure incurred on providing refreshments during various meetings (Authority, TEC and other Meetings) and for hosting official guest of the Authority.	
<u>Agenda Item No. 03</u>	Consideration and approval is sought for the Committee Report on provisional payment to M/s KRAN-SRIT Consortium for O&M Support (Technical RISE-ERP implementation)	
<u>Agenda Item No. 04</u>	Post- facto approval is sought for the expenditure incurred towards 100% advance payment for supply and installation of stands for Supreme Face detection Devices at the SEEPZ Gates. The procurement and installation were undertaken to enhance security and streamline access control within the SEEPZ Premises.	
<u>Estate Division</u>		
<u>Agenda Item No. 05</u>	Approval of execution of a Tripartite Memorandum of Understanding (MoU) among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS) and Sphoorti Mahila Audogik Sahakari Sanstha Maryadit (SPHOORTI) for operation and management of the Crèche facility at SEEPZ Special Economic Zone.	
<u>Agenda Item No. 06</u>	Approval for Construction of Residential Quarters at SEEPZ-SEZ,	

	Mumbai (Stilt +11 Floors Residential Tower with 88 Flats)..	
<u>Agenda Item No. 07</u>	Post-facto approval of water supply rate being charged to units / plot holders within SEEPZ-SEZ.	
<u>Agenda Item No.08</u>	Hiring of Project Management Consultant (PMC) for Repairing & Resurfacing of Internal Roads in SEEPZ-SEZ Premises	
<u>Agenda Item No. 09</u>	Approval of payment of honorarium and related facilities to the members of the Expert Committee constituted for formulation of a Renewal Policy for renewal of Sub-Lease of Plots/Galas for 30, 95 and 99 years in SEEPZ Special Economic Zone Estate.	
<u>Agenda Item No. 10</u>	Proposal to constitute two separate panels of advocates, for the matter pertaining to SEEPZ SEZ Authority.	
<u>Agenda Item No. 11</u>	Approval for payment of the principal amount of outstanding electricity dues in respect of units allotted to new allottees, where such dues pertain to unpaid electricity bills of previous occupants , and for regularisation of legacy cases in line with the policy incorporated in Tender for Gala Allotment 2.0.	
<u>Agenda Item No. 12</u>	Appointment of Hydraulic Expert for water and waste water management at SEEPZ-SEZ.	
<u>Agenda Item No. 13</u>	Approval of Base / Reserve Rental for Gala Allotment 2.0	

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दिनांक 08.08.2025 के 74 वीं प्राधिकरण बैठक की कार्यवाही रिपोर्ट।

ACTION TAKEN REPORT OF 74th AUTHORITY MEETING DATED.
08.08.2025

Sr. No	Name of Proposal	Decision	Action Taken
Finance (Account & Procurement) Division			
1	Proposal for consideration of Annual Financial Statements for F.Y. 2024-25 of SEEPZ-SEZ Authority.	Internal auditors M/s. Sarath and Associates, Chartered Accountants, in their audit report on the accounts of the Authority for the Year ended 31 March 2025 stated that receivable from 11 debtors amounting to Rs. 2019.71 Lacs have remained unpaid for a prolonged period ranging from 5 to 15 years. Considering the remote possibility of its recovery for the reasons such as ongoing insolvency proceedings, cessation of business activities, etc. the auditors had recommended to create a provision in the accounts to ensure fair	<p>As per the decision, the provision for doubtful debts of Rs.2039. 71 Lacs is created in the accounts during the year in the Annual Financial Statement for F.Y. 2024-25 and in respect of recovery of the entire dues, the legal section is pursuing with the dues of the above parties as the dues are under litigation.</p> <p>With respect to recovery of receivable amount of Income tax refund of Rs.41.19 Crs., the following actions are taken –</p> <p>a) DO letter no SEEPZ-SEZ/EMS/IT/6/2025-16/09775 dated 22nd July, 2025 sent to Member (Income Tax), CBDT, Ministry of Finance, to consider our original proposal dated 05th March, 2015 be reconsidered in its entirety and issue the exemption from the enactment of section 10(46) of income tax Act</p>

Sr. No	Name of Proposal	Decision	Action Taken
		<p>presentation of financial statements and compliance with prudent accounting practices. As per the recommendation of internal auditors, the Authority, after due deliberations, approved creation of a provision for doubtful debts of Rs. 2099.71 Lacs during the year. Further, the Authority directed that even if the amount receivable is shown as doubtful, all efforts should be made to recover the entire dues and Authority should be kept informed on the action taken in this regard. The Committee directed that the receivable amount of ₹41.19 crore should be recovered at the earliest. It further instructed that efforts be made</p>	<p>1961.</p> <p>b) Letter No. SEEPZ-SEZ/EMS/IT/6/2025-26/10902 dated 26-08-2025, was sent to the ITA -I Division, CBDT, Ministry of Finance requesting to consider our original proposal dated 05th March, 2015 be reconsidered in its entirety and issue the exemption from the enactment of section 10(46) of income tax Act 1961.</p> <p>c) Letter No. SEEPZM-EFNC/3/2025-CA/13564 dated 18th November, 2025 was sent to Member (Income Tax), CBDT, Ministry of Finance requesting to issue order under section 119 of Income Tax Act, 1961 for processing of return & issue pending refund in respect of the SEEPZ-SEZ Authority for FY 2009-10, 2010-11 & 2011-12 for OLD Pan AAAGS0028P.</p>

Sr. No	Name of Proposal	Decision	Action Taken
		to obtain retrospective exemption under Section 10(46) of the Income Tax Act for this purpose.	
2	Monthly Statement Expenditure incurred through Imprest Account.	After deliberation, the Authority took note of the expenses incurred through the Imprest Account and also decided that, from the next Authority meeting onwards, the recouped amount from the DC funds shall also be reported in the meeting.	Recouped amount has been mentioned in agenda of the ensuing meeting.
3	The Practice of including administrative charges @ 10% of total Monthly expenses by M/s. Stree Mukti Sanghatana (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	After deliberation, the Authority approved the proposal.	The administrative charges have been paid to SMS and the same have been incorporated in the renewed MoU.

Sr. No	Name of Proposal	Decision	Action Taken
	exports activities in the SEEPZ Premises.		
4	Proposal related to the payment to be made to JOSH, a skill development initiative under GJSCI.	After deliberation, the Authority, being a major donor for Josh School, approved the release of funds subject to the condition that GJSCI shall nominate one representative from the Authority, at the SEEPZ DC/JDC level, to serve as Director and GJSCI also provides periodic updates on the progress of the initiative.	Letter to GJSCI is under process.
5	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.	After deliberation, the Authority approved the draft circular attached with this agenda.	Circular has been issued on dated 20.08.2025
6	Proposal for formation of Expert Committee for formation of Renewal Policy	After due deliberation, the Authority approved the proposal for the formation of an Expert Committee with honorarium,	Committee Order no. 06 has been issued vide dated 05.09.2025

Sr. No	Name of Proposal	Decision	Action Taken
	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.	<p>constituted by DC, to formulate a renewal policy for sub-lease agreements with the following members, a. Shri. K. P. Bakshi, Retd. IAS (Chairman of the committee) b. Shri. M.A SAYEED, Former Principal Law Secretary & R.L.A., M.S c. Shri. Pandurang Jotiba Jadhav, Former Joint Secretary, Govt. of Maharashtra Along with the above members DC can invite any other expert as per requirement and also hire a speed typist to assist the expert committee on monthly salary basis or hourly basis as deemed fit. 2. The Authority observed that conducting auctions for such renewals is not considered appropriate in the present context, renewal clause with mutually agreed terms is available in lease. as the units in question are long-standing occupants who had invested in SEEPZ with the understanding that renewals would be considered fairly. 3. It was therefore agreed that a policy should be developed that is</p>	

Sr. No	Name of Proposal	Decision	Action Taken
		mutually acceptable and at an equitable renewal rate, taking into account the terms of the existing contracts. 4. Authority approved the committee members, terms & conditions and remuneration as per attached draft order and the newly constituted committee shall be tasked with drafting this policy accordingly within a tenure period of 3 Months.	
7	Procedure for Implementation of miscellaneous Permission in RiSE ERP.	<p>After detailed deliberation, the Authority approved the proposal for implementation of Miscellaneous Permissions in RISE ERP with following changes/orders:</p> <ol style="list-style-type: none"> 1. Permission for bringing cameras with accessories for jewelry photography on a returnable basis is now intimation basis only. 2. Installation of New Energy Meter shall not require permission or intimation and sanction of Electrical load for New Electrical connection will be looked after by Energy Service Provider (Tata/Adani). 	Executive Order no. 07 dated 15.10.2025 has been issued.

Sr. No	Name of Proposal	Decision	Action Taken
		<p>3. Security Deposits & Inspection Charges shall not be charged hereafter for any kind of permission as units already have SD Amount deposited with SEEPZ Office and ease of operations. In the interim, all Security Deposits pertaining to old permissions shall be refunded upon receipt of reports from the respective units, detailing the amounts deposited by them with the SEEPZ Office.</p> <p>4. Staircase repairing currently under inspection based permission to be moved to intimation based permission.</p> <p>5. Monsoon Shed to be added to Inspection based permission category</p>	
8	Post facto approval for repair and renovation of D-1 bungalow, Staff Colony SEEPZ.	After deliberation, the Authority approved & noted the proposal.	Noted.
9	Approval for repairing / renovation works of Guest House, 5 th Floor- Rooms No. 1 to 8, store Room, Pantry Room, Common Area, and Ducts	After due deliberation, the Authority accorded approval for the execution of works in accordance with the Standard Operating Procedure (SOP) prescribed in Office Order No. 111/2023	Plan approved & Estimate id under preparation.

Sr. No	Name of Proposal	Decision	Action Taken
	in BFC Building, SEEPZ-SEZ.	dated 17.03.2023 issued during the tenure of Shri. Shyam Jagannathan, IAS, former DC, SEEPZ. It was further decided that the proposed works shall undergo validation, and a Technical Sanction shall be obtained from a competent technical institution such as VJTI, IIT, VNIT, or any other approved body, prior to commencement.	
10	Proposal for participation in World Expo 2025.	After deliberation, the Authority approved the proposal and authorized the Development Commissioner to take further necessary action.	Noted
11	Proposal for sanction of posts for Outsourced staff in the DC Office.	After deliberation, the Authority approved the sanctioned post and took note of revised pay of few employees as per committee recommendation.	Noted
12	Other Points Discussed: 1. Authority has directed that the work of development of Customs Facilitation Center in SDF VIII is to be		1. Work under process 2. Master Planner had given details report of current condition of the road. Accordingly file is under process. 3. SGMA had given the requirement and same was put for

Sr. No	Name of Proposal	Decision	Action Taken
	<p>expedited such that it is completed with 2025 and inaugurated in January 2026</p> <p>2. The Authority addressed the issue of damaged roads and lack of parking infrastructure. It was decided that a Planner should be onboarded for revamp of Roads and Parking Rationalization.</p> <p>3. The Authority also discussed the New Construction Project in SEEPZ Staff Residential Quarters. Self financing funding model needs to be explored and according to the requirements from the Associations (GJEPC & SEEMA) related to number to staff and type of rooms required, construction plans should be made for the Government Staff Quarters and Commercial Hostel.</p>		consideration.

Sr. No	Name of Proposal	Decision	Action Taken
	4. The Authority decided that minor maintenance works in the vicinity of M/s Goldstar, as well as at the vehicular entry and exit points of Gate No. 3, shall be undertaken.		

MINUTES OF 74th AUTHORITY MEETING DATED 08.08.2025

विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 08.08.2025 को
आयोजित 74वीं प्राधिकरण बैठक का कार्यवृत्त

**MINUTES OF THE 74th AUTHORITY MEETING HELD ON 08.08.2025
UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/
CHAIRPERSON, SEEPZ-SEZ AUTHORITY.**

The following are present:

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| 1. Shri. Mayur Mankar, Joint Development Commissioner, SEEPZ-SEZ | Member/Secretary |
| 2. Shri Backiyavelu Mutharasu ITS Deputy, DGFT, Mumbai | Member |
| 3. Shri Sanjay Kumar, Under Secretary, SEZ | Member |
| 4. Shri HasamukhBhai Dholakiya, Partner of M/s. HK Designs (India) LLP | Member |
| 5. 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

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

Agenda Item No. 1: Confirmation of Minutes of 73rd Authority held on 28.05.2025

Decision:

After Deliberation, the Authority confirms the minutes of the meeting held on 28.05.2025

Agenda Item No. 1 (A):- Proposal for consideration of Annual Financial statements for F.Y. 2024-25 of SEEPZ- SEZ Authority.

The Authority was appraised w.r.t. the Annual Financial Statements for FY 2024-25 of SEEPZ-SEZ Authority and the Budget Manual was also presented to the Authority detailing the projected expenditure and the income to be incurred during the FY 2024-25.

Decision:

Internal auditors, M/s Sarath and Associates, Chartered Accountants, in their audit report on the accounts of the Authority for the year ended 31

March 2025 stated that receivable from 11 debtors amounting to Rs. 2019.71 Lacs have remained unpaid for a prolonged period ranging from 5 to 15 years. Considering the remote possibility of its recovery for the reasons such as ongoing insolvency proceedings, cessation of business activities, etc. the auditors had recommended to create a provision in the accounts to ensure fair presentation of financial statements and compliance with prudent accounting practices.

As per the recommendation of internal auditors, the Authority, after due deliberations, approved creation of a provision for doubtful debts of Rs. 2099.71 Lacs during the year. Further, the Authority directed that even if the amount receivable is shown as doubtful, all efforts should be made to recover the entire dues and Authority should be kept informed on the action taken in this regard.

The Committee directed that the receivable amount of ₹41.19 crore should be recovered at the earliest. It further instructed that efforts be made to obtain retrospective exemption under Section 10(46) of the Income Tax Act for this purpose.

Agenda Item No. 2:- Monthly Statement Expenditure incurred through Imprest Account.

The Authority was appraised with a summary of imprest account transactions for the period 25 May to 25 June. It details various expenditure heads including office expenses, vehicle maintenance, security arrangements, hospitality, minor civil works, and other operational requirements. Each item includes the nature of the expense, amount spent, and relevant justifications, ensuring compliance with financial norms.

The agenda consolidates these expenses for information and perusal, serving both as a financial statement and as a record.

Decision:

After deliberation, the Authority took note of the expenses incurred through the Imprest Account and also decided that, from the next Authority meeting onwards, the recouped amount from the DC funds shall also be reported in the meeting.

Agenda Item No. 3: 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.

The Authority was appraised that, M/s Stree Mukti Sanghata (SMS) has been claiming **10% administrative charges** on monthly expenses since inception, even though it is not explicitly mentioned in the Agreement. This has been followed without formal approval.

The Authority was 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 to be finalised and put up in the next Authority meeting and authorized by DC for necessary modifications to the Agreement, if required.

Decision:

After deliberation, the Authority approved the proposal.

Agenda Item No. 4: Proposal related to the payment to be made to JOSH, a skill development initiative under GJSCI.

The Authority was apprised that, The Authority in its 69th Meeting (20.08.2024) approved reimbursement of actual faculty salary expenses of JOSH (Mega CFC) from 1st Sept 2024 to 31st Aug 2025.

It is now proposed to extend the reimbursement period for another year, i.e., 1st Sept 2025 to 31st Aug 2026, based on actual expenditure incurred by GJSCI.

GJSCI has indicated a salary revision with a ~5% increase (as seen in bills from Apr-June 2025), but no formal revised salary structure has been submitted for verification.

Decision:

After deliberation, the Authority, being a major donor for Josh School, approved the release of funds subject to the condition that GJSCI shall nominate one representative from the Authority, at the SEEPZ DC/JDC level, to serve as Director and GJSCI also provides periodic updates on the progress of the initiative.

Agenda Item No. 5: 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.

The Authority was apprised that, the 70th Authority Meeting (07.10.2024) approved lease rent of ₹6,500/sq.m./p.a. for all new allotments in old (Govt.) buildings and 10% of the highest SEEPZ-SEZ rent for allotments under Rule 74A / change of ownership in self-financed buildings.

Subsequently, the Policy for Transfer of Assets and Liabilities was approved in the 72nd and 73rd Authority Meetings, and Circular No. 10 dated 26.06.2025 was issued, stating that:

- a. For 5-year sub-leased galas, incoming units must pay lease rent equal to the highest rent obtained via auction for similar units in the same/comparable building.

b. For other galas/plots, no specific lease rent rate is mentioned.

However, Circular No. 6 dated 11.04.2025 mentions that for self-financed buildings transferred under Rule 74A or similar means, rent shall be 10% of the highest SEEPZ rent.

This has led to confusion and inconsistency, as:

- a. 5-year sub-leased units are charged full auction-based rent,
- b. While self-financed buildings under Rule 74A are charged only 10% of the highest rent.

Also, Point 1(a) of Circular No. 6 is now outdated post-Circular No. 10 and adds to the inconsistency.

Authority is requested to review and clarify the applicable lease rent structure to ensure uniformity and remove contradictions in the circulars. draft circular is attached for approval

Decision:

After deliberation, the Authority approved the draft circular attached with this agenda.

Agenda Item No. 6: 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.

The Authority was appraised about the issues related to renewal of a sublease for a plot/unit within SEEPZ-SEZ. It outlines the background of the sublease, terms and conditions, compliance status of the lessee, and any deviations or issues identified related to Renewal of Sub- Lease of Plots/ Galas for 30, 95, and 99 Years in SEEPZ SEZ estate.

The SEEPZ-SEZ Authority, facing challenges in framing a **Renewal Policy for Sub-Lease Agreements** for two categories of allotments—

(i) Category-A: Plots and galas allotted by MIDC on payment of one-time premium, and

(ii) Category-B: Plots allotted by SEEPZ without any premium—
proposes the formation of an **Expert Committee** to draft a transparent, fair, and inflation-adjusted renewal framework.

A Committee is to be formed to review the details, assess eligibility based on SEEPZ regulations, and decide policy on granting the renewal, subject to fulfillment of all statutory and contractual requirements.

The committee's mandate will include:

- Reviewing existing sub-lease agreements, lease structures, financial histories, and operational status of units.

- Examining past renewals where no premium or rent revision was charged, assessing implications for fairness, administrative uniformity, and financial sustainability.
- Studying comparable policies of MIDC, other state/central bodies, and similar SEZs to recommend an equitable renewal approach.
- Suggesting the renewal duration (5 years or more) and a clear framework for lease rent or nominal premium during renewal.
- Submitting the draft policy to the Authority within 30 days for approval consideration.

It was proposed that the **Development Commissioner** be authorised to appoint up to **three eminent experts**, offering them an honorarium in line with standard government practices for advisory roles. Their report will guide the Authority's final decision in the next meeting.

Additionally, as part of this proposal, the earlier decision taken in Agenda Item No. 5 of the 72nd Authority Meeting—approving renewal of leases for 30 years with premium—will be kept in abeyance pending the outcome of the committee's recommendations.

Decision:

After due deliberation, the Authority approved the proposal for the formation of an Expert Committee with honorarium, constituted by DC, to formulate a renewal policy for sub-lease agreements with the following members,

- a. Shri. K. P. Bakshi, Retd. IAS (Chairman of the committee)
- b. Shri. M.A SAYEED, Former Principal Law Secretary & R.L.A., M.S
- c. Shri. Pandurang Jotiba Jadhav, Former Joint Secretary, Govt. of Maharashtra

Along with the above members DC can invite any other expert as per requirement and also hire a speed typist to assist the expert committee on monthly salary basis or hourly basis as deemed fit.

2. The Authority observed that conducting auctions for such renewals is not considered appropriate in the present context, renewal clause with mutually agreed terms is available in lease. as the units in question are long-standing occupants who had invested in SEEPZ with the understanding that renewals would be considered fairly.

3. It was therefore agreed that a policy should be developed that is mutually acceptable and at an equitable renewal rate, taking into account the terms of the existing contracts.

4. Authority approved the committee members, terms & conditions and remuneration as per attached draft order and the newly constituted committee shall be tasked with drafting this policy accordingly within a tenure period of 3 Months.

Agenda Item No. 7: Procedure for Implementation of Miscellaneous Permissions in RISE ERP.

The Authority was apprised that, 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.

Decision:

After detailed deliberation, the Authority approved the proposal for implementation of Miscellaneous Permissions in RISE ERP with following changes/orders:

1. Permission for bringing cameras with accessories for jewelry photography on a returnable basis is now intimation basis only.
2. Installation of New Energy Meter shall not require permission or intimation and sanction of Electrical load for New Electrical connection will be looked after by Energy Service Provider (Tata/Adani).
3. Security Deposits & Inspection Charges shall not be charged hereafter for any kind of permission as units already have SD Amount deposited with SEEPZ Office and ease of operations. In the interim, all Security Deposits pertaining to old permissions shall be refunded upon receipt of reports from the respective units, detailing the amounts deposited by them with the SEEPZ Office.
4. Staircase repairing currently under inspection based permission to be moved to intimation based permission.
5. Monsoon Shed to be added to Inspection based permission category

Agenda Item No. 8: Post facto approval for Repair and Renovation of D-1 Bungalow, Staff Colony SEEPZ.

The Authority was apprised that, 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 254,29,900/- 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.

Decision:

After deliberation, the Authority approved & noted the proposal.

Agenda Item No. 09: 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.

The Authority was appraised that the 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. The estimate of repair & renovation work in BFC Guest House is Rs. 43,60,420/-

Decision:

After due deliberation, the Authority accorded approval for the execution of works in accordance with the Standard Operating Procedure (SOP) prescribed in Office Order No. 111/2023 dated 17.03.2023 issued during the tenure of Shri. Shyam Jagannathan, IAS, former DC, SEEPZ. It was further decided that the proposed works shall undergo validation, and a Technical Sanction shall be obtained from a competent technical institution such as VJTI, IIT, VNIT, or any other approved body, prior to commencement.

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Agenda Item No. 10: Proposal for participation in World Expo 2025.

The Authority was appraised that the World Expo 2025 is being organized in Osaka, Japan where various states of India pavilion is being managed by Indian Trade Promotion Organization. India has 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.

Decision:

After deliberation, the Authority approved the proposal and authorised the Development Commissioner to take further necessary action.

Agenda Item No. 11: Proposal for Sanction of Posts for Outsourced Staff in the DC Office.

The Authority was appraised that, 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 Rs.1,20,891/-

Decision:

After deliberation, the Authority approved the sanctioned post and took note of revised pay of few employees as per committee recommendation.

Other Points Discussed:

1. Authority has directed that the work of development of Customs Facilitation Center in SDF VIII is to be expedited such that it is completed with 2025 and inaugurated in January 2026
2. The Authority addressed the issue of damaged roads and lack of parking infrastructure. It was decided that a Planner should be onboarded for revamp of Roads and Parking Rationalisation.
3. The Authority also discussed the New Construction Project in SEEPZ Staff Residential Quarters. Self financing funding model needs to be explored and according to the requirements from the Associations (GJEPC & SEEMA) related to number to staff and type of rooms required, construction plans should be made for the Government Staff Quarters and Commercial Hostel.
4. The Authority decided that minor maintenance works in the vicinity of M/s Goldstar, as well as at the vehicular entry and exit points of Gate No. 3, shall be undertaken.

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

Digitally signed by
(जातिश्वर पाटील)
Dnyaneshwar Bhalchandra Patil
विकास: 13/08/2025 20:29:15
सीपज़-सेज़

Finance Division

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

AGENDA ITEM NO. 1(A)(a)

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 October, 2025 & November, 2025. (Copy enclosed)

Sr No.	Date	Description	Amount (₹)
1	03.10.2025	M/s Mohammad Saklim shah (Repairing of MS Ladder at C3 Bunglow)	9500.00
2	07.10.2025	Smt. Smita Nambiar (Sweets & Flowers for Navaratri Puja in SEEPZ Office)	4390.00
3	07.11.2025	Smt. Smita Nambiar (Lunch for Advisory Committee on 07.10.2025)	1071.00
4	10.10.2025	Smt. Pearl Dubash	5500.00
5	13.10.2025	DC Sir Mobile bill payment	883.82
6	27.10.2025	IRCTC Ticket booking of DC sir from Mumbai to Bhuj	27359.00
7	27.10.2025	IRCTC Ticket booking of DC Sir from New Bhuj to Mumbai	25156.00
8	29.10.2025	IAS officers lunch expenses at Radisson Hotel	22163.00
9	30.10.2025	Jeo Air fiber Internet Payment of DC Sir residence.	1060.82
10	03.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Bhuj	27359.00
11	03.11.2025	IMprest Mobile bill payment for the month of October 2025	1062.64
12	03.11.2025	Shri Aniket Gurav, Purchase of Electrical	2266.00

		Material	
13	04.11.2025	IRCTC Ticket booking of DC Sir from New Bhuj to Mumbai	24000.00
14	10.11.2025	Shri Rakesh Rajpurohit, Purchase of Stamp Paper for Indemnity Bond SEEPZ	525.00
15	10.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Office Guest	1900.00
16	14.11.2025	DC Sir Mobile bill payment	883.82
17	14.11.2025	Rest House Charges of IAS officer Shri Varun	3040.00
18	15.11.2025	M/s The flag Corporation, Purchase of Flag Set for Meeting	22698.00
19	17.11.2025	Shri Rakesh Rajpurohit, Purchase of Stamp Paper for Indemnity Bond SEEPZ	500.00
20	17.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Creche Inauguration	2500.00
21	17.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Meeting with Norway Minister at Oberoi Mumbai	13000.00
22	17.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Chennai	32268.00
23	17.11.2025	IRCTC Ticket booking of DC sir from Chennai to Vishakhapattanam	5217.00
24	17.11.2025	IRCTC Ticket booking of DC sir from Vishakhapattanam to Mumbai	8744.00
25	18.11.2025	M/s Jai Ambe Decorators, Plastic Table , chairs, Carpet for Creache Inauguration	2000.00
26	21.11.2025	IRCTC Ticket booking of DC sir from Vishakhapattanam to Mumbai (Seat Charges)	578.00
27	24.11.2025	Shri Lakshmanan Vedmanikam, Purchase of Plumbing Material for C-3 Bungalow	3370.00
28	24.11.2025	Shri Lakshmanan Vedmanikam, Printing of SEEPZ Map	1430.00
29	24.11.2025	M/s Manav Corporation , Purchase of Digital Locker for Imprest Money	3890.00
30	24.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Minister	3000.00
31	24.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Meeting with Oman Minister at Oberoi Hotel, Mumbai	5000.00
32	24.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Meeting with Oman Minister at Oberoi Hotel, Mumbai	5000.00
33	24.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Meeting with Oman Minister at Oberoi Hotel, Mumbai	4000.00
34	26.11.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	28843.00
35	26.11.2025	IRCTC Ticket booking of DC sir from New Delhi to Ahmadabad	34549.00

36	27.11.2025	Shri Lakshmanan Vedmanikam, Plumbing Material for C-6 Bungalow	1750.00
37	28.11.2025	IRCTC Ticket booking of DC sir from Ahmadabad to Mumbai	6647.00
38	28.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Kochi	18977.00
39	28.11.2025	IRCTC Ticket booking of DC sir from Kochi to Mumbai	12545.00
40	28.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Retirement of Smt. Suman Kambale, Security	1100.00
41	28.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Kochi (Seat Charges)	578.00
42	28.11.2025	M/s Pushpa Florist Purchase of Flower Bouquet for Minister Meeting	6000.00
		Total	3,82,304.09

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 October, 2025 & November, 2025 which needs to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (₹)
1	13.10.2025	DC Sir Mobile bill payment	883.82
2	27.10.2025	IRCTC Ticket booking of DC sir from Mumbai to Bhuj	27359.00
3	27.10.2025	IRCTC Ticket booking of DC Sir from New Bhuj to Mumbai	25156.00
4	30.10.2025	Jeo Air fiber Internet Payment of DC Sir residence	1060.82
5	03.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Bhuj	27359.00
6	04.11.2025	IRCTC Ticket booking of DC Sir from New Bhuj to Mumbai	24000.00
7	14.11.2025	DC Sir Mobile bill payment	883.82
8	14.11.2025	Rest House Charges of IAS officer Shri Varun	3040.00
9	17.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Chennai	32668.00
10	17.11.2025	IRCTC Ticket booking of DC sir from	5217.00

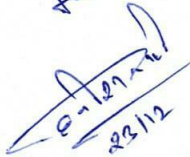
		Chennai to Vishakhapattanam	
11	17.11.2025	IRCTC Ticket booking of DC sir from Vishakhapattanam to Mumbai	8744.00
12	21.11.2025	IRCTC Ticket booking of DC sir from Vishakhapattanam to Mumbai (Seat Charges)	578.00
13	26.11.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	28843.00
14	26.11.2025	IRCTC Ticket booking of DC sir from New Delhi to Ahmadabad	34549.00
15	28.11.2025	IRCTC Ticket booking of DC sir from Ahmadabad to Mumbai	6647.00
16	28.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Kochi	18977.00
17	28.11.2025	IRCTC Ticket booking of DC sir from Kochi to Mumbai	12545.00
18	28.11.2025	IRCTC Ticket booking of DC sir from Mumbai to Kochi (Seat Charges)	578.00
		Total	2,59,088.46

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.

The expenditure relating to Government of India incurred from the Authority Fund has been refunded to the Authority fund for the month of October, 2025 & November, 2025 Rs. 3,88,926/-.

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

Per PAO

 23/12

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

AGENDA ITEM NO. 1(A)(b)

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 July, 2025, August, 2025 & September 2025. (Copy enclosed)

Sr No.	Date	Description	Amount (Rs.)
1	03.07.2025	M/s Arogyaswami Madalai Muttu providing & installation of Commode & fittings at Gate No-1	6500.00
2	03.07.2025	M/s Arogyaswami Madalai Muttu Providing & installation of Door spring for Cabin No-202 Door	4500.00
3	03.07.2025	Laundry Charges for office Towels	220.00
4	10.07.2025	M/s Mahesh Transport GCB charges for removal of debris from Gutter line at STP	6000.00
5	10.07.2025	Mr. Umesh Yelve purchase of Electrical Material	5319.00
6	11.07.2025	Mr. Lakshamanan Vedhamanickam Purchase of Plumbing material for C3 Bungalow	1830.00
7	14.07.2025	DC sir Mobile Recharge	883.82
8	16.07.2025	IRCTC Ticket booking of DC sir from Mumbai to Delhi	27408.00
9	17.07.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	26225.00
10	17.07.2025	Mr. Aniket Gurav Purchase of Electrical Material for DC Sir Residence	649.00
11	18.07.2025	M/s Mangal Deep Electrical & Hardware- Purchase of painting material for Cabin No-10	1435.00
12	18.07.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	27107.00
13	30.07.2025	Imprest mobile bill payment	470.00

14	30.07.2025	M/s Sonal Enterprises Purchase of Serch Light for Watch Tower	5390.00
15	24.06.2025	M/s Krisha Electric & Hardware Purchase of Flush valve for GH room No-08	4800.00
16	04.08.2025	Payment for renewal of SSL Certificate (rise.seepz.gov.in)	5898.00
17	05.08.2025	IRCTC Ticket booking of DC sir from Mumbai to Delhi	31409.00
18	06.08.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	22224.00
19	12.08.2025	DC sir Mobile Recharge	883.82
20	12.08.2025	M/s Jalaram Ceramics (Purchase of Painting Material for Independence Day)	5160.00
21	14.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from Pune to New Delhi	12376.00
22	14.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	6958.00
23	19.08.2025	M/s Interlight (Electrical Material Purchased for Gate No-1 & 2)	4800.00
24	20.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	15077.00
25	20.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune (Seat Charges)	475.00
26	20.08.2025	Imprest mobile bill payment	329.48
27	20.08.2025	Laundry Charges for office Towels	220.00
28	21.08.2025	Shri. Rakesh Rajpurohit (Stamp Paper Purchase for Office)	500.00
29	22.08.2025	M/s Minerva Engineering (AC repairing of Room No-204)	4720.00
30	25.08.2025	IRCTC Ticket booking of DC sir from Mumbai to Delhi	22409.00
31	25.08.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	22224.00
32	25.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from Pune to New Delhi	7084.00
33	28.08.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	26225.00
34	28.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	5497.00
35	28.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune (Seat Charges)	2200.00
36	05.09.2025	Purchase of Painting material for DC Sir Cabin No-201	3850.00
37	11.09.2025	Hotel Bill of Guest from Ministry	13275.00
38	12.09.2025	DC sir Mobile Recharge	883.82
39	15.09.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	31409.00

40	16.09.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	26225.00
41	18.09.2025	Ultrasonic Velocity Test of NEST 2 Building	4000.00
42	18.09.2025	Ultrasonic Velocity Test of NEST 2 Building	4000.00
43	18.09.2025	M/s Panchsheel Enterprises (Providing & Installation of Commode at C6 Bungalow)	7200.00
44	19.09.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from Pune to New Delhi	10671.00
45	14.08.2025	TATA sky Recharge of Cabi No-201	5780.00
46	24.09.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	25683.00
47	25.09.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	7119.00
48	26.09.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	21277.00
49	20.08.2025	Imprest mobile bill payment	532.82
50	25.09.2025	Installation of Airtel New Air Fiber at DC Sir Residence.	9616.76
51	26.09.2025	Reliance Jio Air Fiber Monthly Recharge of DC Sir Residence.	1060.82
52	30.09.2025	Laundry charges for washing of Office Towels	220.00
		Total	4,88,209.34

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 July, 2025, August, 2025 & September 2025 which needs to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (Rs.)
1	14.07.2025	DC sir Mobile Recharge	883.82
2	16.07.2025	IRCTC Ticket booking of DC sir from Mumbai to Delhi	27408.00
3	17.07.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	26225.00
4	18.07.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	27107.00
5	05.08.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	31409.00
6	06.08.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	22224.00
7	12.08.2025	DC sir Mobile Recharge	883.82

8	14.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from Pune to New Delhi	12376.00
9	14.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	6958.00
10	20.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	15077.00
11	20.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune (Seat Charges)	475.00
12	25.08.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	22409.00
13	25.08.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	22224.00
14	25.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from Pune to New Delhi	7084.00
15	28.08.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	26225.00
16	28.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	5497.00
17	28.08.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune (Seat Charges)	2200.00
18	12.09.2025	DC sir Mobile Recharge	883.82
19	15.09.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	31409.00
20	16.09.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	26225.00
21	19.09.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from Pune to New Delhi	10671.00
22	24.09.2025	IRCTC Ticket booking of DC sir from Mumbai to New Delhi	25683.00
23	25.09.2025	IRCTC Ticket booking of JDC Ms. Mital Hiremath from New Delhi to Pune	7119.00
24	25.09.2025	Installation of Airtel New Air Fiber at DC Sir Residence.	9616.76
25	26.09.2025	IRCTC Ticket booking of DC Sir from New Delhi to Mumbai	21277.00
26	26.09.2025	Reliance Jio Air Fiber Monthly Recharge of DC Sir Residence.	1060.82
		Total	3,90,611.04

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.

The expenditure incurred by the Government of India from the Authority Fund has been refunded to the Authority Fund for the months of July, August and September 2025, amounting to ₹ 2,60,771/-.

D. Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

For PAO
27/12/2024

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

AGENDA ITEM NO- 2

A. Proposal:

Administrative approval is sought for the recurring expenditure incurred on providing refreshments during various meetings (Authority, TEC and other Meetings) and for hosting official guests of the 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:

M/s Indian Coffee House has been regularly engaged in providing refreshment services during various meetings (Authority, TEC and other Meetings) and for hosting official guests of the Authority. The vendor submits monthly bills for the services rendered and payments are released accordingly.

However, it has been observed that no administrative approval currently exists for this expenditure under the Authority Fund, although the services are being regularly availed.

D. Recommendation:

In view of the above, it is recommended that the Authority may consider and accord administrative approval for the recurring expenditure on refreshments provided during various meetings (Authority, TEC and other Meetings) and for hosting official guests of the Authority. This will ensure compliance with procedural requirements and facilitate timely settlement of bills raised by M/s Indian Coffee House.

For PA 9
23/12/2025

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

AGENDA ITEM NO--3-----

A. Proposal

Consideration and approval of the **Committee Report** on **provisional payment** to **M/s KRAN-SRIT Consortium** towards:

1. **Operations & Maintenance (O&M) Support** (Technical Support and Helpdesk Support), and
2. **Change Request (CR) payments**

in respect of the **RISe-ERP implementation at SEEPZ SEZ**, along with release of payments as per the recommendations of the Committee constituted for the said purpose.

B. Relevant Provisions of SEZ Act, 2005 & Rules

- **Section 34** of the SEZ Act, 2005
 - **Rule 6** of the SEZ Authority Rules, 2009
-

C. Other Information

1. Background of the Project

The **RISe ERP Project** was awarded to **M/s KRAN-SRIT Consortium** through a competitive bidding process for implementation and maintenance of an integrated ERP solution at SEEPZ SEZ.

- **Letter of Award:** 26.04.2023
- **Agreement Signed:** 15.06.2023
- **Contract Value:** ₹27,64,45,000/- (exclusive of taxes)
- **Project Duration:** 42 months
 - Development: 6 months
 - O&M: 36 months (12 months Warranty + 24 months AMC)

The original plan envisaged completion of development and **full Go-Live within six months**, followed by commencement of O&M support.

2. Actual Project Execution and Deliverables

During implementation, the project followed a **module-wise, user-driven development approach** as directed by the then Joint Development Commissioner. Each module was

demonstrated and refined in consultation with user sections instead of relying solely on the static SRS document.

As a result:

- i). The **final SRS expanded** compared to the original submission.
- ii). Multiple rounds of **beta demonstrations, UATs, and redesigns** were undertaken.
- iii). Several modules achieved **staggered Go-Live dates**, duly recorded in Weekly Review Minutes and supported by Executive Orders.
- iv). Final **Full Go-Live for all modules** has been fixed as **01.12.2025**, subject to rectifications and deployment of requisite resources.

3. Need for Deviations and Change Requests

The deviations from the original timelines arose due to:

- i). Additional functional inputs from user sections after beta demonstrations.
- ii). Transfers of officers leading to revised functional requirements.
- iii). Requirement for **new modules and mobile applications**, which were **not part of the original scope**, namely:
 - a) **Water Billing Management Module**, necessitated after SEEPZ SEZ assumed water distribution from MIDC.
 - b) **Rate, Rent & Bills Mobile Application**, to facilitate access for travelling unit holders.
 - c) **Event Management Module**, required for large-scale events organized by the Authority.

These were treated as **Change Requests (CRs)** under the contractual provisions.

4. Constitution of Committee and Its Observations

A Committee was constituted under the Chairmanship of the Joint Development Commissioner to Examine deviations from the original RFP and contract, Recommend a uniform and transparent methodology for O&M and CR payments.

Key observations and recommendations of the Committee include:

(i) O&M Payments

- a) O&M support for the deviated period to be calculated **module-wise from each module's effective Go-Live date**.
- b) **SRS-based weightage** to be applied, with capping at originally submitted SRS points.
- c) Interim reduced weightage (50% / 75%) for modules with partial or pending integrations till full Go-live.
- d) Total the partial Go-live period O&M shall be converted to **Equivalent O&M Months** payable up to 30.11.2025 worked out to **8.317 months on the basis of weightage of Live Modules**.
- e) O&M costs shall **not exceed the contract-approved O&M value**.

(ii) Change Requests

- a) CR payments to be calculated on the **lower of**:
- o Approved **man-month effort basis**, or
 - o **SRS pro-rata basis**.
- b) Total CR payment for the entire project capped at **30 man-months or ₹52,50,000/-**, whichever is lower.
- c) No separate O&M cost payable for CR modules.
-

6. Financial Implications

i).O&M Support (Technical & Helpdesk Support)

Based on the Committee's recommendations, the **payable amounts for O&M Support (Technical & Helpdesk Support)** are:

- ₹ 1,00,22,940/- for the period **October 2024 to August 2025**
- ₹ 34,50,600/- for the period **September 2025 to November 2025**

Total O&M Payable: ₹ 1,34,73,540/-

Total Go-live amount as per Contract is Rs. 5,83,20,000/- for 36 months, and by introducing the equivalent O&M months concept, it is proposed to ensure that the said amount shall not exceed from the agreement amount.

ii).Change Request payments

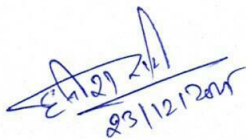
Further, **Change Request payments**, capped at **₹52,50,000/- or 30 man-months (whichever is lower)**, may be released upon receipt of duly certified invoices, as per BOQ Sl. No. 2.13.

D. Recommendation

In view of the above facts, project background, deliverables achieved, necessity for deviations and Change Requests, and the detailed observations and recommendations of the duly constituted Committee, **approval of the Authority** is solicited for:

1. Acceptance of the **Committee Report and its recommendations**, and
2. Release of **provisional payments** to **M/s KRAN-SRIT Consortium** towards O&M Support (Technical & Helpdesk Support), and Change Request payments in connection with the **RISe ERP implementation at SEEPZ SEZ**.

Agenda is placed before Authority for consideration.


23/12/2024

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

कार्यसूची मद संख्या
AGENDA ITEM NO. 4

A. Proposal:

Post-facto approval is sought for the expenditure incurred towards 100% advance payment for supply and installation of stands for Supreme Face detection Devices at the SEEPZ Gates. The procurement and installation were undertaken to enhance security and streamline access control within the SEEPZ premises.

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

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

C. Other Information:

The proposal pertains to the supply and installation of stands for Supreme Face Detection Devices at the SEEPZ gates. The expenditure is classified as capital expenditure, incurred through a 100% advance payment. The procurement was carried out via a work order, and the work was awarded to M/s CSC e-Governance Services India Ltd. The total amount incurred for the said procurement was ₹1,95,000/-, which was paid on 15.10.2025. The installation was necessitated by an urgent requirement to enhance access control and surveillance infrastructure, owing to increased movement and heightened security needs within the Zone.

D. Recommendation:

In view of the above, the proposal is submitted for the Authority's post-facto approval of the expenditure incurred towards the 100% advance payment for supply and installation of stands for Supreme Face detection Devices at the SEEPZ Gates.

for P&O
23/12/2025

Estate Division

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

AGENDA ITEM NO. 5

A) Proposal:

Approval for execution of a Tripartite Memorandum of Understanding (MoU) among SEEPZ Special Economic Zone Authority, Stree Mukti Sanghatana (SMS) and Sphoorti Mahila Audogik Sahakari Sanstha Maryadit (SPHOORTI) for operation and management of the Crèche facility at SEEPZ Special Economic Zone.

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

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

C) Other information:

SEEPZ SEZ Authority has been providing a common Crèche facility within the SEEPZ Special Economic Zone as a welfare measure for women workers employed in the units functioning in the Zone, with the approval of the Authority from time to time.

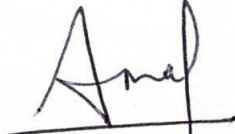
The Development Commissioner has accorded in-principle approval for execution of a Tripartite Memorandum of Understanding for the operation and management of the said Crèche facility in 72nd Authority Meeting.

In pursuance of the aforesaid approval, a Tripartite Memorandum of Understanding has been executed among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS) and Sphoorti Mahila Audogik Sahakari Sanstha Maryadit (SPHOORTI).

A copy of the executed Tripartite Memorandum of Understanding is placed before the Authority for information, perusal and approval.

Submission:

The proposal is placed before the Authority for perusal and information.


23/12/2025



महाराष्ट्र MAHARASHTRA

2025

ED 882895

प्रधान मुद्रांक कार्यालय, मुंबई
प्र.म.वि.क्र. ८००००९२
14 AUG 2025
सक्षम अधिकारी

श्री. विनायक जाधव

MEMORANDUM OF UNDERSTANDING

This MoU is made at Mumbai and entered in to on this 13th day of November 2025,

BETWEEN

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE SPECIAL ECONOMIC ZONE AUTHORITY (hereinafter called the "SEEPZ-SEZ Authority for brevity sake) through its Authorised signatory / Estate Officer at SEEPZ SEZ, Andheri (E), Mumbai - 400 96 which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns), party of the FIRST PART

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अडिपत्र - १ Annexure - 1

कदत प्रतिज्ञापत्रासाठी Only for Affidavit

P. M. MISTRY
ADVOCATE HIGH COURT
Shri. Sai Baba Nagar,
Borivali (W), Mumbai.

मुद्रांक विकत घेणा-याचे नाव _____

मुद्रांक विकत घेणा-याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 160 दिनांक _____

मुद्रांक विकत घेणा-यांची सही _____

परवाना क्रमांक:- ८०००१२

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. राजेश डी. बदानी
२२१/अ. एस.पी. रोड, नमोर मोस्ट ऑफिस, चौहान बिल्डींग,
अंधेरी (पश्चिम), मुंबई - ४०० ०५८.

शासकीय कार्यालयातमोर/न्यायालयातमोर प्रतिज्ञापत्र सावर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०५/२००४ नुसार)

त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
कन्व्हागमन ६ महिन्यात वापरणे बंधनकारक आहे



25 AUG 2025
25 AUG 2025

STREE MUKTI SANGHATANA (hereinafter referred to as the 'SMS' for brevity sake), an NGO duly registered under the Societies Registration Act and the Bombay Public Charitable Trust Act and recognized by Mumbai Municipal Corporation having Registration No. 10096(BOM) dated 16-02-1985 through its Authorized signatory at 31, Shramik (Royal Crest) Lokmanya Tilak Road No.3 Dadar (E) Mumbai - 400014 (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns), party of the **SECOND PART**.

SPHOORTI MAHILA AUDOGIK SAHAKARI SANSTHA MARYADIT (hereinafter referred to as the 'SPHOORTI' for brevity sake) through its Authorized signatory, at c/o Stree Multi Sanghatana, BMC Urdu School Ground Mond. Rafi Nagar, Ahilyabai Holkar Marq, Govandi-400043 (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns), party of the **THIRD PART**.

AND WHEREAS the party of the First part is a Special Economic Zone constituted by the Government of India and there are about more than 300 Units functioning in the SEEPZ-SEZ Area, with a sizeable number of women employees employed by those units.

AND WHEREAS as per Section 48(1) of the Factories Act, 1948, replaced by the Occupational Safety, Health and Working Conditions Code, 2020, under 24(3) under Chapter VI (3), the Central Government may make rules to provide for the facility of creche having suitable room or rooms for the use of children under the age of six years of the employees at suitable location and distance either separately or along with common facilities in establishments wherein more than fifty workers are ordinarily employed.

AND WHEREAS it is felt that it is not feasible for each unit to establish and operate a separate CRECHE for the children of their employees, inter alia, due to space constraints and other operational problems. Therefore, a workable suggestion has been made by the trade bodies/employers to have a common CRECHE for the benefit of such women employees working in the SEEPZ-SEZ.

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AND WHEREAS the SEEPZ SEZ Authority has therefore agreed to provide the necessary space and infrastructure for maintaining a CRECHE as a social welfare measure.

AND WHEREAS SMS had been running and maintaining a CRECHE in SEEPZ for children aged from 3 months to 6 years and continued operating the crèche facility in SEEPZ SEZ vide MOU dated 22.06.2015 by and between SEEPZ SEZ Authority and SMS.

AND WHEREAS SMS, vide letter dated 04.01.2025, has informed that the staff members of SMS, under the guidance of SMS, established SPHOORTI MAHILA AUDOGIK SAHAKARI SANSTHA MARYADIT in 2023 and, for uninterrupted functioning of the crèche, proposed to execute the tripartite agreement including SPHOORTI MAHILA AUDOGIK SAHAKARI SANSTHA MARYADIT.

AND WHEREAS the AUTHORITY has considered the proposal of SMS. AND WHEREAS after managing operations of 11 day care centres in Mumbai and Navi Mumbai, SPHOORTI has mobilized their trained creche workers (55 women) to form a cooperative society, SPHOORTI (established 2023), to independently manage these facilities under the guidance of SMS.

AND WHEREAS SPHOORTI has already entered into MoU with government entities like Reserve Bank of India, who have accepted SMS's proposal, and other Creches at Mazgaon Docks, RCF, IDBI have agreed to enter into MoU with SPHOORTI when their agreements come up for renewal.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Roles and Responsibilities of SEEPZ SEZ Authority

- a. Provide space and infrastructure for the crèche.
- b. Provide books, toys, and other materials to be used in Crèche facility every six months.

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- c. Attend to the structural issues at Creche facility on receipt of request from SMS and after verification by Estate Officer
- d. Release monthly payments to SPHOORTI within 7 working days of receiving a valid invoice (submitted by the 15th of each month with supporting documentation which are duly verified by SMS), following standard scrutiny and verification for compliance.
- e. Release administrative charges at 10% of the monthly expenses, to Stree Mukti Sanghatana (SMS).
- f. Support SPHOORTI and SMS in lawful discharge of duties.

2. Roles and Responsibilities of Sphoorti Mahila Audogik Sahakari Sanstha Mayardit (SPHOORTI)

- a. Manage day-to-day operations of the crèche.
- b. Employ 1 supervisor and 3 full-time crèche workers for 30 children. Also, Sphoorti shall ensure that the supervisor will be responsible for all aspects of supervision of crèche staff at the premises and for ensuring the correct ratio of trained staff to children is allocated to each age group.
- c. Hire 2 part-time housekeeping staff for hygiene; and further hire more housekeeping staff at 1:15 housekeeping staff-child ratio.
- d. Shall provide balanced nutritious diet consisting of One full meal, two snacks (morning breakfast and after snack) and one cup of milk for every child staying for a full day. Ensure food preparation staff are trained in hygiene and safe practices.
- e. Shall ensure that all staff preparing and serving the food are trained in hygiene and comply with required guidelines and regulations
- f. Shall ensure that children in the creche are safe within the creche by promoting transparency and complying with policies regarding children's usage of the toilet, dressing and resting periods.
- g. Shall be exclusively responsible for selection, recruitment and replacement of staff and their remuneration and for the conduct of such hired workers.
- h. Shall convene a quarterly meeting of parents, guardians, creche staff and Authorities, connected with the activities of the Crèche for improvement and better working or such other suggestions by the parties concerned.
- i. shall ensure that its workers will comply with the SEZ Rules & Regulations and the guidelines provided by the SEEPZ SEZ AUTHORITY from time to time and will have the valid gate passes.
- j. Submit monthly invoices with supporting documentation by the 15th of each month.

- k. Convene quarterly meetings with parents, staff, and authorities.
- l. Ensure staff comply with SEEPZ SEZ rules and possess valid gate passes.

3. Roles and Responsibilities of Stree Mukti Sanghatana (SMS)

- a. Handhold SPHOORTI staff and oversee quality and performance.
- b. Ensure that Sphoorti staff members will be trained in safe practices of running creche.
- c. Conduct capacity-building programs and skill development training.
- d. Monitor food quality and crèche performance.
- e. Supervising the SPHOORTI staff and conducting inquiries into SPHOORTI staff in case of any complaints received from stakeholders, and proposing appropriate action if required.
- f. Provide emergency assistance and support for child development programs.
- g. Verify invoices submitted by SPHOORTI to be submitted to SEEPZ SEZ Authority.

4. Payment and other terms

- a. The Authority will provide infrastructure needs for running the Creche in its premises, including the recurring expenses with 10% rise in the expenses every financial year. SPHOORTI shall be entitled for the compensation on the basis of actual expenses incurred.
- b. SPHOORTI MAHILA AUDOGIK SAHAKARI SANSTHA MARYADIT will require advance payments to facilitate operations of the creche. The SEEPZ SEZ AUTHORITY will make one time advance payment of Rs. 1,50,000/- to SPHOORTI which will be reserved by SPHOORTI to cover the routine expenditure pertaining to the maintenance, inventory and salary etc. SPHOORTI will submit the invoice/bill for their monthly expenses including salary on or before 15th of each month and the AUTHORITY shall release the monthly payment to SPHOORTI within seven days from the receipt of the bill by SEEPZ SEZ Authority. This shall however not preclude due scrutiny and Compliances and other financial mandate which shall be duly intimated thereof. The SEEPZ -SEZ Authority will review the invoices promptly and notify the inaccuracy, if any. Each invoice shall be accompanied by such supporting documentation and evidence as would enable SEEPZ-SEZ Authority to assess the functioning of

as per the
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Creche and which demonstrates the reasonable satisfaction of SEEPZ-SEZ Authority. The SEEPZ SEZ AUTHORITY will make the administrative charges @ 10% on the aforesaid monthly expenses to M/s. Stree Mukti Sanghna (SMS).

- c. The Fee/payment is exclusive of GST. In view of the notification No.18/2017 issued by Ministry of Finance Govt. of India and in terms of section 16(1) of IGST Act, 2017, the SEEPZ SEZ Authority is exempted from GST.
- d. SEEPZ-SEZ Authority may deduct from the Fee amounts on account of costs or claims, loss, damages directly incurred by SEEPZ-SEZ Authority ("Direct Damages"), that arise from the negligence of the parties of other parts.
- e. A list of first aid material will be placed for procurement with the AUTHORITY and after procurement will be available for use at the creche for the children as required.
- f. Any new technology for monitoring the performance as well as attendance, being introduced by SEEPZ SEZ Authority from time to time, shall be binding on the parties of the other part.
- g. There will not be any interference from the outside agencies except the Authorized representative of the SEEPZ, who will discuss all the matters connected with the Management of the Creche with the supervisor or trustees of SPHOORTI, if required.
- h. SPHOORTI shall indemnify the SEEPZ-SEZ Authority from and against any and all liabilities, losses, actions, costs, claims, damages, demands, and expenses of any nature whatsoever arising out of or in connection with any act, omission, or default on the part of SPHOORTI or its personnel/employees.
- i. The SEEPZ SEZ AUTHORITY will provide all facilities, and support & cooperation to SPHOORTI & its members in lawful discharge of their duties as specified above.
- j. Settlement of dispute: In the event of any dispute, difference, non-compliance or non-payment arising between the parties hereto with regards to these presents or interpretation thereof, the parties shall try to amicably settle and resolve the same. In the event, where such dispute, differences, non-compliance or non-payment cannot be mutually resolved within a reasonable time, the same shall be referred to Arbitration under the provisions of Arbitration and Conciliation Act, 1996 or any other law prevailing for the time being in force. Such matter shall be referred to Arbitration by a sole arbitrator and the sole arbitrator shall be appointed by the SEEPZ SEZ

as per
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Authority and shall be held in the city of Mumbai at the place and venue as decided by SEEPZ SEZ Authority in English language.

- k. The AUTHORITY reserves the right to inspect the creche at any time.
- l. This MoU will be valid for a period of 3 years effective from date of signing by authorized signatory of SEEPZ SEZ Authority. The MoU is extendable on renewal as may be agreed upon and with mutual consent of the parties, unless withdrawn or terminated by either of the parties by giving one month's prior notice in writing without assigning any reasons whatsoever.
- m. On termination or cancellation of the contract, SPHOORTI shall not be entitled to any sum or sums whatsoever from the AUTHORITY by way of compensation, damages or otherwise.
- n. Upon termination of this agreement for whatever reason SPHOORTI shall immediately deliver up to the AUTHORITY all belongings lying in the creche which may be in its possession or under its control relating to the premises.
- o. SPHOORTI further undertakes not to assign or subcontract its rights or obligations under this MoU in whole or in part.
- p. This MOU is entered into shall in no event establish any relationship of partnership, joint venture, agency, franchise or employment between the Parties nor shall either Party have the right or authority to assume, create or incur any liability or obligation of any kind, express or implied, against or in the name of or on behalf of the other Party except as provided expressly under this Agreement.
- q. No amendment, modification or addition to this Agreement shall be executed subject to obtaining requisite approval, if any, following such execution.
- r. Each Party will retain in secrecy and keep strictly confidential all information.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand to this writing on the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED PART OF THE FIRST PART
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
Through its Authorized Signatory

Deputy Development Commissioner
सीपज़-सेज़, मुंबई-९६
SEEPZ - SEZ, Mumbai-96

In the presence of

1. 13-11-2025
2. Pawade



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As

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED PART OF THE FIRST PART
M/s. STREE MUKTI SANGHATAN,
Through its Authorised Signatory,



In the presence of

1. [Signature]
2. Pawade

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED PART OF THE FIRST PART
M/s. SPHOORTI MAHILA AUDOGIK SAHAKARI
SANSTHA MARYADIT
Through its Authorized Signatory,



[Signature]
In the presence of

1. [Signature]
2. Pawade

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

AGENDA ITEM NO. 6

A) Proposal

Approval for Construction of Residential Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential Tower with 88 Flats)..

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:

1. Background and Context

The SEEPZ-SEZ Authority, as part of its development initiatives, is undertaking a comprehensive residential construction project to provide staff quarters for government employees and to facilitate the efficient administration of the Special Economic Zone. This proposal has been prepared following the assessment and certification by IIT, which declared the existing staff quarters unfit for residential use.

In the 67th Authority Meeting, Agenda No. 5, in-principle approval was obtained from the Authority for the construction of a new tower for the SEEPZ-SEZ Staff Residential Colony, Sector VII.

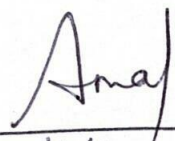
Accordingly, M/s WAPCOS, a Public Sector Undertaking eligible under GFR 2017 Rule 133(3), has been appointed as Project Management Consultant (PMC) and has submitted the estimated cost vide their letter Ref: WAP/ENVT/SEEPZ-SEZ/2025/120 dated 19.12.2025.

2. Additional Requirement – Transit Accommodation for SEEPZ Units

During consultations with trade representatives and stakeholders, it has been highlighted that SEEPZ units face operational challenges due to the absence of **short-term residential facilities** for employees who are required to remain on-site during extended working hours, urgent assignments, or short-duration deployments.

Provision of **transit-type residential accommodation** within the Zone is expected to:

- Enhance operational efficiency of SEEPZ units,
- Support continuity of production and services during peak operational requirements,
- Reduce logistical constraints faced by units in managing short-term employee accommodation.


23/12/2025

Such transit accommodation models are successfully operational in international SEZs, including **Vietnam SEZs**, and are aligned with global best practices.

In view of the above, it is proposed that a portion of the residential units in the new tower be earmarked as **transit-type accommodation**, to be allotted through a transparent mechanism (including auction, as approved by the Authority) to SEEPZ LOA holders, strictly for temporary accommodation of their employees.

3. Detailed Project Specifications

As per the requirements discussed with the PMC i.e. WAPCOS suggested to development in 03 phase to ensure minimum disturbance to the residents and accordingly the PMC proposed tower configuration comprises a Stilt + 11 Floors Residential Tower with a total built-up area of **7,940 square meters on Phase-I**. The building consists of **88 residential units, including 44 units of 1 BHK quarters designated as transit-type accommodations** intended for SEEPZ private staff or unit employees on a rental basis, and **44 units of 2 BHK quarters (Type-02) planned for regular residential use for the Officials of the SEEPZ SEZ**.

Phase-II and Phase-III will consist residential accommodation for the Government Staff and extension of the **transit-type accommodation for unit employees, which will be finalised after assessing the actual requirements from the units**.

4. Financial Estimates and Cost Breakdown

The comprehensive cost estimate has been prepared using CPWD Provisional Analysis Rates (PAR) 2023 and prevailing market rates for the Mumbai region.

Total Building and Associated Works (Excl GST)	30,84,72,107
PMC Charges (Excl GST)	1,02,10,427.00
Contingencies @ 3%	92,54,163.00
Total Administrative Approval Value	32,79,36,697.00

5. Project Milestone Schedule

The project is designed with a comprehensive timeline covering investigation, demolition, construction, external development, and handover phases within **28 Months**.

6. Project Justification and Benefits

The proposed project is necessitated due to the certification by IIT declaring the existing staff residential quarters unfit for habitation, thereby requiring replacement residential infrastructure. The project will address the residential needs of Government personnel managing SEEPZ operations and ensure continuity of administrative functions.

Further, the inclusion of transit-type residential accommodation responds to operational requirements of SEEPZ units for short-term stay of employees during extended working hours, urgent assignments, or time-bound deployments. This is expected to enhance operational efficiency of units, support continuity of services, and reduce logistical

constraints. The phased development approach ensures minimal disturbance and allows future expansion based on actual demand.

D) Recommendation

In view of the above, the Authority is recommended to accord approval for construction of a **Stilt + 11 Floors Residential Tower at SEEPZ-SEZ**, with a total built-up area of **7,940 sq. meters** comprising **88 residential units**, including **44 units of 1-BHK transit-type accommodation** and **44 units of 2-BHK quarters** for regular residential use.

It is further recommended that the **transit-type accommodation** may be allotted to **SEEPZ LOA holders** through a **transparent mechanism, including auction, as approved by the Authority**, strictly for temporary accommodation of their employees, subject to terms and conditions to be prescribed separately.

The total estimated project cost of **₹32,79,36,697.00/- (Excluding GST)** as proposed by the PMC (M/s WAPCOS) is submitted for kind perusal and approval.



वाष्कोस लिमिटेड
WAPCOS LIMITED
(भारत सरकार का उपक्रम-जल शक्ति मंत्रालय)
(A Government of India Undertaking-Ministry of Jal Shakti)

WAP/ENVT/SEEPZ-SEZ/2025/120

19.12.2025

To,
Assistant Development Commissioner
SEEPZ-SEZ
Andheri East, Mumbai-96

1410550
19/12/2025

Subject: Residential Quarter-Submission of Cost Estimate Excluding GST for Administrative Approval – reg.

Reference:

1. Review Meetings dated: 02.06.2025, 04.06.2025, 06.06.2025, 24.06.2025, 26.06.2025, 09.07.2025, 16.07.2025 & 19.11.2025
2. SEEPZ SEZ/IT/PMC/CIW/01/2024-25/12942 dated 27.10.2025
3. SEEPZ SEZ/IT/PMC/CIW/01/2024-25/75203 dated 27.11.2024
4. F.No. SEEPZ SEZ/IT/PMC/CIW/01/2024-25/14662 dated 19.12.2025

Dear Sir,

With reference to the letter cited under reference (4) above, the revised cost estimate **excluding GST** for the construction of the proposed Residential Quarter is detailed below:

1. Cost of Construction (Excl. GST) : ₹ 30,84,72,107.00
2. PMC Charges (Excl. GST) : ₹ 1,02,10,427.00
3. Contingencies @ 3% : ₹ 92,54,163.00

Accordingly, the total estimated cost for accord of Administrative Approval works out to ₹ 32,79,36,697.00 (Rupees Thirty-Two Crore Seventy-Nine Lakh Thirty-Six Thousand Six Hundred Ninety-Seven Only), excluding GST..

This is submitted for kind information and further necessary action.

Yours Sincerely

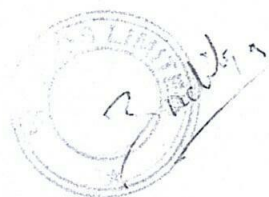
Aditya Patidar
Aditya Patidar

Deputy Chief Engineer
WAPCOS Limited



Registered Office : 5th Floor, 'Kailash', 26, Kasturba Gandhi Marg, New Delhi-110001, INDIA
Ph.: +91-11-23313131, 23313132 • Fax : +91-11-23313134, 23314924
Corporate Office: 76-C, Institutional Area, Sector - 18, Gurugram - 122 015 (Haryana), INDIA
Tel. : +91-124-2399421-27 • Fax : +91-124-2397392
E-mail : ho@wapcos.co.in ; mail@wapcos.co.in • Website : http://www.wapcos.co.in
CIN : U74899DL1969GOI005070

Preliminary Estimate: CONSTRUCTION OF RESIDENTIAL QUARTERS AT SEEPZ-SEZ, MUMBAI						
(Based on CPWD-P.A.R. 2023)						
		Description			Required Plinth Area	
		Stilt Parking	Sqm.		660	
		First	Sqm.		660	
		Second	Sqm.		660	
		Third	Sqm.		660	
		Fourth	Sqm.		660	
		Fifth	Sqm.		660	
		Sixth	Sqm.		680	
		Seventh (Refuge)	Sqm.		660	
		Eighth	Sqm.		660	
		Ninth	Sqm.		660	
		Tenth	Sqm.		660	
		eleventh	Sqm.		660	
					7940.00	
SN	Ref. PAR 2023 Item	Description of Item	Qty.	Unit	Rate	Estimated Cost (In Rs.)
I		CONSTRUCTION COST				
A	1.0	BUILDING COST				
	1.1	R.C.C framed structure (Upto 6 Storeys)	7280.00	Sqm.	24410	17,77,04,800
	1.1.2	Floor ht. 3.00 m	3320.00	Sqm.	123	4,08,360
		Extra for Set of Six Additional Story from 7 th to 11th				
	1.3.6	RCC Raft Foundation (On ground floor only)	660.00	Sqm.	12765	84,24,900
	1.5	Firefighting system				
	1.5.1	Down comer	7940.00		460.0	36,52,400
	1.5.3	with wet riser and sprinkler	7940.00		1200.0	95,28,000
	1.6.2	Automatic fire alarm system	7940.00		600.0	47,64,000
	1.8	Stilt Portion				
	1.8.1	Stilt portion of multi-storey buildings upto floor height of 3.60 metre (on stilt area only)	660.00	sqm	9870	65,14,200
D	2.0	SERVICES				
	2.1	Internal Water supply & sanitary installations	184627360		9.00%	1,66,16,462
	2.2	EXTERNAL SERVICE CONNECTIONS				
	2.2.1	Electrical External Service Connections	184627360		3.75%	69,23,526
	2.2.2	Civil External Service Connection	184627360		1.25%	23,07,842
	2.3	Internal electric installations	184627360		12.50%	2,30,78,420
	2.4	Extra for				
	2.4.1	Power wiring and Plugs	184627360		4.00%	73,85,094
	3.2	Consultancy Services for Architectural, Structural and MEP Services.	267308005		1.75%	46,77,890
E	4.0	LIFTS with power operated doors and AC variable voltage % variable frequency controls				
		Passanger Lift				
	4.1.4	13 Persons, 1.5 M/Sec Speed Lift (G+5 Plus 6 additional story @ Rs. 1.22050 lakhs for each additional floor)	5	Each	2887300	1,44,36,500
F	5.0	RCC Water Tank				
	5.1	Overhead tank without staging (domestic)	45,000	Litres	23	10,35,000
	5.5	UnderGround Sump (domestic)	2,05,000	Litres	24	49,20,000
II		DEVELOPMENT OF SITE, ROAD, PATH, SEWER				
A	6.0	DEVELOPMENT OF SITE				
	6.1	Levelling	3050	Sqm.	160	4,88,000
	6.2.3	Cement Concrete Pavement with Vacuum dewatered Concrete	1000.00	Sqm.	2945.00	29,45,000
	6.2.4	Footpath with PCC base, 60 mm thick paver blocks and kerb stone edging	750.00	Sqm.	2930.00	21,97,500
	6.3	External Sewerage	250.00	Per mtr.	4180.00	10,45,000
	6.4.1	Distribution lines 100 mm dia and below	100.00	Per mtr.	2170.00	2,17,000
	5.5	Storm Water Drains	175.00	Per mtr.	10810.00	18,91,750
	5.6	Rain water harvesting (RWH) (excluding collection tank)	75.00	Per mtr.	2330.00	1,74,750
	5.7	Trenches for services	50.00	Per mtr.	7460.00	3,73,000



SN	Ref. PAR 2023 Item	Description of Item	Qty.	Unit	Rate	Estimated Cost (In Rs.)
III		E & M Works				
		SPECIALISED E & M WORKS				
	7.3	GENERATING SETS				
	7.3.1	Supplying, installation, testing and commissioning of silent type DG sets, AMF panel, bus ducting/ cables from DG sets to essential panel, synchronizing panel where required, DG set enclosure room sound insulation/ventilation/smoke exhaust as required, earthing of DG set system, control cabling, fuel tank/piping, DG set exhaust piping/ exhaust chimney as per CPCB norms, civil works connected with DG sets including foundation as required.	350.00	per kVA	11560.00	40,46,000
	7.3.2	Extra for Synchronizing panels wherever required	350.00	per kVA	1070.00	3,74,500
	7.8	SOLAR PHOTO VOLTAIC POWER GENERATION SYSTEM				
	7.8.1	Supplying, installation, testing and commissioning of grid interactive roof top solar photo voltaic power generation system including space frame	50.00	per KWp	58480.00	29,24,000
	7.9	SOLAR WATER HEATING SYSTEM				
	7.9.1	Supplying, installation, testing and commissioning of solar water heating system with heat exchanger type including electrical heater backup, make up water tank but without piping.	5000.00	per 100 litre	23920.00	11,96,000
	7.1	CCTV SYSTEM				
	7.10.1	Supplying, installation, testing and commissioning of IP based CCTV system for building security comprising of PTZ / fixed camera, cabling, recording, display system and hard ware software support – for indoors only (Rate applicable on total plinth area).	7940.00	per sqm	210.00	16,67,400
	7.10.2	For external surveillance (Rate applicable on total plot area minus plinth area at ground floor)	2390.00	per sqm	210.00	5,01,900
	7.19	Street lightening with LED				
	7.19.1	Supplying, installation, testing and commissioning of LED Street/ Compound/ High mast/ Pathway/ Landscape lighting for the entire Campus (Rate applicable on total plot area).	2390.00	per sqm.	160.00	3,82,400
	7.2	STP/ETP PLANT				
		Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including civil works (except plant room), tertiary treatment etc. for the building/ campus				
	7.20.1	Plant size upto 50KLD	50.00	per KLD	75000.00	37,50,000
	7.20.2	Add extra for every KLD for plant size above 50 KLD and upto 100 KLD	10.00	per KLD	60000.00	6,00,000
	7.17	LAN SYSTEM				
	7.17.1	Supplying, installation, testing and commissioning of LAN system comprising of core switches & L2 switches with 10 G, 10 giga SFP modules, WIFI access points, WIFI controller, network management software, racks, CAT 6A cable, patch panels, OFC etc. (Rate applicable on plinth area excluding service/common areas).	5790.00	per sqm.	560.00	32,42,400
		Total				32,03,93,995
		Without GST				26,42,00,092
		Amount put to tender (with Mumbai Cost Index)				30,64,72,107
		For 1 Lakh litre capacity temporary Pumping system for existing building.				20,00,000
		Total				30,84,72,107



भारत सरकार
वाणिज्य और उद्योग मंत्रालय
विकास आयुक्त का कार्यालय
सीएन विशेष आर्थिक क्षेत्र
अंधेरी (पूर्व), मुंबई - 400096.



Government of India
Ministry of Commerce & Industry,
Office of the Development Commissioner,
SEEPZ-Special Economic Zone,
Andheri (E), Mumbai - 400096.

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

File No.: SEEPZ-SEZ/IT/PMC/CIW/01/2024-25/14662

19-12-2025

To,
Water and Power Consultancy Services Limited
76 C, Sector 18,
Gurgaon, Haryana
122015

Subject: Resubmission of Estimated Cost excluding GST for SEEPZ Residential Staff Quarters.

LOA ref SEEPZ-SEZ/IT/PMC/CIW/01/2024-25 dated 27.11.2024

Sir,

With reference to your letter dated 26.11.2025, it is observed that the cost estimate submitted by your office includes GST. As the work pertains to SEEPZ-SEZ Authority, GST is not applicable. You are therefore requested to submit the revised cost estimate for the subject cited above.

Yours Faithfully,

(Aman Kumar Sharma)
Assistant Development Commissioner
SEEPZ-SEZ

Copy To-
Technical Cell, SEEPZ-SEZ

Received
21/12/25
19-12-25

अध्यक्ष-सह-विकास आयुक्त, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 27.04.2024 को हाइब्रिड मोड में आयोजित 67 वीं प्राधिकरण बैठक का कार्यवृत्त।

MINUTES OF THE 67th AUTHORITY MEETING HELD ON 27.04.2024 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

निम्नलिखित उपस्थित थे:-

The following were present:-

1. श्री सी.पी.एस. चौहान, संयुक्त विकास आयुक्त, सीपज़-सेज़	सदस्य/सचिव	1. Shri C.P.S Chauhan, JDC, SEEPZ SEZ	Member/ Secretary
2. श्री अभय दोशी, प्रबंध निदेशक, मेसर्स फाइन लाइन सर्किट्स लिमिटेड	सदस्य	2. Shri Abhay Doshi, MD, M/s. Fine Line Circuits Ltd.	Member
3. श्री आदिल कोतवाल, अध्यक्ष/मुख्य कार्यकारी अधिकारी मेसर्स क्रिएशन्स ज्वेलरी एमएफजी प्राइवेट लिमिटेड	सदस्य	3. Shri Adil Kotwal, Chairman/ CEO M/s. Creations Jewellery Mfg. Pvt. Ltd.	Member
4. श्री हिमांशु धर पांडे, विदेश व्यापार उप महानिदेशक	सदस्य	4. Shri Himanshu Dhar Pandey, Dy. Directorate General of Foreign Trade	Member
डॉ प्रसाद वरवंतकर, उप विकास आयुक्त, सीपज़-सेज़	संपदा अधिकारी	5. Dr. Prasad Varwantkar, DDC, SEEPZ-SEZ	Estate officer

श्री हनीश राठी, सहायक विकास आयुक्त, (सुरक्षा/आईटी), श्रीमती रेखा नायर, सहायक विकास आयुक्त, (ई एंड आर/कानूनी), श्री रवींद्र कुमार, सहायक और श्री जनेश त्रिपाठी, एलडीसी और श्री जगदीश एलडीसी भी बैठक में सहायता और सुचारू संचालन के लिए उपस्थित हुए।

Shri Hanish Rathi, ADC (Security/IT & E-Procurement), Shri. Palash Kumar, ADC; Smt. Rekha Nair, ADC (E&R/Legal), Shri Rajesh Kumar, UDC and Shri Janesh Tripathi, LDC also attended for assistance and smooth functioning of the meeting.

The Chairperson welcomed all the members present and thereafter agenda of the meeting was taken up.

अध्यक्ष महोदय ने उपस्थित सभी सदस्यों का स्वागत किया और उसके बाद बैठक की एजेंडे पर विचार किया गया।

कार्यसूची मद सं. 1:- दिनांक 27.03.2024 को आयोजित 66 वीं प्राधिकरण बैठक के कार्यवृत्त की पुष्टि।

निर्णय: विचार-विमर्श के बाद प्राधिकरण ने सर्वसम्मति से 27.03.2024 को आयोजित

Agenda Item No. 1:- Confirmation of the Minutes of the 66th Authority meeting held on 27.03.2024.

Decision: After deliberation, the Authority confirmed the Minutes of the meeting held

बैठक के कार्यवृत्त की पुष्टि की

on 27.03.2024 with consensus.

कार्यसूची मद सं. 1- क:- सीपज़- सेज़ के वित्तीय वर्ष 2024-25 के लिए विस्तृत वार्षिक वित्तीय विवरण के अनुमोदन का प्रस्ताव

प्राधिकरण को 2023-24 के वित्तीय विवरण की तुलना में 2024-25 के विस्तृत वित्तीय विवरण के संबंध में अवगत कराया गया।

निर्णय: विचार-विमर्श के बाद प्राधिकरण ने 2024-25 के वित्तीय बजट को मंजूरी दे दी।

प्राधिकरण का यह भी मानना है कि किराये का काफी बकाया है। इसलिए किराये की बकाया राशि की वसूली के लिए प्रयास शुरू करने की जरूरत है।

इसके अलावा, प्राधिकरण ने निम्नलिखित के संबंध में वित्तीय वर्ष 2024-25 के वार्षिक बजट में प्रावधान करने का भी निर्देश दिया:

1. कौशल एवं प्रशिक्षण स्कूल 'जोश' के लिए 12 करोड़ रुपये।
2. प्रशिक्षण उद्देश्य के लिए 50 लाख रुपये। प्राधिकरण निधि का उपयोग अतिरिक्त कर्मचारियों के प्रशिक्षण के साथ-साथ उन क्षेत्रों में व्यापार को प्रशिक्षण प्रदान करने के लिए किया जा सकता है जहां सहायता की आवश्यकता होती है।

कार्यसूची मद सं. 2:- अग्रदाय के माध्यम से किया गया मासिक विवरण व्यय

प्राधिकरण की 65वीं बैठक के निर्देशों के मद्देनजर, प्राधिकरण को अग्रदाय के माध्यम से किए गए 1,21,564 रुपये के विस्तृत खर्च की जानकारी दी गई।

निर्णय: विचार-विमर्श के बाद, प्राधिकरण ने अग्रदाय के माध्यम से किए गए मासिक विवरण व्यय के प्रस्ताव पर ध्यान दिया।

कार्यसूची मद सं. 3 : जी ए डिजिटल वेब वर्ड प्राइवेट लिमिटेड के संबंध में 10,41,662/- रुपये की राशि के संबंध में प्रशासन से सीपज़-सेज़ प्राधिकरण को भुगतान की वापसी की सूचना।

प्राधिकरण को सूचित किया गया कि प्राधिकरण निधि के माध्यम से मेसर्स जी ए डिजिटल वेब वर्ड प्राइवेट लिमिटेड को किए

Agenda Item No. 1A:- Proposal for approval of detailed Annual Financial Statements for F.Y. 2024-25 of SEEPZ-SEZ.

Authority was apprised with respect to the detailed financial statement of 2024-25 in comparison to the financial statement of 2023-24

Decision: After deliberation, the Authority approved the financial budget of 2024-25.

Authority also held the view that there are lot of outstanding rental dues. Hence efforts need to be initiated for recovery of rental dues.

Further, the Authority also directed to make provision in Annual Budget for the Financial Year 2024-25 in respect of the following :

1. Rs. 1.2 Crores for Skilling & Training School 'JOSH'.
2. Rs. 50 Lakh for training purpose. The Authority fund can be utilised for training of additional staff as well as imparting training to the Trade in areas wherein handholding is required.

Agenda Item No. 2:- Monthly Statement Expenditure incurred through Imprest.

In view of the directions of the 65th Authority meeting, Authority was intimated the detailed expenses incurred through Imprest amounting to Rs. 1,21,564

Decision: After deliberation, the Authority noted the proposal of monthly statement expenditure incurred through Imprest.

Agenda Item No. 3:- Intimation of refund of payment from Administration to SEEPZ-SEZ Authority in respect of G. A. Digital Web Word Pvt Ltd. amounting to Rs.10,41,662/-.

Authority was informed that the payment made to M/s. G.A. Digital Web Word Pvt. Ltd. through Authority fund amounting to Rs. 10,41,662/- has

गए भुगतान की राशि रु. 10,41,662/- की प्रतिपूर्ति भारत सरकार के बजट से प्राधिकरण को कर दी गई है।

निर्णय: विचार-विमर्श के बाद, प्राधिकरण ने भारत सरकार के बजट से प्राप्त भुगतान की प्रतिपूर्ति की सूचना को नोट किया।

कार्यसूची मद सं. 4:- एसडीएफ-द्वितीय में लिफ्ट रूम की मरम्मत के लिए एसडीएफ- II यूनिट धारकों का प्रस्ताव।

प्राधिकरण को अवगत कराया गया कि, एसडीएफ-II वर्क्स कमेटी ने सूचित किया था कि एसडीएफ-II में लिफ्ट रूम को तत्काल मरम्मत की आवश्यकता है और इसलिए लोगों के जीवन की सुरक्षा के लिए लिफ्ट रूम की मरम्मत के लिए विभिन्न से तीन कोटेशन प्राप्त किए थे और विक्रेता दरें सबसे कम हैं। उचित और लिफ्ट रूम की मरम्मत एसडीएफ-II यूनिटधारकों द्वारा अपनी लागत पर की जा सकती है।

प्राधिकरण को सूचित किया गया कि प्राधिकरण को ऐसे मरम्मत कार्य के लिए निविदा प्रक्रिया शुरू करनी होगी और बोलियां आमंत्रित करनी होंगी और यूनिटधारक स्वेच्छा से लिफ्ट रूम की मरम्मत कार्य शुरू करने के लिए सहमत हुए हैं।

निर्णय:- विचार-विमर्श के बाद, प्राधिकरण ने कहा कि कार्य अत्यावश्यक प्रकृति का है और यदि व्यय प्राधिकरण निधि से किया जाना आवश्यक है तो बोली प्रक्रिया फिर से करनी होगी। इसलिए प्राधिकरण ने निर्णय लिया कि यूनिटधारकों को एल 1 विक्रेता के साथ काम करना चाहिए जो कि 5,97,155.00/- रुपये है।

यह एक संयुक्त प्रयास है, उचित परिश्रम का पालन किया जाना चाहिए और एसडीएफ-द्वितीय के प्रत्येक यूनिटधारक से प्राप्त संतोषजनक रिपोर्ट और एसडीएफ-II भवन के लिफ्ट रूम की उचित मरम्मत के बाद और लागत से संबंधित दस्तावेजी साक्ष्य और एक प्रमाण पत्र जमा करना होगा। भवन के सभी रहने वालों को प्राधिकरण लागत का 50% प्रतिपूर्ति करेगा।

-:कार्यसूची मद सं. 5

been re-imbursed from the Gol budget to Authority.

Decision: After deliberation, the Authority noted the intimation of re-imburement of the payment received from Govt. of India budget.

Agenda Item No. 4:- Proposal of SDF-II unit holders for repairing the lift room in SDF-II.

Authority was apprised that, SDF-II Works Committee had informed that lift room in SDF-II needs urgent repairs and hence had obtained three quotations from various for repair of the lift room in order to safe guard the human life and the lowest vendor rates are reasonable & can be repaired the lift room by SDF-II unitholders at their own cost.

Authority was informed that Authority will have to initiate tendering process and inviting bids for such repair work and the Unitholders have voluntarily agreed to initiate repair work of the lift room.

Decision: - After deliberation, Authority noted that the work is of urgent nature and the bidding process has to be done again, if the expenditure is required to be done from Authority fund. So Authority decided that the unitholders should carry out work with L1 vendor i.e. Rs. 5,97,155.00/-

This being a combined effort, due diligence to be followed and satisfactory report to the obtained from each Unitholder of SDF-II and after due repair of the lift room of SDF-II building and submission of documentary evidences related to the cost and a certificate from all occupants of the building, the Authority will re-imburse 50% of the cost.

Agenda Item No. 5:-

A. ए और बी प्रकार की इमारतों, सीपज़-सेज़ स्टाफ आवासीय कॉलोनी, सेक्टर-VII में मानसून शेड कार्य का प्रस्ताव
सीपज़-सेज़ स्टाफ आवासीय कॉलोनी .B
सेक्टर-VII के लिए नए टॉवर का

| प्रस्ताव

प्राधिकरण को अवगत कराया गया कि, SEEPZ-SEZ आवासीय कर्मचारी क्वार्टर अर्थात् A और B प्रकार क्वार्टर का निर्माण लगभग 40 साल पहले MIDC द्वारा किया गया था।

एमआईडीसी ने पिछले 15 साल पहले वॉटरप्रूफिंग का काम किया था। हालाँकि, वर्तमान में सीपज़ कॉलोनी में क्वार्टरों में रहने वाले आवासीय आवंटियों को मानसून के दौरान रिसाव, सीपेज से संबंधित समस्याओं का सामना करना पड़ रहा है और भारी दरारें बन गई हैं, जिससे उक्त क्वार्टरों में रहना मुश्किल हो गया है। इसलिए वॉटरप्रूफिंग कार्य का क्रियान्वयन आगामी मानसून की शुरुआत से पहले प्राथमिकता से किया जाना आवश्यक है।

प्राधिकरण को यह भी अवगत कराया गया कि एमआईडीसी द्वारा लगभग 25-30 करोड़ रुपये की लागत से नए टॉवर के निर्माण का प्रस्ताव प्रस्तुत किया गया था।

निर्णय:- विचार-विमर्श के बाद, प्राधिकरण ने निर्देश दिया

1. मानसून शेड के निर्माण के लिए - मानसून शेड के निर्माण के लिए भवन की संरचनात्मक स्थिरता पर एमआईडीसी से तत्काल राय लें और 15 दिनों के भीतर निर्णय प्रस्तुत करें।

2. नये टावर के निर्माण हेतु -

विकास आयुक्त के समक्ष आवश्यक पृष्ठभूमि कार्य के लिए प्रस्ताव रखा जायेगा.

-:कार्यसूची मद सं. 6

सीपज़-सेज़ में बीएफसी बिल्डिंग के .1
ग्राउंड फ्लोर पर व्यावसायिक स्वास्थ्य

A. The proposal for the monsoon shed work at A & B type Buildings, SEEPZ-SEZ Staff Residential Colony, Sector-VII

B. The Proposal for New Tower for SEEPZ-SEZ Staff Residential Colony Sector-VII
Authority was apprised that SEEPZ-SEZ Residential Staff Quarters namely A & B type Quarter was constructed approx. 40 years back by MIDC.

MIDC had carried out the waterproofing work in the past 15 years back. However, presently residential allottees residing in the Quarters in SEEPZ colony are facing issues related to Leakages, Seepages during the monsoon and heavy cracks have been built up which makes it difficult to reside in the said quarters. Hence the execution of waterproofing work needs to be done on priority before the onset of the coming monsoon.

Authority was also apprised that a proposal of construction of new Tower was submitted by MIDC costing to approx. Rs. 25 -Rs. 30 crs.

Decision:- After deliberation, the Authority directed:

1. For construction of monsoon shed – seek urgent opinion from MIDC on the structural stability of the Bldg. for construction of monsoon shed and submit the decision within 15 days.
2. For construction of New Tower – The proposal to be placed before the Development Commissioner for necessary background work..

Agenda Item No. 6:-

1. Consideration of proposal of applicant M/s MEDI-G plus Health and Medical

क्लिनिक स्थापित करने के लिए आवेदक मेसर्स मेडी-जी प्लस हेल्थ एंड मेडिकल सर्विसेज प्राइवेट लिमिटेड के प्रस्ताव पर विचार।

ओएचसी (उपकरण, नागरिक बुनियादी ढांचे, फर्नीचर और विविध व्यय) की स्थापना के लिए रु. 10 लाख/- की

अनुमानित लागत

- दिनांक 01.05.2024 से ओएचसी को चालू करने के लिए डॉक्टर, नर्सिंग और अन्य पैरामेडिकल स्टाफ की नियुक्ति को मंजूरी।

प्राधिकरण को बताया गया कि 27.03.2024 में आयोजित 66 वीं प्राधिकरण बैठक में ओएचसी स्थापित करने के प्रस्ताव को मंजूरी दे दी गई थी और SEEPZ में काम करने वाले सभी लोगों के लाभ के लिए एक व्यावसायिक स्वास्थ्य क्लिनिक स्थापित करने के लिए बुनियादी ढांचे और उपकरण प्रदान करने पर सहमति व्यक्त की गई थी।

तदनुसार रुचि की अभिव्यक्ति सीप्लज वेबसाइट पर होस्ट की गई और कार्यालय को सीप्लज-सेज़ में ग्राउंड फ्लोर बीएफसी बिल्डिंग में ओएचसी (व्यावसायिक स्वास्थ्य क्लिनिक) स्थापित करने के लिए मेसर्स मेडी-जी प्लस हेल्थ एंड मेडिकल सर्विसेज प्राइवेट लिमिटेड से 1 आवेदन प्राप्त हुआ।

ओएचसी की स्थापना के लिए अस्थायी लागत लगभग 10 लाख रुपये है जिसमें उपकरण, नागरिक बुनियादी ढांचा, फर्नीचर और अन्य विविध शामिल हैं। खर्चें।

प्राधिकरण को सूचित किया गया कि उक्त प्रस्ताव को मंजूरी मिलने पर उसका उद्घाटन 01.05.2024 पर शुरू किया जा सकता है।

निर्णय:- विचार-विमर्श के बाद, प्राधिकरण ने यह विचार रखा कि, ओएचसी की यह प्रारंभिक स्थापना यूनिटधारकों और एसईईपीजेड स्टाफ के कर्मचारियों के लाभ के लिए है, स्थापना के लिए मेसर्स मेडी जी प्लस हेल्थ एंड मेडिकल सर्विसेज प्राइवेट लिमिटेड के प्रस्ताव को मंजूरी दे दी। ओएचसी के संचालन के लिए डॉक्टरों ,

Services Pvt Ltd for Setting up an Occupational Health Clinic (OHC) at Ground Floor BFC Building in SEEPZ SEZ.

- Estimated Cost of Rs.10 Lac/- for setting up OHC (Equipments, Civil Infrastructure, furniture and Misc expenses)
- Approval for hiring of doctor, nursing & other paramedical staff to operationalize the OHC from 01.05.2024.

Authority was apprised that, the proposal for setting up an OHC was approved in 66th Authority Meeting which was held in 27.03.2024 and it was agreed to provide the infrastructure and equipments for setting up an Occupational Health Clinic for the benefits of all, working at SEEPZ.

Accordingly Expression of Interest was hosted on SEEPZ Website and office received 1 application from M/s MEDI-G plus Health and Medical Services Pvt Ltd for Setting up an OHC (Occupational Health Clinic) at Ground Floor BFC Building in SEEPZ SEZ.

The tentative cost for setting up OHC is approx. Rs. 10 lakhs which includes Equipments, civil infrastructure, furniture and other misc. expenses.

Authority was informed that on approval of the said proposal, the inauguration of the same can be initiated on 01.05.2024

Decision:- After deliberation, the Authority held the view that, this being the initial set up of OHC for the benefit of the employees of the Unitholders and SEEPZ Staff, approved the proposal of M/s. Medi G plus Health & Medical Services Pvt. Ltd. for setting up an OHC and the estimated cost of Rs. 10 lakhs alongwith hiring of doctors, nursing and other paramedical staff for operationalization of the OHC.

नर्सिंग और अन्य पैरामेडिकल स्टाफ की भर्ती के साथ-साथ 10 लाख रुपये की अनुमानित लागत अनुमति की गई।

प्राधिकरण ने यह भी निर्देश दिया कि कर्मचारियों को नियमित जांच के अलावा एक्स-रे, आंखों की जांच की अतिरिक्त सेवाएं भी प्रदान की जाएं।

प्राधिकरण ने आवश्यकता पड़ने पर अतिरिक्त उपकरणों की खरीद के लिए 50 लाख रुपये के अनुमानित बजट का प्रावधान करने और तौर-तरीकों को परिभाषित करने और मेसर्स मेडी जी प्लस हेल्थ एंड मेडिकल सर्विसेज प्राइवेट लिमिटेड के डॉक्टर और प्रतिनिधि के साथ एक समझौता ज्ञापन का मसौदा एक सप्ताह के अंदर तैयार करने का भी निर्देश दिया।

कार्यसूची मद सं. 7:- आवागमन के उद्देश्य से प्राधिकरण वाहन का उपयोग करने की मंजूरी के लिए अनुरोध।

प्राधिकरण को अवगत कराया गया कि, डीडीसी/संपदा अधिकारी ने सूचित किया है कि वह संपदा अधिकारी के रूप में कार्यरत हैं और वरिष्ठों के निर्देशानुसार विभिन्न प्राधिकरणों के कार्यों को संभालते हैं। इसलिए, जिम्मेदारियों को प्रभावी ढंग से पूरा करने के लिए, वह कई सरकारी विभागों और कार्यालयों का दौरा करने के लिए जब भी आवश्यक हो, प्राधिकरण निधि से किराए पर लिए गए वाहन का उपयोग करता है, कभी-कभी घर से पिकअप के लिए या कार्यालय समय से परे देर से काम के लिए वाहन की आवश्यकता होती है, दोनों के भीतर और कार्यालय परिसर के बाहर। ऐसे भी उदाहरण हैं जहां ड्रॉप-ऑफ़ सेवाओं के लिए वाहन की आवश्यकता होती है।

निर्णय:- विचार-विमर्श के बाद प्राधिकरण ने प्रस्ताव को मंजूरी दे दी।

कार्यसूची मद सं. 8:- सीपज़-सेज़ की 51 वीं स्थापना दिवस वर्षगांठ का आयोजन और इस माइलस्टोन के समारोह के आयोजन हेतु वित्तीय बजट की मंजूरी।

प्राधिकरण को बताया गया कि, सीपज़-सेज़ को 1 मई, 1973 से चालू किया गया था और सीपज़-सेज़ स्थापना दिवस की 51 वीं वर्षगांठ की पूर्व संध्या पर, इस मील के पत्थर

Authority also directed that other than regular check up, additional services of X-ray, eye checkup to be provided to the employees.

Authority also directed to make a provision of an anticipated budget of Rs. 50 lakhs for purchase of additional equipments as and when necessary and define modalities and draft a MOU with the doctor & representative of M/s. Medi G plus Health & Medical Services Pvt. Ltd. within a week's time.

Agenda Item No. 7:- Request for Approval to use Authority Vehicle for Commuting purpose.

Authority was appraised that, DDC/ Estate Officer has informed that he is serving as Estate Officer and handle various authorities' tasks as directed by superiors. Hence, in order to fulfill the responsibilities effectively, he utilizes the vehicle hired from the Authority Fund as and when necessary to visit multiple government departments and offices, sometimes requiring the vehicle for pickups from home or for late work extending beyond office hours, both within and outside the office premises. There are also instances where the vehicle is needed for drop-off services.

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

Agenda Item No. 8:- Observance of 51st anniversary of SEEPZ SEZ Foundation Day and financial approval of budget for celebration of this milestone.

Authority was apprised that, SEEPZ-SEZ was operationalized with effect from 1st May, 1973 and on the eve of the 51st anniversary of SEEPZ SEZ foundation day, some events have been planned to celebrate

का जन्म मनाने के लिए कुछ कार्यक्रमों की योजना बनाई गई है, जो कि सीपज़ स्वास्थ्य सेवा केंद्र का उद्घाटन है), सांस्कृतिक / सभा / कार्यक्रम और सांस्कृतिक कार्यक्रम। इन गतिविधियों पर अनुमानित व्यय 10,00,000/- रुपये होगा।

निर्णय: - विचार-विमर्श के बाद प्राधिकरण ने प्रस्ताव को मंजूरी दे दी।

कार्यसूची मद सं. 9:- बायोमिथेनाइजेशन गैस प्लांट के संबंध में मुकदमेबाजी मामले के अद्यतन पर प्राधिकरण को अवगत कराना।

प्राधिकरण को अवगत कराया गया कि मेसर्स अशोक बायोग्रीन द्वारा बायो-मेथेनाइजेशन प्लांट की फौजदारी पर मुकदमे के मद्देनजर, माननीय उच्च न्यायालय ने 2.93 करोड़ रुपये और 10.5 प्रति वर्ष की दर से ब्याज सहित डिक्री का भुगतान करने का निर्देश दिया था। मध्यस्थ निर्णय के अनुसार फरवरी 2020 से आज तक। सीपज़ प्रशासन ने उक्त डिक्री को चुनौती दी थी और स्थगन आवेदन दायर किया था। उक्त मामले को 29.04.2024 पर सूचीबद्ध किया जाना था। हालाँकि, वेबसाइट से पता चलता है कि मामला सूचीबद्ध नहीं था और इसके बारे में प्राधिकरण को सूचित किया गया था कि अधिवक्ता को तत्काल बोर्ड पर रखने का अनुरोध किया जाएगा।

निर्णय:- विचार-विमर्श के बाद प्राधिकरण ने प्रस्ताव को नोट किया और विचार रखा कि उक्त मामले में निर्णय के आधार पर राशि जमा करने का निर्णय लिया जाना चाहिए।

-: कार्यसूची मद सं. 10

सीपज़ सेज़ जोन में एक ई-मार्केटप्लेस (सीपज़-स्टोर/सीपज़-कनेक्ट) विकसित करने का प्रस्ताव।

प्राधिकरण को अवगत कराया गया कि सीपज़ प्रशासन अपने स्वयं के ई-मार्केट प्लेस को विकसित करने की व्यवहार्यता का पता लगा सकता है, जिसमें सभी यूनिटधारक अपने उत्पादों/आभूषणों का प्रदर्शन और बिक्री कर सकते हैं। उक्त सुविधा ई-मार्केट प्लेस का लाभ उठाने और इकाई की ब्रांड दृश्यता और पहचान को बढ़ाने में मदद करेगी और यह मंच उपकरण और संसाधन

this milestone i.e. Inauguration of SEEPZ SWASTHYA SEVA KENDRA (SSSK), Cultural / Gathering / event and cultural event. The approx expenditure for these activities will be Rs.10,00,000/-.

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

Agenda Item No. 9:- To apprise the Authority on the updation of the litigation case w.r.t. Biomethanization Gas plant.

Authority was apprised that in view of the litigation on the foreclosure of the bio-methanization plant by M/s. Ashok Biogreen, Hon'ble High Court had directed to make a payment of the decree of Rs. 2.93 cr. plus interest @ 10.5 p.a. w.e.f. Feb 2020 till date as per the arbitral award. SEEPZ Administration had challenged the said decree and filed a stay application. The said matter was to be listed on 29.04.2024. However, it is seen from the website that the matter was not listed and thereof it was informed to the Authority that Advocate will be requested to place urgently on board.

Decision: - After deliberation, the Authority noted the proposal and held the view that based on the judicial development in the said matter, a decision should be taken to deposit the amount.

Agenda Item No. 10

Proposal for developing an e-Marketplace (Seepz-Store/ Seepz- Connect) at SEEPZ SEZ Zone.

Authority was apprised that SEEPZ Administration can explore the feasibility of developing its own e-market place, wherein all the Unitholders can showcase and sell their products/jewellery. The said facility will help in leveraging the e-market place and enhance the Unit's brand visibility and recognition and this platform will also provide tools and resources which will enable units to establish and promote their unique brand identities.

भी प्रदान करेगा जो इकाइयों को अपनी विशिष्ट ब्रांड पहचान स्थापित करने और बढ़ावा देने में सक्षम करेगा।

निर्णय:- विचार-विमर्श के बाद, प्राधिकरण ने डिजिटल मार्केटिंग के लिए सैद्धांतिक मंजूरी दे दी थी।

प्राधिकरण ने भूमिकाओं और तौर-तरीकों को परिभाषित करने के लिए व्यापार के सदस्यों की एक समिति बनाने का भी सुझाव दिया। तदनुसार, जांच के लिए व्यापार सदस्यों और डीडीसी की एक समिति बनाने का निर्णय लिया गया। उपरोक्त कार्य के लिए निम्नलिखित व्यापार सदस्यों को सुझाव दिया गया था:

1. श्री. हीरल पारेख- मेसर्स मीनल इन्फोज्वेल्स लिमिटेड
2. श्री. अनुज धामानी- मेसर्स नवग्रह जेम्स प्राइवेट लिमिटेड

Decision: After deliberation, the Authority had granted in-principal approval for digital marketing.

Authority also suggested to form a Committee of members from the Trade to define the roles and modalities for the marketplace. Accordingly it was decided to form a Committee of trade members and DDC to examine. Following trade members were suggested for the above work:

1. Shri. Hiral Parekh- M/s. Minal Infojewels Ltd

2. Shri. Anuj Dhamani- M/s. Navgraha Gems Pvt Ltd

बैठक अध्यक्ष महोदय के धन्यवाद ज्ञापन के साथ समाप्त हुई।

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

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

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



(डॉ. प्रसाद वरवंतकर)

उप विकास आयुक्त,
सीपज़ सेज़,

सदस्य/सचिव

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

* * * * *

AGENDA ITEM NO. 7

Subject: Post-facto approval of water supply rate being charged to units / plot holders within SEEPZ-SEZ.

A. Proposal

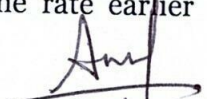
Post-facto approval of the water supply rate finalized and being charged to the units / plot holders within the SEEPZ-SEZ premises, consequent upon takeover of the water supply system from the Maharashtra Industrial Development Corporation (MIDC).

B. Relevant Provisions of SEZ Act, 2005 and Rules

The proposal is placed before the Authority in terms of Section 34 of the SEZ Act, 2005 read with Rule 6 of the SEZ Authority Rules, 2009.

C. Background and Facts

1. SEEPZ-SEZ has taken over the operation and maintenance of the internal water supply system from MIDC with effect from 01.11.2025.
2. During the meeting held on 12.03.2025 with the Chief Executive Officer, MIDC, regarding handing over of the water supply system to SEEPZ-SEZ, it was noted that MIDC was supplying water to the units / plot holders at the rate of ₹134/- per cubic meter. The said rate included BMC water charges, ETP charges, differential charges on assessed quantity, and maintenance-related components.
3. After taking over the water supply system, SEEPZ-SEZ examined the existing cost structure and rationalized the water charges with a view to ensuring recovery of operational and maintenance costs while keeping the tariff reasonable for the units.
4. Accordingly, SEEPZ-SEZ is presently raising water bills to the units / plot holders at the rate of ₹124/- per cubic meter, which has been arrived at based on BMC water supply charges of ₹108.21/- per cubic meter, along with additional components comprising approximately 9% over BMC charges towards variation between supplied and assessed quantities, service and operational charges of ₹6.10/- per cubic meter towards operation and maintenance of the internal water supply and distribution system, and a nominal provision of ₹1/- per cubic meter towards system losses and distribution inefficiencies, as assessed from time to time, within the SEEPZ-SEZ premises.
5. Any marginal variations arising on account of operational adjustments, system losses, or assessment differences are regulated as per actuals and prevailing practice.
6. The revised rate of ₹124/- per cubic meter is lower than the rate earlier


23/11/2025

charged by MIDC and is considered reasonable and justified for ensuring uninterrupted water supply within the SEEPZ-SEZ.

D. Recommendation

In view of the above, the proposal is submitted to the SEEPZ SEZ Authority for **post-facto approval** of the water supply rate of **₹124/- (Rupees One Hundred Twenty-Four only) per cubic meter** being charged to the units / plot holders within the SEEPZ-SEZ premises, with effect from **01.11.2025**, i.e. the date of takeover of the water supply system from MIDC.

Note # 56

विषय: इकाइयों और भूखंडों के लिए सीपज़-एसईजेड जल बिलिंग हेतु जल दर को अंतिम रूप देना।

Sub: Finalization of water rate for SEEPZ-SEZ water billing to Units and Plots.

सीपज़-एसईजेड ने 01.11.2025 से एमआईडीसी से जल आपूर्ति का कार्यभार संभाल लिया है। जल बिल नवंबर 2025 से तैयार किए जाने हैं।

SEEPZ-SEZ has taken over the water supply from MIDC effective from 01.11.2025. Water bills are to be prepared from November 2025 onwards.

बीएमसी के अनुसार, पानी की दर 108.20 रुपये प्रति घनमीटर है। एमआईडीसी के लिए बिल की प्रति संलग्न है (सी/603)

As per BMC, the charged water rate is Rs. 108.20 per Cum. To MIDC bill copy enclosed (C/603)

जल दरों की गणना नीचे दी गई है:

For the water rates calculation as given below:

1. Current MIDC water Rate:

S r.	Particular	Proposed water rate (Rs. /Cum)
1	Revised water rate of MCGM	63.65
2	Add Drainage cess 70% of water rate	44.55
	Total Rs.	108.20 (A)
3	Add 12.5% ETP charges	13.52
4	Add 10% on (A) for difference between supplied and accessed quantity	10.82
5	Add Rs. 1.50 per Cum (factor for day to day maintenance of water supply)	1.50
	Total Rs.	134.04
	Say Rs.	134.00

2. Proposed SEEPZ water Rate

S r.	Particular	Proposed water rate (Rs. /Cum)
1	BMC Rate	108.20
2	Service Charges	6.1
3	Add 9% on BMC Rate for difference between supplied and accessed quantity	9.738
	Total Rs.	124.038
	Say Rs.	124.00

तदनुसार, एसईईपीजेड-एसईजेड द्वारा गणना के अनुसार जल आपूर्ति बिलों की दर 124.00

रुपये प्रति घन मीटर प्रस्तावित है।

Accordingly, the rate for water supply bills as calculated by SEEPZ-SEZ is proposed at Rs. 124.00 per Cum.

कृपया प्रस्ताव अवलोकन एवं आवश्यक अनुमोदन हेतु प्रस्तुत किया जा रहा है।

The proposal is submitted for perusal and necessary approval, please.

19/11/2025 10:16 am

AJEET BHATI
LOWER DIVISION CLERK

Note # 57

The proposal is submitted for perusal and necessary approval please.

19/11/2025 12:26 pm

Aman kumar sharma
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 58

Kindly peruse Note#56, proposal is submitted for perusal and necessary approval please.

19/11/2025 12:53 pm

BALASAHEB R BORADE
ASSISTANT COMMISSIONER

Note # 59

कृपया Note#56 देखें

जैसा कि चर्चा और निर्देश दिया गया है, हमने पानी की दर को 134 रुपये प्रति लीटर से घटाकर 150 रुपये प्रति लीटर कर दिया है। 124/- प्रति प्रस्ताव अवलोकन और अनुमोदन के लिए प्रस्तुत किया जाता है।

Please refer to Note#56

As discussed and directed we have reduced the water rate from Rs.134/- per cum to Rs. 124/- per cum. Proposal is submitted for perusal and approval please.

21/11/2025 12:35 pm

MANKAR MAYUR RAMESH
JOINT DEVELOPMENT COMMISSIONER

Note # 60

Approved. please take post facto approval in authority meeting. please issue press release and circulate in. SEEPZ units group similar to electricity saving we have estimated per year 20 cr . How much will be saved due to this efforts should be mentioned in press note.

22/11/2025 06:46 pm

Dnyaneshwar Bhalchandra. Patil
DEVELOPMENT COMMISSIONER

Note # 61

कृपया चर्चा करें।

24/11/2025 10:00 am

MANKAR MAYUR RAMESH
JOINT DEVELOPMENT COMMISSIONER

Note # 62

Refer Note#60 & 61, pl discuss.

24/11/2025 11:34 am

BALASAHEB R BORADE
SPECIFIED OFFICER

Note # 63

24/11/2025 04:18 pm

RAHUL SHIVANNAGOL
ASSISTANT DEVELOPMENT COMMISSIONER



बृहन्मुंबई महानगरपालिका

DUPLICATE BILL

SAC:999111

-:जल आकार देयक:-

GSTIN:27AAALM0042L3Z4

जलजोडणी धारकाचे नाव आणि पत्ता :-
THE EXECUTIVE ENGINEER
MIDC DIVISION NO 1 (seepz.) MAROL INDUSTRIAL AREA
MAROL ANDHERI EASTMUMBAI 400096 400093

जोएसटी आय एन :
SAC/UID No. KE0910640240000
नोदणीकृत मोबाईल क्रमांक : *****7375
नोदणीकृत ई-मेल आय डी :

दैनिक गरज (लितर)
(Daily Requirement)
3600000
संख्या :- सदनिका / गाळे/झोपडी
(No-Flat/Gala/Slum)
0

जलमापक मालकी
(Meter Ownership)
Private
जलमापक क्रमांक
(Meter Number)
02000847
जलमापक उत्पादकाचे नाव
(Meter Make)
Capstan
जलमापक आकार (मि.मी.)
(Meter Size MM)
200

मागील वाचन दिनांक / वाचन (कि.ली.)
Previous Reading Date/Reading(KL)
01-09-2025
विद्यमान वाचन दिनांक / वाचन (कि.ली.)
Current Reading Date/Reading (KL)
30-09-2025
दिवस (Days) /
Frequency
29
1108602
1209675
M

विद्यमान वापर (कि.ली.)
(C1)Current Consumption(KL)
101073.0
दुय्यम / समिश्र वापर सूट (कि.ली.)
(C2) Sub Meter /CP use (KL)
0
प्रत्यक्ष वापर (कि.ली.)
(C1-C2)Actual Consumption
101073

जलमापक स्थिती / आधार
(Meter Status/Base)
MOK / NOG
जलजोडणी प्रकार
(Connection Type)
MN00
दर प्रति (कि.ली.)
Rate (Per KL)
63.65

जलमापक स्थिती (Meter Status)	मागील देयक क्रमांक (Previous Bill)	वापर (कि.ली.) (Consumption KL)
---------------------------------	---------------------------------------	-----------------------------------

MOK	31-07-2025 to 01-09-2025	109785
MOK	30-06-2025 to 31-07-2025	99632
MOK	30-05-2025 to 30-06-2025	109232
MOK	30-04-2025 to 30-05-2025	115698
MOK	28-03-2025 to 30-04-2025	113254
MOK	28-02-2025 to 28-03-2025	100462
MOK	31-01-2025 to 28-02-2025	106299
MOK	31-12-2024 to 31-01-2025	104759
MOK	30-11-2024 to 31-12-2024	100480
MOK	31-10-2024 to 30-11-2024	105190
MOK	30-09-2024 to 31-10-2024	104460
RNR	30-08-2024 to 30-09-2024	91991

विभाग (Ward)
K/East-ward
जलजोडणी क्र. (CCN)
KEH9730002
पुस्तक / पृष्ठ क्र. (Binder/Folio)
K 138 / 5
मनपा अधिनियम क्र. MMC Act Sec No
169
देयक क्रमांक (Bill No.)
2526HEW0813934
देयक दिनांक (Bill Date)
07-10-2025
जलजोडणी आकार (मि.मी.)
(Connection Size MM)
200

देयक कालावधी
(Bill Period)
01-09-2025 to 30-09-2025
देय दिनांक
(Due Date)
06-11-2025
विद्यमान देयक रक्कम
(Current Bill Amount)
₹ 10941603

देयक निर्मिती दिनांकास जादा जमा रक्कम
(Excess Credit Amount as on Date)
₹

Bill Process Date - 07-10-2025

* Available Security Deposit

(उपलब्ध अनामत रक्कम :)

देयक तपशील (Bill Details)	₹
जलआकार (Water Charges)	6433296
मलनिःसारण आकार- जलआकाराच्या 70% Sewerage Charges - (70%) of WaterCharges	4503307
जलमापक भाडे (Meter Rent)	0
अतिरिक्त आकार (Additional Charges)	0
अधिवार (Surcharge)	5000
विद्यमान देयक रक्कम (Current Bill Amount)	10941603
मागील बाकी (Previous Outstanding)	0
जमा रक्कम (Credit Amount)	0
एकूण देय रक्कम (Total Payable Amount)	10941603
सन 2001 / 2002 पूर्वीची धकबाकी (Prior to 2001 / 2002) outstanding	5088159

(सन 2001 / 2002 पूर्वीच्या धकबाकीबाबत शंका असल्यास विभागीय सहाय्यक अभियंता (जलकाम) यांच्याशी संपर्क साधा.)

जलदेयकाच्या अधिदानाकरिता (Payment) सूचना

१) वनदेगा सराठी मध्ये " बृहन्मुंबई महानगरपालिका " किंवा इंग्रजीमध्ये " Brihanmumbai Municipal Corporation " या नावाने काढावा. धनदेगाच्या पाठोमागे जलजोडणी क्रमांक व मोबाईल नंबर लिखावा.

2. To make Payment through NEFT - IFSC Code - SBIN0000300 A/C.No. - MCGMWCKEH9730002

Name - MCGM Water Charges Branch - SBI - Mumbai Main



T1	T2	T3	T4
(KL)	0	0	0

From सहाय्यक अभियंता (जलकाम)
यांच्याशी संपर्काकरिता तपशील :-
Asst. Engineer (Water Works) K/East Ward,
Municipal Office Bldg., Azad Road, Gundevali,
Andheri (E), Mumbai-400 069.

To नाव व टपालाचा पत्ता :-
KEH9730002 K 138 / 5
THE EXECUTIVE ENGINEER
MIDC DIVISION NO 1 (seepz.) MAROL INDUSTRIAL AREA MAROL
ANDHERI EASTMUMBAI 400096 400093

PRIVATE Non Slum Industrial

हे जलदेयक जागेच्या अध्याय मालमलेला मालकी हक्क सिद्ध करण्यासाठी तसेच पुरावा म्हणून वाढवू नये

पाणी जपून वापरा.

दूरध्वनी क्र. 022-26840103
ई-मेल आयडी aewww.ke@mcgm.gov.

चूक भूल द्यावी - घ्यावी

सूचना

- 1) देयकाबद्दल वाद असल्यास आपला अर्ज जलजोडणी क्रमांक व देयकाचा कालावधी नमूद करून देय दिनांकापूर्वी (Due Date) देणे बंधनकारक आहे. सहाय्यक अभियंता (जलकामे) यांच्याशी संपर्क साधून विवादाची नोंदणी संगणक प्रणालीत करून घ्यावी. विवादीत देयकापूर्वीच्या 12 महिन्यांच्या जलदेयकांच्या सरासरी अनुसार (जलआकार + मल: निसारण आकार + जलमापक भाडे) विवादीत कालावधीकरीता भरणा करणे आवश्यक आहे. जर 12 महिन्यांची जलदेयके उपलब्ध नसतील तर, विवादीत जलदेयकांपूर्वी उपलब्ध असलेल्या जलदेयकांच्या सरासरीनुसार विवादीत कालावधीकरीता भरणा करणे आवश्यक असेल. तसेच मागील सर्व अविवादीत जल देयकांचा पूर्ण भरणा करणे आवश्यक असेल.
- 2) धनादेश न वटल्यास रु. 200 (रु. 1 लाखापर्यंत) / रु. 300 (रु. 1 लाखापेक्षा अधिक) अतिरिक्त शुल्क (रु. 40 प्रशासकीय आकारासाठी) आकारण्यात येईल, तसेच देयकाची संपूर्ण रक्कम फक्त रोख / पे-ऑर्डरने स्वीकारली जाईल. निधी अभावी धनादेश न वटणे हा दखलपात्र गुन्हा आहे व त्याबाबत न्यायालयीन कारवाई होऊ शकते.
- 3) देयकाची रक्कम देय दिनांकापर्यंत न भरल्यास दरमहा वा त्याच्या भागास खाली दिलेल्या तक्त्यानुसार (ब) अधिभार आकारला जाईल.
- 4) जलआकार नियमावली पुढील संकेतस्थळावर उपलब्ध आहे :- (www.portal.mcgm.gov.in) → About BMC → Department → Dept. Manuals → Hydraulic Engineer → Docs (16-26) → Water Charges Rules effective from 01.04.2015).
- 5) टपालाच्या पत्त्यात बदल असल्यास, आपल्या विभागातील सहाय्यक अभियंता (जलकामे) कार्यालयास त्वरीत कळविण्यात यावा. सहाय्यक अभियंता (जलकामे) यांचा दूरध्वनी क्रमांक, ई-मेल व पत्ता मागील पृष्ठावर आहे.
- 6) देयकापोटी जादा रकमेचा भरणा केल्यास / आगाऊ रकमेचा भरणा केल्यास ती जादा रक्कम पुढील देयकात वळती केली जाईल.
- 7) कोणत्याही नागरी सुविधा केंद्रावर सकाळी 8 ते संध्याकाळी 8 पर्यंत सर्व दिवशी (शनिवार-रविवार सह) जलदेयकांचा भरणा करता येईल.
- 8) देयकाची रक्कम न भरल्यामुळे जलजोडणी खंडित केली असल्यास, थकबाकी, विद्यमान देयक आणि अतिरिक्त सुरक्षा ठेवीसह जलजोडणी खंडित करणे व पुन्हा जोडण्याचे आकार, रोख / पे-ऑर्डरने भरल्यावरच जलजोडणी जोडण्यात येईल. तसेच सदर जलजोडणीवरील खाजगी जलमापक चालू स्थितीत असणे आवश्यक आहे. (जल आकार नियमावली 4.10 (क), परिशिष्ट 'सी' 1 (उ) नुसार.)
- 9) जलआकार नियमावली नियम क्र. 1.10 नुसार जलजोडण्यासाठीचे दर किमान जल आकाराच्या अधीन राहून लागू आहेत.
- 10) महानगरपालिकेतर्फे जलमापक पुरविण्यात आलेला नसेल आणि असा खाजगी जलमापक जर बंद असेल तर निवासी ग्राहकास आपल्या 25 मि.मी. पर्यंतच्या जलमापकाच्या जागी त्याच आकाराचा व मान्यताप्राप्त बनावटीचा नवा जलमापक बसविता येईल. तसेच जुन्या व नवीन जलमापकाचा तपशील आणि नव्या जलमापकाच्या उत्पादकाचे चाचणी प्रमाणपत्र अशा बदलाच्या 7 दिवसांच्या आत संबंधित सहाय्यक अभियंता (जलकामे) विभागात सादर केले पाहिजे. जलमापक उत्पादकाची मान्यताप्राप्त यादी संकेतस्थळावर उपलब्ध आहे. (www.portal.mcgm.gov.in) → About BMC → Department → Dept. Manuals → Hydraulic Engineer → Docs → List of approved brands (16-26). जलमापक तपासणी शुल्क व इतर आकारासाठी जलआकार नियमावली परिशिष्ट 'सी' पहावे.
- 11) पाण्याच्या साठवण टाक्या वर्षातून दोन्ही वेळेस स्वच्छ कराव्यात.
- 12) जलआकार नियमावली नियम क्र. 1.1.01 व 6.2.4 (1 व 2) नुसार दुरेक्ष संरचना (Telescopic Rate Structure) खालील प्रमाणे आहे.

नियम 1.1.01

इमारती/बंगले यातील निवासी ग्राहकांचा पाण्याचा वापर जर दरडोई प्रतिदिन 150 लि. पेक्षा जास्त असल्यास दि. 16.06.2022 पासून लागू होणारी दुरेक्ष संरचना खालीलप्रमाणे आहेत. सदर वापराबाबत तक्ता पृ. क्र. 1 वर नमूद केलेला आहे.

नियम 6.2.4

मानवतेच्या दृष्टीकोनातून दिलेल्या निवासी जलजोडण्याच्या पाण्याचा वापर जर दरडोई प्रतिदिन 150 लि. पेक्षा जास्त असल्यास दि. 16.06.2022 पासून लागू होणारी दुरेक्ष संरचना खालीलप्रमाणे आहे. सदर वापराबाबत तक्ता पृ. क्र. 1 वर नमूद केलेला आहे.

	प्रति सदनिका (5 व्यक्ती धरून) प्रतिदिन वापर	प्रति किलो लीटर दर ₹
T1	0.75 किलोलीटर पर्यंत	6.36
T2	0.75 किलोलीटरच्या वर ते 1 किलोलीटर पर्यंत	12.72
T3	1 किलोलीटरच्या वर ते 1.25 किलोलीटर पर्यंत	19.08
T4	1.25 किलोलीटरच्या वर	25.44

	प्रति सदनिका (5 व्यक्ती धरून) प्रतिदिन वापर	प्रति किलो लीटर दर ₹
T1	0.75 किलोलीटर पर्यंत	12.74
T2	0.75 किलोलीटरच्या वर	25.48

(ब) अधिभाराचा तपशिल (Surcharge Details)

1	MOK-NOG	Meter is ok.	जलमापक चालू स्थितीत आहे.	प्रलंबित रक्कम ₹	अधिभार ₹
2	MOK-AJA	Meter is ok & consumption adjusted.	जलमापक चालू स्थितीत आहे आणि वापर समायोजित केला आहे.	0 ते 1000	10/-
3	MOT-NOG	Meter is ok & turn completed.	जलमापक चालू स्थितीत आहे.	1,001 ते 10,000	50/-
4	MOT-AJA	Meter is ok, turned completed & consumption adjusted.	जलमापक चालू स्थितीत आहे, पूर्ण फिरला असून वापर समायोजित केला आहे.	10,001 ते 1,00,000	100/-
5	NAT-C10	Meter could not be accessed.	जलमापक वाचनास उपलब्ध झाला नाही.	1,00,001 ते 5,00,000	200/-
6	NAP-C10	Meter is buried/permanently not available for reading.	जलमापक जमिनीखाली गाडलेल्या स्थितीत आहे / कायमस्वरूपी वाचनास उपलब्ध झाला नाही.	5,00,001 ते 10,00,000	300/-
7	MMR-C10	Meter maintenance required.	जलमापक दुरुस्त करणे आवश्यक आहे.	10,00,001 ते 15,00,000	400/-
8	RNR-C10	Reading not reliable.	जलमापक वाचन विश्वसनीय नाही.	15,00,001 ते 20,00,000	500/-
9	RVS-C10	Meter showing reverse reading.	जलमापक वाचन उलट दर्शविते किंवा जलमापक उलट बसविले आहे.	20,00,001 ते 25,00,000	1000/-
10	EXM-C10	Faulty meter needs to be changed with new meter.	सदोष जलमापक बदलणे आवश्यक आहे.	“रु. 25,00,001 वरील रकमेवर	5,000/-
11	NOM-C10	No meter found on connection.	जोडणीवर जलमापक नाही. (पाईपचा तुकडा आहे.)		
12	PER-C10	Meter reading could not be taken due to office difficulty.	कार्यालयीन अडथळीमुळे जलमापक वाचन झाले नाही.		
13	TPR-C10	Meter found tampered.	जलमापकात फेरफार.		
14	MLS-C01	Meter less connection.	जलमापकविरहीत जलजोडणी.		
15	NOM-COR	Connection cut off.	जलजोडणी खंडित केलेली आहे.		
16	COF-C10	Additional charges for connection cut off.	खंडीत जलजोडणीच्या अतिरिक्त आकाराचे जलदेयक.		

(क) जलजोडणी स्थिती (Connection Status)

1	MN00	Main Connection	मुख्य जलजोडणी	7	CP02	Prorata Connection - 2	संमिश्र जलजोडणी - 9
2	MA01	1st Additional Connection	9 ली अतिरिक्त जोडणी	8	CP - 39/40/41/42/50/51/52/53/54/55/60/61/62/63/64/65/70/71/72/73/74/75	Compounded connections	संमिश्र जलजोडणी प्रकार
3	MB02	2nd Additional Connection	2 री अतिरिक्त जोडणी	9	MSP0	Stand Post Connection	उभा नळखोब
4	SB01	Submeter Connection - 1	दुय्यम जलजोडणी - 9				
5	SB02	Submeter Connection - 2	दुय्यम जलजोडणी - 2				
6	CP01	Prorata Connection - 1	संमिश्र जलजोडणी - 9				

Abbreviations: P = Pvt, M = Municipal, A = AMR, U = Unmeter / Meterless, MLS = Meter Less Connection, 1 किलो. = 1000 Litres

आपल्या जलदेयकांचा ऑनलाईन भरणा असा करा (To pay Water Bill online)

Internet Explorer/ Google Chrome/Mozilla Firefox

<http://portal.mcgm.gov.in/>

1. Online Services = Pay Water Bill = Aqua Login / CCN No
2. Quick links = Pay Water Bills
3. May BMC 24 x 7 = App-can be downloaded from Playstore

जलदेयकांच्या ऑनलाईन अधिदानाबाबत तक्रारीकरीता ई-मेल आयडी - aocashaqua.wssd@mcgm.gov.in

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

AGENDA ITEM NO. 8

Proposal

Hiring of Project Management Consultant (PMC) for Construction of Internal Roads with Cable Ducts, Street Lighting, Footpaths, and Two-Lane Roads within SEEPZ-SEZ Premises

1. Statutory Provisions

The proposal is placed before the SEEPZ Special Economic Zone Authority for consideration and approval in terms of:

- Section 34 of the Special Economic Zones Act, 2005; and
- Rule 7(1) of the SEZ Authority Rules, 2009,

which empower the Authority to undertake development, maintenance, and upgradation of infrastructure within the SEZ.

2. Background and Need for the Proposal

Several unit holders operating within SEEPZ-SEZ have submitted representations regarding the deteriorated condition of internal roads, particularly in **Sector-VI**, which is adversely affecting smooth vehicular movement and posing safety concerns for workers and visitors.

The following representations have been received:

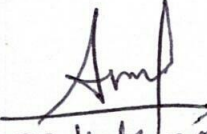
- M/s Zycus Infotech Pvt. Ltd. vide letter dated 05.08.2025
- M/s Sitara Diamond Pvt. Ltd. vide letter dated 09.09.2025
- M/s Jasani Jewellery vide letter dated 10.09.2025

The unit holders have also enclosed photographs depicting damaged road stretches at various locations within the SEEPZ-SEZ premises.

3. Inspection and Findings of the Technical Cell

Based on the above representations, a **joint site inspection** was conducted on 12.09.2025 by the Technical Cell, SEEPZ-SEZ, along with concerned unit holders, covering the following locations:

- i). Suncity Road


23/12/25

- ii). Near SDF-05
- iii). Gate No. 3 approach roads
- iv). Near STP Plant
- v). Gems & Jewellery Complex-2

During the inspection, it was observed that the existing bituminous road surfaces have undergone severe deterioration, including potholes, cracking, raveling, edge failures, and exposure of the base course. In addition, waterlogging caused by clogged stormwater drainage has resulted in prolonged stagnation of water, further weakening the subgrade.

The Technical Cell concluded that the observed damage is **structural in nature** and cannot be effectively addressed through routine or patch repair works. Comprehensive repairing and resurfacing of the affected internal roads is therefore required.

4. Requirement of Project Management Consultant (PMC)

Considering the extent of deterioration, multiple locations involved, and the technical complexity of the proposed road rehabilitation works, it is considered appropriate to engage a **Project Management Consultant (PMC)** for effective planning, execution, and monitoring of the project.

Engagement of a PMC will facilitate:

- i). Preparation and vetting of detailed estimates and technical specifications
- ii). Assistance in tendering, bid evaluation, and finalisation of contracts
- iii). Ensuring quality control and adherence to **MoRTH / CPWD specifications**
- iv). Monitoring of work progress, timelines, and safety compliance
- v). Verification of measurements and certification of running and final bills
- vi). Preparation of completion and handover documentation

The PMC will ensure transparency, quality assurance, cost control, and timely completion of the proposed works.

5. Details of Proposed Road Infrastructure

As per the GIS map and preliminary assessment, the approximate measurements of road infrastructure within SEEPZ-SEZ premises are as follows:

Description	Approximate Quantity
Concrete Road Length	1,476.63 Rmt
Bituminous Road Length	9,127.63 Rmt
Parking Area	11,580.91 Sq. m
Footpath Area	9,591.04 Sq. m

The proposed works include construction of two-lane internal roads, underground ducts for power and communication cables, street lighting, and pedestrian footpaths.

6. Scope of Services of the PMC

The broad scope of services to be rendered by the PMC shall include, inter alia:

- i. Review of site survey data, technical reports, and preliminary estimates
- ii. Finalisation of scope of work, BOQs, and technical specifications
- iii. Assistance in the tendering and procurement process
- iv. Day-to-day supervision, quality checks, and progress monitoring
- v. Coordination with contractors, technical agencies, and SEEPZ officials
- vi. Certification of measurements, bills, and completion reports

7. Proposal for Approval

Agenda for Hiring of a Project Management Consultant (PMC) for repairing and resurfacing of internal roads within the SEEPZ-SEZ premises is placed for consideration.

SEEPZ TOWER – II PREMISES CO. OP. SOCIETY LTD

(Regn. No. MUM/WKE/GNL/(O)/1282/2006 dtd. 22-07-2006)

SEEPZ SEZ, Andheri East, Mumbai - 400 096

Email ID: seepztowerii@gmail.com

17th October 2025

The Estate Manager – cum – Asstt. Development
SEEPZ SEZ Authority
Andheri East
Mumbai – 400 096

Kind Attention: Mr Rahul V. Shivannagol

Dear Sir,

Sub: Damaged roads leading to Tower I & II, SEEPZ++

This is to intimate to your good office that the roads near Fine Jewellery (close to Gate # 3) leading to Tower II (in front of Sun City Hotel, SDF VIII & Zycus buildings) are completely damaged and not suitable for Vehicular traffic.


We, therefore, humbly request to Estate Management to kindly repair the same at the earliest and oblige.

We heartily wish DIWALI GREETINGS to your and the entire staff at DCO.

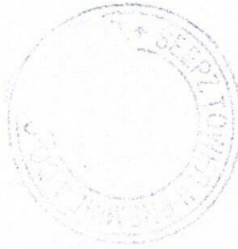
Thanking you,

Yours faithfully,

For SEEPZ Tower – II Premises Co Op Society Ltd.,


(Chairman & Secretary)

Encls: as above





13th November 2025

The Estate Manager
SEEPZ-SEZ Authority
Andheri (East), Mumbai – 400096

Subject: Request for Urgent Repair of Road Infrastructure near Gate No. 3 and Adjacent Gulley to TCS Boundary Wall

Dear Sir, Madam

I am writing to bring to your attention the deteriorating condition of the road infrastructure in front of TCS ODC II main gate near Gate No. 3 and the gulley adjacent to the TCS boundary wall within the SEEPZ premises.

The current state of these roads is a serious concern. The uneven surface, potholes, and poor drainage have made commuting hazardous for employees, visitors, and vehicles. This situation increases the risk of accidents and injuries, especially during peak hours and adverse weather conditions. Additionally, the poor condition of the road hampers the smooth movement of goods and personnel, impacting daily operations and productivity.

We kindly request SEEPZ authorities to initiate urgent repair and resurfacing work in the mentioned areas to ensure safe and efficient movement within the zone. Timely action will not only improve safety but also enhance the overall infrastructure standards of SEEPZ.

We appreciate your attention to this matter and look forward to a positive response.

Thanking you,

Yours sincerely,
For Tata Consultancy Services Ltd.,

Naveen Malaha
Administration

TATA CONSULTANCY SERVICES

Plot No 64 ODC SEEPZ Andheri East Mumbai 400 096 India
Tel 91 22 6779 5555 Fax 91 22 6779 5655 e-mail corporate.office@tcs.com website www.tcs.com
Registered Office 9th Floor Nirmal Building Nariman Point Mumbai 400 021
Corporate Identification No. (CIN): L22210MH1995PLC084781



SDF VIII – UNIT HOLDERS

14th November 2025

To,
The Development Commissioner,
Seepz- SEZ, Andheri (E)
Mumbai 400 096

Subject: Request for Repair of Road from Fine Jewellery to SDF-VIII Building

Dear Sir,

We would like to bring to your kind attention the extremely poor condition of the road stretch from Fine Jewellery to SDF-VIII building. The road currently has several large potholes, making it very difficult and unsafe for smooth vehicle movement.

There have already been 2-3 incidents where two-wheelers have fallen due to the damaged surface. In particular, during the rains, the potholes get filled with water, making it impossible to judge the depth or condition of the road, thereby increasing the risk of accidents.

We humbly request your immediate attention to this matter and kindly ask you to initiate necessary repair work at the earliest to avoid further mishaps.

Thanking you for your support and understanding.



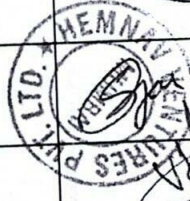
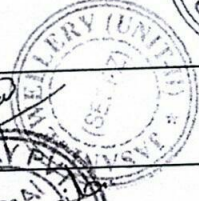







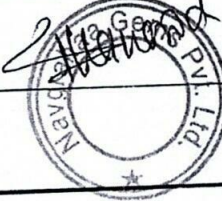
Yours Faithfully

For on behalf of SDF-VIII Unit Holders

WORKING COMMITTEE



SDF-VIII Unit Holders

Floor	Unit No.	Unit Name	Signature
1st Floor	201 & 203	QG Technologies (India) Pvt. Ltd.	
	202	Ambition Jewels Pvt Ltd	
	204	Hemnav Ventures Pvt Ltd	
2nd Floor	301 & 303	Jasani Jewellery (Unit II)	
	302 & 304	Global Jewellery Private Limited	
3rd Floor	401	Carmen Gems Pvt. Ltd.	
	402	Mahavir Impex	
	403	Saru Infra & Jewel Pvt. Ltd.	
	404	BITAL INFORMATION TECHNOLOGIES AND SERVICES LLP.	
4th Floor	501-504	Uni Design Jewellery Pvt. Ltd.	
5th Floor	601 & 603	Golkunda Diamonds & Jewellery Ltd.	
	602	Gemological Science International Pvt.Ltd	
	604	Trezza Jewels LLP	
6th Floor	701-704	Navgrahaa Gems Pvt. Ltd.	

Date: 12-11-2025

To,
Joined Development Commissioner,
Seepz -Sez Andheri E-96

Subject: Urgent Follow-Up on Poor Road Conditions Near SDF VIII area – Immediate Action Required

Dear Sir/Madam,

This is a follow-up to our earlier complaint regarding the extremely poor condition of the road at Near SDF VIII. Despite our previous communication, no corrective action has been taken so far, and the situation has worsened considerably.

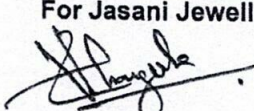
The damaged and uneven surface, deep potholes, and poor drainage have made the road highly unsafe for daily commuters. In the past few weeks, two accidents have occurred directly due to these hazardous road conditions.

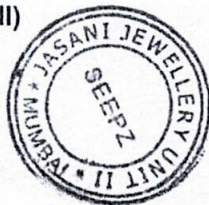
Moreover, we would like to inform you that our customer delegation is scheduled to visit the site on 1st December 2025. The current state of the road creates a highly unfavourable impression and may adversely affect our company's reputation and future business relations.

We therefore urge you to take immediate and permanent action to repair and resurface the road before the scheduled customer visit. Kindly treat this matter as urgent and of high priority to avoid any further inconvenience, safety risks, or reputational damage.

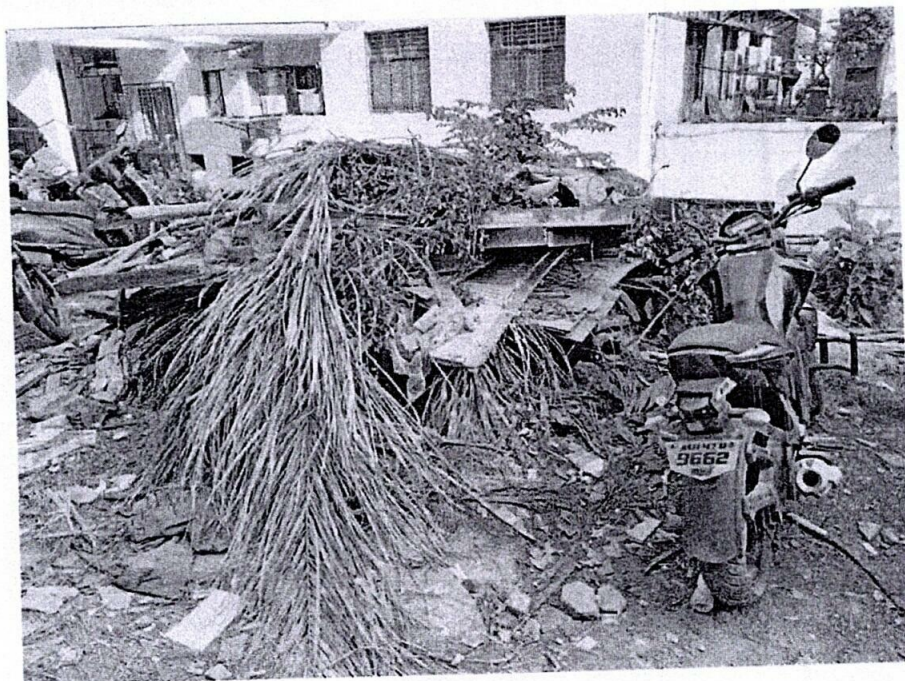
Thanks

Yours Faithfully,
For Jasani Jewellery (Unit II)


Uttam Chougule
Sr. Manager – HR & Admin









TCS/SEEPZ/ODC 3/2025/05

09 December 2025

The Estate Manager
SEEPZ-SEZ Authority
Andheri (East), Mumbai – 400096

Subject: Request for Urgent Repair of Road Infrastructure near to TCS ODC III Pedestrian Road and Road between the Gardens

Dear Sir/Madam,

I am writing to bring to your attention the deteriorating condition of the road infrastructure in front of our ODC III main entrance (pedestrian road) and the roads between the gardens maintained by us.

The current state of these roads poses serious concerns, the uneven surface, potholes, and poor drainage have made commuting hazardous for employees, visitors, and vehicles. This may cause accidents and injuries, especially during peak hours and adverse weather conditions.

The poor condition of the road affects the smooth movement of goods and personnel, impacting daily operations and productivity.


We kindly request the SEEPZ authorities to initiate urgent repair and resurfacing work in the mentioned areas to ensure safe and efficient movement within the zone. Timely action will not only improve safety but also enhance the overall infrastructure standards of SEEPZ.

We appreciate your attention to this matter and look forward to a positive response.

Thanking you,

Yours sincerely,

for Tata Consultancy Services Ltd.,


Nisha Mayekar

Manager - Administration

TATA CONSULTANCY SERVICES

Plot No 64 ODC SEEPZ Andheri East Mumbai 400 096 India
Tel 91 22 6779 5555 Fax 91 22 6779 5655 e-mail corporate.office@tcs.com website www.tcs.com
Registered Office 9th Floor Nirmal Building Nariman Point Mumbai 400 021
Corporate Identification No. (CIN): L22210MH1995PLC084781

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

* * * * *

कार्यसूची मद सं.
AGENDA ITEM NO. 9

A) Proposal:

Approval of payment of honorarium and related facilities to the members of the Expert Committee constituted for formulation of a Renewal Policy for renewal of Sub-Lease of Plots/Galas for 30, 95 and 99 years in SEEPZ Special Economic Zone Estate.

B) Relevant Provision of SEZ Act, 2005 & SEZ Rule, 2006

Rule 8 of SEZ Authority Rules, 2009.

C) Background:

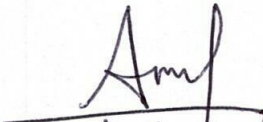
The SEEPZ SEZ Authority, in its 74th Authority Meeting held on 08.08.2025, approved the constitution of an Expert Committee for framing a transparent, fair and equitable Renewal Policy for renewal of Sub-Lease Agreements in respect of Plots/Galas in SEEPZ SEZ Estate. The Authority also decided that the honorarium payable to the members of the Expert Committee shall be determined in accordance with Government standards and approved separately.

In pursuance of the above decision, Office Order No. 06 dated 05.09.2025 was issued by SEEPZ SEZ Authority, prescribing the rates, terms and conditions for payment of honorarium and allied facilities to the members of the Expert Committee.

D) Details of Honorarium and Facilities:

As per Office Order No. 06 dated 05.09.2025, the honorarium and facilities proposed are as under:

- i. The Chairman of the Expert Committee shall be paid an honorarium of Rs. 40,000/- per sitting for attending meetings, either in physical or virtual mode.
- ii. Shri M. A. Sayeed, Former Member, Maharashtra State Human Rights Commission and Former Principal Law Secretary & R.L.A., Government of Maharashtra, shall be paid an honorarium of Rs. 30,000/- per sitting.
- iii. Shri Pandurang Jotiba Jadhav, Former Joint Secretary, Finance Department, Government of Maharashtra, shall be paid an honorarium of Rs. 25,000/- per sitting.


23/12/2025

- iv. Each sitting shall be treated as a session of up to eight hours, irrespective of the mode of meeting.
- v. Accommodation and food, wherever required, shall be provided to the Committee members at the SEEPZ-SEZ Guest House, free of charge, during their stay.
- vi. GST, if applicable, shall be borne by SEEPZ SEZ Authority.
- vii. The amount to the Committee members shall be paid in accordance with the provisions contained at Sl. No. 3(ix) and at the rates prescribed at Sl. No. 6(a) to 6(d) of Office Order No. 06 dated 05.09.2025.

E) Recommendation:

The proposal for approval of payment of honorarium and allied facilities to the members of the Expert Committee, as approved in principle in the 74th Authority Meeting held on 08.08.2025 and detailed in Office Order No. 06 dated 05.09.2025, is placed before the Authority for perusal, consideration and approval.



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

No. SEEPZ/ESTATE/ADVISORY-COMMITTEE/2025/11223 दिनांक /Date: 05/09/2025

कार्यालय आदेश / Office Order: 06/2025

विषय: उपपट्टा नवीकरण नीति के क्रियान्वयन हेतु परामर्श समिति की नियुक्ति संबंधी।

Subject: Engagement of Advisory Committee for Implementation of Sub-Lease Renewal Policy-reg..

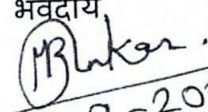
सीपज़विशेष आर्थिक क्षेत्र प्राधिकरण को आपको उपपट्टा - नवीकरण नीति के क्रियान्वयन हेतु परामर्श समिति के सदस्य के रूप में नियुक्त करते हुए प्रसन्नता है।	The SEEPZ-SEZ Authority is pleased to engage you as members of the Advisory Committee for implementation of the Sub-Lease Renewal Policy.
2. समिति निम्नलिखित से गठित होगी:	2. The Committee shall comprise the following:
(i) अध्यक्ष: श्री केवकशी .पी., सेवानिवृत्त आईएएस, पूर्व अतिरिक्त मुख्य सचिव, महाराष्ट्र शासन	(i). Chairman: Shri K.P. Bakshi, Retd. IAS, Former Additional Chief Secretary, Government of Maharashtra
(ii) सदस्य : 1) श्री एमसईद .ए., पूर्व सदस्य, महाराष्ट्र राज्य मानवाधिकार आयोग; पूर्व प्रधान विधि सचिव एवं आर.ए.एल., महाराष्ट्र शासन 2) श्री पांडुरंग जोतीबा जाधव, भूतपूर्व संयुक्त सचिव, वित्त विभाग, मंत्रालय, मुम्बई	(ii). Members: 1) Shri M.A. Sayeed, Former Member, Maharashtra State Human Rights Commission; Former Principal Law Secretary & R.L.A., Government of Maharashtra 2) Shri Pandurang Jotiba Jadhav, Ex-Joint Secretary, Finance Department, Mantralaya, Mumbai
(iii) संयोजक: सम्पदा अधिकारी, सीपज़ प्राधिकरण	(iii). Convenor: Estate Officer, SEEPZ Authority
3. परामर्श समिति निम्नलिखित कार्य करेगी:	3. The Advisory Committee shall:
(i) पाँच वर्ष से अधिक अवधि (जैसे) 30 वर्ष, 95 वर्ष (वाले सभी मौजूदा उपपट्टा अनुबंधों का परीक्षण कर, नए आवंटन एवं लंबित नवीकरण हेतु एक मानक उपपट्टा अनुबंध तैयार करेगी।	i). Examine all existing sub-lease agreements more than five years in duration (e.g., 30 years, 95 years) executed by SEEPZ Authority for gala and plot allotments and draft a Standard Sub-Lease Agreement to be adopted for new allotments and cases pending for renewal.
(ii) गत उपपट्टा नवीकरण मामलों की समीक्षा कर विसंगतियों की पहचान करेगी एवं जहाँ गत पाँच वर्षों में उपयुक्त किराया, प्रीमियम या अन्य वित्तीय शर्तों के	ii). Review all past sub-lease renewals and assess pending renewal cases to identify inconsistencies. Recommend corrective action in cases where renewals during the last five years

संशोधन के बिना नवीकरण स्वीकृत हुए हों वहाँ सुधारात्मक कार्यवाही की अनुशंसा करेगी।	were approved without appropriate revision of rent, premium, or other financial terms.
(iii) सरकारी नीतियों, विधिक प्रावधानों एवं बाज़ार मानकों के आधार पर पट्टा नवीकरण हेतु एक समान वित्तीय ढांचा प्रस्तावित करेगी।	iii). Propose a uniform financial framework for lease renewal—specifying modalities for levy of premium and/or revision of rent—based on prevailing government policies, legal provisions, and comparable market benchmarks.
iv). सीपज़ प्राधिकरण हेतु एक मानक कार्यप्रणाली का प्रारूप तैयार करना (एसओपी), ताकि ऐसे मामलों से निपटा जा सके जहाँ 30 या 95 वर्षों या पाँच वर्ष से) के लिए आवंटित प्लॉट (अधिक की किसी भी अवधि अथवा गाला का उपपट्टा अभी सक्रिय हो, किन्तु संबंधित अनुमोदन पत्र)LoA) या तो समाप्त हो चुका हो अथवा अनुपालन न होने अथवा अपेक्षित प्रदर्शन न करने के कारण डीसी कार्यालय द्वारा उसका विस्तारनवीनीकरण /) नहीं किया गया हो। चूँकि विशेष आर्थिक क्षेत्र (SEZ) नियमों के अंतर्गत उपपट्टा अनुमोदन पत्र)LoA) के साथ सह) समाप्त-co-terminus) माना जाता है, इसलिए एसओपी को इन परिस्थितियों से निपटने की स्पष्ट प्रक्रिया निर्धारित करनी चाहिए, ताकि परिसरों का अधोउपयोग न हो और वे विशेष आर्थिक क्षेत्र के प्रमुख उद्देश्यों—रोज़गार सृजन एवं विदेशी मुद्रा अर्जन—में योगदान देते रहें।	iv). Draft a Standard Operating Procedure (SOP) for the SEEPZ Authority to address cases where plots or galas, allocated for 30 or 95 years (or any other duration more than 5 years), have an active sub-lease period but the corresponding Letter of Approval (LoA) has either expired or has not been extended/renewed by the DC office due to non-compliance or suboptimal performance. Given that under SEZ Rules, the sub-lease is co-terminus with the LoA, the SOP should define a clear process to manage these situations, ensuring that premises are not underutilized and continue to contribute to the SEZ's key objectives of employment generation and foreign exchange earnings.
(v) ऐसे मामलों में अनुबंध अभिलेख सुधार हेतु प्रोटोकॉल की अनुशंसा करेगी जहाँ उपपट्टा स्थानांतरण के समय त्रुटिपूर्वक अवधि बढ़ाई गई हो।	v). Recommend a protocol for correcting lease records in cases where, during the transfer of sub-lease, the sub-lease period was erroneously extended beyond the originally sanctioned tenure.
(vi) बंधक अथवा दिवालियापन निस्तारण से संबंधित मामलों हेतु स्पष्ट नीति अनुशंसित करेगी।	vi). Recommend a clear policy for handling post-lease expiry cases involving mortgage or insolvency resolution.
(vii) ऐसे मामलों हेतु समयबद्ध तंत्र सुझाएगी जहाँ आईआरपीक्रेणदाता लीज़ की समाप्ति से छह माह के / का हस्तांतरण या नील भीतर संपत्तिामी पूर्ण नहीं कर पाते।	vii). Suggest a time-bound mechanism for SEEPZ Authority to repossess properties in cases where IRPs/lenders fail to complete asset transfer or auction within six (6) months from the expiry of the lease.
(viii) विकास आयुक्त द्वारा समिति को संदर्भित अन्य किसी भी मामले पर अनुशंसा करेगी।	viii). Provide recommendations on any other matter as may be referred by the Development Commissioner during the tenure of the Committee.

<p>ix) समिति अपनी स्थापना तिथि से तीन (3) महीनों के भीतर अपनी अंतिम रिपोर्ट और सिफारिशें प्रस्तुत करेगी। कुल 15 बैठकें होंगी और रिपोर्ट तीन महीने की निर्धारित अवधि के भीतर तैयार की जाएगी। यदि आवश्यक हो, तो आवश्यकतानुसार बैठकों की संख्या बढ़ाई जा सकती है।</p>	<p>ix). The Committee shall submit its final report and recommendations within three (3) months from the date of inception. There shall be a total of 15 sittings and preparation of the report within the stipulated period of 3 months. If need be than the number of sittings may be increased as per the requirement</p>
<p>(x) कार्यक्षेत्र अथवा व्याख्या संबंधी विवाद समिति द्वारा निपटाए जाएंगे और इसकी अनुशंसाओं पर सीपज़ विशेष-आर्थिक क्षेत्र प्राधिकरण द्वारा विचार किया जाएगा।</p>	<p>x). Disputes or clarifications regarding the scope of work or interpretation shall be addressed by the Advisory Committee, and its recommendations will be duly considered by SEEPZ-SEZ Authority.</p>
<p>(xi) (1) यदि समिति किसी पट्टे पर दिए गए परिसर का दौरा करना चाहती है, तो पट्टेदार को उपस्थित रहने के लिए पूर्व सूचना देने के बाद SEEPZ द्वारा इसकी व्यवस्था की जाएगी। (2) यदि आवश्यक हो, तो समिति उद्योगों के प्रतिनिधियों की सुनवाई कर सकती है ताकि उनके दृष्टिकोण को समझा जा सके। (3) समिति एक या अधिक उप-पट्टों से संबंधित किसी भी प्रासंगिक रिकॉर्ड की मांग कर सकती है। (4) जब भी आवश्यक हो, समिति उप-पट्टों के नवीकरण की पूरी प्रक्रिया में शामिल विभिन्न मुद्दों को और अधिक समझने में मदद करने के लिए विकास आयुक्त के नीचे काम करने वाले SEEPZ के किसी विशेष अधिकारी को बुला सकती है।</p>	<p>xi). (1) If the Committee desires to visit any leased premises, the same will be arranged by SEEPZ after giving prior notice to the Lessee to remain present. (2) If required, the Committee may hold hearings of the representatives of Industries to understand their point of view. (3) the Committee may call for any relevant records pertaining to one or more sub-leases (4) As and when required , the Committee may call a particular officer of the SEEPZ working below the Development Commissioner to help it further understand various issues involved in the entire process of renewal of sub leases</p>
<p>4. समिति आवश्यकता अनुसार स्टेनोटाइपिस्ट -कम-नियुक्त कर सकती है, जिसका पारिश्रमिक वास्तविक आधार पर प्राधिकरण द्वारा सीधे भुगतान किया जाएगा।</p>	<p>4. The Committee may engage the services of a steno-cum-typist as and when required for carrying out its assigned tasks. The remuneration for such support personnel shall be paid directly by SEEPZ Authority on actual basis, subject to recommendations of Committee.</p>
<p>5. समिति के कार्य हेतु आवश्यक कार्यालयीन स्थान एवं अन्य सहयोग प्राधिकरण द्वारा सीपज़ परिसर में उपलब्ध कराया जाएगा।</p>	<p>5. The required office space and logistical support for the functioning of the Committee shall be arranged within the SEEPZ-SEZ premises by the Authority.</p>
<p>मानदेय का भुगतान: सीपज़ प्राधिकरण ने सूचित किया है कि भुगतान निम्नलिखित आधार पर किया जाता है (क) समिति के अध्यक्ष को बैठक में भौतिक या वर्चुअल रूप से उपस्थित होने के लिए प्रति बैठक ₹40,000 का भुगतान किया जाएगा।</p>	<p>6. Payment of Honorarium: SEEPZ Authority has informed that the payment is on the following basis (a) The Chairman of the Committee will be paid 40,000 per sitting for attending the meeting either physical or virtual. (b) Shri M.A. Sayeed, Former Member, Maharashtra State Human Rights Commission; Former Principal</p>

<p>(ख) श्री एम.ए. सईद, पूर्व सदस्य, महाराष्ट्र राज्य मानवाधिकार आयोग; पूर्व प्रधान विधि सचिव एवं आर.एल.ए., महाराष्ट्र सरकार को 30,000/- रुपये और श्री पांडुरंग जोतिबा जाधव, पूर्व संयुक्त सचिव, वित्त विभाग, मंत्रालय, मुंबई को प्रति बैठक 25,000/- रुपये का भुगतान किया जाएगा। बैठक में भौतिक या आभासी रूप से भाग लेने के लिए प्रति बैठक 8 घंटे का भुगतान किया जाएगा।</p> <p>(ग) प्रति मुलाकात 3,000 रुपये का स्थानीय वाहन व्यय अतिरिक्त दिया जाएगा। तथापि, यदि सदस्य स्वयं अपने वाहन की व्यवस्था करना चाहे तो उसे वही राशि दी जाएगी, अर्थात् प्रति भौतिक मुलाकात 3000 रुपये।</p> <p>(घ) यदि आवश्यक हो, तो उनके प्रवास के दौरान सीपज़-एसईजेड गेस्ट हाउस में आवास और भोजन निःशुल्क प्रदान किया जाएगा।</p> <p>(ङ) यदि लागू हो, तो जीएसटी सीपज़-एसईजेड द्वारा वहन किया जाएगा। उपरोक्त मानदेय प्रति सत्र के लिए लागू है। समिति के सदस्यों को यह राशि क्रम संख्या 3(ix) में उल्लिखित तथा क्रम संख्या 6 (क) से (घ) में उल्लिखित दरों के अनुसार भुगतान की जाएगी।</p>	<p>Law Secretary & R.L.A., Government of Maharashtra will be paid Rs.30,000/- and Shri Pandurang Jotiba Jadhav, Ex-Joint Secretary, Finance Department, Mantralaya, Mumbai will be paid Rs.25,000/- per sitting for attending the meeting either physical or virtual and the duration of per sitting would be for 8 hours</p> <p>(c) Local conveyance will be provided by SEEPZ to each member for attending the meetings. However, if a member chooses to arrange his own conveyance he shall be paid an amount of Rs.3000/- per physical meeting</p> <p>(d) Accommodation and Food, if required, will be provided at SEEPZ – SEZ Guest House during their stay, Free of Charge.</p> <p>(e) GST, if applicable, shall be borne by SEEPZ-SEZ. The above honorarium is applicable for per session. The amount to the Committee members shall be paid as mentioned vide sl no. 3 (ix) and as per the rates mentioned vide sl. No 6 (a) to (d)</p>
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यह सक्षम प्राधिकारी के अनुमोदन से जारी किया जाता है।
This issues with the approval of competent authority.

भवदीय

5-9-2025
मयूर मानकर
संयुक्त विकास आयुक्त
सीपज़ सेज़

To,

1. **Shri K. P. Bakshi (Retd. IAS)**
Former Additional Chief Secretary,
Government of Maharashtra
2. **Shri M.A. Sayeed**
Former Member, Maharashtra State Human Rights Commission;
Former Principal Law Secretary & R.L.A., Government of Maharashtra
3. **Shri Pandurang Jotiba Jadhav**
Ex-Joint Secretary, Finance Department,
Mantralaya, Mumbai
4. **Estate Officer, SEEPZ Authority**

Copy to,

1. Joint Development Commissioner
2. Assistant Development Commissioner, Estate Section
3. Assistant Development Commissioner, Legal Section
4. Assistant Development Commissioner, Admin Section
5. Assistant Development Commissioner, Estate Finance Section

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

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कार्यसूची मद सं.

AGENDA ITEM NO. 10

A. Proposal:

Proposal to constitute two separate panels of advocates, for the matter pertaining to SEEPZ SEZ Authority.

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

Rule 8 of SEZ Authority Rules, 2009.

C. Other Information:

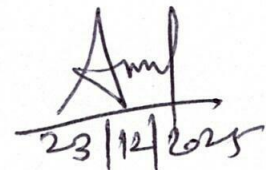
In view of the nature and significance of the cases, it is proposed to constitute two separate panels of advocates, for the matter pertaining to SEEPZ SEZ Authority as follows:

- Panel A Regular Matters Panel: This panel will consist of advocates handling routine legal matters such tenancy disputes, recovery proceedings under the Public Premises Act. Etc
- Panel B – Important / with high financial implication Matters Panel: This panel will include senior and highly experienced advocates/legal experts who will deal with Important / with high financial implication Matters Panel.

Applications for both sub-panels under Panel A & B will be invited through a Notice Inviting Application to be issued by the Estate/Admin Division, clearly specifying the eligibility criteria, experience required, fee structure, and evaluation parameters for each sub-panel. The notice will also be uploaded on the SEEPZ official website.

This approach will help ensure appropriate legal representation based on the complexity and importance of the matter, thereby improving the efficiency and quality of legal support available to the SEEPZ-SEZ Authority.

So far as the appointment of advocates for representing the Government of India/Ministry of Commerce in matters where the Union of India is a party is concerned, the engagement will be made from both the aforesaid panels (Panel A and Panel B), depending on the nature of the case. However, their appointment will be regularized through the Ministry of Law &


23/12/2025

Justice, as in most cases, for Union of India, writ petitions are directly served upon the Law Ministry.

- Panel A – This panel will consist of advocates who will represent the Government of India/Ministry of Commerce in matters where the Union of India is a party. Engagement will be made strictly from the panel approved by the Ministry of Law & Justice.
- Panel B – A separate panel is proposed to be constituted specifically for SEEPZ-SEZ Authority-related matters. This panel will comprise experienced advocates/legal experts who will represent the Authority before various judicial and quasi-judicial forums.

For Panel B, applications will be invited from eligible advocates/law firms through a Notice Inviting Application to be issued by the Estate/Admin Division. The notice will define the eligibility criteria, fee structure, and evaluation parameters, and will be published on SEEPZ's official website.

The advocates empanelled under Panel B will be responsible for the following:

- Representing the interests of SEEPZ-SEZ Authority before judicial and quasi-judicial forums
- Providing legal advice and opinions on various matters
- Drafting and vetting petitions, replies, legal notices, contracts, agreements, etc.
- Assisting in legal compliance under various applicable laws
- Supporting dispute resolution efforts

The Advisory Committee appointed by this office has also suggested to finalize the panel of Senior Advocates and the panel of Junior Advocates. - In this regard, for finalizing the panels of Senior and Junior Advocates, a draft letter outlining the terms and conditions (copy enclosed as Annexure -1) has been provided to the Committee for approval before the panel is constituted..

D. Recommendation:

The proposal for constitution of 2 separate panel of advocates for the matters pertaining to SEEPZ-SEZ Authority is placed before Authority for consideration

Annexure -1

1. The empanelment shall ordinarily remain valid for a period of*years* from the date of inclusion, unless terminated earlier by the Authority.
2. The empanelment does not guarantee assignment of cases; matters will be allocated at the discretion of the Authority.
3. The advocate shall not appear or advise in any matter adverse to the interests of SEEPZ–SEZ Authority during the tenure of empanelment or in any related case.
4. Personal Appearance: The counsel must personally attend hearings. The counsel shall ensure timely presence and adequate preparation for hearings, filings, and submissions.
5. The counsel shall keep the Authority regularly informed regarding the progress and outcome of assigned matters.
6. Fee Structure: Fees shall be admissible strictly as per the schedule notified by the Ministry of Law & Justice, Government of India for effective and non-effective hearings, settling the drafts, conference etc.
7. Billing Requirements: Bills must be submitted along with certified copies of court orders/judgments and appearance records and the supporting documents for misc. expenses for verification
8. No Claim for Retainership: Empanelment does not entitle the advocate to retainership fees unless specifically approved by the Authority.

9. Confidentiality: The Advocate shall not disclose or use any information related to Authority matters without prior permission.
10. Conflict of interest : The Advocate shall, at all times, maintain the professional integrity while representing the SEEPZ–SEZ Authority. The Advocate shall not appear, advise, or act in any matter against the interests of the SEEPZ–SEZ Authority or the Office of the Development Commissioner, SEEPZ–SEZ, either directly or indirectly, during the period of empanelment.
11. Return of Records: All case files, documents, and related materials shall be returned to the Authority immediately upon completion of the case or upon termination of empanelment.
12. Performance Review: The Authority reserves the right to review performance periodically and remove any advocate for unsatisfactory performance .
13. Termination Clause: The Authority may, at its discretion, terminate Terminate the services of the advocate from the panel without notice period , under intimation to the counsel .
14. Point of Contact: The counsel shall coordinate with the designated Assistant Development Commissioner (Legal) /Section of the Authority for all communications and instructions.
15. Meetings: The counsel shall attend meetings at SEEPZ–SEZ office for case discussions or strategy reviews as and when required.

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

AGENDA ITEM NO. 11

A. Proposal

Approval for payment of the principal amount of outstanding electricity dues in respect of units allotted to new allottees, where such dues pertain to unpaid electricity bills of previous occupants, and for regularisation of legacy cases in line with the policy incorporated in Tender for Gala Allotment 2.0.

B. Relevant Provision of SEZ Act, 2005 & Rules

Section 34 of the SEZ Act, 2005 and Section 6 of the SEZ Authority Rules, 2009.

C. Background

In respect of two Galas allotted through e-Auction, it has been reported by the successful bidders that the previous allottees vacated the SEEPZ-SEZ premises without clearing outstanding electricity dues. Subsequently, after allotment and taking possession, the new allottees received demand notices from M/s Adani Electricity Mumbai Ltd. (AEML) for clearance of electricity dues relating to periods prior to their occupation.

Two such cases have arisen, details of which are placed below for consideration of the Authority:

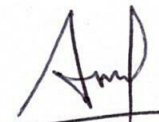
1. Gala no. G-37, G & J Complex-III, SEEPZ-SEZ

M/s Shantivijay Jewels Ltd. was allotted the above Gala through e-Auction vide allotment letter dated 02.05.2023. It is observed that the previous allottee, M/s Beautiful Jewellery Pvt. Ltd., did not clear outstanding electricity dues amounting to ₹1,99,907/- against CA No. 10270518, due to which the power supply was disconnected in February 2010.

After taking possession, the present allottee received a demand notice from AEML for clearance of the outstanding dues standing in the name of the previous occupant.

Break-up of Outstanding Dues:

Particulars	Amount (in Rs.)
Principal Amount:	₹54,117/-
Delay Payment Charges:	₹3,495/-
Interest:	₹1,45,310/-
Total:	₹1,99,907/-


23/12/2023

2. Unit Nos. 121 & 122, SDF-IV, SEEPZ-SEZ

M/s Moksh Ornaments Ltd. was allotted the above units vide allotment letter dated 28.05.2025 through e-Auction, wherein it was assured that the units were free from all encumbrances. It is observed that the evicted unit, M/s Silverline Industries Ltd., had not cleared electricity dues amounting to ₹1,66,594/- against CA Nos. 600000017 & 600000026.

Subsequently, the present allottee received demand notices from AEML for clearance of electricity dues pertaining to the previous occupier.

Break-up of Outstanding Dues:

Particulars	Amount (in Rs.)
Principal Amount:	₹1,61,494/-
Delay Payment Charges:	₹2,000/-
Interest:	₹3,100/-
Total:	₹1,66,594/-

Further, it has been observed during the second e-Auction that no bidders participated for certain Galas in SDF-VII. Upon enquiry, it came to notice that maintenance and other dues had not been cleared by the evicted units, leading to apprehension among prospective bidders that past liabilities may be transferred to them, thereby discouraging participation.

In order to protect incoming entrepreneurs from liabilities associated with previously allotted units, and to ensure transparency and certainty in the allotment process, the following condition has been explicitly incorporated in the Tender for Gala Allotment 2.0:

- i). Liabilities pertaining to previously allotted units shall not be transferred to or borne by newly allotted units.
- ii). New allottees shall be responsible only for charges arising from services availed after the date of allotment, including society charges, electricity charges, and other applicable service charges.

This condition reflects the settled policy position of the SEEPZ-SEZ Authority and is intended to avoid recurrence of disputes relating to past liabilities.

D. Recommendation

Approval may kindly be accorded for payment of the principal amount of outstanding electricity dues to M/s Adani Electricity Mumbai Ltd. in respect of the above cases.

Further, the condition incorporated in Tender for Gala Allotment 2.0 regarding non-transfer of past liabilities to new allottees is placed before the Authority for information.

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

F.No: SEEPZM-EOPTOG-ENF/51/2025-EO/12487 09-10-2025

To,

M/s Adani Electricity Mumbai Ltd(AEML)
2nd Floor, E-4 II building
Andheri(East), Mumbai-400093

Subject: Recovery Notice to M/s Moksh Ornament (Gala No 121/122A).

This is with reference to the letter dated 19.09.2025 received from M/s Moksh Ornament, wherein it has been informed that M/s Adani Electricity Mumbai Ltd. (AEML), vide their letters Nos. Andheri/Meghwadi-MIDC/RCV/CA 600000017 and 600000026 dated 11.09.2025, has raised a demand of ₹.1,64,925/- towards arrears against Consumer Account No. 600005000.

2. In this regard, it is submitted that the said arrears pertain to M/s Silverline Technology Ltd. (formerly M/s Silverline Industries Ltd.), the previous occupant of the said premises. The unit was evicted by the SEEPZ-SEZ Authority on 26.06.2024, and a notice of eviction was duly affixed on the premises until completion of the auction process which lasted approximately two months. The premises were taken into possession by the Estate Officer after due process.

3. It is pertinent to mention that no intimation regarding any outstanding electricity dues from the previous occupier was ever received by this Authority from M/s AEML prior to, or during, the auction process. Had such information been communicated timely, the same would have been incorporated in the auction notice or necessary action would have been taken for recovery from the defaulter.

4. Accordingly, M/s Moksh Ornament Ltd., the present allottee, cannot be held liable for these past dues, as the arrears were neither disclosed nor communicated before the e-auction, which was widely publicized through posters and standees.

5. In view of the above, you are requested to initiate recovery of the said arrears directly from M/s Silverline Technology Ltd. (formerly M/s Silverline Industries Ltd.) and not pursue the present allottee, M/s Moksh Ornament Ltd., for the same. Further, you are advised not to

take any adverse action against the new allottee and to process a new electricity connection for them without linking it to the old dues.

6. Additionally, the SEEPZ-SEZ Authority has already taken possession of Gala Nos. 121 and 122A, SDF-IV Building, and is presently disposing of the e-waste and dry waste found therein. Any proceeds realized from such disposal will be adjusted first against dues owed to this Authority, and any remaining balance, if feasible, may be considered towards the arrears claimed by your organization.

7. Henceforth, it is requested that any liability pertaining to occupants who have exited from or been evicted from SEEPZ-SEZ be directed solely towards the actual defaulter, and not the current occupant of SEEPZ premises, in all such cases where the Gala or Plot is auctioned or allotted by the SEEPZ Authority.

Thanking you.

Yours faithfully,

Digitally signed by
Mital Sudhir Hiremath (Mital S Hiremath)
Joint Development Commissioner
Date: 09-10-2025 SEEPZ-SEZ
11:31:38

Ref- Andheri/Meghwadi-MIDC/RCV/CA 600000017 & 600000026

Date: - 11/09/2025

To,
Running CA No: 600005000 / Moxsha Agrawal's wd,
Name: SILVERLINE INDUSTRIES WD / Moxsha Agrawal's
Address: Unit No. 121 & 122A, SDF-04, SEEPZ,
Andheri - East, Mumbai - 93.

Sub - Notice for Recovery of Arrears on Disconnected (PDC) Account No. 600000017 & 600000026.

Dear Sir / Madam,

During the recent site visit of our representative, it was observed that the electric supply is being used from the above-mentioned Running connection.

- | | |
|--|---|
| <input type="checkbox"/> The installation of the premises is of the same name. | <input type="checkbox"/> Shifting given for road/nala winding demolition. |
| <input type="checkbox"/> New Meter Installed to the same premises. | <input type="checkbox"/> Same structure (Ground + Upstairs) |
| <input type="checkbox"/> Supply given to the disconnected consumer. | <input type="checkbox"/> Others: Specify..... |

You are aware that the electricity connection in the name (PDC name) of Silverline Ind. wd having CA No. (PDC) 600000017 / 600000026 has been disconnected due to non-payment of the bill amount and as on today's outstanding amount is Rs. 164925/-. We hereby request you to pay the outstanding dues towards electric connection charges against disconnected CA No. within **07 days** from the receipt of this notice, failing which we may be compelled to transfer the said outstanding dues to your Running Connection without any further intimations. Subsequently, in the event of the nonpayment of the transferred amount on Running CA, this connection will also be liable for disconnection of electric supply as per the provisions of Sec. 56 (1) of the Electricity Act 2003.

Further regulation 12.5 of the Supply Code & SoP, 21 provides as under:

"12.5 : Any charge for electricity or any sum other than a charge for electricity due to the Distribution Licensee which remains unpaid by a deceased Consumer or the erstwhile owner / occupier of any premises, as a case may be, shall be a charge on the premises transmitted to the legal representatives / successors-in-law or transferred to the new owner / occupier of the premises, as the case may be, and the same shall be recoverable by the Distribution Licensee as due from such legal representatives or successors-in-law or new owner / occupier of the premises, as the case may be. "(Emphasis added).

Kindly ignore this letter in case the outstanding amount is already paid.

Thanking You,

Suresh

Amrta Shah

Acknowledged by	Running	PDC
Name	<u>Moxsha Agrawal's</u>	<u>Devi Shree Amrta Shah</u>
Relation with Consumer	<u>Her own</u>	
Date	<u>11/09/2025</u>	
Contact No.	<u>8422861156</u>	

For Adani Electricity Mumbai Ltd.

Authorized Signatory,
PDC Task Force,
Adani Electricity Mumbai Ltd.
2nd Floor E4-II Building
MIDC Andheri East,
Mumbai - 400 069
Mumbai, India

Suresh Padar
9167045791

19122 Toll Free No (24x7)

☒ helpdesk.mumbaielectricity@adani.com

☒ www.adanielectricity.com

☒ Adani Electricity Mumbai Ltd, Recovery Department, E4-II Building,
Opposite to MIDC Police station MIDC Andheri East,
Mumbai 400069

1999GJ2008PLC107256

ice: Adani Corporate Office, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar, Ahmedabad 382421, Gujarat.



The power of service

DUPLICATE AS OF PRINTDATE

dani
Electricity

SUPPLY TO SEZ UNIT or DEVELOPER FOR THE AUTHORISED OPERATIONS

Your Final Electricity Bill

BILL OF SUPPLY	INDUSTRY
SILVERLINE INDUSTRIES LTD	
UNIT NO-121 SDF IV SEEPZ ANDHERI E, near seepz, MUMBAI 400096	
To update your email id and mobile no., call us on 19122	

24x7 Powerline
19122 We're listening.

REGISTERED OFFICE ADDRESS
AEML SEEPZ LTD
Adani Corporate House, Shantigram, Near Vaishno
Devi Circle, S. G. Highway, Khodiyar, Ahmedabad,
Gujarat 382421
CIN: U74999GJ2008PLC107256 PAN No.
AADCD0086F GSTNO: 27AADCD0086F1ZW

Bill No. 50000001002 Cycle No. 33 Book No. 001 Service: IND-LTP2 Unit: 9091 Tariff: LT III(B)
Type of Supply: LT Connection Date: 01-11-2023 Division: Seepz
Meter Read on: 21-11-2024 Bill Date: 13-12-2024 Contract Demand: 32.00
Previous Meter reading on: 31-10-2024 BILLING DEMAND: 12.80 Load Factor:
Payment accounted upto: 11-09-2025 Avg. Power Factor: 86.30 % lead Penalty Dem Qty: 0.00
40% of Contract demand

Units consumed (Includes Peak hour units)	Current month's bill amount	Net other Charges	Net Previous Balance
53	Rs 4577.13	Rs 3485.86Cr	Rs 148683.58

Please pay this bill by Online / RTGS / NEFT / Cheque
or Demand Draft.

Interest of Rs. 899.88 on security Deposit held on
27.03.2021 at bank rate declared by RBI as on 1st
April 2020 is credited in this month's bill under
Others/SD interest. Applicable TDS deducted.



ACCOUNT NO.
600000017



BILL MONTH
NOV-24



DUE DATE*
03.01.2025

DUE AMOUNT

Rs. 149,774.85 *

DISCOUNTED BILL AMOUNT

By discount date 20.12.2024
Rs. 149,774.85
(after discount of Rs 0.00)

LATE PAYMENT BILL

After due date 03.01.2025
Rs 149,774.85 # (including DPC of
Rs.0.00)

*Refers only to current bill amount. Previous
balance is payable immediately.
#Payable until one month after due date
thereafter interest applicable as per MERC
tariff order.

DETAILS OF YOUR BILL - ELECTRICAL ENERGY - HSN
CODE-27160000

DETAILS OF YOUR BILL - ELECTRICAL ENERGY - HSN CODE-27160000	RATE/TARIFF	INR (Rs.)
Fixed/Demand Charge		3,360.00
Energy Charge		251.75
Wheeling Charge		89.57
Regulatory Asset Charge		0.00
TOD 9 Hrs to 12 Hrs Energy Charge		0.00
TOD 18 Hrs to 22 Hrs Energy Charge		9.75Cr
TOD 22 Hrs to 06 Hrs Energy Charge		0.00
Fuel Adjustment Charge		0.00
Penalty for Exceeding Contract Demand		92.29
Power Factor (PF) Surcharge/Incentive	21.00 %	775.23
Government Electricity Duty	34.04 p/unit	18.04
Mah. Govt. tax on Sale of Electricity		4577.13
Current month's bill amount (A)		0.00
Load Factor Incentive		0.00
Digital payment discount		899.88Cr
Others		143.47
Delay Payment Charge on previous month bill		12541.18
Interest charged on arrears		15270.63Cr
Adjustments		3485.86Cr
Net Other Charges in Current Bill (B)		1091.27
Total Current Month charges (A+B)		148683.58
Previous month's bill amount		0.00
Payment received upto 11.09.2025		0.00
Prompt Payment Discount		148683.58
Net Previous Balance (C)		149774.85
Total Bill Amount (A+B+C)		0.00
Amount Deferred		149774.85
Round sum payable by 03-01-2025		0.00
Delayed payment charges payable after due date		0.00
Total bill amount with DPC		149774.85
Round sum payable after due-date		0.00
Your Security Deposit (SD) with us		0.00

Consolidated stamp duty paid by order no. Mudrank LOA/ENF-2/CSD/14/2023/ Validity Period Dt 01/12/2023 to

If paying by cheque, please remember:
Kindly issue an account payee cheque and make cheque payable to Adani Electricity Mumbai Ltd. A/C No. : 600000017
When sending by mail or depositing it in the box please attach the payment slip. Please remember not to staple your cheque to the payment slip.
Postdated cheques will not be receipted across the counter.



0600000017100149774030120250014977400014977420122024
NOV-24 600000017 /33

Round sum payable : 149,774.85	Discounted amount : 149,774.85	Amount after due date: 149,774.85
Due date : 03.01.2025	Discount date : 20.12.2024	



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DUPLICATE AS OF PRINTDATE

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Electricity

SUPPLY TO SEZ UNIT or DEVELOPER FOR THE AUTHORISED OPERATIONS

Your Final Electricity Bill

BILL OF SUPPLY	INDUSTRY
SILVERLINE TECHNOLOGIES LTD.	
UNIT-122-A	
NORTH ENTRANCE, SDF-04,, SEEPZ, ANDHERI EAST near seepz, MUMBAI 400093	
To update your email id and mobile no., call us on 19122	

24x7 Powerline
19122 We're listening.

REGISTERED OFFICE ADDRESS

AEML SEEPZ LTD

Adani Corporate House, Shantigram, Near Vaishno
Devi Circle, S. G. Highway, Khodiyar, Ahmedabad,
Gujarat 382421CIN: U74999GJ2008PLC107256 PAN No:
AADCD0085F GSTNO: 27AADCD0085F1ZW

Bill No. 50000001003 Cycle No. 33 Book No. 001 Service: IND-LTP2 Unit: 9091 Tariff LT III(B)

Type of Supply: LT Connection Date: 01-11-2023 Division: Seepz
Meter Read on: 21-11-2024 Bill Date: 13-12-2024 Contract Demand 25.00
Previous Meter reading on 31-10-2024 BILLING DEMAND: 10.00 Load Factor:
Payment accounted upto: 11-09-2025 Avg. Power Factor: 87.00 % lag Penalty Dem Qty 0.00
40% of Contract demand

Units consumed (Includes Peak hour units)	Current month's bill amount	Net other Charges	Net Previous Balance
37	Rs 3535.04	Rs 3740.49Cr	Rs 15355.66

Interest of Rs. 234.38 on security Deposit held on
27.03.2021 at bank rate declared by RBI as on 1st
April 2020 is credited in this month's bill under
Others/SD interest. Applicable TDS deducted.

ACCOUNT NO.
600000026BILL MONTH
NOV-24DUE DATE*
03.01.2025

DUE AMOUNT

Rs. 15,150.21 *

DISCOUNTED BILL AMOUNT

By discount date 20.12.2024
Rs. 15,150.21
(after discount of Rs 0.00)

LATE PAYMENT BILL

After due date 03.01.2025
Rs 15,150.21 # (including DPC of
Rs.0.00)

*Refer only to current bill amount. Previous
payable immediately.
until one month after due date.
Interest applicable as per MERC

DETAILS OF YOUR BILL - ELECTRICAL ENERGY - HSN
CODE-27160000

RATE/TARIFF	INR (Rs*)
	2,625.00
	175.75
	62.53
	0.00
	2.00
	6.00
	7.50Cr
	0.00
	0.00
	0.00
	57.28
21.00 %	601.39
34.04 p/unit	12.59
	3535.04
	0.00
	0.00
	234.38Cr
	107.76
	1351.03
	4964.90Cr
	3740.49Cr
	205.45Cr
	15355.66
	0.00
	0.00
	15355.66
	15150.21
	0.00
	15150.21
	0.00
	0.00
	15150.21
	0.00
	0.00
	0.00

Consolidated stamp duty paid by order no. Mudrank LOA/ENF-2/CSD/14/2023/ Validity Period Dt 01/12/2023 to

If paying by cheque, please remember:
Kindly issue an account payee cheque and make cheque payable to Adani Electricity Mumbai Ltd. A/C No.: 600000026
When sending by mail or depositing it in the box please attach the payment slip. Please remember not to staple your cheque to the payment slip.
Postdated cheques will not be receipted across the counter.



06000000262000151500301202500001515000001515020122024

NOV-24 600000026 /33

Round sum payable:	15,150.21	Discounted amount:	15,150.21	Amount after due date:	15,150.21
Due date:	03.01.2025	Discount date:	20.12.2024		

This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

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Electricity

YOUR ELECTRICITY BILL

NAME	BEAUTIFUL JEWELLERY I P LTD	ACCOUNT NO.	102701528
ADDRESS	G34, G & J COMPLEX, SEEPZ, ANDHERI (EAST), 400096	CYCLE NO.	33
		BOOK NO.	307
		SERVICE NO.	026
DIVISION:	Andheri	INVOICE NO.	600019784643
UNIT:	MISC	TARIFF	LT-4

YOUR BILL AMOUNT PAYABLE

Rs. 199907.00

TOTAL OUTSTANDING AMOUNT

SUPPLY DISCONNECTED MONTH: FEB-2010

DETAILS OF YOUR BILL

Previous bill amount (Rs.)	Payment received up to 28/06/2025 (Rs.)	Interest on Arrears (Rs.)
59192.36	0.00	140702.19
Adjustment amount (Rs.)	Total bill amount (Rs.)	Round sum payable with this bill (Rs.)
12.09	199906.64	199907

QR code for UPI payment



19122 We're listening

www.adanielectricity.com
helpdesk.mumbalelectricity@adani.com

Consumer Grievance Redressal Forum (CGRF)
Adani Electricity, Devidas Lane, Off SVP Road,
Near Devidas Lane Telephone Exchange, Borivali
West, Mumbai 400103
T: 022-50745004
E: consumerforum.mumbalelectricity@adani.com
W: cgrf.adanielectricity.com

Pis be noted,

- Interest is applicable on unpaid arrears as per MERC regulation. To avoid additional interest, Pl pay total outstanding amount immediately.
- Any unauthorized reconnection of disconnected supply is punishable with imprisonment up to 3 years and / or fine up to Rs. 10,000/- (under section 139 of the Electricity Act 2003).
- Before buying or selling of any property, please ensure that all previous electricity bill dues are cleared.

PAYMENT ACCOUNTED UPTO: 28/06/2025 ✓

DATE OF BILL: 30/06/2025

CONSUMER STAMP DUTY PAID BY CDRP NO. LGAIENR24050109/09/2025 Validity Period Dt: 17/01/2025 to Dt: 31/03/2025 / CW 292 DT: 17/01/2025.
SERIAL NO: 11401326 / 5742102425 DT: 05/01/2025 SB / DEFACE NO: 0007961462202425 DEFACE DT: 16/01/2025

YOUR OLD CONSUMER NO.: YA15994033

FOR FUTURE CORRESPONDENCE, PLEASE USE THIS ACCOUNT NO.: 102701528

Registered Office

Adani Electricity Mumbai Limited, Adani Corporate House, Shantigram, Near Vashno Devicicle, S.G. Highway, Khodiyar, Ahmedabad, Gujarat 382421 / AEMIL

Appl. - Receipt - G for Cheque - G for Cash

Please pay by Cash (up to Rs. 5000) / Demand draft at our payment Kiosks centers. Alternatively you can use any of our online payment modes.
Draft to be payable to Adani Electricity Mumbai Ltd. A/C NO. 102701528



Round sum payable Rupees ONE NINE NINE NINE ZERO SEVEN Rs 199907.00

Andheri



BEYOND EXCELLENCE
MANUFACTURING JEWELLERS
& EXPORTERS

SHANTIVIJAY JEWELS LIMITED

Regd. Office / Factory : G-34 / G-37, Gem & Jewellery Complex - III,
SEEPZ Andheri (E), Mumbai - 400 096, INDIA
Tel : +91-22-42182282-99 Fax : +91-22-23291360 / 42182211
Email : shantivijay@shantivijay.com www.shantivijay.com
CIN : U36910MH1980PLC023289

Mr. Raja

7738557365
9833261604

Date: - 23-07-2025

To,
The Estate Manager
Seepz- Sez, Andheri (E.)
Mumbai: - 400 096.

Sub: - RECOVERY NOTICE FROM M/s ADANI ELECTRICITY

Dear Sir,

We received a notice from Adani Electricity on July 8th, 2025, vide ref No Andheri/Meghwadi-MIDC/RCV/CA 102701528, dated June 26 2025 stating that there is an outstanding sum of Rs. 199,906.64. against in the name of M/s Beautiful Jewellery

This company was closed, and their operations had been closed for more than 10 to 12 years, many years. As per advertisement in Times of India as well as seepz website we approached the DC Seepz office. They stated we could apply based on our export projections, but we had to get the maximum possible marks.

We got the possession of this unit in June 2023 after receiving DC seepz approval for space allotment, but it was in disarray, with the electricity meter and water connection severed. We had written a letter to seepz asking them to remove all of the debris, but we had to remove it ourselves at our own expense.

Last week, as per notice from Adani electricity for payment of Rs.199,906.64 dated 30.06.2025. The question about payment of the electricity bill does not arise.

When we contacted Adani about this issue, they demanded NO DUE CLEARANCE CERTIFICATE from the concerned authority of Seepz.

In view of the above please look into this matter and issue us No Due clearance certificate for Electricity. We are enclosed with the following documents for your reference.

- 1) Allotment Letter from seepz with possession letter,
- 2) Adani electricity note and bill.

Thanking You,

Yours Faithfully,

For SHANTIVIJAY JEWELS LTD.,

DIRECTOR

CC: Joint Development Commissioner, Seepz

File No.E-OPT-11/14/2021-EO

सीएच जिला आर्थिक क्षेत्र प्राधिकरण
सीएच जिला, मुंबई
पत्र क्र. ११/१४/२०२१-१०

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
SEEPZ SERVICE CENTRE 10 MIDC, SEEPZ SEZ
ANDHERI (E), MUMBAI - 400096

15
YEARS OF
CELEBRATING
THE MAHATMA

No: E-OPT-11/14/2021-EO/c 426

15.06.2023

To,
M/s. Shantivijay Jewels Ltd.
Unit no. G-37, G&J Complex-III,
SEEPZ-SEZ, Andheri (E),
Mumbai- 400096

Sub: Allotment of Unit no G-34, G&J Complex-III, SEEPZ-SEZ

Gentlemen,

Kindly refer to this office letter No. SEEPZ-SEZ/ESTATE/AS/61/2019-20/05925 dated 02.05.2023 wherein provisional allotment was granted for Unit no. G-34, G & J Complex-III for setting up a manufacturing unit at SEEPZ in terms of your application dated 07.02.2023 and LOA no. SEEPZ-SEZ/NUS/APL/GJ/93/95/V.IV/07894 dated 08.06.2023.

SEEPZ SEZ Authority is pleased to allot to you the following premise (hereinafter referred to as allotted premises) in SEEPZ Special Economic Zone described in detail in the Schedule annexed hereunto, on lease for a period of 05 years commencing from the date of issue of this Allotment Order :-

Sr. No.	Details of Plot/SDF/Shed	Floor	Total area in sq. mtr.
1.	Unit no. G-34, Complex-III	2nd Floor	664 sq. mtr

The allotment is subject to the following terms and conditions:-

1. You shall convey unconditional acceptance of the terms and conditions of this Allotment Order within 15 days from the date of this letter, failing which the allotment shall stand automatically cancelled.
2. You shall utilize the allotted premises only for the authorized operations as specified in the Letter of Approval issued to you vide No. SEEPZ-SEZ/NUS/APL/GJ/93/95/V.IV/07894 dated 08.06.2023 by the Development Commissioner, SEEPZ Special Economic Zone.
3. Your activities shall be strictly in accordance with the terms and conditions mentioned in the said Letter of Approval and the relevant provisions of the SEZ Act 2005, SEZ Rules 2006, SEZ Authority Rules 2009 and other related legislations, as amended from time to time.
4. The lease rent for the unit will be Rs 2585/- per sq. mtr. p.a., BMC Charges @ Rs. 10.92 p.a. and Service Charges @ Rs. 250/- per sq. mtr. p.a. & the Demand Draft/Pay order to be made in favour of "SEEPZ-SEZ Authority Fund".
5. You are requested to ensure that the lease rent is paid to SEEPZ Administration regularly. In this connection, your kind attention is also

19/6

सचिव (सहायक) मुख्य (आगत) 25/06/2023

सीएच जिला आर्थिक क्षेत्र प्राधिकरण - मुंबई - राजधानी के संग

- drawn to clause '1' of the sub-lease agreement. Before taking possession you are requested to pay twelve months lease rent in advance.
6. You shall pay the rent in advance, on quarterly basis, in favour of SEEPZ SEZ Authority by way of Demand Draft/NEFT/RTGS or online payment portal on receipt of this allotment order, which would be taken on record for future payments.
 7. In the event of a Unit failing to pay the Lease Rent/Maintenance Charges for two consecutive Quarters, the same shall be recovered by initiating the appropriate proceedings under Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
 8. The validity of the Allotment is co-terminous with the validity of the Letter of Approval issued to you. However the Chairperson of the SEZ Authority shall have the right to cancel the allotment or terminate the lease, if the Unit fails to comply with any of the conditions of this Allotment Order or the Letter of Approval.
 9. You shall execute a Lease Deed within one month from the date you take possession of the allotted premises. The Lease Deed shall be registered with the jurisdictional Sub-Registrar Office, at your cost and expenses. A copy of the Registered Lease Deed shall be submitted to this Office immediately after the registration.
 10. You shall not build any additional structure on the SDF Module/Shed until you have the drawings of the plan, section, specification and elevation of the proposed structure approved from the Chairperson, SEEPZ SEZ Authority.
 11. You shall not be entitled under any circumstances whatsoever, directly or indirectly to sell, transfer, assign, sublet or otherwise part with the allotted premises or any part of it including any construction made by you on it, except with the previous consent in writing of the Chairperson SEEPZ SEZ Authority.
 12. You shall not do anything which may cause annoyance, nuisance, grievance or damage to the SEEPZ SEZ administration or the occupiers of the neighbouring premises.
 13. You shall permit the Chairperson, SEEPZ SEZ Authority or his nominee in this behalf to enter upon and inspect the allotted premises at all reasonable hours of the day.
 14. You will keep the allotted premises in a proper and usable condition during the terms of the allotment and deliver the same in good condition to the SEZ Authority on expiry of the tenure of the Lease agreement or on termination of the Lease agreement. In the event of your failure to comply with these conditions, the Chairperson, SEEPZ SEZ Authority has right to recover the amount spent by him to bring the allotted premises to its original condition.
 15. To keep the allotted premises insured against loss or damages by fire or explosions caused by electrical appliances & apparatus, hazardous goods and natural calamities etc. in the name of the Chairperson, SEEPZ SEZ Authority and keep such insurance policy alive and deliver to the SEZ Authority copy of the receipts of the Insurance Premium as and when it is paid.
 16. You shall promptly pay charges on consumption of power, water and for telecommunication etc., as per bills raised by the service providers and in accordance with your agreement/contract with them. Any default reported in this regard will be treated as a due on the allotted premises and appropriate action to recover such dues will be taken.
 17. You will be under an obligation to give three months notice to the Chairperson, SEEPZ SEZ Authority for the termination of the Lease

17/6

- Agreement failing which you shall pay the Lease Rent and Maintenance Charges for the notice period.
18. You shall take the possession of the allotted premises from the Estate Manager, SEEPZ Special Economic Zone, within two days from the date of acceptance of the terms and conditions of this allotment.
 19. Storage of fuel should be only after obtaining permission/explosives License where ever required.
 20. In addition to the Lease Rental & Security deposit, you shall be liable to pay applicable water Charges to Deputy Engineer MIDC, SEEPZ Sub-Division SEEPZ-SEZ.
 21. You shall be required to keep the garbage segregated as Bio-degradable and Non-Biodegradable, in the color coded dustbins.
 22. Apart from the above payments, you are also liable to pay other User charges/Maintenance charges if any leviable.
 23. The Unit is liable to pay the Lease Rent and other Charges at revised rates as and when the Authority revises the rent.
 24. Entry/Exit of the persons shall be regulated through gate passes for which you may approach the Security Officer, SEEPZ-SEZ.

Yours faithfully,

(C.P.S. Chauhan)

Secretary,

For Chairperson,

SEEPZ SEZ Authority

- Copy to :
- 1) Dy. Commissioner of Customs, SEEPZ SEZ
 - 2) Dy. Engineer, MIDC, SEEPZ Sub Division.
 - 3) Security Section, SEEPZ. SEZ
 - 4) IA (I) Section, SEEPZ. SEZ
 - 5) Legal Section, SEEPZ-SEZ
 - 6) CA Authority (Billing Section), SEEPZ-SEZ
 - 7) Caretaker, SEEPZ-SEZ


SCHEDULE

The Plot/SDF Module/Shed having an area mentioned against it as under in SEPEZ Special Economic Zone, Mumbai within the State of Maharashtra.

Sr. No.	Details of Plot/SDF/Shed	Floor	Total area in sq. mtr.
1	Unit no. G-34, SDF-VII	2nd Floor	664 sq. mtr

The said Plot/SDF Module/Shed is bounded as follows :-

- On or towards the North by Road and Aarey Milk Colony Land
- On or towards the South by Road
- On or towards the East pipe line and Aarey Milk Colony Land,
- On or towards the West by Road


15.06.22

Secretary,
For Chairperson,
SEEPZ SEZ Authority

Date: - 26/06/2025

Ref- Andheri/Meghwadi-MIDC/RCV/CA 102701528

To,

Running CA No: 600000800Name: SHANTIVIJAY JEWELLERY LTDAddress: G-34 G AND J COMPLEX III, ANDHERI E, MUMBAI, ANDHERI SEEPZ SEZ, MUMBAI 400096
SEEPZ SEZ, Andheri E.
Mumbai - 400 096Sub - Notice for Recovery of Arrears on Disconnected (PDC) Account No. 102701528

Dear Sir / Madam,

During the recent site visit of our representative, it was observed that the electric supply is being used from the above-mentioned Running connection.

- ☐ The Installation of the premises is of the same name.
☐ New Meter Installed to the same premises.
☐ Supply given to the disconnected consumer.

- ☐ Shifting given for road/nala winding demolition.
☐ Same structure (Ground + Upstairs)
☐ Others: Specify.....

You are aware that the electricity connection in the name (PDC name) of BEAUTIFUL JEWELLERY I P LTD

having CA No. (PDC) 102701528 has been disconnected due to non-payment of the bill amount and as on today's outstanding amount is Rs. 199,906.64. We hereby request you to pay the outstanding dues towards electric connection charges against disconnected CA No. within 07 days of receipt of this notice, failing which we may be compelled to transfer the said outstanding dues to your Running Connection without any further intimations. Subsequently, in the event of the nonpayment of the transferred amount on Running CA, this connection will also be liable for disconnection of electric supply as per the provisions of Sec. 56 (1) of the Electricity Act 2003.

Further regulation 12.5 of the Supply Code & Sop, 21 provides as under:

" 12.5 : Any charge for electricity or any sum other than a charge for electricity due to the Distribution Licensee which remains unpaid by a deceased Consumer or the erstwhile owner / occupier of any premises, as a case may be, shall be a charge on the premises transmitted to the legal representatives / successors-in-law or transferred to the new owner / occupier of the premises, as the case may be, and the same shall be recoverable by the Distribution Licensee as due from such legal representatives or successors-in-law or new owner / occupier of the premises, as the case may be. "(Emphasis added).

Kindly ignore this letter in case the outstanding amount is already paid.

Thanking You,

Acknowledged by

Name : PANEER NADAR

Relation with Consumer: Staff

Date: 30/06/2025

Contact No. 7208823246

Running

PDC

For Adani Electricity Mumbai Ltd.

Authorized Signatory,

PDC Task Force,

Adani Electricity Mumbai Ltd.

2nd Floor E4-II Building

MIDC Andheri East,

Mumbai - 400 093

Maharashtra, India

CIN: U74999GJ2008PLC107256

Registered Office: Adani Corporate Office, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar, Ahmedabad 382421, Gujarat.

19122 Toll Free No (24x7)

helpdesk.mumbai@adani.com

www.adanelectricity.com

Adani Electricity Mumbai Ltd, Recovery Department, E4-II Building,
Opposite to MIDC Police station MIDC Andheri East,
Mumbai 400093

The power of service

adani
Electricity

YOUR ELECTRICITY BILL

NAME	BEAUTIFUL JEWELLERY I P LTD	ACCOUNT NO.	102701528
ADDRESS	G34, G & J COMPLEX, SEEPZ, ANDHERI (EAST), 400096	CYCLE NO.	33
		BOOK NO.	307
		SERVICE NO.	026
DIVISION:	Andheri	INVOICE NO.	600019784643
UNIT:	MIDC	TARIFF	LT-4

YOUR BILL AMOUNT PAYABLE

Rs. 199907.00

TOTAL OUTSTANDING AMOUNT

SUPPLY DISCONNECTED MONTH: FEB-2010

DETAILS OF YOUR BILL

Previous bill amount(Rs.)	Payment received up to 28/06/2025 (Rs.)	Interest on Arrears(Rs.)
59192.36	0.00	140702.19
Adjustment amount (Rs.)	Total bill amount (Rs.)	Round sum payable with this bill (Rs.)
12.09	199906.64	199907

QR code for UPI payment



19122 We're listening.

www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com

Consumer Grievance Redressal Forum (CGRF)
Adani Electricity, Devidas Lane, Off SVP Road,
Near Devidas Lane Telephone Exchange, Borivali
West, Mumbai 400103
T 022-50745004
E consumerforum.mumbaielectricity@adani.com
W cgrf.adanielectricity.com

Please note,

- Interest is applicable on unpaid arrears as per MERC regulation. To avoid additional interest, Pl pay total outstanding amount immediately.
- Any unauthorized reconnection of disconnected supply is punishable with imprisonment up to 3 years and / or fine up to Rs. 10,000/- (under section 138 of the Electricity Act 2003).
- Before buying or selling of any property, please ensure that all previous electricity bill dues are cleared.

PAYMENT ACCOUNTED UPTO : 28/06/2025

DATE OF BILL : 30/06/2025

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. LDA/ENF-2/CSD/09/2025 Validity Period Dt. 17/01/2025 to Dt. 31/03/2025 / QW 292 DT. 17/01/2025, GRN NO MH013961974202425E DT 08/01/2025.SBI / DEFACE NO 0007961462202425 DEFACE DT 16/01/2025

YOUR OLD CONSUMER NO. : YA15984033

FOR FUTURE CORRESPONDENCE, PLEASE USE THIS ACCOUNT NO. : 102701528

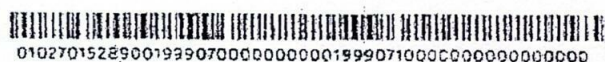
Registered office

Adani Electricity Mumbai Limited, Adani corporate House, Shantigram, Near Veerashna Devi circle, S G. Highway, Khodiyar Ahmedabad, Gujarat 382421 / AEMI

Abb: in receipt 'Q' for Cheque, 'C' for cash.

PAYMENT SLIP

Please pay by Cash (Up to Rs. 5000) / Demand draft at our payment Kiosks centers. Alternatively, you can use any of our online payment modes
Draft to be payable to Adani Electricity Mumbai Ltd. A/C NO. 102701528



Round sum payable Rupees ONE NINE NINE NINE ZERO SEVEN . Rs 199907.00

Andheri/

to ensure that the Consumer can be identified as a repeat offender in case that such Consumer is found to have indulged in theft of electricity again and the terms applicable for repeat offenders may be applied on the Consumer.

10.4.3 It shall be a constant endeavor of the Distribution Licensee to take steps to increase the awareness among the Consumers regarding the diversion of electricity, theft or unauthorised use of electricity, tampering of equipment, distress or damage to electrical plant, etc. and its implications.

10.4.4 It shall also be a constant endeavor of the Distribution Licensee to adopt technological innovations to track and control diversion of electricity, theft and unauthorised use of electricity.

11. Wiring of Consumer's Premises

The work of wiring at the premises of the Consumer beyond the Point of Supply shall be carried out by the Consumer and shall conform to the standards specified in the Central Electricity Authority (Measures relating to Safety and Electricity Supply) Regulations, 2010 as amended from time to time:

Provided that if at any time Distribution Licensee finds any leakage of electricity in internal wiring of the Consumer which would be harmful to other Consumers or distribution system, Distribution Licensee may disconnect supply of such Consumer by providing reasons for the same.

12. Change of Name

12.1 A connection may be transferred in the name of another person upon death of the Consumer or, in case of transfer of ownership or occupancy of the premises, upon application for change of name by the new owner or occupier:

Provided that such change of name shall not entitle the Applicant to require shifting of the connection to a new premise.

12.2 The application for change of name shall only be submitted online accompanied by such charges as are required under the approved Schedule of Charges of the Distribution Licensee.

12.3 The application under Regulation 12.2 shall be accompanied by:

- a. consent letter of the transferor for transfer of connection in the name of

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

File No: E-OPT-11/14/2021-EO/

Date: 29-09-2025

To,

M/s Adani Electricity Mumbai Ltd(AEML)

2nd Floor, E-4 II building

Andheri(East), Mumbai-400093

Subject: Reg Recovery Notice

Sir,

Your attention is drawn to the letter of M/s Shantivijay Jewels Ltd.(Gem & Jewellery Complex-III, SEEPZ-SEZ) dated 23/07/2025, wherein it was informed that M/s AEML has served a *Notice* on them vide letter No. Andheri/Meghwadi-MIDC/RCV/CA 102701528 dated 25-06-2025, regarding recovery of arrears amounting to Rs. 1,99,906.64/- against Electricity Bill (A/c No. 102701528).

In this regard, it is to mention that the aforesaid arrears pertain to outstanding dues standing in the name of M/s Beautiful Jewellery Ltd., who is the actual defaulter.

You are, therefore, advised to kindly initiate recovery of the said dues directly from M/s Beautiful Jewellery Pvt. Ltd., and not from M/s Shantivijay Jewels Ltd., who bears no liability in this matter.

Thanking you

Your's faithfully,

Digitally signed by
RAHUL V SHIVANNAGOL
Date: 29-09-2025
11:05:23
Rahul Vithal Shivannagol

ADC, Estate

SEEPZ-SEZ

Encl: as above

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY

GOVERNMENT OF INDIA

MINISTRY OF COMMERCE & INDUSTRY

MUMBAI

AGENDA ITEM NO. 12

A) Proposal:

Proposal for appointment of Hydraulic Expert for Water and Waster Water Management at Seepz SEZ.

B) Relevant Provisions of SEZ Act, 2005 and Rules

The proposal is placed before the Authority in terms of Section 34 of the SEZ Act, 2005 read with Rule 6 of the SEZ Authority Rules, 2009

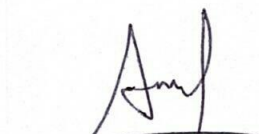
C) Objective of the proposal is listed below:

To engage a qualified Hydraulics Expert on a man-month basis to provide specialized technical support for the planning, design, and implementation of hydraulic infrastructure upgrades within SEEPZ-SEZ. The engagement aims to:

- i. Conduct a comprehensive assessment and documentation of existing water supply, sewerage, stormwater drainage, and fire-fighting systems.
- ii. Develop strategic, cost-effective solutions for water augmentation, wastewater treatment and reuse, rainwater harvesting, and stormwater management.
- iii. Prepare phased revamping plans and detailed project reports (DPRs) aligned with SEEPZ Vision 2.0 and regulatory standards.
- iv. Deliver technical validation, compliance coordination, and construction-phase support to ensure sustainable, efficient, and resilient hydraulic systems.
- v. Integrate innovative and smart water management practices for long-term operational efficiency and environmental sustainability.

D) Details of the scope of services to be provided by the agency:

- a. **Infrastructure Audit** - Survey and document existing water supply, sewerage, stormwater drainage, and fire-fighting systems within SEEPZ-SEZ.
- b. **Condition Assessment** - Verify operational status of tanks, pumps, pipelines, STP, rainwater harvesting systems, and natural water sources.
- c. **Hydraulic Analysis** - Perform demand-supply analysis for potable and non-potable water; identify shortfalls and future requirements.


23/12/2025

- d. **Water Augmentation Strategy** – Propose solutions for rehabilitating dormant tanks, constructing new tanks/pumping systems, and integrating borewell water.
- e. **STP Water Recycling** – Operationalize STP and develop a system for reuse of treated wastewater for non-potable/industrial purposes, reducing freshwater dependency.
- f. **Rainwater Harvesting & Lake Reuse** – Design harvesting systems and lake water treatment protocols for supplementary water supply.
- g. **Stormwater Management** – Recommend drainage improvements and topographical adjustments to mitigate waterlogging.
- h. **Design & Technical Validation** – Prepare detailed designs, hydraulic calculations, and Good-for-Construction drawings for all proposed systems.
- i. **Compliance & Execution Support** – Ensure regulatory compliance, assist in statutory approvals, monitor construction quality, and provide O&M training.

E) Engagement Framework:

- a. For the above objective, a Hydraulic Expert is required, M/s CBRE is already on boarded as Strategic Advisor and additional resources/ subject matter experts may be on boarded through M/s CBRFE as and when required as per clause 27 (13) of Bid Data Sheet of signed contract.

F) Financial Implications

Payments would be made as agreed in the signed contract of M/s CBRE as per monthly remuneration of Architectural & GIS Consultant i.e., Rs. 2,55,000 per month, hence the cost for initial appointment of 3 months would be Rs. 7,65,000

G) Recommendation:

The proposal is placed before the Authority for perusal and consideration for appointment of Hydraulic expert

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

AGENDA ITEM NO. 13

A. Proposal:

Approval of Base / Reserve Rental in tender of Gala Allotment 2.0

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

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

C. Objective of the proposal:

Revision of Base / Reserve Rental for the Gala Allotment 2.0, arrived at after re-evaluation of the outcomes of the earlier cancelled tender and applicable benchmark parameters, in order to ensure transparency and alignment with prevailing market conditions.

D. Details of the proposal:

The **Base / Reserve Rental** for Gala Allotment 2.0 has been re-evaluated and revised at the stage of re-tendering, based on the following benchmarks:

1. Benchmark based on Previously Approved Reserve Rental


The Reserve Rental in the earlier successful allotment process (Gala Allotment 1.0) was fixed at ₹6,500/- per sq. m. per year, as approved vide Agenda Item No. 02 of the 70th Authority Meeting held on 07.10.2024.

By applying a 10% year-on-year escalation, the escalated reserve rental works out to ₹7,150/- per sq. m. per year, which has been taken as the minimum benchmark for the present tender.

2. Benchmark based on Revised Reserve Rentals in the Cancelled Tender

Analysis of the revised reserve rentals reached at the financial stage of the earlier cancelled tender indicates that, in cases where competitive bidding was observed, the revised reserve rentals were in the range of ₹7,000/- per sq. m. per year, while the maximum revised reserve rental recorded was ₹8,000/- per sq. m. per year.

Based on the above benchmarks, it has been decided to fix the revised **Base / Reserve Rental** at ₹7,500/- per sq. m. per year, which is considered reasonable, competitive, and aligned with market trends.


23/12/2025

E. Recommendation

In view of the above, the **Base / Reserve Rental for Gala Allotment 2.0** has been fixed at **₹7,500/- per sq. m. per year**, and the same has already been incorporated in the tender.

Accordingly, the matter is placed before the Authority for **post-facto approval**.