सीप्ज़ विशेष आर्थिक क्षेत्र

SEEPZ SPECIAL ECONOMIC ZONE

अंधेरी (पूर्व), मुंबई

ANDHERI (EAST), MUMBAI

कार्यसूची के लिए

AGENDA FOR

मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड के आईटी/आईटीईएस के लिए क्षेत्र विशेष विशेष आर्थिक क्षेत्र के लिए अनुमोदन समिति की बैठक।

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES OF M /s. AURUM REAL ESTATE DEVELOPERS LIMITED.

स्थल	: सम्मेलन हॉल, द्वितीय तल, विकास आयुक्त कार्यालय, सीप्ज़-एसईजेड, अंधेरी (पूर्व), मुंबई।
VENUE	: Conference Hall, 2nd Floor, The Office of the Development Commissioner, SEEPZ-SEZ, Andheri (East), Mumbai.
दिनांक	: बुधवार, 25 नवंबर, 2026
DATE	: Wednesday, 25th November 2026
समय	: 12:00 अपराह्न (दोपहर 12:00 बजे)
TIME	: 12:00 PM
मीटिंग नंबर	: 68वीं बैठक
Meeting No	: 68th

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बुधवार, 25 नवंबर, 2026 को विकास आयुक्त, सीप्ज़-सेज़ की अध्यक्षता में मेसर्स ऑरम रियल एस्टेट डेवलपर्स लिमिटेड-सेज़ के आईटी/आईटीईएस के लिए क्षेत्र विशेष विशेष आर्थिक क्षेत्र के लिए अनुमोदन समिति की बैठक।

Meeting of the Approval Committee for Sector Specific Special Economic Zone for IT/ITES of M/s. AURUM REAL ESTATE DEVELOPERS LIMITED-SEZ under the Chairmanship of Development Commissioner, SEEPZ-SEZ on Wednesday, 25th November 2026.

सूचकांक /INDEX

कार्यसूची मद क्र. Agenda Item No.	विषय Subject
कार्यसूची मद क्रमांक 01:- Agenda Item No. 01: -	08.10.2026 को आयोजित बैठक के कार्यवृत्त की पुष्टि। Confirmation of the minutes of the meeting held on 08.10.2026
कार्यसूची मद क्रमांक 02:- Agenda Item No. 02: -	मैसर्स Aurum Platz IT Pvt. Ltd. (एसईजेड डेवलपर) में स्थापित मैसर्स TRIARQ Health LLP (यूनिट) के संबंध में LLP के नामित/निर्दिष्ट भागीदारों में परिवर्तन का प्रस्ताव। Proposal of M/s. TRIARQ Health LLP (unit), set up in M/s. Aurum Platz IT Pvt. Ltd. (SEZ developer), w.r.t. change in Nominee/Designated Partners of the LLP.

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मेसर्स औरम रियल एस्टेट डेवेलपर्स लिमिटेड - सेज, टीटीसी इंडस्ट्रियल एरिया, ठाणे-बेलापुर रोड, घनसोली, नवी मुंबई, के क्षेत्र विशेष विशेष आर्थिक क्षेत्र के लिए अनुमोदन समिति की **67**वीं बैठक का कार्यवृत्त, विकास आयुक्त, सीप्ज़-सेज की अध्यक्षता में **08.10.2026** को सम्मेलन कक्ष, द्वितीय तल, विकास आयुक्त का कार्यालय, सीप्ज़-सेज़, अंधेरी (पूर्व), मुंबई में आयोजित किया गया।

Minutes of 67th Meeting of the Approval Committee for Sector Specific Special Economic Zone of M/s. Aurum Real Estate Developers Ltd. - SEZ, TTC Industrial Area, Thane-Belapur Road, Ghansoli, Navi Mumbai, under the Chairmanship of Development Commissioner, SEEPZ-SEZ held on 08.10.2026, at Conference Hall, 2nd Floor, The Office of the Development Commissioner, SEEPZ-SEZ, Andheri (East), Mumbai

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1.	Name of the SEZ	:	M /s. Aurum Real Estate Developers Ltd.
2.	Sector	:	IT/ITES
3.	Meeting No.	:	67th
4.	Date	:	08.10.2026

उपस्थित सदस्य / Members Present:

क्र. Sr. No.	सदस्यों का नाम Name of Members	पद का नाम Designation	संगठन Organization
1	श्री. मयूर आर. मानकर Shri. Mayur R. Mankar	संयुक्त विकास आयुक्त, Jt. Development Commissioner	सीप्ज़-सेज़ SEEPZ-SEZ
2	श्री. सुनील अघवाने Shri. Sunil Aghawane	संयुक्त आयुक्त आयकर Joint Commissioner, Income Tax	आयकर आयुक्त कार्यालय, मुंबई के नामिती Nominee of Commissioner of Income Tax office, Mumbai
3	श्री. संदीप डी. भोसले Shri. Sandip D. Bhosale	उप विकास आयुक्त Deputy Development Commissioner विनिर्दिष्ट अधिकारी Specified Officer	सीप्ज़-सेज़ SEEPZ –SEZ औरम-सेज़ Aurum-SEZ
4	श्री अश्विन गोपालकर Shri. Ashwin Gopalkar	उप निर्देशक डीजीएफटी Deputy Director DGFT	अतिरिक्त डीजीएफटी, मुंबई के नामित Nominee of the Additional DGFT, Mumbai
5	श्री. विवेक वर्मा Shri. Vivek Verma	उप आयुक्त Deputy Commissioner	सीमा शुल्क आयुक्त, जनरल, एयर कार्गो, सहार के नामिती / Nominee of Commissioner of Customs, General, Air Cargo, Sahar
6	श्रीमती पूनम दराडे Smt. Poonam Darade	उद्योग उपनिदेशक Deputy Director of Industries	डीसी इंडस्ट्रीज, महाराष्ट्र सरकार के नामिती Nominee of DC Industries, Government of Maharashtra

7	श्री जय मनोज शाह Shri. Jay Manoj Shah	विनिर्दिष्ट अधिकारी Specified Officer	सीप्ज़-सेज़ SEEPZ –SEZ

बैठक में सहायता और सुचारू कामकाज के लिए श्री राहुल शिवण्णगोल, एडीसी (न्यू एसईजेड), श्री हनिश राठी, एडीसी (न्यू एसईजेड), श्री सुदर्शन शिंदे, एडीसी (न्यू एसईजेड) श्री किशोर पावडे, एडीसी (न्यू एसईजेड), श्री अमन कुमार शर्मा, एडीसी (न्यू एसईजेड), श्री वैभव उगले, अपर आयुक्त (न्यू एसईज़ेड) और श्री पलाश शंकर, एडीसी (सीप्ज़-सेज़) भी बैठक में सहायता और उसके सुचारू संचालन के लिए उपस्थित रहे।

Shri Rahul Shivannagol, ADC (NEW SEZ), Shri Hanish Rathi, ADC (NEW SEZ), Shri Soodershan Shindde, ADC (New SEZ), Shri Kishore Pawade, ADC (NEW SEZ), Shri Aman Kumar Sharma, ADC (NEW SEZ), Shri Vaibhav Ugale ADC (NEW SEZ) and Shri Palash Shankar, ADC (SEEPZ-SEZ) also attended for assistance and smooth functioning of the meeting.

कार्यसूची मद संख्या 01: -

दिनांक 07.09.2026 को आयोजित 66वीं बैठक के कार्यवृत्त की पुष्टि।

दिनांक 07.09.2026 को आयोजित 66वीं बैठक के कार्यवृत्त की सर्वसम्मति से पुष्टि की गई।

Agenda Item No. 01: -

Confirmation of Minutes of the 66th Meeting held on 07.09.2026.

The Minutes of the 66th Meeting held on 07.09.2026 were confirmed with consensus.

कार्यसूची मद संख्या 02: -

मेसर्स ऑरम प्रॉपटेक लिमिटेड के निदेशकों की सूची एवं शेयरधारिता के स्वरूप में परिवर्तन हेतु आवेदन के संबंध में।

SEEPZ-SEZ/NEWSEZ/AURUM-SEZ/APL/LDC-1/05/2021-22/20279 दिनांक 08.12.2021 (मूल एलओए)

Agenda Item No. 02: -

Application for change in list of directors and shareholding pattern of M /s. Aurum PropTech Limited.

SEEPZ-SEZ/NEWSEZ/AURUM-SEZ/APL/LDC-1/05/2021-22/20279 dated 08.12.2021 (Original LOA)

- **Details of the Directors of M /s. Aurum PropTech Ltd.: -**

Existing List of Directors				
Sr. No.	Name	Designation	% of shares	DIN
1	Vasant Vitthaldas Gujarathi	Non-Executive-Independent Director	NIL	06863505
2	Ajit Ravindra Joshi	Non-Executive-Independent Director	NIL	08108620
3	Padma Samir Deosthali	Non-Executive-Independent Director	NIL	09250994
4	Ashim Ashitbaran Desai	Non-Executive-Independent Director	0.06%	06739440
5	Lakshmi Naga Jyoti	Non-Executive-Independent Director	NIL	07382768
6	Ramashrya Ramjag Yadav	Non-Executive-Independent Director	0.06%	00145051
7	Ashish Pradeep Deora	Non-Executive-Independent Director	NIL	00409254
8	Onkar Sunil Shetye	Executive Director	0.02%	06372831

Proposed List of Directors and change in the composition of board				
Sr. No.	Name	Designation	% of shares	DIN
1	Vasant Vitthaldas Gujarathi	Non-Executive-Independent Director	NIL	06863505
2	Ajit Ravindra Joshi	Non-Executive-Independent Director	NIL	08108620
3	Ashim Ashitbaran Desai	Non-Executive-Independent Director	0.07%	09250994
4	Lakshmi Naga Jyoti	Non-Executive-Independent Director	NIL	07382768
5	Ramashrya Ramjag Yadav	Non-Executive-Independent Director	0.06%	00145051
6	Ashish Pradeep Deora	Non-Executive-Independent Director	NIL	00409254
7	Onkar Sunil Shetye	Executive Director	0.02%	06372831

**There is change in the list of Directors.*

**There is change in the shareholding pattern of the company.*

निर्णय :- विचार-विमर्श के उपरांत, समिति ने वाणिज्य एवं उद्योग मंत्रालय के निर्देश संख्या 109 दिनांक 18.10.2021 के प्रावधानों के अनुसार, **मेसर्स ऑरम प्रॉपटेक लिमिटेड** के निदेशक मंडल की संरचना में परिवर्तन से संबंधित प्रस्ताव को **अनुमोदित किया**, जो उक्त निर्देश में उल्लिखित शर्तों के अनुपालन के अधीन होगा।

Decision: - After deliberation, the Committee approved the proposal of **M /s. Aurum PropTech Limited** for changes to the composition of its Board of Directors, in terms of Ministry of Commerce & Industry Instruction No. 109 dated 18.10.2021 and subject to compliance of the conditions mentioned in the said Instruction.

कार्यसूची मद संख्या 03: -

मेसर्स लोमा को-डेवलपर्स 1 प्राइवेट लिमिटेड (सह-विकासकर्ता) द्वारा एसईज़ेड में स्थित लगभग 1,867 वर्ग फुट निर्मित वाणिज्यिक परिसर को रिटेल बैंकिंग (डिजिटल बैंक) की स्थापना हेतु आईडीएफसी फर्स्ट बैंक लिमिटेड को पट्टे पर देने के संबंध में आवेदन।

Agenda Item No. 03: -

Application of M /s. Loma Co-Developers 1 Private Limited (Co-Developer) w.r.t. leasing approximately 1,867 sq. ft. of built-up commercial premises situated in the SEZ to IDFC First Bank Limited for establishment of a Retail Banking (Digital Bank).

F.1/1/2016-SEZ, दिनांक 15.02.2018

F.1/1/2016-SEZ, Dated 15.02.2018

निर्णय :- विचार-विमर्श के उपरांत, समिति ने एसईज़ेड नियमावली, 2006 के नियम 11(5) के प्रावधानों के अंतर्गत, **मेसर्स लोमा को-डेवलपर्स 1 प्राइवेट लिमिटेड (सह-विकासकर्ता)** के उस प्रस्ताव को **कार्योत्तर अनुमोदन प्रदान किया**, जिसके तहत एसईज़ेड में स्थित लगभग 1,867 वर्ग फुट निर्मित वाणिज्यिक परिसर को रिटेल बैंकिंग (डिजिटल बैंक) की स्थापना हेतु आईडीएफसी फर्स्ट बैंक लिमिटेड को पट्टे पर दिया जाना है।

Decision: - After deliberation, the Committee ex-post facto approved the proposal of **M /s. Loma Co-Developers 1 Private Limited (Co-Developer)** for leasing approximately 1,867 sq. ft. of built-up commercial premises situated in the SEZ to IDFC First Bank Limited for establishment of a Retail Banking (Digital Bank) in terms of Rule 11 (5) of the SEZ Rules, 2006.

कार्यसूची मद संख्या 04: -

मेसर्स लक्स एक्चुअरीज एंड एनालिटिक्स एलएलपी के अनुमोदन पत्र को निरस्त करने हेतु आवेदन के संबंध में।

Agenda Item No. 04: -

Application for cancellation of LOA of M/s. LUX Actuaries & Analytics LLP.

SEEPZ-SEZ/NEWSEZ/LALLP/69/2017-18/ 14750, दिनांक 20.07.2017 (Original LOA)

SEEPZ-SEZ/NEWSEZ/LALLP/69/2017-18/ 14750, dated 20.07.2017 (Original LOA)

निर्णय :- विचार-विमर्श के उपरांत, समिति ने **संबंधित सहायक विकास आयुक्त को निर्देशित किया** कि वे मेसर्स लक्स एक्चुअरीज एंड एनालिटिक्स एलएलपी को कारण बताओ नोटिस जारी करें, जिसमें उनसे यह स्पष्ट करने को कहा जाए कि विशेष आर्थिक क्षेत्र अधिनियम, 2005 की धारा 16(1) के प्रावधानों के अंतर्गत उनका अनुमोदन पत्र (एलओए) निरस्त क्यों न कर दिया जाए।

Decision: - After deliberation, the Committee directed the concerned Assistant Development Commissioner to issue a SHOW CAUSE NOTICE t o **M/s. LUX Actuaries & Analytics LLP** calling upon to show cause as to why their Letter of Approval (LOA) should not be cancelled, in terms of section 16 (1) of SEZ Act, 2005.

बैठक अध्यक्ष को धन्यवाद प्रस्ताव के साथ संपन्न हुई।

Meeting concluded with a vote of thanks to the Chair.

Digitally Signed By
Shri. Dnyaneshwar B Patil
Date: 15-10-2026
Time: 15:28:19

Shri. Dnyaneshwar B Patil
Development Commissioner
SEEPZ- SEZ

Action Taken for Approval Committee held on 08-10-2026

Agenda Item No.	Subject	Remarks
Agenda Item No. 01	Confirmation of the Minutes of the 66th Meeting held on 07-09-2026	noted
Agenda Item No. 02	Application for change in list of directors & change in share holding pattern(M /s. Aurum PropTech Limited)	letter dated 22-10-2026 issued to Unit
Agenda Item No. 03	Application for leasing commercial area to set up a retail banking facility(M /s. Loma Co-Developers 1 Private Limited (Co-Developer))	letter dated 30-09-2026 issued to Co-developer.
Agenda Item No. 04	Proposal for Cancellation of LoAs of Non-Compliant SEZ Units(M/s. LUX Actuaries & Analytics LLP)	letter dated 29-09-2026 issued to Co-Developer (ex-post facto approved)

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

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a. **Proposal :**

Proposal of M/s. TRIARQ Health LLP (unit), set up in M/s. Aurum Platz IT Pvt. Ltd. (SEZ developer), w.r.t. change in Nominee/Designated Partners of the LLP.

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

Approval for change in Nominee/Designated Partners of the LLP.

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

Attention is invited to Instruction No. 109 of MOC&I dated 18th October 2021, which stipulates that, in supersession of Instruction No. 89 dated 17.05.2018 and Instruction No. 90 dated 03.08.2018 and in exercise of provisions of Section 10(10) of the SEZ Act, 2005, the guidelines for approval in cases of reorganization (including change of name, change of shareholding pattern, business transfer arrangements, court approved mergers and demergers, change of constitution, change of Directors, etc.) of SEZ Developers / Co-developers as well as SEZ Units shall be as follows:

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

d. **Other Information: -**

1.	LOP No. & Date (Formal Approval No.)	SEEPZ-SEZ/NEWSEZ/AURUM-SEZ/THL/LCD-1/06/2022-23/07975 dated 20.05.2022 (Original LOA)
2.	Item(s) of manufacture/services	IT/ITES Services.
3.	Date of commencement of production	01.11.2022
4.	Present location	12th Floor, Q1 Tower, Aurum Platz IT Pvt. Ltd. – IT/ITES SEZ developed by Loma Co-Developers 1 Pvt. Ltd., TTC Industrial Area, Thane Belapur Road, Ghansoli, Navi Mumbai – 400710

Details of Change in Nominee / Designated Partners of the Unit

The unit, vide its intimation dated 23.10.2026 under Instruction No. 109 of MOC&I, informs that Mr. Milind Eknath Ghyar resigned as Designated Partner on 10.01.2023 and was appointed the same day as Nominee Designated Partner on behalf of GLOSTREAM INC, and that Mr. Joseph John Radtka and Mr. Brent Gerald Cieszynski were appointed Designated Partners w.e.f. 10.04.2025.

List of Designated Partners before and after the change

Sr No.	Before change in Designated Partners	After change in Designated Partners

	Name of Designated Partners	Designation	Appointment / Resignation Date	Name of Designated Partners	Designation	Date of Appointment
1.	TRIARQ Health LLC through its nominee Designated Partner Mr. Michael John Sappington	Designated Partner	Appt. Date- 17.06.2021	TRIARQ Health LLC through its nominee Designated Partner Mr. Michael John Sappington	Designated Partner	Appt. Date- 17.06.2021
2.	Mr. Milind Eknath Ghyar	Designated Partner	Appt. Date- 17.06.2021 Resignation Date- 10.01.2023	-	-	-
3.	-	-	-	GLOSTREAM INC through its nominee Designated Partner Mr. Milind Eknath Ghyar	Designated Partner	Appt. Date- 10.01.2023
4.	-	-	-	Mr. Joseph John Radtka	Designated Partner	Appt. Date- 10.04.2025
5.	-	-	-	Mr. Brent Gerald Cieszynski	Designated Partner	Appt. Date- 10.04.2025

**There is change in the list of partners.*

- **Documents submitted: -**

1. Copy of Letter of Approval;
2. Copy of resolution for appointment of Mr. Joseph John Radtka and Brent Gerald Cieszynski;
3. CA certified List of Designated Partners before and after addition of Nominee/Designated Partner;
4. Copy of Form 3 & Form 4 along with its Paid Challans;
5. LLP Form 11;
6. Certificate of Incorporation;
7. Initial LLP agreement;
8. All Supplementary LLP agreement for Nominee and Designated partner change;
9. Undertaking in terms of Instruction No.109
10. Undertaking regarding personal liability arising, if any against the Designated Partner;
11. Copy of KYC documents (Aadhar card, PAN card) of appointed Nominee/Designated Partner

e. **Recommendation:**

The proposal of **M/s. TRIARQ Health LLP** located at Aurum RealEstate Developers Limited – SEZ Airoli, Navi Mumbai for change in Nominee/Designated Partners of the LLP in terms of MoC&I Instruction No. 109 dated 18.10.2021 is submitted before the Approval Committee for consideration.

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