

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

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**AGENDA FOR**

**MEETING OF THE APPROVAL COMMITTEE FOR  
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR  
IT/ITES AT PUNE OF M/S. EON KHARADI  
INFRASTRUCTURE PVT. LTD.-SEZ, PHASE II.**

DATE : 24.02.2026

TIME : 12.00 PM.

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**MEETING OF THE APPROVAL COMMITTEE FOR  
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR  
IT/ITES AT PUNE, UNDER THE CHAIRMANSHIP OF  
DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON  
24.02.2026**

**INDEX**

<b>Agenda Item No.</b>	<b>Subject</b>
<b>Agenda Item No. 01 :-</b>	Confirmation of the Minutes of the meeting held on 31.10.2025
<b>Agenda Item No. 02 :-</b>	Action taken report for the Minutes of the meeting held on 31.10.2025
<b>Agenda Item No. 03 :-</b>	Application for Approval for the leasing out built up space to vendors for setting up their cafeteria facility in the processing area., Submitted by M/s. EON Kharadi Infrastructure Pvt. Ltd.,(Developer)
<b>Agenda Item No. 04:-</b>	Application for approval for Regularization of Cafeteria. Submitted by M/s. UBS Business Solutions (India) Pvt. Ltd

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मैसर्स ईओएन खराडी इंफ्रास्ट्रक्चर प्रा. लिमिटेड-चरण- II एसईजेड, खराडी, पुणे, के आईटी-आईटीईएस सेक्टर के विशिष्ट विशेष आर्थिक क्षेत्र के लिए क्षेत्रीय विकास आयुक्त सीपज़-एसईजेड, मुंबई की अध्यक्षता में **31.10.2025** को आयोजित अनुमोदन समिति की **55** वीं बैठक का विवरण।

1	एसईजेड का नाम	मैसर्स ईओएन खराडी इंफ्रास्ट्रक्चर प्रा. लिमिटेड-एसईजेड, चरण II
2	क्षेत्र	आईटी/आईटीईएस
3	मीटिंग नं	55 वीं
4	तारीख	31.10.2025

#### उपस्थित सदस्य:

क्र.	नाम और पदनाम (एस/श्री.)	विभाग
1	श्रीमती मितल हिरेमठ संयुक्त विकास आयुक्त	पुणे क्लस्टर एसईजेड, पुणे
2	श्री अभिनव राठी उप आयुक्त, आयकर विभाग	आयकर विभाग से नामित
3	श्री हारून बिलाल. उप. विदेश व्यापार महानिदेशक	पुणे डीजीएफटी विभाग से नामित
4	श्री. संजय बांगर, उप उद्योग निदेशक, पुणे क्षेत्र	महाराष्ट्र सरकार से नामित
5	श्री नवनाथ अवताडे, उप क्षेत्रीय अधिकारी	महाराष्ट्र प्रदूषण नियंत्रण बोर्ड से नामित
6	श्री प्रशांत रोहनेकर, अधीक्षक	सीमा शुल्क विभाग पुणे नामित

#### विशेष आमंत्रित :

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

एजेंडा आइटम नंबर 01: दिनांक 12.09.2025 को आयोजित 54 वीं बैठक के कार्यवृत्त की पुष्टि

विचारविमर्श के बाद, समिति ने 12.09.2025 को आयोजित अनुमोदन समिति की 54 वीं बैठक के कार्यवृत्त की पुष्टि की।

एजेंडा आइटम नंबर 02: 12.09.2025 को आयोजित बैठक के कार्यवृत्त के लिए की गई कार्रवाई रिपोर्ट।

विचार-विमर्श के बाद, समिति ने 12.09.2025 को आयोजित बैठक के लिए की गई कार्रवाई रिपोर्ट नोट की है।

एजेंडा आइटम नंबर 03: मैसर्स यूबीएस बिजनेस सॉल्यूशंस (इंडिया) प्राइवेट लिमिटेड के प्रदर्शन की निगरानी ।

विमर्श के बाद, समिति ने एसईजेड नियम, 2006 के नियम 54 के संदर्भ में, दूसरे ब्लॉक अवधि (2023-24 से 2027-28) के दूसरे वर्ष यानी वित्त वर्ष 2024-25 के लिए इकाई के प्रदर्शन को नोट किया। जैसा कि नीचे बताया गया है:

- यूनिट ने 2024-25 में 4004.06 करोड़ रुपये के अनुमानित निर्यात के मुकाबले 3618.30 करोड़ रुपये का निर्यात राजस्व हासिल किया है और 3762.98 करोड़ रुपये का सकारात्मक एनएफई हासिल किया है, जो दूसरे ब्लॉक अवधि के दूसरे वर्ष यानी वित्त वर्ष 2024-25 में संचयी आधार पर 74.53% है।
- एसओ की रिपोर्ट के अनुसार दिनांक 31.03.2025 तक इकाई ने 7905 (पुरुष-5426, महिला-2479) का रोजगार सृजित किया है।

अध्यक्ष को धन्यवाद ज्ञापन के साथ बैठक समाप्त हुई।

**Minutes of the 55th Meeting of the Approval Committee held under the Chairmanship of Zonal Development Commissioner SEEPZ-SEZ, Mumbai for Sector Specific Special Economic Zone for IT/ITES of M/s. EON Kharadi Infrastructure Pvt. Ltd.-Phase-II SEZ, Kharadi, Pune, held on 31.10.2025**

1	Name of the SEZ	M/s. EON Kharadi Infrastructure Pvt. Ltd.-SEZ, Phase II
2	Sector	IT/ITES
3	Meeting No.	55 <sup>th</sup> Meeting
4	Date	31.10.2025

**Members present:**

Sr No.	Name and Designation(S/Shri.)	Department
1	Smt. Mital Hiremath Jt. Development Commissioner	Pune Cluster SEZ, Pune
2	Shri. Abhinav Rathi Dy. Commissioner, IT	Nominee of Income Tax, Pune
3	Shri Haroon Bilal. Dy. Director General of Foreign Trade	Nominee of DGFT, Pune
4	Shri. Sanjay Bangar Dy. Director of Industries, Pune Region	Nominee of Govt. of Maharashtra
5	Shri Navanath Awatade, Sub Regional Officer	Nominee of Maharashtra Pollution Control Board
6	Shri.Prashant Rohanekar, Superintendent	Nominee of Customs, Pune

**Special Invitee:**

Sr	Name and Designation(S/Shri.)	Department
1	Shri. Shambhu Dayal Meena Specified Officer	SEEPZ-SEZ, Pune Cluster

**Agenda Item No.01: Confirmation of the Minutes of the 54<sup>th</sup> meeting held on 12.09.2025**

After deliberation, the Committee confirmed the minutes of the 54<sup>h</sup> meeting of Approval Committee held on 12.09.2025.

**Agenda Item No.02: Action taken report for the minutes of the meeting held on 12.09.2025.**

After deliberation, the Committee has noted the Action taken report for the meeting held on 12.09.2025.

**Agenda Item No.03: Monitoring of performance of M/s UBS Business Solutions(India) Pvt. Ltd.**

After deliberation, the committee noted the performance of the unit for Second Year i.e. 2024-25 of 2<sup>nd</sup> Block Period (FY 2023-24 to 2027-28), in terms of Rule 54 of SEZ Rules, 2006. As detailed below:

- The Unit has achieved export revenue of **Rs. 3618.30 Crores** as against the projected export of **Rs. 4004.06 Crores** in 2024-25 and achieved positive NFE of **Rs. 3762.98 Crores** which is 74.53 % on cumulative basis in Second Years of 2<sup>nd</sup> Block Period.
- As per SO report the unit has generated employment of 7905 (Men-5426, Women-2479) as on date 31.03.2025

Meeting ended with a vote of thanks to the Chair.

(ज्ञानेश्वर बी. पाटील, आईएस)  
(Dnyaneshwar B. Patil, IAS)  
अध्यक्ष एवं विकास आयुक्त  
Chairman-cum- Development Commissioner

Shri. Dnyaneshwar B Patil  
Development Commissioner  
PUNE- SEZ

**Action Taken for Approval Committee held on 31-10-2025**

<b>Agenda Item No.</b>	<b>Subject</b>	<b>Remarks</b>
Agenda Item No. 01	Confirmation of the Minutes of the 54th Meeting held on 12-09-2025	Minutes of the meeting held on 12.09.2025 confirmed by the Approval Committee.
Agenda Item No. 02	Application for Monitoring of Performance(M/s. UBS Business Solutions (India) Pvt. Ltd.)	Approval Letter issued to the unit on 13.11.2025

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

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**AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE**

**a. Proposal :**

Proposal dated 28.01.2026 submitted by M/s. EON Kharadi Infrastructure Private Limited, Phase II (Developer), for the leasing out built up space to vendor for setting up cafeteria in the processing area (New Vendor in existing area of cafeteria).

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

Approval for leasing out built up space to vendors for setting up their cafeteria facility in processing area, in terms of Rule 11(5) of SEZ Rules, 2006, as detailed below:

Name of The Entity	Location	Purpose of Use	Area to be leased(Sq.Ft.)
Nursing Farms Pvt. Ltd.	At Recreational Block, Level-2, Unit No-20, EON Phase-II,SEZ	Food Counter	165.00 Sq.Ft.

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

Rule 11 (5) of SEZ Rules, 2006

*“(5) The land or Build up space in the processing area or Free Trade and Warehousing Zone shall be given on lease only to the entrepreneurs holding valid Letter of Approval issued under Rule 19 and [the lease period shall not be less than five years but notwithstanding any other condition in the lease deed, the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval:]*

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

**d. Other Information: -**

- Formal Letter of Approval No. F.1/26/2016-SEZ Dated 22.02.2017
- Location: Survey No.72, Hissa No. 2/1, MIDC Knowledge Park, EON Kharadi Infrastructure Pvt. Ltd.-SEZ, Phase-II, Kharadi Pune-411014.
- The Developer has submitted that:
  - The Company will create necessary infrastructure and provide necessary equipment's or any other capital goods which would be required for setting up the aforesaid common facility,
  - The lessee would install their own equipment's in the specified lease area. Further, such equipment or any other capital goods will be returned post expiry of the lease tenure and no benefits of customs of GST or any other benefits will be availed by the vendor in procuring the equipment's/ goods.
  - The aforesaid facilities will be used exclusively for the SEZ units and the visitors, etc. subject to inter alia, following security protocols.
  - The service providers as may be required, to ensure proper functioning of the facility, may visit the SEZ to provide the required services and the SEZ will ensure entry and exit in the SEZ only to the identified persons of the service providers and
  - The company will collect GST on rent from the lessee as may be applicable and the same will be remitted to Government of India
- The Developer has also submitted following documents:
  - Self-Certified copy of Fire NOC of EON SEZ-Phase-II (tower-A, recreational Block & Tower-B).
  - Copy of Form B issued to EON SEZ, Phase-II
  - Copy of the letter of intent executed with the lessee
  - Copy of the FSSAI certificate granted to the proposed vendor

- GST registration copies of lessee
- Copy of Floor Plan
- Further, vide letter dated 17.02.2026 the Specified officer has submitted as following:
  1. The location of the proposed cafeteria remains unchanged and no changes have been made to the approved floor plan
  2. The cooking activities are being carried out within the existing cafeteria premises, in accordance with the existing arrangements and applicable norms and approvals.
  3. No, it is not proposed to establish any new space as a cafeteria. However, it is proposed to lease space to the new vendor in the existing area of cafeteria.

Further SO report has specified that the clarification furnished by the developer is found in order and SO has no objection in respect of the request of the developer.

e. **Recommendation:**

Approval Committee may kindly consider the proposal of the Developer for leasing out built up space to vendor for setting up their cafeteria facility in the processing area, in terms of Rule 11(5) of SEZ Rules, 2006.

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

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**AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE**

**a. Proposal :**

Proposal submitted by M/s. UBS Business Solutions (India) Pvt. Ltd. (erstwhile known as Credit Suisse Services AG) an IT/ITES Unit located at M/s. EON Kharadi Infrastructure Pvt. Ltd. – SEZ, Phase II to regularize the cafeteria within the SEZ premises in compliance with the directions of the UAC in its meeting dated 21.02.2025.

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

Approval of the Committee for regularization of cafeteria in terms of para 3 of Instruction No.95 dated 11.06.2019, as detailed below:

**Details of Regularization of Cafeteria:**

Sr.No.	Facility	Location(Floor and Building)	Area(Sq.Ft.)
1	Cafeteria	Tower-A, Ground Floor	4757.64

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

As per para 3 of Instruction No.95 dated 11.06.2019

3. *“The issue was examined in this department and with the approval of competent authority, it is conveyed that the same could be allowed subject to the following condition*

*The facilities as envisaged under the proviso to Rule 11(5) of the SEZ Rules could also be created by a Unit for its exclusive use subject to obtaining a NOC from the Developer as well as necessary NOCs/clearances/approvals from the relevant statutory authorities.*

*The Units shall not be eligible for any exemptions, drawback, concessions or any other benefit available under Section 7 or Section 26 of the SEZ Act, for creating or operating such facilities”.*

**d. Other Information: -**

**Previous reference:**

The Proposal of monitoring of Performance of the unit was placed before the 50th Meeting of the Approval Committee held on 21.02.2025, wherein the Committee had directed that the Unit is required to submit an application for regularizing the cafeteria for approval of the UAC. The Unit was also directed to pay all the duty/tax benefits availed for setting up the cafeteria.

Now, the Specified Officer has submitted the report on 05.02.2026.

**Report submitted by the Specified Officer:**

As directed by the Approval Committee, the Specified Officer vide his report dated 17.02.2026 submitted that;

- The unit has availed the duty benefits on the goods for setting up/ running the cafeteria. On being pointing out the unit has duly complied with the Instruction No. 95 dated 11.06.2019 and have filed the B/E and made the payment of applicable duties and taxes as assessed. The unit have paid total duty of **Rs. 44,85,715/-** through the TR-6 Challan No. 4599400142 dated 09.01.2026. The copy of the B/E, worksheet, copy of commercial invoice and copy of TR-6 challan are enclosed for reference.
- No live cooking activity is being carried out in the cafeteria premises.
- The unit is using the electric equipment in the cafeteria for heating the foods procured for serving to their staff

d. There is no change in floor plan

**Information:**

- LOA No. SEEPZ/EKIPL-SEZ/CSSAG/29/2017-18, Dated 24.08.2017.
- Location: 1st to 11th Floor, Building Tower A, M/s EON Kharadi Infrastructure Pvt. Ltd., - SEZ, Phase II, Survey No. 72, Hissa No. 2/1, Kharadi, Pune-411014.
- Date of commencement: 24.11.2017
- LOA valid up to: 23.11.2027

e. **Recommendation:**

The Approval Committee may kindly consider the proposal for regularization of Cafeteria, in terms of para 3 of Instruction No.95 dated 11.06.2019 issued by MOC&I.

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