सीप्ज़ विशेष आर्थिक क्षेत्र

SEEPZ SPECIAL ECONOMIC ZONE

अंधेरी (पूर्व), मुंबई।

ANDHERI (EAST), MUMBAI.

सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण की 78वीं बैठक का एजेंडा

AGENDA FOR THE 78th MEETING OF THE SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY

स्थान: कॉन्फ्रेंस हॉल, दूसरी मंजिल, DC कार्यालय (हाइब्रिड मोड)

VENUE: Conference Hall, 2nd floor, DC Office (Hybrid Mode)

26.11.2026 **11.00 A.M**

@SEEPZ_SEZ @SEEPZ-SEZ @SEEPZ_SEZ @SEEPZ_SEZ

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The agenda for the 77th Authority Meeting was circulated to the Ministry of Commerce and Industry, Members of the Authority, and MIDC vide email dated 10.09.2026. Subsequently, the minutes of the said meeting were circulated to the Ministry of Commerce and Industry, Members of the Authority, and MIDC vide email dated 30.09.2026.

ACTION TAKEN REPORT OF 77th AUTHORITY MEETING DATED 11.09.2026

Sr. No.	Name of the Proposal	Decision	Action Taken
1	Proposal for consideration of Annual Budget for F.Y. 2026-27 of SEEPZ-SEZ Authority.	After deliberation, the Committee approved the Annual Budget for F.Y. 2026-27 and noted the delay in its presentation before the Authority. The Committee directed that, henceforth, estimates from the concerned Sections shall be obtained within the prescribed timelines to ensure that the Annual Budget is prepared and presented in a timely manner. Also decided that from today onwards, The budget for 2027-2028 will be present in March month and if any budget required in additional then RE also take permission in authority meeting.	The recommendation of the Authority is noted for compliance during the preparation of budget for the FY 2027-28.
2	Proposal for consideration of Annual Financial Statements for F.Y. 2025-26 of SEEPZ-SEZ Authority	After Deliberation, the Authority directed that an appropriate disclosure be incorporated in Schedule 28 – Notes to Accounts, Item No. 5 – Investments, with a cross-reference to Note No. 10 – Contingent Liabilities. 2. Reclassification of capitalized amount under Fixed Assets The Authority further deliberated upon the classification of the capitalized amount presently appearing under the head "Structural Repairs and Water Proofing Treatment" in Schedule 9A – Fixed Assets. The Authority recommended that the said amount be clubbed under	1. Item No. 5 under the head Investments, Disclosures is made as follows: "Investments in subsidiaries and Joint Ventures of Rs.32.50 lacs shown under Schedule 10 is not likely to yield any revenue since the MOU dated 13-09-2011 with M/s. Ashoka Biogreen Pvt. Ltd. for setting up and operating a Nisarguna Bio-Mechanisation Plant for treatment of Wet Garbage generated in SEEPZ SEZ has been surrendered by the

		the head "Building", as the expenditure relates to the building and forms part of the cost thereof.	company in 2014 and the matter is now sub-judice. The details given under Note 10 - Contingent Liabilities." 2. The head "Structural Repairs and Water Proofing Treatment" in Schedule 9A – Fixed Assets is now clubbed under the head Building as recommended.
3 (a) to 3 (f)	Monthly Statement Expenditure incurred through Imprest from March 2026 to August 2026	After due deliberation, the Authority noted the expenditure incurred through the Imprest Account and directed that the amount be recouped to the SEEPZ Authority Fund on a timely basis.	Noted.
4	Post-facto approval is sought for the expenditure incurred towards reimbursement of the Annual Maintenance Contract (AMC) charges of the XRF machine to SGJMA. The expenditure was initially incurred by SGJMA as an interim and emergency measure to ensure uninterrupted services to the units.	After deliberation, Authority was noted the said proposal.	Noted.
5	Post facto approval of financial sanction for Construction of Residential Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential Tower with 88 Flats).	After deliberation, the Authority accorded post facto approval to the financial sanction of ₹34,90,88,888/- for the construction of Residential Quarters at SEEPZ-SEZ, Mumbai.	Noted.
6	Proposal for approval of the key planning and infrastructure decisions required for finalization of the SEEPZ Master Plan, including the proposed road network, utility network, water supply system, sewerage system, power supply	After due deliberation, the Authority has decided to replace the proposed 2.3 km Multi-Utility Tunnel (MUT) with a conventional utility system due to high costs, lack of plot connectivity, and a lengthy execution timeline. To avoid disturbing the main road	M/s Tractebel has submitted the documents vide mail date 16.11.2026 and is under security of M/s NBCC India Ltd.

	framework, and the planning-level cost.	and trees, the electric duct chamber will be routed strictly below footpaths and secondary roads, with M/s Tractebel optimizing the design to reduce costs while maintaining its 40-year lifespan. To address the urgent water shortage, a fast-track parallel water pipeline will be constructed immediately, deferring any future MUT-aligned pipelines until current demand is assessed. M/s Tractebel is directed to finalize this conventional system design for submission to MIDC for approval, with final project execution to be handled by NBCC.	
7	Approval for the procurement process using the Quality and Cost Based Selection (QCBS) method and the financial approval of the estimated project cost for DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1 AND CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3 at SEEPZ-SEZ, Mumbai.	After deliberation, the Authority approved the QCBS methodology, with 30% weightage for technical evaluation and 70% for financial evaluation, and accorded financial approval of ₹453.07 crore for the proposed project. The Authority also approved the proposed scope of work and authorised the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for approval. Also directed that after finalisation of tender final details should be put up infront of committee for perusal.	Tender is floated on Central Public Procurement Portal (CPPP) under Tender ID 2026_SEEPZ_929543_1 (Reference No. SEEPZM-IT/14/2025-PROC) on 08.10.2026 with end date of bid submission 03.12.2026
8 (A)	Approval for development of a 1.0 MLD Water Treatment Plant (WTP) at SEEPZ-SEZ, Mumbai, based on Deval Talao and campus dug-well sources, including associated rawwater intake, transmission, treatment, storage, pumping, delivery and monitoring infrastructure, along	After due deliberation, Authority approved the said proposal. Also directed that after finalisation of tender final work order should be put up infront of committee for perusal.	Tender is floated on Central Public Procurement Portal (CPPP) under Tender ID 2026_SEEPZ_929129_1 (Reference No. SEEPZM/57/ 2026-EO) on 07.10.2026 with end date of bid submission 26.11.2026

	with Operation and Maintenance for a period of 15 years with or without the Hybrid Annuity Model (HAM).		
8 (B)	Approval for construction of a new centralized Ground Service Reservoir (GSR) System of 2.6 ML capacity at the existing septic-tank location at SEEPZ-SEZ, Mumbai, including demolition of the existing defunct septic tank, pumping station, electrical works, DI pipeline, MCGM water-supply connection and RCC storm-water drain.	After deliberation, the Authority approved the development of a new centralised Ground Service Reservoir (GSR) system at SEEPZ SEZ with an aggregate capacity of 2.6 ML at a tentative project cost of ₹6.00 crore. Also directed that after finalisation of tender final work order should be put up infront of committee for perusal.	It is in progress and is being prepared by M/s NBCC (India) Ltd.
8 (C)	Approval for the laying of a new dedicated potable water supply pipeline grid across various sectors of SEEPZ-SEZ Mumbai, comprising approximately 9.10 km of core 539 distribution mains and 3.50 km of high-pressure trunk ring mains for supply to buildings, along with the conversion of the existing obsolete 1970s potable water distribution network for non-potable water supply, to ensure a reliable 24x7 potable water supply.	After deliberation, Authority approved the said proposal. Also directed that after finalisation of tender final work order should be put up infront of committee for perusal.	It is in progress and is being prepared by M/s NBCC (India) Ltd.
9	Proposal for post facto approval for adoption of the Ready Reckoner Rate for determination of industrial land premium in respect of transfer of a unit under Rule 74A of the SEZ Rules, 2006.	After deliberation, the Authority accorded post facto approval for adoption of the prevailing Ready Reckoner Rate for determination of the Industrial Land Premium in respect of the transfer of the unit under Rule 74A of the SEZ Rules, 2006, in place of the existing MIDC rate of ₹63,180/- per sq. mtr fixed in 2024.	Noted.
10	Proposal for continuation of the	After deliberation, the Authority approved	Letter dated 16.10.2026 has been issued the Unit

	benefit of concession in Service Charges to the Unit Holders of G&J Complex-III consequent upon revision of Service Charges from Rs. 250/- per sq. mtr. per annum to Rs. 350/- per sq. mtr. per annum.	continuation of the concession as a fixed benefit of ₹125/- per sq. mtr. per annum for the remaining concession period up to 31.12.2027, with the effective Service Charges for eligible Unit Holders of G&J Complex-III being ₹225/- per sq. mtr. per annum.	Holders of G&J Complex-III.
11	Approval of payment of honorarium and related facilities to the members of the Reconstitution of Committee for recommending methodology for fixation of revised Fair Rental Rates for Manufacturing units-reg.	After deliberation, the Authority took note and approved the said proposal.	Noted.
12	Post Facto approval for revision of lease rent in respect of Telecom Towers/ Cell Sites transferred from M/s. Bharti Airtel Ltd. To M/s. Indus Tower Ltd.	After deliberation, Authority approved the said proposal.	Noted.
13	Proposal for comprehensive structural Rehabilitation, Repair, Strengthening and Waterproofing Works of SEEPZ Gems & Jewellery Complex-I & Complex-II, Andheri (East), Mumbai through M/s. NBCC (India) Ltd. as Project Management Consultant (PMC)	After deliberation, the Authority directed that, before taking up the proposed comprehensive repair, rehabilitation, strengthening and waterproofing works of G&J Complex-I and Complex-II, a detailed structural audit of both buildings shall be carried out, including NonDestructive Testing (NDT) and Thermal Scanning, to assess the present structural condition and identify the required repair/rectification works. The Authority further directed that the structural audit and requisite testing shall be completed within 7 days, and call meeting of all stakeholders for the same and the findings thereof shall be placed before the Authority for further consideration and	As per the SEEPZ-SEZ's directions, the unit holders of G&J Complex-I & II have not yet conducted Thermal Scanning and NDT testing for the structural audit.

		necessary action.	
14	Proposal for Approval for Release of Pending Payment to M/s. Interlight towards Annual Maintenance Contract (AMC) for Electrical Works in SEEPZ-SEZ Premises & SEEPZ-SEZ Colony.	After deliberation, Authority approved the said proposal.	The payment was released on 16.10.2026.
15	Proposal for Post-facto approval of the decisions/ recommendations arising out of the meeting held on 07.07.2026 regarding modification of Key Deliverables, Payment Milestones and scope of services under the Agreement with M/s MitKat Advisory Services Pvt. Ltd.	After deliberation, Authority approved the proposal for postfacto approval of the decisions/recommendations arising out of the meeting held on 07.07.2026 and authorised necessary action for execution of the formal Amendment/ Addendum to the existing Agreement, as approved by the Competent Authority.	Noted, further an e mail has been sent to M/s. MITKAT Advisory Services Pvt. Ltd for initializing the process of addendum to agreement as per meeting dated 07.07.2026.
16	Post-facto approval to the implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure, with effect from the date of implementation and approval for finalisation of documentation, eligibility, validity and fee structure for VIP Temporary Pass.	After deliberation, Authority approved the post facto proposal for implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure issued vide circular no. 36/2026 dated 02.09.2026, with effect from the date of implementation and fee structure of VIP Temporary pass also approved in the meeting.	Noted.
17	Proposal for Deployment of Maharashtra State Security Corporation (MSSC) Security Personnel at SEEPZ-SEZ – reg.	After deliberation, Authority approved the Proposal for Deployment of Maharashtra State Security Corporation (MSSC) Security Personnel at SEEPZ-SEZ.	As approved by the authority, the advance payment has been released in accordance with the prescribed pre-induction formalities of MSSC.
18	Internet cable and CCTV for entire SEEPZ. Proposal of PSUS.	After deliberation, the Authority approved the said proposal. Further, the following was approved by the committee: i) RailTel shall undertake the monetisation of the built-up office network at no additional cost to SEEPZ. The Revenue	They have mobilized to site. As per their request, they have been provided ccommodation at SDF-I to their labour.

		Sharing Agreement shall be executed subsequently, based on mutually agreed rates. RailTel may levy OTC and O&M charges on the end customers; however, SEEPZ shall not bear any additional cost on this account. ii) The AMC charges for maintenance of the infrastructure shall be restricted to 10% of the capital cost.	

ajeet.bhati < ajeet.bhati@gov.in >

Re:Agenda for the 77th Meeting of the SEEPZ-SEZ Authority.

Aman Kumar Sharma < amank.g142101@gov.in >

Thu, 10 Sep 2026 7:06:26 PM +0530

To "Sanjay Kumar"<sanjay.78@gov.in>,"DGFT"<dgft@nic.in>,"sgjma" <sgjma@sgjma.in>,"vijay gujarathi"<vijay.gujarathi@belf.com>,"deseepz" <deseepz@midcindia.org>

Cc "Development Commissioner SEEPZ Special Economic Zone"<dcseepz-mah@nic.in>,"JDC CLUSTER"<jdcpc-mah@gov.in>,"JDC SEEPZ MUMBAI" <jdcseepz-mah@nic.in>,"Deputy Development Commissioner SEEPZ Special Economic Zone"<ddcseepz-mah@nic.in>,"AO SEEPZ MAH"<aoseepz-mah@nic.in>,"Hanish Rathi"<hanishr.g171701@gov.in>,"Soodershan Shindde" <soodershan.shindde@gov.in>,"Vaibhav Ugale"<vaibhav.ugale@nic.in>,"Jagdish Gaur"<jagdish.gaur@gov.in>,"Divyanshi Goyal"<divyanshi.goyal@gov.in>,"Ajeet Bhati"<ajeet.bhati@gov.in>,"Ashok Kumar"<ashok.meena49@gov.in>,"W004717-SEEPZ"<w004717-seepz@tractebel.engie.com>,"jyotirmoysahu" <jyotirmoy.sahu@nbccindia.com>,"raghuwanshiwind" <raghuwanshiwind@gmail.com>,"Gaurav Udapure" <gudapure@tataconsultingengineers.com>,"Ranjan Kumar"<ranjan-kumar@gov.in>,"avinashyadav"<avinash.yadav@cbre.com>

Sir/Madam,

Please refer to the trail email regarding the 77th Authority Meeting of the SEEPZ-SEZ.

It is hereby informed that the meeting is scheduled to be held as per the details provided below. The meeting link and the link to the updated Agenda are also provided below for your kind reference.

Agenda link: https://drive.google.com/file/d/1R3k6QNiwPJAhUC-GNF4faijQYDtwjeTn/view?usp=sharing

Date: 11.09.2026
Time: 11:00 AM

Meeting Link:

Hosted by DC Seepz

https://seepz.webex.com/seepz/j.php?MTID=m3033abd5737fee733b4729e7de5df156

Friday, September 11, 2026 11:00 AM | 5 hours | (UTC+05:30) Chennai, Kolkata, Mumbai, New Delhi
Meeting number: 2518 701 9821
Password: DC@11 (32111 when dialing from a video system)

Join by video system
Dial 25187019821@seepz.webex.com
You can also dial 210.4.202.4 and enter your meeting number.

Join by phone
+65-6703-6949 Singapore Toll

Access code: 251 870 19821

You are requested to kindly join the meeting through the above link at the scheduled date and time.

Regards,
Aman Kumar Sharma
Assistant Development Commissioner
SEEPZ-SEZ, Mumbai

From: Aman Kumar Sharma <amank.g142101@gov.in>
To: "Sanjay Kumar"<sanjay.78@gov.in>, "DGFT"<dgft@nic.in>, "sgjma" <sgjma@sgjma.in>, "vijay gujarathi"<vijay.gujarathi@belf.com>, "deseepz" <deseepz@midcindia.org>, "hasu"<hasu@hk.co>, "sapinder" <sapinder@omegaresistors.com>
Cc: "Development Commissioner SEEPZ Special Economic Zone"<dcseepz-mah@nic.in>, "JDC SEEPZ MUMBAI"<jdcseepz-mah@nic.in>, "Deputy Development Commissioner SEEPZ Special Economic Zone"<ddcseepz-mah@nic.in>, "AO SEEPZ MAH"<aoseepz-mah@nic.in>, "Hanish Rathi"<hanishr.g171701@gov.in>, "Soodershan Shindde"<soodershan.shindde@gov.in>, "Vaibhav Ugale" <vaibhav.ugale@nic.in>, "Jagdish Gaur"<jagdish.gaur@gov.in>, "Divyanshi Goyal" <divyanshi.goyal@gov.in>, "Ajeet Bhati"<ajeet.bhati@gov.in>, "Ashok Kumar" <ashok.meena49@gov.in>, "W004717-SEEPZ"<w004717-seepz@tractebel.engie.com>, "jyotirmoysahu"<jyotirmoy.sahu@nbccindia.com>, "raghuwanshiwind"<raghuwanshiwind@gmail.com>, "Gaurav Udapure" <gudapure@tataconsultingengineers.com>, "Ranjan Kumar"<ranjan-kumar@gov.in>, "avinashyadav"<avinash.yadav@cbre.com>
Date: Sat, 05 Sep 2026 17:44:42 +0530
Subject: Re:Agenda for the 77th Meeting of the SEEPZ-SEZ Authority.

Sir/Madam,

With reference to the email regarding the 77th Authority Meeting of the SEEPZ-SEZ, it is hereby informed that the meeting is scheduled to be held as per the

details given below. The meeting link and the link to the Agenda are provided below for your kind reference.

Agenda
link: https://drive.google.com/file/d/1kMgUInETHU_9yrujtNc2rdSieKqzH3Hw/view?usp=sharing

Date: 11.09.2026
Time: 11:00 AM

Meeting Link:

Hosted by DC Seepz

https://seepz.webex.com/seepz/j.php?MTID=m3033abd5737fee733b4729e7de5df156
Friday, September 11, 2026 11:00 AM | 5 hours | (UTC+05:30) Chennai, Kolkata, Mumbai, New Delhi
Meeting number: 2518 701 9821
Password: DC@11 (32111 when dialing from a video system)

Join by video system
Dial 25187019821@seepz.webex.com
You can also dial 210.4.202.4 and enter your meeting number.

Join by phone
+65-6703-6949 Singapore Toll

Access code: 251 870 19821

You are requested to kindly join the meeting through the above link at the scheduled date and time.

Regards,
Aman Kumar Sharma
Assistant Development Commissioner
SEEPZ-SEZ, Mumbai

From: Aman Kumar Sharma <amank.g142101@gov.in>
To: "Sanjay Kumar"<sanjay.78@gov.in>, "DGFT"<dgft@nic.in>, "sgjma" <sgjma@sgjma.in>, "vijay gujarathi"<vijay.gujarathi@belf.com>, "deseepz" <deseepz@midcindia.org>
Cc: "Development Commissioner SEEPZ Special Economic Zone"<dcseepz-

mah@nic.in>, "JDC SEEPZ MUMBAI"<jdcseepz-mah@nic.in>, "Deputy Development Commissioner SEEPZ Special Economic Zone"<ddcseepz-mah@nic.in>, "AO SEEPZ MAH"<aoseepz-mah@nic.in>, "Hanish Rathi"<hanishr.g171701@gov.in>, "Soodershan Shindde"<soodershan.shindde@gov.in>, "Vaibhav Ugale" <vaibhav.ugale@nic.in>, "Jagdish Gaur"<jagdish.gaur@gov.in>, "Divyanshi Goyal" <divyanshi.goyal@gov.in>, "Ajeet Bhati"<ajeet.bhati@gov.in>, "Ashok Kumar" <ashok.meena49@gov.in>, "W004717-SEEPZ"<w004717-seepz@tractebel.engie.com>, "jyotirmoysahu"<jyotirmoy.sahu@nbccindia.com>, "raghuwanshiwind"<raghuwanshiwind@gmail.com>, "Gaurav Udapure" <gudapure@tataconsultingengineers.com>, "Ranjan Kumar"<ranjan-kumar@gov.in>, "avinashyadav"<avinash.yadav@cbre.com>
Date: Fri, 04 Sep 2026 13:27:40 +0530
Subject: Agenda for the 77th Meeting of the SEEPZ-SEZ Authority.

Sir/Madam,

Please find attached herewith the Agenda at the link below for the 77th Authority Meeting of the SEEPZ-SEZ. The date, time and meeting link will be communicated separately in due course.

Agenda
link: https://drive.google.com/file/d/1kMgUInETHU_9yrujtNc2rdSieKqzH3Hw/view?usp=sharing

Regards,
Aman Kumar Sharma
Assistant Development Commissioner
SEEPZ-SEZ, Mumbai

ajeet.bhati < ajeet.bhati@gov.in >

Minutes of the 77th Authority Meeting

Ajeet Bhati < ajeet.bhati@gov.in >

Wed, 30 Sep 2026 10:26:35 AM +0530

To "Sanjay Kumar"<sanjay.78@gov.in>,"mumbai-dgft mumbai-dgft"<mumbai-dgft@nic.in>,"sgjma"<sgjma@sgjma.in>,"vijay gujarathi" <vijay.gujarathi@belf.com>,"sapinder"<sapinder@omegaresistors.com>,"hasu" <hasu@hk.co>

Cc "Development Commissioner SEEPZ Special Economic Zone"<dcseepz-mah@nic.in>,"JDC SEEPZ MUMBAI"<jdcseepz-mah@nic.in>,"Deputy Development Commissioner SEEPZ Special Economic Zone"<ddcseepz-mah@nic.in>,"AO SEEPZ MAH"<aoseepz-mah@nic.in>,"Hanish Rathi"<hanishr.g171701@gov.in>,"Aman Kumar Sharma"<amank.g142101@gov.in>,"Soodershan Shindde" <soodershan.shindde@gov.in>,"Vaibhav Ugale"<vaibhav.ugale@nic.in>,"Ashok Kumar"<ashok.meena49@gov.in>,"Jagdish Gaur"<jagdish.gaur@gov.in>,"Divyanshi Goyal"<divyanshi.goyal@gov.in>,"Ranjan Kumar"<ranjan-kumar@gov.in>,"W004717-SEEPZ"<w004717-seepz@tractebel.engie.com>,"SEEPZ PMU" <seepz.pmu@gov.in>,"avinashyadav"<avinash.yadav@cbre.com>,"gudapure" <gudapure@tataconsultingengineers.com>,"jyotirmoysahu" <jyotirmoy.sahu@nbccindia.com>,"deseepz"<deseepz@midcindia.org>,"CA Section" <ca.seepz@gov.in>

Sir/Madam,

The 77th Authority Meeting of SEEEPZ-SEZ, Mumbai was held on 11.09.2026 under the chairmanship of the Development Commissioner via hybrid mode.

The minutes are enclosed for information and necessary action.

Regards,

Estate Section,
SEEPZ-SEZ Authority,
Mumbai

1 Attachment(s)

Minutes of the 77th Authority M…
323 KB

विकास आयुक्त/अध्यक्ष, सीप्ज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक **11.09.2026** को आयोजित 77 प्राधिकरण बैठक का कार्यवृत्त।

MINUTES OF THE 77th AUTHORITY MEETING HELD ON 11.09.2026 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following are present:

Sr. No.	Name	Designation
1	Shri. Mayur Mankar, Joint Development Commissioner, SEEPZ-SEZ	Member/Secretary
2	Shri. Backiyavelu Mutharasu ITS Deputy DGFT, Mumbai	Member

Special Invitee:-

Sr. No.	Name	Designation
1	Shri Adil Kotwal	Chairman, SGJMA
2	Shri Vijay Gujrathi	Chairman, SEEMA
3	Shri Sapinder Singh	Managing Director of Omega Products.

Shri Sandip Bhosale,Dy. Development Commissioner cum Estate Officer, Shri. Avinash Patankar, Sr. Accounts Officer & Officer (Estate Finance), Shri Aman Kumar Sharma, Assistant Development Commissioner (Estate Operation), Shri Soodershan Shinde, Assistant Development Commissioner (IT), Shri Vaibhav Ugale,Assistant Development Commissioner (Security), Ms. Divyanshi Goyal, LDC,Shri Ajeet Bhati, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 76th Authority held on 07.04.2026.

Decision: After Deliberation, Authority confirms the minutes of the meeting held on 07.04.2026.

Agenda Item No. 1 (A):- Proposal for consideration of Annual Budget for F.Y. 2026-27 of SEEPZ-SEZ Authority.

The Annual Budget for F.Y. 2026-27 of SEEPZ SEZ Authority is prepared on the basis of the projected expenditure estimated by the concerned section of SEEPZ SEZ Authority.

Decision: After deliberation, the Committee **approved** the Annual Budget for F.Y. 2026-27 and noted the delay in its presentation before the Authority. The Committee directed that, henceforth, estimates from the concerned Sections shall be obtained within the prescribed timelines to ensure that the Annual Budget is prepared and presented in a timely manner. Also decided that from today onwards, The budget for 2027-2028 will be present in March month and if any budget required in additional then RE also take permission in authority meeting .

Agenda Item No. 2:- Proposal for consideration of Annual Financial Statements for F.Y. 2025-26 of SEEPZ-SEZ Authority

The Duly audited Annual Financial Statement for FY 2025-26 of SEEPZ SEZ Authority is prepared in the RISe ERP Software for the first time.

The Authority deliberated upon the Financial Statements in detail and suggested the following corrections:

1. Disclosure regarding Investment of ₹32.50 lakh in M/s. Ashoka Biogreen Pvt. Ltd.
   The Authority noted that an amount of ₹32.50 lakh, paid to M/s. Ashoka Biogreen Pvt. Ltd. pursuant to the MOU dated 13.09.2011 towards the construction cost of the Nisarguna Bio-Mechanization Plant, was reflected under Investment from Earmarked/Endowment Funds in Schedule 10.
   The Authority observed that the said investment is not likely to yield any revenue, as the MOU dated 13.09.2011 with M/s. Ashoka Biogreen Pvt. Ltd. for setting up and operating a Nisarguna Bio-Mechanization Plant for treatment of wet garbage generated in SEEPZ SEZ was surrendered by the company in 2014 and the matter is presently sub-judice.

Decision: After Deliberation, the Authority directed that an

appropriate disclosure be incorporated in Schedule 28 – Notes to Accounts, Item No. 5 – Investments, with a cross-reference to Note No. 10 – Contingent Liabilities.

2. Reclassification of capitalized amount under Fixed Assets
The Authority further deliberated upon the classification of the capitalized amount presently appearing under the head "Structural Repairs and Water Proofing Treatment" in Schedule 9A – Fixed Assets.

The Authority recommended that the said amount be clubbed under the head "Building", as the expenditure relates to the building and forms part of the cost thereof.

Agenda Item No.3(a) to 3(f): Monthly Statement Expenditure incurred through Imprest from March 2026 to August 2026.

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 from the months of March 2026 to August 2026.

Authority was apprised that, the statement of expenditure incurred throughImprest for the months of March, 2026 to August 2026 wasplaced before the Authority. The expenditures primarily pertain to routine andcontingent expenses such as official travel arrangements (air/rail ticket bookings),mobile and internet charges, office-related purchases, minor repairs andmaintenance and other incidental requirements necessary for smooth functioningof the office.

The expenditures have been incurred for official purposes and are in thenature of petty and emergent expenses, processed through the Imprestmechanism in accordance with prescribed financial rules and procedures.

The payments of an urgent nature made from the SEEPZ Authority Fund, which are required to be borne by the Office of the Development Commissioner, are being recouped from time to time to the SEEPZ Authority Fund.

Decision: After due deliberation, the Authority **noted** the expenditure incurred through the Imprest Account and directed that the amount be recouped to the SEEPZ Authority Fund on a timely basis.

Agenda Item No. 4: Post-facto approval is sought for the

expenditure incurred towards reimbursement of the Annual Maintenance Contract (AMC) charges of the XRF machine to SGJMA. The expenditure was initially incurred by SGJMA as an interim and emergency measure to ensure uninterrupted services to the units.

The Authority was apprised that the XRF (Assaying) Machine installed at DGDCL's premises remained non-functional for 3–4 days in March 2026 due to non-attendance of repair services by the manufacturer/supplier, resulting in delays in jewellery purity testing and export shipments. As an interim and emergency measure, SGJMA entered into a one-year AMC with M/s. Fischer Measurement Technologies (India) Pvt. Ltd. at a cost of ₹47,200/- (inclusive of all taxes) and subsequently sought reimbursement from the SEEPZ-SEZ Authority.

Accordingly, ₹47,200/- was reimbursed to SGJMA from the Authority Fund for FY 2026-27 on 14.05.2026.

Decision: After deliberation, Authority was noted the said proposal.

Agenda Item No. 5: Post facto approval of financial sanction for Construction of Residential Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential Tower with 88 Flats).

The Authority was apprised that administrative approval had been accorded in the 75th Authority Meeting for construction of a Stilt + 11 Floors Residential Tower with 88 flats at SEEPZ-SEZ, Mumbai, at an estimated project cost of ₹32,79,36,697/- (excluding GST). The project comprises a total built-up area of 7,940 sq. mtrs., consisting of 44 1-BHK transit-type accommodations proposed to be rented to employees of SEEPZ units and 44 2-BHK staff quarters for the Authority's administrative personnel.

It was further apprised that, based on the financial and technical evaluation carried out by M/s. WAPCOS Ltd., the work was awarded to M/s. Tricon Infra Buildtech Pvt. Ltd., being the L1 bidder, at a total cost of ₹34,90,88,888/-.

In view of the above, the Authority was requested to accord post facto approval of the financial sanction of ₹34,90,88,888/- for execution of the said residential project.

Decision: After deliberation, the Authority accorded post facto approval to the financial sanction of ₹34,90,88,888/- for the construction of Residential Quarters at SEEPZ-SEZ, Mumbai.

Agenda Item No. 6:Proposal for approval of the key planning and infrastructure decisions required for finalization of the SEEPZ Master Plan, including the proposed road network, utility network, water supply system, sewerage system, power supply framework, and the planning-level cost.

The Authority was apprised that, pursuant to the decisions taken in the 76th Authority Meeting under Agenda Item No. 8, key planning and infrastructure components for finalisation of the SEEPZ Master Plan had been evaluated, including the road network, pedestrian connectivity, Multi-Utility Tunnel (MUT), water supply, sewerage and power infrastructure.

It was further apprised that the overall planning-level infrastructure framework was estimated at approximately ₹278.68 crore, including ₹155.55 crore for MUT, ₹77.72 crore for the pedestrian/skywalk network, ₹9.21 crore for water supply infrastructure, ₹24.80 crore for sewerage/STP infrastructure and ₹11.40 crore for the power framework. The centrally aligned MUT of approximately 2.3 km was identified as the preferred option from the engineering perspective, subject to financial and administrative feasibility and value engineering.

The Authority was also apprised of the subsequent NBCC estimates for internal road and MUT works, including an estimated cumulative project cost of ₹150.54 crore under the proposed cast-in-situ framework.

The layout of the electric duct chamber is strategically planned to run below the footpath and secondary roads, ensuring the infrastructure progresses without disturbing the main road and existing trees. During the discussions, M/s Tractebel noted that if there is a cost constraint regarding the construction of the Multi-Utility Tunnel (MUT), the design scope can be optimized and reduced, even though it has been engineered to last for a design life of the next 40 years.

However, the SEEPZ Authority has explicitly stated that the massive size and high cost required to implement an MUT across the entire 2.3 km stretch is not cost-effective, further noting that the MUT layout proposed by Tractebel fails to demonstrate vital end-point connectivity to individual plots. Additionally, the authority stated that the final execution of the MUT will be a highly time-consuming process. While the long-term development of a new main pipeline can be executed after the eventual completion of the MUT based on future observations and demand, the current situation demands immediate action. Therefore, seeing the considerable and urgent shortage of water, a

parallel water line must be planned right now because it can be executed within a much shorter span of time.

Consequently, because the high capital cost cannot be invested given the lack of immediate feasibility, a conventional system must be designed in accordance with these practical requirements. To facilitate this, M/s Tractebel is strictly directed to prepare and submit the finalized conventional plan. This final plan will be submitted to MIDC for formal statutory approval, and the final on-ground execution of the project will be done by NBCC.

Decision: After due deliberation, the Authority has decided to replace the proposed 2.3 km Multi-Utility Tunnel (MUT) with a conventional utility system due to high costs, lack of plot connectivity, and a lengthy execution timeline. To avoid disturbing the main road and trees, the electric duct chamber will be routed strictly below footpaths and secondary roads, with M/s Tractebel optimizing the design to reduce costs while maintaining its 40-year lifespan. To address the urgent water shortage, a fast-track parallel water pipeline will be constructed immediately, deferring any future MUT-aligned pipelines until current demand is assessed. M/s Tractebel is directed to finalize this conventional system design for submission to MIDC for approval, with final project execution to be handled by NBCC.

Agenda Item No. 7: Approval for the procurement process using the Quality and Cost Based Selection (QCBS) method and the financial approval of the estimated project cost for DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) - 1 AND CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3 at SEEPZ-SEZ, Mumbai.

The Authority was apprised that, as part of the proposed redevelopment and upgradation of the SEEPZ-SEZ premises, it was proposed to demolish the existing SDF-1 building and construct NEST-03 having a total built-up area of approximately 14.88 lakh sq. ft. The proposed development comprises three towers, namely Towers A, B and C, along with requisite civil, structural, electrical, MEP, HVAC, fire-fighting, ELV, solar and other allied infrastructure, parking and common facilities. The proposed NEST-03 building would facilitate shifting of the existing units presently functioning from SDF-2, SDF-3 and SDF-4.

The Authority was further apprised that the estimated base construction cost is ₹413.75 crore, with an escalation provision of

₹39.32 crore, resulting in a total estimated project outlay of ₹453.07 crore. The stipulated period for completion of the project is 28 months from the date of handing over of the site and finalisation of the execution contract.

The Authority was requested to accord approval for adoption of the Quality and Cost Based Selection (QCBS) methodology, with 30% weightage for technical evaluation and 70% for financial evaluation, for selection of the project execution agency, and to accord financial approval for the total estimated project outlay of ₹453.07 crore. Approval was also sought for the proposed scope of work and authorisation of the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for approval.

Decision: After deliberation, the Authority approved the QCBS methodology, with 30% weightage for technical evaluation and 70% for financial evaluation, and accorded financial approval of ₹453.07 crore for the proposed project. The Authority also approved the proposed scope of work and authorised the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for approval. Also directed that after finalisation of tender final details should be put up infront of committee for perusal.

Agenda Item No. 8 (A): Approval for development of a 1.0 MLD Water Treatment Plant (WTP) at SEEPZ-SEZ, Mumbai, based on Deval Talao and campus dug-well sources, including associated rawwater intake, transmission, treatment, storage, pumping, delivery and monitoring infrastructure, along with Operation and Maintenance for a period of 15 years with or without the Hybrid Annuity Model (HAM).

The Authority was apprised of a comprehensive proposal to implement a new sustainable water management project at SEEPZ-SEZ designed to meet the potable water requirements of Sector-1, strengthen the reliability of the existing water-distribution system, and significantly reduce water costs from the standard BMC rate of ₹110 down to ₹45 using recyclable and treated water.

The proposed project entails the development of a 1.0 MLD Water Treatment Plant (WTP) with an aggregate storage capacity of 2.6 ML, utilizing raw water from Deval Talao and the existing campus dug well. It guarantees a minimum treated-water production yield of 0.50 MLD per day (subject to source water availability and statutory permissions), with all treated water strictly conforming to IS 10500:2012 quality

parameters to reduce dependency on external BMC supply.

The infrastructure scope comprises raw-water intake and transmission arrangements, a 1.0 MLD WTP, a 400 KL treated-water reservoir, pumping and booster arrangements, an approximate 400 mm diameter pipeline alongside 1.4 km of dedicated DI water-supply mains, SCADA with online water-quality monitoring, and a 40 kWp solar PV system. To maximize supply during the six-month monsoon period, an integrated rainwater harvesting provision will be made to recharge the existing source.

Financially, the total estimated project outlay is ₹19.55 crore (excluding GST and power charges), which breaks down into an initial capital cost of ₹9.60 crore and a 15-year Operation and Maintenance (O&M) / Annual Maintenance Contract (AMC) cost estimated at ₹10.10 crore. The discounted rates will be calculated on the basis of this 15-year HAM model.

Rejecting a standard BOT model, the project is proposed for implementation under the Hybrid Annuity Model (HAM). Under this framework, 40% of the capital payment will be disbursed for the buildup phase, while the remaining 60% balance will be reimbursed on a monthly basis tied to the promised yield. The Request for Proposal (RFP) and detailed estimates were placed before the Authority for consideration and approval.

Decision: After due deliberation, Authority approved the said proposal. Also directed that after finalisation of tender final work order should be put up infront of committee for perusal

Agenda Item No.8(B):Approval for construction of a new centralized Ground Service Reservoir (GSR) System of 2.6 ML capacity at the existing septic-tank location at SEEPZ-SEZ, Mumbai, including demolition of the existing defunct septic tank, pumping station, electrical works, DI pipeline, MCGM water-supply connection and RCC storm-water drain.

The Authority was apprised that, in view of the anticipated increase in water demand under the SEEPZ 2.0 redevelopment programme and the ageing condition of the existing RCC Ground Service Reservoir (GSR), which requires repairs estimated at approximately ₹4.25 crore, it was proposed to develop a new centralized and scalable GSR system.

The proposed system comprises two interconnected GRS/GFS tanks of 1.3 ML capacity each, aggregating to 2.6 ML, along with pumping

arrangements, pump house, electrical works, approximately 400 mm dia. DI water-supply pipeline, MCGM water connection with bulk meter. The proposed system is envisaged to provide improved reliability, operational flexibility and adequate storage capacity for future requirements.

The tentative project cost is estimated at ₹5.70 crore to ₹6.00 crore, subject to finalisation of detailed design, drawings, BOQ and tender documents. The proposed work is expected to be completed within six months from the date of award and handing over of the site.

The Authority was requested to consider and approve the proposed centralized GSR system and the tentative project cost, and to authorise the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for necessary approval.

Decision: After deliberation,the Authority approved the development of a new centralised Ground Service Reservoir (GSR) system at SEEPZ SEZ with an aggregate capacity of 2.6 ML at a tentative project cost of ₹6.00 crore. Also directed that after finalisation of tender final work order should be put up infront of committee for perusal

Agenda Item No.8(C):Approval for the laying of a new dedicated potable water supply pipeline grid across various sectors of SEEPZ-SEZ Mumbai, comprising approximately 9.10 km of core 539 distribution mains and 3.50 km of high-pressure trunk ring mains for supply to buildings, along with the conversion of the existing obsolete 1970s potable water distribution network for non-potable water supply, to ensure a reliable 24x7 potable water supply.

The Authority was apprised that, in view of the ageing and end-of-life condition of the existing 1970s potable water distribution network, which is presently unmetered and suffers from underground leakages resulting in approximately 18% Non-Revenue Water (NRW), it was proposed to develop a new dedicated potable water distribution grid under the SEEPZ 2.0 programme. The existing network is proposed to be cleaned, tested and converted into a non-potable network for distribution of recycled water for flushing, cooling towers and landscaping.

The Authority was further apprised that the proposed works comprise approximately 3.50 km of DI trunk ring mains and 9.10 km of core distribution mains, along with consumer and bulk meters, SCADA

integration, sectional valves, chambers, road reinstatement and associated infrastructure. The legacy network would also be retrofitted with building-level risers and backflow protection arrangements for non-potable use.

The estimated capital cost of the proposed water grid is ₹8.50 crore, excluding GST, including ₹7.50 crore for the new distribution network and ₹1.00 crore for consumer metering, SCADA and integration with the Central Command Centre.

Non-potable water can be effectively utilized for flushing purposes within the refinery and factory functions of the campus. It was noted that while several unit holders expressed concerns regarding their inability to use non-potable water, these concerns will be mitigated by strictly maintaining the minimum required quality parameters for flushing water to ensure safety and usability. Furthermore, to facilitate this dual-supply system without disrupting current operations, the new distribution infrastructure will feature a new pipeline laid parallel alongside the existing water pipeline network.

The Authority was requested to accord approval for the proposed potable and non-potable water distribution network, conversion of the existing legacy network, deployment of 372 smart AMI/AMR meters, the estimated capital cost of ₹8.50 crore excluding GST, and authorisation of the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for necessary approval.

Decision: After deliberation, Authority approved the said proposal.Also directed that after finalisation of tender final work order should be put up infront of committee for perusal

Agenda Item No.9:Proposal for post facto approval for adoption of the Ready Reckoner Rate for determination of industrial land premium in respect of transfer of a unit under Rule 74A of the SEZ Rules, 2006.

The Authority was apprised that, as per Circular No. 10 dated 26.06.2025, the SEEPZ-SEZ Authority had adopted the Industrial Land Premium Rate notified by MIDC vide Circular No. P71225 dated 15.03.2024, wherein the applicable rate for Marol, Andheri (East) was ₹63,180/- per sq. mtr.

It was further apprised that the MIDC rates had not been revised annually and, therefore, did not reflect the prevailing value of industrial land. In view of the same, and considering the observations of the Development Commissioner, the prevailing Ready Reckoner Rate

notified by the Government of Maharashtra for the concerned area, i.e. Vyaravali Village, Andheri, was considered for determination of the Industrial Land Premium in the present transfer case under Rule 74A of the SEZ Rules, 2006. The details of the highest bid amounts and auction rates sought by MIDC had also been furnished to MIDC vide letter dated 01.09.2026.

The Authority was requested to accord post facto approval for adoption of the prevailing Ready Reckoner Rate in place of the existing MIDC rate of ₹63,180/- per sq. mtr. for determination of the Industrial Land Premium in the present transfer case under Rule 74A of the SEZ Rules, 2006.

Decision: After deliberation, the Authority accorded post facto approval for adoption of the prevailing Ready Reckoner Rate for determination of the Industrial Land Premium in respect of the transfer of the unit under Rule 74A of the SEZ Rules, 2006, in place of the existing MIDC rate of ₹63,180/- per sq. mtr fixed in 2024.

Agenda Item No.10:Proposal for continuation of the benefit of concession in Service Charges to the Unit Holders of G&J Complex-III consequent upon revision of Service Charges from Rs. 250/- per sq. mtr. per annum to Rs. 350/- per sq. mtr. per annum.

The Authority was apprised that the G&J Complex-III Tenants Association had represented before the 64th Authority Meeting held on 06.12.2023 regarding renovation of the building at their own cost and submission of a five-year Structural Stability Certificate with maintenance undertaking. Accordingly, the Authority approved a 50% concession in Service Charges for four years from 01.01.2024 to 31.12.2027.

Subsequently, the Service Charges were revised from ₹250/- to ₹350/- per sq. mtr. p.a. by the 76th Authority Meeting held on 07.04.2026. The Development Commissioner directed that the concession be continued as a fixed benefit of ₹125/- per sq. mtr. p.a., being 50% of the earlier rate of ₹250/- per sq. mtr. p.a. Accordingly, the effective Service Charges for the eligible Unit Holders of G&J Complex-III for the remaining concession period may be ₹225/- per sq. mtr. p.a. (₹350/- -₹125/-).

Decision: After deliberation, the Authority approved continuation of the concession as a fixed benefit of ₹125/- per sq. mtr. per annum for the remaining concession period up to 31.12.2027, with the effective

Service Charges for eligible Unit Holders of G&J Complex-III being ₹225/- per sq. mtr. per annum.

Agenda Item No.11:Approval of payment of honorarium and related facilities to the members of the Reconstitution of Committee for recommending methodology for fixation of revised Fair Rental Rates for Manufacturing units-reg.

The Authority was apprised that, in its 76th Authority Meeting held on 07.04.2026, it approved the reconstitution of a Committee for recommending the methodology for fixation of revised Fair Rental Rates for Manufacturing Units and decided that the honorarium to the members would be determined as per Government norms and approved separately.

Accordingly, Office Order No. 21 dated 13.05.2026 was issued prescribing the honorarium and allied facilities. The honorarium is ₹40,000/- per sitting for the Chairman, ₹30,000/- per sitting for Shri M. A. Sayeed, and ₹25,000/- per sitting each for Shri Pandurang Jotiba Jadhav and Shri Dattatray S. Patil, subject to a maximum of five sittings. Accommodation and food, wherever required, shall be provided at the SEEPZ-SEZ Guest House, and applicable GST shall be borne by the Authority.The payment to the Committee members shall be made in accordance with the provisions contained at Sl. No. 3(ii) and at the rates prescribed at Sl. No. 6(a) to 6(d) of Office Order No. 21 dated 13.05.2026.

Decision: After deliberation, the Authority took note and approved the said proposal.

Agenda Item No.12:Post Facto approval for revision of lease rent in respect of Telecom Towers/ Cell Sites transferred from M/s. Bharti Airtel Ltd. To M/s. Indus Tower Ltd.

Authority was appraised that a proposal was submitted for post-facto approval regarding the revision of lease rent for Telecom Towers/Cell Sites transferred from M/s. Bharti Airtel Ltd. to M/s. Indus Towers Ltd. located at SDF-I, SDF-III, and SDF-V, in terms of Section 34(2)(d) of the SEZ Act, 2005 and Rule 6 of the SEZ Authority Rules, 2009. Originally, M/s. Bharti Airtel Ltd. was permitted in June 2009 to install IBS equipment at a static annual rent of ₹3,00,000/- per building. Following Circular No. 08 dated 14.05.2025 on standardizing miscellaneous

permission charges, lease rent for telecommunication towers was fixed a t ₹3,00,000/- per tower per annum with a 5% annual escalation starting from the subsequent financial year.

Upon M/s. Bharti Airtel Ltd. transferring these sites and M/s. Indus Towers Ltd. requesting the transfer of records and future invoicing to their name, revised commercial terms incorporating the 5% annual escalation were communicated and subsequently accepted by M/s. Indus Towers Ltd. via letter dated 24.06.2026. Accordingly, the proposal for post-facto approval for applying the 5% annual escalation on the base lease rent of ₹3,00,000/- per tower was placed before the Authority for consideration and approval.

Decision: After deliberation, Authority approved the said proposal.

Agenda Item No. 13: Proposal for comprehensive structural Rehabilitation, Repair, Strengthening and Waterproofing Works of SEEPZ Gems & Jewellery Complex-I & Complex-II, Andheri (East), Mumbai through M/s. NBCC (India) Ltd. as Project Management Consultant (PMC)

Authority was appraised that a proposal was submitted for the comprehensive structural rehabilitation, repair, strengthening, and waterproofing works of SEEPZ Gems & Jewellery Complex-I (constructed 1987, G+1) and Complex-II (constructed 1991, G+3) through M/s. NBCC (India) Limited as the Project Management Consultant (PMC), pursuant to Section 34 of the SEZ Act, 2005 and Rule 7(1) of the SEZ Authority Rules, 2009. Structural audits conducted by IIT Bombay in 2015 and M/s. Creative Consultant in 2021 highlighted severe structural deterioration due to carbonation, corrosion, and aging, particularly affecting external beams, columns, and sewerage duct areas.

The estimated total project cost for both buildings, as submitted by M/s. NBCC (India) Limited, is ₹7,84,33,580/-. This comprises ₹3,70,36,380/- for Complex-I (₹3,28,85,752/- base cost plus ₹41,50,628.95 PMC charges @ 13%) and ₹4,13,97,200/- for Complex-II (₹3,67,57,856.66/- base cost plus ₹46,39,341.16/- PMC charges @ 13%).

Three execution alternatives were placed before the Authority for consideration: Option-I for direct execution by the SEEPZ-SEZ Authority via standard tendering; Option-II for execution through the Unit Holders Committee with cost adjustment against service charges (similar to the G&J Complex III PPP model approved in the 64th Authority Meeting); or Option-III for execution by SEEPZ-SEZ Authority with subsequent cost recovery from unit holders. The proposal along

with the total estimated cost of ₹7,84,33,580/- and the selection of the appropriate execution mode was submitted for the consideration and approval of the Competent Authority.

Decision: After deliberation, the Authority directed that, before taking up the proposed comprehensive repair, rehabilitation, strengthening and waterproofing works of G&J Complex-I and Complex-II, a detailed structural audit of both buildings shall be carried out, including Non-Destructive Testing (NDT) and Thermal Scanning, to assess the present structural condition and identify the required repair/rectification works.

The Authority further directed that the structural audit and requisite testing shall be completed within 7 days, and call meeting of all stakeholders for the same and the findings thereof shall be placed before the Authority for further consideration and necessary action.

Agenda Item No. 14: Proposal for Approval for Release of Pending Payment to M/s. Interlight towards Annual Maintenance Contract (AMC) for Electrical Works in SEEPZ-SEZ Premises & SEEPZ-SEZ Colony.

Authority was appraised that a proposal was submitted for the release of pending payments to M/s. Interlight towards the Annual Maintenance Contract (AMC) for Electrical Works in the SEEPZ-SEZ Premises and SEEPZ-SEZ Colony, in terms of Section 34 of the SEZ Act, 2005 and Rule 7(1) of the SEZ Authority Rules, 2009. The original contract (GEMC-511687762410693) was awarded to M/s. Interlight for ₹62,77,935/- for a 12-month period from 03.10.2022 to 02.10.2023, and was subsequently extended up to 31.12.2023.

M/s. Interlight submitted pending invoices (IL/042/23-24 to IL/050/23-24) for the period covering 03.04.2023 to 31.12.2023, totaling ₹45,02,052.61. The Technical Cell examined and verified the bills, logbooks, complaint registers, material procurement details, and statutory compliances (including ESIC, EPF, and manpower qualifications), issuing its verification report on 17.02.2025, followed by a Satisfactory Report issued by the ADC on 27.02.2025 certifying the services. Accordingly, the Authority was requested to accept the bills amounting to ₹45,02,052.61, permit the Finance Division to release the payment.

Decision: After deliberation, Authority approved the said proposal.

Agenda Item No. 15: Proposal for Post-facto approval of the decisions/recommendations arising out of the meeting held on 07.07.2026 regarding modification of Key Deliverables, Payment

Milestones and scope of services under the Agreement with M/s MitKat Advisory Services Pvt. Ltd.

The Authority was apprised that a Security Consultancy Service i.e. M/s. Mitkat Advisory Services Pvt. Ltd was hired for providing security Consultancy Services in SEEPZ-SEZ, however, due to non performance of M/s. Mitkat Advisory Services Pvt. Ltd, the services was not rendered.

In this regard, a meeting was held on 07.07.2026 with M/s MitKat Advisory Services Pvt. Ltd. for review of the status of deliverables and rationalisation of the scope of services and payment milestones under the existing Agreement. The DPR and budget-related deliverables had already been completed and the corresponding payments released.
The Authority was further apprised that the consultancy services relating to RFP preparation, pre-bid assistance, vendor/System Integrator onboarding and coordination and quarterly reporting were proposed to be taken up on a case-to-case/need basis, subject to approval of the Competent Authority and applicable financial and procurement procedures. The Final Security Manual and Security Management Planand security SOPs would continue under the existing Agreement.

The Authority was also apprised that any deployment of personnel, if required, would be outside the scope of the existing Agreement and would be considered separately, subject to approval and applicable procedures.

Decision: After deliberation, Authority **approved** the proposal for post-facto approval of the decisions/recommendations arising out of the meeting held on 07.07.2026 and authorised necessary action for execution of the formal Amendment/Addendum to the existing Agreement, as approved by the Competent Authority.

Agenda Item No. 16: Post-facto approval to the implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure, with effect from the date of implementation and approval for finalisation of documentation, eligibility, validity and fee structure for VIP Temporary Pass.

The Authority was apprised that the "SEEPZ Visitor" mobile application has been implemented for digital processing and management of Gate Passes, enabling online submission and approval of applications and secure access through QR Code scanning and Facial Recognition. The revised procedure also provides for digital Gate Passes in place of physical SEEPZ ID cards and automatic debit of the prescribed fees

from the concerned Unit's wallet.

The Authority was further apprised about

1. The revised Gate Pass procedure, including documentation, eligibility and fee structure for various categories has been implemented with immediate effect, superseding the earlier procedure prescribed under Circular No. 13/2023 to the extent covered by the revised procedure.

2. Introduction of VIP Temporary Pass was placed before the Authority for post-facto approval wherein fee structure was also deliberated in the meeting.

Decision: After deliberation, Authority **approved** the post facto proposal for implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure issued vide circular no. 36/2026 dated 02.09.2026, with effect from the date of implementation and fee structure of VIP Temporary pass also approved in the meeting.

Agenda Item No. 17:Proposal for Deployment of Maharashtra State Security Corporation (MSSC) Security Personnel at SEEPZ-SEZ - reg.

The Authority was apprised that deployment of security personnel through the Maharashtra State Security Corporation (MSSC) was proposed for strengthening security at SEEPZ-SEZ, particularly at entry/exit gates, sensitive locations and other strategic points. MSSC had assessed a requirement of 437 security personnel, as against the 256 personnel initially proposed by SEEPZ-SEZ,and indicated that deployment of 256 personnel would not be adequate for effective security coverage of the entire premises. Per person deployment cost is also discussed in meeting.

The Authority was further apprised that, pursuant to the joint meeting held on 01.09.2026, the Security Section and MSSC representatives would jointly assess and finalise the manpower requirement based on the actual security needs of various locations. The financial implications, including the estimated upfront liability of approximately ₹2.91 crore, would also be examined before finalising the deployment.

Decision: After deliberation, Authority **approved** the Proposal for Deployment of Maharashtra State Security Corporation (MSSC) Security Personnel at SEEPZ-SEZ.

Agenda Item No. 18:Internet cable and CCTV for entire SEEPZ.

Proposal of PSUS.

Authority was appraised that a proposal was submitted for the Supply, Installation, Testing & Commissioning (SITC) of an Optical Fibre Cable (OFC) network and CCTV Surveillance System at the SEEPZ Campus, including comprehensive maintenance support under Section 34 of the SEZ Act, 2005 and Rule 7(1) of SEZ Authority Rules, 2009. The scope of work encompasses approximately 22,000 meters of HDPE ducting, 23,000 meters of OFC cabling (96, 24, and 12-core), 200 high-resolution IP CCTV cameras, 80 PoE switches, 10 aggregation switches, 2 NVR servers, 4 monitoring workstations, and 4 LCD displays, along with a minimum 12-month comprehensive warranty.

In response to the techno-commercial call, proposals excluding GST were received from two agencies. M/s. ITI Limited submitted a bid with a CAPEX and 1st-year AMC of Rs. 18,98,97,719.50 and an OPEX from the 2nd year onwards of Rs. 2,98,00,000.00, resulting in a total cost of Rs. 21,96,97,719.50. M/s. RailTel Corporation of India Limited submitted a bid with a CAPEX and 1st-year AMC of Rs. 4,59,01,422.93 and an OPEX from the 2nd year onwards of Rs. 91,80,284.59, bringing their total cost to Rs. 5,50,81,707.52.

M/s. RailTel Corporation of India Limited emerged as the lowest quoted bidder (L1) with their offer of Rs. 5,50,81,707.52. The matter, along with the comparative statement, was placed before the SEEPZ SEZ Authority and submitted for the consideration and approval of the Development Commissioner—the competent authority for tender acceptance and rate negotiations with PSUs—to proceed with the implementation of the project.

Decision: After deliberation, the Authority **approved** the said proposal. Further, the following was approved by the committee:

i) RailTel shall undertake the monetisation of the built-up office network at no additional cost to SEEPZ. The Revenue Sharing Agreement shall be executed subsequently, based on mutually agreed rates. RailTel may levy OTC and O&M charges on the end customers; however, **SEEPZ shall not bear any additional cost on this account**.

ii) The AMC charges for maintenance of the infrastructure shall be **restricted to 10% of the capital cost**.

The meeting concluded with vote of thanks to the chair.

Digitally signed by
Mayur Ramesh Mankar
Date: 29-09-2026
10:39:55

(मयूर मानकर)
संयुक्त विकास आयुक्त/सदस्य सचिव
सीप्ज़-सेज़

Finance Division

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

AGENDA ITEM NO-1

A.Proposal:

Monthly Statement Expenditure incurred through Imprest.

B. Relevant provision of SEZAct, 2005 and Rules:

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 months of **September 2026.** (Copy enclosed)

S.N	Date	Description	Amount ₹
1	01-Sep-2026	Internet bill payment Reliance Retail of DC Sir residence Aug-26	1060.82
2	02-Sep-2026	Shri. Avinash Patanakar, PAO Stationery Expenses	200.00
3	04-Sep-2026	Shri Hanish Rathi, ADC - conveyance for going to High Court	1286.00
4	04-Sep-2026	M/s Manik Enterprises-TATA Sky TV Recharge of DDC chamber	5160.00
5	04-Sep-2026	M/s Cold wave HVAC- AC repairing at BFC, Guest House R No-3	3700.00
6	04-Sep-2026	M/s Interlight- Supply of Orient pedestal Fan	4571.00
7	04-Sep-2026	Shri Ajeet Bhati, LDC- plumbing & painting material for SEEPZ	2645.00
8	04-Sep-2026	M/s Pushpa florist – Flower Bouquet for PM of Belgium visits to SEEPZ	6000.00
9	10-Sep-2026	Shri Ajeet Bhati, LDC- Purchase of plumbing & painting material for SEEPZ	3010.00
10	11-Sep-2026	Shri Pravin Patil, plumber- Plumbing & Painting work of DC Bunglow	6476.00
11	15-Sep-2026	DC Sir Mobile bill payment August 2026	883.82
12	17-Sep-2026	M/s Pushpa florist – Flower Bouquet for commerce secretory visit SEEPZ	8000.00
13	18-Sep-2026	M/s Pushpa florist – Flower Bouquet for Canada minister visit SEEPZ	22000.00
14	22-Sep-2026	Shri. Avinash Patanakar, PAO Stationery Expenses	320.00
15	22-Sep-2026	M/s Pushpa florist – Flower Bouquet for MOCI minister meeting	8000.00
16	23-Sep-2026	Air ticket Booking for DC Sir Mumbai (BOM) to New Delhi (DEL)	58750.00
17	25-Sep-2026	Imprest mobile bill payment August 2026	411.82
18	25-Sep-2026	Air ticket Booking for DC Sir New Delhi (DEL) to Mumbai	24,831.00

		(BOM)	
19	28-Sep-2026	Internet bill payment Reliance Retail of DC Sir residence Sept-2026	1026.60
20	29-Sep-2026	Photo copies for the DCO	30.00
21	30-Sep-2026	Shri. Avinash Patanakar, PAO- conveyance for going to RPO	400.00
		Total	**158762.00**

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 months of **September 2026** which need to be recouped from GoI Budget into Authority fund.

SN	Date	Description	Amount ₹
11	15-Sep-2026	DC Sir Mobile bill payment August 2026	883.82
16	23-Sep-2026	Air ticket Booking for DC Sir Mumbai (BOM) to New Delhi (DEL)	58750.00
18	25-Sep-2026	Air ticket Booking for DC Sir New Delhi (DEL) to Mumbai (BOM)	24,831.00
		Total	**84,464.82**

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 in the month of **September 2026** amounting to Rs. **2,94,775.00.**

D. Recommendation:

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

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

AGENDA ITEM NO.1 (A)

A. **Proposal:**

Monthly Statement Expenditure incurred through Imprest.

B. **Relevant provision of SEZ Act, 2005 and Rules:**

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 months of **October 2026.**

SN	Date	Description	Amount (₹.)
1	05.10.2026	M/s Cold wave HVAC- AC Repairing of Room No-5, Guest House	4800.00
2	07.10.2026	M/s Abhay Enterprises- Emergency Water Supply to BFC & SCB	4500.00
3	07.10.2026	M/s Abhay Enterprises- Emergency Water Supply to BFC & SCB	4500.00
4	08.10.2026	M/s Shiva Sales & Service-Repairing of Water purifier SCB, Gr. Floor	6200.00
5	08.10.2026	M/s Abhay Enterprises- Emergency Water Supply to BFC & SCB	4500.00
6	12.10.2026	DC Sir Mobile Bill Payment Sept 2026	883.82
7	13.10.2026	IRCTC Air Ticket booking for DDC sir from Mumbai to Ahmedabad	4052.00
8	13.10.2026	IRCTC Air Ticket booking for JDC & ADC Aman Sharma from Mumbai to Ahmedabad	22154.00
9	13.10.2026	IRCTC Air Ticket booking for JDC, DDC & ADC Aman Sharma from Ahmedabad to Mumbai	45096.00
10	14.10.2026	M/s Adani Electricity- Charges for Shifting of Meter of C1 & C2	4897.00
11	14.10.2026	M/s Pushpa Florist, Flower Bouquet for Trade Minister of Canada	8000.00
12	23.10.2026	Shri Avinash Patanakar, PAO, traveling expenses for going to DC residence (Ranveer Yadav, Jr. Exe. DCO)	200.00
13	23.10.2026	M/s Abhay Enterprises- Emergency Water Supply to SCB, Gate 1 & 3	5000.00
14	23.10.2026	M/s Abhay Enterprises- Emergency Water Supply to SCB	3000.00
15	23.10.2026	Imprest Mobile Bill September 2026.	529.82
16	26.10.2026	M/s Abhay Enterprises- Emergency Water Supply to SCB	2000.00
17	26.10.2026	M/s Abhay Enterprises- Emergency Water Supply to SCB,	3000.00

		Gate 1 & 3	
18	26.10.2026	Shri Avinash Patanakar, PAO, Photo print for DCO	50.00
19	28.10.2026	M/s Reliance Retail Ltd.-DC Residence Internet Bill	1060.82
20	30.10.2026	Shri. Ashok Meena, LDC -Flower Bouquet for Vigilance session by Smt. Vitha John madam	600.00
		Total	1,25,023.46

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 months of **October 2026** which need to be recouped from GoI Budget into Authority fund.

S.N.	Date	Description	Amount (₹)
1	12.10.2026	DC Sir Mobile Bill Payment Sept 2026	883.82
2	13.10.2026	IRCTC Air Ticket booking for DDC sir from Mumbai to Ahmedabad	4052.00
3	13.10.2026	IRCTC Air Ticket booking for JDC & ADC Aman Sharma from Mumbai to Ahmedabad	22154.00
4	13.10.2026	IRCTC Air Ticket booking for JDC, DDC & ADC Aman Sharma from Ahmedabad to Mumbai	45096.00
		Total	72,185.82

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 pertaining to GoI done from the Authority Fund has not been refunded to the Authority Fund during the month of October 2026.

D. Recommendation:

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

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Estate Division

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

AGENDA ITEM NO. 02

A. Proposal

Proposal for approval of the Extra Item Rate List (EIRL), excess quantities executed beyond the original tender estimate, and the revised project expenditure within the approved Administrative Approval for the work of "DC Work — Repairs and Renovation of D-1 Bungalow at SEEPZ Staff Colony" executed through the Maharashtra Industrial Development Corporation (MIDC).

B. Relevant Provision

Section 34 of the SEZ Act, 2005;
Rule 6 of the SEZ Authority Rules, 2009;
Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
Clause 7.3 of the Manual for Procurement of Works, 2025.

C. Other Information

Background and Reference to Earlier Authority Decision

The proposal for repair and renovation works of D-1 Bungalow, Staff Colony, SEEPZ was earlier placed before the Authority in its 74th Meeting held on 08.08.2025 under Agenda Item No. 8, wherein the Authority approved and noted the proposal based on the Detailed Project Report (DPR) submitted by MIDC and Technical Sanction granted by the Superintending Engineer, Circle Mumbai (MIDC). Administrative Approval and Expenditure Sanction (A/A & E/S) was accorded vide letter No. SEEPZM-112/2025-EO/09387 dated 14.07.2025 for an amount of ₹50,27,680.00 net and ₹54,29,900.00 gross (inclusive of 8% ETP charges). Against the estimated cost put to tender of ₹47,58,564.00, the work was awarded by MIDC to the lowest bidder, M/s New Star Construction Co., at 27.65% below the estimated cost for an accepted contract value of ₹34,55,903.00 vide Work Order No. SEEPZM/112/2025-EO/57308 dated 15.12.2025.

Justification for Extra Items and Quantity Variations as per MIDC

As reported and clarified by MIDC, the initial estimate and tender Bill of Quantities (BOQ) were prepared on the basis of preliminary visual site inspection and quantities evaluated at that stage. During execution, upon dismantling of existing deteriorated components, extensive concealed deterioration and critical structural site requirements were revealed which could not have been reasonably anticipated prior to tendering. In particular, the existing brick compound wall in front of the bungalow was found severely deteriorated, unstable, and tilted inward, posing an immediate safety hazard that necessitated emergency dismantling and reconstruction in reinforced cement concrete (RCC).

Furthermore, structural strengthening of the car-porch slab, shifting and merging of internal masonry walls to optimize the functional layout, provision of a false ceiling, installation of a stormwater drainage system, and comprehensive replacement and upgradation of deteriorated plumbing, sanitary, and electrical installations were found indispensable for the structural stability, safety, and satisfactory completion of the bungalow. These works were executed as essential components arising directly from site conditions under the decision of the competent site authorities and were recorded in the Measurement Book, with extra item rates adopted strictly from the Maharashtra PWD Standard Schedule of Rates (SSR) 2022–23.

Financial Implications and Net Effect Over Quoted Value

Against the accepted tender value of ₹34,55,903.00, the execution of additional work comprises non-BOQ extra items under the Extra Item Rate List (EIRL) amounting to ₹8,67,511.00 and a net variation in BOQ items amounting to ₹7,38,941.00. The net BOQ variation was arrived at after adjusting gross excess quantities of ₹13,76,427.00 (comprising ₹3,71,079.00 up to the 125% limit and ₹10,05,348.00 beyond the 125% limit) against savings of ₹6,37,486.00 realized from reduced BOQ item quantities. Consequently, the total net additional works executed beyond the accepted tender cost amount to ₹16,06,452.00. With the addition of 8% corporate/ETP charges of ₹4,01,772.00, the total revised project expenditure works out to ₹54,23,918.00, which remains strictly within the sanctioned Gross Administrative Approval of ₹54,29,900.00.

Sr. No.	Financial Component / Description	Amount (₹)
1	Baseline Tender Component Value (Executed Items)	34,15,694.00
2	Add: Excess Quantities executed up to 125% threshold	3,71,079.00
3	Add: Excess Quantities executed beyond 125% threshold	10,05,348.00
4	Less: Savings realized from reduced BOQ quantities	(-) 6,37,486.00
5	**Net Effect of BOQ Quantity Variations (2 + 3 – 4)**	**7,38,941.00**
6	**Probable Value of Executed BOQ Items (1 + 5)**	**41,54,635.00**
7	Add: Extra Item Rate List (EIRL) (Annexure-II)	8,67,511.00
8	**Net Value of Additional Works Executed (5 + 7)**	**16,06,452.00**
9	**Sub-Total Expenditure (Net Executed Cost) (6 + 7)**	**50,22,146.00**
10	Add: Corporate Centage / ETP Charges @ 8%	4,01,772.00
11	**Total Revised Project Cost (Gross Final Bill) (9 + 10)**	**54,23,918.00**

Present Status

D. Recommendation

The proposal is submitted for consideration and approval of the Authority:

1. To approve the Extra Item Rate List (EIRL) amounting to ₹8,67,511.00 necessitated by site-specific structural conditions and executed as per PWD SSR 2022–23;

2. To approve the net excess quantities beyond the original tender BOQ amounting to ₹7,38,941.00 (calculated after adjusting gross excess quantities of ₹13,76,427.00—comprising ₹3,71,079.00 up to 125% and ₹10,05,348.00 beyond 125%—against savings of ₹6,37,486.00 from reduced quantities); and

3. To approve the total net additional works value of ₹16,06,452.00 over the accepted tender cost, and the resulting revised gross project expenditure of ₹54,23,918.00 (inclusive of 8% ETP charges of ₹4,01,772.00), noting that the expenditure remains strictly within the sanctioned Gross Administrative Approval of ₹54,29,900.00.

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Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

MIDC

email:deseepz@midcindia.org

TN CV1/**2027**/2026-DE(Civ)-SpzSd/**P324379**
Office of the Deputy Engineer
MIDC, SEEPZ Sub Division, Andheri (East)
Date : **03/08/2026**

To
The Assistant Development Commissioner,
SEEPZ-SEZ Authority,
Andheri (E), Mumbai – 400096

Sub: Clarification regarding substantial variation in quantities, extra items, and execution of additional works for the work of "DC Work.... Repairs and Renovation of D-1 Bungalow at SEEPZ Staff Colony".

Ref: 1. Your letter No. SEEPZM/112/2025-EO/07563 dated 27/07/2026.

Sir,

With reference to the above, it is submitted that the Administrative Approval was accorded by SEEPZ Authority vide No. SEEPZM/112/2025-EO/09387 dated 14.07.2025 for Rs.50,27,680/- (Net) and Rs.54,29,900/- (Gross). The Technical Sanction for Rs.53,96,211/- was accorded by the Superintending Engineer, Circle Mumbai (SE), vide No. 103925SECM dated July 2025. Thereafter, the subject work was awarded to M/s. New Star Construction Co. at the accepted tender value of Rs.34,55,903/- vide Work Order No. SEEPZM/112/2025-EO/57308 dated 15/12/2025. The work commenced on 15/12/2025 and was completed on 14/04/2026, against the stipulated date of completion of 14/03/2026.

During the execution of the work, the repairs and renovation works of D-1 Bungalow were inspected by the SEEPZ Authority. Based on the actual site conditions observed during the inspection and as per the directions issued by the SEEPZ Authority, the need for upgradation of certain items beyond the provisions of the original BOQ was identified to ensure the structural stability, functionality and satisfactory completion of the work.

File No. SEEPZM/112/2025-EO (Computer No. 3234444)
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Accordingly, the detailed clarifications sought vide the letter under Reference No. 1 is submitted as under:

Sr.No.	Point Raised	Clarification
1.	The basis on which the original quantities, specifications, and estimate were prepared for the subject work and the justification for deviation from original BOQ as stated in Annexure-I.	a. The original estimate and BOQ were prepared based on the site conditions seen during the preliminary inspection. The quantities were assessed on a percentage basis, and the requirements communicated at that stage. b. However, during execution, concealed conditions revealed after dismantling differed from those initially observed, and various verbal directions of the SEEPZ Authority necessitated variations in quantities and execution of additional items beyond the original BOQ to ensure structural stability, functionality, and satisfactory completion of the work.
2.	The reasons for not identifying at the planning and estimation stage, the requirement of structural strengthening, masonry alterations, sanitary & plumbing upgradation, false ceiling and compound wall reconstruction.	a. Structural strengthening was necessitated after deterioration and distress in structural members became visible. b. During the execution of the work, as directed by the SEEPZ Authority, certain masonry alterations were carried out, including the extension of the bedroom into the porch area by providing brick masonry and the extension of the hall into the verandah area, along with the upgradation of sanitary and plumbing fixtures and provision of a false ceiling to meet the functional and aesthetic requirements of the bungalow. c. The replacement of the existing brick masonry compound wall was not considered during the planning stage. During execution, the existing brick masonry compound wall was found to be leaning and structurally unsafe. Accordingly, as directed by the SEEPZ Authority, it was replaced with an RCC compound wall, and a storm water drain adjoining the compound wall was also provided.

Sr.No.	Point Raised	Clarification
3.	The reasons why the BOQ and tender specifications were not drafted with sufficient clarity, completeness, and accuracy to reflect the actual scope, quantity, and quality requirements of the work.	a. The BOQ and tender specifications were prepared based on the technically sanctioned estimate, with quantities assessed on a percentage basis considering the site conditions visible during the preliminary inspection. b. During removal of the loose plaster, the adjoining deteriorated plaster also peeled off due to loss of bond with the masonry surface, resulting in increased quantities of plaster repairs and debris. c. During execution, additional requirements such as masonry alterations, false ceiling, upgradation of sanitary and plumbing fittings, and reconstruction of the distressed compound wall arose due to actual site conditions and the directions of the SEEPZ Authority. d. Accordingly, unforeseen site conditions and the directions of the SEEPZ Authority necessitated variations in quantities and execution of additional items beyond the original BOQ.
4.	The reasons for not obtaining prior approval before execution of the additional and varied items, as required under the applicable provisions.	The extra and excess items arose during the execution of the work due to actual site requirements and the directions of the SEEPZ Authority. However, as the items were essential for the continuity and satisfactory completion of the work, they were executed during the course of execution to avoid delay and ensure completion of the work.
5.	Whether any written variation instructions were issued prior to execution of the additional items: if so, copies thereof may kindly be furnished, and if not, reasons for the same may be stated.	Only verbal instructions were issued prior to the execution of the additional items. However, the work has been completed satisfactorily in all respects. No separate minutes were recorded for the verbal instructions. During execution, routine site visits were carried out by the technical staff of the SEEPZ Authority, and the day-to-day progress of the work was examined.

Further, the statement of excess quantities is enclosed herewith. The Measurement Book, along with the First and Final Bill and other related documents, has been submitted to the Division Office for scrutiny. The abstract of the Measurement Book shall be submitted separately upon completion of the scrutiny by the Division Office. Moreover, the excess quantities and extra items executed have been duly recorded in the Measurement Book. The statement of excess quantities along with the Extra Item Rate List (EIRL) is submitted for approval of the competent authority of the SEEPZ Authority, which may kindly be accorded. The rates for the extra items have been adopted from the PWD SSR 2022-23. Hence, no separate rate analysis is required.

In view of the above, it is submitted that the observations raised in the above reference do not fully consider the actual site conditions and requirements that arose during execution of the work. The above clarifications, based on the records available with this office, clearly indicate that the extra and additional items became necessary due to actual site conditions and the requirements conveyed by the SEEPZ Authority and were essential for the satisfactory completion of the work. The same were not due to any deliberate omission or lapse on the part of MIDC.

Therefore, in light of above, it is kindly requested to:

1. Approve the extra item rate list (EIRL) amounting to Rs. 8,67,511.00.
2. Accord approval to quantities up to 125% amounting to Rs. 3,71,079.00 and beyond 125% amounting to Rs. 10,05,348.00.

DA:. As above

Deputy Engineer,
MIDC, SEEPZ Sub-Division,
Andheri (East), Mumbai- 400 096.

- Copy to the Jt. Development Commissioner, SEEPZ SEZ for favour of information, please.
- Copy to the Executive Engineer, MIDC, Thane Dn-1, for favour of information, please.

Statement for Excess Quantity Beyond 125%

Name Of Work : DC Work...Repairs and Renovation of D-1 Bungalow at SEEPZ Staff Colony.

Reference to Agreement : Seepz Work Order No. SEEPZM/112/2025-EO/57308

Name of agency :- M/s New Star Construction

Item No.	Description of Item	As per tender	Excess 25%	As per tender			Qty as per execution		Excess upto 25%		Excess beyond 25%		Remarks
		Qty.	Qty.	Unit	Rate	Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount	
2	Providing and fixing Jute Kantan (Tarat) screen to the scaffolding for external guniting as directed including removing the same after	120.00	150.00	Sq.M.	71.00	8520.00	238.12	16906.52	30.00	2130.00	88.12	6256.52	This is dependent activity of Item No.5. Hence, increased.
3	Dismantling brick masonry in lime or cement mortar and stacking the materials as directed with all leads, lifts etc.	1.00	1.25	Cu.M.	352.00	352.00	14.98	5272.96	0.25	88.00	13.73	4832.96	During execution, as directed by the SEEPZ Authority, masonry alterations, were provided to meet the functional and aesthetic requirements of the bungalow.
5	Removing the existing cement plaster of any thickness without causing dust nuisance and stacking the debris upto a distance of 50 metres or spreading in the compound andcleaning the site etc. complete.	325.00	406.25	Sq.M.	55.00	17875.00	768.07	42243.85	81.25	4468.75	361.82	19900.10	Removal of loose plaster exposed adjoining loose plaster/concrete, which was also removed to achieve a stable and durable substrate. Retaining such material would have compromised the quality and durability of the repair work.
12	Providing and applying Elastomeric, Anti carbonation, Anti corrosive, UV resistant, Solvent based Pure Aliphatic Acrylate System-MONOPOL 456 on the exterior faces of Buildings Protection against ION penetration, carbonation,UV	175.00	218.75	Sq.M.	548.00	95900.00	366.74	200973.52	43.75	23975.00	147.99	81098.52	Removal of loose plaster exposed additional loose plaster/concrete requiring further repairs. The elastomeric protective coating system was applied over the repaired and prepared surface to ensure proper adhesion and long-term durability.
13	Providing and fixing chicken mesh of 22 gauge, with about 30 cm. width at the junction of R.C.C members and brick work, of approved quality including fixing mesh in position by necessary drilling in concrete	70.00	87.50	Sq.M.	60.00	4200.00	107.10	6426.00	17.50	1050.00	19.60	1176.00	During execution, additional R.C.C.–brick masonry junctions were exposed after removal of loose plaster. Chicken mesh was provided at these junctions to prevent cracking and ensure durable plastering.
14	Providing second class Burnt Brick masonry with conventional/ I.S. type bricks in cement mortar 1:6 in superstructure including striking joints, raking out joints, watering and scaffolding etc. complete.	10.00	12.50	Sq.M.	8390.00	83900.00	20.00	167800.00	2.50	20975.00	7.50	62925.00	During the execution of the work, as directed by the SEEPZ Authority, certain masonry alterations were carried out, including the extension of the bedroom into the porch area by providing brick masonry and the extension of the hall into the verandah area. Hence, quantity was increased.
15	Providing sand faced plaster externally in cement mortar using approved screened sand, In all positions including base coat of 15 mm thick in cement mortar 1:4 using	155.00	193.75	Sq.M.	671.00	104005.00	554.69	372196.99	38.75	26001.25	360.94	242190.74	Sand faced plaster was executed over the prepared stable substrate after removal of all loose material to ensure a durable and satisfactory finish. Hence, increased.

Item No.	Description of Item	As per tender	Excess 25%	As per tender			Qty as per execution		Excess upto 25%		Excess beyond 25%		Remarks
		Qty.	Qty.	Unit	Rate	Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount	
16	Providing internal cement plaster 12mm thick in single coat in cement mortar 1:3 without neeru finish to concrete or brick surfaces, in all position including scaffolding and	240.00	300.00	Sq.M.	303.00	72720.00	388.09	117591.27	60.00	18180.00	88.09	26691.27	Internal cement plaster was executed over the prepared stable substrate after removal of all loose material to ensure a durable and satisfactory finish. Hence, increased.
17	Providing and applying plaster with plaster of paris in 6mm thickness to previously plaster surface in all position including preparing the	295.00	368.75	Sq.M.	151.00	44545.00	377.52	57005.52	73.75	11136.25	8.77	1324.27	Quantity was assessed on a percentage basis considering the site conditions visible during the preliminary inspection. However, increased during execution.
21	Providing and applying Texture plaster with finishing with texture material of approved make in 3 to 4 millimeter thickness on previously	285.00	356.25	Sq.M.	659.00	187815.00	486.62	320682.58	71.25	46953.75	130.37	85913.83	This is dependent activity of Item No.5. Hence, increased.
23	Dismantling of cement concrete pavement by mechanical means using pneumatic tools, breaking to pieces not exceeding 0.02 cum in	5.00	6.25	Cu.M.	1454.00	7270.00	28.21	41017.34	1.25	1817.50	21.96	31929.84	Initially, only front passage cement concrete pavement was considered. During execution, overall periphery pavement was dismantled.
24	Removing cement tiles, or marble or polished shahabad floor or dado without bed concrete including stacking the materials as directed	330.00	412.50	Sq.M.	47.00	15510.00	522.90	24576.30	82.50	3877.50	110.40	5188.80	During execution, the bathroom/toilet dado tiles were found to be cracked. To achieve a satisfactory appearance, the damaged dado tiles were replaced.
25	Excavation for foundation in earth, soil of all types, sand, gravel and soft murum, including removing the excavated material up to a distance of 50 m. beyond the building area	60.00	75.00	Cu.M.	251.00	15060.00	212.57	53355.07	15.00	3765.00	137.57	34530.07	Initially, excavation was proposed only for the front passage. However, during execution, excavation was extended to the entire periphery after dismantling of the existing pavement.
26	Filling in plinth and floors with approved excavated material in 15cm. to 20cm. Layers including watering and compacting etc.	20.00	25.00	Cu.M.	126.00	2520.00	30.62	3858.12	5.00	630.00	5.62	708.12	This is dependent activity of Item No.25. Hence, increased.
27	Filling in plinth and floors with contractors material/brought from outside and approved by Engineer incharge in layers of 15 cm to 20 cm	40.00	50.00	Cu.M.	629.00	25160.00	91.86	57779.94	10.00	6290.00	41.86	26329.94	This is dependent activity of Item No.25. Hence, increased.
28	Providing soling using 80 mm size trap metal in 15 cm. layer including filling voids with Crushed sand/grit, ramming, watering etc. complete.	28.00	35.00	Cu.M.	1526.00	42728.00	67.11	102409.86	7.00	10682.00	32.11	48999.86	This is dependent activity of Item No.25. Hence, increased.
29	Providing and laying Cast in situ/Ready Mixcement concrete in M20 of trap/granite/quartzite/gneiss metal for steps including steel	25.00	31.25	Cu.M.	6921.00	173025.00	45.88	317535.48	6.25	43256.25	14.63	101254.23	This is dependent activity of Item No.25. Hence, increased.
30	Providing & fixing in the carriageway/ footpath Vitrified Ceramic Topping Paver Blocks of size 150 x 150 x 80mm thick in various colour combination having average	195.00	243.75	Sq.M.	1448.00	282360.00	258.81	374756.88	48.75	70590.00	15.06	21806.88	Initially, provision was made for a smaller area. However, during execution, the quantity was increased to cover the entire periphery, ensuring a uniform and satisfactory finish.

Item No.	Description of Item	As per tender	Excess 25%	As per tender			Qty as per execution		Excess upto 25%		Excess beyond 25%		Remarks
		Qty.	Qty.	Unit	Rate	Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount	
32	Providing and laying vitrified mirror / glossy finish tiles having size 590 mm to 605 mm x 590 mm to 605 mm of 8 to 10 mm thickness and confirming	55.00	68.75	Sq.M.	1314.00	72270.00	95.42	125381.88	13.75	18067.50	26.67	35044.38	This is dependent activity of Item No.24. Hence, increased.
34	Providing and applying water proofing treatment using acrylic polymer modified cement based water proofing coating with fibre glass mesh mixing at the rate of powder to liquid (2:1) by weight covering 9 to 10	145.00	181.25	Sq.M.	645.00	93525.00	263.85	170183.25	36.25	23381.25	82.60	53277.00	Provision for waterproofing in the bathroom and toilet was not made initially. During execution, the existing dado tiles were removed, necessary waterproofing treatment was carried out, and vitrified tiles were provided. Hence, the quantity increased.
36	Providing and fixing P.V.C. Rain water pipes of 110mm outer diameter and having wall thickness of 2.2 to 2.7 mm confirming to I.S. 13592-	20.00	25.00	R.M.	597.00	11940.00	34.10	20357.70	5.00	2985.00	9.10	5432.70	As per site requirement, all pipes were need to be replaced.
38	Providing and constructing Brick Masonry Inspection Chamber 60cm x 45cm x 90cm including 1:4:8 cement concrete foundation 1:2:4 cement	4.00	5.00	Nos.	14139.00	56556.00	11.00	155529.00	1.00	14139.00	6.00	84834.00	As per site requirement, number of inspection chamber was increased.
42	Providing and fixing C.P. pillar cock long neck with aerator of approved make including necessary sockets/union nut etc. complete	3.00	3.75	Nos.	1705.00	5115.00	8.00	13640.00	0.75	1278.75	4.25	7246.25	Quantity increased due to upgradation of sanitary and plumbing fittings as per directions of SEEPZ Authority.
54	Providing and fixing 15 cm x 10 cm salt glazed stoneware gully trap in cement concrete 1:4:8 outside the building including cast iron grating	2.00	2.50	Nos.	1679.00	3358.00	4.00	6716.00	0.50	839.50	1.50	2518.50	Quantity increased due to upgradation of sanitary and plumbing fittings as per directions of SEEPZ Authority.
57	Lowering down the debris obtained from breaking and removing the cement plaster / burnt brick masonry of the first floor by any	30.00	37.50	Cu.M.	789.00	23670.00	252.00	198828.00	7.50	5917.50	214.50	169240.50	This is dependent activity of Item No.5. Hence, increased.
62.1	Supplying and erecting HMS PVC conduit FRLS grade 20 mm dia. With necessary accessories in wall/floor with chiselling appropriately as per	60.00	75.00	Metre	104.00	6240.00	263.95	27450.80	15.00	1560.00	188.95	19650.80	As per site requirement all previous electrical appliances were replaced. Hence, quantity was increased.
62.2	Supplying and laying HMS PVC conduit FRLS grade 20 mm dia. With necessary accessories in RCC work/false ceiling/false flooring as	60.00	75.00	Metre	90.00	5400.00	172.30	15507.00	15.00	1350.00	97.30	8757.00	As per site requirement all previous electrical appliances were replaced. Hence, quantity was increased.
63	Supplying & erecting mains with 4x10 sq.mm. and earth wire 6 sq.mm FRLSH PVC copper wire, in HMS PVC conduit min. 32mm dia,	15.00	18.75	Metre	551.00	8265.00	30.50	16805.50	3.75	2066.25	11.75	6474.25	As per site requirement all previous electrical appliances were replaced. Hence, quantity was increased.
64.1	Point wiring for light/bell/exhaust fan in minimum 20 mm HMS PVC conduit with 1.5 sq.mm (2+1E) FRLSH grade copper wire, modular	16.00	20.00	Nos.	742.00	11872.00	129.00	95718.00	4.00	2968.00	109.00	80878.00	As per site requirement all previous electrical appliances were replaced. Hence, quantity was increased.

Item No.	Description of Item	As per tender	Excess 25%	As per tender			Qty as per execution		Excess upto 25%		Excess beyond 25%		Remarks
		Qty.	Qty.	Unit	Rate	Amount	Qty.	Amount	Qty.	Amount	Qty.	Amount	
64.3	Point wiring for independent plug in minimum 20 mm HMS PVC conduit with 1.5 sq.mm (2+1E) FRLSH grade copper wire, modular type switch,	16.00	20.00	Nos.	951.00	15216.00	58.00	55158.00	4.00	3804.00	38.00	36138.00	As per site requirement all previous electrical appliances were replaced. Hence, quantity was increased.
66.1	Supplying and erecting LED square / circular Max. 18 W down lighter / Panel Light having pressure die-cast aluminium housing, polystyrene	31.00	38.75	Each	1544.00	47864.00	85.00	131240.00	7.75	11966.00	46.25	71410.00	As per site requirement all previous electrical appliances were replaced. Hence, quantity was increased.
69	Supplying and erecting storage type water heater 25 litres capacity having standing loss < 0.465kWh/24hour/45°C, high	2.00	2.50	Each	11206.00	22412.00	3.00	33618.00	0.50	5603.00	0.50	5603.00	As per site requirement and as per direction of SEEPZ Authority, quantity was increased .

DEPUTY ENGINEER
MIDC, SEEPZ SUB-DIVISION
MUMBAI - 400 096

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

सत्यमेव जयते

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

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

File No.: SEEPZM/112/2025-EO/07563

Date: 22.07.2026

To,
The Deputy Engineer & SPA,
MIDC, SEEPZ Sub Division,
Andheri (East), Mumbai – 400096.

Subject: Seeking clarification regarding substantial variation in quantities, extra items, and execution of additional works without prior approval.

महोदय,

उपरोक्त विषयक कार्य के संदर्भ में यह देखा गया है कि प्रशासनिक अनुमोदन एवं व्यय स्वीकृति ₹50,27,680/- नेट तथा ₹54,29,900/- ग्रॉस, जिसमें ETP charges सम्मिलित हैं, के लिए प्रदान की गई थी तथा तत्पश्चात कार्य ₹34,55,903/- की स्वीकृत निविदा राशि पर प्रदान किया गया।

कार्य निष्पादन के दौरान वास्तविक स्थल-स्थिति तथा संरचना की मौजूदा दशा के कारण BOQ की मात्राओं में पर्याप्त विचलन तथा कुछ अतिरिक्त मदों की आवश्यकता बताई गई।

इन मदों में masonry walls का स्थानांतरण एवं समायोजन, car-porch slab की मजबूतीकरण, false ceiling का प्रावधान, sanitary एवं plumbing fittings का उन्नयन, तथा front compound wall का पुनर्निर्माण सम्मिलित हैं।

यह बताया गया है कि ये मदें संरचनात्मक सुरक्षा, कार्यात्मक उपयुक्तता तथा स्वीकृत कार्य के संतोषजनक समापन हेतु आवश्यक थीं।

With reference to the subject work, it is observed that Administrative Approval and Expenditure Sanction was accorded for □50,27,680 net and □54,29,900 gross, including ETP charges, and the work was thereafter awarded at the accepted tender value of □34,55,903.

During execution of the work, substantial deviations in BOQ quantities and certain extra items were stated to have become necessary on account of the actual site conditions and the existing condition of the structure.

The items include shifting and merging of masonry walls, strengthening of the car-porch slab, provision of false ceiling, upgradation of sanitary and plumbing fittings, and reconstruction of the front compound wall.

It has been stated that these items were required for ensuring structural safety, functional adequacy, and satisfactory completion of the sanctioned work.

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इस संबंध में यह उल्लेखनीय है कि लागू प्रावधानों के अनुसार, जब तक आवश्यक अनुमोदन, स्वीकृतियाँ, estimates, tendering formalities तथा work order उपलब्ध न हों, तब तक कोई कार्य प्रारंभ नहीं किया जाना चाहिए और न ही कोई वित्तीय देयता उत्पन्न की जानी चाहिए।

In this regard, it is pertinent to note that as per the applicable provisions, no work should be commenced and no liability should be incurred unless the requisite approvals, sanctions, estimates, tendering formalities, and work order are in place.

इसके अतिरिक्त, स्वीकृत कार्य-क्षेत्र में किसी भी प्रकार का विचलन/परिवर्तन निष्पादन से पूर्व निर्धारित प्रक्रिया के अनुसार विधिवत अनुमोदित होना आवश्यक है।

Further, any variation in the sanctioned scope of work is required to be duly approved in accordance with the prescribed procedure before execution.

तदनुसार, MIDC से निम्न बिंदुओं पर विस्तृत स्पष्टीकरण प्रस्तुत करने का अनुरोध किया जाता है:

Accordingly, MIDC is requested to furnish a detailed clarification on the following points:

1. उपरोक्त कार्य हेतु मूल मात्रा, विनिर्देश एवं estimate तैयार किए जाने का आधार क्या था तथा Annexure-I में दर्शाए गए अनुसार मूल BOQ से विचलन का औचित्य क्या है।

1. The basis on which the original quantities, specifications, and estimate were prepared for the subject work and the justification for deviation from original BOQ as stated in Annexure-I.

2. योजना एवं अनुमान तैयार करने के चरण में structural strengthening, masonry alterations, sanitary एवं plumbing upgradation, false ceiling तथा compound wall reconstruction की आवश्यकता का आकलन क्यों नहीं किया गया।

2. The reasons for not identifying, at the planning and estimation stage, the requirement of structural strengthening, masonry alterations, sanitary and plumbing upgradation, false ceiling, and reconstruction of the compound wall.

3. BOQ एवं tender specifications को कार्य के वास्तविक scope, quantity एवं quality requirements को समुचित रूप से प्रतिबिंबित करने हेतु पर्याप्त स्पष्टता, पूर्णता एवं शुद्धता के साथ क्यों नहीं तैयार किया गया।

3. The reasons why the BOQ and tender specifications were not drafted with sufficient clarity, completeness, and accuracy to reflect the actual scope, quantity, and quality requirements of the work.

4. लागू प्रावधानों के अनुसार अतिरिक्त एवं परिवर्तित मदों के निष्पादन से पूर्व पूर्व अनुमोदन क्यों प्राप्त नहीं किया गया।

4. The reasons for not obtaining prior approval before execution of the additional and varied items, as required under the applicable

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provisions.

5. क्या अतिरिक्त मदों के निष्पादन से पूर्व कोई लिखित variation instructions जारी की गई थीं; यदि हाँ, तो उनकी प्रतियाँ कृपया संलग्न की जाएँ, और यदि नहीं, तो उसके कारण स्पष्ट किए जाएँ।

5. Whether any written variation instructions were issued prior to execution of the additional items; if so, copies thereof may kindly be furnished, and if not, reasons for the same may be stated.

आपसे यह भी अनुरोध है कि item-wise deviation statements, measurement book extracts, site records, completion documents तथा extra items के लिए detailed rate analysis, संबंधित तकनीकी औचित्य एवं approval records सहित उपलब्ध कराए जाएँ।

You are also requested to furnish item-wise deviation statements, measurement book extracts, site records, completion documents, and detailed rate analysis for the extra items, along with supporting technical justification and approval records.

अतः निवेदन है कि विषय की जांच कर आवश्यक स्पष्टीकरण यथाशीघ्र प्रस्तुत किया जाए, ताकि सक्षम प्राधिकारी द्वारा आगे समुचित विचार किया जा सके।

The matter may kindly be examined and the requisite clarification submitted at the earliest for further consideration of the Competent Authority.

यह पत्र सक्षम प्राधिकारी की स्वीकृति से जारी किया गया है।

This is issued with the approval of the Competent Authority.

23/07/2026

(अमन कुमार शर्मा)
सहायक विकास आयुक्त
सीप्ज़-सेज़

अनुलग्नक: यथोपरि।

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

AGENDA ITEM NO. 03

A. Proposal

Proposal for post-facto approval for appointment and on boarding of M/s NBCC (India) Limited as Statutory Compliances Monitoring etc. for Demolition of SDF-1 and Construction of NEST-3 at SEEPZ-SEZ.

B. Relevant Provision

Section 34 of the SEZ Act, 2005;

Rule 6 of the SEZ Authority Rules, 2009;

and Rule 173 of the General Financial Rules (GFR), 2017.

C. Other Information

Vendor Participation

Open e-tenders were invited on the Central Public Procurement Portal (CPPP) vide Tender ID: 2026_SEEPZ_923253_1 and Tender Ref. No. SEEPZM-EOPT0GENF/8/2026-PROC dated 21.08.2026, alongside communications issued directly to intended Central Public Sector Undertakings (PSUs).

Evaluation and Final Decision of TEC

The Technical Tender Evaluation Committee (TEC) evaluated the technical bid, found M/s NBCC compliant with the RFP requirements, and recommended opening its financial bid, noting that an agency charge of 1.00% had been discovered in the previous tender. Upon financial opening, M/s NBCC quoted an Agency/Service Charge of 0.30% of the project cost (exclusive of GST, with no GST liability arising under the assignment). As the quote was well below the 1.00% benchmark, the TEC recommended the award of work to M/s NBCC (India) Limited.

Appointment, Onboarding and Requirement of Authority Approval

In view of project exigency to initiate statutory compliances monitoring for the demolition of SDF-1 and construction of NEST-3, the Letter of Acceptance (LOA) was issued to M/s NBCC (India) Limited vide letter F. No. SEEPZM-EOPT0GENF/8/2026-PROC/81339 dated 09.10.2026, thereby appointing and onboarding the agency as the PMC. Accordingly, the matter is placed before the SEEPZ-SEZ Authority for formal post-facto approval.

D. Recommendation

The proposal is submitted for kind consideration and post-facto approval of the Authority:



1. **To accord post-facto approval** for the appointment and onboarding of M/s NBCC (India) Limited for Statutory Compliances Monitoring etc. for Demolition of SDF-1 and Construction of NEST-3 at SEEPZ-SEZ" at Service Charge of **0.30%** of the applicable project cost, as conveyed vide Letter of Acceptance No. SEEPZM-EOPT0GENF/8/2026-PROC/81339 dated 09.10.2026.

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

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

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

F. No. SEEPZM-EOPT0GENF/8/2026-PROC/81339 09-10-2026

To,
M/s General Manager (Engg.),
NBCC (India) Limited,
Trade Promotion Division, NBCC Bhawan,
Lodhi Road, New Delhi-110003

Subject: Letter of Acceptance (LOA) of your proposal for Statutory Compliances Monitoring etc. for PMC services for demolition of SDF 1 and construction of NEST 3 at SEEPZ-SEZ .

The SEEPZ-SEZ Authority hereby conveys its formal acceptance of your Proposal dated 28.09.2026, submitted in response to Tender Reference SEEPZM-EOPTOGENF/8/2026-PROC dated 21 August 2026, for Statutory Compliances Monitoring etc. for PMC services for demolition of SDF 1 and construction of NEST 3 in SEEPZ-SEZ. This acceptance is issued in accordance with ITC Clause F.2 (Notification of Award) of the Request for Proposals (RFP).

Based on the evaluation undertaken by the Tender Evaluation Committee strictly in line with the Lest Cost Based Selection (LCBS) methodology described under ITC Clause F.1 and Section 4 – Evaluation Criteria, your Financial Agency/Service Charge Quoted of **0.3% of project cost/-**, exclusive of GST, has been accepted. As stipulated in the RFP, GST is not applicable for this assignment, and therefore no GST liability arises on the quoted amount.

Until the formal Contract Agreement is executed, this LOA, together with your accepted Proposal, shall constitute a binding and enforceable contract between M/s NBCC India Ltd., and the SEEPZ-SEZ Authority, in accordance with ITC Clause F.2(b), which specify that the Letter of Acceptance forms a valid contract pending execution of the formal agreement.

Upon submission and validation of the Performance Security, the Authority shall convene an Inception Meeting, during which the Standard Operating Procedures (SOPs), project initiation protocols, and coordination mechanisms shall be reiterated. The meeting schedule shall be notified separately. All obligations connected to the commencement of services shall be governed by Section 5 (Terms of Reference) and the applicable provisions of the Draft Contract Agreement included in Section 9 of the RFP.

For the avoidance of doubt, all Terms and Conditions stipulated in the RFP, including the Instructions to Consultants (ITC), Data Sheet, Corrigenda, and the Draft Contract Agreement, shall remain fully applicable and binding during the execution of the assignment. Pursuant to ITC Clause F.5 (Order of Precedence), in the event of any inconsistency, the order of precedence prescribed therein shall apply, with the Data Sheet taking priority.

It is further clarified that this Letter of Acceptance is contingent upon successful verification and validation of the Bank Guarantee submitted towards Earnest Money Deposit (EMD)/Bid Security, as per the requirements set out under Key Information point 7 and Section 3 – Data Sheet. Any deficiency or invalidity in the EMD/Security Deposit instruments shall render this LOA liable for withdrawal.

This communication is being issued with the approval of the Competent Authority, and strictly in accordance with ITC Clause F.2 (Notification of Award) of the RFP.

Yours Faithfully,

Digitally signed by
Mayur Ramesh Mankar
Date: 09-10-2026
16:46:59

(Mayur Mankar)
Joint Development Commissioner
SEEPZ-SEZ

Copy to:

1. Account and Finance Section
2. Security Section
3. IT Section

Agenda No. 04:

Approval of revised Rates, Quantity variations and Additional Works in the NEST 2 Project

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

AGENDA ITEM NO. 4 (A)

A. Proposal

Proposal for approval of revised aluminium-based rates and revised quantities under Extra Item No. 12.11 (Façade Work of NEST-02 Building) at a maximum payable value assessed by PMC at ₹11,95,10,318.00 (within an overall approval ceiling of ₹12,57,67,550.00) for the work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module (Lumpsum)" executed through M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. as the Project Management Consultant (PMC).

B. Relevant Provision

- Section 34 of the SEZ Act, 2005;
- Rule 6 of the SEZ Authority Rules, 2009;
- Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
- Clause 7.3 of the Manual for Procurement of Works, 2025.

C. Other Information

Background and Reference to Earlier Decisions The work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module" was awarded to M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. acting as PMC. In the TEC meeting dated 10.09.2025, ACP façade work was approved as an extra item at an estimated cost of ₹7,19,20,679.00.

Work remained halted since February 2026 after the aluminium vendor declined to supply balance material at original rates. Till date, 2,914.549 Sqm of ACP cladding, 1,482 Rmt of Vertical Fins, and 17.137 Tonne of Supporting Structural Steel have been executed (valued at ₹2,18,32,234.00 base / ₹2,39,06,296.00 with add-ons). Following the NEST-02 meeting on 21.10.2026, M/s C.K. Infrastructures Ltd. submitted its justification and vendor quotations vide letter Ref. CKIL/HO/SEEPZ/OCT-2026/1380 dated 17.10.2026, which was examined and recommended by WAPCOS Ltd. (PMC).

Justification for Rate and Quantity Revisions as per Contractor & PMC

- **Part A — Revision of Aluminium Rates (Balance Material Only):** Global geopolitical conflicts disrupted aluminium supply, freight, and PVDF coating availability. Consequently, rates increased by 30.00% for ACP cladding (from ₹4,821.00 to ₹6,267.30/Sqm; quantity unchanged at 10,698 Sqm) and Aluminium Vertical Fins (from ₹2,995.59 to ₹3,893.50/Rmt). PMC verified these against three market quotations—M/s Sai Balaji Enterprises, M/s Phronesiz Aluminium and Glass, and M/s RC Craftech—confirming them as the lowest (L1) rates. Rates for Structural

Steel (₹1,95,000.00/Tonne), LED strip lights (₹2,270.00/Rmt), and LED downlights (₹2,700.00/No.) remain unchanged.

- **Part B — Revision of Quantities:**
  - *Aluminium Vertical Fins (2,887 Rmt to 9,323.30 Rmt):* Increased by 6,380 Rmt due to utility shafts added at every column as per unit holders' requirements and additional east/west service ducts.
  - *Supporting Structural Steel (10 Tonne to 40 Tonne):* Increased based on detailed structural analysis for ACP self-weight, glazing eccentricity, and wind load. As 17.137 Tonne is already erected (exceeding the 10 Tonne BOQ and 10% deviation limit of 11 Tonne), approval is required to regularise executed work and complete the balance.

Financial Implications and Net Effect Over Quoted Value:

While pricing all revised quantities at revised rates yields a notional approval ceiling of ₹12,57,67,550.00 (a gross variance of ₹5,38,46,871.00 over the original estimate of ₹7,19,20,679.00), paying executed work at original rates and applying revised aluminium rates solely to balance material limits the maximum payable amount to ₹11,95,10,318.00—a net additional financial implication of ₹4,75,89,639.00.

Sr. No.	Item / Financial Component	Original Qty & Rate (₹)	Original Amount (₹)	Revised Qty & Rate (₹)	Revised Ceiling (₹)
1	ACP Cladding (Sqm)	10,698 × 4,821.00	5,15,75,058.00	10,698.00 × 6,267.30	6,70,47,575.00
2	Aluminium Vertical Fins (Rmt)	2,887 × 2,995.59	86,48,256.00	9,323.30 × 3,893.50	3,63,00,269.00
3	Supporting Structural Steel (Tonne)	10 × 1,95,000.00	19,50,000.00	40.00 × 1,95,000.00	78,00,000.00
4	LED Strip Light (Rmt)	1,500 × 2,270.00	34,05,000.00	1,500.00 × 2,270.00	34,05,000.00
5	LED Downlight (Nos.)	50 × 2,700.00	1,35,000.00	50.00 × 2,700.00	1,35,000.00
6	**Sub-Total (Before Add-Ons)**	—	**6,57,13,314.00**	—	**11,46,87,844.00**
7	Add: Water (1%), CPOH (7.5%), Cess (1%)	—	62,07,365.00	—	1,10,79,706.00
8	**Notional Approval Ceiling (Incl. Add-Ons)**	—	**7,19,20,679.00**	—	**12,57,67,550.00**
9	Less: Rate Differential on Executed Work	—	—	—	(-) 62,57,232.00
10	**Maximum Payable**	—	**7,19,20,679.00**	—	**11,95,10,318.00**

	Assessed by PMC				
11	**Net Additional Financial Implication**	—	—	—	**4,75,89,639.00**

Present Status The proposal submitted by M/s C.K. Infrastructures Ltd. on 17.10.2026 has been verified and recommended by WAPCOS Ltd. (PMC). The matter is placed before the Authority for approval to resume and complete the pending façade work.

D. Recommendation

The proposal is submitted for consideration and approval of the Authority:

1. To approve revised rates for balance unexecuted aluminium items only—ACP cladding at ₹6,267.30/Sqm and Vertical Fins at ₹3,893.50/Rmt—while paying work executed till date (2,914.549 Sqm ACP, 1,482 Rmt Fins, 17.137 Tonne Steel) at original rates, keeping steel and lighting rates unchanged;

2. To approve revised ceiling quantities of 9,323.30 Rmt for Vertical Fins and 40 Tonne for Supporting Structural Steel (regularising 17.137 Tonne already erected), keeping ACP cladding at 10,698 Sqm, payable on joint measurement;

3. To approve Extra Item No. 12.11 at a maximum payable value assessed by PMC at ₹11,95,10,318.00 (net additional implication of ₹4,75,89,639.00 over the original estimate of ₹7,19,20,679.00), within the notional ceiling of ₹12,57,67,550.00; and

4. To stipulate that this is a one-time market-driven measure not forming a precedent, with no idle charges or further escalation admissible, and directing immediate resumption and completion within the Authority's timeline.

****

CK INFRASTRUCTURES LTD.
An ISO 9001 : 2015 Certified Company

LU-75, IInd Floor, DDA Shopping Complex, Pitampura, Delhi-110034
Tel: +91-11-47591492, 47591493 Tel./Fax: 47591494
E-mail: info@ckinfra.com , ckil_0786@hotmail.com
CIN: U70200DL1997PLC089706

Ref.: CKIL/HO/SEEPZ/OCT-2026/1380 **Date: 17.10.2026**

To,
The Development Commissioner,
SEEPZ SEZ Authority, Andheri (E), Mumbai

Subject: Façade Work of NEST-02 Building (Extra Item) – Justification for (A) increase in façade work rates and (B) increase in quantities of Vertical Fins and Supporting Structural Steel

Sir,

With reference to the comparative statement of original and revised rates, a balance quantity assessment, and the net financial implication for the façade work, we submit the following justification. The revised Rate Analysis and the quantity measurement sheet are enclosed.

Part A – Justification for Increase in Aluminium Rates

1.1 Nature of the increase: The two principal façade items, ACP cladding and aluminum extruded Vertical Fins.

1.2 Cause: The global conflict has disrupted the aluminium supply chain through (i) volatility in primary aluminium and extrusion prices, (ii) higher energy, freight, and insurance costs, (iii) disrupted shipping routes and longer lead times for imported inputs, and (iv) reduced availability of coating and PVDF/fluorocarbon inputs. These are external events beyond the Contractor's control and could not have been foreseen when the rates were quoted.

1.3 Vendor position: The aluminium vendor has declined to supply the balance material at the original rates. The vendor's fresh quotation is enclosed as documentary evidence.

1.4 Extent of the revision: The revision is confined to the two aluminium-based items and states that other façade rates remain unchanged.

Item	Original rate	Revised rate
ACP cladding (₹/Sqm)	4,821.00	6,267.30
Aluminium Vertical Fins (₹/Rmt)	2,995.59	3,893.50
Supporting structural steel (₹/Tonne)	1,95,000.00	1,95,000.00
LED strip light (₹/Rmt)	2,270.00	2,270.00
LED downlight (₹/No.)	2,700.00	2,700.00

1.5 The structural steel and lighting rates have not been revised, even though the steel quantity has increased.

1.6 The Contractor has continued the work in good faith despite the price escalation. Without the revised rate, the vendor cannot supply the balance material, and the pending façade work cannot be completed.

Part B – Justification for Increase in Quantity of Vertical Fins and Structural Steel

1.7 The original quantities (Vertical Fins 2,887 Rmt; Structural Steel 10 Tonne) were estimated from the Architect's plans and 3D views, which show design intent only. They do not carry structural member sizes, connection details, bracket spacing, or utility-shaft locations.

1.8 After approval from the Authority to proceed, the Structural Engineer was appointed to carry out detailed façade structural analysis, self-weight of ACP, eccentricity from the elevational difference between inner and outer glazing, and connection design.

1.9 The supporting structure was designed accordingly. The member sizes, spacing, base plates, gusset plates, stiffeners, and bracing required for stability and safety determined the actual steel tonnage. The tonnage was recalculated from the approved design and the work executed on that basis.

1.10 The estimate was also revised for the utility shafts provided at every column, as discussed in the meeting and recorded in the revised Rate Analysis. Additional service ducts were added to the façade on the east and west sides. The additional ducts are to be covered by Vertical Fins, which added 6,380 Rmt of fins to the quantity. Total revised quantity is 9,323.30 Rmt.

1.11 Supporting Structural Steel: revised from 10 Tonne to 40 Tonne at the unchanged rate of ₹1,95,000 per Tonne, as per the Structural Engineer's design.

1.12 The increase in these two items is therefore an increase in quantity of work actually required for a structurally safe façade, and not a change of rate. It is priced at the accepted rates, except for the aluminium rate in Part A. The quantity of ACP (10,698 Sqm) is unchanged.

4. Comparative Statement

Item	Orig. Qty	Orig. Rate (₹)	Orig. Amount (₹)	Rev. Qty	Rev. Rate (₹)	Rev. Amount (₹)
ACP cladding (Sqm)	10,698	4,821.00	5,15,75,058	10,698.00	6,267.30	6,70,47,575
Vertical Fins (Rmt)	2,887	2,995.59	86,48,256	9,323.30	3,893.50	3,63,00,269
Structural Steel (Tonne)	10	1,95,000.00	19,50,000	40.00	1,95,000.00	78,00,000
LED strip light (Rmt)	1,500	2,270.00	34,05,000	1,500.00	2,270.00	34,05,000
LED downlight (Nos)	50	2,700.00	1,35,000	50.00	2,700.00	1,35,000
Total			**6,57,13,314**			**11,46,87,844**

5. Net Financial Implication

Description	Original (₹)	Revised (₹)
Total before add-ons	6,57,13,314	11,46,87,844
Add 1% water charges	6,21,733	11,46,878
Add 7.5% CPOH	49,28,499	86,87,604
Add 1% Cess	6,57,133	12,45,223
Grand Total	**7,19,20,679**	**12,57,67,550**

Net additional financial implication: Customary variance calculation results in ₹5,38,46,871 (revised grand total less original grand total).

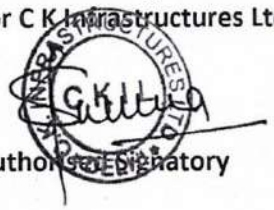
6. Request

- Approve the revised aluminum-based rates of ACP cladding (₹6,267.30 per Sqm) and Vertical Fins (₹3,893.50 per Rmt), on the basis of the vendor's revised quotation and the supporting documents enclosed.
- Approve the revised quantities of Vertical Fins (9,323.30 Rmt) and Supporting Structural Steel (40 Tonne) as per the Structural Engineer's design, at the accepted rates.
- Approve Extra Item with a revised value of ₹12,57,67,550 subject to verification of quantities by joint measurement.

The Contractor confirms that the revision is confined to the aluminum items and to the additional quantities required by the approved design, and does not seek a general revision of contract rates. We are committed to completing the pending façade work within the timeline stipulated by the Authority, without compromising the approved specifications and quality.

We request your kind consideration and approval.

Yours faithfully,
For C K Infrastructures Ltd



Authorised Signatory

Enclosures:
1. Revised Rate Analysis
2. Original Rate Analysis
3. Aluminium vendor's revised quotations

EXTRA ITEM : 12.11 -RATE ANALYSIS FOR FACADE WORK OF NEST-02 BUILDING.					
Estimated Cost =10,33,40,198.26					
Sl. No.	**Item Description**	**Quantity**	**Units**	**BASIC RATE**	**TOTAL AMOUNT Without Taxes**
1.00	**ACP CLADDING** Design, supply and install 2 Hour Fire rated Aluminium composite cladding of Eurobond , , Aludecor , Superbond, Viva Bond or Equivalent - or Equivalent makes , as per requrement of approved colors using prefabricated Chromotised finished aluminium extruded sections of Alloy 6063 T5 to with stand the design wind pressure as per IS 875 . The fastening brackets of Aluminium / MS Brackets shall be fixed to the host structure by Self Drilling Self Taping Screws , SS304 bolts complete with nylon/ EPDM separators to prevent bi-metallic reaction, DC 789 , Sudal Macoy , Sika , Momentive or Equivalent weather prooof sealant . The 4 mm thk ACP consists of PVDF coated 0.5 mm outer skin of aluminium with lumiflon based fluorocarbon paint or kynar 500 based pvdf paint confirming to AAMA standard + 3 mm Mineral core material + 0.5 mm aluminium skin .				
2.00	ACP at the Interface between the Inner and Outer Unitsed Glazing from Inside and outside the building.	10698.000	Sq. Mtrs	**6267.30**	**67,047,575.40**
3.00	**Vertcail Fins on Inner glazing** Extra above items above for supplying and fixing of aluminium extruded tubular Vertcail Fins of size 100 x50 x 2mm thk on the inner / dubbed unitsed façade as per Architect's intent . The aluminium tubular fins shall be super durable powercoated as per AAMA 2064 . The vertical tubular fins shall be hooked on to the aluminium insert brackets , preinstalled in the unitsed panels and complete.(As discussed in the meeting having shaft on every columns for utility services vertical fins provided and revised quantity submitted.)	9323.300	Rmts	**3893.50**	**36,300,268.55**

4.0	**Supporting Structural Steel works** Desiging , Supplying and Installation of Hot Dip Galvanised & Painted - Tubular Steel Sections for creating the Elevational Level difference between inner and outer glazing , as approved by architect. The profile shall be of all sizes & shape including all base plates, gusset plates, end plates, stiffeners, both & nuts fillet/ but welding , splicing machinery/grinding of members/joints however required to give a neat appearance, including skilled manpower, equipments and consumables with one coat of MIO intermidiate coat , 1 coat of base primer and 2 coats of PU paint and complete.(As discussed in the meeting having shaft on every columns for utility services vertical fins provided and revised quantity submitted.)	40.000	Tonne	**195000.00**	**7800000.00**
5.00	Supply, Installation, Testing and Commissioning of IP66/67 Outdoor surface ceiling maximum luminaire wattage 10W/m LED encapsulated flexible striplight with flexible mounting profile, CCT : 3000K. Fixture with 220V AC transformer for 24 DC load type PSU and minimum delivered luminous flux is 900lm/m, minimum luminaire efficacy 90lm/W, CBCP≥150cd, Lamp life ≥50,000hrs L70/B10, SDCM≤ 3, CRI ≥ 90, R9 50 or higher, THD < 20%, Power factor 0.9 or above. Remote 24V driver on/off as mentioned & compatible for same. Bendable, flexible with mounting profile cover and perfectly homogeneous linear LED light line on surface ; to be mounted in aluminum profile with polyurethane encapsulation offering a premium water proof sealing, UV resistance, chemical stability against urban gazes and protection against abrasion. Bending as well as twisting, with radius of 150 mm offering the ideal solution for any indoor/outdoor. Light to have optimal heat dissipation. Color consistency over the rated lifetime shall be achieved with products having photometric code 827339 or higher; have minimum color fidelity Rf 100 and Color Gamut Rg of 90. Consistent light intensity all along the luminaire length should be provided with active current regulation. Installation accessories like mounting profile/clips & end caps made out from alumunium or manufacturers standard end cap which comes with standard luminaire. Final selection CCT, finish color and optics is to be done after sampling and mock-up, as per Engineer in Charge and Architect. +/- 5% variation in the optics and dimensions will be allowed after mockup. Contractor to Supply fixture with LED, Dimmable / non-dimmable power supply and control unit, all mounting and installation accessories.Maximum Fixture dimensions: L:1000mm, W:14-20mm, H:14-20mm, F: Contractor to Supply as per final appoval from CLient /Architect.	1500.000	RMT	**2270.00**	**3405000.00**

6.00	Supply, Installation, Testing and Commissioning of IP54 Outdoor receesed ceiling narrow distribution(15deg to 20Deg max) maximum luminaire wattage 25W LED Circular downlight with recess mounting accessories, CCT : 3000K, Fixture to have 220-240V AC load type and minimum delivered luminous flux is 2750lm, minimum luminaire efficacy 110lm/W, Lamp life ≥50,000hrs L70/B10 SDCM≤ 3, CRI ≥ 80, R9 50 or higher, THD < 20%, Power factor 0.9 or above. Integral Switched ON/OFF Drivers.Circular luminaire housing in aluminium, seamlessly welded; highly reflective coating for improved efficiency; suitable for recessed ceiling mounting; convenient quick mounting system ; completely homogeneously illuminated, satinised PMMA cover or Diffused Lens; LED light inset mount including heat sink of signle casting(PDC) ; luminaire with 2 cable openings and plug-in terminal for through wiring; photobiological safety according to IEC 62471 risk group RG 0 - no Risk; internal wiring in light halogen free; constant light output over the lifespan.Final selection CCT, finish color and optics is to be done after sampling and mock-up, as per Engineer in Charge and Architect. +/- 5% variation in the optics and dimensions will be allowed after mockup. Contractor to Supply fixture with LED, Dimmable / non-dimmable power supply and control unit, all mounting and installation accessories.Maximum Fixture dimensions: D:125-150mm, H: 80-100mm - with Warranty 2 years	50.000	Nos	**2700.00**	**135000.00**
	TOTAL				**114,687,843.95**
	Add 1 % Water charges on "W"				**1146878.44**
	TOTAL				**115,834,722.39**
	Add 7.5% CPOH on "X"				**8687604.179**
	TOTAL				**124,522,326.57**
	Add Cess @ 1% on "Y"				**1245223.266**
	TOTAL				**125,767,549.83**

SAI BALAJI ENTERPRISES One Roof Solution...!	**SAI BALAJI ENTERPRISES** *Reliable and Trustworthy* Work Address: Gut No.106,Plot No.27,Renuka mata Kaman Behind N.A.Patel Complex, Beed Bypass, Aurangabad Mgf :. Rolling Shutters, Sliding Window, S.S. Railing, Composite Pannel Sealing Design, Compound Gate, Toughnn Glass Door, French Door, Slotted Angle & Shelving , Labrary Rack , Mezzanine Floor, Medical Racks, Automobile Rack, Super Market & Departmental Store Rack, Garment Display System Gondola Rack, All Type Of Shed & Fabrication. **GST/UIN- 27BYPPM9970D1ZR** **Date:- 14/10/2026** Contact no. 8379999945 / 9657391107

Client Name -: Ck Infrastructure

SITE- Gate No.1, Andheri Seepz, Mumbai.

Sl. No.	Item Description	Quantity	Units	BASIC RATE	TOTAL AMOUNT Without Taxes
1.00	**ACP CLADDING** Design, supply and install 2 Hour Fire rated Aluminium composite cladding of Eurobond , , Aludecor , Superbond, Viva Bond or Equivalent - or Equivalent makes , as per requrement of approved colors using prefabricated Chromotised finished aluminium extruded sections of Alloy 6063 T5 to with stand the design wind pressure as per IS 875 . The fastening brackets of Aluminium / MS Brackets shall be fixed to the host structure by Self Drilling Self Taping Screws , SS304 bolts complete with nylon/ EPDM separators to prevent bi-metallic reaction, DC 789 , Sudal Macoy , Sika , Momentive or Equivalent weather prooof sealant . The 4 mm thk ACP consists of PVDF coated 0.5 mm outer skin of aluminium with lumiflon based fluorocarbon paint or kynar 500 based pvdf paint confirming to AAMA standard + 3 mm Mineral core material + 0.5 mm aluminium skin .				
2.00	ACP at the Interface between the Inner and Outer Unitsed Glazing from Inside and outside the building.	10698.000	Sq. Mtrs	6267.30	6,70,47,575.40
3.00	**Vertcail Fins on Inner glazing** Extra above items above for supplying and fixing of aluminium extruded tubular Vertcail Fins of size 100 x50 x 2mm thk on the inner / dubbed unitsed façade as per Architect's intent . The aluminium tubular fins shall be super durable powercoated as per AAMA 2064 . The vertical tubular fins shall be hooked on to the aluminium insert brackets , preinstalled in the unitsed panels and complete.	9323.300	Rmts	3893.50	3,63,00,268.55
4.0	**Supporting Structural Steel works**Desiging , Supplying and Installation of Hot Dip Galvanised & Painted - Tubular Steel Sections for creating the Elevational Level difference between inner and outer glazing , as approved by architect. The profile shall be of all sizes & shape including all base plates, gusset plates, end plates, stiffeners, both & nuts fillet/ but welding , splicing machinery/grinding of members/joints however required to give a neat appearance, including skilled manpower, equipments and consumables with one coat of MIO intermidiate coat , 1 coat of base primer and 2 coats of PU paint and complete.	40.000	Tonne	195000.00	78,00,000.00

5.00	Supply, Installation, Testing and Commissioning of IP66/67 Outdoor surface ceiling maximum luminaire wattage 10W/m LED encapsulated flexible striplight with flexible mounting profile, CCT : 3000K. Fixture with 220V AC transformer for 24 DC load type PSU and minimum delivered luminous flux is 900lm/m, minimum luminaire efficacy 90lm/W, CBCP≥150cd, Lamp life ≥50,000hrs L70/B10, SDCM≤ 3, CRI ≥ 90, R9 50 or higher, THD < 20%, Power factor 0.9 or above. Remote 24V driver on/off as mentioned & compatible for same. Bendable, flexible with mounting profile cover and perfectly homogeneous linear LED light line on surface ; to be mounted in aluminum profile with polyurethane encapsulation offering a premium water proof sealing, UV resistance, chemical stability against urban gazes and protection against abrasion. Bending as well as twisting, with radius of 150 mm offering the ideal solution for any indoor/outdoor. Light to have optimal heat dissipation. Color consistency over the rated lifetime shall be achieved with products having photometric code 827339 or higher; have minimum color fidelity Rf 100 and Color Gamut Rg of 90. Consistent light intensity all along the luminaire length should be provided with active current regulation. Installation accessories like mounting profile/clips & end caps made out from alumunium or manufacturers standard end cap which comes with standard luminaire. Final selection CCT, finish color and optics is to be done after sampling and mock-up, as per Engineer in Charge and Architect. +/- 5% variation in the optics and dimensions will be allowed after mockup. Contractor to Supply fixture with LED, Dimmable / non-dimmable power supply and control unit, all mounting and installation accessories.Maximum Fixture dimensions: L:1000mm, W:14-20mm, H:14-20mm, F: Contractor to Supply as per final appoval from CLient /Architect.	1500.000	RMT	2270.00	34,05,000.00
6.00	Supply, Installation, Testing and Commissioning of IP54 Outdoor receesed ceiling narrow distribution(15deg to 20Deg max) maximum luminaire wattage 25W LED Circular downlight with recess mounting accessories, CCT : 3000K, Fixture to have 220-240V AC load type and minimum delivered luminous flux is 2750lm, minimum luminaire efficacy 110lm/W, Lamp life ≥50,000hrs L70/B10 SDCM≤ 3, CRI ≥ 80, R9 50 or higher, THD < 20%, Power factor 0.9 or above. Integral Switched ON/OFF Drivers.Circular luminaire housing in aluminium, seamlessly welded; highly reflective coating for improved efficiency; suitable for recessed ceiling mounting; convenient quick mounting system ; completely homogeneously illuminated, satinised PMMA cover or Diffused Lens; LED light inset mount including heat sink of signle casting(PDC) ; luminaire with 2 cable openings and plug-in terminal for through wiring; photobiological safety according to IEC 62471 risk group RG 0 - no Risk; internal wiring in light halogen free; constant light output over the lifespan.Final selection CCT, finish color and optics is to be done after sampling and mock-up, as per Engineer in Charge and Architect. +/- 5% variation in the optics and dimensions will be allowed after mockup. Contractor to Supply fixture with LED, Dimmable / non-dimmable power supply and control unit, all mounting and installation accessories.Maximum Fixture dimensions: D:125-150mm, H: 80-100mm - with Warranty 2 years	50.000	Nos	2700.00	1,35,000.00
	TOTAL				**11,46,87,843.95**

NOTE :

GST 18% EXTRA.

ANY EXTRA WORK OR MATERIAL REQUIRE IT WILL BE COST EXTRA.

Payment Terms and Conditions:

1. Rates are valid only for 5 days. Due to market condition

2. Payment Terms : Minimum 70% As advance Require to start working

3. Any Extra Material will be at extra cost and Taxes.

Thanking you,

PHRONESIZ ALUMINIUM AND GLASS

Structural Glazing | Aluminium Composite Panels | Spider Glazing
Aluminium Partitions | ETERNIA Aluminium System Windows

Plot No. X-2 Shendra Five star MIDC, Beside Shendra MIDC
main Gate, Aurangabad-431154
+91 9881999111 | vikas.k@phronesiz.com |
www.phronesiz.com

To,

CK INFRASTRUCTURES LIMITED
10th Floor, 3 A Wing, Pinnacle Corporate Park,
Bandra Kurla Complex, Near Trade Centre,
Bandra East, Mumbai, Mumbai Suburban - 400051

Quotation for Façade Work of NEST-02 Project

SI. NO.	ITEM DESCRIPTION	QUANTITY	UNITS	BASIC RATE	TOTAL AMOUNT WITHOUT TAXES
1.00	ACP at the Interface between the Inner and Outer Unitsed Glazing from Inside and outside the building.	10698.000	Sq. Mtrs	7,468.53	7,98,98,333.94
2.00	Vertcail Fins on Inner glazing	9323.300	Rmts	3,347.50	3,12,10,746.75
3.00	Supporting Structural Steel works	10.000	Tonne	2,67,800.00	26,78,000.00
4.00	Supply, Installation, Testing and Commissioning of IP66/67 Outdoor surface ceiling maximum luminaire wattage 10W/m LED encapsulated flexible striplight with flexible mounting profile, CCT: 3000K.	1500.000	RMT	2,317.50	34,76,250.00
5.00	Supply, Installation, Testing and Commissioning of IP54 Outdoor receesed ceiling narrow distribution	50.000	Nos	2,914.90	1,45,745.00
				TOTAL	**11,74,09,075.69**

NOTE:

GST 18% EXTRA.
ANY EXTRA WORK OR MATERIAL REQUIRE IT WILL BE COST EXTRA.

Payment Terms and Conditions:

1. Rates are valid only for 5 days. Due to market condition
2. Payment Terms: Minimum 70% As advance Require to start working
3. Any Extra Material will be at extra cost and Taxes.

Thanking you,
Regards,

Authorized Franchisee Fabricator for

ÖKOTECH Lead free uPVC Windows | ADITYA BIRLA ETERNIA HINDALCO

PHRONESIZ MARKETING VENTURES PVT LTD

Branch Office: SATORI CONSULTING
L-15-16, Runwal platinum, Ramnagar Colony,
NDA Raod, Bavdhan, Pune-411021 INDIA
+91 9552633400 | Santosh.k@phronesiz.com

Quotation

RC Craftech
27ABGFR9945J1ZG
Shop no. 03 Neelkanth CHS Ltd Plot no. 9, Sector 3 Ghansoli, Navi Mumbai, Ghansoli
Navi Mumbai, Maharashtra, 400701, India
Mobile: 7506145048
Email Id: info@rccraftech.com
Website: www.rccraftech.com

To
C K Infrastructure Ltd
Mobile: 9044169402
Att: Mohammed Akil
Delhi

Date : 14/10/2026
Quotation No. : QUO 1292
Grand Total : ₹ 145417956.00

Dear C K Infrastructure Ltd,
Please find below a cost-breakdown for the quotation. Please consider this, and do not hesitate to contact me with any question.
Many thanks,
RC Craftech

S.No.	Item Code	Item Details	Quantity	Price	Total
1.	ACP	**ACP CLADDING** **Design, supply and install 2 Hour Fire rated Aluminium composite cladding of Eurobond , , Aludecor , Superbond, Viva Bond or Equivalent - or Equivalent makes , as per requrement of approved colors using prefabricated Chromotised finished aluminium extruded sections of Alloy 6063 T5 to with stand the design wind pressure as per IS 875 . The fastening brackets of Aluminium / MS Brackets shall be fixed to the host structure by Self Drilling Self Taping Screws , SS304 bolts complete with nylon/ EPDM separators to prevent bi-metallic reaction, DC 789 , Sudal Macoy , Sika , Momentive or Equivalent weather prooof sealant . The 4 mm thk ACP consists of PVDF coated**	10698 SQM	₹ 9722.00	₹ 104005956.00

S.No.	Item Code	Item Details	Quantity	Price	Total
		0.5 mm outer skin of aluminium with lumiflon based fluorocarbon paint or kynar 500 based pvdf paint confirming to AAMA standard + 3 mm Mineral core material +			
2.	Vertical Fins	**Vertcail Fins on Inner glazing Extra above items above for supplying and fixing of aluminium extruded tubular Vertcail Fins of size 100 x50 x 2mm thk on the inner / dubbed unitsed façade as per Architect's intent . The aluminium tubular fins shall be super durable powercoated as per AAMA 2064 . The vertical tubular fins shall be hooked on to the aluminium insert brackets , preinstalled in the unitsed panels and complete.**	9323 RMT	₹ 2750.00	₹ 25638250.00
3.	Structural Steel works	**Supporting Structural Steel worksDesiging , Supplying and Installation of Hot Dip Galvanised & Painted - Tubular Steel Sections for creating the Elevational Level difference between inner and outer glazing , as approved by architect. The profile shall be of all sizes & shape including all base plates, gusset plates, end plates, stiffeners, both & nuts fillet/ but welding , splicing machinery/grinding of members/joints however required to give a neat appearance, including skilled manpower, equipments and consumables with one coat of MIO intermidiate coat , 1 coat of base primer and 2 coats of PU paint and complete.**	40 Ton	₹ 225000.00	₹ 9000000.00
4.	Outdoor linear	**Supply, Installation, Testing and Commissioning of IP66/67 Outdoor**	1500 RMT	₹ 4225.00	₹ 6337500.00

S.No.	Item Code	Item Details	Quantity	Price	Total
	Lightning LED	**surface ceiling maximum luminaire wattage 10W/m LED encapsulated flexible striplight with flexible mounting profile, CCT : 3000K. Fixture with 220V AC transformer for 24 DC load type PSU and minimum delivered luminous flux is 900lm/m, minimum luminaire efficacy 90lm/W, CBCP 150cd, Lamp life 50,000hrs L70/B10, SDCM 3, CRI 90, R9 50 or higher, THD < 20%, Power factor 0.9 or above. Remote 24V driver on/off as mentioned & compatible for same. Bendable, flexible with mounting profile cover and perfectly homogeneous linear LED light line on surface ; to be mounted in aluminum profile with polyurethane encapsulation offering a premium water proof sealing, UV resistance, chemical stability against urban gazes and protection against abrasion. Bending as well as twisting, with radius of 150 mm offering the ideal solution for any indoor/outdoor. Light to have optimal heat dissipation. Color consistency over the rated lifetime**			
5.	Outdoor recessed Lightning	**Supply, Installation, Testing and Commissioning of IP54 Outdoor receesed ceiling narrow distribution(15deg to 20Deg max) maximum luminaire wattage 25W LED Circular downlight with recess mounting accessories, CCT : 3000K, Fixture to have 220-240V AC load type and minimum delivered luminous flux is 2750lm, minimum luminaire efficacy 110lm/W, Lamp life 50,000hrs L70/B10 SDCM 3, CRI 80, R9 50 or higher, THD <**	50 Nos	₹ 8725.00	₹ 436250.00

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S.No.	Item Code	Item Details	Quantity	Price	Total
		20%, Power factor 0.9 or above. Integral Switched ON/OFF Drivers.Circular luminaire housing in aluminium, seamlessly welded; highly reflective coating for improved efficiency; suitable for recessed ceiling mounting; convenient quick mounting system ; completely homogeneously illuminated, satinised PMMA cover or Diffused Lens; LED light inset mount including heat sink of signle casting(PDC) ; luminaire with 2 cable openings and plug-in terminal for through wiring; photobiological safety according to IEC 62471 risk group RG 0 - no Risk; internal wiring in light halogen free; constan			
				Subtotal	₹ 145417956.00
				Total	**₹ 145417956.00**

COMMERCIAL TERMS & CONDITIONS

RC Craftech Facades Construction

1. Scope of Work: The work shall include the supply and installation of all materials
2. Rates & Quantities: Rates shall be based on the estimated quantities mentioned in the quotation. Final billing shall be based on actual site measurements and completed work. Any increase or decrease in quantities shall be charged at the agreed rates, subject to applicable conditions.
3. Payment Terms: 40% advance against work order, 40% upon material delivery at site, and 20% upon completion of installation and submission of the final bill.
4. Taxes: GST shall be charged extra at the applicable rate unless specifically included in the quotation.
5. Material & Specifications: Materials shall be supplied as per the approved specifications, colour and shop drawings. Any change in material, design, thickness or scope shall be charged extra.
6. Client's Scope: The client shall provide clear and safe working areas, necessary site access, electricity, water, storage space and required permissions. Scaffolding, boom lift or gondola shall be in the client's scope unless specifically included in our quotation.
7. Modifications, waterproofing repairs and other works not expressly included in the BOQ shall be charged separately.
8. Work Schedule: The execution schedule shall commence after receipt of the advance payment, approved drawings, site readiness and availability of materials. Delays caused by the client, other agencies, site restrictions or unforeseen circumstances shall extend the completion period accordingly.
9. Additional Work: Any extra work, changes or items beyond the approved BOQ shall be executed only upon approval and charged separately.
10. Inspection & Handover: The client shall inspect the completed work and report any visible defects before

handover. Final payment shall be released as per the agreed payment schedule.

11. Safety & Site Conditions: The client shall ensure safe access and site readiness. Our installation team shall follow applicable safety procedures within its scope of work.

12. Damage & Storage: The client shall provide secure storage for materials at site. Responsibility for damage shall be determined according to custody, handling and the cause of damage.

13. Warranty: Any applicable product warranty shall be subject to the respective manufacturer's terms. Workmanship warranty, if offered, shall be specified separately in the quotation.

14. Payment Delay: Delayed payments may result in suspension of work after written notice. Any interest or late-payment charges shall apply only if agreed in writing.

15. Validity of Quotation: The quotation shall remain valid for 15 days from the date of issue, unless otherwise stated.

16. Acceptance: Confirmation of the quotation or issuance of a work order shall constitute acceptance of the agreed scope, rates and commercial terms.

Bank Details
A/c :- Name :-RC Craftech
Bank:- Kotak Mahindra Bank
A/c No:- 7506145048

Construction of New Enterprises & Services Tower -02 at Seepz Sez, Andheri (E) Mumbai On EPC Module - Lumpsum

WAPCOS

Name of Work: Construction of New Enterprises & Services Tower -02 (NEST-02) at Seepz Sez, Andheri (E) Mumbai On EPC Module

Client: SEEPZ SEZ Authority

PMC: WAPCOS Ltd.

Contractor: M/s C K Infra

Original Contract Value: ₹ 95,90,00,000.00

Subject: Extra Item – Façade Work of NEST-02 Building (Revision of Aluminium Rates and Quantities) – PMC Recommendation.

Ref: 1) C K Infra letter Ref. CKIL/HO/SEEPZ/OCT-2026/1380 dtd. 17.10.2026

2) Minutes of Meeting NEST-02 dtd. 21.10.2026

3) TEC meeting dtd. 10.09.2025

M/s C K Infra has submitted letter Ref. CKIL/HO/SEEPZ/OCT-2026/1380 dated 17.10.2026 seeking approval of (A) revised aluminium rates for ACP cladding and Vertical Fins and (B) revised quantities of Vertical Fins and Supporting Structural Steel in the façade extra item. PMC has examined the letter with its enclosures (revised rate analysis, comparative statement and vendor quotations), the running-bill status and the discussion held in the meeting dated 21.10.2026. The observations and the PMC recommendation are submitted below for kind perusal please.

1. Background

The ACP façade was approved as an extra item in the TEC meeting held on 10.09.2025 to give an aesthetic and modern appearance to the building in place of the wall window considered in the RFP. The original estimate of the item is ₹ 7,19,20,679. The work has remained stopped since February 2026 because the aluminium vendor became unwilling to supply the balance material at the originally quoted rates, leaving the building elevation incomplete.

As per the running bill (Abstract – Façade Work of NEST-02 Building), the work executed till date is ACP cladding 2,914.549 Sqm (27.2% of 10,698 Sqm), Vertical Fins 1,482 Rmt (15.9% of the revised 9,323.30 Rmt) and Supporting Structural Steel 17.137 Tonne; no LED strip light or LED downlight has been executed. The executed value at the originally accepted rates is ₹ 2,18,32,234 (₹ 2,39,06,296 including water charges, CPOH and cess).

2. Proposal of the Contractor

The contractor has proposed the following revision (ref. Table 4 and 5 of its letter). The revision of rate is confined to the two aluminium-based items; the quantity of ACP cladding is unchanged.

Item	Original Qty × Rate (₹)	Revised Qty × Rate (₹)	Original Amount (₹)	Revised Amount (₹)
ACP cladding (Sqm)	10,698 × 4,821.00	10,698 × 6,267.30	5,15,75,058	6,70,47,575

Aluminium Vertical Fins (Rmt)	2,887 × 2,995.59	9,323.30 × 3,893.50	86,48,256	3,63,00,269
Supporting Structural Steel (Tonne)	10 × 1,95,000	40 × 1,95,000	19,50,000	78,00,000
LED strip light (Rmt)	1,500 × 2,270	1,500 × 2,270	34,05,000	34,05,000
LED downlight (Nos)	50 × 2,700	50 × 2,700	1,35,000	1,35,000
Total before add-ons			**6,57,13,314**	**11,46,87,844**
Add 1% water charges			6,21,733	11,46,878
Add 7.5% CPOH			49,28,499	86,87,604
Add 1% Cess			6,57,133	12,45,223
Grand Total			**7,19,20,679**	**12,57,67,550**

Net additional financial implication claimed by the contractor: ₹ 12,57,67,550 – ₹ 7,19,20,679 = **₹ 5,38,46,871**.

3. PMC Examination and Observations

3.1 Verification of calculations. PMC has re-computed all extensions (quantity × rate) and the add-ons. The item amounts and the revised grand total of ₹ 12,57,67,550 are arithmetically correct.

3.2 Revision of aluminium rates (Part A). The rate of ACP cladding rises from ₹ 4,821.00 to ₹ 6,267.30 per Sqm (+30.00%) and of Vertical Fins from ₹ 2,995.59 to ₹ 3,893.50 per Rmt (+30.00%). Structural steel (₹ 1,95,000 per Tonne) and lighting rates are unchanged, so this is not a general revision of contract rates. The cause stated – volatility in aluminium and extrusion prices, higher freight and insurance, longer lead times and short supply of PVDF coating inputs – is a market-wide supply condition and not within the contractor's control. The stoppage of work since February 2026 and the incomplete elevation support the need to restart without further delay.

The contractor has enclosed the quotations as evidence. For price discovery PMC has compared it with market offers of the same period for the same items, on the revised quantities. The rates adopted by the contractor are the lowest (L1) of the three offers.

3.3 Revision of quantities (Part B).

(a) **Vertical Fins:** 2,887 Rmt to 9,323.30 Rmt. As justified by the contractor original quantity was taken from architectural plans and 3D views, which show design intent only. The increase arises from the utility shafts provided later as per requirement of unit holders at every column and the additional service ducts on the east and west sides, which are to be covered by fins. Payment is to be made after joint measurement.

(b) **Supporting Structural Steel:** 10 Tonne to 40 Tonne at the unchanged rate ₹ 1,95,000 per Tonne, as per the justification of contractor, Structural Engineer's detailed analysis (self-weight of ACP, eccentricity between inner and outer glazing, connection design) after approval of work is done. The 17.137 Tonne executed already exceeds the BoQ quantity of 10 Tonne and the 10% deviation limit of 11

Tonne; the running bill is restricted to 11 Tonne until the further quantity is approved. Approval is therefore needed to regularise the steel already erected.

3.4 Financial assessment. The contractor's total of ₹ 12,57,67,550 is the notional value if all quantities, including the work already executed, were priced at the revised rates. As per the decision that executed work is paid at the originally accepted rates and the revised aluminium rates apply only to the balance material, the maximum amount payable is as below:

Description	Qty / Basis	Amount (₹)
A. Executed till date at original rates (ACP 2,914.549 Sqm, Fins 1,482 Rmt, Steel 17.137 Tonne)	Excl. add-ons	2,18,32,234
Add 1% water, 7.5% CPOH, 1% cess		20,74,062
Sub-total A (incl. add-ons)		**2,39,06,296**
B. Balance at revised rates (ACP 7,783.451 Sqm, Fins 7,841.30 Rmt, Steel 22.863 Tonne, LED 1,500 Rmt, Downlight 50 Nos)	Excl. add-ons	8,73,09,609
Add 1% water, 7.5% CPOH, 1% cess		82,94,413
Sub-total B (incl. add-ons)		**9,56,04,022**
C. Maximum payable (A + B)		**11,95,10,318**
D. Approval ceiling (all quantities at revised rates)		12,57,67,550
E. Original estimate		7,19,20,679
Net additional implication – claimed (D – E)		5,38,46,871
Net additional implication – PMC assessed (C – E)		**4,75,89,639**

4. PMC Recommendation

In view of the above, PMC recommends that the Competent Authority may approve the façade extra item as under:

1. **Rates:** ACP cladding at ₹ 6,267.30 per Sqm and Aluminium Vertical Fins at ₹ 3,893.50 per Rmt, applicable only to the balance material. The work executed till date (ACP 2,914.549 Sqm, Fins 1,482 Rmt, Steel 17.137 Tonne) is payable at the originally accepted rates of ₹ 4,821.00, ₹ 2,995.59 and ₹ 1,95,000 respectively. Rates of structural steel, LED strip light and LED downlight remain unchanged.
2. **Quantities:** Vertical Fins 9,323.30 Rmt and Supporting Structural Steel 40 Tonne, as ceilings, at the accepted rates, payable on actual quantity jointly measured and certified. ACP cladding remains 10,698 Sqm.
3. **Value:** the extra item at a value not exceeding ₹ 12,57,67,550 (net additional ₹ 5,38,46,871), with the maximum payable on the above basis assessed by PMC at ₹ 11,95,10,318 (net additional ₹ 4,75,89,639).
4. **One-time measure:** the approval is on account of market conditions, is limited to the items above and is not a precedent. No idle charges, escalation on any item, or other claim shall be admissible for the period the work remained stopped or hereafter on these items, and the contractor's other obligations under the agreement are not relieved.
5. **Completion:** the contractor shall restart immediately and complete the balance façade work within the timeline stipulated by the Authority.

Submitted for kind perusal and necessary approval please.

For WAPCOS Limited (PMC)

(Aditya Patidar)
Deputy Chief Engineer
WAPCOS Limited – Project Management Consultant

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

AGENDA ITEM NO. 4 (B)

A. Proposal

Proposal for approval of additional work comprising the revised terrace waterproofing methodology and rework at a net ceiling value of ₹2,76,47,586.40 (excluding GST) for the work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module (Lumpsum)" executed through M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. as the Project Management Consultant (PMC).

B. Relevant Provision

- Section 34 of the SEZ Act, 2005;
- Rule 6 of the SEZ Authority Rules, 2009;
- Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
- Clause 7.3 of the Manual for Procurement of Works, 2025.

C. Other Information

Background and Reference to Earlier Decisions The work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module" was awarded to M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. acting as the Project Management Consultant (PMC). Under the original contract, terrace waterproofing was executed through a specialised waterproofing vendor. Following completion, the premises were handed over and are presently occupied and in use by the unit holders.

During the monsoon, water leakages were reported at certain locations, causing seepage into the 6th floor and posing risks to installed machinery and production. Although repairs and an additional coating were carried out by the contractor on each occasion, leakages recurred. Expressing serious concern over water ponding, surface cracks, and recurring leakages, the unit holders submitted formal representations and technical suggestions dated 16.10.2026 and 22.10.2026 from M/s Ashir Manufacturing LLP, enclosing terrace site photographs and a technical evaluation from M/s D.P. Infra recommending a monolithic Brick Bat Coba with China Mosaic finish for positive drainage, thermal insulation, and long-term durability.

Subsequently, the existing terrace waterproofing was inspected by M/s Aarush Refab LLP, an authorised applicator of Dr. Fixit (Pidilite Industries Ltd.), which proposed an upgraded waterproofing system combining liquid-applied membrane treatment with Brick Bat Coba and China chips finish. In the meeting held on 04.11.2026 regarding NEST-02 Terrace Waterproofing, it was noted that the vendor's estimate amounted to ₹2,83,17,500.00 (excluding GST) and decided that an offer be obtained from M/s C.K. Infrastructures Ltd. on this basis, duly adjusting the cost of the existing executed waterproofing work. Pursuant to this, M/s C.K. Infrastructures Ltd. submitted its revised methodology and quotation dated 05.11.2026, which was examined and recommended by WAPCOS Ltd. (PMC).

Justification and Scope of Revised Methodology as per Contractor & PMC As reported by the contractor and verified by PMC, the proposed rework is not a replacement payment for the original scope, but an upgraded, higher-specification waterproofing system incorporating the unit holders' suggestions and designed to address vulnerable areas such as junctions, terraces, sunken areas, pipe penetrations, and expansion joints. Obtaining the rate from a Dr. Fixit authorised applicator is the sole route to securing a manufacturer-backed system guarantee. The scope of the revised methodology includes:

- **Surface Preparation:** Removal of the existing waterproofing down to the original slab, grinding, pressure-washing, sealing of cracks wider than 0.5 mm in V-groove with Feviseal HY 100/300, and providing a 50×50 mm angle fillet at horizontal-to-vertical junctions in polymer-modified mortar (Dr. Fixit Pidicrete URP).
- **Main Terrace & Roof Waterproofing:** Application of Dr. Fixit Wonderproof 100 liquid-applied PU coating in 2–3 coats (approx. 1.8 kg/m^2, dry film thickness 1,000–1,200 microns) reinforced with 225 gsm fibreglass chopped strand mat over the terrace (3,550 Sqm), followed by brick bat coba waterproofing taken up to 300 mm on parapet walls with China chips finish; conventional waterproofing for the headroom top and water tank top (400 Sqm).
- **Allied Works:** Epoxy grouting of slab cracks (200 nos.), polymer treatment and micro-concrete for slab, columns, and beams, need-based repair and plastering of parapet walls, headroom, and pedestals, chhajja/balcony waterproofing (200 Sqm), horizontal expansion joint treatment (50 Rmt), and painting of parapet walls and headroom.

Guarantee and Monitoring Commitments

- **Dual Guarantee Protection:** The original 10-year guarantee of the previous vendor remains fully in force and is neither waived nor substituted. In addition, a fresh 10-year manufacturer-backed system guarantee will be issued in favour of the SEEPZ SEZ Authority jointly by M/s Pidilite Industries Ltd. (Dr. Fixit) and the authorised applicator.
- **Post-Execution Monitoring:** The contractor will deploy dedicated site engineers and supervisory staff during execution and for 7 to 8 months thereafter, covering the full 2027 monsoon and post-treatment performance period, attending immediately to any seepage and sharing performance records with the Authority and PMC.

Financial Implications and Net Effect Over Quoted Value Against the Dr. Fixit authorised vendor's base quotation of ₹2,83,17,500.00 (excluding GST), statutory and contractual add-ons—comprising 1% Labour Cess (₹2,83,175.00), 1% Water Charges (₹2,83,175.00), and 15% Contractor's Profit and Overheads (CPOH) (₹42,47,625.00)—bring the gross value of the upgraded work to ₹3,31,31,475.00. After deducting a credit of ₹54,83,888.60 representing the amount already paid for the original waterproofing work, the net additional cost works out to ₹2,76,47,586.40 (excluding GST). WAPCOS Ltd. (PMC) has verified the arithmetic and reasonableness of the rates and assessed ₹2,76,47,586.40 as a ceiling value, with stage-wise payment to be released strictly on joint measurement of actual quantities executed.

Sr. No.	Financial Component / Description	Basis	Amount (₹)

1	Base Value (Dr. Fixit Authorised Vendor Quotation, excl. GST)	Quoted Amount	2,83,17,500.00
2	Add: Labour Cess	1% on Base Value	2,83,175.00
3	Add: Water Charges	1% on Base Value	2,83,175.00
4	Add: Contractor's Profit and Overheads (CPOH)	15% on Base Value	42,47,625.00
5	**Gross Value of Revised Waterproofing Work (1 + 2 + 3 + 4)**	**Sub-Total**	**3,31,31,475.00**
6	Less: Credit for Amount Paid to Present Vendor for Original Work	Already Paid	(-) 54,83,888.60
7	**Net Additional Work Value (Ceiling, excluding GST) (5 – 6)**	**Net Payable**	**2,76,47,586.40**

Present Status The proposal submitted by M/s C.K. Infrastructures Ltd. on 05.11.2026—incorporating the unit holders' representations dated 16.10.2026 and 22.10.2026—has been scrutinized and recommended by WAPCOS Ltd. (PMC). The matter is placed before the Authority for approval so that rework can be executed in the dry season prior to the 2027 monsoon.

D. Recommendation

The proposal is submitted for consideration and approval of the Authority:

1. To approve the revised terrace waterproofing methodology and rework as additional work for the NEST-02 Building at SEEPZ-SEZ, Mumbai, at a net ceiling value not exceeding ₹2,76,47,586.40 (excluding GST), arrived at after adding 1% Labour Cess (₹2,83,175.00), 1% Water Charges (₹2,83,175.00), and 15% CPOH (₹42,47,625.00) to the vendor's base quotation of ₹2,83,17,500.00, and deducting a credit of ₹54,83,888.60 for the original waterproofing work already paid;

2. To stipulate that the existing 10-year guarantee remains unwaived and in full force, alongside a fresh 10-year manufacturer-backed system guarantee issued jointly by M/s Pidilite Industries Ltd. and the authorised applicator in favour of the SEEPZ SEZ Authority, supported by dedicated contractor monitoring during execution and through the 2027 monsoon.

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CK INFRASTRUCTURES LTD.
An ISO 9001 : 2015 Certified Company

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CIN: U70200DL1997PLC089706

Ref.: CKIL/HO/SEEPZ/NOV-2026/1382 **Date: 05.11.2026**

To,
The Joint Development Commissioner
SEEPZ Special Economic Zone Authority
Mumbai, Maharashtra

Subject: Submission of revised waterproofing methodology and quotation for rework as additional work, with request for approval.

Reference: Construction of NEST-02 Building at SEEPZ-SEZ, Mumbai. (1) Suggestions and methodology received from unit holders dated 16.10.2026.

Respected Sir,

With reference to the above, we respectfully submit the following for your kind consideration and approval. The work proposed is essential for the durability and usability of the building.

1. Background

M/s C.K. Infrastructures Ltd executed the waterproofing work for the Construction of NEST-02 Building at SEEPZ-SEZ, Mumbai. The work was awarded to a specialised waterproofing vendor and was carried out in the ordinary course of the contract. The building is now in use by the unit holders.

2. Original guarantee is not waived

We state clearly that the 10-year guarantee of the original vendor will remain in force. They are not waived, released or substituted by this proposal, and all rights of the Authority and of M/s C.K. Infrastructures Ltd under the contract and the guarantee for the originally executed work are fully reserved.

The rework now proposed is not a payment for the original work. It is an upgraded waterproofing system, with a higher specification and additional precautions than the previous one, adopted at the specific request of the unit holders after repeated repairs did not give them satisfaction. The additional amount is claimed only for this upgraded scope. The original work has been paid only for executed quantities.

3. Leakages reported and unit holder's concern

After the repeated repairs and the additional coating, leakages were again reported by the unit holders, who are the primary users of the premises. Repairs were carried out on each occasion. However, the leakages recurred, and the unit holders have expressed concern with the repeated repairs and the inconvenience caused. We take their concerns seriously and recognize that a lasting solution is needed so that confidence in the quality of the building is restored. We therefore submit that this work is essential to complete the project and is in the interest of the Authority.

4. Revised methodology

Based on the methodology suggestions received from the unit holders, the Dr. Fixit authorised vendor has studied the site conditions and submitted a revised methodology and quotation for the rework of waterproofing. The proposal:

- combines new and conventional waterproofing methods, with additional precautions at vulnerable locations (junctions, terraces, sunken areas, pipe penetrations, expansion joints and similar details);
- addresses the specific requirements raised by the unit holders;
- is designed to give the unit holders a durable, leak-free result and to restore their confidence.

The detailed methodology statement and material specifications are enclosed with this letter.

5. Responsibility and warranty backed by Dr. Fixit

The Dr. Fixit authorised vendor has proposed to take guarantee for the new waterproofing work, backed by Dr. Fixit (Pidilite), with a guarantee for the revised system as per the enclosed terms. This is an additional layer of manufacturer-level assurance. The new guarantee will be furnished, in addition to, and not in place of, the original guarantee.

6. Quotation, rate reasonableness and request for approval

The vendor has quoted a rate as below:

Item	Amount (Rs.)
Quoted value, excluding GST	2,83,17,500.00

The rate has been obtained from the Dr. Fixit authorized applicator, which is the only route to a manufacturer-backed guarantee for this system. It has been examined for reasonableness against prevailing market rates, statement enclosed.

We submit this quotation as additional work, over and above the waterproofing work already executed, and request your approval of the value of **Rs. 2,83,17,500** (excluding GST) **plus**:

Component	Basis	Amount (Rs.)
Base value	**Quoted amount**	**2,83,17,500.00**
Labour cess	**1%**	**2,83,175.00**
Water charges	**1%**	**2,83,175.00**
CPOH (contractor's profit and overheads)	**15%**	**42,47,625.00**
Less: Amount paid to present vendor	**Paid**	**(54,83,888.60)**
Total (excluding GST)		**2,76,47,586.40**

The labour cess and water charges are statutory and contractual levies applicable to the additional work. CPOH at 15% is claimed on the specialist's quoted value towards our coordination, supervision, risk and overheads in managing and standing behind this work. These percentages are worked on the base value of Rs. 2,83,17,500.

It may please be noted that TDS and GST will be borne by M/s C.K. Infrastructures Ltd for the time being, so that the work can start without delay.

9. Monitoring arrangement

To ensure the work is executed as per the approved methodology, M/s C.K. Infrastructures Ltd will deploy dedicated manpower (site engineer(s) and supervisory staff) to monitor the work during execution and for the following 7 to 8 months, covering the monsoon and post-treatment performance period. Any seepage or defect noticed during this period will be attended to immediately, and a record will be shared with the Authority and the PMC on request.

We assure you of our best efforts and full cooperation in completing this work to the satisfaction of the unit holders and the Authority.

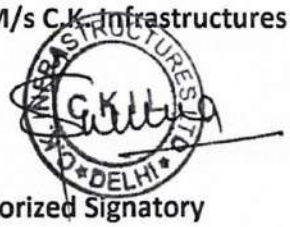
Enclosures:

1. Revised methodology statement and quotation of the Dr. Fixit authorised vendor covering 10 years warranty.
2. Copies of unit holders' suggestions dated 16.10.2026

Thanking you,

Yours faithfully,

For **M/s C.K. Infrastructures Ltd**



Authorized Signatory

	Construction of New Enterprises & Services Tower -02 at Seepz Sez, Andheri (E) Mumbai On EPC Module - Lumpsum	WAPCOS

Name of Work: Construction of New Enterprises & Services Tower -02 (NEST-02) at Seepz Sez, Andheri (E) Mumbai On EPC Module

Client: SEEPZ SEZ Authority

PMC: WAPCOS Ltd.

Contractor: M/s C K Infra

Original Contract Value: ₹ 95,90,00,000.00

Subject: Additional Work – Revised Terrace Waterproofing Methodology and Quotation for Rework – PMC Recommendation.

Ref: 1) C K Infra letter Ref. CKIL/HO/SEEPZ/NOV-2026/1382 dtd. 05.11.2026

2) Minutes of Meeting NEST-02 dtd. 04.11.2026 (Terrace Waterproofing)

3) Unit holders' suggestions and methodology dtd. 16.10.2026

M/s C K Infra has submitted letter Ref. CKIL/HO/SEEPZ/NOV-2026/1382 dated 05.11.2026 with the revised waterproofing methodology and quotation for rework, as asked in the meeting held on 04.11.2026, and requests approval of ₹ 2,83,17,500 (excluding GST) plus add-ons as additional work. PMC has examined the proposal and the observations and recommendation are submitted below for kind perusal please.

1. Background

The original terrace waterproofing was executed by M/s C K Infra with a 10-year guarantee. Water leakage was reported at certain locations during the monsoon, and repairs and an additional coating were carried out. The unit holders, who now occupy the building, have asked for a lasting solution so that their production and the machinery installed in their premises are fully protected, and gave their suggestions and methodology on 16.10.2026.

The existing work was inspected by M/s Aarush Refab LLP, an authorised and proposed applicator of Dr. Fixit, which has proposed a revised methodology and estimate backed by M/s Pidilite Industries Ltd. In the meeting on 04.11.2026 it was noted that the estimate amounts to ₹ 2,83,17,500 (excluding GST) and that an offer is to be obtained from M/s C K Infra on this basis, with the cost of the existing executed work adjusted accordingly.

2. Scope of the Revised Methodology

(a) Removal of the existing waterproofing down to the original slab, grinding and pressure-washing, sealing of cracks wider than 0.5 mm in V-groove with Feviseal HY 100/300, and a 50 × 50 mm angle fillet at horizontal-to-vertical junctions in polymer-modified mortar (Dr. Fixit Pidicrete URP).

(b) Dr. Fixit Wonderproof 100 liquid-applied PU coating in 2–3 coats (about 1.8 kg/m², dry film thickness 1,000–1,200 microns) with 225 gsm fibreglass chopped strand mat over the terrace (3,550 Sqm), followed by brick bat coba waterproofing taken up to 300 mm on the parapet walls and China chips finish; conventional waterproofing for the headroom top and water tank top (400 Sqm).

(c) Allied works: epoxy grouting of slab cracks (200 nos), polymer treatment and micro concrete for slab, columns and beams, repair and plastering of parapet walls, headroom and pedestals on need basis, chhajja / balcony waterproofing (200 Sqm), horizontal expansion joint treatment (50 Rmt) and painting of parapet wall and headroom.

3. Offer of the Contractor

Component	Basis	Amount (₹)
Base value (vendor quotation, excl. GST)	Quoted amount	2,83,17,500.00
Labour cess	1%	2,83,175.00
Water charges	1%	2,83,175.00
CPOH	15%	42,47,625.00
Less: amount paid to present vendor	Paid	(54,83,888.60)
Total (excluding GST)		**2,76,47,586.40**

The contractor confirms that the original 10-year guarantee continues, that the rework is an upgraded system with a higher specification adopted at the unit holders' request, that a fresh Dr. Fixit (Pidilite) backed guarantee will be given, that TDS and GST will be borne by it for the time being so that the work can start without delay, and that dedicated site engineers and supervisors will monitor the work during execution and for the following 7 to 8 months covering the monsoon.

4. PMC Examination and Observations

4.1 Verification of calculations. The add-ons are correctly worked on the base value and the total of ₹ 2,76,47,586.40 is arithmetically correct (₹ 2,83,17,500 + ₹ 2,83,175 + ₹ 2,83,175 + ₹ 42,47,625 – ₹ 54,83,888.60).

4.2 Need and approach. A lasting, manufacturer-backed solution is in the interest of the unit holders and the Authority, and the upgraded system with additional precautions at junctions, terraces, sunken areas, pipe penetrations and expansion joints addresses the points raised by them. The proposal is for an upgraded scope and credit is given for the original waterproofing already paid, so the Authority bears only the net cost of the upgrade. The rights of the Authority and of the contractor under the contract and the original guarantee continue as they are.

4.3 Guarantee, monitoring and timing. The new guarantee should be a 10-year system guarantee issued in favour of the Authority, jointly by Pidilite and the applicator. The work is best carried out in the dry season and finished before the 2027 monsoon, with monitoring through the full monsoon and a record shared with the Authority and the PMC.

5. PMC Assessed Value

Component	Basis	Amount (₹)
Base value (vendor quotation, excl. GST)	Quoted amount	2,83,17,500.00
Labour cess	1%	2,83,175.00
Water charges	1%	2,83,175.00
CPOH	15%	42,47,625.00
Gross value		**3,31,31,475.00**
Less: credit for original work		(54,83,888.60)

Net value (excluding GST)		**2,76,47,586.40**

The PMC assessed net value of ₹ 2,76,47,586.40 agrees with the contractor's offer and is a ceiling, with payment on actual measurement.

6. PMC Recommendation

In view of the above, PMC recommends that the Competent Authority may approve the revised waterproofing rework as additional work, on the following basis:

1. **Value:** not exceeding ₹ 2,76,47,586.40 (excluding GST), being base ₹ 2,83,17,500 + 1% labour cess + 1% water charges + 15% CPOH, less credit of ₹ 54,83,888.60 for the original work.
2. **Payment:** stage-wise on actual work jointly measured, at the item rates of the vendor quotation, with the allied works on measured quantities.
4. **Guarantee and monitoring:** a 10-year Pidilite-backed system guarantee in favour of the Authority and the contractor's monitoring during execution and through the monsoon of 2027, with immediate attention to any seepage.

Submitted for kind perusal and necessary approval please.

For WAPCOS Limited (PMC)

Aditya

(Aditya Patidar)
Deputy Chief Engineer
WAPCOS Limited – Project Management Consultant

dcseepz-mah < dcseepz-mah@nic.in >

Seepz:Nest 2:Terrace Required Letter & Documents

< milan@mahendrabrothers.com >
Thu, 22 Oct 2026 4:57:52 PM +0530

To "dcseepz-mah@nic.in"<dcseepz-mah@nic.in>
Tags Not in Contacts

Dear Mr Dnyaneshwarji,
-As requested, Please find the attached required documents.
i)Letter from M/s D.P. Infra
ii)Attached Images of Terrace
iii)Acknowledgement of Submission of M/s.D.P.Infra Letter.

Warm Regards
Milan Parikh
Director- Mahendra Brothers Exports Private Limited
Office No.CE-7011-7015
Bharat Diamond Bourse,Bandra Kurla Complex,
Bandra East, Mumbai-400051. India
T: +91 22 66615600 Ext.: 510
M:+91 98200 22413
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E: milanparikh67@gmail.com

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8 Attachment(s)

Letter for Terrace WP Nest 2- ... 328.5 KB	PHOTO-2026-10-13-11-19-21.j... 154 KB
PHOTO-2026-10-13-11-19-22 ... 158.3 KB	PHOTO-2026-10-13-11-19-22 ... 120.5 KB
PHOTO-2026-10-13-11-19-22 ... 205.5 KB	PHOTO-2026-10-13-11-19-22 ... 143.2 KB

PHOTO-2026-10-13-11-19-22.j...
114.5 KB

Letter of Acknowledgement.jpeg
31.1 KB

DP INFRA®
CIVIL & CONSTRUCTION
Since 2000
ISO 9001:2015 Certified
GST No. 27AAXFD0025H1Z

Date: October 14, 2026

To,
The Zonal Development Commissioner,
SEEPZ,
Mumbai, Maharashtra

Subject: Preference for Brick Bat Coba with China Mosaic Finish for Terrace Waterproofing
Seepz Nest - 2 terrace Project

Ref: Quotation dated 01.05.2025 received from DP Infra regarding chemical/coating waterproofing system

Dear Sir/Madam,

With reference to the quotation submitted by DP Infra for the waterproofing work on the Seepz Project, we would like to present a technical evaluation regarding the proposed chemical waterproofing treatment versus the conventional Brick Bat Coba (BBC) with China Mosaic finish.

While chemical coatings provide short-term surface protection, Mumbai's unique coastal climate demands a heavy-duty, monolithic waterproofing system that offers structural protection, thermal insulation, long-term durability and most importantly ability to level & provide much needed slope for water drainage to corner outlets on an uneven terrace surfaces.

Below are the key technical reasons why Brick Bat Coba with China Mosaic is strongly recommended for this project:

1. **Superior Performance in Mumbai' s High Rainfall Conditions**

Monolithic Drainage Gradient (Slope): Brick Bat Coba provides a robust, sloped layer (typically 75 mm to 112 mm) that ensures swift drainage of rainwater. In contrast, thin chemical coatings rely heavily on existing screed/screeding (skidding) quality. Any ponding or standing water over thin polymer/acrylic coatings leads to premature degradation. Please refer to the photographs, wherein the dark potions denote the water loggings & formation of puddles which cause water leakages all over 6th Floor.
Dual Protection Layer: BBC acts as both a protective mass and a secondary barrier. Brick bats soaked in cement slurry create a dense matrix that absorbs impact and prevents direct water ingress to the structural slab, unlike thin liquid-applied membranes (1 mm elasticity) which can be easily punctured or worn down. Please refer to the large cracks on terrace floor in attached photos, which will surely cause water leakages on 6th Floor.

Shop No. 110, Poonam Orbit CHS Ltd., Queens Park,
Mira Road (E), Thane - 401 107, Maharashtra, INDIA.
Phone : +91 9833 93 2323
Email : info@dpinfratech.com
www.dpinfratech.com

2. **Thermal Resistance & Protection Against Extreme Summer Temperatures**

Thermal Insulation: Mumbai experiences high solar radiation and extreme summer ambient temperatures, causing significant thermal expansion and contraction in concrete slabs. The thickness of the brick bat layer acts as a natural thermal insulator, drastically reducing heat transmission into the floor below.
Solar Reflectance (China Mosaic): The top layer of white China Mosaic tiles offers a high Solar Reflective Index (SRI). It reflects maximum sunlight, significantly lowering surface temperatures on the terrace and protecting the underlying waterproofing layer from direct UV degradation and thermal shock.
Prevention of Micro-cracks: Thin elastomeric coatings degrade faster under direct UV radiation and extreme heat cycles. By contrast, China Mosaic completely shields the underlying structure from direct weather exposure.

3. **Long-Term Durability & Maintenance Considerations**

Structural Longevity (20+ Years): A well-executed Brick Bat Coba with China Mosaic system routinely lasts 20 to 25 years or more with minimal maintenance, whereas coating systems typically require re-application or topcoat repairs every 5 to 10 years.
Wear & Tear / Usability: Terraces are frequently accessed for equipment installation, maintenance, or recreation. China Mosaic provides a tough, walkable, abrasion-resistant surface. Thin coating systems are highly susceptible to mechanical damage, punctures, and tears during daily usage or future maintenance work.
Warranties & Conditional Risks: The proposed chemical treatment quotation explicitly limits liability if new structural/screed cracks develop later, adding potential extra costs over time. A rigid, monolithic BBC layer bridges minor structural movements far more effectively without requiring frequent touch-ups.

Summary & Recommendation
While the initial cost or application time for Brick Bat Coba with China Mosaic may differ from thin-film chemical treatments, its lifecycle cost is significantly lower. Given Mumbai's torrential monsoon downpours and intense summer thermal stress, Brick Bat Coba with China Mosaic provides an unmatchable combination of:

- Positive water shedding and leak-proofing
- High thermal insulation & cooling effect
- High mechanical strength and decade-long durability

We strongly recommend adopting the Brick Bat Coba with China Mosaic finish for the terrace areas of the Seepz Project to ensure long-term structural health and hassle-free maintenance.

We request you to review this proposal and revert with your feedback.

Yours faithfully,
DP INFRA

PRITAM SINGH

DP INFRA

Shop No. 110, Poonam Orbit CHS Ltd., Queens Park,
Mira Road (E), Thane - 401 107, Maharashtra, INDIA.
Phone : +91 9833 93 2323
Email : info@dpinfratech.com
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Date: 22-10-2026

To,

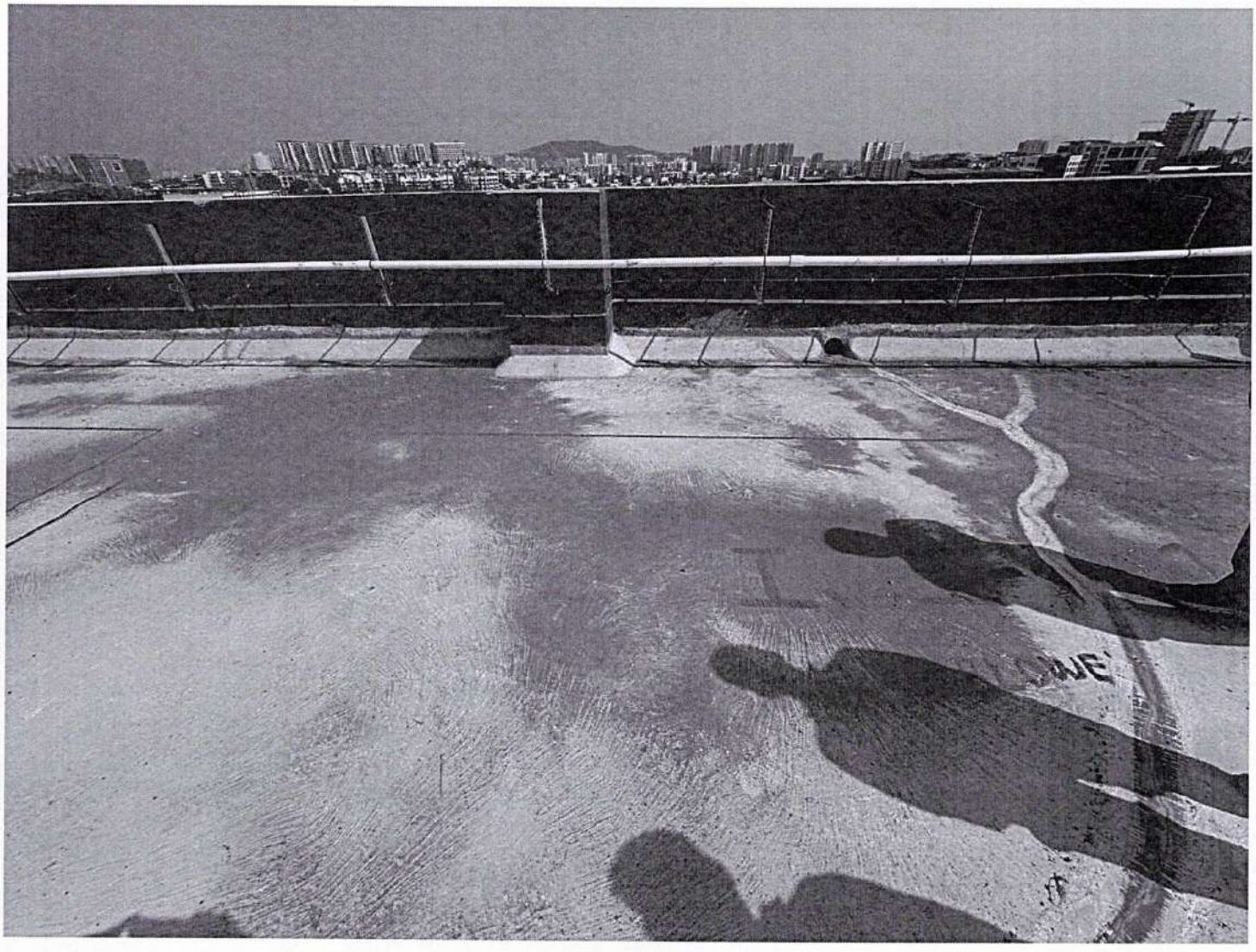
PLOT NO. 60, UNIT NO. GJ-7, SDF VII

Sub:- Permission for work at Nest II - dated 2026-10-22

Dear ASHIR MANUFACTURING LLP,

Your letter has been received. For future communication please refer to the correspondence computer no. 1682985

Regards,
SARITA GULAB MANE
SEEPZ-JE(SGM)- INWARD & DISPATCH SECTION













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

AGENDA ITEM NO. 4(C)

A. Proposal

Proposal for approval of increase in the quantity of MS Chajja from 29,497 kg to 41,500 kg (+12,003 kg) at the existing approved unit rate of ₹258.00/kg, resulting in an additional financial implication of ₹30,96,774.00 and a revised ceiling value of ₹1,07,07,000.00, for the work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module (Lumpsum)" executed through M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. as the Project Management Consultant (PMC).

B. Relevant Provision

- Section 34 of the SEZ Act, 2005;
- Rule 6 of the SEZ Authority Rules, 2009;
- Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
- Clause 7.3 of the Manual for Procurement of Works, 2025.

C. Other Information

Background and Reference to Earlier Decisions The work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module" was awarded to M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. acting as PMC. In the Technical Evaluation Committee (TEC) meeting held on 10.09.2025, MS Chajja for utilities (placing of air-conditioning outdoor units) was approved as an extra item for a quantity of 29,497 kg at ₹258.00/kg, amounting to ₹76,10,226.00.

During execution and installation at site, the contractor found the originally approved quantity insufficient to meet actual site requirements and reassessed the requirement at 41,500 kg. Following discussions in the NEST-02 meeting held on 21.10.2026, M/s C.K. Infrastructures Ltd. submitted its formal request vide letter Ref. CKIL/HO/SEEPZ/OCT-2026/1381 dated 17.10.2026, which was examined and recommended by WAPCOS Ltd. (PMC).

Justification for Quantity Increase as per Contractor & PMC:
As reported by the contractor and verified by PMC, the additional steel members and structural support arrangements are required to accommodate the actual weight, number, and layout of the outdoor units of the VRF/VRV air-conditioning system, ensuring adequate load-bearing capacity, structural stability, and safe installation. No rate revision or separate add-on is sought, as the entire additional quantity of 12,003 kg (+40.69%) is proposed at the existing TEC-approved unit rate of ₹258.00/kg. Since the revised quantity exceeds the 10% deviation limit (32,447 kg), approval of the Competent Authority is required prior to payment.

Financial Implications and Net Effect Over Quoted Value At the unchanged unit rate of ₹258.00/kg, increasing the MS Chajja quantity from 29,497 kg (₹76,10,226.00) to 41,500 kg (₹1,07,07,000.00) results in a net additional financial implication of ₹30,96,774.00. WAPCOS Ltd. (PMC) has verified the calculations and recommended ₹1,07,07,000.00 as a ceiling value, with payment strictly restricted to actual quantities executed, installed, and certified via joint measurement.

Sr. No.	Description	Unit	Approved Qty	Revised Qty	Increase in Qty	Approved Rate (₹)	Approved Amount (₹)	Revised Amount (₹)
1	MS Chajja for AC Outdoor Units	Kg	29,497	41,500	12,003 (+40.69 %)	258.00	76,10,226.00	1,07,07,000.00
2	**Net Additional Financial Implication**	—	—	—	**12,003 kg**	**258.00**	—	**30,96,774.00**

Present Status The proposal submitted by M/s C.K. Infrastructures Ltd. on 17.10.2026 has been scrutinized and recommended by WAPCOS Ltd. (PMC). As the revised quantity exceeds the 10% deviation threshold, the matter is placed before the Authority for approval.

D. Recommendation

The proposal is submitted for consideration and approval of the Authority:

1. To approve the increase in quantity of MS Chajja from 29,497 kg to 41,500 kg (+12,003 kg / +40.69%) at the existing TEC-approved unit rate of ₹258.00/kg, involving an additional financial implication of ₹30,96,774.00 and a revised ceiling value not exceeding ₹1,07,07,000.00;

2. To approve payment strictly on the quantity actually executed, installed, and certified by joint measurement; and

3. To stipulate that no increase in the unit rate of ₹258.00/kg, no separate add-on, and no escalation shall be admissible, and all other obligations of the contractor under the agreement shall remain unchanged.

****

CK INFRASTRUCTURES LTD.
An ISO 9001 : 2015 Certified Company

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Tel: +91-11-47591492, 47591493 Tel./Fax: 47591494
E-mail: info@ckinfra.com , ckil_0786@hotmail.com
CIN: U70200DL1997PLC089706

Ref.: CKIL/HO/SEEPZ/OCT-2026/1381 **Date: 17.10.2026**

To,
The Joint Development Commissioner
SEEPZ Special Economic Zone Authority
Mumbai, Maharashtra

Subject: Request for Approval of Increase in Quantity of MS Chajja from 29,497 kg to 41,500 kg at the Existing Approved Rate

Reference: Construction of NEST-02 Building at SEEPZ-SEZ, Mumbai.

Respected Sir,

With reference to the above-mentioned work, we wish to submit that the originally approved quantity of MS chajja was 29,497 kg. However, during the execution and installation of the MS chajja at site, it was observed that the originally estimated quantity was insufficient to meet the actual site requirements.

The additional quantity is required considering the actual load and support requirements associated with the installation of the outdoor units of the VRF/VRV air-conditioning system. Based on the site requirements and the weight of the outdoor units, additional steel members and structural support arrangements are required to ensure adequate load-bearing capacity, stability and safe installation of the system.

Accordingly, the revised quantity of MS chajja is assessed as 41,500 kg, resulting in an increase of 12,003 kg over the originally approved quantity of 29,497 kg.

We hereby confirm that the increased quantity of MS chajja shall be executed at the same unit rate as approved for the originally sanctioned quantity, without any increase in the approved rate. The additional financial implication shall be calculated at the existing approved rate, subject to verification and certification of the actual executed quantity.

Comparative Statement of MS Chajja Quantity and Cost

Sr. No.	Description	Unit	Previous Approved Qty	Revised Qty	Increase in Qty	Approved Rate (₹/kg)	Previous Amount (₹)	Revised Amount (₹)
1	MS Chajja	Kg	29,497	41,500	12,003	258.00	76,10,226.00	1,07,07,000.00

Summary of Financial Implication

Previous approved amount	₹76,10,226.00
Revised amount	₹1,07,07,000.00
Additional financial implication	**₹30,96,774.00**

Rate revision	Nil
Rate applicable for additional quantity	₹258.00/kg

In view of the above, we request your good office to kindly examine and accord approval for the revised quantity of 41,500 kg of MS chajja at the existing approved unit rate, subject to compliance with the approved structural details and applicable contractual provisions, to facilitate completion of the work as per the actual site requirements.

Thanking you.

For M/s C.K. Infrastructures Ltd

Authorized Signatory

Construction of New Enterprises & Services Tower -02 at Seepz Sez, Andheri (E) Mumbai On EPC Module - Lumpsum

WAPCOS

Name of Work: Construction of New Enterprises & Services Tower -02 (NEST-02) at Seepz Sez, Andheri (E) Mumbai On EPC Module

Client: SEEPZ SEZ Authority

PMC: WAPCOS Ltd.

Contractor: M/s C K Infra

Original Contract Value: ₹ 95,90,00,000.00

Subject: Extra Item – Increase in Quantity of MS Chajja from 29,497 kg to 41,500 kg at the Existing Approved Rate – PMC Recommendation.

Ref: 1) C K Infra letter Ref. CKIL/HO/SEEPZ/OCT-2026/1381 dtd. 17.10.2026

2) Minutes of Meeting NEST-02 dtd. 21.10.2026.

3) TEC meeting dtd. 10.09.2025

M/s C K Infra has submitted letter Ref. CKIL/HO/SEEPZ/OCT-2026/1381 dated 17.10.2026 requesting approval of an increase in the quantity of MS Chajja from 29,497 kg to 41,500 kg at the existing approved rate. PMC has examined the letter and the comparative statement and the matter was discussed in the meeting held on 21.10.2026. The observations and the PMC recommendation are submitted below for kind perusal please.

1. Background

MS Chajja for utilities (placing of AC outdoor units) was approved as an extra item in the TEC meeting held on 10.09.2025 for a quantity of 29,497 kg at ₹ 258.00 per kg, amounting to ₹ 76,10,226.00. During execution and installation at site the contractor found the approved quantity insufficient and has reassessed it as 41,500 kg.

2. Proposal of the Contractor

Item	Approved Qty (kg)	Revised Qty (kg)	Increase (kg)	Rate (₹/kg)	Approved Amount (₹)	Revised Amount (₹)
MS Chajja	29,497	41,500	12,003 (+40.69%)	258.00	76,10,226.00	1,07,07,000.00

Summary of financial implication	Amount (₹)
Previously approved amount	76,10,226.00
Revised amount	1,07,07,000.00
Additional financial implication	**30,96,774.00**
Rate revision	Nil
Rate applicable for additional quantity	258.00 per kg

The contractor states that the additional steel members and supports are required for the actual load of the outdoor units of the VRF/VRV air-conditioning system, to ensure load-bearing capacity, stability and safe installation, and confirms that the additional quantity will be executed at the same approved unit rate, subject to verification and certification of the executed quantity.

3. PMC Examination and Observations

3.1 Verification of calculations. PMC has re-computed the figures: 29,497 kg × ₹ 258 = ₹ 76,10,226; 41,500 kg × ₹ 258 = ₹ 1,07,07,000; 12,003 kg × ₹ 258 = ₹ 30,96,774. The increase of 12,003 kg is 40.69% over the approved quantity.

3.2 Rate. No change of rate is sought. The additional quantity at ₹ 258.00 per kg is on the rate already accepted by the TEC, and the increase is a matter of quantity required for safety, not of rate.

3.3 Technical justification. The need is genuine in principle: VRF/VRV outdoor units are heavy, and their actual weight, number and layout govern the supporting steel.

3.4 Deviation. The revised quantity is well beyond the 10% deviation limit (32,447 kg) referred to in the meeting, so it requires approval of the Competent Authority before the extra quantity is paid.

4. PMC Recommendation

In view of the above, PMC recommends that the Competent Authority may approve:

1. The increase in quantity of MS Chajja from 29,497 kg to **41,500 kg** (+12,003 kg), at the existing approved rate of **₹ 258.00 per kg**, with an additional cost of **₹ 30,96,774.00** and a revised value not exceeding **₹ 1,07,07,000.00**.
2. Payment is to be made only on the quantity actually executed, installed and certified by joint measurement.
3. No increase in the rate of ₹ 258.00 per kg, no separate add-on and no escalation shall be admissible, and the contractor's other obligations under the agreement remain unchanged.

Submitted for kind perusal and necessary approval please.

For WAPCOS Limited (PMC)

Aditya

(Aditya Patidar)
Deputy Chief Engineer
WAPCOS Limited – Project Management Consultant

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

AGENDA ITEM NO.4 (D)

A. Proposal

Proposal for approval of an Extra Item for the "Water Supply and Flush Water Tank System" on a lump-sum turnkey basis at a total ceiling value not exceeding ₹40,24,810.60 (excluding GST)—comprising ₹39,45,892.74 inclusive of 7.5% Contractor's Profit, plus 1% Water Charges (₹39,458.93) and 1% Labour Cess (₹39,458.93)—for the work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module (Lumpsum)" executed through M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. as the Project Management Consultant (PMC).

B. Relevant Provision

* Section 34 of the SEZ Act, 2005;
* Rule 6 of the SEZ Authority Rules, 2009;
* Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
* Clause 7.3 of the Manual for Procurement of Works, 2025.

C. Other Information

Background and Reference to Earlier Decisions

The work of "Construction of New Enterprises & Services Tower - 02 (NEST-02) at SEEPZ-SEZ, Andheri (E), Mumbai on EPC Module" was awarded to M/s C.K. Infrastructures Ltd., with WAPCOS Ltd. acting as the Project Management Consultant (PMC). To address water scarcity faced by the occupying unit holders, a flush water tank was approved as an extra item to provide additional water storage reserve.

To make this additional storage fully operational and ensure reliable water supply across the building, a complete composite system comprising tanks, transfer and distribution piping, valves, pump sets, and automated controls was formulated. M/s C.K. Infrastructures Ltd. obtained three independent lump-sum turnkey quotations and submitted its comparative market rate analysis dated 19.10.2026. Following review in the NEST-02 meeting held on 21.10.2026 (where an initial estimate of ₹39,45,893.00 prior to water charges and labour cess was noted), WAPCOS Ltd. (PMC) scrutinized the complete rate analysis and recommended the proposal for approval.

Justification and Scope of Work as per Contractor & PMC

As reported by the contractor and verified by PMC, reliable relief from water scarcity requires integrating adequate storage with automated transfer and distribution infrastructure so the entire system operates as a single functional unit:

* **Storage Reserve:** Provision of a 40 KL pre-fabricated Zincalume tank and 20 KL HDPE tanks, offering substantial reserve capacity that can be erected rapidly with minimal civil work;

* **Pumping, Piping & Automation:** Supply, fabrication, erection, installation, testing, and commissioning of CPVC water supply pipelines and fittings, valves, pump sets, terrace-level pressure booster pumps, automatic pump control panel with water level sensors and phase protection (ensuring uninterrupted supply with minimal manual intervention while safeguarding against dry running and electrical faults), electrical cables, MS tank supporting frames, associated civil works, scaffolding, and staging;

* **Price Discovery & Add-Ons:** PMC confirmed that adopting the lowest (L1) of three independent lump-sum turnkey quotations provides an economical and sound basis for a composite turnkey system, with Contractor's Profit at 7.5% aligning with the CPOH accepted for other specialist-quoted extra items on this project, along with statutory Water Charges (1%) and Labour Cess (1%).

Financial Implications and Net Effect Over Quoted Value

Based on the lowest lump-sum turnkey quotation of ₹36,70,597.90 (excluding GST), adding 7.5% Contractor's Profit (₹2,75,294.84) yields a subtotal of ₹39,45,892.74. Applying 1% Water Charges (₹39,458.93) and 1% Labour Cess (₹39,458.93) on the subtotal brings the total recommended ceiling cost to ₹40,24,810.60 (excluding GST). WAPCOS Ltd. (PMC) has verified all calculations as arithmetically accurate.

Sr. No.	Financial Component / Description	Basis	Amount (₹)
1	Lowest Lump-Sum Turnkey Quotation (excl. GST)	L1 of 3 Quotations	36,70,597.90
2	Add: Contractor's Profit	7.5% on L1 Quotation	2,75,294.84
3	**Sub-Total (Inclusive of Contractor's Profit, excl. GST) (1 + 2)**	**Sub-Total**	**39,45,892.74**
4	Add: Water Charges	1% on Sub-Total	39,458.93
5	Add: Labour Cess	1% on Sub-Total	39,458.93
6	**Total Proposed Ceiling Cost (excluding GST) (3 + 4 + 5)**	**Net Payable Ceiling**	**40,24,810.60**

Present Status

The comparative market rate analysis submitted by M/s C.K. Infrastructures Ltd. on 19.10.2026 has been scrutinized and recommended by WAPCOS Ltd. (PMC). The matter is placed before the Authority for approval to enable prompt execution and commissioning of the water supply and storage system.

D. Recommendation

The proposal is submitted for consideration and approval of the Authority:

1. To approve the Extra Item for the "Water Supply and Flush Water Tank System" for the NEST-02 Building at SEEPZ-SEZ, Mumbai on a lump-sum turnkey basis at ₹39,45,892.74 (rounded to ₹39,45,893.00, inclusive of 7.5% Contractor's Profit) plus 1% Water Charges (₹39,458.93) and 1% Labour Cess (₹39,458.93), resulting in a total ceiling value not exceeding ₹40,24,810.60 (excluding GST); and

2. To approve execution of the composite turnkey scope as per the lowest quotation—comprising a 40 KL pre-fabricated Zincalume tank, 20 KL HDPE tanks, CPVC pipelines and fittings, valves, pump sets and terrace booster pumps, automatic pump control panel with level sensors and phase protection, cables, MS tank supporting frames, and associated civil works—to be commissioned as a single functional unit.

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CK INFRASTRUCTURES LTD.
An ISO 9001 : 2015 Certified Company

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E-mail: info@ckinfra.com , ckil_0786@hotmail.com
CIN: U70200DL1997PLC089706

Ref.: CKIL/HO/SEEPZ/OCT-2026/1382 **Date: 19.10.2026**

To,
The Development Commissioner,
SEEPZ SEZ Authority, Andheri (E), Mumbai

Subject: Submission of Comparative Market Rate Analysis Based on Lump-Sum Turnkey Quotations for Additional Water Storage and Water Supply System – NEST-02

Respected Sir,

With reference to the requirement for additional water storage and associated water supply arrangements at the NEST-02 building, we hereby submit the comparative market rate analysis based on three independent lump-sum turnkey quotations for your kind consideration and approval.

The quotations cover the complete composite scope of supply, fabrication, erection, installation, testing and commissioning of water storage tanks, CPVC water supply pipelines and fittings, valves, pump sets and pressure booster systems, electrical cables, control panels, water level sensors, MS tank supporting frames, associated civil works, scaffolding, staging and necessary labour and accessories, as described in the enclosed quotations. Each quotation has been considered as a single lump-sum turnkey item, without adopting individual item-wise rates.

The proposed additional works are required to provide adequate water storage and reliable water supply for the NEST-02 building. Of the three lump-sum turnkey offers received, the lowest basic quotation has been considered for the market rate analysis. Contractor's Profit at 7.5% has been added to the lowest quoted amount, followed by Water Charges at 1% and Labour Cess at 1%, each calculated on the subtotal inclusive of Contractor's Profit. GST is excluded from the following analysis and shall be dealt with separately as applicable.

S. No.	Description	Amount (₹)
1	Lowest lump-sum turnkey quotation (excluding GST)	36,70,597.90
2	Add: Contractor's Profit @ 7.5% on lowest quotation	2,75,294.84
	Subtotal including Contractor's Profit (excluding GST)	39,45,892.74
3	Add: Water Charges @ 1% on above subtotal	39,458.93
4	Add: Labour Cess @ 1% on above subtotal	39,458.93
	Total proposed cost (excluding GST)	40,24,810.60

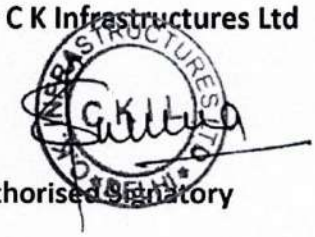
The three comparative lump-sum turnkey quotations and the market rate analysis are enclosed for examination. The scope and pricing are based on the respective quoted specifications and commercial conditions.

We therefore request your good office to kindly examine the enclosed comparative market rate analysis and accord approval for execution of the additional water storage and water supply system works on a lump-sum turnkey basis, subject to the applicable contract provisions and competent authority's approval.

Thanking you.

Yours faithfully,

For C K Infrastructures Ltd



Authorised Signatory

Enclosures: (1) Comparative Market Rate Analysis – Additional Water Storage and Water Supply System, NEST-02; (2) Three Lump-Sum Turnkey Quotations.

Name of Work: Construction of New Enterprises & Services Tower -02 (NEST -02) at Seepz Sez, Andheri (E) Mumbai On EPC Module

Client: SEEPZ SEZ Authority

PMC: WAPCOS Ltd.

Contractor: M/s C K Infra

Original Contract Value: ₹ 95,90,00,000.00

Subject: Extra Item - Water Supply and Flush Water Tank System - PMC Recommendation.

Ref: 1) C K Infra letter Ref. CKIL/HO/SEEPZ/OCT-2026/1382 dtd. 19.10.2026
2) Minutes of Meeting NEST-02 dtd. 21.10.2026.

M/s C K Infra has submitted letter Ref. CKIL/HO/SEEPZ/OCT-2026/1382 dated 19.10.2026 with a comparative market rate analysis, based on three lump-sum turnkey quotations, for the additional water storage and water supply system of NEST-02, and requests approval for execution. PMC has examined the submission and the observations and recommendation are submitted below for kind perusal please.

1. Background

The flush water tank was approved as an extra item to provide additional water storage for the unit holders. To make the additional storage fully functional and give the unit holders reliable water supply, the complete system of tanks, transfer and distribution piping, valves, pumps and controls is now proposed, and CK Infra has obtained three lump-sum turnkey quotations for it. PMC reviewed the submission and presented a total cost estimate of ₹ 39,45,893.00 in the meeting held on 21.10.2026.

2. Proposal of the Contractor

S. No.	Description	Amount (₹)
1	Lowest lump-sum turnkey quotation (excl. GST)	36,70,597.90
2	Add: Contractor's Profit @ 7.5% on lowest quotation	2,75,294.84
	Subtotal including Contractor's Profit	**39,45,892.74**
3	Add: Water Charges @ 1% on subtotal	39,458.93
4	Add: Labour Cess @ 1% on subtotal	39,458.93
	Total proposed cost (excl. GST)	**40,24,810.60**

The quotations cover supply, fabrication, erection, installation, testing and commissioning of water storage tanks, CPVC pipelines and fittings, valves, pump sets and pressure booster systems, cables, control panels, water level sensors, MS tank supporting frames, associated civil works, scaffolding and staging, with labour and accessories. Each quotation is treated as a single lump-sum turnkey item, and

GST is excluded.

3. PMC Examination

3.1 Calculations. PMC has re-computed the analysis: the profit of ₹ 2,75,294.84, the subtotal of ₹ 39,45,892.74, the water charges and labour cess of ₹ 39,458.93 each and the total of ₹ 40,24,810.60 are arithmetically correct.

3.2 Price discovery. The rate is based on the lowest (L1) of three independent turnkey quotations, which is a sound basis for a composite system of this kind. Contractor's Profit of 7.5% is in line with the CPOH accepted for other extra items of this project priced on a specialist quotation, and water charges and labour cess at 1% each are the same as on the other extra items..

4. Justification

The unit holders are facing water scarcity, and reliable relief needs adequate storage together with the means to transfer and distribute the water, so that tanks, piping, valves, pumps and controls function as one complete system and the additional storage is put to full use. The proposed pre-fabricated Zincalume tank of 40 KL and HDPE tanks of 20 KLgive a large storage reserve that can be erected quickly with limited civil work; the automatic pump control panel with level sensors and phase protection provides uninterrupted supply with minimal manual operation and safeguards the pumps against dry running and electrical faults; and the terrace booster pumps serve distribution at terrace level. Taking the lowest of three turnkey quotations as the basis, the system can be executed promptly and commissioned as a single unit, which meets the needs of the unit holders at an economical cost.

5. PMC Recommendation

In view of the above, PMC recommends that the Competent Authority may approve:

1. The Water Supply and Flush Water Tank System as an extra item on a lump-sum turnkey basis at **₹ 39,45,893.00** (excluding GST), with water charges and labour cess at 1% each (₹ 78,917.86), a total value not exceeding **₹ 40,24,810.60** (excluding GST).
2. The scope as per the lowest quotation: 40 KL pre-fabricated Zincalume tank and 20 KL HDPE tanks, CPVC pipelines and fittings, valves, pump sets and terrace booster pumps, automatic pump control panel with level sensors and phase protection, cables, MS tank supporting frames and associated civil works.

Submitted for kind perusal and necessary approval please.

For WAPCOS Limited (PMC)

Aditya

Deputy Chief Engineer
WAPCOS Limited – Project Management Consultant

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

AGENDA ITEM NO. 05

A. Proposal

Approval of Extension of Time (EOT) up to 31.05.2026 (76 Days) without Levy of Compensation, Deviation Statement, Savings Statement, and Extra Item Statements (No. 1 & 2) for Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08, SEEPZ-SEZ, Andheri (E), Mumbai.

B. Relevant Provision

- Section 34 of the SEZ Act, 2005;
- Rule 6 of the SEZ Authority Rules, 2009;
- Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
- Clause 7.3 of the Manual for Procurement of Works, 2025.

C. Other Information

Background and Reference to Earlier Decisions:

The work of "Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra" was awarded to M/s Sarathi Enterprises vide Agreement No. SEEPZ-SEZ/IT/PMC/CIW/01/2024-25/51316 dated 17.09.2025 for an original contract value of ₹3,26,37,490.00, with WAPCOS Ltd. acting as the Project Management Consultant (PMC). The date of commencement was 17.09.2025 with a stipulated completion period of 6 months, i.e., up to 16.03.2026, with no previous Extension of Time granted.

During execution, the work encountered site handover hindrances and required substantial variations in Bill of Quantities (BOQ) items—both upward deviations across 111 items and quantity savings across 94 items—along with non-BOQ extra items to meet site conditions and operational requirements. M/s Sarathi Enterprises submitted its application for Extension of Time (Part-1) dated 19.08.2026 seeking extension up to 31.05.2026 (76 days) without levy of liquidated damages, which was scrutinized and recommended by WAPCOS Ltd. (PMC) on 07.09.2026.

Subsequently, vide letter dated 28.10.2026, the contractor submitted the Savings Statement, Deviation Statement with Analysis of Rates, and Extra Item Statements (DSR and Market Rated) with measurements. WAPCOS Ltd. (PMC), vide report dated 04.11.2026, scrutinized and submitted the verified Savings Statement, Deviation Statement, and Justification for Deviation for approval, noting that market rate analysis for the Extra Items is under progress.

1. **Extension of Time (EOT) — Hindrances and PMC Assessment:**
   M/s Sarathi Enterprises claimed a total hindrance of 103 days against an applied extension of 76 days (from 16.03.2026 to 31.05.2026) due to circumstances beyond its control. Upon scrutiny of the hindrances alongside the additional time required for

executed deviated and extra items, the extension of 76 days up to 31.05.2026 without levy of liquidated damages/compensation is justified:

Sr. No.	Nature of Hindrance	Period of Hindrance	Claimed (Days)	Overlap (Days)	Applied / Considered (Days)	Assessment & Remarks
1	Delay in handover of part site (Unit Nos. 101, 103 & 104) due to clearing of stacked Customs materials (handed over on 17.11.2025)	17.09.2025 to 18.11.2025	63	—	63	Genuine site non-availability hindrance beyond contractor's control; 63 days accepted.
2	Delay in handover of Unit No. 102 due to removal and clearing of old partitions and debris (handed over on 29.12.2025)	19.11.2025 to 30.12.2025	42	31	11	Pro-rata hindrance across 4 units (42 ÷ 4 = 10.5 days); 11 days accepted.
3	Global conflict (commenced 28.02.2026) affecting supply of gases, crude oil (furnace oil, propane), tiles, ceramics, metals, and powder coating	08.03.2026 to 31.05.2026	85	55	30 (claimed) / Not required	Combined 74 days from Hindrances 1 & 2 plus execution time for deviated/extra items sufficiently covers the 76-day EOT up to 31.05.2026.
Total	**Net Extension of Time Recommended (16.03.2026 to 31.05.2026)**	—	**190**	**86**	**76 Days**	**Recommended without levy of compensation / LD.**

2. Justification for BOQ Deviations and Extra Items as per Contractor & PMC As reported and verified by PMC, the deviations across 111 BOQ items and non-BOQ extra items arose directly from site conditions, departmental requirements, and actual site measurements:

- **Site Constraints at Tender Stage:** Because the bare shell unit was stacked with Customs material up to the entry doors and existing toilets were inaccessible due to sewage leakage, actual measurements could not be taken prior to tendering, requiring reliance on preliminary drawings and photographs until the area was cleared.
- **Civil & Structural Modifications:** C-channel columns were encased up to ceiling height, and AHU, toilet, and pantry walls were raised from lintel to ceiling height for a uniform finish. Deteriorated toilet walls were demolished and reconstructed as per the revised layout with granite jambs, sills and dado, waterproofing was extended across toilet, sink, and AHU depressions to prevent basement seepage, additional compartments and a grill gates were added in the strong room for multi-vendor allocation, grill gate was also added in the compactor room for easy backdoor entry for material & packages and RMC/screed depth was increased from 50 mm to 75 mm due to uneven slab slope.
- **Furniture, Electrical, Security & HVAC Revisions:** Additional storage cabinets, examination tables, chairs, and slotted angle racks were provided per departmental directions. Electrical wiring, conduits, switches, lighting, and fire alarm cabling for speakers were augmented per final site layouts. Additional CCTV cameras were installed in the partitioned strong room and exterior blind spots. Sanitary pipe lengths were increased per the revised toilet layout, while HVAC piping, ducting, AHU sound insulation, and sun-control film were adjusted per Voltas Ltd.'s technical recommendations to counter glass-façade heat gain and AHU noise.
- **Rate Analysis Methodology:** Rates for quantities beyond the 25% BOQ deviation limit and for non-DSR extra items have been derived using minimum wages effective 01.04.2026 (Chief Labour Commissioner Order dated 30.03.2026), prevailing market material rates as per tax invoices of purchased material, and standard add-ons (1% Water Charges, 15% CPOH—7.5% on select IT/refrigerant items—and 1% Labour Cess) in alignment with CPWD DAR 2023 guidelines.

Financial Implications and Net Effect Over Quoted Value:

Against the original contract value of ₹3,26,37,490.00, the total gross upward deviation across 111 BOQ items stands at ₹1,18,20,378.12 (comprising ₹21,92,638.47 up to the 25% limit at BOQ rates and ₹96,27,739.66 beyond the 25% limit at analysed market rates), against which quantity reductions/omissions across 94 BOQ items yield savings of ₹26,95,692.90, resulting in a net BOQ deviation of ₹91,24,685.22. In addition, the contractor has claimed ₹1,11,34,556.87 toward Extra Items—comprising Statement No. 1 (14 DSR items) at ₹46,03,256.00 and Statement No. 2 (104 Market Rated items) at ₹65,31,300.87— as scrutinized and verified by PMC.

1. Trade-Wise Summary of Savings and BOQ Deviations (PMC Verified)

Sr. No.	Work Head / Description	Savings Amount (₹)	Deviation Upto 25% (₹)	Deviation Beyond 25% (₹)	Total Gross Deviation (₹)
1	Civil Work	10,22,119.22	6,84,190.21	55,86,190.22	62,70,380.43

2	Carpentry Work	—	3,23,250.00	72,005.24	3,95,255.24
3	Bought Out Furniture	70,000.00	2,08,000.00	2,600.29	2,10,600.29
4	Electrical BOQ	10,37,760.00	3,03,441.25	12,53,568.17	15,57,009.42
5	Lighting	—	48,912.50	83,182.99	1,32,095.49
6	Signages	4,200.00	300.00	1,733.40	2,033.40
7	CCTV	45,000.00	41,951.33	3,04,499.18	3,46,450.51
8	Fire Fighting	1,06,225.00	10,275.00	—	10,275.00
9	Fire Alarm BOQ	29,080.00	24,375.00	4,34,515.77	4,58,890.77
10	PHE BOQ (Sanitary & Water Supply)	1,23,560.00	40,000.00	1,54,360.17	1,94,360.17
11	VRV AC & LS Work (HVAC)	2,57,748.69	5,07,943.17	17,35,084.23	22,43,027.40
12	**Total (PMC Verified)**	**26,95,692.90**	**21,92,638.47**	**96,27,739.66**	**1,18,20,378.12**

2. Overall Net Financial Impact (Original Contract, Deviations, Savings & Extra Items)

Sr. No.	Financial Component / Description	Status	Amount (₹)
1	1st RA Bill	Scrutinized and verified by PMC	82,78,385.00
2	2nd RA Bill		1,06,57,270.00
3	3rd RA Bill		1,13,70,245.02
4	Gross BOQ Deviation Upto 25% Limit (at BOQ Rates) & Beyond 25% Limit (at Analysed Market Rates)		1,18,20,378.12
5	Extra Item Statement No. 1 (14 DSR Items)		46,03,256.00
6	Extra Item Statement No. 2 (104 Market Rated Items)		65,31,300.87
7	**Combined Net Additional Financial Implication (4+5+6)**		**2,29,54,935.00**
8	**Revised Project Cost Ceiling**		**5,32,60,835.01**

Present Status:

WAPCOS Ltd. (PMC) has scrutinized and recommended the Extension of Time (Part-1) up to 31.05.2026 (76 days) without levy of compensation on 07.09.2026, and submitted the verified Savings Statement (₹26,95,692.90) and Deviation Statement (₹1,18,20,378.12) along with rate analyses and technical justifications on 04.11.2026. Market rate verification for Extra Item Statements No. 1 and 2 (₹1,11,34,556.87) is scrutinized and verified by PMC.

D. Recommendation

The proposal is submitted for consideration and approval of the Authority:

1. To approve Extension of Time (Part-1) for 76 days from 16.03.2026 up to 31.05.2026 without levy of liquidated damages/compensation for the work of "Interior Works of Customs Import Export Facilitation Centre at Ground Floor of SDF-08, SEEPZ-SEZ, Andheri (E), Mumbai";

2. To approve the PMC-verified Deviation Statement amounting to ₹1,18,20,378.12 (comprising ₹21,92,638.47 up to the 25% limit at BOQ rates and ₹96,27,739.66 beyond the 25% limit at analysed market rates) and take on record the BOQ Savings Statement of ₹26,95,692.90.

3. To accord in-principle approval for Extra Item Statements No. 1 (₹46,03,256.00) and No. 2 (₹65,31,300.87) up to a ceiling of ₹1,11,34,556.87

4. To approve the combined net additional financial implication up to a ceiling of ₹2,29,54,935.00 over the original contract value of ₹3,26,37,490.00 (revised project cost ceiling of ₹5,32,60,835.01), payable strictly on actual site measurements certified by PMC.

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ABSTRACT FOR EXTRA ITEM STATEMENT NO. 1 (DSR ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 1 SR - 1	1.3.3	Wiring for light point/ fan point/ exhaust fan point/ call bell point with 1.5 sq.mm FRLS/HFFR PVC insulated copper conductor single core cable in surface/ recessed steel conduit, with modular switch, modular plate, suitable GI box and earthing the point with 1.5 sq.mm FRLS/HFFR PVC insulated copper conductor single core cable etc. as required. Group C	Point	719.00	3103.05	2231092.95
ST - 1 SR - 2	1.54.3	Wiring for group controlled (looped) light point/fan point/exhaust fan point/ call bell point (without independent switch etc.) with 1.5 sq. mm FRLS/HFFR PVC insulated copper conductor single core cable in surface/ recessed steel conduit, and earthing the point with 1.5 sq. mm FRLS/HFFR PVC insulated copper conductor single core cable etc. as required. Group C	Point	190.00	1956.00	371640.00
ST - 1 SR - 3	15.7.4	Demolishing brick work manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in-charge. In cement mortar	Cum	36.29	1930.50	70052.83
ST - 1 SR - 4	15.56	Dismantling old plaster or skirting raking out joints and cleaning the surface for plaster including disposal of rubbish to the dumping ground within 50 metres lead.	Sqm.	44.32	51.90	2300.35
ST - 1 SR - 5	15.23.2	Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead. For thickness of tiles above 25 mm and up to 40 mm	Sqm.	99.90	116.90	11678.52
ST - 1 SR - 6	21.8.1	Filling the gap in between aluminium frame & adjacent RCC/ Brick/ Stone work by providing weather silicon sealant over backer rod of approved quality as per architectural drawings and direction of Engineer-in-charge complete. Upto 5mm depth and 5 mm width	metre	347.38	249.75	86758.16
ST - 1 SR - 7	18.13.1	Making connection of G.I. distribution branch with G.I. main of following sizes by providing and fixing tee, including cutting and threading the pipe etc. complete : 25 to 40 mm nominal bore	Each	20.00	1124.45	22489.00
ST - 1 SR - 8	18.21.2	Providing and fixing uplasticised PVC connection pipe with brass unions : 45 cm length 20 mm nominal bore	Each	29.00	404.95	11743.55
ST - 1 SR - 9	9.23	Extra for providing lipping with 2nd class teak wood battens 25 mm minimum depth on all edges of flush door shutters (over all area of door shutter to be measured).	Sqm.	141.64	1214.40	172010.04

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 1 (DSR ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 1 SR - 10	13.116	Polishing in high gloss/matt finish melamine clear polish on wood work in required color/wooden shade texture with following process in the sequence as detailed below: 1. The surface to be polished is rubbed with sand paper 80/120 no. and then with sand paper of 160/180 nos. 2. Applying two coats of sealer with spray gun and allowing sufficient drying time for 1st coat and 2nd coat is allowed to dry for 8 to 12 hrs. 3. On drying of sealer coat, wet rubbing with emery cloth of finer grading with ample water to remove excess sealer layer and make the surface further smooth after this wet rubbing, then surface is applied with special grade melamine fillers to fill all the small and big holes/grooves etc. Filler coat to be allowed to dry for 4 to 6 hrs on which again a light wet rubbing is done this surface is further allowed to dry for 12 hrs. 4. On this, 1st coat of melamine polish is applied with spray gun using melamine clear polish and melamine thinner in required proportion. This 1st coat is allowed to dry for 24 hrs then this dry surface is again fine wet rubbed smooth, which is further allowed to dry for 12 hrs. The final melamine polish is applied with compressor pressure spray gun using melamine clear polish and melamine thinner mixed in required proportion complete as per direction of Engineer-in-Charge. (Final coat to be done in 1 or 2 layers without gap of time.)	Sqm.	141.64	1278.95	181153.04
ST - 1 SR - 11	12.34	Providing fixing thermal insulation of ceiling (under deck insulation) with Resin Bonded Fibre glass wool conforming to IS : 8183, density 24kg / m3, 50mm thick, wrapped in 200 G Virgin Polythene bags, fixed to ceiling with metallic cleats (50x50x3 mm) @ 60 cm and wire mesh of 12.5 mm x 24 gauge wire mesh, for top	Sqm.	48.26	786.65	37962.63
ST - 1 SR - 12	10.27.2	Providing and fixing carbon steel galvanised (minimum coating 5 micron) dash fastener of 10 mm dia double threaded 6.8 grade (yield strength 480 N/mm2), counter sunk head, comprising of 10 mm dia polyamide PA 6 grade sleeve, including drilling of hole in frame , concrete/ masonry, etc. as per direction of Engineer-in-charge.	Each	182.00	222.40	40476.80
ST - 1 SR - 13	8.3.2	Providing edge moulding to 18 mm thick marble stone counters, Vanities etc., including machine polishing to edge to give high gloss finish etc. complete as per design approved by Engineer-in-Charge. Granite work	metre	834.27	727.40	606844.36
ST - 1 SR - 14	8.4	Extra for fixing marble /granite stone, over and above corresponding basic item, in facia and drops of width upto 150 mm with epoxy resin based adhesive, including cleaning etc. complete.	metre	834.27	907.45	757053.77
		TOTAL				**4603256.00**

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 1 (DSR ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 1 SR - 1	1.3.3	**Wiring for light point/ fan point/ exhaust fan point/ call bell point with 1.5 sq.mm FRLS/HFFR PVC insulated copper conductor single core cable in surface/ recessed steel conduit, with modular switch, modular plate, suitable GI box and earthing the point with 1.5 sq.mm FRLS/HFFR PVC insulated copper conductor single core cable etc. as required.** **Group C**				
		Details of cost for 1 point				
		MATERIALS				
		1.5 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable '= 2x5+1x2.5 = 12.5 + 0.65 (wastage @ 5%) = 13.15m	Metre	13.15	62.92	827.40
		20 mm dia. ISI marked, conduit '= 4.5 + 0.23 (wastage @ 5%) = 4.73m	Metre	4.73	145.00	685.85
		20 mm inspection/ solid bends	Each	1.00	38.00	38.00
		20 mm sockets	Each	2.00	12.00	24.00
		20 mm iron staples/ saddles/ screws	Each	9.00	12.00	108.00
		20 mm junction box, one way	Each	1.00	75.00	75.00
		Modular GI box for 2 module	Each	0.50	81.35	40.68
		Modular base & cover plate for 2	Each	0.50	94.00	47.00
		S.P. 5/6 A, one way modular	Each	1.00	39.00	39.00
		PVC fastener 40mm long	Each	9.00	1.50	13.50
		Cement, paint, sand etc.	L.S.	1.00	15.00	15.00
		Total cost of materials				1913.42
		Cartage @ 1 % of A1				19.13
		LABOUR				
		Wireman	Day	0.30	1008.00	302.40
		Mason, Grade 2	Day	0.10	1008.00	100.80
		Painter	Day	0.01	1008.00	5.04
		Khallasi	Day	0.40	827.00	330.80
		TOTAL				2671.60
		OVERHEADS & PROFIT @ 15 %				400.74
		TOTAL				3072.34
		Labours cess@1%				30.72
		Total				3103.06
		Rate per point				3103.06
		Say				3103.05
ST - 1 SR - 2	1.54.3	**Wiring for group controlled (looped) light point/fan point/exhaust fan point/ call bell point (without independent switch etc.) with 1.5 sq. mm FRLS/HFFR PVC insulated copper conductor single core cable in surface/ recessed steel conduit, and earthing the point with 1.5 sq. mm FRLS/HFFR PVC insulated copper conductor single core cable etc. as required.** **Group C**				
		Details of cost for 1 point				
		MATERIAL				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 1 (DSR ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		1.5 sq. mm ISI marked, FRLS PVC insulated, single core copper conductor cable = 3x5=15-1.5x3= 10.5 + 0.52 (wastage @ 5%)= 11.02 m	Meter	11.02	62.92	693.38
		20 mm dia. ISI marked, steel conduit = 4.5-1.5= 3 + 0.15 (wastage @5%)= 3.15 m	Meter	3.15	145.00	456.75
		20 mm sockets	Each	1.00	12.00	12.00
		20 mm iron staples/ saddles/ screws	Each	6.00	12.00	72.00
		Total cost of materials				1234.13
		Cartage @ 1 %				12.34
		LABOUR				
		Wireman	Day	0.20	1008.00	201.60
		Mason, Grade 2	Day	0.05	1008.00	50.40
		Painter	Day	0.02	1008.00	20.16
		Khallasi	Day	0.20	827.00	165.40
		TOTAL				1684.03
		OVERHEADS & PROFIT @ 15 %				252.60
		TOTAL				1936.63
		Labours cess@1%				19.37
		Total				1956.00
		Rate per point				1956.00
		Say				1956.00
ST - 1 SR - 3	**15.7.4**	**Demolishing brick work manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in-charge. In cement mortar**				
		Detail of cost for 1 cum				
		LABOUR				
		Beldar	Day	1.06	827.00	876.62
		Coolie	Day	0.90	827.00	744.30
		Sundries	L.S.	2.47	10.00	24.70
		TOTAL				1645.62
		Add 1 % Water charges				16.46
		TOTAL				1662.08
		Add 15% CPOH				249.31
		TOTAL				1911.39
		Add Cess @ 1%				19.11
		Cost of 1.00 cum				1930.50
		Say				1930.50
ST - 1 SR - 4	**15.56**	**Dismantling old plaster or skirting raking out joints and cleaning the surface for plaster including disposal of rubbish to the dumping ground within 50 metres lead.**				
		Detail of cost for 10 sqm				
		LABOUR				
		Beldar	Day	0.36	827.00	297.72

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Coolie	Day	0.08	827.00	66.16
		Bhisti	Day	0.07	918.00	64.26
		Sundries for scaffolding etc	L.S.	1.43	10.00	14.30
		TOTAL				442.44
		Add 1 % Water charges				4.42
		TOTAL				446.86
		Add 15% CPOH				67.03
		TOTAL				513.89
		Add Cess @ 1%				5.14
		Cost of 10.00 sqm				519.03
		Cost of 1.00 sqm				51.90
		Say				51.90
ST - 1 SR - 5	**15.23.2**	**Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead. For thickness of tiles above 25 mm and up to 40 mm**				
		Detail of cost for 10 sqm				
		LABOUR				
		Mason 2nd class	Day	0.59	1008.00	594.72
		Beldar	Day	0.18	827.00	148.86
		Coolie	Day	0.24	827.00	198.48
		Sundries	L.S.	2.73	20.00	54.60
		TOTAL				996.66
		Add 1 % Water charges				9.97
		TOTAL				1006.63
		Add 15% CPOH				150.99
		TOTAL				1157.62
		Add Cess @ 1%				11.58
		Cost of 10.00 sqm				1169.20
		Cost of 1.00 sqm				116.92
		Say				116.90
ST - 1 SR - 6	**21.8.1**	**Filling the gap in between aluminium frame & adjacent RCC/ Brick/ Stone work by providing weather silicon sealant over backer rod of approved quality as per architectural drawings and direction of Engineer-in-charge complete. Upto 5mm depth and 5 mm width**				
		Details of cost for 1 metre				
		MATERIAL				
		Silicon sealant (i/c 5% wastage)	Catridge	0.09	269.90	23.48
		Masking tape	Metre	2.00	5.00	10.00
		Sundries & profile	L.S.	2.60	5.00	13.00
		LABOUR	L.S.	20.80	8.00	166.40
		TOTAL				212.88
		Add 1 % Water charges				2.13
		TOTAL				215.01
		Add 15% CPOH				32.25
		TOTAL				247.26

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Add Cess @ 1%				2.47
		Cost of 1 Metre				249.73
		Say				249.75
ST - 1 SR - 7	18.13.1	**Making connection of G.I. distribution branch with G.I. main of following sizes by providing and fixing tee, including cutting and threading the pipe etc. complete : 25 to 40 mm nominal bore**				
		Details of cost for one connection.				
		Take 25mm dia as an average size.				
		MATERIAL				
		G.I. tees (equal) 25 mm	Each	1.00	171.00	171.00
		G.I. back (jam) nuts 25 mm dia	Each	1.00	102.00	102.00
		Carriage of materials and sundries	L.S.	5.33	15.00	79.95
		LABOUR				
		Fitter (grade 1)	Day	0.33	1008.00	332.64
		Beldar	Day	0.33	827.00	272.91
		TOTAL				958.50
		Add 1 % Water charges				9.59
		TOTAL				968.09
		Add 15% CPOH				145.21
		TOTAL				1113.30
		Add Cess @ 1%				11.13
		Cost of one connection				1124.43
		Say				1124.45
ST - 1 SR - 8	18.21.2	**Providing and fixing uplasticised PVC connection pipe with brass unions : 45 cm length 20 mm nominal bore**				
		Details of cost for one no.				
		MATERIAL				
		Unplasticised P.V.C.connection pipe with brass union 45 cm long 20	Each	1.00	210.00	210.00
		Carriage of materials and fixing charges	L.S.	13.52	10.00	135.20
		TOTAL				345.20
		Add 1 % Water charges				3.45
		TOTAL				348.65
		Add 15% CPOH				52.30
		TOTAL				400.95
		Add Cess @ 1%				4.01
		Cost of one no.				404.96
		Say				404.95
ST - 1 SR - 9	9.23	**Extra for providing lipping with 2nd class teak wood battens 25 mm minimum depth on all edges of flush door shutters (over all area of door shutter to be measured).**				
		Details of cost for 1 sqm. of door area				

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		MATERIAL				
		Block board construction flush door lipping	sqm of door area	1.00	1035.19	1035.19
		TOTAL				1035.19
		Add 1 % Water charges				10.35
		TOTAL				1045.54
		Add 15% CPOH				156.83
		TOTAL				1202.37
		Add Cess @ 1%				12.02
		Cost for 1 sqm				1214.40
		Say				1214.40
ST - 1 SR - 10	13.116	**Polishing in high gloss/matt finish melamine clear polish on wood work in required color/wooden shade texture with following process in the sequence as detailed below:** **1. The surface to be polished is rubbed with sand paper 80/120 no. and then with sand paper of 160/180 nos.** **2. Applying two coats of sealer with spray gun and allowing sufficient drying time for 1st coat and 2nd coat is allowed to dry for 8 to 12 hrs.** **3. On drying of sealer coat, wet rubbing with emery cloth of finer grading with ample water to remove excess sealer layer and make the surface further smooth after this wet rubbing, then surface is applied with special grade melamine fillers to fill all the small and big holes/grooves etc. Filler coat to be allowed to dry for 4 to 6 hrs on which again a light wet rubbing is done this surface is further allowed to dry for 12 hrs.** **4. On this, 1st coat of melamine polish is applied with spray gun using melamine clear polish and melamine thinner in required proportion. This 1st coat is allowed to dry for 24 hrs then this dry surface is again fine wet rubbed smooth, which is further allowed to dry for 12 hrs. The final melamine polish is applied with compressor pressure spray gun using melamine clear polish and melamine thinner mixed in required proportion complete as per direction of Engineer-in-Charge. (Final coat to be done in 1 or 2 layers without gap of time.)**				
		Detail of cost for 10 sqm				
		MATERIAL				
		Melamine Matt clear polish	Litre	1.56	327.00	510.12
		Melamine wood sealer	Litre	2.80	200.00	560.00
		Melamine solvent/thinner	Litre	2.85	125.00	356.25
		Sanding cloth 150 mm wide	Metre	6.00	65.00	390.00
		Sand papers of assorted gratings	Nos	16.00	25.00	400.00
		Melamine wood filler putty	kg	1.50	120.00	180.00
		Dhoti (worm out soft cotton cloth)	Nos	2.00	25.00	50.00
		LABOUR				
		Polisher 1st class	Day	1.66	1008.00	1673.28
		Polisher 2nd class	Day	3.25	918.00	2983.50
		Beldar	Day	2.00	827.00	1654.00
		Hire charges of compressor machine spare gun etc., with electric	Day	1.25	300.00	375.00
		Sundries including scaffolding & T&P etc.	L.S.	300.00	4.20	1260.00
		Grinding buffers	Day	2.00	255.00	510.00
		TOTAL				10902.15

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Add 1 % Water charges				109.02
		TOTAL				11011.17
		Add 15% CPOH				1651.68
		TOTAL				12662.85
		Add Cess @ 1%				126.63
		Cost of 10.00 sqm				12789.48
		Cost of 1.00 sqm				1278.95
		Say				1278.95
ST - 1 SR - 11	**12.34**	**Providing fixing thermal insulation of ceiling (under deck insulation) with Resin Bonded Fibre glass wool conforming to IS : 8183, density 24kg / m3, 50mm thick, wrapped in 200 G Virgin Polythene bags, fixed to ceiling with metallic cleats (50x50x3 mm) @ 60 cm and wire mesh of 12.5 mm x 24 gauge wire mesh, for top most ceiling of building.**				
		Details of cost for 10.00sqm.				
		MATERIAL				
		Area for 10.00sqm. (Finished surface) = 10.00sqm.+ Add 10% for overlappings & wastage = 1.00sqm. Total = 11.00sqm.				
		Resin Bonded Glass wool 24 kg/m^3 50 mm	sqm	11.00	155.00	1705.00
		Sundries including GI wire 20 SWG and Virgin polythene bags 200	L.S.	104.00	7.30	759.20
		GI chiken mesh 12.5mm x 24 SWG	L.S.	351.00	4.50	1579.50
		LABOUR				
		Carpenter 1st class	Day	1.00	1008.00	1008.00
		Beldar	Day	2.00	827.00	1654.00
		TOTAL				6705.70
		Add 1 % Water charges				67.06
		TOTAL				6772.76
		Add 15% CPOH				1015.91
		TOTAL				7788.67
		Add Cess @ 1%				77.89
		Cost of 10.00 sqm				7866.56
		Cost of 1.00 sqm				786.66
		Say				786.65
ST - 1 SR - 12	**10.27.2**	**Providing and fixing carbon steel galvanised (minimum coating 5 micron) dash fastener of 10 mm dia double threaded 6.8 grade (yield strength 480 N/mm2), counter sunk head, comprising of 10 mm dia polyamide PA 6 grade sleeve, including drilling of hole in frame , concrete/ masonry, etc. as per direction of Engineer-in-charge. 10 x 80 mm**				
		Details of cost for 10 nos.				
		MATERIAL				
		Carben Steel galvanised dash fastner (min5 micron) of 10 mm dia double threaded 6.8 grade counter sunk head screw comprising of 10 mm dia polyamide PA 6 grade sleave. Size 10mm x 80mm	10 nos	1.00	1011.98	1011.98
		LABOUR				
		Mason 2nd class	Day	0.40	1008.00	403.20

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Beldar	Day	0.40	827.00	330.80
		Sundries for carriage of material	L.S.	10.00	15.00	150.00
		TOTAL				1895.98
		Add 1 % Water charges				18.96
		TOTAL				1914.94
		Add 15% CPOH				287.24
		TOTAL				2202.18
		Add Cess @ 1%				22.02
		Cost of 10 Nos.				2224.20
		Cost of 1 no				222.42
		Say				222.40
ST - 1 SR - 13	**8.3.2**	**Providing edge moulding to 18 mm thick marble stone counters, Vanities etc., including machine polishing to edge to give high gloss finish etc. complete as per design approved by Engineer-in-Charge. Granite work**				
		Details of cost for 10.00 m				
		LABOUR				
		Hand Grinder For mirror polish	Day	2.50	480.00	1200.00
		Beldar	Day	3.50	827.00	2894.50
		Sundries Blades & Polished etc	L.S.	117.00	18.00	2106.00
		TOTAL				6200.50
		Add 1 % Water charges				62.01
		TOTAL				6262.51
		Add 15% CPOH				939.38
		TOTAL				7201.88
		Add Cess @ 1%				72.02
		Cost of 10 metre				7273.90
		Cost per metre				727.39
		Say				727.40
ST - 1 SR - 14	**8.4**	**Extra for fixing marble /granite stone, over and above corresponding basic item, in facia and drops of width upto 150 mm with epoxy resin based adhesive, including cleaning etc. complete.**				
		Details of cost for facia 1.5m long and 0.15m				
		LABOUR				
		Mason 1st class	Day	0.30	1008.00	302.40
		Coolie	Day	0.30	827.00	248.10
		Scaffolding, expoxy	L.S.	39.00	15.00	585.00
		Cement mortar 1 : 4 (1 cement :4 coarse sand) 1.5x0.15x0.02 =				
		Rate as per Item Number 3.9 of SH: Mortars	Cum	0.01	4957.35	24.79
		TOTAL				1160.29
		Add 1 % Water charges				11.60
		TOTAL				1171.89
		Add 15% CPOH				175.78
		TOTAL				1347.67
		Add Cess @ 1%				13.48
		Cost of 1.5 metre				1361.15
		Cost per metre				907.43

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Say				907.45

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 1	Ref - 15.52	Dismantling of all sanitary fittings like Urinal, WC, Flushing Cistern, Washbasins, etc of all sizes and shapes inluding dispoal of dismantled materials i/c malba all complete as per directions of Engineer-In-Charge.	Each	20.00	117.60	2352.00
ST - 2 SR - 2	Ref - E&M 1.27.6	Supplying and fixing 18 module GI box with necessary screws for modular switches in recess etc. as required	Each	4.00	710.90	2843.60
ST - 2 SR - 3	Ref - E&M 1.28.6	Supplying and fixing 18 module base & cover plate on existing modular metal boxes with necessary screws etc. as required	Each	4.00	541.10	2164.40
ST - 2 SR - 4		Supply, installation and adjusting of Non Vision transfer grilles in extruded aluminium sections comprising of a non vision door grille on one side and complete with sliding frame on the opposing side. The assemble shall be suitable for placing in false ceiling / panelling / brickwork as per site conditions. The color shall match the interior requirements.	Sqm.	42.62	8446.43	359986.85
ST - 2 SR - 5		Providing and laying HDMI Cable - 50 m in conduits and terminating with modular HDMI Face plates.	Each	2.00	14215.20	28430.40
ST - 2 SR - 6	Ref - 13.26	Providing and applying plaster of paris punning on existing walls in proper line, level and plumb upto thickness of 10 mm	Sqm.	462.48	441.95	204394.43
ST - 2 SR - 7		Supplying and fixing in place Pop-Up Box of 8 module with necessary modular sockets, switches, data sockets etc with brackets and fittings complete including cutting plywood in required sizes to mount popup boxes as per directions of Engineer-In-Charge.	Each	4.00	16050.80	64203.20
ST - 2 SR - 8	Ref - E&M 8.9.4	Providing and fixing 3 in 1 colour (6000 K, 4000 K & 2000 K) mirror vanity lights in washrooms as per directions of Engineer-In-Charge.	Each	9.00	2170.05	19530.45
ST - 2 SR - 9	Ref - E&M 1.50.1	Providing and fixing 200 mm dia wall mounted exhaust fan of decorative plastic body and blade with louvers on the outside for toilets/exhaust vents etc as per directions of Engineer-In-Charge.	Each	12.00	2680.60	32167.20
ST - 2 SR - 10		Providing and fixing self adhesive stainless steel machine cut danger sign bords of size 150 x 150 mm.	Each	2.00	1387.45	2774.90
ST - 2 SR - 11		Providing and fixing self adhesive Shock Treatment Charts (Marathi, Hindi & English Language) made of Foam Sheet 5mm 24x36 inch size.	Each	2.00	1258.40	2516.80
ST - 2 SR - 12		Providing and fixing self adhesive glow in the dark, Fire Exit Sign Board of size 300 x 100 m.	Each	1.00	995.95	995.95
ST - 2 SR - 13		Providing and fixing wall and ceiling mounted 3 mm acrylic name plate of sizes upto 18 x 4 inches with necesaary double tapes, Stainless steel adjustable strings, bullet fastners etc. as per directions of Engineer-In-Charge.	Lot	1.00	49634.50	49634.50
ST - 2 SR - 14		SITC Ahuja make Unidirectional Dynamic Microphone - Corded Mic for PA system as per directions of Engineer-In-Charge.	Each	1.00	3310.40	3310.40
ST - 2 SR - 15		SITC of 12V 7AH SMF Battery - 18% for fire panels with necessary terminals, battery mounts, screws etc complete.	Each	2.00	1930.70	3861.40
ST - 2 SR - 16		SITC of Ceiling mounted 8W Speakers for PA system with required configuration and programming.	Each	43.00	1981.45	85202.35
ST - 2 SR - 17		Providing and fixing 100 x 100 x 50 mm white powder coated GI box with cover, including provisions for cable entry on all 4 sides for surface mounting smoke detectors with necessary screws, plugs etc as directed by Engineer-In-Charge.	Each	23.00	806.05	18539.15
ST - 2 SR - 18		Providing and fixing 250 x 250 x 75 mm black powder coated GI box with CNC cut holes to match speaker dimension, including provision for cable entry on all 4 sides for surface mounting speakers with necessary screws, plugs etc as directed by Engineer-In-Charge.	Each	23.00	1322.20	30410.60
ST - 2 SR - 19		SITC of pressure gauge for fire pipe systems with pressure range 0-300 psi, 3 inch dial size, 1/4 " NPT lower mount/bottom connection.	Each	4.00	2224.95	8899.80

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 20		SITC of High Definition 5 megapixel IP IR Bullet Varifocal Camera with aluminium housing, IP 67 protection, 1/2.7" Progressive Scan CMOS Image sensor, 3072 x 2048 Pixels resolution, Motion Detection, Tampering Alarm, H.264, H.265 or higher video compression, IR distance upto 100 m.	Each	4.00	18618.50	74474.00
ST - 2 SR - 21		Supplying, installing, testing & commissioning of 9 Ch Network Video Recorder (NVR), suitable connect Min. 64 IP Cameras, up to 5 Megapixel Resolution, with HDMI 1/VGA 1 and HDMI 2/VGA 2 outputs provided, Atleast one HDMI output of 4K resolution, atleast one VGA output with output up to 1920 × 1080, Support H.265 or higher, H.264, MJPEG, Supports Redundant Dual Power, Incoming Bandwidth 320 Mbps with minimum 8 SATA Hard Disks, ANR Technology, 8 SATA interfaces for 8 HDDs and capacity of each HDD up to 8TB, minimum 02 USB port, Alarm I/O 16/4, RJ-45 10/100/ 1000 Mbps selfadaptive Ethernet interface, support multi brand network Cameras, ONVIF conformance, Multiple network monitoring: Web viewer . support protocol TCP/IP, DHCP, DNS, DDNS, NTP, SADP, SMTP, NFS, iSCSI, UPnP™, HTTPS. RoHS, UL, CE, FCC certified. duly erected in provided U Rack with wiring connections, tagging and programming etc. complete as per specificationss no. CCTV-NVR	Each	1.00	16264.05	16264.05
ST - 2 SR - 22		SITC of 16 Port POE Switch, with 16 x 100 Mbps Ethernet Ports + 2 x 1000 Mbps up-link Ports + 1 Gigabit SFP Port, Transmission distance upto 100M @ 100 Mbps, 250M @ 10Mbps uplink port 100M	Each	2.00	15425.30	30850.60
ST - 2 SR - 23		SITC of 8 Port POE Switch, with 16 x 100 Mbps Ethernet Ports + 2 x 1000 Mbps up-link Ports + 1 Gigabit SFP Port, Transmission distance upto 100M @ 100 Mbps, 250M @ 10Mbps uplink port 100M	Each	1.00	12257.90	12257.90
ST - 2 SR - 24		SITC of Seagate make 16 TB Mechanical Hardisk with 3.5 inch formfactor, SATA 6.0 Gb/s, rotational speed 7200 RPM, Cache size 512 MB for CCTV Surveillance recording.	Each	2.00	93648.60	187297.20
ST - 2 SR - 25		SITC of Seagate make 8 TB Mechanical Hardisk with 3.5 inch formfactor, SATA 6.0 Gb/s, rotational speed 7200 RPM, Cache size 512 MB for CCTV Surveillance recording.	Each	1.00	50405.25	50405.25
ST - 2 SR - 26		Providing and fixing of D-Link make 4U powder coated metal rack with basic steel frame, lockable toughened glass door, with 1 nos. power distribution board, 1 nos. roof mounted fan unit as per directions of Engineer-In-Charge.	Each	1.00	5960.40	5960.40
ST - 2 SR - 27		Providing and fixing adjustable metal mount bracket for CCTV Camera, Stand height upto 60 - 120 cm, with tilt and swivel function & 100 x 100 mm PVC Box with top, with provisions for wire entry.	Each	12.00	1956.95	23483.40
ST - 2 SR - 28		Providing and laying HDMI Cable - 25m in conduits and terminating with modular HDMI Face plates.	Each	1.00	9434.80	9434.80
ST - 2 SR - 29		Providing and laying HDMI Cable - 1m.	Each	4.00	1460.20	5840.80
ST - 2 SR - 30		SITC of 4K 120M HDMI KVM Extender with 1 nos. transmitter and 1 nos. receiver over CAT-6 RJ 45 Ethernet cable for remote support of keyboard and mouse for CCTV surveillance.	Each	2.00	11123.75	22247.50
ST - 2 SR - 31		Providing and fixing wireless mouse, with 2.4 GHz USB receiver, 3 years battery life, 1000 DPI optical tracking for CCTV surveillance.	Each	2.00	1386.75	2773.50

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 32	Ref - 17.7 / 17.22A / 17.69	Providing and fixing white vitreous china counter top washbasin of size L-510 W-410 H-130 mm with chrome plated brass waste coupling, chrome plated brass bottle trap & chrome plated brass tower pillar cock, including fixing the same on exisiting granite top with necessary silicon, white cement and adhesives etc. as directed by Engineer-In-Charge.	Each	9.00	11793.45	106141.05
ST - 2 SR - 33	Ref - 17.69 / 17.22A	Providing and fixing long body 40 mm chrome plated brass sink Coupling with 1.5 m long waste Pipe with necessary check nuts, silicon, white cement, adhesives etc complete as per direction of Engineer-In-Charge.	Each	4.00	2167.60	8670.40
ST - 2 SR - 34	Ref - 17.22A	Providing and fixing chrome plated brass bottle trap for urinals as per direction of Engineer-In-Charge.	Each	8.00	2329.40	18635.20
ST - 2 SR - 35	Ref - 21.18 / 21.3	Providing and fixing 12 mm thick toughened urinal frosted glass parition of size 900 x 450 mm with necessary stainless steel patch fittings and hardware etc complete as per direction of Engineer-In-Charge.	Each	4.00	11485.40	45941.60
ST - 2 SR - 36		Providing and fixing 15 mm dia brass float valve with plastic ball for loft tank	Each	2.00	1153.35	2306.70
ST - 2 SR - 37		SITC of VRF AHU kit of direct expansion type, with support of upto 18 HP ODU, with 1 no. of input and 1 no. of output flow, with supports for required interconnecting communication cable, with multi layer PCB board of required capacity, Electronic expansion valve of required capacity, required multilayer sensors etc complete as per directions of Engineer-In-Charge.	Each	10.00	33229.80	332298.00
ST - 2 SR - 38		SITC of appropriate refrigerant copper pipes for Split AC of upto 2 ton (hard copper pipe for liquid main line and soft copper pipe for refrigerant) along with necessary supports, hangers, clamps, vibration isolators and fittings such as bends, tees, valves, gauges, strainers with insulation of 19 mm thick elastomeric nitrile rubber with gas and liquid line to be considered as 1 circuit.	Rmt.	51.55	1863.70	96073.74
ST - 2 SR - 39		Supply & installation of Control cabling 4 Core X 2.5 Sqmm. from indoor split unit to outdoor unit with proper support arrangements.	Rmt.	34.35	426.10	14636.54
ST - 2 SR - 40		SITC of standard condensate pump kit with water capacity of 0.5 L, automatic float switch, safety overflow switch, and required vinyl piping to join into hard drain line upto 5 m.	Each	2.00	7082.15	14164.30
ST - 2 SR - 41		SITC of additional refrigerant gas for split air conditioning units.	Kg.	2.00	3668.45	7336.90
ST - 2 SR - 42		Supply, fabrication & installation of Insulated Drain tray for Ceiling suspended AHU unit with necessary brackets, suspending rods, bullet fastners etc complete.	Each	1.00	5620.70	5620.70
ST - 2 SR - 43		Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 400 x 400 mm with Stainless Steel Cover plate of 304 grade of size 450 x 450 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.	Each	8.00	2233.00	17864.00
ST - 2 SR - 44		Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 300 x 300 mm with Stainless Steel Cover plate of 304 grade of size 350 x 350 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.	Each	6.00	1605.40	9632.40
ST - 2 SR - 45		Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 200 x 200 mm with Stainless Steel Cover plate of 304 grade of size 250 x 250 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.	Each	10.00	1073.15	10731.50

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 46		Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 150 x 150 mm with Stainless Steel Cover plate of 304 grade of size 200 x 200 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.	Each	103.00	905.40	93256.20
ST - 2 SR - 47		Supplying and fixing in place 8 Way VTPN Electrical Distribution Box with 63 A 4 Pole RCCB & 63 A 2 pole RCCB as incomers, with 16 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.	Each	2.00	35572.60	71145.20
ST - 2 SR - 48		Supplying and fixing in place 8 Way VTPN Electrical Distribution Box with 125 A 4 pole MCCB as incomer, with 2 nos 63 A 3 pole MCB and 12 nos 32A SP MCB as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.	Each	1.00	31668.55	31668.55
ST - 2 SR - 49		Supplying and fixing in place 12 Way VTPN Electrical Distribution Box with 63 A 4 pole RCCB as incomer, with 16 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.	Each	1.00	36869.40	36869.40
ST - 2 SR - 50		Supply, Installation, Testing and Commissioning of factory-made powder coated weatherproof IP-65 4 pole Weatherproof enclosure box with 63 A 4 pole RCCB along with suitable supports, interconnections, including all fixing accessories complete as required as directed by Engineer-In-Charge.	Each	6.00	13873.60	83241.60
ST - 2 SR - 51		Supplying and fixing in place 6 way VTPN Electrical Distribution Box with 63 A 4 pole RCCB and 63 A 2 pole RCCB as incomers, with 16 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.	Each	3.00	31944.10	95832.30
ST - 2 SR - 52		Supplying and fixing in place 6 way VTPN Electrical Distribution Box with 100 A 4 pole MCCB as incomer, and 1 nos 63 A TP MCB and 32 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.	Each	2.00	27737.60	55475.20
ST - 2 SR - 53		Providing and fixing of 2.5 sqmm copper pin type long barrel lugs, along with crimping, taping etc. complete as required by Engineer-In-Charge.	Each	246.00	110.45	27170.70
ST - 2 SR - 54		Providing and fixing of 2.5 sqmm copper ring type long barrel lugs, along with crimping, taping etc. complete as required by Engineer-In-Charge.	Each	48.00	86.85	4168.80
ST - 2 SR - 55		Providing and fixing of 10 sqmm copper ring type long barrel lugs, along with crimping, taping etc. complete as required by Engineer-In-Charge.	Each	18.00	144.00	2592.00
ST - 2 SR - 56		Supply, Installation, Testing and Commissioning of 4C x 70 sqmm aluminium cables with brass type double compression glands, with crimping type long body aluminium lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.	Each	4.00	13232.85	52931.40
ST - 2 SR - 57		Supply, Installation, Testing and Commissioning of 4C x 16 sqmm copper cables with brass type double compression glands, with crimping type long body copper lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.	Each	4.00	2782.25	11129.00

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 58		Supply, Installation, Testing and Commissioning of 4/3 C x 10 sqmm copper cables with brass type double compression glands, with crimping type long body copper lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.	Each	50.00	2021.85	101092.50
ST - 2 SR - 59		Supply, Installation, Testing and Commissioning of 3 C x 2.5 sqmm copper cables with brass type double compression glands, with crimping type long body copper lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.	Each	16.00	1557.90	24926.40
ST - 2 SR - 60		Supply, Installation, Testing and Commissioning of factory-made powder coated 4 pole surface mounted metal enclosure box with 2 nos 63 A 2 Pole MCBs along with suitable supports, interconnections, including all fixing accessories complete as required as directed by Engineer-In-Charge.	Each	3.00	4804.45	14413.35
ST - 2 SR - 61		SITC of 12V26AH 18% batteries for UPS with necessary interlinks, nuts, bolts etc complete.	Each	52.00	4603.55	239384.60
ST - 2 SR - 62		Providing and fixing of vertical style mild steel racks for placement of UPS and batteries, with 1 coat of primer and 2 coats of epoxy paint of approved shade as directed by Engineer-In-Charge.	Each	3.00	9988.80	29966.40
ST - 2 SR - 63		Providing and fixing of chequered electrical insulating rubber mat of 8mm Thickness, Anti Skid, of size 2 x 1 m.	Each	2.00	2777.15	5554.30
ST - 2 SR - 64		Providing and fixing Fire Extinguisher of 4.5 Kg CO2 Type in position with necessary wall mounting brackets, fastners, etc complete as directed by Engineer-In-Charge.	Each	2.00	5511.05	11022.10
ST - 2 SR - 65		Providing and placing in position Magnum High-Back Executive Chair with Composite Leather & Multi-Locking Mechanism, with aluminium die cast bod, durable gaslift mechanism with tan & beige finish.	Each	1.00	32094.85	32094.85
ST - 2 SR - 66		Providing & Fixing in position 12 V, 240 LED/m, LED lighting strip 4K, in recess & false ceiling, with 25 mm translucent diffuser strip , with anodized aluminium die cast body, including makin recess and openings as required etc as directed by the Engineer-In-Charge.	Rmt.	47.65	1227.15	58473.70
ST - 2 SR - 67		Supplying and fixing 10 A Driver for LED Strips with necessary soldering, additional wire to conceal driver, making connection where ever required with concealing and mounting the driver with screws and brackets at all heights and levels wherever necessary.	Each	17.00	1265.80	21518.60
ST - 2 SR - 68		Supplying and fixing in position 100 x 50 mm UPVC Trunking with necessary fittings as needed.	Rmt.	20.29	833.85	16918.82
ST - 2 SR - 69		Providing and fixing hydraulic door closer with support for weight upto 45 Kgs, supports for right and left hand opening doors, door width support upto 1 m with required necessary screws, packings, etc complete. as per direction of Engineer-In-Charge.	Each	33.00	2932.35	96767.55
ST - 2 SR - 70		Providing and fixing hydraulic concealed door closer with support for weight upto 45 Kgs, supports for right and left hand opening doors, door width support upto 1 m with required necessary screws, packings, etc complete. as per direction of Engineer-In-Charge.	Each	2.00	6055.60	12111.20

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 71		Removing the old existing glaze shutters, removing the existing damaged laminate, remove all old hardware fittings, removing the existing glass panes making the ply surface even, resizing the doors as per site requirement, providing and fixing of laminate in single piece, finishing the laminate in true line and level, fixing of old glass panes with available teak wood beadings and fixing of the missing teak wood beadings, painting the outer frame and beadings with 1 coat of primer and 2 coats of epoxy paint, providing and placing in position new SS heavy duty hinges and tower bolts, alongwith new 600 mm SS 304 grade H Door Handles for main door with required necessary screws, fittings, etc complete as directed by Engineer-In-Charge.	Each	10.00	11369.10	113691.00
ST - 2 SR - 72		Providing computerized edge glass polishing to 12 mm thick glass panes to enhance safety, strength, and visual appeal	Rmt.	358.44	96.20	34481.87
ST - 2 SR - 73		Providing computerized round edge glass moulding to 12 mm thick glass panes to enhance safety, strength, and visual appeal	Each	22.00	510.30	11226.60
ST - 2 SR - 74		Providing and fixing in position 50 mm grommets for workstation for easy wire management, including cutting the holes of required sizes, fevicol, adhesives etc complete. as directed by Engineer-In-Charge.	Each	42.00	325.40	13666.80
ST - 2 SR - 75		Providing opening of required sizes upto 250 mm in plywood to mount COB lights into position.	Each	13.00	241.65	3141.45
ST - 2 SR - 76		Providing and fixing in position SS 304 grade D dhaped Floor stopper with necessary screws and plugs as directed by Engineer-In-Charge.	Each	32.00	489.80	15673.60
ST - 2 SR - 77		Providing and fixing in position 50 mm running deck along edges of cabinets to raise height of cabinet with minimun size of upto 1.5 m and maximum size of upto 3.5 m	Each	4.00	3620.25	14481.00
ST - 2 SR - 78		Providing and fixing in position powder coated aluminium frame work for glass louvers including providing provision for exhaust fans, and fixing of adjustable aluminium louvers mechanism along with frosted glass panes as per site requirements.	Sqm.	5.64	7309.09	41228.38
ST - 2 SR - 79		Providing and fixing in position 3mm spacers in between tiles and filling the same with epoxy grouting of the required shade as directed by Engineer-In-Charge.	Sqm.	438.47	460.20	201782.68
ST - 2 SR - 80		Providing and fixing of anodized aluminium extruded section handle of size 150 mm with necessary screws, hardware etc complete as directed by Engineer-In-Charge	Each	295.00	388.95	114740.25
ST - 2 SR - 81		Mechanical transport of Debris/malba/waste material including loading, unloading, transportation, disposed out of Mumbai Municipal limit.	Cum.	97.13	2346.25	227881.99
ST - 2 SR - 82		Providing and fixing of White vitreous china wall hung WC with soft closing seat cover fixed with fastners/CI chair brackets including providing and fixing of 40 mm concealed type CP Brass concealed double action flush valve with inbuilt double action flushing cistern complete etc as per directions of Engineer-In-Charge.	Each	1.00	29283.30	29283.30
ST - 2 SR - 83		Providing and fixing Locker of Size (Outer) : 2400 MM H X 1000 MM L X 600 MM D, Compartment Size (Individual) : 750 MM H X 1000 MM L X 600 MM D, Thickness : (18 Swg Body & 16 Swg Door), Finish : Powder Coated (70-80 Microns), Pad lock system arrangement without padlock, inluding fixing the lockers in position with required screws, self-drilling screws, fastners etc complete.	Each	4.00	58421.15	233684.60

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 84		Providing and fixing in position pillar post of size 1200 H x 100 W x 100 D for supporting self standing wooden partition made of 18 mm ply with laminate as required to provide additional strength to exisitng wooden partitions as directed by Engineer-In-Charge with required screws, plugs, fevicol etc complete.	Each	11.00	8792.50	96717.50
ST - 2 SR - 85		Providing and fixing of anodized aluminium C Profile of size 30 x 12 mm at the bottoms of exisiting self standing partitions to provide additional strength to exisitng wooden partitions as directed by Engineer-In-Charge with required screws, plugs, fevicol etc complete.	Each	22.00	1682.55	37016.10
ST - 2 SR - 86		Providing and fixing in position cupboards with shutters made of 18 mm thick ply finished with 1 mm thick laminate of approved colour and make, with necessary extruded aluminium powder coated 1 way vision/air grilles of required size, powder coated with approved colour, with all necessary hardware fittings such as tower bolts, hinges, magnet catcher, handles, with required screws, fevicol, etc complete as directed by Engineer-In-Charge.	Sqm.	26.46	19733.50	522150.38
ST - 2 SR - 87		Providing and fixing 3 track anodized aluminium sliding windows with anodized aluminium frame work made out of 25 mm series sliding sections such as 3 tracks, iterlocks, top, bottom, including all required wool file, neoprene rubber gaskets, locking mechanism, with 6 mm thick float glass panes complete. as per direction of Engineer-In-Charge.	Sqm.	8.75	9912.50	86774.03
ST - 2 SR - 88		Providing and fixing of D-Link make 9U powder coated metal rack with basic steel frame, lockable toughened glass door, with 1 nos. power distribution board, 1 nos. roof mounted fan unit as per directions of Engineer-In-Charge.	Each	4.00	10594.20	42376.80
ST - 2 SR - 89		Providing and fixing in position 24 port D-Link make patch panel with ABS body, six port RJ45 modules applied and suitable for 22-26AWG stranded and solid wire, compatible with both 110 & Krone punch down tools as directed by Engineer-In-Charge.	Each	11.00	6847.10	75318.10
ST - 2 SR - 90		Providing and fixing in position Keystone jack of D-Link make suitable for 22-26 AWG stranded and solid wire, compatible with both 110 & Krone punch down tools, with 50 micro-inch Gold plating on Plug contact area, with insertion cycles of 750 times including crimping of keystone jack with all 4 pairs of cables lined up in line, level and in order, including testing of crimped pairs on all ends., fixing in position with required screws, bolts etc	Each	442.00	435.00	192270.00
ST - 2 SR - 91		Providing and fixing D-Link make Faceplate with dust shutter made of ABS plastic, with white body colour, with label holder for port numbering including fixing in position with required screws, etc complete as per direction of Engineer-In-Charge.	Each	190.00	323.85	61531.50
ST - 2 SR - 92		Dressing of racks upto 9U sizes with necessary cable ties, horizontal and vertical cable managers, separating power from data cables, securing bundles with velcro tapes for easy maintenance and better airflow using. Installing cable tags, naming tags, numbering tags etc for easy identification and rectification in case of maintenance etc as directed by Engineer-In-Charge.	Job	9.00	5865.60	52790.40
ST - 2 SR - 93		Route marking for data cables laid in floors and ceilings for data, icegate, voice, cameras etc including labelling both the ends of the cables, using color-coded jackets or clip-on tags for clear identification, work station identification, using colour coding conventions, testing cables from jack panel to work station as required for all difference services laid through a single conduit, identification of cables on both the ends, testing both the ends for continuity, etc complete as directed by Engineer-In-Charge.	Job	3.00	23462.30	70386.90

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 94		Providing and fixing in position Galvanized Iron tray made out of 18 Gauge sheet of Jindal Steel make, having 40 mm collars all around the tray, finished with nitrile rubber insulation inside the tray, placing the tray in proper slope and provision of drain out nozzle including providing and fixing of flexible pvc drain pipe of 20 mm dia upto 5 m in length, making drainpipe connection at one end with nozzle and another side of flexible pipe out of building line, including drilling of proper dia in RCC / brickwork for passing route of drain pipe.	Each	6.00	8094.50	48567.00
ST - 2 SR - 95		Drilling holes at site using bench drill machine in steel sections of different sizes, shapes and thickness of upto 10 mm to enable the fixing of fastners in walls, floor, slabs, ceiling etc.	Each	182.00	150.65	27418.30
ST - 2 SR - 96		Providing and fixing in position Wall Mount lockable key holder of size 8D x 31W x 51H Centimeters at desired location, using required screws, plugs, fastners, etc complete as directed by Engineer-In-Charge.	Each	3.00	4217.75	12653.25
ST - 2 SR - 97		Providing and fixing in position 100 mm Stainless Steel 304 grade double action door stopper with rubber tip bottoms, at desired location, using required screws, plugs, etc complete as directed by Engineer-In-Charge.	Each	30.00	940.60	28218.00
ST - 2 SR - 98		SITC of following items : D Link 24 Port POE Switch DGS1210-28P - 2 D Link 24 Port Non POE Switch DGS1210-28 - 2 D Link 24 Port Non POE Switch DGS 1210-28MP/ME - 3 D Link Single Mode SFP Module - 4 Fiber Patch Cord - 4 12 Port Loaded LIU Single Mode - 1 6 Port Loaded LIU Single Mode - 2 Fiber Splicing - 24 6 Core SM Fiber in Mtrs - 150 One Time Configuration Charges + Remote Support One Year - 7 Fiber Laying charges in mtra - 150 Firewall FG50G with 1 year UTP 1. FortiGate-50G 5 x GE RJ45 ports (including 4 x Internal Ports, 1 xWAN Ports) - 1 HW] FG-50G Appliance - 1 2. FortiGate-50G 1 Year Unified Threat Protection (UTP) (IPS, Advanced Malware Protection, Application Control, URL, DNS &Video Filtering, Antispam Service, and FortiCare Premium) Service FC-10-GT50G-950-02-12 - 1 3. Hardware Order Processing Hardware Order Processing Fee - 1 4. One time installtion and Configuartion + 1 year support Includes: - 1 • 8x5 : Remote Help Desk Support (Phone & Email Support; Monday to Friday) • Software and OS updates. • Patch management. • Troubleshooting. • Configuration changes. Etc.).	Job	1.00	443385.80	443385.80
ST - 2 SR - 99		SITC of following items : D Link 24 Port POE Switch DGS1210-28P - 1 52-Port 10-Gigabit Smart Managed Switch DGS-1250-52X - 1 D Link Single Mode SFP Module - 4 Fiber Patch Cord - 4 One Time Configuration Charges + Remote Support One Year - 2	Job	1.00	129728.65	129728.65

ABSTRACT FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 100		Providing and fixing in position 40 W 600 x 600 mm panel light with colour temperature 4000K , slim profile with anti-glare diffuser, made of aluminium die cast body, mounted on surface with powder coated metal boxes at desired location as directed by Engineer-In-Charge.	Each	2.00	4291.25	8582.50
ST - 2 SR - 101		Providing and fixing 600 mm SS 304 grade H Door Handles for main door with required necessary screws, fittings etc complete as directed by Engineer-In-Charge.	Each	8.00	3634.30	29074.40
ST - 2 SR - 102		Providing and fixing of additional pelmet height of 750mm beyond 450 mm depth made of 18 mm commercial Ply finished with laminate of approved shade as per details and Architect's instructions. Pelmet to the fixed to the true ceiling/closest structural support with salwood supports as per directions. Rate to include necessary cut-outs to accommodate AC grills, Electrical cut-outs as per details. To have necessary grooves and to be fixed with necessary sealant as per architects instructions. Pelmet to accommodate blinds as per details. Neat joint to be achieved between the Gyp ceiling and the Pelmet.	Rmt.	78.72	1160.45	91351.78
ST - 2 SR - 103		Carefully removing the old tuffened glass from existing partitions including removing the aluminium profile, silicons, putty, tapes etc without damaging the existing partitions and keeping the same in the safe custody of SEEPZ SEZ.	Sqm.	14.22	937.05	13328.85
ST - 2 SR - 104		Providing and fixing in position ergonomically designed, heavy duty, Stainless Steel 304 Grade 3 seater steel benches with side arm rests and maximum weight bearing capacity of 450 kgs.	Each	4.00	30852.90	123411.60
		TOTAL				**6531300.87**

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 1	Ref - 15.52	**Dismantling of all sanitary fittings like Urinal, WC, Flushing Cistern, Washbasins, etc of all sizes and shapes inluding dispoal of dismantled materials i/c malba all complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		LABOUR				
		Fitter (grade 2)	Day	0.05	918.00	45.90
		Beldar	Day	0.05	827.00	41.35
		Sundries	L.S.	0.52	25.00	13.00
		TOTAL				100.25
		Add 1 % Water charges				1.00
		TOTAL				101.25
		Add 15% CPOH				15.19
		TOTAL				116.44
		Add Cess @ 1%				1.16
		Cost of each				117.60
		Say				117.60
ST - 2 SR - 2	Ref - E&M 1.27.6	**Supplying and fixing 18 module GI box with necessary screws for modular switches in recess etc. as required**				
		Detail of cost for each				
		MATERIALS				
		GI box for 18 module	Each	1.00	368.65	368.65
		PVC fastener 40mm long	Each	4.00	10.00	40.00
		Cement, paint, sand etc	L.S.	1.00	15.00	15.00
		Total cost of materials				423.65
		Cartage @ 1 %				4.24
		LABOUR				
		Wireman	day	0.04	1008.00	40.32
		Mason, Grade 2	day	0.06	918.00	55.08
		Khallasi	day	0.10	827.00	82.70
		TOTAL				605.99
		Add 1 % Water charges				6.06
		TOTAL				612.05
		OVERHEADS & PROFIT @ 15 %				91.81
		TOTAL				703.85
		Labours cess@1%				7.04
		Total				710.89
		Rate per Each				710.89
		Say				710.90
ST - 2 SR - 3	Ref - E&M 1.28.6	**Supplying and fixing 18 module base & cover plate on existing modular metal boxes with necessary screws etc. as required**				
		Detail of cost for each				
		MATERIALS				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Modular base & cover plate for 18 module	Each	1.00	348.00	348.00
		Screws 6/32	Set	1.00	36.00	36.00
		Total cost of materials				384.00
		Cartage @ 1 %				3.84
		LABOUR				
		Wireman	Day	0.04	1008.00	40.32
		Khallasi	Day	0.04	827.00	33.08
		TOTAL				461.24
		Add 1 % Water charges				4.61
		TOTAL				465.85
		OVERHEADS & PROFIT @ 15 %				69.88
		TOTAL				535.73
		Labours cess@1%				5.36
		Total				541.09
		Rate per Each				541.09
		Say				541.10
ST - 2 SR - 4		**Supply, installation and adjusting of Non Vision transfer grilles in extruded aluminium sections comprising of a non vision door grille on one side and complete with sliding frame on the opposing side. The assemble shall be suitable for placing in false ceiling / panelling / brickwork as per site conditions. The color shall match the interior requirements.**				
		Details of cost for 1 sqm				
		MATERIALS & LABOUR				
		Grill	sqm	1.00	7200.00	7200.00
		TOTAL				7200.00
		Add 1 % Water charges				72.00
		TOTAL				7272.00
		OVERHEADS & PROFIT @ 15 %				1090.80
		TOTAL				8362.80
		Labours cess@1%				83.63
		Total				8446.43
		Rate per sqm				8446.43
		Say				8446.43
ST - 2 SR - 5		**Providing and laying HDMI Cable - 50 m in conduits and terminating with modular HDMI Face plates.**				
		Detail of cost for each				
		MATERIALS				
		4K/High-speed HDMI cable, 50 m	Metre	1.00	7800.00	7800.00
		Modular HDMI face plate with back box, connectors and patch leads	Set	2.00	550.00	1100.00
		Conduit	Metre	50.00	33.00	1650.00
		Conduit pulling accessories and consumables	L.S.	1.00	300.00	300.00
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Network technician for pulling and termination	Day	0.50	1008.00	504.00
		Helper	Day	0.50	827.00	413.50

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		TOTAL				12117.50
		Add 1 % Water charges				121.18
		TOTAL				12238.68
		OVERHEADS & PROFIT @ 15 %				1835.80
		TOTAL				14074.48
		Labours cess@1%				140.74
		Total				14215.22
		Rate per Each				14215.22
		Say				14215.20
ST - 2 SR - 6	**Ref - 13.26**	**Providing and applying plaster of paris punning on existing walls in proper line, level and plumb upto thickness of 10 mm**				
		Detail of cost for 10 sqm				
		MATERIAL				
		Plaster of paris 10x0.010x1121 = 112.10 kg Add 2% wastage= 2.24 kg Total = 114.34 kg. Say 114 kg				
		Plaster of Paris	Kilogram	114.00	15.00	1710.00
		Carriage of plaster of paris	L.S.	3.90	2.27	8.85
		LABOUR				
		Mason (for plaster of paris work) 1st class	Day	1.00	1008.00	1008.00
		Beldar	Day	1.00	827.00	827.00
		Scaffolding and sundries	L.S.	94.00	2.27	213.38
		TOTAL				3767.23
		Add 1 % Water charges				37.67
		TOTAL				3804.91
		OVERHEADS & PROFIT @ 15 %				570.74
		TOTAL				4375.64
		Labours cess@1%				43.76
		Detail of cost for 10 sqm				4419.40
		Cost of 1.00 sqm				441.94
		Say				441.95
ST - 2 SR - 7		**Supplying and fixing in place Pop-Up Box of 8 module with necessary modular sockets, switches, data sockets etc with brackets and fittings complete including cutting plywood in required sizes to mount popup boxes as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		8-module table pop-up box with	Each	1.00	8231.18	8231.18
		5/16 Amp Socket	Each	2.00	625.08	1250.16
		16 A Switch	Each	2.00	450.16	900.32
		RJ 45 Socket	Each	2.00	1192.88	2385.76
		Cartage	L.S.	1.00	80.00	80.00
		LABOUR				
		Electrician for installation and testing	Day	0.50	1008.00	504.00
		Carpenter for plywood cut-out	Day	0.40	827.00	330.80
		TOTAL				13682.22

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Add 1 % Water charges				136.82
		TOTAL				13819.04
		OVERHEADS & PROFIT @ 15 %				2072.86
		TOTAL				15891.90
		Labours cess@1%				158.92
		Total				16050.82
		Rate per Each				16050.82
		Say				16050.80
ST - 2 SR - 8	**Ref - E&M 8.9.4**	**Providing and fixing 3 in 1 colour (6000 K, 4000 K & 2000 K) mirror vanity lights in washrooms as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		40 watt Fittings	Each	1.00	1601.69	1601.69
		1.5 sq. mm ISI marked, FRLS PVC insulated, single core copper conductor cable= 0.30 + 0.02 (Wastage @5%) = 0.32m	Meter	0.32	62.92	20.13
		Iron screws, 35 mm X 6 mm	Each	2.00	8.00	16.00
		PVC fastener 40mm long	Each	2.00	6.00	12.00
		Total cost of materials				1649.82
		Cartage @ 1 %				16.50
		LABOUR				
		Wireman	Day	0.10	1008.00	100.80
		Khallasi	Day	0.10	827.00	82.70
		TOTAL				1849.82
		Add 1 % Water charges				18.50
		TOTAL				1868.32
		OVERHEADS & PROFIT @ 15 %				280.25
		TOTAL				2148.57
		Labours cess@1%				21.49
		Total				2170.05
		Rate per Each				2170.05
		Say				2170.05
ST - 2 SR - 9	**Ref - E&M 1.50.1**	**Providing and fixing 200 mm dia wall mounted exhaust fan of decorative plastic body and blade with louvers on the outside for toilets/exhaust vents etc as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Exhaust Fan	Each	1.00	1683.05	1683.05
		Steel fastener 6 mm X 75 mm	Each	4.00	44.00	176.00
		16/0.20 mm (0.5 sqmm) twin core FRLS PVC sheathed, flat flexible copper cable	Meter	1.00	40.00	40.00
		Total cost of materials				1899.05
		Cartage @ 1 %				18.99
		LABOUR				

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Wireman	Day	0.20	1008.00	201.60
		Khallasi	Day	0.20	827.00	165.40
		TOTAL				2285.04
		Add 1 % Water charges				22.85
		TOTAL				2307.89
		OVERHEADS & PROFIT @ 15 %				346.18
		TOTAL				2654.07
		Labours cess@1%				26.54
		Total				2680.62
		Rate per Each				2680.62
		Say				2680.60
ST - 2 SR - 10		**Providing and fixing self adhesive stainless steel machine cut danger sign bords of size 150 x 150 mm.**				
		Detail of cost for each				
		Details of cost for 1 Each				
		MATERIALS				
		Self-adhesive SS machine-cut danger sign, 150 x 150 mm	Each	1.00	1000.00	1000.00
		Cartage	Each	1.00	100.00	100.00
		LABOUR				
		Helper for cleaning, alignment and fixing	Day	0.10	827.00	82.70
		TOTAL BASIC COST				**1182.70**
		Add 1 % Water charges				11.83
		TOTAL				1194.53
		OVERHEADS & PROFIT @ 15 %				179.18
		TOTAL				1373.71
		Labours cess@1%				13.74
		Total				1387.44
		Rate per Each				1387.44
		Say				1387.45
ST - 2 SR - 11		**Providing and fixing self adhesive Shock Treatment Charts (Marathi, Hindi & English Language) made of Foam Sheet 5mm 24x36 inch size.**				
		Detail of cost for each				
		MATERIALS				
		5 mm foam-board shock treatment chart, trilingual, 24 x 36 inch	Each	1.00	850.00	850.00
		Cartage	Each	1.00	140.00	140.00
		LABOUR				
		Helper for fixing	Day	0.10	827.00	82.70
		TOTAL				1072.70
		Add 1 % Water charges				10.73
		TOTAL				1083.43
		OVERHEADS & PROFIT @ 15 %				162.51
		TOTAL				1245.94
		Labours cess@1%				12.46
		Total				1258.40
		Rate per Each				1258.40

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Say				1258.40
ST - 2 SR - 12		**Providing and fixing self adhesive glow in the dark, Fire Exit Sign Board of size 300 x 100 m.**				
		Detail of cost for each				
		MATERIALS				
		Glow-in-the-dark fire exit sign, 300 x 100 mm	Each	1.00	671.30	671.30
		Fixing tape and screws	L.S.	1.00	45.00	45.00
		Cartage	L.S.	1.00	50.00	50.00
		LABOUR				
		Helper for fixing	Day	0.10	827.00	82.70
		TOTAL				849.00
		Add 1 % Water charges				8.49
		TOTAL				857.49
		OVERHEADS & PROFIT @ 15 %				128.62
		TOTAL				986.11
		Labours cess@1%				9.86
		Total				995.97
		Rate per Each				995.97
		Say				995.95
ST - 2 SR - 13		**Providing and fixing wall and ceiling mounted 3 mm acrylic name plate of sizes upto 18 x 4 inches with necesaary double tapes, Stainless steel adjustable strings, bullet fastners etc. as per directions of Engineer-In-Charge.**				
		Detail of cost for each lot				
		MATERIALS				
		3 mm acrylic name plate, up to 18 x 4 inch, CNC/UV printed	Lot	1.00	39375.00	39375.00
		SS adjustable strings, bullet fasteners and double-sided tape	Lot	1.00	650.00	650.00
		Cartage	Lot	1.00	450.00	450.00
		LABOUR				
		Carpenter	Day	1.00	1008.00	1008.00
		Helper	Day	1.00	827.00	827.00
		TOTAL				42310.00
		Add 1 % Water charges				423.10
		TOTAL				42733.10
		OVERHEADS & PROFIT @ 15 %				6409.97
		TOTAL				49143.07
		Labours cess@1%				491.43
		Total				49634.50
		Rate per Each				49634.50
		Say				49634.50
ST - 2 SR - 14		**SITC Ahuja make Unidirectional Dynamic Microphone - Corded Mic for PA system as per directions of Engineer-In-Charge.**				
		Detail of cost for each				

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		MATERIALS				
		Ahuja corded unidirectional dynamic microphone with cable	Each	1.00	2244.00	2244.00
		XLR connector and commissioning sundries	L.S.	1.00	120.00	120.00
		Cartage	L.S.	1.00	75.00	75.00
		LABOUR				
		AV technician for testing	Day	0.35	1094.00	382.90
		TOTAL				2821.90
		Add 1 % Water charges				28.22
		TOTAL				2850.12
		OVERHEADS & PROFIT @ 15 %				427.52
		TOTAL				3277.64
		Labours cess@1%				32.78
		Total				3310.41
		Rate per Each				3310.41
		Say				3310.40
ST - 2 SR - 15		**SITC of 12V 7AH SMF Battery - 18% for fire panels with necessary terminals, battery mounts, screws etc complete.**				
		Detail of cost for each				
		MATERIALS				
		12 V, 7 Ah SMF/VRLA battery for fire panel	Each	1.00	1350.00	1350.00
		Terminals, battery leads and labels	Set	1.00	120.00	120.00
		Cartagae	L.S.	1.00	75.00	75.00
		LABOUR				
		Fire-alarm technician for replacement/testing	Day	0.10	1008.00	100.80
		TOTAL				**1645.80**
		Add 1 % Water charges				16.46
		TOTAL				1662.26
		OVERHEADS & PROFIT @ 15 %				249.34
		TOTAL				1911.60
		Labours cess@1%				19.12
		Total				1930.71
		Rate per Each				1930.71
		Say				1930.70
ST - 2 SR - 16		**SITC of Ceiling mounted 8W Speakers for PA system with required configuration and programming.**				
		Detail of cost for each				
		MATERIALS				
		Ahuja 8 W ceiling PA speaker	Each	1.00	1235.00	1235.00
		Ceiling clamp, cable, connector and consumables	L.S.	1.00	180.00	180.00
		Cartage	L.S.	1.00	0.55	0.55
		LABOUR				
		AV technician for fixing/configuration	Day	0.25	1094.00	273.50
		TOTAL				1689.05
		Add 1 % Water charges				16.89
		TOTAL				1705.94

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		OVERHEADS & PROFIT @ 15 %				255.89
		TOTAL				1961.83
		Labours cess@1%				19.62
		Total				1981.45
		Rate per Each				1981.45
		Say				1981.45
ST - 2 SR - 17		**Providing and fixing 100 x 100 x 50 mm white powder coated GI box with cover, including provisions for cable entry on all 4 sides for surface mounting smoke detectors with necessary screws, plugs etc as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		100 x 100 x 50 mm white powder-coated GI detector mounting box with cover	Each	1.00	420.00	420.00
		Fasteners and grommets	L.S.	1.00	40.00	40.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		Fire-alarm technician for mounting	Day	0.10	1094.00	109.40
		Helper	Day	0.10	827.00	82.70
		TOTAL				687.10
		Add 1 % Water charges				6.87
		TOTAL				693.97
		OVERHEADS & PROFIT @ 15 %				104.10
		TOTAL				798.07
		Labours cess@1%				7.98
		Total				806.05
		Rate per Each				806.05
		Say				806.05
ST - 2 SR - 18		**Providing and fixing 250 x 250 x 75 mm black powder coated GI box with CNC cut holes to match speaker dimension, including provision for cable entry on all 4 sides for surface mounting speakers with necessary screws, plugs etc as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		250 x 250 x 75 mm black powder-coated GI speaker mounting box with CNC hole	Each	1.00	850.00	850.00
		Fasteners and grommets	L.S.	1.00	50.00	50.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		AV technician for mounting	Day	0.10	1094.00	109.40
		Helper	Day	0.10	827.00	82.70
		TOTAL				1127.10
		Add 1 % Water charges				11.27
		TOTAL				1138.37
		OVERHEADS & PROFIT @ 15 %				170.76

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		TOTAL				1309.13
		Labours cess@1%				13.09
		Total				1322.22
		Rate per Each				1322.22
		Say				1322.20
ST - 2 SR - 19		**SITC of pressure gauge for fire pipe systems with pressure range 0-300 psi, 3 inch dial size, 1/4 " NPT lower mount/bottom connection.**				
		Detail of cost for each				
		MATERIALS				
		0-300 psi, 3 inch dial, 1/4 inch NPT bottom-mount pressure gauge	Each	1.00	1450.00	1450.00
		Adaptor, sealant and fittings	Set	1.00	180.00	180.00
		Cartage	L.S.	1.00	65.00	65.00
		LABOUR				
		Fire/plumbing technician for fixing and testing	Day	0.20	1008.00	201.60
		TOTAL				1896.60
		Add 1 % Water charges				18.97
		TOTAL				1915.57
		OVERHEADS & PROFIT @ 15 %				287.33
		TOTAL				2202.90
		Labours cess@1%				22.03
		Total				2224.93
		Rate per Each				2224.93
		Say				2224.95
ST - 2 SR - 20		**SITC of High Definition 5 megapixel IP IR Bullet Varifocal Camera with aluminium housing, IP 67 protection, 1/2.7" Progressive Scan CMOS Image sensor, 3072 x 2048 Pixels resolution, Motion Detection, Tampering Alarm, H.264, H.265 or higher video compression, IR distance upto 100 m.**				
		Detail of cost for each				
		MATERIALS				
		5 MP IP IR varifocal bullet camera, IP67, long-range IR	Each	1.00	14737.50	14737.50
		Junction box, mount, glands, connectors and weatherproofing	Set	1.00	780.00	780.00
		Cartage	L.S.	1.00	80.00	80.00
		LABOUR				
		CCTV technician for aiming, configuration and testing	Day	0.25	1094.00	273.50
		TOTAL				15871.00
		Add 1 % Water charges				158.71
		TOTAL				16029.71
		OVERHEADS & PROFIT @ 15 %				2404.46
		TOTAL				18434.17
		Labours cess@1%				184.34
		Total				18618.51
		Rate per Each				18618.51
		Say				18618.50

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 21		**Supplying, installing, testing & commissioning of 9 Ch Network Video Recorder (NVR), suitable connect Min. 64 IP Cameras, up to 5 Megapixel Resolution, with HDMI 1/VGA 1 and HDMI 2/VGA 2 outputs provided, Atleast one HDMI output of 4K resolution, atleast one VGA output with output up to 1920 × 1080, Support H.265 or higher, H.264, MJPEG, Supports Redundant Dual Power, Incoming Bandwidth 320 Mbps with minimum 8 SATA Hard Disks, ANR Technology, 8 SATA interfaces for 8 HDDs and capacity of each HDD up to 8TB, minimum 02 USB port, Alarm I/O 16/4, RJ-45 10/100/ 1000 Mbps selfadaptive Ethernet interface, support multi brand network Cameras, ONVIF conformance, Multiple network monitoring: Web viewer . support protocol TCP/IP, DHCP, DNS, DDNS, NTP, SADP, SMTP, NFS, iSCSI, UPnP™, HTTPS. RoHS, UL, CE, FCC certified. duly erected in provided U Rack with wiring connections, tagging and programming etc. complete as per specificationss no. CCTV-NVR**				
		Detail of cost for each				
		MATERIALS				
		9ch NVR	Each	1.00	11850.00	11850.00
		Rack ears, HDMI leads, labels and connectors	Set	1.00	800.00	800.00
		Cartage	L.S.	1.00	120.00	120.00
		LABOUR				
		CCTV technician for rack fitment and configuration	Day	1.00	1094.00	1094.00
		TOTAL				13864.00
		Add 1 % Water charges				138.64
		TOTAL				14002.64
		OVERHEADS & PROFIT @ 15 %				2100.40
		TOTAL				16103.04
		Labours cess@1%				161.03
		Total				16264.07
		Rate per Each				16264.07
		Say				16264.05
ST - 2 SR - 22		**SITC of 16 Port POE Switch, with 16 x 100 Mbps Ethernet Ports + 2 x 1000 Mbps up-link Ports + 1 Gigabit SFP Port, Transmission distance upto 100M @ 100 Mbps, 250M @ 10Mbps uplink port 100M**				
		Detail of cost for each				
		MATERIALS				
		16-port PoE switch with gigabit uplinks	Each	1.00	11400.00	11400.00
		Rack leads, cable manager and patch cords	Set	1.00	550.00	550.00
		Cartage	L.S.	1.00	105.00	105.00
		LABOUR				
		Network technician for installation/configuration	Day	1.00	1094.00	1094.00
		TOTAL				13149.00
		Add 1 % Water charges				131.49
		TOTAL				13280.49
		OVERHEADS & PROFIT @ 15 %				1992.07
		TOTAL				15272.56
		Labours cess@1%				152.73
		Total				15425.29

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Rate per Each				15425.29
		Say				15425.30
ST - 2 SR - 23		**SITC of 8 Port POE Switch, with 16 x 100 Mbps Ethernet Ports + 2 x 1000 Mbps up-link Ports + 1 Gigabit SFP Port, Transmission distance upto 100M @ 100 Mbps, 250M @ 10Mbps uplink port 100M**				
		Detail of cost for each				
		MATERIALS				
		8-port PoE switch with gigabit uplinks	Each	1.00	8700.00	8700.00
		Rack leads, cable manager and patch cords	Set	1.00	550.00	550.00
		Cartage	L.S.	1.00	105.00	105.00
		LABOUR				
		Network technician for installation/configuration	Day	1.00	1094.00	1094.00
		TOTAL				10449.00
		Add 1 % Water charges				104.49
		TOTAL				10553.49
		OVERHEADS & PROFIT @ 15 %				1583.02
		TOTAL				12136.51
		Labours cess@1%				121.37
		Total				12257.88
		Rate per Each				12257.88
		Say				12257.90
ST - 2 SR - 24		**SITC of Seagate make 16 TB Mechanical Hardisk with 3.5 inch formfactor, SATA 6.0 Gb/s, rotational speed 7200 RPM, Cache size 512 MB for CCTV Surveillance recording.**				
		Detail of cost for each				
		MATERIALS				
		HDD, 16 TB, 7200 RPM	Each	1.00	78350.00	78350.00
		Drive mounting kit and labels	Set	1.00	300.00	300.00
		Cartage	L.S.	1.00	85.00	85.00
		LABOUR				
		CCTV technician for installation and health check	Day	1.00	1094.00	1094.00
		TOTAL				79829.00
		Add 1 % Water charges				798.29
		TOTAL				80627.29
		OVERHEADS & PROFIT @ 15 %				12094.09
		TOTAL				92721.38
		Labours cess@1%				927.21
		Total				93648.60
		Rate per Each				93648.60
		Say				93648.60
ST - 2 SR - 25		**SITC of Seagate make 8 TB Mechanical Hardisk with 3.5 inch formfactor, SATA 6.0 Gb/s, rotational speed 7200 RPM, Cache size 512 MB for CCTV Surveillance recording.**				

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Detail of cost for each				
		MATERIALS				
		HDD, 8 TB, 7200 RPM	Each	1.00	41488.00	41488.00
		Drive mounting kit and labels	Set	1.00	300.00	300.00
		Cartage	L.S.	1.00	85.00	85.00
		LABOUR				
		CCTV technician for installation	Day	1.00	1094.00	1094.00
		TOTAL				42967.00
		Add 1 % Water charges				429.67
		TOTAL				43396.67
		OVERHEADS & PROFIT @ 15 %				6509.50
		TOTAL				49906.17
		Labours cess@1%				499.06
		Total				50405.23
		Rate per Each				50405.23
		Say				50405.25
ST - 2 SR - 26		**Providing and fixing of D-Link make 4U powder coated metal rack with basic steel frame, lockable toughened glass door, with 1 nos. power distribution board, 1 nos. roof mounted fan unit as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		D-Link 4U rack with toughened glass door, PDB and roof fan	Each	1.00	3600.85	3600.85
		Wall fasteners, cable entries and labels	Set	1.00	450.00	450.00
		Cartage	L.S.	1.00	380.00	380.00
		LABOUR				
		Network technician for mounting	Job	1.00	650.00	650.00
		TOTAL				5080.85
		Add 1 % Water charges				50.81
		TOTAL				5131.66
		OVERHEADS & PROFIT @ 15 %				769.75
		TOTAL				5901.40
		Labours cess@1%				59.01
		Total				5960.42
		Rate per Each				5960.42
		Say				5960.40
ST - 2 SR - 27		**Providing and fixing adjustable metal mount bracket for CCTV Camera, Stand height upto 60 - 120 cm, with tilt and swivel function & 100 x 100 mm PVC Box with top, with provisions for wire entry.**				
		Detail of cost for each				
		MATERIALS				
		Adjustable CCTV metal mount, 60-120 cm, with 100 x 100 mm PVC box	Each	1.00	1080.00	1080.00
		PVC Mounting Box	Each	1.00	135.00	135.00
		Fasteners, plugs and sealant	L.S.	1.00	100.00	100.00

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Cartage	L.S.	1.00	65.00	65.00
		LABOUR				
		CCTV technician for mounting and alignment	Day	0.15	1094.00	164.10
		Helper	Day	0.15	827.00	124.05
		TOTAL				1668.15
		Add 1 % Water charges				16.68
		TOTAL				1684.83
		OVERHEADS & PROFIT @ 15 %				252.72
		TOTAL				1937.56
		Labours cess@1%				19.38
		Total				1956.93
		Rate per Each				1956.93
		Say				1956.95
ST - 2 SR - 28		**Providing and laying HDMI Cable - 25m in conduits and terminating with modular HDMI Face plates.**				
		Detail of cost for each				
		MATERIALS				
		4K/High-speed HDMI cable, 25 m	Metre	1.00	4550.00	4550.00
		Modular HDMI face plate with back box, connectors and patch leads	Set	2.00	550.00	1100.00
		Conduit	Metre	25.00	33.00	825.00
		Conduit pulling accessories and consumables	L.S.	1.00	300.00	300.00
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Network/electrical technician for pulling and termination	Day	0.50	1008.00	504.00
		Helper	Day	0.50	827.00	413.50
		TOTAL				8042.50
		Add 1 % Water charges				80.43
		TOTAL				8122.93
		OVERHEADS & PROFIT @ 15 %				1218.44
		TOTAL				9341.36
		Labours cess@1%				93.41
		Total				9434.78
		Rate per Each				9434.78
		Say				9434.80
ST - 2 SR - 29		**Providing and laying HDMI Cable - 1m.**				
		Detail of cost for each				
		MATERIALS				
		4K/High-speed HDMI cable, 1 m	Metre	1.00	890.00	890.00
		Conduit	Metre	1.00	33.00	33.00
		Conduit pulling accessories and consumables	L.S.	1.00	95.00	95.00
		Cartage	L.S.	1.00	135.00	135.00
		LABOUR				
		Network/electrical technician for pulling and termination	Day	0.05	1008.00	50.40

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Helper	Day	0.05	827.00	41.35
		TOTAL				1244.75
		Add 1 % Water charges				12.45
		TOTAL				1257.20
		OVERHEADS & PROFIT @ 15 %				188.58
		TOTAL				1445.78
		Labours cess@1%				14.46
		Total				1460.23
		Rate per Each				1460.23
		Say				1460.20
ST - 2 SR - 30		**SITC of 4K 120M HDMI KVM Extender with 1 nos. transmitter and 1 nos. receiver over CAT-6 RJ 45 Ethernet cable for remote support of keyboard and mouse for CCTV surveillance.**				
		Detail of cost for each				
		MATERIALS				
		4K HDMI KVM extender set with transmitter and receiver	Set	1.00	8473.72	8473.72
		Patch cords, adaptors and labels	Set	1.00	450.00	450.00
		Wall Mount bracket	Each	1.00	150.00	150.00
		Cartage	L.S.	1.00	135.00	135.00
		LABOUR				
		Network technician for installation/configuration	Day	0.25	1094.00	273.50
		TOTAL				9482.22
		Add 1 % Water charges				94.82
		TOTAL				9577.04
		OVERHEADS & PROFIT @ 15 %				1436.56
		TOTAL				11013.60
		Labours cess@1%				110.14
		Total				11123.73
		Rate per Each				11123.73
		Say				11123.75
ST - 2 SR - 31		**Providing and fixing wireless mouse, with 2.4 GHz USB receiver, 3 years battery life, 1000 DPI optical tracking for CCTV surveillance.**				
		Detail of cost for each				
		MATERIALS				
		Wireless optical mouse with 2.4 GHz USB receiver	Each	1.00	1012.71	1012.71
		Cartage	L.S.	1.00	60.00	60.00
		LABOUR				
		Network technician for pairing/testing	Day	0.10	1094.00	109.40
		TOTAL				1182.11
		Add 1 % Water charges				11.82
		TOTAL				1193.93
		OVERHEADS & PROFIT @ 15 %				179.09
		TOTAL				1373.02
		Labours cess@1%				13.73
		Total				1386.75

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Rate per Each				1386.75
		Say				1386.75
ST - 2 SR - 32	Ref - 17.7 / 17.22A / 17.69	**Providing and fixing white vitreous china counter top washbasin of size L-510 W-410 H-130 mm with chrome plated brass waste coupling, chrome plated brass bottle trap & chrome plated brass tower pillar cock, including fixing the same on exisiting granite top with necessary silicon, white cement and adhesives etc. as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		White vitreous china counter-top wash basin, 510 x 410 mm	Each	1.00	4100.00	4100.00
		CP brass waste coupling	Each	1.00	588.00	588.00
		Bottle trap	Each	1.00	1760.00	1760.00
		Long body pillar cock	Each	1.00	2800.00	2800.00
		Silicone, white cement and connection accessories	L.S.	1.00	220.00	220.00
		Cartage	L.S.	1.00	200.00	200.00
		LABOUR				
		Plumber for fixing and connection	Day	0.30	1008.00	302.40
		Helper	Day	0.10	827.00	82.70
		TOTAL				10053.10
		Add 1 % Water charges				100.53
		TOTAL				10153.63
		OVERHEADS & PROFIT @ 15 %				1523.04
		TOTAL				11676.68
		Labours cess@1%				116.77
		Total				11793.44
		Rate per Each				11793.44
		Say				11793.45
ST - 2 SR - 33	Ref - 17.69 / 17.22A	**Providing and fixing long body 40 mm chrome plated brass sink Coupling with 1.5 m long waste Pipe with necessary check nuts, silicon, white cement, adhesives etc complete as per direction of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		40 mm CP brass long-body sink coupling	Each	1.00	1016.94	1016.94
		1.5 m waste pipe with nuts and connectors	Set	1.00	550.00	550.00
		Sealant and consumables	L.S.	1.00	70.00	70.00
		Cartage	L.S.	1.00	110.00	110.00
		LABOUR				
		Plumber	Day	0.10	1008.00	100.80
		TOTAL				1847.74
		Add 1 % Water charges				18.48
		TOTAL				1866.22
		OVERHEADS & PROFIT @ 15 %				279.93
		TOTAL				2146.15

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Labours cess@1%				21.46
		Total				2167.61
		Rate per Each				2167.61
		Say				2167.60
ST - 2 SR - 34	**Ref - 17.22A**	**Providing and fixing chrome plated brass bottle trap for urinals as per direction of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		CP brass bottle trap for urinal	Each	1.00	1760.00	1760.00
		Sealant and connection accessories	L.S.	1.00	60.00	60.00
		Cartage	L.S.	1.00	85.00	85.00
		LABOUR				
		Plumber for fixing	Day	0.08	1008.00	80.64
		TOTAL				1985.64
		Add 1 % Water charges				19.86
		TOTAL				2005.50
		OVERHEADS & PROFIT @ 15 %				300.82
		TOTAL				2306.32
		Labours cess@1%				23.06
		Total				2329.38
		Rate per Each				2329.38
		Say				2329.40
ST - 2 SR - 35	**Ref - 21.18 / 21.3**	**Providing and fixing 12 mm thick toughened urinal frosted glass parition of size 900 x 450 mm with necessary stainless steel patch fittings and hardware etc complete as per direction of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		12 mm frosted toughened glass, 900 x 450 mm	Each	1.00	6350.00	6350.00
		SS patch fittings and hardware	Pair	1.00	2400.00	2400.00
		Silicone and setting blocks	L.S.	1.00	140.00	140.00
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Carpenter	Day	0.30	1008.00	302.40
		Helper	Day	0.30	827.00	248.10
		TOTAL				9790.50
		Add 1 % Water charges				97.91
		TOTAL				9888.41
		OVERHEADS & PROFIT @ 15 %				1483.26
		TOTAL				11371.67
		Labours cess@1%				113.72
		Total				11485.38
		Rate per Each				11485.38
		Say				11485.40

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 36		**Providing and fixing 15 mm dia brass float valve with plastic ball for loft tank**				
		Detail of cost for each				
		MATERIALS				
		15 mm brass float valve	Each	1.00	705.00	705.00
		Plastic Ball	Each	1.00	112.50	112.50
		Thread tape and minor fittings	L.S.	1.00	35.00	35.00
		Cartage	L.S.	1.00	50.00	50.00
		LABOUR				
		Plumber for fixing	Day	0.08	1008.00	80.64
		TOTAL				983.14
		Add 1 % Water charges				9.83
		TOTAL				992.97
		OVERHEADS & PROFIT @ 15 %				148.95
		TOTAL				1141.92
		Labours cess@1%				11.42
		Total				1153.34
		Rate per Each				1153.34
		Say				1153.35
ST - 2 SR - 37		**SITC of VRF AHU kit of direct expansion type, with support of upto 18 HP ODU, with 1 no. of input and 1 no. of output flow, with supports for required interconnecting communication cable, with multi layer PCB board of required capacity, Electronic expansion valve of required capacity, required multilayer sensors etc complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		VRF AHU DX kit, up to 18 HP ODU, EEV, PCB and sensors	Each	1.00	22288.14	22288.14
		Communication cable	Set	1.00	800.00	800.00
		Support brackets and consumables	Set	1.00	800.00	800.00
		Cartage	L.S.	1.00	550.00	550.00
		LABOUR				
		HVAC technician for installation and commissioning	Day	2.00	1094.00	2188.00
		Helper	Day	2.00	850.00	1700.00
		TOTAL				28326.14
		Add 1 % Water charges				283.26
		TOTAL				28609.40
		OVERHEADS & PROFIT @ 15 %				4291.41
		TOTAL				32900.81
		Labours cess@1%				329.01
		Total				33229.82
		Rate per Each				33229.82
		Say				33229.80

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 38		**SITC of appropriate refrigerant copper pipes for Split AC of upto 2 ton (hard copper pipe for liquid main line and soft copper pipe for refrigerant) along with necessary supports, hangers, clamps, vibration isolators and fittings such as bends, tees, valves, gauges, strainers with insulation of 19 mm thick elastomeric nitrile rubber with gas and liquid line to be considered as 1 circuit.**				
		Details of cost for 1 Metre				
		MATERIALS				
		2-ton split-AC copper liquid/suction line with 19 mm nitrile insulation	Metre	1.00	1250.00	1250.00
		Supports, clamps, fittings, valves and vibration isolators	L.S.	1.00	150.00	150.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		HVAC technician for brazing and pressure testing	Day	0.08	1094.00	87.52
		Helper	Day	0.08	827.00	66.16
		TOTAL				1588.68
		Add 1 % Water charges				15.89
		TOTAL				1604.57
		OVERHEADS & PROFIT @ 15 %				240.69
		TOTAL				1845.25
		Labours cess@1%				18.45
		Total				1863.70
		Rate per metre				1863.70
		Say				1863.70
ST - 2 SR - 39		**Supply & installation of Control cabling 4 Core X 2.5 Sqmm. from indoor split unit to outdoor unit with proper support arrangements.**				
		Details of cost for 1 Metre				
		MATERIALS				
		4 core x 2.5 sqmm copper control cable	Metre	1.00	272.80	272.80
		Supports, clips and connectors	L.S.	1.00	30.00	30.00
		Cartage	L.S.	1.00	10.00	10.00
		LABOUR				
		HVAC/electrical technician for laying and termination	Day	0.05	1008.00	50.40
		TOTAL				363.20
		Add 1 % Water charges				3.63
		TOTAL				366.83
		OVERHEADS & PROFIT @ 15 %				55.02
		TOTAL				421.86
		Labours cess@1%				4.22
		Total				426.08
		Rate per metre				426.08
		Say				426.10
ST - 2 SR - 40		**SITC of standard condensate pump kit with water capacity of 0.5 L, automatic float switch, safety overflow switch, and required vinyl piping to join into hard drain line upto 5 m.**				

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Detail of cost for each				
		MATERIALS				
		0.5 L condensate pump kit with float and safety overflow switch	Each	1.00	4906.78	4906.78
		Vinyl drain pipe, connectors and clamps up to 5 m	Set	1.00	450.00	450.00
		Cartage	L.S.	1.00	200.00	200.00
		LABOUR				
		HVAC technician for installation and testing	Day	0.25	1094.00	273.50
		Helper	Day	0.25	827.00	206.75
		TOTAL				6037.03
		Add 1 % Water charges				60.37
		TOTAL				6097.40
		OVERHEADS & PROFIT @ 15 %				914.61
		TOTAL				7012.01
		Labours cess@1%				70.12
		Total				7082.13
		Rate per Each				7082.13
		Say				7082.15
ST - 2 SR - 41		**SITC of additional refrigerant gas for split air conditioning units.**				
		Details of cost for 1 kg				
		MATERIALS				
		Approved refrigerant gas for split AC	kg	1.00	2800.00	2800.00
		Leak-test and charging consumables	L.S.	1.00	100.00	100.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		HVAC technician for leak testing and charging	Day	0.10	1094.00	109.40
		Helper	Day	0.10	827.00	82.70
		TOTAL				3127.10
		Add 1 % Water charges				31.27
		TOTAL				3158.37
		OVERHEADS & PROFIT @ 15 %				473.76
		TOTAL				3632.13
		Labours cess@1%				36.32
		Total				3668.45
		Rate per kg				3668.45
		Say				3668.45
ST - 2 SR - 42		**Supply, fabrication & installation of Insulated Drain tray for Ceiling suspended AHU unit with necessary brackets, suspending rods, bullet fastners etc complete.**				
		Detail of cost for each				
		MATERIALS				
		Insulated GI drain tray with threaded rods, brackets, fasteners and sealant	Each	1.00	4220.00	4220.00
		Cartage	L.S.	1.00	220.00	220.00
		LABOUR				

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Fabricator/HVAC technician	Day	0.25	1008.00	252.00
		Helper	Day	0.12	827.00	99.24
		TOTAL				4791.24
		Add 1 % Water charges				47.91
		TOTAL				4839.15
		OVERHEADS & PROFIT @ 15 %				725.87
		TOTAL				5565.03
		Labours cess@1%				55.65
		Total				5620.68
		Rate per Each				5620.68
		Say				5620.70
ST - 2 SR - 43		**Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 400 x 400 mm with Stainless Steel Cover plate of 304 grade of size 450 x 450 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.**				
		Detail of cost for each				
		MATERIALS				
		HDGI fabricated 4-way floor junction, 400 x 400 mm	Each	1.00	585.00	585.00
		SS 304 Brush finish, 1.25 mm cover plate, 450 x 450 mm	Each	1.00	1050.00	1050.00
		SS Screws and sealant	L.S.	1.00	50.00	50.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		Electrician	Day	0.10	1008.00	100.80
		Helper	Day	0.10	827.00	82.70
		TOTAL				1903.50
		Add 1 % Water charges				19.04
		TOTAL				1922.54
		OVERHEADS & PROFIT @ 15 %				288.38
		TOTAL				2210.92
		Labours cess@1%				22.11
		Total				2233.02
		Rate per Each				2233.02
		Say				2233.00
ST - 2 SR - 44		**Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 300 x 300 mm with Stainless Steel Cover plate of 304 grade of size 350 x 350 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.**				
		Detail of cost for each				
		MATERIALS				
		HDGI fabricated 4-way floor junction, 300 x 300 mm	Each	1.00	440.00	440.00
		SS 304 Brush finish, 1.25 mm cover plate, 350 x 350 mm	Each	1.00	660.00	660.00
		SS Screws and sealant	L.S.	1.00	50.00	50.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		Electrician	Day	0.10	1008.00	100.80

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Helper	Day	0.10	827.00	82.70
		TOTAL				1368.50
		Add 1 % Water charges				13.69
		TOTAL				1382.19
		OVERHEADS & PROFIT @ 15 %				207.33
		TOTAL				1589.51
		Labours cess@1%				15.90
		Total				1605.41
		Rate per Each				1605.41
		Say				1605.40
ST - 2 SR - 45		**Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 200 x 200 mm with Stainless Steel Cover plate of 304 grade of size 250 x 250 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.**				
		Detail of cost for each				
		MATERIALS				
		HDGI fabricated 4-way floor junction, 200 x 200 mm	Each	1.00	292.00	292.00
		SS 304 Brush finish, 1.25 mm cover plate, 250 x 250 mm	Each	1.00	396.00	396.00
		SS Screws and sealant	L.S.	1.00	50.00	50.00
		Cartage	L.S.	1.00	30.00	30.00
		LABOUR				
		Electrician	Day	0.08	1008.00	80.64
		Helper	Day	0.08	827.00	66.16
		TOTAL				914.80
		Add 1 % Water charges				9.15
		TOTAL				923.95
		OVERHEADS & PROFIT @ 15 %				138.59
		TOTAL				1062.54
		Labours cess@1%				10.63
		Total				1073.17
		Rate per Each				1073.17
		Say				1073.15
ST - 2 SR - 46		**Supplying and fixing of 4 way Hot Dipped Galvanized Iron Floor Junction of 150 x 150 mm with Stainless Steel Cover plate of 304 grade of size 200 x 200 mm of 1.25 mm thickness having brush metal finish with necessary holes, stainless screws etc complete.**				
		Detail of cost for each				
		MATERIALS				
		HDGI fabricated 4-way floor junction, 150 x 150 mm	Each	1.00	219.00	219.00
		SS 304 Brush finish, 1.25 mm cover plate, 200 x 200 mm	Each	1.00	330.00	330.00
		SS Screws and sealant	L.S.	1.00	50.00	50.00
		Cartage	L.S.	1.00	26.00	26.00
		LABOUR				
		Electrician	Day	0.08	1008.00	80.64
		Helper	Day	0.08	827.00	66.16

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		TOTAL				771.80
		Add 1 % Water charges				7.72
		TOTAL				779.52
		OVERHEADS & PROFIT @ 15 %				116.93
		TOTAL				896.45
		Labours cess@1%				8.96
		Total				905.41
		Rate per Each				905.41
		Say				905.40
ST - 2 SR - 47		**Supplying and fixing in place 8 Way VTPN Electrical Distribution Box with 63 A 4 Pole RCCB & 63 A 2 pole RCCB as incomers, with 16 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		8-way VTPN double-door DB enclosure, 63 A rating	Each	1.00	11598.31	11598.31
		63 A 4P RCCB	Each	1.00	3955.93	3955.93
		63 A 2P RCCB	Each	1.00	4297.63	4297.63
		16 A SP MCBs, neutral/earth bars and internal wiring	Each	24.00	203.39	4881.36
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Electrician for DB Mounting and dressing	Job	1.00	2000.00	2000.00
		Electrician for MCB installation	Each	24.00	135.00	3240.00
		TOTAL				30323.22
		Add 1 % Water charges				303.23
		TOTAL				30626.45
		OVERHEADS & PROFIT @ 15 %				4593.97
		TOTAL				35220.42
		Labours cess@1%				352.20
		Total				35572.62
		Rate per Each				35572.62
		Say				35572.60
ST - 2 SR - 48		**Supplying and fixing in place 8 Way VTPN Electrical Distribution Box with 125 A 4 pole MCCB as incomer, with 2 nos 63 A 3 pole MCB and 12 nos 32A SP MCB as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		8-way VTPN double-door DB enclosure	Each	1.00	11598.31	11598.31
		125 A 4P MCCB	Each	1.00	4881.36	4881.36
		63 A 3P MCBs,	Each	2.00	1647.46	3294.92
		32 A SP MCBs	Each	12.00	203.39	2440.68
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Electrician for DB Mounting and dressing	Job	1.00	2000.00	2000.00
		Electrician for MCB installation	Each	18.00	135.00	2430.00
		TOTAL				26995.25
		Add 1 % Water charges				269.95
		TOTAL				27265.21
		OVERHEADS & PROFIT @ 15 %				4089.78
		TOTAL				31354.99
		Labours cess@1%				313.55
		Total				31668.54
		Rate per Each				31668.54
		Say				31668.55
ST - 2 SR - 49		**Supplying and fixing in place 12 Way VTPN Electrical Distribution Box with 63 A 4 pole RCCB as incomer, with 16 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		12-way VTPN double-door DB enclosure, 63 A rating	Each	1.00	12940.68	12940.68
		63 A 4P RCCB	Each	1.00	3955.93	3955.93
		16 A SP MCBs	Set	36.00	203.39	7322.03
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Electrician for DB Mounting and dressing	Job	1.00	2000.00	2000.00
		Electrician for MCB installation	Each	36.00	135.00	4860.00
		TOTAL				31428.64
		Add 1 % Water charges				314.29
		TOTAL				31742.93
		OVERHEADS & PROFIT @ 15 %				4761.44
		TOTAL				36504.37
		Labours cess@1%				365.04
		Total				36869.41
		Rate per Each				36869.41
		Say				36869.40
ST - 2 SR - 50		**Supply, Installation, Testing and Commissioning of factory-made powder coated weatherproof IP-65 4 pole Weatherproof enclosure box with 63 A 4 pole RCCB along with suitable supports, interconnections, including all fixing accessories complete as required as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		IP65 weatherproof 4-pole enclosure	Each	1.00	4720.34	4720.34
		63 A 4P RCCB	Each	1.00	3955.93	3955.93
		Support steel, interconnections, glands and fasteners	Set	1.00	850.00	850.00
		Cartage	L.S.	1.00	300.00	300.00
		LABOUR				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Electrician for DB Mounting and dressing	Job	1.00	2000.00	2000.00
		TOTAL				11826.27
		Add 1 % Water charges				118.26
		TOTAL				11944.53
		OVERHEADS & PROFIT @ 15 %				1791.68
		TOTAL				13736.21
		Labours cess@1%				137.36
		Total				13873.58
		Rate per Each				13873.58
		Say				13873.60
ST - 2 SR - 51		**Supplying and fixing in place 6 way VTPN Electrical Distribution Box with 63 A 4 pole RCCB and 63 A 2 pole RCCB as incomers, with 16 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		6-way VTPN double-door DB enclosure	Each	1.00	10535.59	10535.59
		63 A 4P RCCB	Each	1.00	3955.93	3955.93
		63 A 2P RCCB	Each	1.00	4297.63	4297.63
		16 A SP MCBs	Set	18.00	203.39	3661.02
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Electrician for DB Mounting and dressing	Job	1.00	2000.00	2000.00
		Electrician for MCB installation	Each	18.00	135.00	2430.00
		TOTAL				27230.17
		Add 1 % Water charges				272.30
		TOTAL				27502.47
		OVERHEADS & PROFIT @ 15 %				4125.37
		TOTAL				31627.84
		Labours cess@1%				316.28
		Total				31944.12
		Rate per Each				31944.12
		Say				31944.10
ST - 2 SR - 52		**Supplying and fixing in place 6 way VTPN Electrical Distribution Box with 100 A 4 pole MCCB as incomer, and 1 nos 63 A TP MCB and 32 A SP MCBs as outgoings, including fixing on wall with required screws and sleeves, making all required neutral, earthing, MCB connections, wire dressing etc. complete as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		6-way VTPN double-door DB enclosure	Each	1.00	10535.59	10535.59
		100 A 4P MCCB	Set	1.00	4240.68	4240.68
		63 A TP MCBs	Each	1.00	1647.46	1647.46
		32 A SP MCBs	Each	12.00	203.39	2440.68

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Electrician for DB Mounting and dressing	Job	1.00	2000.00	2000.00
		Electrician for MCB installation	Each	18.00	135.00	2430.00
		TOTAL				23644.41
		Add 1 % Water charges				236.44
		TOTAL				23880.85
		OVERHEADS & PROFIT @ 15 %				3582.13
		TOTAL				27462.98
		Labours cess@1%				274.63
		Total				27737.61
		Rate per Each				27737.61
		Say				27737.60
ST - 2 SR - 53		**Providing and fixing of 2.5 sqmm copper pin type long barrel lugs, along with crimping, taping etc. complete as required by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		2.5 sqmm copper pin-type long-barrel lug	Each	1.00	30.75	30.75
		Tape and crimping consumables	L.S.	1.00	8.00	8.00
		Cartage	L.S.	1.00	5.00	5.00
		LABOUR				
		Electrician for crimping	Day	0.05	1008.00	50.40
		TOTAL				94.15
		Add 1 % Water charges				0.94
		TOTAL				95.09
		OVERHEADS & PROFIT @ 15 %				14.26
		TOTAL				109.36
		Labours cess@1%				1.09
		Total				110.45
		Rate per Each				110.45
		Say				110.45
ST - 2 SR - 54		**Providing and fixing of 2.5 sqmm copper ring type long barrel lugs, along with crimping, taping etc. complete as required by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		2.5 sqmm copper ring-type long-barrel lug	Each	1.00	10.65	10.65
		Tape and crimping consumables	L.S.	1.00	8.00	8.00
		Cartage	L.S.	1.00	5.00	5.00
		LABOUR				
		Electrician for crimping	Day	0.05	1008.00	50.40
		TOTAL				74.05
		Add 1 % Water charges				0.74
		TOTAL				74.79

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		OVERHEADS & PROFIT @ 15 %				11.22
		TOTAL				86.01
		Labours cess@1%				0.86
		Total				86.87
		Rate per Each				86.87
		Say				86.85
ST - 2 SR - 55		**Providing and fixing of 10 sqmm copper ring type long barrel lugs, along with crimping, taping etc. complete as required by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		10 sqmm copper ring-type long-barrel lug	Each	1.00	29.12	29.12
		Tape and crimping consumables	L.S.	1.00	8.00	8.00
		Cartage	L.S.	1.00	5.00	5.00
		LABOUR				
		Electrician for crimping	Day	0.08	1008.00	80.64
		TOTAL				122.76
		Add 1 % Water charges				1.23
		TOTAL				123.99
		OVERHEADS & PROFIT @ 15 %				18.60
		TOTAL				142.59
		Labours cess@1%				1.43
		Total				144.01
		Rate per Each				144.01
		Say				144.00
ST - 2 SR - 56		**Supply, Installation, Testing and Commissioning of 4C x 70 sqmm aluminium cables with brass type double compression glands, with crimping type long body aluminium lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Brass type double compressor gland	Each	1.00	9544.00	9544.00
		Crimping type long body aluminium lugs	Each	4.00	51.52	206.08
		Tape and crimping consumables	L.S.	4.00	45.00	180.00
		Cartage	L.S.	1.00	150.00	150.00
		LABOUR				
		Electrician for crimping	Job	1.00	1200.00	1200.00
		TOTAL				11280.08
		Add 1 % Water charges				112.80
		TOTAL				11392.88
		OVERHEADS & PROFIT @ 15 %				1708.93
		TOTAL				13101.81
		Labours cess@1%				131.02
		Total				13232.83
		Rate per Each				13232.83

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Say				13232.85
ST - 2 SR - 57		**Supply, Installation, Testing and Commissioning of 4C x 16 sqmm copper cables with brass type double compression glands, with crimping type long body copper lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Brass type double compressor gland	Each	1.00	734.00	734.00
		Crimping type long body copper lugs	Each	4.00	101.92	407.68
		Tape and crimping consumables	L.S.	4.00	45.00	180.00
		Cartage	L.S.	1.00	150.00	150.00
		LABOUR				
		Electrician for crimping	Job	1.00	900.00	900.00
		TOTAL				2371.68
		Add 1 % Water charges				23.72
		TOTAL				2395.40
		OVERHEADS & PROFIT @ 15 %				359.31
		TOTAL				2754.71
		Labours cess@1%				27.55
		Total				2782.25
		Rate per Each				2782.25
		Say				2782.25
ST - 2 SR - 58		**Supply, Installation, Testing and Commissioning of 4/3 C x 10 sqmm copper cables with brass type double compression glands, with crimping type long body copper lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Brass type double compressor gland	Each	1.00	477.00	477.00
		Crimping type long body copper lugs	Each	4.00	29.12	116.48
		Tape and crimping consumables	L.S.	4.00	45.00	180.00
		Cartage	L.S.	1.00	150.00	150.00
		LABOUR				
		Electrician for crimping	Job	1.00	800.00	800.00
		TOTAL				1723.48
		Add 1 % Water charges				17.23
		TOTAL				1740.71
		OVERHEADS & PROFIT @ 15 %				261.11
		TOTAL				2001.82
		Labours cess@1%				20.02
		Total				2021.84
		Rate per Each				2021.84
		Say				2021.85

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 59		**Supply, Installation, Testing and Commissioning of 3 C x 2.5 sqmm copper cables with brass type double compression glands, with crimping type long body copper lugs along insulation tapes etc. as required complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Brass type double compressor gland	Each	1.00	325.00	325.00
		Crimping type long body copper lugs	Each	4.00	30.75	123.00
		Tape and crimping consumables	L.S.	4.00	45.00	180.00
		Cartage	L.S.	1.00	150.00	150.00
		LABOUR				
		Electrician for crimping	Job	1.00	550.00	550.00
		TOTAL				1328.00
		Add 1 % Water charges				13.28
		TOTAL				1341.28
		OVERHEADS & PROFIT @ 15 %				201.19
		TOTAL				1542.47
		Labours cess@1%				15.42
		Total				1557.90
		Rate per Each				1557.90
		Say				1557.90
ST - 2 SR - 60		**Supply, Installation, Testing and Commissioning of factory-made powder coated 4 pole surface mounted metal enclosure box with 2 nos 63 A 2 Pole MCBs along with suitable supports, interconnections, including all fixing accessories complete as required as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		4-pole surface metal enclosure	Each	1.00	894.66	894.66
		63 A 2P MCBs	Set	2.00	1067.80	2135.59
		Supports, glands, internal wiring and terminals and fixing accessories	Set	1.00	250.00	250.00
		Cartage	L.S.	1.00	160.00	160.00
		LABOUR				
		Electrician for fixing and testing	Day	0.65	1008.00	655.20
		TOTAL				4095.45
		Add 1 % Water charges				40.95
		TOTAL				4136.41
		OVERHEADS & PROFIT @ 15 %				620.46
		TOTAL				4756.87
		Labours cess@1%				47.57
		Total				4804.44
		Rate per Each				4804.44
		Say				4804.45
ST - 2 SR - 61		**SITC of 12V26AH 18% batteries for UPS with necessary interlinks, nuts, bolts etc complete.**				

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Detail of cost for each				
		MATERIALS				
		12 V, 26 Ah SMF battery for UPS	Each	1.00	3385.00	3385.00
		Interlinks, nuts, bolts and labels	Set	1.00	384.62	384.62
		Cartage	Each	1.00	68.07	68.07
		LABOUR				
		UPS technician for installation and test	Per Piece	1.00	86.53	86.53
		TOTAL				3924.22
		Add 1 % Water charges				39.24
		TOTAL				3963.46
		OVERHEADS & PROFIT @ 15 %				594.52
		TOTAL				4557.98
		Labours cess@1%				45.58
		Total				4603.56
		Rate per Each				4603.56
		Say				4603.55
ST - 2 SR - 62		**Providing and fixing of vertical style mild steel racks for placement of UPS and batteries, with 1 coat of primer and 2 coats of epoxy paint of approved shade as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		MS vertical UPS/battery rack	Each	1.00	6966.66	6966.66
		Primer, epoxy paint, anchor fasteners and consumables	Set	1.00	900.00	900.00
		Cartage	L.S.	1.00	400.00	400.00
		LABOUR				
		Helper for placement	Day	0.30	827.00	248.10
		TOTAL				8514.76
		Add 1 % Water charges				85.15
		TOTAL				8599.91
		OVERHEADS & PROFIT @ 15 %				1289.99
		TOTAL				9889.89
		Labours cess@1%				98.90
		Total				9988.79
		Rate per Each				9988.79
		Say				9988.80
ST - 2 SR - 63		**Providing and fixing of chequered electrical insulating rubber mat of 8mm Thickness, Anti Skid, of size 2 x 1 m.**				
		Detail of cost for each				
		MATERIALS				
		8 mm anti-skid insulating rubber mat, 2 x 1 m	Each	1.00	1899.24	1899.24
		Trimming and adhesive	L.S.	1.00	135.00	135.00
		Cartage	L.S.	1.00	85.00	85.00
		LABOUR				
		Helper for laying	Day	0.30	827.00	248.10

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		TOTAL				2367.34
		Add 1 % Water charges				23.67
		TOTAL				2391.01
		OVERHEADS & PROFIT @ 15 %				358.65
		TOTAL				2749.67
		Labours cess@1%				27.50
		Total				2777.16
		Rate per Each				2777.16
		Say				2777.15
ST - 2 SR - 64		**Providing and fixing Fire Extinguisher of 4.5 Kg CO2 Type in position with necessary wall mounting brackets, fastners, etc complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		4.5 kg CO2 fire extinguisher, ISI/CE marked	Each	1.00	3999.00	3999.00
		Wall bracket, fasteners	Set	1.00	250.00	250.00
		Cartage	L.S.	1.00	230.00	230.00
		LABOUR				
		Fire technician for mounting	Day	0.20	1094.00	218.80
		TOTAL				4697.80
		Add 1 % Water charges				46.98
		TOTAL				4744.78
		OVERHEADS & PROFIT @ 15 %				711.72
		TOTAL				5456.49
		Labours cess@1%				54.56
		Total				5511.06
		Rate per Each				5511.06
		Say				5511.05
ST - 2 SR - 65		**Providing and placing in position Magnum High-Back Executive Chair with Composite Leather & Multi-Locking Mechanism, with aluminium die cast bod, durable gaslift mechanism with tan & beige finish.**				
		Detail of cost for each				
		MATERIALS				
		Magnum high-back executive chair, composite leather, multi-locking	Each	1.00	27118.64	27118.64
		Delivery	L.S.	1.00	240.00	240.00
		TOTAL				27358.64
		Add 1 % Water charges				273.59
		TOTAL				27632.23
		OVERHEADS & PROFIT @ 15 %				4144.83
		TOTAL				31777.06
		Labours cess@1%				317.77
		Total				32094.83
		Rate per Each				32094.83
		Say				32094.85

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Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 66		**Providing & Fixing in position 12 V, 240 LED/m, LED lighting strip 4K, in recess & false ceiling, with 25 mm translucent diffuser strip , with anodized aluminium die cast body, including makin recess and openings as required etc as directed by the Engineer-In-Charge.**				
		Details of cost for 1 Metre				
		MATERIALS				
		12 V 240 LED/m 4000 K LED strip	Metre	1.00	724.58	724.58
		25 mm aluminium profile and translucent diffuser	Metre	1.00	153.67	153.67
		Wire, solder, connectors and recess consumables	L.S.	1.00	45.00	45.00
		Cartage	L.S.	1.00	22.00	22.00
		LABOUR				
		Carpenter for making recess and cutting openings	Day	0.05	1008.00	50.40
		Electrician for installation and connection	Day	0.05	1008.00	50.40
		TOTAL				1046.05
		Add 1 % Water charges				10.46
		TOTAL				1056.51
		OVERHEADS & PROFIT @ 15 %				158.48
		TOTAL				1214.99
		Labours cess@1%				12.15
		Total				1227.14
		Rate per metre				1227.14
		Say				1227.15
ST - 2 SR - 67		**Supplying and fixing 10 A Driver for LED Strips with necessary soldering, additional wire to conceal driver, making connection where ever required with concealing and mounting the driver with screws and brackets at all heights and levels wherever necessary.**				
		Detail of cost for each				
		MATERIALS				
		12 V, 10 A LED strip driver	Each	1.00	858.05	858.05
		Additional wire, connectors, bracket and fasteners	Set	1.00	80.00	80.00
		Cartage	L.S.	1.00	20.00	20.00
		LABOUR				
		Electrician for mounting and connection	Day	0.12	1008.00	120.96
		TOTAL				1079.01
		Add 1 % Water charges				10.79
		TOTAL				1089.80
		OVERHEADS & PROFIT @ 15 %				163.47
		TOTAL				1253.27
		Labours cess@1%				12.53
		Total				1265.80
		Rate per Each				1265.80
		Say				1265.80
ST - 2 SR - 68		**Supplying and fixing in position 100 x 50 mm UPVC Trunking with necessary fittings as needed.**				

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Details of cost for 1 Metre				
		MATERIALS				
		100 x 50 mm UPVC trunking with cover	Metre	1.00	565.40	565.40
		Bends, tees, couplers and fasteners (pro-rata)	L.S.	1.00	50.00	50.00
		Cartage	L.S.	1.00	45.00	45.00
		LABOUR				
		Electrician for fixing	Day	0.05	1008.00	50.40
		TOTAL				710.80
		Add 1 % Water charges				7.11
		TOTAL				717.91
		OVERHEADS & PROFIT @ 15 %				107.69
		TOTAL				825.59
		Labours cess@1%				8.26
		Total				833.85
		Rate per metre				833.85
		Say				833.85
ST - 2 SR - 69		**Providing and fixing hydraulic door closer with support for weight upto 45 Kgs, supports for right and left hand opening doors, door width support upto 1 m with required necessary screws, packings, etc complete. as per direction of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Hydraulic overhead door closer, up to 45 kg / 1 m door	Each	1.00	1957.63	1957.63
		Screws, packings and fixing accessories	Set	1.00	80.00	80.00
		Cartage	L.S.	1.00	95.00	95.00
		LABOUR				
		Carpenter for fixing and adjustment	Day	0.20	1008.00	201.60
		Helper	Day	0.20	827.00	165.40
		TOTAL				2499.63
		Add 1 % Water charges				25.00
		TOTAL				2524.62
		OVERHEADS & PROFIT @ 15 %				378.69
		TOTAL				2903.32
		Labours cess@1%				29.03
		Total				2932.35
		Rate per Each				2932.35
		Say				2932.35
ST - 2 SR - 70		**Providing and fixing hydraulic concealed door closer with support for weight upto 45 Kgs, supports for right and left hand opening doors, door width support upto 1 m with required necessary screws, packings, etc complete. as per direction of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Hydraulic concealed door closer, up to 45 kg / 1 m door	Each	1.00	4620.00	4620.00

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Screws, packings and fixing accessories	Set	1.00	80.00	80.00
		Cartage	L.S.	1.00	95.00	95.00
		LABOUR				
		Carpenter for fixing and adjustment	Day	0.20	1008.00	201.60
		Helper	Day	0.20	827.00	165.40
		TOTAL				5162.00
		Add 1 % Water charges				51.62
		TOTAL				5213.62
		OVERHEADS & PROFIT @ 15 %				782.04
		TOTAL				5995.66
		Labours cess@1%				59.96
		Total				6055.62
		Rate per Each				6055.62
		Say				6055.60
ST - 2 SR - 71		**Removing the old existing glaze shutters, removing the existing damaged laminate, remove all old hardware fittings, removing the existing glass panes making the ply surface even, resizing the doors as per site requirement, providing and fixing of laminate in single piece, finishing the laminate in true line and level, fixing of old glass panes with available teak wood beadings and fixing of the missing teak wood beadings, painting the outer frame and beadings with 1 coat of primer and 2 coats of epoxy paint, providing and placing in position new SS heavy duty hinges and tower bolts, alongwith new 600 mm SS 304 grade H Door Handles for main door with required necessary screws, fittings, etc complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		1 mm laminate, assumed 2.0 sqm per door	sqm	2.00	605.53	1211.06
		Teak wood beadings, SS hinges, tower bolts	Set	1.00	3800.00	3800.00
		Primer, epoxy paint, adhesive, sealant and sundries	Set	1.00	1800.00	1800.00
		Cartage	L.S.	1.00	350.00	350.00
		LABOUR				
		Carpenter for stripping, resizing, refixing glass, laminating and hardware	Day	1.60	1008.00	1612.80
		Painter for frame and beadings	Day	0.50	1008.00	504.00
		Helper	Day	0.50	827.00	413.50
		TOTAL				9691.36
		Add 1 % Water charges				96.91
		TOTAL				9788.27
		OVERHEADS & PROFIT @ 15 %				1468.24
		TOTAL				11256.51
		Labours cess@1%				112.57
		Total				11369.08
		Rate per Each				11369.08
		Say				11369.10
ST - 2 SR - 72		**Providing computerized edge glass polishing to 12 mm thick glass panes to enhance safety, strength, and visual appeal**				

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Details of cost per metre				
		LABOUR & CONSUMABLE T&P				
		Edge Polishing	rmt	1.00	82.00	82.00
		TOTAL				82.00
		Add 1 % Water charges				0.82
		TOTAL				82.82
		OVERHEADS & PROFIT @ 15 %				12.42
		TOTAL				95.24
		Labours cess@1%				0.95
		Total				96.20
		Rate per metre				96.20
		Say				96.20
ST - 2 SR - 73		**Providing computerized round edge glass moulding to 12 mm thick glass panes to enhance safety, strength, and visual appeal**				
		Detail of cost for each				
		LABOUR & CONSUMABLE T&P				
		Diamond profiling wheel and polishing consumables	L.S.	1.00	435.00	435.00
		TOTAL				435.00
		Add 1 % Water charges				4.35
		TOTAL				439.35
		OVERHEADS & PROFIT @ 15 %				65.90
		TOTAL				505.25
		Labours cess@1%				5.05
		Total				510.31
		Rate per each				510.31
		Say				510.30
ST - 2 SR - 74		**Providing and fixing in position 50 mm grommets for workstation for easy wire management, including cutting the holes of required sizes, fevicol, adhesives etc complete. as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		50 mm workstation cable grommet	Each	1.00	183.90	183.90
		Adhesive and finishing consumables	L.S.	1.00	20.00	20.00
		Hole saw	L.S.	1.00	5.00	5.00
		Cartage	L.S.	1.00	8.00	8.00
		LABOUR				
		Carpenter for drilling and fixing	Day	0.06	1008.00	60.48
		TOTAL				277.38
		Add 1 % Water charges				2.77
		TOTAL				280.15
		OVERHEADS & PROFIT @ 15 %				42.02
		TOTAL				322.18
		Labours cess@1%				3.22
		Total				325.40
		Rate per Each				325.40

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Say				325.40
ST - 2 SR - 75		**Providing opening of required sizes upto 250 mm in plywood to mount COB lights into position.**				
		Detail of cost for each				
		LABOUR				
		Carpenter for 250 mm plywood opening	Day	0.15	1008.00	151.20
		Helper	Day	0.03	827.00	24.81
		COB light cut-out consumables and edge seal	L.S.	1.00	30.00	30.00
		TOTAL				206.01
		Add 1 % Water charges				2.06
		TOTAL				208.07
		OVERHEADS & PROFIT @ 15 %				31.21
		TOTAL				239.28
		Labours cess@1%				2.39
		Total				241.67
		Rate per Each				241.67
		Say				241.65
ST - 2 SR - 76		**Providing and fixing in position SS 304 grade D dhaped Floor stopper with necessary screws and plugs as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		SS 304 D-shaped floor stopper with rubber tip	Each	1.00	266.70	266.70
		Screws and plugs	Set	1.00	15.00	15.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				
		Carpenter/helper for fixing	Day	0.10	1008.00	100.80
		TOTAL				417.50
		Add 1 % Water charges				4.18
		TOTAL				421.68
		OVERHEADS & PROFIT @ 15 %				63.25
		TOTAL				484.93
		Labours cess@1%				4.85
		Total				489.78
		Rate per Each				489.78
		Say				489.80
ST - 2 SR - 77		**Providing and fixing in position 50 mm running deck along edges of cabinets to raise height of cabinet with minimun size of upto 1.5 m and maximum size of upto 3.5 m**				
		Detail of cost for each				
		MATERIALS				
		50 mm cabinet running deck with laminate	Each	1.00	1250.00	1250.00
		Round Moulding of corners	Each	2.00	180.00	360.00
		Screws, plugs, adhesive and finishing	L.S.	1.00	110.00	110.00
		Cartage	L.S.	1.00	265.00	265.00

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		LABOUR				
		Carpenter for fixing	Day	0.60	1008.00	604.80
		Helper	Day	0.60	827.00	496.20
		TOTAL				3086.00
		Add 1 % Water charges				30.86
		TOTAL				3116.86
		OVERHEADS & PROFIT @ 15 %				467.53
		TOTAL				3584.39
		Labours cess@1%				35.84
		Total				3620.23
		Rate per Each				3620.23
		Say				3620.25
ST - 2 SR - 78		**Providing and fixing in position powder coated aluminium frame work for glass louvers including providing provision for exhaust fans, and fixing of adjustable aluminium louvers mechanism along with frosted glass panes as per site requirements.**				
		Details of cost for 1 sqm				
		MATERIALS				
		Powder-coated aluminium framework and adjustable louver mechanism with glass	sqm	1.00	5500.00	5500.00
		Cartage	L.S.	1.00	180.00	180.00
		LABOUR				
		Aluminium fabricator for installation	Day	0.30	1008.00	302.40
		Helper	Day	0.30	827.00	248.10
		TOTAL				6230.50
		Add 1 % Water charges				62.31
		TOTAL				6292.81
		OVERHEADS & PROFIT @ 15 %				943.92
		TOTAL				7236.73
		Labours cess@1%				72.37
		Total				7309.09
		Rate per sqm				7309.09
		Say				7309.09
ST - 2 SR - 79		**Providing and fixing in position 3mm spacers in between tiles and filling the same with epoxy grouting of the required shade as directed by Engineer-In-Charge.**				
		Details of cost for 1 sqm				
		MATERIALS				
		Epoxy grout of approved shade	kg	0.15	1050.00	157.50
		Cleaning consumables, Tapes	L.S.	1.00	18.00	18.00
		Grout Floater	Each	0.10	190.00	19.00
		Grout Cutter	Each	0.10	260.00	26.00
		Cartage	L.S.	1.00	25.00	25.00
		LABOUR				
		Tile mason for grouting	Day	0.08	1008.00	80.64

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Helper	Day	0.08	827.00	66.16
		TOTAL				392.30
		Add 1 % Water charges				3.92
		TOTAL				396.22
		OVERHEADS & PROFIT @ 15 %				59.43
		TOTAL				455.66
		Labours cess@1%				4.56
		Total				460.21
		Rate per sqm				460.21
		Say				460.20
ST - 2 SR - 80		**Providing and fixing of anodized aluminium extruded section handle of size 150 mm with necessary screws, hardware etc complete as directed by Engineer-In-Charge**				
		Detail of cost for each				
		MATERIALS				
		150 mm anodised aluminium extruded section handle	Each	1.00	210.16	210.16
		Screws and fixing accessories	Set	1.00	30.00	30.00
		Cartage	L.S.	1.00	18.00	18.00
		LABOUR				
		Carpenter for fixing	Day	0.04	1008.00	40.32
		Helper	Day	0.04	827.00	33.08
		TOTAL				331.56
		Add 1 % Water charges				3.32
		TOTAL				334.88
		OVERHEADS & PROFIT @ 15 %				50.23
		TOTAL				385.11
		Labours cess@1%				3.85
		Total				388.96
		Rate per Each				388.96
		Say				388.95
ST - 2 SR - 81		**Mechanical transport of Debris/malba/waste material including loading, unloading, transportation, disposed out of Mumbai Municipal limit.**				
		Details of cost for 1 cum				
		LABOUR				
		Tipping charges, mechanical transport outside municipal limit & Loading/unloading equipment and permit sundries	cum	1.00	2000.00	2000.00
		TOTAL				2000.00
		Add 1 % Water charges				20.00
		TOTAL				2020.00
		OVERHEADS & PROFIT @ 15 %				303.00
		TOTAL				2323.00
		Labours cess@1%				23.23
		Total				2346.23
		Rate per cum				2346.23

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Say				2346.25
ST - 2 SR - 82		**Providing and fixing of White vitreous china wall hung WC with soft closing seat cover fixed with fastners/CI chair brackets including providing and fixing of 40 mm concealed type CP Brass concealed double action flush valve with inbuilt double action flushing cistern complete etc as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		White vitreous china wall-hung WC with soft-close seat	Each	1.00	17592.00	17592.00
		Concealed flush valve with CP brass face plate	Each	1.00	3800.00	3800.00
		CI Chair Bracket	Set	1.00	800.00	800.00
		Fasteners, silicone, cement and connection accessories	Set	1.00	450.00	450.00
		Cartage	L.S.	1.00	485.00	485.00
		LABOUR				
		Plumber for fixing and testing	Day	1.00	1008.00	1008.00
		Helper	Day	1.00	827.00	827.00
		TOTAL				24962.00
		Add 1 % Water charges				249.62
		TOTAL				25211.62
		OVERHEADS & PROFIT @ 15 %				3781.74
		TOTAL				28993.36
		Labours cess@1%				289.93
		Total				29283.30
		Rate per Each				29283.30
		Say				29283.30
ST - 2 SR - 83		**Providing and fixing Locker of Size (Outer) : 2400 MM H X 1000 MM L X 600 MM D, Compartment Size (Individual) : 750 MM H X 1000 MM L X 600 MM D, Thickness : (18 Swg Body & 16 Swg Door), Finish : Powder Coated (70-80 Microns), Pad lock system arrangement without padlock, inluding fixing the lockers in position with required screws, self-drilling screws, fastners etc complete.**				
		Detail of cost for each				
		MATERIALS				
		Custom 3-compartment MS locker, 18 SWG body / 16 SWG doors, powder coated	Each	1.00	48300.00	48300.00
		LABOUR				
		Labour for unloading	Job	1.00	1500.00	1500.00
		TOTAL				49800.00
		Add 1 % Water charges				498.00
		TOTAL				50298.00
		OVERHEADS & PROFIT @ 15 %				7544.70
		TOTAL				57842.70
		Labours cess@1%				578.43
		Total				58421.13
		Rate per Each				58421.13
		Say				58421.15

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 84		**Providing and fixing in position pillar post of size 1200 H x 100 W x 100 D for supporting self standing wooden partition made of 18 mm ply with laminate as required to provide additional strength to exisitng wooden partitions as directed by Engineer-In-Charge with required screws, plugs, fevicol etc complete.**				
		Detail of cost for each				
		MATERIALS				
		18 mm plywood pillar post, 1200 x 100 x 100 mm	Each	1.00	3000.00	3000.00
		1 mm laminate, adhesive, screws and plugs	Set	1.00	650.00	650.00
		Cartage	L.S.	1.00	175.00	175.00
		LABOUR				
		Carpenter for fabrication and fixing	Day	2.00	1008.00	2016.00
		Helper	Day	2.00	827.00	1654.00
		TOTAL				7495.00
		Add 1 % Water charges				74.95
		TOTAL				7569.95
		OVERHEADS & PROFIT @ 15 %				1135.49
		TOTAL				8705.44
		Labours cess@1%				87.05
		Total				8792.50
		Rate per Each				8792.50
		Say				8792.50
ST - 2 SR - 85		**Providing and fixing of anodized aluminium C Profile of size 30 x 12 mm at the bottoms of exisiting self standing partitions to provide additional strength to exisitng wooden partitions as directed by Engineer-In-Charge with required screws, plugs, fevicol etc complete.**				
		Details of cost for per metre				
		MATERIALS				
		30 x 12 mm anodised aluminium C-Profile	Kg/m	0.68	510.00	347.31
		Screws, plugs and adhesive	L.S.	1.00	35.00	35.00
		Cartage	L.S.	1.00	22.00	22.00
		LABOUR				
		Carpenter for fixing	Day	0.10	1008.00	100.80
		Helper	Day	0.10	827.00	82.70
		TOTAL				587.81
		Add 1 % Water charges				5.88
		TOTAL				593.69
		OVERHEADS & PROFIT @ 15 %				89.05
		TOTAL				682.74
		Labours cess@1%				6.83
		Total				689.57
		Rate per metre				689.57
		Rate per metre x 2.44 m (Each)				1682.55
		Say				1682.55

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 86		**Providing and fixing in position cupboards with shutters made of 18 mm thick ply finished with 1 mm thick laminate of approved colour and make, with necessary extruded aluminium powder coated 1 way vision/air grilles of required size, powder coated with approved colour, with all necessary hardware fittings such as tower bolts, hinges, magnet catcher, handles, with required screws, fevicol, etc complete as directed by Engineer-In-Charge.**				
		Details of cost for 1 sqm				
		MATERIALS				
		18 mm plywood shutter	sqm	4.72	829.51	3915.29
		12 mm plywood shutter	sqm	1.00	598.90	598.90
		1 mm laminate, both-side allowance, adhesive and edge finish	sqm	11.44	605.53	6927.26
		Aluminium vision/air grille and hardware allowance	L.S.	1.00	300.00	300.00
		Fevicol, Screws, Nails, packings, scaffolding, self drilling and fixing accessories	L.S.	1.00	430.00	430.00
		Cartage	L.S.	1.00	150.00	150.00
		LABOUR				
		Carpenter & Helper for fabrication and installation	L.S.	1.00	4500.00	4500.00
		TOTAL				16821.45
		Add 1 % Water charges				168.21
		TOTAL				16989.66
		OVERHEADS & PROFIT @ 15 %				2548.45
		TOTAL				19538.11
		Labours cess@1%				195.38
		Total				19733.50
		Rate per sqm				19733.50
		Say				19733.50
ST - 2 SR - 87		**Providing and fixing 3 track anodized aluminium sliding windows with anodized aluminium frame work made out of 25 mm series sliding sections such as 3 tracks, iterlocks, top, bottom, including all required wool file, neoprene rubber gaskets, locking mechanism, with 6 mm thick float glass panes complete. as per direction of Engineer-In-Charge.**				
		Details of cost for 1 sqm				
		MATERIALS & LABOUR				
		25 mm series 3-track anodised aluminium sections, locks/gaskets/wool pile and 6 mm float glass.	sqm	1.00	8449.74	8449.74
		TOTAL				8449.74
		Add 1 % Water charges				84.50
		TOTAL				8534.24
		OVERHEADS & PROFIT @ 15 %				1280.14
		TOTAL				9814.37
		Labours cess@1%				98.14
		Total				9912.52
		Rate per sqm				9912.52
		Say				9912.50

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 88		**Providing and fixing of D-Link make 9U powder coated metal rack with basic steel frame, lockable toughened glass door, with 1 nos. power distribution board, 1 nos. roof mounted fan unit as per directions of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		D-Link 9U rack with toughened glass door, PDB and roof fan	Each	1.00	7550.85	7550.85
		Wall fasteners, cable entries and labels	Set	1.00	450.00	450.00
		Cartage	L.S.	1.00	380.00	380.00
		LABOUR				
		Network technician for mounting	Job	1.00	650.00	650.00
		TOTAL				9030.85
		Add 1 % Water charges				90.31
		TOTAL				9121.16
		OVERHEADS & PROFIT @ 15 %				1368.17
		TOTAL				10489.33
		Labours cess@1%				104.89
		Total				10594.22
		Rate per Each				10594.22
		Say				10594.20
ST - 2 SR - 89		**Providing and fixing in position 24 port D-Link make patch panel with ABS body, six port RJ45 modules applied and suitable for 22-26AWG stranded and solid wire, compatible with both 110 & Krone punch down tools as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		D-Link 24-port Cat6 patch panel with applied RJ45 modules	Each	1.00	4101.70	4101.70
		Cable ties, labels and rack screws	Set	1.00	150.00	150.00
		Cartage	L.S.	1.00	85.00	85.00
		LABOUR				
		Network technician for dressing and testing	Job	1.00	1500.00	1500.00
		TOTAL				5836.70
		Add 1 % Water charges				58.37
		TOTAL				5895.07
		OVERHEADS & PROFIT @ 15 %				884.26
		TOTAL				6779.33
		Labours cess@1%				67.79
		Total				6847.12
		Rate per Each				6847.12
		Say				6847.10

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Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 90		**Providing and fixing in position Keystone jack of D-Link make suitable for 22-26 AWG stranded and solid wire, compatible with both 110 & Krone punch down tools, with 50 micro-inch Gold plating on Plug contact area, with insertion cycles of 750 times including crimping of keystone jack with all 4 pairs of cables lined up in line, level and in order, including testing of crimped pairs on all ends., fixing in position with required screws, bolts etc complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		D-Link Cat6 keystone jack, 50 micro-inch gold plated	Each	1.00	228.82	228.82
		Crimping/termination consumables	L.S.	1.00	15.00	15.00
		Cartage	L.S.	1.00	12.00	12.00
		LABOUR				
		Network technician for crimping and test	Each	1.00	115.00	115.00
		TOTAL				370.82
		Add 1 % Water charges				3.71
		TOTAL				374.53
		OVERHEADS & PROFIT @ 15 %				56.18
		TOTAL				430.71
		Labours cess@1%				4.31
		Total				435.01
		Rate per Each				435.01
		Say				435.00
ST - 2 SR - 91		**Providing and fixing D-Link make Faceplate with dust shutter made of ABS plastic, with white body colour, with label holder for port numbering including fixing in position with required screws, etc complete as per direction of Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		D-Link single-port faceplate with dust shutter and label holder	Each	1.00	144.07	144.07
		Screws and labels	L.S.	1.00	45.00	45.00
		Cartage	L.S.	1.00	12.00	12.00
		LABOUR				
		Network technician for fixing and drilling	Each	1.00	75.00	75.00
		TOTAL				276.07
		Add 1 % Water charges				2.76
		TOTAL				278.83
		OVERHEADS & PROFIT @ 15 %				41.82
		TOTAL				320.66
		Labours cess@1%				3.21
		Total				323.86
		Rate per Each				323.86
		Say				323.85

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 92		**Dressing of racks upto 9U sizes with necessary cable ties, horizontal and vertical cable managers, separating power from data cables, securing bundles with velcro tapes for easy maintenance and better airflow using. Installing cable tags, naming tags, numbering tags etc for easy identification and rectification in case of maintenance etc as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		LABOUR				
		Network technician for dressing and documentation	Job	1.00	5000.00	5000.00
		TOTAL				5000.00
		Add 1 % Water charges				50.00
		TOTAL				5050.00
		OVERHEADS & PROFIT @ 15 %				757.50
		TOTAL				5807.50
		Labours cess@1%				58.08
		Total				5865.58
		Rate per Each				5865.58
		Say				5865.60
ST - 2 SR - 93		**Route marking for data cables laid in floors and ceilings for data, icegate, voice, cameras etc including labelling both the ends of the cables, using color-coded jackets or clip-on tags for clear identification, work station identification, using colour coding conventions, testing cables from jack panel to work station as required for all difference services laid through a single conduit, identification of cables on both the ends, testing both the ends for continuity, etc complete as directed by Engineer-In-Charge.**				
		Details of cost for job				
		LABOUR				
		Network technician for identification and continuity testing	Job	1.00	20000.00	20000.00
		TOTAL				20000.00
		Add 1 % Water charges				200.00
		TOTAL				20200.00
		OVERHEADS & PROFIT @ 15 %				3030.00
		TOTAL				23230.00
		Labours cess@1%				232.30
		Total				23462.30
		Rate per job				23462.30
		Say				23462.30
ST - 2 SR - 94		**Providing and fixing in position Galvanized Iron tray made out of 18 Gauge sheet of Jindal Steel make, having 40 mm collars all around the tray, finished with nitrile rubber insulation inside the tray, placing the tray in proper slope and provision of drain out nozzle including providing and fixing of flexible pvc drain pipe of 20 mm dia upto 5 m in length, making drainpipe connection at one end with nozzle and another side of flexible pipe out of building line, including drilling of proper dia in RCC / brickwork for passing route of drain pipe.**				
		Details of cost for 1 tray				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		MATERIALS & LABOUR				
		GI Tray	Each	1.00	6900.00	6900.00
		TOTAL				6900.00
		Add 1 % Water charges				69.00
		TOTAL				6969.00
		OVERHEADS & PROFIT @ 15 %				1045.35
		TOTAL				8014.35
		Labours cess@1%				80.14
		Total				8094.49
		Rate per tray				8094.49
		Say				8094.50

ST - 2 SR - 95		**Drilling holes at site using bench drill machine in steel sections of different sizes, shapes and thickness of upto 10 mm to enable the fixing of fastners in walls, floor, slabs, ceiling etc.**				
		Detail of cost for each				
		MATERIALS				
		Drill bit wear, cutting fluid and consumables	L.S.	1.00	55.00	55.00
		LABOUR				
		Operator with bench drill	Day	0.04	1008.00	40.32
		Helper for setting and cleaning	Day	0.04	827.00	33.08
		TOTAL				128.40
		Add 1 % Water charges				1.28
		TOTAL				129.68
		OVERHEADS & PROFIT @ 15 %				19.45
		TOTAL				149.14
		Labours cess@1%				1.49
		Total				150.63
		Rate per Each				150.63
		Say				150.65
ST - 2 SR - 96		**Providing and fixing in position Wall Mount lockable key holder of size 8D x 31W x 51H Centimeters at desired location, using required screws, plugs, fastners, etc complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		Wall-mount lockable key holder, 8D x 31W x 51H cm	Each	1.00	3287.33	3287.33
		Screws, plugs and labels	Set	1.00	110.00	110.00
		Cartage	L.S.	1.00	90.00	90.00
		LABOUR				
		Carpenter/helper for fixing	Day	0.08	1350.00	108.00
		TOTAL				3595.33
		Add 1 % Water charges				35.95
		TOTAL				3631.28
		OVERHEADS & PROFIT @ 15 %				544.69
		TOTAL				4175.98
		Labours cess@1%				41.76

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Total				4217.74
		Rate per Each				4217.74
		Say				4217.75
ST - 2 SR - 97		**Providing and fixing in position 100 mm Stainless Steel 304 grade double action door stopper with rubber tip bottoms, at desired location, using required screws, plugs, etc complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		100 mm SS 304 double-action door stopper with rubber tip	Each	1.00	560.00	560.00
		Screws and plugs	Set	1.00	65.00	65.00
		Cartage	L.S.	1.00	30.00	30.00
		LABOUR				
		Carpenter/helper for fixing	Day	0.08	1008.00	80.64
		Helper	Day	0.08	827.00	66.16
		TOTAL				801.80
		Add 1 % Water charges				8.02
		TOTAL				809.82
		OVERHEADS & PROFIT @ 15 %				121.47
		TOTAL				931.29
		Labours cess@1%				9.31
		Total				940.60
		Rate per Each				940.60
		Say				940.60

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
ST - 2 SR - 98		**SITC of following items :** **D Link 24 Port POE Switch DGS1210-28P - 2** **D Link 24 Port Non POE Switch DGS1210-28 - 2** **D Link 24 Port Non POE Switch DGS 1210-28MP/ME - 3** **D Link Single Mode SFP Module - 4** **Fiber Patch Cord - 4** **12 Port Loaded LIU Single Mode - 1** **6 Port Loaded LIU Single Mode - 2** **Fiber Splicing - 24** **6 Core SM Fiber in Mtrs - 150** **One Time Configuration Charges + Remote Support One Year - 7** **Fiber Laying charges in mtra - 150** **Firewall FG50G with 1 year UTP** **1. FortiGate-50G 5 x GE RJ45 ports (including 4 x Internal Ports, 1 xWAN Ports) - 1 HW] FG-50G Appliance - 1** **2. FortiGate-50G 1 Year Unified Threat Protection (UTP) (IPS, Advanced Malware Protection, Application Control, URL, DNS &Video Filtering, Antispam Service, and FortiCare Premium) Service FC-10-GT50G-950-02-12 - 1** **3. Hardware Order Processing Hardware Order Processing Fee - 1** **4. One time installtion and Configuartion + 1 year support Includes: - 1** **• 8x5 : Remote Help Desk Support (Phone & Email Support; Monday to Friday)** **• Software and OS updates.** **• Patch management.** **• Troubleshooting.** **• Configuration changes. Etc.).**				
		Details of cost for job				
		MATERIAL & LABOUR				
		Job inlcuding material and labour	Job	1.00	404325.00	404325.00
		TOTAL				404325.00
		Add 1 % Water charges				4043.25
		TOTAL				408368.25
		PROFIT @ 7.5%				30627.62
		TOTAL				438995.87
		Labours cess@1%				4389.96
		Total				443385.83
		Rate per Job				443385.83
		Say				443385.80
ST - 2 SR - 99		**SITC of following items :** **D Link 24 Port POE Switch DGS1210-28P - 1** **52-Port 10-Gigabit Smart Managed Switch DGS-1250-52X - 1** **D Link Single Mode SFP Module - 4** **Fiber Patch Cord - 4** **One Time Configuration Charges + Remote Support One Year - 2**				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Details of cost for job				
		MATERIAL & LABOUR				
		Job inlcuding material and labour	Job	1.00	118300.00	118300.00
		TOTAL				118300.00
		Add 1 % Water charges				1183.00
		TOTAL				119483.00
		PROFIT @ 7.5%				8961.23
		TOTAL				128444.23
		Labours cess@1%				1284.44
		Total				129728.67
		Rate per Job				129728.67
		Say				129728.65
ST - 2 SR - 100		**Providing and fixing in position 40 W 600 x 600 mm panel light with colour temperature 4000K , slim profile with anti-glare diffuser, made of aluminium die cast body, mounted on surface with powder coated metal boxes at desired location as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		40 W, 600 x 600 mm, 4000 K LED panel light	Each	1.00	2711.86	2711.86
		Powder-coated surface mounting box, wire and connectors	Set	1.00	610.17	610.17
		Screws for mounting	Set	1.00	65.00	65.00
		Cartage	L.S.	1.00	150.00	150.00
		LABOUR				
		Electrician for surface mounting and connection	Day	0.12	1008.00	120.96
		TOTAL				3657.99
		Add 1 % Water charges				36.58
		TOTAL				3694.57
		OVERHEADS & PROFIT @ 15 %				554.19
		TOTAL				4248.76
		Labours cess@1%				42.49
		Total				4291.25
		Rate per Each				4291.25
		Say				4291.25
ST - 2 SR - 101		**Providing and fixing 600 mm SS 304 grade H Door Handles for main door with required necessary screws, fittings etc complete as directed by Engineer-In-Charge.**				
		Detail of cost for each				
		MATERIALS				
		600 mm SS 304 H door handles for main door	Pair	1.00	2804.47	2804.47
		Cartage	L.S.	1.00	110.00	110.00
		LABOUR				
		Carpenter for drilling and fixing	Day	0.10	1008.00	100.80
		Helper	Day	0.10	827.00	82.70
		TOTAL				3097.97

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Add 1 % Water charges				30.98
		TOTAL				3128.95
		OVERHEADS & PROFIT @ 15 %				469.34
		TOTAL				3598.30
		Labours cess@1%				35.98
		Total				3634.28
		Rate per Each				3634.28
		Say				3634.30
ST - 2 SR - 102		**Providing and fixing of additional pelmet height of 750mm beyond 450 mm depth made of 18 mm commercial Ply finished with laminate of approved shade as per details and Architect's instructions. Pelmet to the fixed to the true ceiling/closest structural support with salwood supports as per directions. Rate to include necessary cut-outs to accommodate AC grills, Electrical cut-outs as per details. To have necessary grooves and to be fixed with necessary sealant as per architects instructions. Pelmet to accommodate blinds as per details. Neat joint to be achieved between the Gyp ceiling and the Pelmet.**				
		Details of cost for 1 Rmt				
		MATERIALS				
		18 mm plywood	Rmt	0.75	829.52	622.14
		Laminate of approved shade	Rmt	1.00	140.25	140.25
		Fevicol, Screws, Nails, packings, scaffolding, self drilling and fixing accessories	L.S.	1.00	55.00	55.00
		Cartage	L.S.	1.00	25.00	25.00
		LABOUR				
		Carpenter for drilling and fixing	Day	0.08	1008.00	80.64
		Helper	Day	0.08	827.00	66.16
		TOTAL				989.19
		Add 1 % Water charges				9.89
		TOTAL				999.08
		OVERHEADS & PROFIT @ 15 %				149.86
		TOTAL				1148.94
		Labours cess@1%				11.49
		Total				1160.43
		Rate per rmt				1160.43
		Say				1160.45
ST - 2 SR - 103		**Carefully removing the old tuffened glass from existing partitions including removing the aluminium profile, silicons, putty, tapes etc without damaging the existing partitions and keeping the same in the safe custody of SEEPZ SEZ.**				
		Details of cost for 1 sqm				
		MATERIALS				
		Vaccum Suction Lifter	L.S.	0.15	1600.00	240.00
		Tools and plants for removing old profiles, silicon, putty, tapes etc	L.S.	1.00	65.00	65.00
		Cartage	L.S.	1.00	35.00	35.00
		LABOUR				

ANALYSIS OF RATE FOR EXTRA ITEM STATEMENT NO. 2 (MARKET RATED ITEMS)
Interior Works of Customs Import Export Facilitation Centre at Ground Floor of Standard Design Factory (SDF)-08 at SEEPZ-SEZ, Andheri (E), Mumbai, Maharashtra

Sr. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
		Carpenter	Day	0.25	1008.00	252.00
		Helper	Day	0.25	827.00	206.75
		TOTAL				798.75
		Add 1 % Water charges				7.99
		TOTAL				806.74
		OVERHEADS & PROFIT @ 15 %				121.01
		TOTAL				927.75
		Labours cess@1%				9.28
		Total				937.03
		Rate per sqm				937.03
		Say				937.05
ST - 2 SR - 104		**Providing and fixing in position ergonomically designed, heavy duty, Stainless Steel 304 Grade 3 seater steel benches with side arm rests and maximum weight bearing capacity of 450 kgs.**				
		Details of cost for 1 bench				
		MATERIALS & LABOUR				
		3 seater Steel Bench	Each	1.00	26300.00	26300.00
		TOTAL				26300.00
		Add 1 % Water charges				263.00
		TOTAL				26563.00
		OVERHEADS & PROFIT @ 15 %				3984.45
		TOTAL				30547.45
		Labours cess@1%				305.47
		Total				30852.92
		Rate per bench				30852.92
		Say				30852.90

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

AGENDA ITEM NO. 06

A. Proposal:

Levy of rent, prospectively, at ₹7,500/- per sq. m. per annum, with 5% annual escalation, on the additional area allotted to the units relocated from the SDF-I Building to the NEST-1 Building and continuation of the existing rate of ₹4,987.50/- per sq. m. per annum on the area equivalent to that previously occupied by these units in the SDF-I Building.

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

Section 34 of SEZ Act, 2005 and Rule7 of the SEZ Authority Rules 2009

C. Other Information:

i. The Hon'ble Ministry of Commerce & Industry, Government of India, on 19th August 2021, announced a commitment of ₹200 crore for the rejuvenation and redevelopment of SEEPZ-SEZ. Accordingly, this office has constructed two Standard Design Factory buildings, i.e., NEST-1 and NEST-2. The NEST-1 Building was constructed to accommodate the Gems and Jewellery units relocated from the SDF-I Building.
ii. The proposal for relocation from the SDF-I Building and allotment of galas in the NEST-1 Building was approved in the 58th Authority Meeting held on 09.01.2023.
iii. Accordingly, the allotments to the relocated units were made in the year 2024.
iv. During the relocation from the old SDF-I Building to the newly developed NEST-1 Building, architectural layouts and standardisation requirements resulted in certain units being allotted larger areas than those occupied by them in their previous premises.
v. As per the proposal approved in the 71st Authority Meeting held on 04.02.2025, where the area allotted exceeds the existing area in SDF-I and it is not feasible to create a saleable area, the unit holder shall pay ₹6,500 per sq. m. per annum (which was the reserve base rate) for the additional area allotted beyond the area previously occupied in SDF-I.
vi. Further, in the 75th Authority Meeting held on 24.12.2025, the Base/Reserve Rate was revised to ₹7,500/- per sq. m. per annum.
vii. In view of the above, it is proposed that rent on the additional area allotted to the units relocated from the SDF-I Building to the NEST-1 Building may be levied prospectively at the rate of ₹7,500/- per sq. m. per annum, (which is the present reserve base rate) with an annual escalation of 5%, as stipulated in Circular No. 12 dated 12.08.2025. The existing rental rate of ₹4,987.50/- per sq. m. per annum shall continue to apply to the area equivalent to that previously occupied by the respective units in the SDF-I Building. The revised rate shall be applicable prospectively from the date of approval by the Competent Authority.
viii. The details of the units, areas previously occupied in SDF-I and areas allotted in NEST-1 are as follows:

Sr. No.	Unit name	Old Gala in SDF- I Building	Area in SDF-I (Sqmtr)	Current rent in NEST 1	New Gala in NEST 1 Building	Area allotted in NEST-1 (Sqmtr)	Additional Area	Mode of Allotment
1	Vijisan Jewels Pvt. Ltd.	24	712	4987.50	G 01	608.442	-	Relocation from SDF-I to NEST 1
2	Pure Dia - Jewel Pvt. Ltd	29	488	4987.50	G 02	615.049	127.049	

3	Ashok Diamjewel Pvt. Ltd.	25 A&B	600	4987.50	101	612.653	**1231.76**	631.76	
				4987.50	102	619.107			
4	Aum Opalina Jewels LLP	28	600	4987.50	201	612.653	**918.693**	318.693	
				4987.50	301 A	306.04			
5	Sundaram Jewelry	26	488	4987.50	202	619.107		131.107	
6	Chandra Jewels Pvt. Ltd	12	600	4987.50	301 B	306.61	**925.717**	325.717	
				4987.50	302	619.107			
7	Jewel NXT	30	488 **976**	4987.50	401	612.653	**1231.76**	255.76	
		31	488	4987.50	402	619.107			
8	Fusion Jewellery Mfg. Co. Pvt. Ltd	32	488	4987.50	601	565.369	**1137.517**	649.517	
				4987.50	602	572.148			

*It is informed that this office had allotted Gala No. 24, SDF-I, to M/s. Vijisan Jewels Pvt. Ltd. In response, the unit informed that the gala was in poor condition and required substantial investment to make it operational. As the unit was shifting temporarily, such investment in alternate accommodation was not feasible. Accordingly, as approved in the 58th Authority Meeting held on 09.01.2023, this office allotted a gala in the NEST-1 Building.

D. Recommendation:

The following proposal is placed before the SEEPZ-SEZ Authority for consideration and approval:

1. Rent of ₹7,500/- per sq. m. per annum, with 5% annual escalation, shall be levied prospectively on the additional area allotted in NEST-1 to units relocated from SDF-I.

2. The existing rent of ₹4,987.50/- per sq. m. per annum shall continue on the equivalent area previously occupied in SDF-I.

3. Where the existing rental rate is below ₹7,500/- per sq. m. per annum, a minimum rent of ₹7,500/- per sq. m. per annum shall apply to the additional area in NEST-1.

4. However, units currently paying rent exceeding ₹7,500 per square metre per annum shall continue to pay the higher rent.

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

The following were present:-

1. Smt Mital Hiremath,JDC,SEEPZ SEZ — Member/ Secretary
2. Shri Himanshu Dhar Pandey, Dy. Director, Nominee of Addl. DGFT — Member
3. Shri Hasmukhbhai Dholakiya, Partner of M/s. H. K. Design (India) LLP — Member
4. Shri Sapinder Singh, Managing Director of M/s. Omega Products Pvt. Ltd. — Member

Special Invitee:-

1. Shri Adil Kotwal, President, SGJMA & Ex-Authority Member.
2. Shri Vijay Gujrathi, chairman SEEMA

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

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

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

Confirmation of the Minutes of the 69th Authority Meeting held on 20.08.2024 **Decision in 70th Authority Meeting:** After deliberation, the Authority confirmed the Minutes of the meeting held on 20.08.2024 with consensus with the following observations: a. ADC (Security) to issue a circular with sop to all unitholders and security section regarding granting a special vehicle pass to the owner of the unit. b. PAO to ensure recoupe of HRA of govt. Staff deducted	(a). It was informed that Circular has been issued and provision in Pravesh application is made. On request of Authority Members (Trade representative) and special invitee Shri Adil Kotwal, Authority decided that the criteria of 500 cr export to issue privilege pass shall be on the basis of total export of Group companies also if a single balance sheet is being filed by the firms. Pass to 01 director of all such Units shall be issued. (b). Authority Noted the action taken and directed to ensure the compliance.

Authority was appraised about the appointment of a Legal consultancy firm (M/s TILA) for Teriff Petition no 215 of 2024 filed by M/s AEML before MERC. M/s TILA has been issued work order dated 8th January 2025 for engaging them to examine AEML Tariff Petition. Accordingly, they submitted their comments/ observations and submitted invoice amounting to Rs. 4,00,000/- towards Professional Fees for the Legal opinion. As the matter pertains to Trade, Special Invitee Shri Adil Kotwal was also perused the comments/ observations prepared by M/s TILA and expressed that they have done a good job. Authority was informed that comments/ observations prepared by Legal consultancy firm (M/s TILA) has been submitted to MERC for consideration.

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

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

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

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

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

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

Decision:
After deliberation, Authority approved the proposal.

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

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

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

Decision:

After deliberation, the Authority decided 1) Cancelation of the existing advertisement as mentioned in proposal1. 2) E auction for future unit allotment 3) Base rate of 6500 per sq meter per year for e auction 3) The process of e auction to implement the policy for the further allotment of space. The Authority may revisit the policy if no participation is received for SDFs at the base rate of Rs 6500 or if any better options for enhancing transparency are identified in the future.

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

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

Decision:

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

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

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

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

Decision:
After deliberation, Authority approved the proposal.

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

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

Signed by
Mital Sudhir Hiremath
Date: 11-02-2025 10:33:47
(मितल हिरेमठ)
संयुक्त विकास आयुक्त,
सीप्ज़ सेज़, सदस्य/सचिव

MINUTES OF THE 58th AUTHORITY MEETING HELD ON 09.01.2023 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/ CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present:-

1. Shri C.P.S. Chauhan - Member/Secretary
   JDC, SEEPZ SEZ

2. Shri Adil Kotwal, Chairman/ CEO - Member
   M/s. Creations Jewellery Mfg. Pvt. Ltd.

3. Shri Himanshu Dhar Pandey, - Member
   Dy. Directorate General of Foreign Trade

Smt. Bridget Joe, E.A. to D.C./Estate Manager, Smt. Rekha Nair, Assistant, Shri. G.S. Bhandari, Assistant, Shri Ravindra Kumar Assistant, Shri. Rajesh Kumar, UDC and Shri. Ashok Kumar Meena, LDC also attended for assistance and smooth functioning of the meeting.

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

Agenda Item No.1:- Confirmation of the Minutes of the 56th & 57th Authority meeting held on 29.11.2022 & 08.12.2022

Decision: After deliberation, the Authority confirmed the Minutes of the meeting held on29.11.2022 & 08.12.2022 with consensus.

Agenda Item No. 2:- Proposal for additional fees for Design Consultant, M/s. VPCPL,for increase in area for Mega CFC.

Authority was apprised that based on the requirement, the construction area of Mega CFC building was increased due to increase in the number of floors and basement area which resulted in claim of additional fees of Rs. 44,31,585/- by Design Consultant, M/s. VPCPL. Authority was also informed that a speaking order has been passed by the Development Commissioner, SEEPZ, recommending that fees for design consultant, due to increase in area of building to 94634 sq. Ft. from area of 72000 sq. ft., as per RFP, and due to consequent increase in basement area, is admissible and needs settlement of claim under clause 2.4 and 11 of the contractual agreement and the multiple reiteration on the design and approvals subject to consideration of the SEZ Authority and the Purchase Committee, as applicable. The Purchase Committee, in its meeting held on 06.01.2023, has decided to accord approval with the consensus for additional fees for Design Consultant for increase in area of Mega CFC.

Agenda Item No.6:- Approval for re-location from SDF-I building and allotment of Galasin proposed NEST-01.

Authority was apprised that NEST-01 is approved primarily for G & J Sector, and the construction has been awarded to M/s. Aashi Solutions on EPC mode. The G&J Units in SDF-I principally agreed the layout/design plan. The Unitholders were updated of the layout by Architect of NEST 01. The Unitholders approved the plan & submitted their consent for relocation in the new building without any compensation and agreed to rent @ Rs. 4,500/- per sq. mtr. p.a. However, some of them requested for more area than theexisting one in the new bldg to accommodate their future plans.

Decision: - After deliberation, the Authority approved the proposal for re-location from SDF-I building and allotment of Galas in proposed NEST- 01 as submitted by the G&J unitholders of SDF-I building subject to approval of individual projects of the units for additional area by the Approval Committee and also subject to levy of latest prevailing rent @ Rs. 4500/- per sq mtr. per annum. The additional area for some of the units was approved by Authority as a special case as the units were required to be relocated and they had given their consent for relocation without any compensation for their damages on account of relocation and they had accepted the revised rent in new building which is more than twice the existing rent.

Agenda Item No.7:- Approval for interior Design Works of Mega CFC at SEEPZ-SEZ

Authority was apprised that for carrying out the interior work of Mega CFC i.e. for Part B, an Architect(Design Consultant) for design of Interior work is required. Authority was also informed that the Design Consultant will plan the layout/drawings for Ground to 6th floor.

Decision: - After deliberation, the Authority approved the proposal for hiring of Design Consultant for Part 'B'of Mega CFC at SEEPZ SEZ.

Agenda Item No.8:- Approval for excess quantities in excavation of Mega CFC site and Revised AA.

Authority was informed that excavation work of Mega CFC was awarded to M/s. DB Infratech and for release of payment PMCs had certified the bill submitted by the Contractor with a detailed justification mentioning that there is an increase of 13.73% due to the excess quantity for which revised administrative approval is required. However, the Authority felt that the justification provided by WAPCOS was not categorically clear.

Decision: - After deliberation, the Authority held the view that M/s *WAPCOS* should submit a detailed speaking recommendation to SEEPZ-SEZ Authority for the claim of the contractor on account of additional work. The Authority approved the release of the bills of original contract amount.

Agenda Item No. 23 :- Proposal for allotment of space to M/s Vijisan Jewels Pvt Ltd., as per their request, in NEST-01.

Authority was informed that M/s .Vijisan Jewels had requested for alternative unit in SDF-I i.e. unit no. 24. However on inspection it was understood that they will have to invest more on repairing and get the place into working condition and completion of renovation work which will take 4-6 months. Hence, they have requested that since completion of NEST 01 is by May 2023, they are ready to wait and move to thenewly allocated space in NEST-01. They have also assured payment of advance rent at the prevailing rent of Rs. 4500 per sq. mtr. p.a. for the NEST-01.

Decision: - After deliberation, Authority approved the request of M/s. Vijisan Jewels.

Agenda Item No. 24:- Proposal for allotment of office space at 3rd floor, BFC Building for the representatives of GJEPC to set up the camp office of GJEPC at SEEPZ till completion of Mega CFC.

GJEPC had requested for office space in BFC bldg. Authority was informed that space allotted near to the construction of Mega CFC will help them in monitoring the executionof work.

Decision: - After deliberation, Authority approved the proposal for allotment of space inBFC bldg. subject to prevailing rental charges.

Agenda Item No. 25:- Proposal for allotment of "B" Type Quarter in the SEEPZ Residential Colony to M/s. Hariom Projects Pvt. Ltd for their staff on temporary basis for the construction of Mega CFC in SEEPZ-SEZ.

Authority was informed that M/s. Hariom Projects Pvt. Ltd. are contractor for construction of Mega CFC and in order to monitor the execution of work, their staff requires quarters.

Decision: - After deliberation, Authority approved the proposal for allotment of quarterson payment of prevailing rent and till the completion of the project and no further overstay will be allowed.

Agenda Item No. 26:- Proposal for post facto approval for allotment of "A" Type Quarter i.e. A-3/21 in the SEEPZ Residential Colony to Shri. Rohit Chippa & Shri. Palle Dasthagiri Site Engineers of M/s. WAPCOS Ltd. for 3 months upto 31.03.2023.

Authority was informed that M/s. WAPCOS Ltd are PMC and monitoring the project of Mega CFC and in order to monitor the execution of work, their staff requires quarters. Hence as per the request quarters were allotted till 31.03.2023

Decision: - After deliberation, Authority granted post facto approval for allotting quarters to the staff of M/s. WAPCOS till 31.03.2023. However, Authority held the view that no further extension to be granted.

16/1

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

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

16.05.23

(C.P. S. Chauhan)
Secretary/Jt. Development Commissioner,
SEEPZ SEZ Authority

MINUTES OF THE 75th AUTHORITY MEETING HELD ON 24.12.2025 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

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

The following are present:

1. Shri. Mayur Mankar, Joint Development Commissioner, SEEPZ-SEZ — Member/Secretary
2. Shri Backiyavelu Mutharasu ITS Deputy, DGFT, Mumbai, — Member
3. Shri Hasmukh Bhai Dholakiya, Partner of M/s. HK Designs (India) LLP — Member
4. Shri Sapinder Singh, Managing Director of M/s Omega Products Pvt. Ltd — Member

Special Invitee:-

1. Shri Vijay Gujrathi, Chairman, SEEMA
2. Shri Rajendra Wagh, Deputy Engineer, MIDC

Smt. Smitha Nambiar, Dy. Development Commissioner, Shri Sandeep Bhosale, Dy. Development Commissioner, Smt. Y. Mangala, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner), Shri Aman Kumar Sharma, Assistant Development Commissioner, Shri Rahul Shivannagol, Assistant Development Commissioner, Shri. Jagdish Gaur, LDC, Shri Janesh Tripathi, LDC, Shri Ajeet Bhati, LDC, Ms. Divyanshi Goyal, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 74th Authority held on*08.08.2025.*

Decision: After Deliberation, Authority confirms the minutes of the meeting held on 08.08.2025

Agenda Item No. 1 (A) (a & b):- Monthly Statement expenditure incurred through Imprest

(a) **For the Month of July, August & September, 2025**

(b) **For the Month of October & November, 2025**

Authority was apprised that, this account is regularly being recouped with ministry fund whenever an emergency payment is made through the Authority fund

engaged on a man-month basis for SEEPZ-SEZ to assess the existing water supply, sewerage, stormwater drainage, and fire-fighting systems, and to provide planning, design, and implementation support for sustainable hydraulic infrastructure upgrades in alignment with SEEPZ Vision 2.0. Accordingly, post-facto approval was sought for the said engagement.

It was informed that the scope of engagement includes system audits, hydraulic analysis, water augmentation and reuse strategies, rainwater harvesting, stormwater management, preparation of detailed project reports and designs, and support during compliance and construction stages. The engagement has been made through M/s CBRE, already on-boarded as the Strategic Advisor for SEEPZ-SEZ, in terms of the existing contractual arrangement.

The financial implication of the engagement was placed before the Authority as Rs. 2,55,000/- per month, with a total expenditure of Rs. 7,65,000/- for an initial period of three months.

Decision:

After detailed deliberation, the Authority accorded post-facto approval to the engagement of the Hydraulics Expert on a man-month basis through M/s CBRE at the financial terms placed before it.

Agenda Item No. 13.: Approval of base/ Reserve Rental in tender of gala Allotment 2.0.

The Authority was apprised that the Base / Reserve Rental for Gala Allotment 2.0 has been revised at the re-tendering stage after re-evaluation of the outcomes of the earlier cancelled tender and a review of applicable benchmarks, with a view to ensuring transparency and alignment with prevailing market conditions.

It was informed that the revision is based on a 10 percent escalation over the previously approved reserve rental of Rs. 6,500 per sq. m. per year, which works out to Rs. 7,150 per sq. m. per year, as well as an analysis of the revised reserve rentals proposed in the cancelled tender, which ranged between Rs. 7,000 and Rs. 8,000 per sq. m. per year. After due consideration of these factors, the revised Base / Reserve Rental has been fixed at Rs. 7,500 per sq. m. per year.

It was further informed that the revised Base / Reserve Rental has been duly incorporated in the tender document.

Decision:

After deliberation, the Authority approved the revision of the Base / Reserve Rental for Gala Allotment 2.0 to Rs. 7,500 per sq. m. per year and approved its incorporation in the tender.

Table Agenda Item no. 1: Reconstruction of the partly collapsed and

safety, and timeline parameters, in compliance with the General Financial Rules, 2017 and applicable procurement guidelines. The Authority was further apprised that in-principle approval has been granted by the Ministry of Commerce and Industry, the proposal is under consideration with DPIIT and the Department of Expenditure, and the tender document has been prepared and floated.

Decision:

After detailed deliberation, the Authority approved the proposal for engagement of a Project Management Consultant for the NEST-3 Construction Project. The Authority further directed that a committee comprising 5 to 6 members shall be constituted, including representatives of SGJMA and SEEMA, to ensure their active participation and to provide constructive suggestions during planning as well as selection of PMC and during the implementation of the project.

Other Points Discussed:

1. The Authority directed that this office shall engage a permanent agency to provide a long-term and sustainable solution to the structural issues observed in the Gems and Jewellery Complex. Simultaneously, the Authority decided that the unit holders of Gems and Jewellery Complex–II may be informed to undertake renovation works of the building at their own cost, and that they shall be eligible to claim reimbursement of two-thirds of the expenditure incurred from this office, in accordance with the provisions approved by the Authority in its 64th Meeting.
2. The Authority directed the Technical Cell (Electrical) to carry out a comprehensive baseline survey of all buildings, with particular emphasis on the inspection of electrical rooms and associated cable lines with photographs and with mission mode all electrical boxes and rooms should be replace , repair to avoid any accidents.The Technical Cell was further instructed to assess the existing condition of electrical installations, identify deficiencies or safety concerns, and prepare a detailed estimate for the necessary repair, replacement, and improvement works.

The meeting concluded with vote of thanks to the chair.

(ज्ञानेश्वर बी. पाटील,)

Digitally signed by Dhyaneshwar Bhaichandra Patil
Date: 03-01-2026 06:30:04

विकास आयुक्त

सीएफ़्ज़-सेज़

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

AGENDA ITEM NO. 07

A. Proposal

Proposal for post-facto approval and noting of the award of work for "Water Supply Scheme through New Tap-in Connection from the MCGM Main at Point 30 for SEEPZ-SEZ, with 200 mm DI K-7 Gravity and Pumping Mains and a Booster Pumping Station beside Structure 27" to the lowest evaluated bidder (L1), M/s AE Infraprojects Pvt. Ltd., at an accepted contract value of ₹36,52,552.50 (excluding GST, as exempted).

B. Relevant Provision

- Section 34 of the SEZ Act, 2005;
- Rule 6 of the SEZ Authority Rules, 2009;
- Rules 136(1) and 141 of General Financial Rules (GFR), 2017;
- Para 3.2.2 of the Manual for Procurement of Works.

C. Other Information

Background and Need for the Work:

SEEPZ-SEZ, Andheri (East), receives water supply through an existing tapping on the BMC 200 mm main at Point 26, where available pressure is low (0.1 to 0.6 kg/cm²). BMC indicated a new tapping at Point 30 on the same main, situated approximately 7 metres lower, where higher pressure (1.3 to 1.9 kg/cm²) is available. To augment the water supply system, the scheme was formulated to convey 3 MLD of water by gravity from Point 30 to the existing sump beside Structure 27 and boost it into the existing SEEPZ 400 mm main at approximately 2.35 kg/cm².

Tendering Process and Tender Evaluation Committee (TEC) Scrutiny:

An open two-cover item-rate tender (Tender Ref. No.: SEEPZM-EOPTOPROF/1/2026-PROC; Tender ID: 2026_SEEPZ_931213_1) was published on the Central Public Procurement Portal (CPPP) on 21.10.2026 against an estimated cost of ₹37,80,025.00 (excluding GST, as exempted), with a mandatory site visit between 21.10.2026 and 26.10.2026 and a bid submission deadline of 27.10.2026.

Three (03) bidders participated in the tender process, and technical bids were opened on 28.10.2026.

Financial Bid Evaluation and Award of Work Financial bids of all three technically qualified bidders were opened on 02.11.2026:

Sr. No.	Name of Bidder	Bid ID	Quoted Amount (excl. GST) (₹)	Variance vs. Estimated Cost (₹37,80,025.00)	Rank
1	M/s AE Infraprojects Pvt. Ltd.	3496270	36,52,552.50	(-) 3.37% (₹1,27,472.50 below)	**L1**
2	M/s MT Phad and Sons Pvt. Ltd.	3496904	37,94,357.40	(+) 0.38% (₹14,332.40 above)	L2
3	M/s Vijayesh Projects Pvt. Ltd.	3497802	39,99,319.45	(+) 5.80% (₹2,19,294.45 above)	L3

Based on the unanimous recommendation of the TEC dated 02.11.2026 and approval of the Competent Authority, Work Order No. SEEPZM-EOPTOPROF/1/2026-PROC/10935 dated 11.11.2026 was issued to the lowest evaluated bidder (L1), M/s AE Infraprojects Pvt. Ltd., at an accepted contract value of ₹36,52,552.50 (excluding GST, as exempted under Section 16 of the IGST Act, 2017).

Key Scope and Contractual Terms

- **Scope of Work:** Topographic survey and as-built drawings; tap-in connection on the MCGM 200 mm main at Point 30 with interconnection-cum-meter chamber and DN150 electromagnetic bulk meter; laying approximately 180 m of 200 mm DI K-7 gravity main to the existing sump beside Structure 27; installation of two 30 HP (22 kW) submersible pumpsets (1 Working + 1 Standby, 150 m^3/h at 31 m head) with VFD, MCC, DN200 flow meter, and instrumentation; laying approximately 60 m of 200 mm DI K-7 pumping main with live cut-in on the existing 400 mm main; capping of the existing connection at Point 26; and integrated testing and commissioning.
- **Completion Period:** 2 (two) calendar months from the date of commencement (within 7 working days from Work Order issuance or site handover, whichever is later).
- **Performance Security & DLP:** 5% of the accepted contract value amounting to ₹1,82,627.63 within 28 days, valid up to 60 days beyond the 12-month Defect Liability Period.

Financial Implications and Net Effect Over Quoted Value:

Against the estimated cost put to tender of ₹37,80,025.00, the work has been awarded at ₹36,52,552.50 (excluding GST, as exempted), resulting in a net saving of ₹1,27,472.50 (3.37% below estimate). Payment is regulated on actual jointly measured quantities under Clauses 13 and 14 of the GCC, while applicable MCGM tapping charges are borne separately by the SEEPZ-SEZ Authority.

Present Status:

Work Order dated 11.11.2026 has been issued to M/s AE Infraprojects Pvt. Ltd., with execution of the Contract Agreement stipulated within 14 days and furnishing of Performance Security within 28 days.

D. Recommendation

The proposal is submitted for consideration and post-facto approval / noting of the Authority:

1. To accord post-facto approval and take on record the award of work for "Water Supply Scheme through New Tap-in Connection from the MCGM Main at Point 30 for SEEPZ-SEZ, with 200 mm DI K-7 Gravity and Pumping Mains and a Booster Pumping Station beside

Structure 27" to the lowest evaluated bidder (L1), M/s AE Infraprojects Pvt. Ltd., at an accepted contract value of ₹36,52,552.50 (excluding GST, as exempted) vide Work Order No. SEEPZM-EOPTOPROF/1/2026-PROC/10935 dated 11.11.2026.

****

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

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

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

File No.: SEEPZM-EOPT0PROF/1/2026-PROC/10935 Date: 11-Nov-26

To,
M/s AE Infraprojects Pvt. Ltd.,
A-6, Om Satyapushpa Chs Ltd,
Opp. Sarswati English School,
Panchpakhadi,
Thane west 400602

Subject: Award of Work – Water Supply Scheme through New Tap-in Connection from the MCGM Main at Point 30 for SEEPZ-SEZ, with 200 mm DI K-7 Gravity and Pumping Mains and a Booster Pumping Station beside Structure 27.

Reference:

1. Tender Reference No.: SEEPZM-EOPT0PROF/1/2026-PROC.
2. Tender ID: 2026_SEEPZ_931213_1.
3. Technical Evaluation Committee and Financial Evaluation Committee Minutes dated 02.11.2026.

Sir/Madam,

With reference to the above-mentioned tender and your financial bid submitted against the subject work, the Competent Authority has approved acceptance of your offer, being the **lowest evaluated bid (L1)**, for execution of the subject work at the following contract value:

Particulars	Amount
Accepted Contract Value	₹36,52,552.50
Amount in Words	Rupees Thirty-Six Lakh Fifty-Two Thousand Five Hundred Fifty-Two and Paise Fifty only
GST	Exempted, subject to applicable SEZ provisions and submission of requisite documentation

Accordingly, the work is hereby awarded to **M/s AE Infraprojects Pvt. Ltd.** subject to the following terms and conditions:

1. Scope of Work

The work shall comprise the complete execution of the water supply scheme, including design, survey, tap-in connection at MCGM Main Point 30, laying of approximately 180 metres of 200 mm DI K-7 gravity main, installation of two submersible pumpsets (1 Working + 1 Standby), booster pumping station, approximately 60 metres of 200 mm DI K-7 pumping main, interconnection with the existing 400 mm main, capping of the existing

connection at Point 26, testing, commissioning and submission of as-built drawings, as detailed in Section 5 and Annexure II of the RFP and accepted BOQ.

2. Contract Period

The entire work, including testing, commissioning and submission of as-built drawings, shall be completed within **2 (two) calendar months** from the date of commencement of work.

The contractor shall commence the work within **7 working days** from the date of issuance of this Work Order or handing over of the site, whichever is later.

3. Performance Security

The contractor shall furnish Performance Security equivalent to **5% of the accepted contract value, amounting to ₹1,82,627.63 (Rupees One Lakh Eighty-Two Thousand Six Hundred Twenty-Seven and Paise Sixty-Three only)**, within 28 days from issuance of this Work Order, in the prescribed format and in favour of SEEPZ-SEZ Authority Fund.

The Performance Security shall remain valid up to 60 days beyond the Defect Liability Period.

4. Execution of Agreement

The contractor shall execute the requisite Contract Agreement with SEEPZ-SEZ Authority within **14 days** from issuance of this Work Order, in accordance with the prescribed format under Section 9 of the RFP.

5. Payment Terms

Payment shall be regulated in accordance with Clause 13 and Clause 14 of the General Conditions of Contract (GCC). Running bills may be submitted monthly in triplicate, based on actual measurements recorded jointly by the Engineer-in-Charge and the contractor. Payments shall be subject to verification, certification and statutory deductions as applicable.

6. Defect Liability Period

The Defect Liability Period shall be **12 months from the date of completion** of the work. The contractor shall rectify, at its own cost, any defects attributable to workmanship or supplied materials within the stipulated period and in accordance with the provisions of the RFP.

7. Delay and Liquidated Damages

In case of delay in completion of the work, liquidated damages shall be levied at the rate of **1% of the tendered value per week or part thereof**, subject to a maximum of 10% of the tendered value, in accordance with the applicable provisions of the RFP.

8. General Terms and Conditions

i. The contractor shall execute the work strictly in accordance with the approved scope, technical specifications, drawings, accepted BOQ and terms and conditions of the RFP.

ii. The contractor shall comply with all applicable statutory requirements, labour laws, safety regulations and SEEPZ-SEZ security protocols during execution of the work.

iii. The contractor shall coordinate with MCGM for the tapping, meter installation, inspection and related activities. The necessary sanction for tapping at Point 30 and applicable MCGM charges shall be dealt with by SEEPZ-SEZ Authority as stipulated in the RFP.

iv. The contractor shall submit the detailed work programme, including procurement schedules for major materials and equipment, within 7 working days of award of the work.

v. The contractor shall carry out all necessary testing, commissioning and performance checks and submit as-built drawings, test records, operation and maintenance manuals and warranty certificates before final handover.

vi. The contractor shall arrange requisite insurance coverage for the works, materials, equipment, workmen and third-party liabilities in accordance with the RFP.

vii. All other terms and conditions stipulated in the RFP, including the General Conditions of Contract (GCC) and Special Conditions of Contract (SCC), shall form an integral part of this Work Order.

You are hereby directed to acknowledge receipt of this Work Order and initiate necessary action for execution of the awarded work within the stipulated timeline.

Yours faithfully,

11/11/26

Deputy Development Commissioner
SEEPZ-SEZ Authority
Mumbai

Copy to:

1. Joint Development Commissioner, SEEPZ-SEZ Authority – for information.
2. Engineer-in-Charge, SEEPZ-SEZ Authority – for necessary monitoring and supervision.
3. Accounts Section – for information and necessary action.
4. Office Copy.

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

कार्यसूची मद संख्या

AGENDA ITEM NO.08

A. **Proposal:**

Consideration of Report-V (November 2026) of the Reconstituted Committee constituted vide Office Order No. 21 dated 13.05.2026, recommending the methodology for fixation of revised Fair Rental Rates for Manufacturing Units on renewal of 30-year sub-leases in SEEPZ-SEZ.

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

Section 34(2)(d) of the SEZ Act, 2005; Rules 6 and 8 of the SEZ Authority Rules, 2009.

C. **Other Information:**

1) The Advisory Committee constituted earlier vide Office Order No. 06/2025 dated 05.09.2025, in its Report-I (March 2026), computed the Fair Rental Rate at ₹11,650/- per sq. mtr. per annum. The Committee recommended a concessional rate of ₹7,767/- per sq. mtr. per annum for units that without mortgage their sub-lease rights, and ₹9,708/- per sq. mtr. per annum for units that mortgage their sub-lease rights. In its 76th meeting held on 07.04.2026, the Authority accepted the Fair Rental Rates recommended in Report-I for all units other than Manufacturing Units. In view of the significant contribution of Manufacturing Units to exports and employment generation, the Authority decided to adopt a differentiated and more considered approach for fixation of Fair Rental Rates for such units, and to reconstitute the Committee with the inclusion of two representatives of Trade/Industry.

2) The Committee was reconstituted vide Office Order No. 21 dated 13.05.2026 under the Chairmanship of Shri K. P. Bakshi, IAS (Retd.), with four members having legal, financial and administrative backgrounds, two from Trade/Industry, and the Estate Officer as Convenor. Its mandate was to recommend a methodology for fixation of Fair Rental Rates for Manufacturing Units, keeping in mind the funds required for development of SEEPZ infrastructure.

3) The Committee held five meetings between 22.05.2026 and 07.10.2026, visited representative units, obtained ready reckoner rates from MIDC and considered the representations dated 29.05.2026 of SGJMA. Its views on the main issues raised by Trade/Industry were:

   (i) Development expenditure: not the sole criterion, but cannot be ignored, as sub-lease rent is the major source of income of SEEPZ-SEZ; treated as one of the criteria.

   (ii) Plot area vs. built-up area: no need to differ from the Authority's decision in its 69th meeting (20.08.2024) to charge rent on built-up area.

   (iii) MIDC ready reckoner rates: considered as one of the criteria; a uniform methodology has been recommended.

   (iv) Self-Financing Scheme for NEST-3 (est. ₹450 crore): on examination by a Sub-committee, found not prudent, as the projected cash flows decline and borrowing while holding a credit balance of ₹446.37 crore may attract audit objection; it may at best be a standby option.

4) **Recommendations of the Committee:** The rate of ₹11,650/- computed in Report-I may be reduced to about 20%, i.e. ₹2,350/- per sq. mtr. per annum, for Manufacturing Units from 01.04.2026, as under:

Category of Manufacturing Unit	Rate (₹ per sq. mtr. per annum)	Escalation	Applicable from
(A) Renewal pending as on / due on 01.04.2026 (including renewals due on or before 31.03.2026)	2,350	5% cumulative annually, first on 01.04.2027	01.04.2026
(B) Renewal due after 01.04.2026, opting for one-time discount (written consent by 31.03.2027)	2,350 base; 2,467.50 payable from 01.04.2027	5% cumulative annually	01.04.2027
(C) Renewal due after 01.04.2026, not opting / no consent by 31.03.2027	7,767 (Report-I rate) as on 01.04.2026	5% cumulative annually	The rate as on respective date of renewal with applicable annual escalation
(D) Units mortgaging sub-lease rights	1.125 times the applicable rate	As applicable	As applicable

The one-time discount is intended to raise rental income and minimise disparity in rates among Manufacturing Units.

5) A copy of the Report-V with Annexures A, B-1 to B-5 and C is enclosed.

D. **Recommendation:**

Report-V of the Reconstituted Committee is placed before the SEEPZ-SEZ Authority for consideration and approval of the Fair Rental Rates for Manufacturing Units on renewal of 30-year sub-leases, as at para C(4) above, and for authorising the Development Commissioner to give effect to them in the renewed sub-lease agreements.

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SEEPZ

Special Economic Zone Authority

Andheri (East), Mumbai

REPORT

Methodology for Fixation of Revised Fair Rental Rates for Manufacturing Units

Reconstituted Committee

For

Recommending Methodology for Fixation of Revised Fair Rental Rates for Manufacturing Units

NOVEMBER, 2026

1. The Santacruz Electronics Export Processing Zone -Special Economic Zone (the SEEPZ-SEZ) earlier, vide Office Order No. 06/2025 dated 05.09.2025 had constituted an Advisory Committee (the earlier Committee) for examining and making recommendations to the Development Commissioner, SEEPZ-SEZ, with reference to the Terms of References (ToR) set out in the said Order. The earlier Committee examined and made its recommendations with reference to the ToR, by its Report-I dated March,2026 to the SEEPZ-SEZ. One of the recommendations in the said Report pertained to **"Proposed revised rental rate - 'Fair Rent' for renewal of Sub-lease period.**

2. The SEEPZ-SEZ Authority has accepted and implemented the recommendations of the earlier Committee with reference to following issues; -

i) The Model Sub-lease Agreement.

ii) The Model 'No Objection Certificate' for Creation of Mortgage.

iii) Fair Rental rates except the rates for the manufacturing units in the SEEPZ-SEZ.

It was, however, felt necessary by the SEEPZ-SEZ Authority to adopt a differentiated and more considered approach for fixation of Fair Rental Rates for Manufacturing units.

3. Accordingly, the SEEPZ-SEZ Authority in its 76th meeting held on 07.04. 2026 decided to reconstitute a Committee, under the Chairmanship of K. P. Bakshi, IAS (Retd.) with inclusion of two representatives from Trade/Industry, for examining and recommending an appropriate methodology for fixation of revised Fair Rental Rates for manufacturing units.

4. Pursuant to the decision of the SEEPZ-SEZ Authority, the Office of Development Commissioner, SEEPZ-SEZ vide its order No. SEEPZ/ESTATE/ ADVISORY-COMMITTEE/2025/04960 dated 13.05.2026 reconstituted the Committee under the Chairmanship of K. P. Bakshi, IAS (Retd.) Additional Chief Secretary (Home),

of Maharashtra with other members, including two representatives from Trade / Industry as mentioned in the Order. A copy of said order dated 13.05.2026 is annexed to the Report as **Annexure-A**.

5. As per the terms of reference, the reconstituted Advisory Committee (the reconstituted Committee) was required to examine and recommend an appropriate methodology for fixation of revised Fair Rental Rates specifically for manufacturing units, keeping in mind the funds required for development of SEEPZ infrastructure. The reconstituted Committee was also expected to propose a uniform financial framework for specifying modalities for levy/ revision of rent based on prevailing government policies, legal provisions and comparable market benchmarks.

6. The first meeting of the Reconstituted Committee was held on 22nd May 2026, in SEEPZ-SEZ Development Commissioner's Office. At the very outset the reconstituted Committee recorded its pleasure that the SEEPZ-SEZ Authority had accepted and implemented the recommendations of the earlier Committee with reference to issues mentioned in Para 2 above. A question was raised as to whether this reconstituted Committee is formed to consider Fair Rental Rates in respect of the sub-leases of just 30-year period or also for the sub-leases of any other shorter period/s. This point was clarified by Mr. Bhosale, the Convenor, that the reconstituted Committee is expected to examine and recommend on sub-leases for a 30-year period' and that too for manufacturing units only.

7. The officers of the SEEPZ-SEZ were requested to further elaborate and explain the concepts like, 'manufacturing units'; 'differentiated and more considered approach'; 'difference between the concept of trade/ industry', 'possibly based on the fund required for development of SEEPZ-SEZ and also the fund requirement for development of SEEPZ-SEZ for next defined period'. The officers clarified the said concepts to the satisfaction of this Committee.

8. The members of the reconstituted Committee representing Trade and Industry put their say justifying the necessity of differentiated and more considered approach towards the manufacturing units in the matter of fixation of Fair Rental Rates. The principal grounds put forth were as under;

i) SEEPZ-SEZ is a very old organisation.

ii) It is established to promote cutting, polishing of gems and jewellery.

iii) The objectives of establishment of SEEPZ-SEZ are to earn foreign exchange and generate employment and not to make profit.

iv) The manufacturing units take huge risks and invest huge amounts in the construction of units in the allotted land plots.

v) Manufacturing units take a considerable long time of 30 years.

9. The members of the reconstituted Committee representing the Trade and Industry suggested that in the above background a differentiated and more considered approach is required to be adopted towards the manufacturing units in the matter of fixation of Fair Rental Rates. They suggested that the increase in the Fair Rental Rates for manufacturing units should be reasonable and gradual and should not be too excessive. They stated that large escalation in the Fair Rental Rates will affect the manufacturing units. They also made a suggestion that the Fair Rental Rates should be fixed on the size of the plot and not on the basis of built up area. They also expressed concern about non utilisation of full FSI by certain units. The officers of the SEEPZ-SEZ placed their say before the reconstituted Committee on these issues.

10. The reconstituted Committee visited a few representative manufacturing units, to understand the issues connected with the Fixation of Revised Fair Rental Rates.

11. The reconstituted Committee also considered the two representations dated 29th May, 2026 of Mr. Adil Kotwal, President, SGJMA containing the similar issues as put forth by the members of the reconstituted Committee representing Trade and Industry as

stated in para 8 above, with respect to Fair Rental Rates for manufacturing units. The reconstituted Committee deliberated upon the suggestions of the members representing the Trade and Industry and various points raised in the two representations dated 25.05.2026 of Mr. Adil Kotwal, President, SGJMA point wise. The points and discussions / deliberations upon the said points are briefly recorded in the Minutes of the Meetings of the reconstituted Committee which are attached to the Report as **Annexures B-1 to B-5.**

12. The summary of the points and the discussions deliberations on the points mentioned in the letters dated 29.05.2026 and proposed actions are as follows: -

Point (A):- The Fair Rental Rates should not be determined with the objective of fully recovering or financing the proposed development expenditure of the SEEPZ-SEZ.

Discussions, deliberations and proposed actions: -

The reconstituted Committee deliberated upon this point in detail and concluded that funds required for development activities in SEEPZ-SEZ may not be the sole criterion for determination of the Fair Rental Rates. At the same time, it noted that, this cannot be ignored, as the major source of income of the SEEPZ-SEZ is the sub-lease rent received by it. This is so because no funds from Government of India can be expected to come for these development activities and that SEEPZ-SEZ has to design its own funding mechanism. The reconstituted Committee, therefore, considered funds required for development activities in SEEPZ-SEZ as one of the criteria for deciding Fair Rental Rates for manufacturing units.

Point (B):- The land and superstructure must be treated distinctly, and lease rent be levied on the basis of area of plot and not on the basis of built up area.

Discussions, deliberations and proposed actions: -

The reconstituted Committee deliberated upon the issue at length. It was brought to the notice of the reconstituted Committee that earlier the lease rent was charged distinctly on the basis of size of the plot and on the carpet area. However, the

SEEPZ-SEZ experienced practical difficulties in charging and recovering the lease rent on distinct basis. SEEPZ-SEZ Authority therefore, in its 69th meeting dated 20.08.2024 took a conscious decision to charge the lease rent on the basis of built-up area. The reconstituted Committee felt that it is not necessary to differ with the conscious decision taken by the SEEPZ-SEZ Authority.

One of the members representing the Trade and Industry raised a concern about non utilisation of full FSI by some of the units. The reconstituted Committee deliberated on this aspect also. The SEEPZ Administration produced before the reconstituted Committee representative communication bearing No EMS: UNIYG&JJTIPL97-98 dated the 9th December 1997 in respect of allotment of lands to M/s Jewel Tech. (I) Pvt. Ltd. (Unit no.G-26 G&J-III) by the SEEPZ. The said communication specifically provided that, 'in case the FSI is not fully utilised within two to three years, we will be levying a penal rent which will be about 5 times the normal rent'. Thus, this eventuality is already taken care of by the SEEPZ-SEZ Authority. Moreover, in such cases a clause can also be inserted in the sub-lease agreement regarding utilisation of full FSI within the stipulated period.

Point (C):- The legal principle of Imla Malik requires due consideration.

Discussions, deliberations and proposed actions: -

This point was discussed at length by the reconstituted Committee. The manufacturing units are allotted the plots by way of Sub-lease. Accordingly, Sub-leases are executed between the respective units and the SEEPZ-SEZ Authority and such Sub-leases are also registered. The rights and obligations of the units and the SEEPZ-SEZ Authority are governed by these registered sub-Leases. Hence, the reconstituted Committee finally concluded that the said legal principle of 'Imla Malik' is not applicable/relevant to the issue for consideration before the reconstituted Committee.

Point (D):- MIDC's ready reckoner rates outside SEEPZ may be considered as one of the options for deciding Fair Rental Rates for manufacturing units in SEEPZ-SEZ.

Discussions, deliberations and proposed actions: -

The reconstituted Committee through the office of SEEPZ-SEZ called for the details about the ready reckoner rates of the MIDC outside SEEPZ area from the CEO, MIDC. This Committee considered the base ready reckoner rates as one of the criteria for deciding the Fair Rental Rates for the manufacturing units.

Point (E):- Different rental rates are presently charged for different plots without a clear and consistent basis and therefore a transparent and uniform methodology aligned with MIDC principles is essential.

Discussions, deliberations and proposed actions: -

The reconstituted Committee noted this aspect and has examined the issue and has recommended a uniform methodology, as set out in this Report for charging rental rates on a clear and consistent basis.

Point (F):- As the additional funds are required for development, the same may be raised through appropriate institutional channels including Bank financing etc. Mr. Adil Kotwal, President, SGJMA and Mr. Ashish Kothari, Members of the reconstituted Committee suggested an option of Self-financing Scheme for meeting out the proposed expenses.

Discussions, deliberations and proposed actions: -

After brief discussions and due deliberations on the issue, the reconstituted Committee decided to form a Sub-committee under the Chairmanship of Joint Development Commissioner, SEEPZ SEZ to study this point and do the workings of self-financing.

Point (G):- The growth, global recognition and export performance of SEEPZ have been driven primarily by the trade. Any policy that adversely impacts the units will risk undermining the very foundation of this success.

Discussions, deliberations and proposed actions: -

The reconstituted Committee unanimously agreed on this point and decided to keep this in mind while making recommendations.

13. As representatives of the Sub-committee, Shri. Sandip Bhosale, DDC and Shri Rahul Shivannagol, ADC presented detailed notes with concise tabular charts, projecting the cash flow statements and the project cost for NEST-3 with respect to Self-financing scheme as per deliberations held in the Sub-committee.

14. The Sub-committee initially submitted the chart showing the projected cost for NEST-3, total built up area, initial funding from the SEEPZ, Project starting dates, borrowing etc. It also placed, before the reconstituted Committee, the cash flow statement for 5 years from 2026-27 to 2030-31. After a detailed deliberation with the members of the Sub-committee, the Trade/Industry Members, the officers dealing with finance section of the SEEPZ and the CA of the SEEPZ, it was proposed by the reconstituted Committee that rates and various assumptions relied upon by the Sub-committee as regards the several parameters like, receipt of lease rent, borrowing rate from the bank for the proposed NEST-3 and NEST-4 project etc. be re-visited to further fine tune the entire projections. Similarly, the lease rent, cash flow needs to be moderated based on actual values rather than booked values. In cash flow statement it was informed to the Sub-committee that net lease rent (Lease rent received – expenditure) is shown, this needs to be moderated to indicate total lease rent in available cash (Credit) and repayment or interest expenditure under expenditure (Debit). Also interest on arrears shown in cash flow statements shows annual increment whereas typically it should have been on reducing trend. This needs to be appropriately moderated. Also repairs and contingencies are shown at a constant rate whereas in practice it may show an upward trend, this also needs to be re-verified by the Chief Accounts officer as well as the CA. The expected income and expenditure should be re-worked primarily based on moderation and resubmission of the mathematical charts. The Sub- committee was also requested to prepare and place before the reconstituted Committee a cash flow statement for a longer period say about 15 years.

15. The Sub-committee prepared a fresh cash flow statement and other statements considering the suggestions of the reconstituted Committee and submitted its detailed report to the reconstituted Committee.

16. The reconstituted Committee acknowledges the efforts and records its sincere appreciation for the valuable contribution of the Sub-committee. The reconstituted Committee deliberated upon the report along with cash flow statement, Financing Write-up and Repayment Schedule prepared by the Sub-committee. The Sub-committee Report along with NEST-3 Financing Write-up, Repayment Schedule and Cash-Flow Statement has been attached with this report as **Annexure – C.**

After detailed discussions and deliberations, it was revealed that the Sub Committee examined following two scenarios: (Total cost of NEST – 3 Building is estimated at 450 crores)

Scenario-I–33% Authority Contribution: Authority contribution of approximately ₹150 crore (33%) and bank financing of approximately ₹300 crore (67%).

Scenario-II – 50% Authority Contribution: Authority contribution of approximately ₹225 crore (50%) and bank financing of approximately ₹225 crore (50%).

The analysis indicates that the proposed financing model places a significant financial burden on the SEEPZ SEZ Authority. Under the 33% contribution scenario, the higher borrowing results in a substantial interest and repayment burden. The projected closing bank balance becomes less than 100 crores and shows a declining trend. Further, the interest liability exceeds the initial rental income projected from NEST-3. Under the 50% contribution scenario, the borrowing and interest burden are reduced; however, in this scenario, the projected closing bank balance becomes negative in just four years and also shows a declining trend. Thus, the higher contribution of the Authority does not sufficiently address the overall financial risks associated with the proposed model.

The Sub-Committee is of the majority view that the proposed self-financing scheme does not provide a sufficiently healthy or sustainable financial model for the SEEPZ SEZ Authority, considering the projected cash-flow position, interest burden, repayment obligations and requirement of substantial upfront deployment of Authority funds.

17. On thorough deliberations over the Self-Financing Scheme, the reconstituted Committee concluded that it may not be prudent to go for a loan from the financial institutions for the development of NEST -3 when the SEEPZ has a credit balance of Rs. 446.37 crores, as this may become a major audit point against the SEEPZ-SEZ Authority as explained in the next paragraph. It also concluded that at a certain point of time in future, there would be complete erosion of funds in Scenario-II – 50% Authority Contribution. In that eventuality, it may not be possible to run SEEPZ-SEZ. In view of above discussions, the reconstituted Committee opined that the option of Self-financing Scheme for capital works of NEST-3 and NEST-4 is not a prudent and advisable for the reasons mentioned below:

a. SEEPZ-SEZ Authority is established under the Central Act, namely, the Special Economic Zones Act, 2005 (the Act of 2005) by the Government of India and is governed by the provisions of the said Act of 2005 and the Rules and Regulation framed thereunder by the Government. Section 37 of the Act of 2005 provides *inter alia*, for maintenance of proper accounts and other records by the SEEPZ-SEZ Authority and an audit by the Comptroller and Auditor General of India. Availing loans from the financial institutions for the development of NEST - 3, as suggested under the Self-financing Scheme, when the SEEPZ-SEZ Authority has a credit balance of Rs. 446.37 crores, will turn out to be a major audit objection issue by the Comptroller and Auditor- General of India.

b. As calculated by the Sub-committee, in *Scenario-I*–33% Authority Contribution the cash flow statement shows a declining trend at certain point of time in future. Further, the interest liability exceeds the initial rental income projected from NEST-3. Under Scenario-II – 50% Authority Contribution, the projected closing bank balance shows a declining trend and becomes negative, and the Authority may run out of funds.

c. Self-financing scheme can at best be a standby option for raising more funds once its own reserve funds get depleted up to the minimum/baseline threshold cash balance to be decided by the SEEPZ-SEZ Authority for its smooth functioning.

18. After considering the viability of the Self-financing scheme and opining that the option of Self-financing Scheme for capital works of NEST-3 and NEST-4 is not prudent and advisable option, the reconstituted Committee deliberated upon the issue of an appropriate methodology for fixation of the fair rental rates for the manufacturing units. The reconstituted Committee endorses the justification as mentioned in Para 8 above, put forth by the members of the reconstituted Committee representing the Trade and Industry, for a differentiated and more considered approach required to be adopted towards the manufacturing units. The reconstituted Committee also considered the crucial role of manufacturing units in achieving the objectives of establishment of SEEPZ-SEZ in terms of earning foreign exchange and generating employment. It further considered the aspect of huge investments made by the manufacturing units in construction of units on the allotted land plots and considered it prudent to recommend further discounted rates for manufacturing units. But at the same time the reconstituted Committee cannot lose sight of the fact that as per the ToR, the reconstituted Committee is required to examine and recommend an appropriate methodology for fixation of revised Fair Rental Rates specifically for manufacturing units, keeping in mind the funds requirement for development of SEEPZ infrastructure.

The reconstituted Committee considered the fact that the major source of income of the SEEPZ-SEZ is the sub-lease rent received by it. The reconstituted Committee also considered the fact that the manufacturing units occupy about 1/3rd of the total area at the hands of the SEEPZ-SEZ for grant on sub- lease basis. The reconstituted Committee further considered the fact that the renewal of Sub- lease Agreements is for a pretty long period of 30 years.

With a view to strike a balance between the funds requirement for development of SEEPZ-SEZ infrastructure and grant maximum possible concessional Sub- lease fair rental rates on renewal of Sub- lease Agreements to the manufacturing units in furtherance of achieving the objectives of the Act of 2005, the reconstituted Committee discussed various permutations and combinations with such units.

19. The earlier Committee in its report has computed a fair rental rate at the rate of Rs. 11650/Sq.Mtr/Annum on the basis of the calculations set out in the said Report. However, considering the objectives of the Act of 2005, the role and contribution of Units situated in the SEEPZ-SEZ towards bringing in more Foreign Exchange for the Country etc., and the funds requirement for development of SEEPZ infrastructure, the earlier Committee had proposed to reduce the above computed rate by 1/3rd and recommended a concessional fair Rental Rate for all Units at the rate of Rs.7,767/ Sq. Mtr/Annum. This report was tabled before the SEEPZ SEZ Authority for detailed discussions and deliberations, before arriving at a final decision. The Authority felt that the some of the recommendations as mentioned in para 2 above should be straight away accepted and taken up for implementation. However, the Authority also noted that manufacturing units in SEEPZ-SEZ play a crucial role in contributing to exports and employment generation and are among the pioneering entities in the Zone. In view of the above, it was felt necessary to adopt a differentiated and more considered approach for fixation of Fair Rental Rates for such units.

20. Upon detailed discussion and deliberations, the reconstituted Committee is of the opinion that a differentiated and more considered approach is required to be adopted for fixation of Fair Rental Rates for Manufacturing units. Considering the objectives of the Act of 2005, the role and contribution of Manufacturing Units towards generation of employment/ bringing in more Foreign Exchange for the Country, huge investments made by the manufacturing units in construction of units on the allotted land plots etc. and the funds requirement for development of SEEPZ-SEZ infrastructure, the reconstituted Committee after detailed discussion and deliberations proposes that the fair rental rate at

the rate of Rs. 11650/Sq.Mtr/Annum as computed by the earlier Committee may be substantially reduced to approximately 20% level and recommends a fair rental rate at the rate of Rs. 2350/Sq.Mtr/Annum for the manufacturing units from 01.04.2026 as detailed below; -

(A) The manufacturing units whose Sub-lease agreements are either pending for renewal as on 01.04.2026 or are due for renewal on 01.04.2026 shall pay fair rental rate at the rate of Rs.2350/ Sq. Mtr/Annum with 5% cumulative increase every year thereafter. First such increase falls due on 01.04.2027. The Manufacturing Units whose Sub-lease agreements are due for renewal on or before 31.03.2026 shall be liable to pay the recommended basic 'Fair Rental Rates' from 01.04.2026 at the rate of Rs.2350/ Sq. Mtr/Annum.

(B) As a onetime discount measure, the discounted base rate of Rs. 2350/ Sq. Mtr/Annum with 5% cumulative increase every year thereafter, may be offered to the manufacturing units whose Sub-lease Agreements falls due for renewal on any date after 01.04.2026 provided such units accept this rate and pay the rentals at ~~this~~ the rate of Rs.2467.5 /Sq.Mtr/Annum (Rs.2350 /Sq.Mtr/Annum plus 5% cumulative increase) w.e.f. 01.04.2027. The manufacturing units desirous to opt for this one-time discount measure shall communicate their consent in writing on or before 31.03.2027 to the SEEPZ SEZ. This one-time discount measure on one hand will help in raising the rental income of the SEEPZ-SEZ and on the other hand will minimise the disparity amongst various manufacturing units within the SEEPZ-SEZ in the matter of levying fair rental rates.

(C) Those manufacturing units which do not opt for the onetime discount measure as at (B) above and/or do not communicate the Authority in writing about their willingness to opt for the same on or before 31.03.2027, shall be liable to pay fair rental rate at the rate of 7767/ Sq. Mtr/Annum with the 5% cumulative increase as recommended by the earlier Advisory Committee in its report No.1 from their respective dates of renewal.

(D) The Manufacturing units which intend to mortgage the Sub-lease rights for availing loan for their permitted business purposes or for any other purpose incidental thereto, the applicable rental rate should be considered as **1.125** times the above rental rates.

Dr. Sandip D. Bhosale Estate Officer SEEPZ-SEZ Authority **Convener**	**Ashish Kothari** Director, Jewelex India Pvt. Ltd. **Member**
Hasmukhbhai Dholakia Partner of H.K. Designs India LLP **Member**	**D. S. Patil** Former Joint Secretary (Legal) Law & Judiciary Department, Government of Maharashtra **Member**
P. J. Jadhav Former Joint Secretary, Finance Department, Government of Maharashtra, **Member**	**M. A. Sayeed** Former Member, Maharashtra State Human Rights Commission, Ex Principal Law Secretary & R.L.A., Government of Maharashtra **Member**
K.P. Bakshi, IAS (Retd) Former Additional Chief Secretary, Government of Maharashtra **Chairman**	

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ANNEXURE-A

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

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
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F. NO.: SEEPZ/ESTATE/ADVISORY-COMMITTEE/2025/04960 Date: 13.05.2026

कार्यालय आदेश संख्या 21

Subject: Reconstitution of Committee for recommending methodology for fixation of revised Fair Rental Rates for manufacturing units – reg.

दिनांक 07.04.2026 को आयोजित SEEPZ-SEZ प्राधिकरण की 76वीं बैठक में लिए गए निर्णय के अनुपालन में, प्राधिकरण को यह सूचित करते हुए प्रसन्नता हो रही है कि उसने विनिर्माण इकाइयों के लिए संशोधित 'उचित किराया दरों' (Fair Rental Rates) के निर्धारण की कार्यप्रणाली की जांच करने और उसकी अनुशंसा करने हेतु एक समिति का पुनर्गठन किया है।	In pursuance of the decision taken in the 76th SEEPZ-SEZ Authority Meeting held on 07.04.2026, the Authority is pleased to reconstitute the Committee for examining and recommending the methodology for fixation of revised Fair Rental Rates for manufacturing units.
2. समिति निम्नलिखित सदस्यों से मिलकर गठित होगी:	2. The Committee shall comprise of the following:
(i) **अध्यक्ष**: श्री के. पी. बक्शी, सेवानिवृत्त IAS, पूर्व अतिरिक्त मुख्य सचिव, महाराष्ट्र शासन। (ii) **सदस्य:** 1. श्री एम.ए. सईद, पूर्व सदस्य, महाराष्ट्र राज्य मानवाधिकार आयोग; पूर्व प्रधान सचिव एवं आर.एल.ए., विधि एवं न्याय विभाग, महाराष्ट्र सरकार। 2. श्री पांडुरंग जोतिबा जाधव, संयुक्त सचिव (सेवानिवृत्त), वित्त विभाग, मंत्रालय, मुंबई	(i) **Chairman:** Shri K.P. Bakshi, Retd. IAS, Former Additional Chief Secretary, Government of Maharashtra. (ii) **Members:** 1) Shri M.A. Sayeed, Former Member, Maharashtra State Human Rights Commission; Former Principal Secretary & R.L.A., Law and Judiciary Department, Government of Maharashtra. 2) Shri Pandurang Jotiba Jadhav, Joint Secretary(Retd), Finance Department, Mantralaya, Mumbai

3. श्री दत्तात्रेय एस. पाटिल, संयुक्त सचिव (विधिक) (सेवानिवृत्त), विधि एवं न्याय विभाग, महाराष्ट्र सरकार 4. श्री हसमुखभाई ढोलकिया, पार्टनर, एच. के. डिज़ाइन्स इंडिया LLP। 5. श्री आशीष कोठारी, निदेशक, ज्वेलेक्स इंडिया प्रा. लि. (iii) **संयोजक:** संपदा अधिकारी, SEEPZ प्राधिकरण।	3) Shri. Dattatray S. Patil, Joint Secretary (Legal) (Retd.) Law & Judiciary Department, Government of Maharashtra 4) Shri Hasmukhbhai Dholakia, Partner, H.K. Designs India LLP 5) Shri Ashish Kothari, Director, Jewelex India Pvt. Ltd. (iii) **Convenor:** Estate Officer, SEEPZ Authority
3. समिति निम्नलिखित कार्य करेगी:	3. The Committee shall:
(i) संशोधित उचित किराया दरों (Fair Rental Rates) को निर्धारित करने के लिए एक उपयुक्त कार्यप्रणाली की जाँच करें और उसकी अनुशंसा करें–विशेष रूप से विनिर्माण इकाइयों के लिए–और ऐसा करते समय विकास तथा SEEPZ के बुनियादी ढाँचे के लिए आवश्यक निधियों को ध्यान में रखें।	(i) Examine and recommend an appropriate methodology for fixation of revised Fair Rental Rates, specifically for manufacturing units, keeping in mind the funds required for development and SEEPZ infrastructure.
(ii) इस कार्यालय आदेश के जारी होने की तारीख से एक महीने के भीतर अपनी अंतिम रिपोर्ट और सिफारिशें प्रस्तुत करे। समिति यह सुनिश्चित करेगी कि यह मामला अधिकतम पाँच बैठकों के भीतर अंतिम रूप ले ले।	(ii) Submit its final report and recommendations within one month from the date of issuance of this Office Order. The Committee shall ensure that the matter shall finalize within a maximum of Five sittings.
(iii) किराए के संशोधन के निर्धारण के लिए एक समान वित्तीय ढांचा प्रस्तावित करना—जो मौजूदा सरकारी नीतियों, कानूनी प्रावधानों और तुलनीय बाजार मानकों पर आधारित हो।	(iii) Propose a uniform financial framework for specifying modalities for levy / revision of rent based on prevailing government policies, legal provisions, and comparable market benchmarks.

(iv) कार्य के दायरे या उसकी व्याख्या के संबंध में विवादों या स्पष्टीकरणों का समाधान करना और अपनी सिफ़ारिशें देना, जिन पर SEEPZ-SEZ प्राधिकरण द्वारा विधिवत विचार किया जाएगा।	(iv) Address disputes or clarification regarding the scope of work or interpretation and make its recommendations which will be duly considered by SEEPZ-SEZ Authority.
4. समिति, अपने सौंपे गए कार्यों को पूरा करने के लिए, आवश्यकतानुसार स्टेनो-सह-टाइपिस्ट की सेवाएँ ले सकती है। ऐसे सहायक कर्मचारियों का पारिश्रमिक SEEPZ प्राधिकरण द्वारा सीधे और वास्तविक आधार पर, समिति की सिफारिशों के अधीन, भुगतान किया जाएगा।	4. The Committee may engage the services of 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.
5. समिति के कामकाज के लिए आवश्यक कार्यालय स्थान और लॉजिस्टिकल सहायता की व्यवस्था प्राधिकरण द्वारा SEEPZ-SEZ परिसर के भीतर की जाएगी।	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.
6. **मानदेय का भुगतान:** SEEPZ प्राधिकरण निम्नलिखित आधार पर भुगतान करेगा:	6. **Payment of Honorarium:** SEEPZ Authority will make the payment on the following basis
(a) समिति के अध्यक्ष को बैठक में (चाहे वह प्रत्यक्ष हो या आभासी) उपस्थित होने के लिए प्रति बैठक 40,000 का भुगतान किया जाएगा।	(a) The Chairman of the Committee will be paid 40,000 per sitting for attending the meeting either physical or virtual.
(b) श्री एम.ए. सईद, सदस्य, 30,000/- रुपये; श्री पांडुरंग जोतिबा जाधव, सदस्य, 25,000/- रुपये और श्री दत्तात्रेय एस. पाटिल, सदस्य, 25,000/- रुपये प्रति बैठक–चाहे बैठक प्रत्यक्ष हो या वर्चुअल–और प्रत्येक बैठक की अवधि 8 घंटे होगी।	(b) Shri M.A. Sayeed, Member, Rs. 30,000/-; Shri Pandurang Jotiba Jadhav, Member, Rs. 25000/- and Shri. Dattatray S. Patil, Member, Rs. 25,000/- per sitting for attending the meeting either physical or virtual and the duration of per sitting would be for 8 hours.

(c) बैठकों में शामिल होने के लिए SEEPZ द्वारा अध्यक्ष और प्रत्येक सदस्य को स्थानीय परिवहन की सुविधा प्रदान की जाएगी। तथापि, यदि कोई सदस्य अपने परिवहन की व्यवस्था स्वयं करना चाहता है, तो उसे प्रत्येक प्रत्यक्ष बैठक के लिए 3000/- रुपये की अतिरिक्त राशि का भुगतान किया जाएगा।	(c) Local conveyance will be provided by SEEPZ to the Chairman and each member for attending the meetings. However, if any member chooses to arrange his own conveyance, he shall be paid an additional amount of Rs. 3000/- per physical meeting.
(d) यदि आवश्यक हो, तो उनके प्रवास के दौरान SEEPZ-SEZ गेस्ट हाउस में रहने और भोजन की व्यवस्था निःशुल्क की जाएगी।	(d) Accommodation and Food, if required, will be provided at SEEPZ-SEZ Guest House during their stay, free of charge.
(e) यदि लागू हो, तो GST का वहन SEEPZ-SEZ द्वारा किया जाएगा।	(e) GST, if applicable, shall be borne by SEEPZ SEZ.
उपरोक्त मानदेय प्रति सत्र के आधार पर लागू होगा।	The above Honorarium is applicable for per session.
यह आदेश सक्षम प्राधिकारी के अनुमोदन से जारी किया गया है।	This order is issued with the approval of the Competent Authority.

MBankar.
13-5-26

(मयूर मानकर)
संयुक्त विकास आयुक्त,
सीप्ज़-सेज़ प्राधिकरण

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, Joint Secretary (Retd.), Finance Department, Mantralaya, Mumbai
4. Shri. Dattatray S. Patil, Joint Secretary (Legal) (Retd.) Law & Judiciary Department, Government of Maharashtra
5. Shri. Hasmukhbhai Dholakia, Partner, H.K. Designs India LLP
6. Shri. Ashish Kothari, Director, Jewelex India Pvt. Ltd.
7. Estate Officer, SEEPZ Authority

Copy to,

1. Joint Development Commissioner, SEEPZ-SEZ
2. Sr. Pay and Account Officer, SEEPZ-SEZ
3. Assistant Development Commissioner, Estate Section, SEEPZ-SEZ
4. Assistant Development Commissioner, Legal Section, SEEPZ-SEZ
5. Assistant Development Commissioner, Admin Section, SEEPZ-SEZ
6. SEEPZ Website

ANNEXURE-B-1

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE (SEEPZ) – SEZ

MINUTES OF THE 1ST MEETING OF RECONSTITUTED ADVISORY COMMITTEE FOR RECOMMENDING METHODOLOGY FOR FIXATION OF REVISED FAIR RENTAL RATES FOR MANUFACTURING UNITS AS PER OFFICE ORDER NO.21, DATED 13th MAY 2026

(**Venue**: 2nd Floor, Conference Hall, Service Centre Building, SEEPZ SEZ, Andheri (East), Mumbai 400 096)

Date :- 22.05.2026

Following are present:
Advisory Committee Members:

1. **Mr. K. P. Bakshi, IAS (Retd.),** — **Chairman**
Former Additional Chief Secretary (Home), Govt. of Maharashtra

2. **Mr. M. A. Sayeed** — **Member**
Former Member, Maharashtra State Human Rights Commission; Ex. Principal Secretary (Law & Judiciary Department), Govt. of Maharashtra

3. **Mr. Pandurang Jotiba Jadhav** (attended online)
Joint Secretary (Retd.) Finance Department, Government of Maharashtra — **Member**

4. **Mr. Dattatray S. Patil**
Joint Secretary (Legal) (Retd.), Law & Judiciary Department, Government of Maharashtra — **Member**

5. **Mr. Hasmukhbhai Dholakia**
Partner of H.K. Designs India LLP — **Member**

6. **Mr. Ashish Kothari**
Director, Jewelex India Pvt. Ltd. — **Member**

7. **Mr. Sandip Bhosale** (attended online)
Deputy Development Commissioner & Estate Officer (SEEPZ-SEZ Authority) — **Convenor**

SEEPZ-SEZ Officers/representatives present:

1. Mr. Rahul Shivannagol
   Assistant Development Commissioner (SEEPZ-SEZ)
2. Mr. Aman Sharma
   Assistant Development Commissioner (SEEPZ-SEZ)
3. Mr. Soodershan Shindde
   Assistant Development Commissioner (SEEPZ-SEZ)

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1. First meeting of the Reconstituted Advisory Committee formed by Order No. 21 dated 13th May 2026 was held on 22nd May, 2026, in SEEPZ-SEZ Development Commissioner's Office.

2. After introductory remarks, the dates of the next meetings were discussed in brief. Mr. Dholakia pointed out that sometimes it may not be possible for them to remain present for the entire day because of their other pressing engagements connected with their business. Therefore, it was decided that each of the members concerned, representing the Trade and Industry may bring one representative to the meeting along with him who can continue for the entire day on his behalf, so that the coordination between the Advisory Committee and the concerned representatives is maintained and issues are discussed in detail. This was agreed to by all.

3. Further, it was decided that if any of the Trade/Industry members is not able to remain present in any meeting, he may authorize another person in writing to attend the meeting on his behalf.

4. The Minutes of the 76th Authority Meeting held on 07.04.2026 was read by Mr. Rahul Shivannagol, Assistant Development Commissioner (SEEPZ-SEZ).

5. Issues which are coming up for discussion are briefly listed below:

(i) 'Manufacturing units' – to be elaborated by the SEEPZ Officers. Which units are called manufacturing units?

(ii) 'Differentiated and more considered approach' - to be further elaborated by the SEEPZ Officers.

(iii) 'Trade /Industry' – may be further clarified whether it is referring to only manufacturing units.

(iv) 'Possibly based on funds required for development of SEEPZ infrastructure' – the details of projected fund requirement by SEEPZ for the next defined period may be presented to the Committee. Mr. Aman Sharma, Assistant Development Commissioner (SEEPZ-SEZ), may be requested to arrange the above presentation in the next Committee meeting. Mr. Sharma was also requested to make available the projected fund requirements to the concerned members well in advance.

(v) The Committee also expressed the necessity of visiting a few representative units of such manufacturing units, so as to understand the issues connected with the Fixation of Revised Fair Rental Rates.

(vi) Mr. Kothari and Mr. Dholakia, Members volunteered to facilitate the entire Committee's visit to a selected few manufacturing units on the next meeting date, preferably in the afternoon session.

(vii) A point was raised by Mr. Kothari, Member, whether this Committee is formed to consider the sub-leases of 30-year period or also for any other period. This point was clarified by Mr. Bhosale, Convenor, that this Committee will deliberate 'only on sub-leases of 30 year period' and that too only for manufacturing units.

(viii) Thereafter, Mr. Kothari and Mr. Dholakia, Members, were requested to explain the issues which are important for being

addressed by this Committee for deciding the Fair Rental Rates for the 30-year sub-lease period of manufacturing units.

6. The issues were accordingly explained in detail by both the members and they were deliberated in the Committee. It was further decided to continue the deliberations in the next meeting scheduled on **5th June 2026 at 11:00 a.m.** at the same venue.

7. The minutes of the meeting were read out to all the present and signatures were dispensed with.

Place: Mumbai

Date: 22.05.2026

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ANNEXURE-B-2

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE (SEEPZ) – SEZ

MINUTES OF THE 2nd MEETING OF RECONSTITUTED ADVISORY COMMITTEE FOR RECOMMENDING METHODOLOGY FOR FIXATION OF REVISED FAIR RENTAL RATES FOR MANUFACTURING UNITS AS PER OFFICE ORDER NO.21, DATED 13th MAY 2026

(**Venue**: 2nd Floor, Conference Hall, Service Centre Building, SEEPZ SEZ, Andheri (East), Mumbai 400 096)

Date :- 05.06.2026

Following are present:

Advisory Committee Members:

1. **Mr. K. P. Bakshi, IAS (Retd.),** **Chairman**
   Former Additional Chief Secretary (Home),
   Govt. of Maharashtra

2. **Mr. M. A. Sayeed** **Member**
   Former Member, Maharashtra State Human Rights Commission; Ex. Principal Secretary (Law & Judiciary Department), Govt. of Maharashtra

3. **Mr. Pandurang Jotiba Jadhav** **Member**
   Joint Secretary (Retd.) Finance Department, Government of Maharashtra

4. **Mr. Dattatray S. Patil** **Member**
   Joint Secretary (Legal) (Retd.), Law & Judiciary Department, Government of Maharashtra

5. **Mr. Hasmukhbhai Dholakia** **Member**
   Partner of H.K. Designs India LLP
   (Through Representative)

6. **Mr. Ashish Kothari** **Member**
   Director, Jewelex India Pvt. Ltd.

7. **Mr. Sandip Bhosale IRS** (attended online) **Convenor**
   Deputy Development Commissioner & Estate Officer (SEEPZ-SEZ Authority)

SEEPZ-SEZ Officers/representatives present:

1. **Mr. Mayur Mankar, IRS**
   Joint Development Commissioner (SEEPZ-SEZ)
2. Mr. Avinash Patanakar
   Senior Accounts Officer (SEEPZ – SEZ)
3. Mr. Adil Kotwal,
   Chairperson, SGJMA
4. Rahul Shivannagol
   Assistant Development Commissioner (SEEPZ-SEZ)
5. Mr. Aman Sharma
   Assistant Development Commissioner (SEEPZ-SEZ)
6. Mr. Soodershan Shindde
   Assistant Development Commissioner (SEEPZ-SEZ)
7. Trupti Dhurat,
   Executive (Legal), (SEEPZ-ZEZ)
8. Mr. Neville R. Tata
   Executive Director (Renaissance Global Ltd.)
9. Mr. Vishwanath H
   Representative for Mr. Hasmukhbhai Dholakia,
   Partner of H.K. Designs India LLP
10. Ms. Pooja Shah
    Representative for Mr. Ashish Kothari, Jewelex India Pvt. Ltd.

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1. The 2nd meeting of the Reconstituted Advisory Committee (the Committee) formed by Order No. 21 dated 13th May 2026 was held on 05th June, 2026, in SEEPZ-SEZ Development Commissioner's Office.

2. In the previous meeting of the Committee it was decided to deliberate on the details of projected fund requirement by SEEPZ for the next defined period, possibly based on funds required for development of SEEPZ infrastructure and Mr. Aman Sharma, Assistant Development Commissioner (SEEPZ-SEZ), was requested to arrange the presentation of the same to the Committee.

3. Accordingly, Mr. Aman Sharma, Assistant Development Commissioner (SEEPZ-SEZ) presented the projected fund requirement for the next defined period of the future development including, NEST 03

Building, NEST 04 Building and common infrastructure including skywalk etc. This plan consists of a total development cost of Rs. 1738.65 Cr including borrowed fund and IDC.

4. Thus, initially it was appraised to the Committee that a projected development cost of Rs. 1738.65 Cr will be required by SEEPZ-SEZ in the next 15 years.

5. The SEEPZ-SEZ administration has proposed that for this development one time increase is required in rentals for the 30 year lease areas nearing expiry over the next 15 years. This issue was primarily deliberated in the meeting.

6. The Trade and Industry members raised key concerns and made submissions over the requirement of funds for developmental activities in SEEPZ-SEZ and the way these funds can be raised. Mr. Adil Kotwal, President, SGJMA informed the Committee that, the SGJMA has already submitted two representations dated 29th May, 2026 with respect to fair rental rates to the Chairperson SEEPZ SEZ Authority.

7. The Committee deliberated upon various issues raised in the said representations point wise. The gist of the deliberation is tabularized as below:

Point raised by Trade members/SGJMA		Deliberations in the Committee
1. The fair rental rates should not be determined with the objective of recovering or financing proposed development cost of the SEEPZ-ZEZ. Additional funds required for development may be		The committee deliberated this point in detail and concluded that, funds required for development activities in SEEPZ-SEZ may not be the sole criterion for determination of the fair rental rates, but at the same time this may not be ignored all together. This needs to be considered as one of the criteria for

raised through appropriate institutional channels including bank financing based on leased rent discounting.		deciding fair rental rates for manufacturing units. Mr. Adil Kotwal, President, SGJMA and Mr. Ashish Kothari, Member of Committee stressed that the funds requirement for development activities needs to be bifurcated in the terms of core development works (like development of NEST 03 and NEST 04) and common infra developments (like roads, utilities etc.). This needs to be worked out with the members of the industry. Hence, as per deliberations it was decided to form a sub-committee under the Chairmanship of Joint Development Commissioner SEEPZ SEZ. As per discussions the structure of the Sub-committee was decided as below : Mr. Mayur Mankar, IRS Joint Development Commissioner (SEEPZ-SEZ) ..... Chairman Mr. Sandip Bhosale IRS Deputy Development Commissioner (SEEPZ-SEZ) ..... Member Mr. Avinash Patanakar Senior Accounts Officer (SEEPZ-SEZ) ..... Member Mr.Rahul Shivannagol Assistant Development Commissioner (SEEPZ-SEZ) ..... Convenor SGJMA Representative 1 ..... Member SGJMA Representative 2 ..... Member SEEMA Representative ..... Member

		The ToR for the said sub-committee shall be Preparation and submission of Self-Financing Scheme for development works like NEST 03 and NEST 04 It was also discussed that said Sub-committee should submit its report within two weeks.
2. The legal principle of Imla Malik requires due consideration.		This point was discussed at length and finally it was concluded that the said legal principle of 'Imla Malik' is not directly relevant to the issue for consideration before the committee.
3. MIDC's ready reckoner rates outside SEEPZ may be considered as one of the option for deciding fair rental rates for manufacturing units in SEEPZ-SEZ.		The Members of Trade and Industry of the Committee suggested that MIDC ready reckoner rates outside SEEPZ may be considered as one of the criteria for determining fair rental rates for manufacturing units in SEEPZ-SEZ. The issue was discussed and deliberated in detail by the Committee. It was within the knowledge that the MIDC ready reckoner rates notified by MIDC vide their circular dated 15.03.2024 are available in public domain. During discussion it was revealed that MIDC has now initiated a process of updating these rates regularly.

		In this connection it was decided that SEEPZ-SEZ may write to CEO MIDC and obtain information about current ready reckoner rates applicable for Andheri area (In which SEEPZ is located) may be officially obtained from MIDC. The information about policy of MIDC regarding periodic revision enhancement of the lease rent may be obtained from MIDC. Also it was revealed that, MIDC is currently following auction method for leases, the information about policy details of this scheme of MIDC including the type of industries covered under the scheme and information about exceptions from 'public auctions' to certain types of industries from said policy of auction if any may be obtained from MIDC. Similarly details of latest rates received by MIDC through auction, for industrial purpose in Andheri Area (In which SEEPZ is located) may also be obtained from MIDC.

8. The issues were accordingly deliberated in the Committee. It was further decided to continue the deliberations in the next meeting after receiving the requisite information from MIDC.

9. As decided in the earlier meeting, in the afternoon session, the Chairman and Committee members visited some manufacturing units in SEEPZ viz Jewelex India Ltd (a industry situated on a plot) and Renaissance Global Ltd. (a industry situated in a gala), followed by the MEGA CFC, SEEPZ SEZ. The purpose of this visit was to understand the peculiar circumstances in which they are working. The Committee is grateful to Shri Ashish Kothari and Mr. Neville R. Tata for facilitating visits to these manufacturing units and Mega CFC.

10. The next meeting of the Committee is scheduled on **12th June 2026 at 10.30 a.m.** at the same venue.

11. The minutes of the meeting were read out to all the present and signatures were dispensed with.

Place: Mumbai

Date: 05.06.2026

ANNEXURE-B-3

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE (SEEPZ) – SEZ

MINUTES OF THE 3rd MEETING OF RECONSTITUTED ADVISORY COMMITTEE FOR RECOMMENDING METHODOLOGY FOR FIXATION OF REVISED FAIR RENTAL RATES FOR MANUFACTURING UNITS AS PER OFFICE ORDER NO.21, DATED 13th MAY 2026

(**Venue**: 2nd Floor, Conference Hall, Service Centre Building, SEEPZ SEZ, Andheri (East), Mumbai 400 096)

Date: - 13.07.2026

Following are present:
Advisory Committee Members:

1. **Mr. K. P. Bakshi, IAS (Retd.),** — **Chairman**
Former Additional Chief Secretary (Home), Govt. of Maharashtra

2. **Mr. M.A. Sayeed** — **Member**
Former Member, Maharashtra State Human Rights Commission; Ex. Principal Secretary (Law & Judiciary), Govt. of Maharashtra

3. **Mr. Pandurang Jotiba Jadhav**
Joint Secretary (Retd.) Finance Department, Government of Maharashtra — **Member**

4. **Mr. Dattatray S. Patil**
Joint Secretary (Legal) (Retd.), Law & Judiciary Department, Government of Maharashtra — **Member**

5. **Mr. Hasmukhbhai Dholakia** (attended online)
Partner of H.K. Designs India LLP — **Member**

6. **Mr. Ashish Kothari** (attended online)
Director, Jewelex India Pvt. Ltd. — **Member**

7. **Mr. Sandip Bhosale**
Deputy Development Commissioner & Estate Officer (SEEPZ-SEZ Authority) — **Convenor**

SEEPZ-SEZ Officers/ Trade representatives present:

1. Mr. Adil Kotwal
   Chairperson, SGJMA.
2. Mr. Neville R. Tata
   Executive Director (Renaissance Global Ltd.)
3. Mr. Avinash Patanakar
   Senior Accounts Officer (SEEPZ – SEZ)
4. Mr. Rahul Shivannagol
   Assistant Development Commissioner (SEEPZ-SEZ)
5. Mr. Aman Sharma
   Assistant Development Commissioner (SEEPZ-SEZ)
6. Mr. Soodershan Shindde
   Assistant Development Commissioner (SEEPZ-SEZ)
7. Mr. Hanish Rathi
   Assistant Development Commissioner (SEEPZ-SEZ)
8. Mr. Vishwanath Hubalikar
   Representative for Mr. Hasmukhbhai Dholakia,
   Partner of H.K. Designs India LLP
9. Ms. Pooja Shah
   Representative for Mr. Ashish Kothari, Jewelex India Pvt. Ltd.

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1. The Sub Committee was constituted under the Chairmanship of Shri. Mayur Mankar, IRS, Joint Development Commissioner for preparation and submission of Self-Financing Scheme for development works in SEEPZ-SEZ like NEST 03 and NEST 04. Shri. Sandip Bhosale DDC and Shri Aman Sharma, ADC presented detailed notes with concise tabular chart, projecting the tentative cash flow statements and the project cost for NEST-3.

2. Shri. Adil Bhai Kotwal, Chairman, SGZMA submitted a paper with salient features of 'Self Financing Scheme and as to how it can facilitate the SEEPZ-SEZ Authority in meeting out finances for proposed impending

NEST-3 project with relation to enhancement of the rental rate, as proposed by the Advisory Committee.

3. After a detailed deliberation with the members of the Sub-Committees, and the Trade Members, it was proposed by the Chairman of the Reconstituted Advisory Committee that rates and various assumptions as proposed by the Sub-Committee as regards the borrowing from the bank for the proposed NEST-3 project should be re-visited to further fine tune the entire projections.

4. The expected income and expenditure should be re-worked primarily based on Moderation and resubmission of the mathematical charts should be completed within weeks' time. This assignment may be done by Mr. Rahul Shivannagol, ADC and his team.

5. Shri. Aman Sharma, ADC should reexamine in detail and prepare concise notes on the MIDC's response received by SEEPZ SEZ Authority which the office had sought from MIDC Head office. Ready Reckoner Rates, auction-based allotment policy and lease rental framework etc., may be studied in detail so that the Advisory Committee may use this valuable input for formulating the fair rental rate.

6. The inputs/papers provided by the subcommittee on Self Financing Scheme should form a part of the final report of the Committee on fair quantum of rental rate for the manufacturing units.

7. The aforesaid reports are expected to be shared with members of the Advisory Committee within a week.

8. The minutes of the meeting were read out to all the present and signatures were dispensed with.

Place: Mumbai
Date: 13.07.2026

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ANNEXURE-B-4

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE (SEEPZ) – SEZ

MINUTES OF THE 4th MEETING OF RECONSTITUTED ADVISORY COMMITTEE FOR RECOMMENDING METHODOLOGY FOR FIXATION OF REVISED FAIR RENTAL RATES FOR MANUFACTURING UNITS AS PER OFFICE ORDER NO.21, DATED 13th MAY 2026

(**Venue**: 2nd Floor, Conference Hall, Service Centre Building, SEEPZ SEZ, Andheri (East), Mumbai 400 096)

Date: - 29.09.2026

Following are present:
Advisory Committee Members:

1. **Mr. K. P. Bakshi, IAS (Retd.),** — **Chairman**
Former Additional Chief Secretary (Home), Govt. of Maharashtra

2. **Mr. M.A. Sayeed** — **Member**
Former Member, Maharashtra State Human Rights Commission; Ex. Principal Secretary (Law & Judiciary), Govt. of Maharashtra

3. **Mr. Pandurang Jotiba Jadhav**
Joint Secretary (Retd.) Finance Department, Government of Maharashtra — **Member**

4. **Mr. Dattatray S. Patil**
Joint Secretary (Legal) (Retd.), Law & Judiciary Department, Government of Maharashtra — **Member**

5. **Mr. Hasmukhbhai Dholakia**
Partner of H.K. Designs India LLP — **Member**

6. **Mr. Sandip Bhosale**
Deputy Development Commissioner & Estate Officer (SEEPZ-SEZ Authority) — **Convenor**

Mr. Ashish Kothari, Member of the Committee and Director, Jewelex India Pvt. Ltd. could not attend the meeting due to other preoccupation.

SEEPZ-SEZ Officers/ Trade representatives present:

1. Mr. Adil Kotwal
   Chairperson, SGJMA.
2. Mr. Vijay Gujarathi
   Managing Director, EOS Power India Ltd. (Attended Online)
3. Mr. Avinash Patanakar
   Senior Accounts Officer (SEEPZ – SEZ)
4. Mr. Rahul Shivannagol
   Assistant Development Commissioner (SEEPZ-SEZ)
5. Mr. Aman Sharma
   Assistant Development Commissioner (SEEPZ-SEZ)

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1. The Sub Committee was constituted under the Chairmanship of Shri. Mayur Mankar, IRS, Joint Development Commissioner for preparation and submission of Self-Financing Scheme for development works in SEEPZ-SEZ like NEST 03 and NEST 04. Shri. Sandip Bhosale DDC and Shri Rahul Shivannagol, ADC presented detailed notes with concise tabular chart, projecting the cash flow statements and the project cost for NEST-3.

2. After detailed deliberations with the members of the Sub-Committee and the Trade Members, it was proposed that the SEEPZ SEZ to obtain the tentative interest rates for borrowing from banks and then the subcommittee to submit its final signed report within 4 days.

3. This was followed by the discussion on the fair quantum of rental rates for the manufacturing units. After deliberations the entitative proposed fair rental rates were provided to the Trade members, and they were advised to discuss the same within their association and revert by the next meeting.

4. Thereafter it was further decided to schedule next meetings of the Committee on 7th October 2026 at 11:00 a.m. at the same venue.

5. The minutes of the meeting were read out to all the present and signatures were dispensed with.

Place: Mumbai

Date: 29.09.2026

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ANNEXURE-B-5

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE (SEEPZ) – SEZ

MINUTES OF THE 5TH MEETING OF RECONSTITUTED ADVISORY COMMITTEE FOR RECOMMENDING METHODOLOGY FOR FIXATION OF REVISED FAIR RENTAL RATES FOR MANUFACTURING UNITS AS PER OFFICE ORDER NO.21, DATED 13th MAY 2026

(**Venue**: 2nd Floor, Conference Hall, Service Centre Building, SEEPZ SEZ, Andheri (East), Mumbai 400 096)

Date: -07.10.2026

Following are present:
Advisory Committee Members:

1. **Mr. K. P. Bakshi, IAS (Retd.),** — **Chairman**
Former Additional Chief Secretary (Home), Govt. of Maharashtra

2. **Mr. M.A. Sayeed** — **Member**
Former Member, Maharashtra State Human Rights Commission; Ex. Principal Secretary (Law & Judiciary), Govt. of Maharashtra

3. **Mr. Pandurang Jotiba Jadhav**
Joint Secretary (Retd.) Finance Department, Government of Maharashtra — **Member**

4. **Mr. Dattatray S. Patil**
Joint Secretary (Legal) (Retd.), Law & Judiciary Department, Government of Maharashtra — **Member**

5. **Mr. Hasmukhbhai Dholakia**
Partner of H.K. Designs India LLP — **Member**

6. **Mr. Ashish Kothari**
Director, Jewelex India Pvt. Ltd. — **Member**

7. **Mr. Sandip Bhosale**
Deputy Development Commissioner & Estate Officer (SEEPZ-SEZ Authority) — **Convenor**

SEEPZ-SEZ Officers/ Trade representatives present:

1. Mr. Adil Kotwal
   Chairperson, SGJMA.
2. Mr. Vijay Gujarathi
   Managing Director, EOS Power India Ltd. (Attended Online)
3. Mr. Avinash Patanakar
   Senior Accounts Officer (SEEPZ – SEZ)
4. Mr. Rahul Shivannagol
   Assistant Development Commissioner (SEEPZ-SEZ)

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1. The discussion on the fair quantum of rental rates for the manufacturing units continued. The trade members submitted their views on the tentative proposed fair rental rates that was provided to the Trade members in previous meeting. The tentative proposed fair rental rates were further deliberated and finalised in consultation with the trade members. The details of proposed fair rental rates for manufacturing units in SEEPZ-SEZ are elaborated in the report of the committee.

2. The SEEPZ-SEZ was requested to submit the signed Report of Sub-Committee at the earliest in order to facilitate submission of Final Report of the Reconstituted Committee.

3. The minutes of the meeting were read out to all the present and signatures were dispensed with.

Place: Mumbai
Date: 07.10.2026

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ANNEXURE-C

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ 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. SEEPZ-SEZ/LAB-19/7/2022-LABOUR / 10737 Date: 3.11.2026

To,
Advisory Committee Constituted vide Office Order 21 dated 13.05.2026

विषय: NEST-3 के लिए प्रस्तावित स्व-वित्तपोषित योजना की वित्तीय व्यवहार्यता पर उप-समिति की रिपोर्ट अग्रेषित करने के संबंध में।

Subject: Forwarding of Sub-Committee Report on Financial Feasibility of Proposed Self-Financing Scheme for NEST-3 – regarding.

महोदय,

NEST-3 सुविधा के निर्माण के लिए प्रस्तावित स्व-वित्तपोषित योजना के संबंध में सलाहकार समिति में हुई चर्चाओं के मद्देनजर, इस प्रस्तावित योजना की वित्तीय व्यवहार्यता की जांच करने के लिए गठित उप-समिति ने अपनी रिपोर्ट सौंप दी है।

2. इस संबंध में, NEST-3 के लिए प्रस्तावित 'स्व-वित्तपोषित योजना' (Self-Financing Scheme) की वित्तीय व्यवहार्यता पर उप-समिति की रिपोर्ट (प्रति संलग्न है), तथा इसके साथ संलग्न दस्तावेज़ - यानी NEST-3 फाइनेंसिंग राइट-अप, पुनर्भुगतान अनुसूची (Repayment Schedule) और कैश-फ्लो स्टेटमेंट (जो क्रमशः परिशिष्ट I, II और III में दिए गए हैं) - सलाहकार समिति के अवलोकन और विचारार्थ प्रस्तुत किए जा रहे हैं।

With reference to the deliberations held in the Advisory Committee regarding the proposed self-financing scheme for construction of the NEST-3 facility, the Sub-Committee constituted to examine the financial feasibility of the proposed scheme has submitted its report.

2. In this regard, the Sub-Committee Report (Copy enclosed) on the Financial Feasibility of the Proposed Self-Financing Scheme for NEST-3, along with the supporting documents, namely, the NEST-3 Financing Write-up, Repayment Schedule and Cash-Flow Statement, placed at Annexures I, II and III, respectively, is hereby forwarded for kind perusal and consideration of the Advisory Committee.

03-11-2026

(राहुल शिवण्णगोल)
सहायक विकास आयुक्त
सीप्ज़-सेज़

संलग्न: उप-समिति की रिपोर्ट

प्रतिलिपि,

1. संपदा अनुभाग, सीप्ज़-सेज़, मूल प्रति को सुरक्षित रखने, रिकॉर्ड में दर्ज करने और आवश्यक कार्रवाई के लिए भेजी गयी
2. विधि अनुभाग, सीप्ज़-सेज़

SUB-COMMITTEE REPORT

Financial Feasibility of Proposed Self-Financing Scheme for NEST-3

1. Background

An Advisory Committee was constituted vide Office Order 21 dated 13.05.2026 for recommending methodology for fixation of revised Fair Rental Rates for manufacturing units.

During the discussions, representatives of the trade raised queries regarding the rationale behind the proposed increase in rental rates for manufacturing units. In response, the officers of the SEEPZ SEZ clarified that the revision is necessary to generate additional revenue. This revenue will be utilized for the future infrastructure development of SEEPZ SEZ, with a specific focus on funding the construction of the upcoming NEST-3 facility.

The trade representatives suggested a self-financing model, wherein a portion of the project cost would be funded by the Authority and the balance raised through bank finance, with rental income from NEST-3 being utilised for repayment of interest and principal.

Accordingly, the Sub-Committee was formed within the advisory committee to examine the financial viability of the proposed model through cash-flow statements and repayment schedules under different financing scenarios.

2. Financing Scenarios Examined

The following two scenarios were examined:

Scenario-I – 33% Authority Contribution: Authority contribution of approximately ₹150 crore (33%) and bank financing of approximately ₹300 crore (67%).

Scenario-II – 50% Authority Contribution: Authority contribution of approximately ₹225 crore (50%) and bank financing of approximately ₹225 crore (50%).

The detailed assumptions and projections are contained in the NEST-3 Financing Write-up, Repayment Schedule and Cash-Flow Statement, prepared and attached with this report as Annexures I, II and III, respectively.

3. Observations

The analysis indicates that the proposed financing model places a significant financial burden on the SEEPZ SEZ Authority.

Under the 33% contribution scenario, the higher borrowing results in a substantial interest and repayment burden. The projected closing bank balance becomes less than 100 crores and shows a declining trend. Further, the interest liability exceeds the initial rental income projected from NEST-3.

Under the 50% contribution scenario, the borrowing and interest burden are reduced; however, in this scenario, the projected closing bank balance becomes negative in just four years and also shows a declining trend.

Thus, the higher Authority contribution does not sufficiently address the overall financial risks associated with the proposed model.

4. Inference

Based on the financial analysis, the Sub-Committee is of the view that the proposed self-financing scheme does not provide a sufficiently healthy or sustainable financial model for the SEEPZ SEZ Authority, considering the projected cash-flow position, interest burden, repayment obligations and requirement of substantial upfront deployment of Authority funds.

The Advisory Committee may consider the above inference along with the Financing Write-up for NEST-3, Repayment Schedules and Cash-Flow Statements attached with report as Annexures I, II and III respectively.

Place: Mumbai

Date: 02-11-2026

Members of the Sub-Committee

Sr. No.	Name & Designation	Comments	Signature
1.	**Rahul Vithal Shivannagol** ADC, SEEPZ SEZ	—	02-11-2026
2.	**Avinash Patankar** PAO, SEEPZ SEZ	—	Patankar 02/11/2026.
3.	**Hasmukh Dholakia** Partner, H.K. Designs India LLP	—	02-Nov-2026
4.	**Ashish Kothari** Director, Jewelex India Pvt. Ltd.	—	2nd Nov 2026

Sr. No.	Name & Designation	Comments	Signature
5.	**Vijay Gujarati** President, SEEMA, SEEPZ	— No comments.	2/11/26
6.	**Adil Kotwal** President, SGJMA, SEEPZ	In my opinion Scenario I 33% authority contribution and 67% bank financing seems appropriate.	M. K. Kotwal 2-NOV-26
7.	**Dr. Sandip D Bhosale** DDC, SEEPZ SEZ	—	02/11
8.	**Mayur Mankar** JDC, SEEPZ SEZ **(Chairman)**	—	Mankar. 2-11-26

ANNEXURE – I

NEST-3 Self-Financing Scheme – Write-up

1. NEST-3 Project Cost – ₹450 crore.
2. Built-up 14,87,000 square feet. Rental considered of 7,00,000 square feet.
3. Initial SEEPZ Authority funding 33% – INR 150 crores financing. (01-01-27 to 30-06-27)
4. Second round Lease Rent discounting model 67% – INR 300 crore (Bank Financing). Interest considered at 10.5% p.a. on monthly basis as per emails received from PNB and UBI.
5. Project completion time – 30 months (1st January 2027 to 30th June 2029).
6. Monthly fund requirement is INR 12.5 crores starting from 1st July 2027.
7. Self Financing Start Date: 1st January, 2027.
8. Project Completion date: 30th June, 2029.
9. Rental start date: 1st July, 2029. 7,00,000 sq ft (approx. 65,032 sq. mt.) @ ₹5,250 per sq. mt. per annum generates ₹34.14 crore rental revenue annually. 5% increase in Rent is considered thereafter on an annual basis.
10. Borrowing starts from 1st July, 2027 at ₹12.5 crores per month for 24 months.
11. Repayment from 1st July, 2029 for 14 years and 11 months as per schedule ending on 30th April 2044.
12. On 30th June, 2029 SEEPZ Authority will have an asset valued conservatively at 1200 crore (8,00,000 sqft at ₹15000) and by 30th April 2044 the value will be approximately 275 Crore (depreciating at 10% (Under the Indian Income Tax Act, building depreciation rates are 5% for residential buildings, 10% for commercial/non-residential buildings)).
13. The interest to be paid to bank is coming out to be more than rental yield generated from entire NEST-3 Building. Hence, instead of 33% infusion of funds by SEEPZ Authority, 50% initial infusion is required.
14. Separate sub sheets have been created in NEST-3 Financing schedule excel sheet and cashflow sheet for detailed figures on what happens when 33% and 50% infusion is done from SEEPZ side and rest is taken as loan from banks.

ANNEXURE – II

Schedules of Borrowing and Repayment – Interest @ 10.5% p.a.

Project cost ₹450 crore · Borrowing from 01.07.2027 · Repayment from 01.07.2029

Scenario-I: 33% Authority contribution (₹150 crore) – Bank finance ₹300 crore

Table 1: Schedule of Borrowing (construction period)

(Amount in ₹)

Date	Opening Balance	Borrowing	Total	Interest @ 10.5% p.a.	Repayment	Closing Balance
01.07.2027	0	12,50,00,000	12,50,00,000	10,93,750	0	12,60,93,750
01.08.2027	12,60,93,750	12,50,00,000	25,10,93,750	21,97,070	0	25,32,90,820
01.09.2027	25,32,90,820	12,50,00,000	37,82,90,820	33,10,045	0	38,16,00,865
01.10.2027	38,16,00,865	12,50,00,000	50,66,00,865	44,32,758	0	51,10,33,623
01.11.2027	51,10,33,623	12,50,00,000	63,60,33,623	55,65,294	0	64,15,98,917
01.12.2027	64,15,98,917	12,50,00,000	76,65,98,917	67,07,741	0	77,33,06,657
01.01.2028	77,33,06,657	12,50,00,000	89,83,06,657	78,60,183	0	90,61,66,841
01.02.2028	90,61,66,841	12,50,00,000	1,03,11,66,841	90,22,710	0	1,04,01,89,550
01.03.2028	1,04,01,89,550	12,50,00,000	1,16,51,89,550	1,01,95,409	0	1,17,53,84,959
01.04.2028	1,17,53,84,959	12,50,00,000	1,30,03,84,959	1,13,78,368	0	1,31,17,63,327
01.05.2028	1,31,17,63,327	12,50,00,000	1,43,67,63,327	1,25,71,679	0	1,44,93,35,006
01.06.2028	1,44,93,35,006	12,50,00,000	1,57,43,35,006	1,37,75,431	0	1,58,81,10,438
01.07.2028	1,58,81,10,438	12,50,00,000	1,71,31,10,438	1,49,89,716	0	1,72,81,00,154
01.08.2028	1,72,81,00,154	12,50,00,000	1,85,31,00,154	1,62,14,626	0	1,86,93,14,780
01.09.2028	1,86,93,14,780	12,50,00,000	1,99,43,14,780	1,74,50,254	0	2,01,17,65,035
01.10.2028	2,01,17,65,035	12,50,00,000	2,13,67,65,035	1,86,96,694	0	2,15,54,61,729
01.11.2028	2,15,54,61,729	12,50,00,000	2,28,04,61,729	1,99,54,040	0	2,30,04,15,769
01.12.2028	2,30,04,15,769	12,50,00,000	2,42,54,15,769	2,12,22,388	0	2,44,66,38,157
01.01.2029	2,44,66,38,157	12,50,00,000	2,57,16,38,157	2,25,01,834	0	2,59,41,39,991
01.02.2029	2,59,41,39,991	12,50,00,000	2,71,91,39,991	2,37,92,475	0	2,74,29,32,466
01.03.2029	2,74,29,32,466	12,50,00,000	2,86,79,32,466	2,50,94,409	0	2,89,30,26,875
01.04.2029	2,89,30,26,875	12,50,00,000	3,01,80,26,875	2,64,07,735	0	3,04,44,34,610
01.05.2029	3,04,44,34,610	12,50,00,000	3,16,94,34,610	2,77,32,553	0	3,19,71,67,163
01.06.2029	3,19,71,67,163	12,50,00,000	3,32,21,67,163	2,90,68,963	0	3,35,12,36,125
30.06.2029	3,35,12,36,125	0	3,35,12,36,125	2,93,23,316	0	3,38,05,59,442
Total		**3,00,00,00,000**		**38,05,59,442**		

Closing balance as on 30.06.2029 (opening balance for the repayment schedule): ₹ 3,38,05,59,442

Table 2: Schedule of Repayment

(Amount in ₹)

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.07.2029	3,38,05,59,442	2,84,50,000	3,35,21,09,442	2,93,30,958	(8,80,958)	3,38,14,40,399
01.08.2029	3,38,14,40,399	2,84,50,000	3,35,29,90,399	2,93,38,666	(8,88,666)	3,38,23,29,065
01.09.2029	3,38,23,29,065	2,84,50,000	3,35,38,79,065	2,93,46,442	(8,96,442)	3,38,32,25,507
01.10.2029	3,38,32,25,507	2,84,50,000	3,35,47,75,507	2,93,54,286	(9,04,286)	3,38,41,29,793
01.11.2029	3,38,41,29,793	2,84,50,000	3,35,56,79,793	2,93,62,198	(9,12,198)	3,38,50,41,991
01.12.2029	3,38,50,41,991	2,84,50,000	3,35,65,91,991	2,93,70,180	(9,20,180)	3,38,59,62,171
01.01.2030	3,38,59,62,171	2,84,50,000	3,35,75,12,171	2,93,78,231	(9,28,231)	3,38,68,90,402
01.02.2030	3,38,68,90,402	2,84,50,000	3,35,84,40,402	2,93,86,354	(9,36,354)	3,38,78,26,756
01.03.2030	3,38,78,26,756	2,84,50,000	3,35,93,76,756	2,93,94,547	(9,44,547)	3,38,87,71,302
01.04.2030	3,38,87,71,302	2,84,50,000	3,36,03,21,302	2,94,02,811	(9,52,811)	3,38,97,24,114
01.05.2030	3,38,97,24,114	2,84,50,000	3,36,12,74,114	2,94,11,148	(9,61,148)	3,39,06,85,262
01.06.2030	**3,39,06,85,262**	**2,84,50,000**	**3,36,22,35,262**	**2,94,19,559**	**(9,69,559)**	**3,39,16,54,821**
1st year end						
01.07.2030	3,39,16,54,821	2,98,72,500	3,36,17,82,321	2,94,15,595	4,56,905	3,39,11,97,916
01.08.2030	3,39,11,97,916	2,98,72,500	3,36,13,25,416	2,94,11,597	4,60,903	3,39,07,37,014
01.09.2030	3,39,07,37,014	2,98,72,500	3,36,08,64,514	2,94,07,564	4,64,936	3,39,02,72,078
01.10.2030	3,39,02,72,078	2,98,72,500	3,36,03,99,578	2,94,03,496	4,69,004	3,38,98,03,074
01.11.2030	3,38,98,03,074	2,98,72,500	3,35,99,30,574	2,93,99,393	4,73,107	3,38,93,29,967
01.12.2030	3,38,93,29,967	2,98,72,500	3,35,94,57,467	2,93,95,253	4,77,247	3,38,88,52,720
01.01.2031	3,38,88,52,720	2,98,72,500	3,35,89,80,220	2,93,91,077	4,81,423	3,38,83,71,297
01.02.2031	3,38,83,71,297	2,98,72,500	3,35,84,98,797	2,93,86,864	4,85,636	3,38,78,85,661
01.03.2031	3,38,78,85,661	2,98,72,500	3,35,80,13,161	2,93,82,615	4,89,885	3,38,73,95,776
01.04.2031	3,38,73,95,776	2,98,72,500	3,35,75,23,276	2,93,78,329	4,94,171	3,38,69,01,605
01.05.2031	3,38,69,01,605	2,98,72,500	3,35,70,29,105	2,93,74,005	4,98,495	3,38,64,03,110
01.06.2031	**3,38,64,03,110**	**2,98,72,500**	**3,35,65,30,610**	**2,93,69,643**	**5,02,857**	**3,38,59,00,252**
2nd year end						
01.07.2031	3,38,59,00,252	3,13,66,125	3,35,45,34,127	2,93,52,174	20,13,951	3,38,38,86,301
01.08.2031	3,38,38,86,301	3,13,66,125	3,35,25,20,176	2,93,34,552	20,31,573	3,38,18,54,728
01.09.2031	3,38,18,54,728	3,13,66,125	3,35,04,88,603	2,93,16,775	20,49,350	3,37,98,05,378
01.10.2031	3,37,98,05,378	3,13,66,125	3,34,84,39,253	2,92,98,843	20,67,282	3,37,77,38,096
01.11.2031	3,37,77,38,096	3,13,66,125	3,34,63,71,971	2,92,80,755	20,85,370	3,37,56,52,726
01.12.2031	3,37,56,52,726	3,13,66,125	3,34,42,86,601	2,92,62,508	21,03,617	3,37,35,49,109
01.01.2032	3,37,35,49,109	3,13,66,125	3,34,21,82,984	2,92,44,101	21,22,024	3,37,14,27,085
01.02.2032	3,37,14,27,085	3,13,66,125	3,34,00,60,960	2,92,25,533	21,40,592	3,36,92,86,493
01.03.2032	3,36,92,86,493	3,13,66,125	3,33,79,20,368	2,92,06,803	21,59,322	3,36,71,27,172
01.04.2032	3,36,71,27,172	3,13,66,125	3,33,57,61,047	2,91,87,909	21,78,216	3,36,49,48,956
01.05.2032	3,36,49,48,956	3,13,66,125	3,33,35,82,831	2,91,68,850	21,97,275	3,36,27,51,680
01.06.2032	**3,36,27,51,680**	**3,13,66,125**	**3,33,13,85,555**	**2,91,49,624**	**22,16,501**	**3,36,05,35,179**
3rd year end						
01.07.2032	3,36,05,35,179	3,29,34,431	3,32,76,00,748	2,91,16,507	38,17,925	3,35,67,17,254
01.08.2032	3,35,67,17,254	3,29,34,431	3,32,37,82,823	2,90,83,100	38,51,332	3,35,28,65,923
01.09.2032	3,35,28,65,923	3,29,34,431	3,31,99,31,492	2,90,49,401	38,85,031	3,34,89,80,892
01.10.2032	3,34,89,80,892	3,29,34,431	3,31,60,46,461	2,90,15,407	39,19,025	3,34,50,61,867
01.11.2032	3,34,50,61,867	3,29,34,431	3,31,21,27,436	2,89,81,115	39,53,316	3,34,11,08,551
01.12.2032	3,34,11,08,551	3,29,34,431	3,30,81,74,120	2,89,46,524	39,87,908	3,33,71,20,644
01.01.2033	3,33,71,20,644	3,29,34,431	3,30,41,86,212	2,89,11,629	40,22,802	3,33,30,97,842
01.02.2033	3,33,30,97,842	3,29,34,431	3,30,01,63,410	2,88,76,430	40,58,001	3,32,90,39,840
01.03.2033	3,32,90,39,840	3,29,34,431	3,29,61,05,409	2,88,40,922	40,93,509	3,32,49,46,331
01.04.2033	3,32,49,46,331	3,29,34,431	3,29,20,11,900	2,88,05,104	41,29,327	3,32,08,17,004
01.05.2033	3,32,08,17,004	3,29,34,431	3,28,78,82,573	2,87,68,973	41,65,459	3,31,66,51,545
01.06.2033	**3,31,66,51,545**	**3,29,34,431**	**3,28,37,17,114**	**2,87,32,525**	**42,01,907**	**3,31,24,49,639**
4th year end						
01.07.2033	3,31,24,49,639	3,45,81,153	3,27,78,68,486	2,86,81,349	58,99,804	3,30,65,49,835
01.08.2033	3,30,65,49,835	3,45,81,153	3,27,19,68,683	2,86,29,726	59,51,427	3,30,05,98,409
01.09.2033	3,30,05,98,409	3,45,81,153	3,26,60,17,256	2,85,77,651	60,03,502	3,29,45,94,907
01.10.2033	3,29,45,94,907	3,45,81,153	3,26,00,13,754	2,85,25,120	60,56,032	3,28,85,38,874
01.11.2033	3,28,85,38,874	3,45,81,153	3,25,39,57,721	2,84,72,130	61,09,023	3,28,24,29,852
01.12.2033	3,28,24,29,852	3,45,81,153	3,24,78,48,699	2,84,18,676	61,62,477	3,27,62,67,375

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.01.2034	3,27,62,67,375	3,45,81,153	3,24,16,86,222	2,83,64,754	62,16,398	3,27,00,50,976
01.02.2034	3,27,00,50,976	3,45,81,153	3,23,54,69,824	2,83,10,361	62,70,792	3,26,37,80,185
01.03.2034	3,26,37,80,185	3,45,81,153	3,22,91,99,032	2,82,55,492	63,25,661	3,25,74,54,523
01.04.2034	3,25,74,54,523	3,45,81,153	3,22,28,73,370	2,82,00,142	63,81,011	3,25,10,73,512
01.05.2034	3,25,10,73,512	3,45,81,153	3,21,64,92,360	2,81,44,308	64,36,845	3,24,46,36,668
01.06.2034	**3,24,46,36,668**	**3,45,81,153**	**3,21,00,55,515**	**2,80,87,986**	**64,93,167**	**3,23,81,43,501**
5th year end						
01.07.2034	3,23,81,43,501	3,63,10,210	3,20,18,33,290	2,80,16,041	82,94,169	3,22,98,49,332
01.08.2034	3,22,98,49,332	3,63,10,210	3,19,35,39,121	2,79,43,467	83,66,743	3,22,14,82,588
01.09.2034	3,22,14,82,588	3,63,10,210	3,18,51,72,378	2,78,70,258	84,39,952	3,21,30,42,636
01.10.2034	3,21,30,42,636	3,63,10,210	3,17,67,32,426	2,77,96,409	85,13,802	3,20,45,28,835
01.11.2034	3,20,45,28,835	3,63,10,210	3,16,82,18,624	2,77,21,913	85,88,297	3,19,59,40,537
01.12.2034	3,19,59,40,537	3,63,10,210	3,15,96,30,327	2,76,46,765	86,63,445	3,18,72,77,092
01.01.2035	3,18,72,77,092	3,63,10,210	3,15,09,66,882	2,75,70,960	87,39,250	3,17,85,37,842
01.02.2035	3,17,85,37,842	3,63,10,210	3,14,22,27,631	2,74,94,492	88,15,719	3,16,97,22,123
01.03.2035	3,16,97,22,123	3,63,10,210	3,13,34,11,913	2,74,17,354	88,92,856	3,16,08,29,267
01.04.2035	3,16,08,29,267	3,63,10,210	3,12,45,19,056	2,73,39,542	89,70,669	3,15,18,58,598
01.05.2035	3,15,18,58,598	3,63,10,210	3,11,55,48,388	2,72,61,048	90,49,162	3,14,28,09,436
01.06.2035	**3,14,28,09,436**	**3,63,10,210**	**3,10,64,99,226**	**2,71,81,868**	**91,28,342**	**3,13,36,81,094**
6th year end						
01.07.2035	3,13,36,81,094	3,81,25,721	3,09,55,55,373	2,70,86,110	1,10,39,611	3,12,26,41,482
01.08.2035	3,12,26,41,482	3,81,25,721	3,08,45,15,761	2,69,89,513	1,11,36,208	3,11,15,05,274
01.09.2035	3,11,15,05,274	3,81,25,721	3,07,33,79,553	2,68,92,071	1,12,33,650	3,10,02,71,624
01.10.2035	3,10,02,71,624	3,81,25,721	3,06,21,45,903	2,67,93,777	1,13,31,944	3,08,89,39,680
01.11.2035	3,08,89,39,680	3,81,25,721	3,05,08,13,959	2,66,94,622	1,14,31,099	3,07,75,08,581
01.12.2035	3,07,75,08,581	3,81,25,721	3,03,93,82,860	2,65,94,600	1,15,31,121	3,06,59,77,460
01.01.2036	3,06,59,77,460	3,81,25,721	3,02,78,51,739	2,64,93,703	1,16,32,018	3,05,43,45,442
01.02.2036	3,05,43,45,442	3,81,25,721	3,01,62,19,721	2,63,91,923	1,17,33,798	3,04,26,11,644
01.03.2036	3,04,26,11,644	3,81,25,721	3,00,44,85,923	2,62,89,252	1,18,36,469	3,03,07,75,175
01.04.2036	3,03,07,75,175	3,81,25,721	2,99,26,49,454	2,61,85,683	1,19,40,038	3,01,88,35,136
01.05.2036	3,01,88,35,136	3,81,25,721	2,98,07,09,415	2,60,81,207	1,20,44,514	3,00,67,90,623
01.06.2036	**3,00,67,90,623**	**3,81,25,721**	**2,96,86,64,902**	**2,59,75,818**	**1,21,49,903**	**2,99,46,40,720**
7th year end						
01.07.2036	2,99,46,40,720	4,00,32,007	2,95,46,08,713	2,58,52,826	1,41,79,181	2,98,04,61,539
01.08.2036	2,98,04,61,539	4,00,32,007	2,94,04,29,532	2,57,28,758	1,43,03,249	2,96,61,58,290
01.09.2036	2,96,61,58,290	4,00,32,007	2,92,61,26,283	2,56,03,605	1,44,28,402	2,95,17,29,888
01.10.2036	2,95,17,29,888	4,00,32,007	2,91,16,97,881	2,54,77,356	1,45,54,651	2,93,71,75,238
01.11.2036	2,93,71,75,238	4,00,32,007	2,89,71,43,231	2,53,50,003	1,46,82,004	2,92,24,93,234
01.12.2036	2,92,24,93,234	4,00,32,007	2,88,24,61,227	2,52,21,536	1,48,10,471	2,90,76,82,763
01.01.2037	2,90,76,82,763	4,00,32,007	2,86,76,50,755	2,50,91,944	1,49,40,063	2,89,27,42,700
01.02.2037	2,89,27,42,700	4,00,32,007	2,85,27,10,693	2,49,61,219	1,50,70,788	2,87,76,71,911
01.03.2037	2,87,76,71,911	4,00,32,007	2,83,76,39,904	2,48,29,349	1,52,02,658	2,86,24,69,253
01.04.2037	2,86,24,69,253	4,00,32,007	2,82,24,37,246	2,46,96,326	1,53,35,681	2,84,71,33,572
01.05.2037	2,84,71,33,572	4,00,32,007	2,80,71,01,565	2,45,62,139	1,54,69,868	2,83,16,63,704
01.06.2037	**2,83,16,63,704**	**4,00,32,007**	**2,79,16,31,697**	**2,44,26,777**	**1,56,05,230**	**2,81,60,58,474**
8th year end						
01.07.2037	2,81,60,58,474	4,20,33,607	2,77,40,24,867	2,42,72,718	1,77,60,890	2,79,82,97,584
01.08.2037	2,79,82,97,584	4,20,33,607	2,75,62,63,977	2,41,17,310	1,79,16,298	2,78,03,81,287
01.09.2037	2,78,03,81,287	4,20,33,607	2,73,83,47,679	2,39,60,542	1,80,73,065	2,76,23,08,222
01.10.2037	2,76,23,08,222	4,20,33,607	2,72,02,74,614	2,38,02,403	1,82,31,205	2,74,40,77,017
01.11.2037	2,74,40,77,017	4,20,33,607	2,70,20,43,410	2,36,42,880	1,83,90,728	2,72,56,86,290
01.12.2037	2,72,56,86,290	4,20,33,607	2,68,36,52,682	2,34,81,961	1,85,51,646	2,70,71,34,643
01.01.2038	2,70,71,34,643	4,20,33,607	2,66,51,01,036	2,33,19,634	1,87,13,973	2,68,84,20,670
01.02.2038	2,68,84,20,670	4,20,33,607	2,64,63,87,062	2,31,55,887	1,88,77,721	2,66,95,42,949
01.03.2038	2,66,95,42,949	4,20,33,607	2,62,75,09,342	2,29,90,707	1,90,42,901	2,65,05,00,049
01.04.2038	2,65,05,00,049	4,20,33,607	2,60,84,66,441	2,28,24,081	1,92,09,526	2,63,12,90,523
01.05.2038	2,63,12,90,523	4,20,33,607	2,58,92,56,915	2,26,55,998	1,93,77,609	2,61,19,12,913
01.06.2038	**2,61,19,12,913**	**4,20,33,607**	**2,56,98,79,306**	**2,24,86,444**	**1,95,47,163**	**2,59,23,65,750**
9th year end						
01.07.2038	2,59,23,65,750	4,41,35,288	2,54,82,30,462	2,22,97,017	2,18,38,271	2,57,05,27,479
01.08.2038	2,57,05,27,479	4,41,35,288	2,52,63,92,191	2,21,05,932	2,20,29,356	2,54,84,98,123

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.09.2038	2,54,84,98,123	4,41,35,288	2,50,43,62,835	2,19,13,175	2,22,22,113	2,52,62,76,010
01.10.2038	2,52,62,76,010	4,41,35,288	2,48,21,40,722	2,17,18,731	2,24,16,556	2,50,38,59,453
01.11.2038	2,50,38,59,453	4,41,35,288	2,45,97,24,165	2,15,22,586	2,26,12,701	2,48,12,46,752
01.12.2038	2,48,12,46,752	4,41,35,288	2,43,71,11,464	2,13,24,725	2,28,10,562	2,45,84,36,189
01.01.2039	2,45,84,36,189	4,41,35,288	2,41,43,00,902	2,11,25,133	2,30,10,155	2,43,54,26,035
01.02.2039	2,43,54,26,035	4,41,35,288	2,39,12,90,747	2,09,23,794	2,32,11,494	2,41,22,14,541
01.03.2039	2,41,22,14,541	4,41,35,288	2,36,80,79,253	2,07,20,693	2,34,14,594	2,38,87,99,947
01.04.2039	2,38,87,99,947	4,41,35,288	2,34,46,64,659	2,05,15,816	2,36,19,472	2,36,51,80,475
01.05.2039	2,36,51,80,475	4,41,35,288	2,32,10,45,187	2,03,09,145	2,38,26,142	2,34,13,54,332
01.06.2039	**2,34,13,54,332**	**4,41,35,288**	**2,29,72,19,044**	**2,01,00,667**	**2,40,34,621**	**2,31,73,19,711**
10th year end						
01.07.2039	2,31,73,19,711	4,63,42,052	2,27,09,77,659	1,98,71,055	2,64,70,998	2,29,08,48,714
01.08.2039	2,29,08,48,714	4,63,42,052	2,24,45,06,661	1,96,39,433	2,67,02,619	2,26,41,46,095
01.09.2039	2,26,41,46,095	4,63,42,052	2,21,78,04,043	1,94,05,785	2,69,36,267	2,23,72,09,828
01.10.2039	2,23,72,09,828	4,63,42,052	2,19,08,67,776	1,91,70,093	2,71,71,959	2,21,00,37,869
01.11.2039	2,21,00,37,869	4,63,42,052	2,16,36,95,817	1,89,32,338	2,74,09,714	2,18,26,28,155
01.12.2039	2,18,26,28,155	4,63,42,052	2,13,62,86,103	1,86,92,503	2,76,49,549	2,15,49,78,606
01.01.2040	2,15,49,78,606	4,63,42,052	2,10,86,36,554	1,84,50,570	2,78,91,482	2,12,70,87,124
01.02.2040	2,12,70,87,124	4,63,42,052	2,08,07,45,072	1,82,06,519	2,81,35,533	2,09,89,51,591
01.03.2040	2,09,89,51,591	4,63,42,052	2,05,26,09,539	1,79,60,333	2,83,81,719	2,07,05,69,873
01.04.2040	2,07,05,69,873	4,63,42,052	2,02,42,27,821	1,77,11,993	2,86,30,059	2,04,19,39,814
01.05.2040	2,04,19,39,814	4,63,42,052	1,99,55,97,762	1,74,61,480	2,88,80,572	2,01,30,59,242
01.06.2040	**2,01,30,59,242**	**4,63,42,052**	**1,96,67,17,190**	**1,72,08,775**	**2,91,33,277**	**1,98,39,25,966**
11th year end						
01.07.2040	1,98,39,25,966	4,86,59,155	1,93,52,66,811	1,69,33,585	3,17,25,570	1,95,22,00,395
01.08.2040	1,95,22,00,395	4,86,59,155	1,90,35,41,241	1,66,55,986	3,20,03,169	1,92,01,97,226
01.09.2040	1,92,01,97,226	4,86,59,155	1,87,15,38,072	1,63,75,958	3,22,83,197	1,88,79,14,030
01.10.2040	1,88,79,14,030	4,86,59,155	1,83,92,54,875	1,60,93,480	3,25,65,675	1,85,53,48,355
01.11.2040	1,85,53,48,355	4,86,59,155	1,80,66,89,201	1,58,08,531	3,28,50,624	1,82,24,97,731
01.12.2040	1,82,24,97,731	4,86,59,155	1,77,38,38,576	1,55,21,088	3,31,38,067	1,78,93,59,664
01.01.2041	1,78,93,59,664	4,86,59,155	1,74,07,00,509	1,52,31,129	3,34,28,025	1,75,59,31,639
01.02.2041	1,75,59,31,639	4,86,59,155	1,70,72,72,484	1,49,38,634	3,37,20,521	1,72,22,11,118
01.03.2041	1,72,22,11,118	4,86,59,155	1,67,35,51,963	1,46,43,580	3,40,15,575	1,68,81,95,543
01.04.2041	1,68,81,95,543	4,86,59,155	1,63,95,36,388	1,43,45,943	3,43,13,211	1,65,38,82,332
01.05.2041	1,65,38,82,332	4,86,59,155	1,60,52,23,177	1,40,45,703	3,46,13,452	1,61,92,68,880
01.06.2041	**1,61,92,68,880**	**4,86,59,155**	**1,57,06,09,725**	**1,37,42,835**	**3,49,16,320**	**1,58,43,52,560**
12th year end						
01.07.2041	1,58,43,52,560	5,10,92,112	1,53,32,60,448	1,34,16,029	3,76,76,084	1,54,66,76,477
01.08.2041	1,54,66,76,477	5,10,92,112	1,49,55,84,364	1,30,86,363	3,80,05,749	1,50,86,70,727
01.09.2041	1,50,86,70,727	5,10,92,112	1,45,75,78,615	1,27,53,813	3,83,38,300	1,47,03,32,428
01.10.2041	1,47,03,32,428	5,10,92,112	1,41,92,40,315	1,24,18,353	3,86,73,760	1,43,16,58,668
01.11.2041	1,43,16,58,668	5,10,92,112	1,38,05,66,555	1,20,79,957	3,90,12,155	1,39,26,46,513
01.12.2041	1,39,26,46,513	5,10,92,112	1,34,15,54,400	1,17,38,601	3,93,53,511	1,35,32,93,001
01.01.2042	1,35,32,93,001	5,10,92,112	1,30,22,00,889	1,13,94,258	3,96,97,855	1,31,35,95,147
01.02.2042	1,31,35,95,147	5,10,92,112	1,26,25,03,034	1,10,46,902	4,00,45,211	1,27,35,49,936
01.03.2042	1,27,35,49,936	5,10,92,112	1,22,24,57,823	1,06,96,506	4,03,95,607	1,23,31,54,329
01.04.2042	1,23,31,54,329	5,10,92,112	1,18,20,62,217	1,03,43,044	4,07,49,068	1,19,24,05,261
01.05.2042	1,19,24,05,261	5,10,92,112	1,14,13,13,149	99,86,490	4,11,05,622	1,15,12,99,639
01.06.2042	**1,15,12,99,639**	**5,10,92,112**	**1,10,02,07,526**	**96,26,816**	**4,14,65,297**	**1,10,98,34,342**
13th year end						
01.07.2042	1,10,98,34,342	5,36,46,718	1,05,61,87,624	92,41,642	4,44,05,076	1,06,54,29,266
01.08.2042	1,06,54,29,266	5,36,46,718	1,01,17,82,548	88,53,097	4,47,93,621	1,02,06,35,645
01.09.2042	1,02,06,35,645	5,36,46,718	96,69,88,927	84,61,153	4,51,85,565	97,54,50,080
01.10.2042	97,54,50,080	5,36,46,718	92,18,03,362	80,65,779	4,55,80,939	92,98,69,141
01.11.2042	92,98,69,141	5,36,46,718	87,62,22,423	76,66,946	4,59,79,772	88,38,89,369
01.12.2042	88,38,89,369	5,36,46,718	83,02,42,651	72,64,623	4,63,82,095	83,75,07,274
01.01.2043	83,75,07,274	5,36,46,718	78,38,60,556	68,58,780	4,67,87,938	79,07,19,336
01.02.2043	79,07,19,336	5,36,46,718	73,70,72,618	64,49,385	4,71,97,333	74,35,22,003
01.03.2043	74,35,22,003	5,36,46,718	68,98,75,285	60,36,409	4,76,10,309	69,59,11,694
01.04.2043	69,59,11,694	5,36,46,718	64,22,64,976	56,19,819	4,80,26,900	64,78,84,795

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.05.2043	64,78,84,795	5,36,46,718	59,42,38,076	51,99,583	4,84,47,135	59,94,37,660
01.06.2043	**59,94,37,660**	**5,36,46,718**	**54,57,90,942**	**47,75,671**	**4,88,71,047**	**55,05,66,612**
14th year end						
01.07.2043	55,05,66,612	5,63,29,054	49,42,37,558	43,24,579	5,20,04,475	49,85,62,137
01.08.2043	49,85,62,137	5,63,29,054	44,22,33,083	38,69,539	5,24,59,515	44,61,02,622
01.09.2043	44,61,02,622	5,63,29,054	38,97,73,568	34,10,519	5,29,18,535	39,31,84,087
01.10.2043	39,31,84,087	5,63,29,054	33,68,55,033	29,47,482	5,33,81,572	33,98,02,515
01.11.2043	33,98,02,515	5,63,29,054	28,34,73,461	24,80,393	5,38,48,661	28,59,53,853
01.12.2043	28,59,53,853	5,63,29,054	22,96,24,799	20,09,217	5,43,19,837	23,16,34,016
01.01.2044	23,16,34,016	5,63,29,054	17,53,04,962	15,33,918	5,47,95,136	17,68,38,881
01.02.2044	17,68,38,881	5,63,29,054	12,05,09,827	10,54,461	5,52,74,593	12,15,64,288
01.03.2044	12,15,64,288	5,63,29,054	6,52,35,234	5,70,808	5,57,58,246	6,58,06,042
01.04.2044	6,58,06,042	5,63,29,054	94,76,988	82,924	5,62,46,130	95,59,912
01.05.2044	95,59,912	95,59,912	0	0	95,59,912	0
Total		**7,26,38,23,413**		**3,88,32,63,971**	**3,38,05,59,442**	

Loan fully repaid on 01.05.2044 (179 monthly instalments from 01.07.2029). Monthly repayment equals the rent receivable from NEST-3, escalated by 5% every July.

Scenario-II: 50% Authority contribution (₹225 crore) – Bank finance ₹225 crore

Table 3: Schedule of Borrowing (construction period)

(Amount in ₹)

Date	Opening Balance	Borrowing	Total	Interest @ 10.5% p.a.	Repayment	Closing Balance
01.07.2027	0	9,37,50,000	9,37,50,000	8,20,313	0	9,45,70,313
01.08.2027	9,45,70,313	9,37,50,000	18,83,20,313	16,47,803	0	18,99,68,115
01.09.2027	18,99,68,115	9,37,50,000	28,37,18,115	24,82,534	0	28,62,00,649
01.10.2027	28,62,00,649	9,37,50,000	37,99,50,649	33,24,568	0	38,32,75,217
01.11.2027	38,32,75,217	9,37,50,000	47,70,25,217	41,73,971	0	48,11,99,188
01.12.2027	48,11,99,188	9,37,50,000	57,49,49,188	50,30,805	0	57,99,79,993
01.01.2028	57,99,79,993	9,37,50,000	67,37,29,993	58,95,137	0	67,96,25,130
01.02.2028	67,96,25,130	9,37,50,000	77,33,75,130	67,67,032	0	78,01,42,163
01.03.2028	78,01,42,163	9,37,50,000	87,38,92,163	76,46,556	0	88,15,38,719
01.04.2028	88,15,38,719	9,37,50,000	97,52,88,719	85,33,776	0	98,38,22,496
01.05.2028	98,38,22,496	9,37,50,000	1,07,75,72,496	94,28,759	0	1,08,70,01,255
01.06.2028	1,08,70,01,255	9,37,50,000	1,18,07,51,255	1,03,31,573	0	1,19,10,82,828
01.07.2028	1,19,10,82,828	9,37,50,000	1,28,48,32,828	1,12,42,287	0	1,29,60,75,116
01.08.2028	1,29,60,75,116	9,37,50,000	1,38,98,25,116	1,21,60,970	0	1,40,19,86,085
01.09.2028	1,40,19,86,085	9,37,50,000	1,49,57,36,085	1,30,87,691	0	1,50,88,23,776
01.10.2028	1,50,88,23,776	9,37,50,000	1,60,25,73,776	1,40,22,521	0	1,61,65,96,297
01.11.2028	1,61,65,96,297	9,37,50,000	1,71,03,46,297	1,49,65,530	0	1,72,53,11,827
01.12.2028	1,72,53,11,827	9,37,50,000	1,81,90,61,827	1,59,16,791	0	1,83,49,78,618
01.01.2029	1,83,49,78,618	9,37,50,000	1,92,87,28,618	1,68,76,375	0	1,94,56,04,993
01.02.2029	1,94,56,04,993	9,37,50,000	2,03,93,54,993	1,78,44,356	0	2,05,71,99,349
01.03.2029	2,05,71,99,349	9,37,50,000	2,15,09,49,349	1,88,20,807	0	2,16,97,70,156
01.04.2029	2,16,97,70,156	9,37,50,000	2,26,35,20,156	1,98,05,801	0	2,28,33,25,957
01.05.2029	2,28,33,25,957	9,37,50,000	2,37,70,75,957	2,07,99,415	0	2,39,78,75,372
01.06.2029	2,39,78,75,372	9,37,50,000	2,49,16,25,372	2,18,01,722	0	2,51,34,27,094
30.06.2029	2,51,34,27,094	0	2,51,34,27,094	2,19,92,487	0	2,53,54,19,581
Total		**2,25,00,00,000**		**28,54,19,581**		

Closing balance as on 30.06.2029 (opening balance for the repayment schedule): ₹ 2,53,54,19,581

Table 4: Schedule of Repayment

(Amount in ₹)

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.07.2029	2,53,54,19,581	2,84,50,000	2,50,69,69,581	2,19,35,984	65,14,016	2,52,89,05,565
01.08.2029	2,52,89,05,565	2,84,50,000	2,50,04,55,565	2,18,78,986	65,71,014	2,52,23,34,551
01.09.2029	2,52,23,34,551	2,84,50,000	2,49,38,84,551	2,18,21,490	66,28,510	2,51,57,06,041
01.10.2029	2,51,57,06,041	2,84,50,000	2,48,72,56,041	2,17,63,490	66,86,510	2,50,90,19,531
01.11.2029	2,50,90,19,531	2,84,50,000	2,48,05,69,531	2,17,04,983	67,45,017	2,50,22,74,515
01.12.2029	2,50,22,74,515	2,84,50,000	2,47,38,24,515	2,16,45,965	68,04,035	2,49,54,70,479
01.01.2030	2,49,54,70,479	2,84,50,000	2,46,70,20,479	2,15,86,429	68,63,571	2,48,86,06,908
01.02.2030	2,48,86,06,908	2,84,50,000	2,46,01,56,908	2,15,26,373	69,23,627	2,48,16,83,281
01.03.2030	2,48,16,83,281	2,84,50,000	2,45,32,33,281	2,14,65,791	69,84,209	2,47,46,99,073
01.04.2030	2,47,46,99,073	2,84,50,000	2,44,62,49,073	2,14,04,679	70,45,321	2,46,76,53,752
01.05.2030	2,46,76,53,752	2,84,50,000	2,43,92,03,752	2,13,43,033	71,06,967	2,46,05,46,785
01.06.2030	**2,46,05,46,785**	**2,84,50,000**	**2,43,20,96,785**	**2,12,80,847**	**71,69,153**	**2,45,33,77,632**
1st year end						
01.07.2030	2,45,33,77,632	2,98,72,500	2,42,35,05,132	2,12,05,670	86,66,830	2,44,47,10,802
01.08.2030	2,44,47,10,802	2,98,72,500	2,41,48,38,302	2,11,29,835	87,42,665	2,43,59,68,137
01.09.2030	2,43,59,68,137	2,98,72,500	2,40,60,95,637	2,10,53,337	88,19,163	2,42,71,48,974
01.10.2030	2,42,71,48,974	2,98,72,500	2,39,72,76,474	2,09,76,169	88,96,331	2,41,82,52,643
01.11.2030	2,41,82,52,643	2,98,72,500	2,38,83,80,143	2,08,98,326	89,74,174	2,40,92,78,469
01.12.2030	2,40,92,78,469	2,98,72,500	2,37,94,05,969	2,08,19,802	90,52,698	2,40,02,25,771
01.01.2031	2,40,02,25,771	2,98,72,500	2,37,03,53,271	2,07,40,591	91,31,909	2,39,10,93,862
01.02.2031	2,39,10,93,862	2,98,72,500	2,36,12,21,362	2,06,60,687	92,11,813	2,38,18,82,049
01.03.2031	2,38,18,82,049	2,98,72,500	2,35,20,09,549	2,05,80,084	92,92,416	2,37,25,89,633
01.04.2031	2,37,25,89,633	2,98,72,500	2,34,27,17,133	2,04,98,775	93,73,725	2,36,32,15,908
01.05.2031	2,36,32,15,908	2,98,72,500	2,33,33,43,408	2,04,16,755	94,55,745	2,35,37,60,163
01.06.2031	**2,35,37,60,163**	**2,98,72,500**	**2,32,38,87,663**	**2,03,34,017**	**95,38,483**	**2,34,42,21,680**
2nd year end						
01.07.2031	2,34,42,21,680	3,13,66,125	2,31,28,55,555	2,02,37,486	1,11,28,639	2,33,30,93,041
01.08.2031	2,33,30,93,041	3,13,66,125	2,30,17,26,916	2,01,40,111	1,12,26,014	2,32,18,67,026
01.09.2031	2,32,18,67,026	3,13,66,125	2,29,05,00,901	2,00,41,883	1,13,24,242	2,31,05,42,784
01.10.2031	2,31,05,42,784	3,13,66,125	2,27,91,76,659	1,99,42,796	1,14,23,329	2,29,91,19,455
01.11.2031	2,29,91,19,455	3,13,66,125	2,26,77,53,330	1,98,42,842	1,15,23,283	2,28,75,96,171
01.12.2031	2,28,75,96,171	3,13,66,125	2,25,62,30,046	1,97,42,013	1,16,24,112	2,27,59,72,059
01.01.2032	2,27,59,72,059	3,13,66,125	2,24,46,05,934	1,96,40,302	1,17,25,823	2,26,42,46,236
01.02.2032	2,26,42,46,236	3,13,66,125	2,23,28,80,111	1,95,37,701	1,18,28,424	2,25,24,17,812
01.03.2032	2,25,24,17,812	3,13,66,125	2,22,10,51,687	1,94,34,202	1,19,31,923	2,24,04,85,890
01.04.2032	2,24,04,85,890	3,13,66,125	2,20,91,19,765	1,93,29,798	1,20,36,327	2,22,84,49,562
01.05.2032	2,22,84,49,562	3,13,66,125	2,19,70,83,437	1,92,24,480	1,21,41,645	2,21,63,07,918
01.06.2032	**2,21,63,07,918**	**3,13,66,125**	**2,18,49,41,793**	**1,91,18,241**	**1,22,47,884**	**2,20,40,60,033**
3rd year end						
01.07.2032	2,20,40,60,033	3,29,34,431	2,17,11,25,602	1,89,97,349	1,39,37,082	2,19,01,22,951
01.08.2032	2,19,01,22,951	3,29,34,431	2,15,71,88,520	1,88,75,400	1,40,59,032	2,17,60,63,919
01.09.2032	2,17,60,63,919	3,29,34,431	2,14,31,29,488	1,87,52,383	1,41,82,048	2,16,18,81,871
01.10.2032	2,16,18,81,871	3,29,34,431	2,12,89,47,440	1,86,28,290	1,43,06,141	2,14,75,75,730
01.11.2032	2,14,75,75,730	3,29,34,431	2,11,46,41,299	1,85,03,111	1,44,31,320	2,13,31,44,410
01.12.2032	2,13,31,44,410	3,29,34,431	2,10,02,09,979	1,83,76,837	1,45,57,594	2,11,85,86,816
01.01.2033	2,11,85,86,816	3,29,34,431	2,08,56,52,385	1,82,49,458	1,46,84,973	2,10,39,01,843
01.02.2033	2,10,39,01,843	3,29,34,431	2,07,09,67,412	1,81,20,965	1,48,13,466	2,08,90,88,377
01.03.2033	2,08,90,88,377	3,29,34,431	2,05,61,53,946	1,79,91,347	1,49,43,084	2,07,41,45,293
01.04.2033	2,07,41,45,293	3,29,34,431	2,04,12,10,861	1,78,60,595	1,50,73,836	2,05,90,71,456
01.05.2033	2,05,90,71,456	3,29,34,431	2,02,61,37,025	1,77,28,699	1,52,05,732	2,04,38,65,724
01.06.2033	**2,04,38,65,724**	**3,29,34,431**	**2,01,09,31,293**	**1,75,95,649**	**1,53,38,782**	**2,02,85,26,942**
4th year end						
01.07.2033	2,02,85,26,942	3,45,81,153	1,99,39,45,789	1,74,47,026	1,71,34,127	2,01,13,92,815
01.08.2033	2,01,13,92,815	3,45,81,153	1,97,68,11,662	1,72,97,102	1,72,84,051	1,99,41,08,764
01.09.2033	1,99,41,08,764	3,45,81,153	1,95,95,27,611	1,71,45,867	1,74,35,286	1,97,66,73,478
01.10.2033	1,97,66,73,478	3,45,81,153	1,94,20,92,325	1,69,93,308	1,75,87,845	1,95,90,85,633
01.11.2033	1,95,90,85,633	3,45,81,153	1,92,45,04,480	1,68,39,414	1,77,41,739	1,94,13,43,894
01.12.2033	1,94,13,43,894	3,45,81,153	1,90,67,62,741	1,66,84,174	1,78,96,979	1,92,34,46,915

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.01.2034	1,92,34,46,915	3,45,81,153	1,88,88,65,762	1,65,27,575	1,80,53,577	1,90,53,93,338
01.02.2034	1,90,53,93,338	3,45,81,153	1,87,08,12,185	1,63,69,607	1,82,11,546	1,88,71,81,792
01.03.2034	1,88,71,81,792	3,45,81,153	1,85,26,00,639	1,62,10,256	1,83,70,897	1,86,88,10,894
01.04.2034	1,86,88,10,894	3,45,81,153	1,83,42,29,742	1,60,49,510	1,85,31,643	1,85,02,79,252
01.05.2034	1,85,02,79,252	3,45,81,153	1,81,56,98,099	1,58,87,358	1,86,93,794	1,83,15,85,457
01.06.2034	**1,83,15,85,457**	**3,45,81,153**	**1,79,70,04,304**	**1,57,23,788**	**1,88,57,365**	**1,81,27,28,092**
5th year end						
01.07.2034	1,81,27,28,092	3,63,10,210	1,77,64,17,882	1,55,43,656	2,07,66,554	1,79,19,61,538
01.08.2034	1,79,19,61,538	3,63,10,210	1,75,56,51,328	1,53,61,949	2,09,48,261	1,77,10,13,277
01.09.2034	1,77,10,13,277	3,63,10,210	1,73,47,03,066	1,51,78,652	2,11,31,559	1,74,98,81,718
01.10.2034	1,74,98,81,718	3,63,10,210	1,71,35,71,508	1,49,93,751	2,13,16,460	1,72,85,65,258
01.11.2034	1,72,85,65,258	3,63,10,210	1,69,22,55,048	1,48,07,232	2,15,02,979	1,70,70,62,280
01.12.2034	1,70,70,62,280	3,63,10,210	1,67,07,52,069	1,46,19,081	2,16,91,130	1,68,53,71,150
01.01.2035	1,68,53,71,150	3,63,10,210	1,64,90,60,939	1,44,29,283	2,18,80,927	1,66,34,90,223
01.02.2035	1,66,34,90,223	3,63,10,210	1,62,71,80,012	1,42,37,825	2,20,72,385	1,64,14,17,837
01.03.2035	1,64,14,17,837	3,63,10,210	1,60,51,07,627	1,40,44,692	2,22,65,519	1,61,91,52,319
01.04.2035	1,61,91,52,319	3,63,10,210	1,58,28,42,108	1,38,49,868	2,24,60,342	1,59,66,91,977
01.05.2035	1,59,66,91,977	3,63,10,210	1,56,03,81,766	1,36,53,340	2,26,56,870	1,57,40,35,107
01.06.2035	**1,57,40,35,107**	**3,63,10,210**	**1,53,77,24,896**	**1,34,55,093**	**2,28,55,118**	**1,55,11,79,989**
6th year end						
01.07.2035	1,55,11,79,989	3,81,25,721	1,51,30,54,268	1,32,39,225	2,48,86,496	1,52,62,93,493
01.08.2035	1,52,62,93,493	3,81,25,721	1,48,81,67,772	1,30,21,468	2,51,04,253	1,50,11,89,240
01.09.2035	1,50,11,89,240	3,81,25,721	1,46,30,63,519	1,28,01,806	2,53,23,915	1,47,58,65,325
01.10.2035	1,47,58,65,325	3,81,25,721	1,43,77,39,604	1,25,80,222	2,55,45,499	1,45,03,19,825
01.11.2035	1,45,03,19,825	3,81,25,721	1,41,21,94,104	1,23,56,698	2,57,69,023	1,42,45,50,803
01.12.2035	1,42,45,50,803	3,81,25,721	1,38,64,25,082	1,21,31,219	2,59,94,502	1,39,85,56,301
01.01.2036	1,39,85,56,301	3,81,25,721	1,36,04,30,580	1,19,03,768	2,62,21,953	1,37,23,34,348
01.02.2036	1,37,23,34,348	3,81,25,721	1,33,42,08,627	1,16,74,325	2,64,51,395	1,34,58,82,952
01.03.2036	1,34,58,82,952	3,81,25,721	1,30,77,57,231	1,14,42,876	2,66,82,845	1,31,92,00,107
01.04.2036	1,31,92,00,107	3,81,25,721	1,28,10,74,386	1,12,09,401	2,69,16,320	1,29,22,83,787
01.05.2036	1,29,22,83,787	3,81,25,721	1,25,41,58,066	1,09,73,883	2,71,51,838	1,26,51,31,949
01.06.2036	**1,26,51,31,949**	**3,81,25,721**	**1,22,70,06,228**	**1,07,36,304**	**2,73,89,416**	**1,23,77,42,533**
7th year end						
01.07.2036	1,23,77,42,533	4,00,32,007	1,19,77,10,525	1,04,79,967	2,95,52,040	1,20,81,90,493
01.08.2036	1,20,81,90,493	4,00,32,007	1,16,81,58,486	1,02,21,387	2,98,10,620	1,17,83,79,872
01.09.2036	1,17,83,79,872	4,00,32,007	1,13,83,47,865	99,60,544	3,00,71,463	1,14,83,08,409
01.10.2036	1,14,83,08,409	4,00,32,007	1,10,82,76,402	96,97,419	3,03,34,589	1,11,79,73,821
01.11.2036	1,11,79,73,821	4,00,32,007	1,07,79,41,814	94,31,991	3,06,00,016	1,08,73,73,804
01.12.2036	1,08,73,73,804	4,00,32,007	1,04,73,41,797	91,64,241	3,08,67,766	1,05,65,06,038
01.01.2037	1,05,65,06,038	4,00,32,007	1,01,64,74,031	88,94,148	3,11,37,859	1,02,53,68,179
01.02.2037	1,02,53,68,179	4,00,32,007	98,53,36,172	86,21,692	3,14,10,316	99,39,57,863
01.03.2037	99,39,57,863	4,00,32,007	95,39,25,856	83,46,851	3,16,85,156	96,22,72,708
01.04.2037	96,22,72,708	4,00,32,007	92,22,40,701	80,69,606	3,19,62,401	93,03,10,307
01.05.2037	93,03,10,307	4,00,32,007	89,02,78,300	77,89,935	3,22,42,072	89,80,68,235
01.06.2037	**89,80,68,235**	**4,00,32,007**	**85,80,36,228**	**75,07,817**	**3,25,24,190**	**86,55,44,045**
8th year end						
01.07.2037	86,55,44,045	4,20,33,607	82,35,10,437	72,05,716	3,48,27,891	83,07,16,154
01.08.2037	83,07,16,154	4,20,33,607	78,86,82,546	69,00,972	3,51,32,635	79,55,83,519
01.09.2037	79,55,83,519	4,20,33,607	75,35,49,911	65,93,562	3,54,40,046	76,01,43,473
01.10.2037	76,01,43,473	4,20,33,607	71,81,09,866	62,83,461	3,57,50,146	72,43,93,327
01.11.2037	72,43,93,327	4,20,33,607	68,23,59,720	59,70,648	3,60,62,960	68,83,30,367
01.12.2037	68,83,30,367	4,20,33,607	64,62,96,760	56,55,097	3,63,78,511	65,19,51,856
01.01.2038	65,19,51,856	4,20,33,607	60,99,18,249	53,36,785	3,66,96,823	61,52,55,034
01.02.2038	61,52,55,034	4,20,33,607	57,32,21,426	50,15,687	3,70,17,920	57,82,37,114
01.03.2038	57,82,37,114	4,20,33,607	53,62,03,506	46,91,781	3,73,41,827	54,08,95,287
01.04.2038	54,08,95,287	4,20,33,607	49,88,61,680	43,65,040	3,76,68,568	50,32,26,719
01.05.2038	50,32,26,719	4,20,33,607	46,11,93,112	40,35,440	3,79,98,168	46,52,28,552
01.06.2038	**46,52,28,552**	**4,20,33,607**	**42,31,94,944**	**37,02,956**	**3,83,30,652**	**42,68,97,900**
9th year end						
01.07.2038	42,68,97,900	4,41,35,288	38,27,62,612	33,49,173	4,07,86,115	38,61,11,785
01.08.2038	38,61,11,785	4,41,35,288	34,19,76,497	29,92,294	4,11,42,993	34,49,68,792

Date	Opening Balance (A)	Repayment on 1st day of month (B)	Balance (C) = (A – B)	Interest @ 10.5% p.a. (D) = C × 10.5% ÷ 12	Principal Repayment (E) = (B – D)	Closing Balance (A – B + D)
01.09.2038	34,49,68,792	4,41,35,288	30,08,33,504	26,32,293	4,15,02,995	30,34,65,797
01.10.2038	30,34,65,797	4,41,35,288	25,93,30,510	22,69,142	4,18,66,146	26,15,99,651
01.11.2038	26,15,99,651	4,41,35,288	21,74,64,364	19,02,813	4,22,32,475	21,93,67,177
01.12.2038	21,93,67,177	4,41,35,288	17,52,31,889	15,33,279	4,26,02,009	17,67,65,168
01.01.2039	17,67,65,168	4,41,35,288	13,26,29,880	11,60,511	4,29,74,776	13,37,90,392
01.02.2039	13,37,90,392	4,41,35,288	8,96,55,104	7,84,482	4,33,50,806	9,04,39,586
01.03.2039	9,04,39,586	4,41,35,288	4,63,04,299	4,05,163	4,37,30,125	4,67,09,461
01.04.2039	4,67,09,461	4,41,35,288	25,74,173	22,524	4,41,12,764	25,96,697
01.05.2039	25,96,697	25,96,697	0	0	25,96,697	0
Total		**4,20,84,18,634**		**1,67,29,99,052**	**2,53,54,19,581**	

Loan fully repaid on 01.05.2039 (119 monthly instalments from 01.07.2029). Monthly repayment equals the rent receivable from NEST-3, escalated by 5% every July.

ANNEXURE – III

Cash-Flow Statement – SEEPZ SEZ Authority

Scenario-I: 33% Authority contribution (₹150 crore) for NEST-3

(₹ in lakh)

Particulars	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Opening Bank / Fixed Deposit	**44,637.91**	**29,511.28**	**29,223.74**	**28,624.73**	**10,598.55**	**6,184.89**	**0.00**
Add: Lease Rent	5,480.44	5,754.46	6,042.19	6,344.29	6,661.51	6,994.58	7,344.31
Add: Interest Income @ 6%	2,678.27	2,224.48	1,762.05	1,735.45	1,176.70	503.50	185.55
Add: Yearly Surplus / (Deficit)	170.56	124.12	75.33	24.09	(29.70)	–	–
Add: Interest on Arrears	194.10	184.39	175.18	166.42	158.10	150.19	142.68
Cash Available (A)	**53,161.28**	**37,798.74**	**37,278.48**	**36,894.98**	**18,565.15**	**13,833.17**	**7,672.54**
Less: Capital Expenditure							
1) Infrastructure	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	0.00	–
2) NEST-3	15,000.00	–	–	2,560.00	3,557.00	*Not calculated as closing balance is falling below 100 crore and is in downward trend*	
3) NEST-4	0.00	0.00	0.00	15,000.00	0.00	–	–
4) Import/Export Centre	150.00	0.00	0.00	0.00	0.00	–	–
5) Repairs / Contingency	1,500.00	1,575.00	1,653.75	1,736.44	1,823.26	–	–
Total Capital Expenditure (B)	**23,650.00**	**8,575.00**	**8,653.75**	**26,296.44**	**12,380.26**	**–**	**–**
Closing Bank Balance (A – B)	**29,511.28**	**29,223.74**	**28,624.73**	**10,598.55**	**6,184.89**	**–**	**–**

Notes:

1. Infrastructure Expenses – 350 Crore over 5 Years.
2. NEST-3 – 150 Crore to be spent by SEEPZ and 300 Crore Lease rental discounting from banks at 10.5% p.a., repayable as per schedule ending on 01.05.2044 (179 monthly instalments from 01.07.2029).
3. NEST-4 – 150 Crore to be spent by SEEPZ and 300 Crore Lease Rental discounting from bank, repayable in 8 Years from January 2032.
4. Import Export Facilitation Centre – 2.50 Crores.
5. Repairs/Contingency – 15 Crore per year (75 crores for five years).
6. Amounts shown against NEST-3 from 2029-30 onwards are the annual rental income from the NEST-3 building (7,00,000 sq ft @ ₹5,250 per sq. mt. per annum, escalated by 5% annually), applied towards repayment of the bank loan. The figure for 2029-30 is for July 2029 to March 2030.

ANNEXURE – III (contd.)

Cash-Flow Statement – SEEPZ SEZ Authority

Scenario-II: 50% Authority contribution (₹225 crore) for NEST-3

(₹ in lakh)

Particulars	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Opening Bank / Fixed Deposit	**44,637.91**	**22,011.28**	**21,498.74**	**20,442.98**	**1,939.59**	**(2,979.28)**	**(2,125.12)**	0.00
Add: Lease Rent	5,480.44	5,754.46	6,042.19	6,344.29	6,661.51	6,994.58	7,344.31	7,711.53
Add: Interest Income @ 6%	2,678.27	1,999.48	1,305.30	1,258.25	671.48	(31.19)	(153.13)	(63.75)
Add: Yearly Surplus / (Deficit)	170.56	124.12	75.33	24.09	(29.70)	–	–	–
Add: Interest on Arrears	194.10	184.39	175.18	166.42	158.10	150.19	142.68	135.55
Cash Available (A)	**53,161.28**	**30,073.74**	**29,096.73**	**28,236.03**	**9,400.98**	**4,134.30**	**5,208.74**	**7,783.32**
Less: Capital Expenditure								
1) Infrastructure	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	0.00	0.00	0.00
2) NEST-3	22,500.00	–	–	2,560.00	3,557.00	4,345.00	*Not calculated as closing balance is coming in negative*	
3) NEST-4	0.00	0.00	0.00	15,000.00	0.00	–	–	–
4) Import/Export Centre	150.00	0.00	0.00	0.00	0.00	–	–	–
5) Repairs / Contingency	1,500.00	1,575.00	1,653.75	1,736.44	1,823.26	1,914.42	–	–
Total Capital Expenditure (B)	**31,150.00**	**8,575.00**	**8,653.75**	**26,296.44**	**12,380.26**	**6,259.42**	**–**	**–**
Closing Bank Balance (A – B)	**22,011.28**	**21,498.74**	**20,442.98**	**1,939.59**	**(2,979.28)**	**(2,125.12)**	**–**	**–**

Notes:

1. Infrastructure Expenses – 350 Crore over 5 Years.
2. NEST-3 – 225 Crore to be spent by SEEPZ and 225 Crore Lease rental discounting from banks at 10.5% p.a., repayable as per schedule ending on 01.05.2039 (119 monthly instalments from 01.07.2029).
3. NEST-4 – 150 Crore to be spent by SEEPZ and 300 Crore Lease Rental discounting from bank, repayable in 8 Years from January 2032.
4. Import Export Facilitation Centre – 2.50 Crores.
5. Repairs/Contingency – 15 Crore per year (75 crores for five years).
6. Amounts shown against NEST-3 from 2029-30 onwards are the annual rental income from the NEST-3 building (7,00,000 sq ft @ ₹5,250 per sq. mt. per annum, escalated by 5% annually), applied towards repayment of the bank loan. The figure for 2029-30 is for July 2029 to March 2030.

SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
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कार्यसूची मद संख्या
AGENDA ITEM NO. 09

Subject: Consideration of Reports-II, III and IV of the Advisory Committee for Implementation of the Sub-Lease Renewal Policy, in continuation of Agenda Item No. 07 of the 76th SEEPZ-SEZ Authority Meeting held on 07.04.2026, and further action on draft SOPs, circulars and related implementation documents.

A. Proposal

The proposal is placed before the SEEPZ-SEZ Authority for consideration of the recommendations contained in Reports-II, III and IV of the Advisory Committee for Implementation of the Sub-Lease Renewal Policy. The Authority is also apprised of the decisions already taken on Report-I under Agenda Item No. 07 of the 76th Authority Meeting held on 07.04.2026, for continuity.

Approval is further sought for the preparation of Standard Operating Procedures (SOPs), draft circulars, rectification deeds and other implementation documents arising from these reports, which will be placed before the Authority or other Competent Authority for approval, wherever required.

B. Background

The SEEPZ-SEZ Authority has been dealing with long-standing issues relating to execution and renewal of sub-lease agreements, determination of lease rent, mortgage permissions, expired sub-leases, sub-lease periods exceeding the original lease periods, and allotment/re-allotment of plots in SEEPZ-SEZ.

To recommend a uniform and legally sustainable framework, an Advisory Committee was constituted vide Office Order No. 06/2025 dated 05.09.2025 under the Chairmanship of Shri K. P. Bakshi, IAS (Retd.), with members having administrative, legal and financial experience. The Committee examined references made by the SEEPZ-SEZ Administration, the relevant provisions of the Transfer of Property Act, 1882, the lease deeds executed between MIDC and SEEPZ-SEZ, sample sub-lease agreements and judicial pronouncements, and has submitted the following reports:

Report	Subject	Date	Status
Report-I	Fair Rental Rate, Model Sub-Lease Agreement and Model No Objection Certificate for Creation of Mortgage	13.03.2026	Considered in the 76th Authority Meeting (07.04.2026); decisions recorded
Report-II	SOP for rectification of sub-lease periods extended beyond original lease periods	March 2026	Placed for consideration
Report-III	Policy for allotment/re-allotment of plots in SEEPZ-SEZ	April 2026	Placed for consideration

Report	Subject	Date	Status
Report-IV	Course of action with respect to sub-lease agreements expired long back by efflux of time without formal execution	April 2026	Placed for consideration

C. Report-I: Decisions Already Taken by the Authority

Report-I dated 13.03.2026 was placed before the Authority under Agenda Item No. 07 of its 76th Meeting held on 07.04.2026. The Authority took the following decisions:

(a) approved adoption of the Model Sub-Lease Agreement recommended by the Committee;

(b) approved adoption of the Model No Objection Certificate for Creation of Mortgage recommended by the Committee;

(c) accepted the Fair Rental Rates recommended by the Committee for units other than manufacturing units, namely ₹7,767/- per sq. mtr. per annum for units that do not mortgage their sub-lease rights and ₹9,708/- per sq. mtr. per annum for units that do, with 5% annual escalation; and

(d) in respect of manufacturing units, decided that a differentiated and more considered approach was required and directed reconstitution of the Committee with two representatives of Trade/Industry. The Committee was accordingly reconstituted vide Office Order No. 21 dated 13.05.2026. It has since submitted its Report-V (November 2026) recommending the methodology for fixation of revised Fair Rental Rates for manufacturing units, which is placed before the Authority as a separate agenda item in this meeting.

No fresh approval is sought under the present agenda for the Model Sub-Lease Agreement, the Model Mortgage NOC or the Fair Rental Rates already approved.

D. Report-II: Rectification of Sub-Lease Periods Extended Beyond Original Lease Periods

1. Issue examined

SEEPZ-SEZ holds its land from MIDC under two original lease deeds:

(i) Lease Deed dated 20.01.1975, for 99 years with effect from 01.06.1973, expiring on 31.05.2072; and

(ii) Lease Deed dated 28.06.2005, for 95 years with effect from 01.01.2002, expiring on 31.12.2096.

The Administration reported that, in a large number of cases, sub-lease agreements executed with units provide for terms extending beyond the expiry of the corresponding original lease. Four illustrative cases were examined by the Committee.

2. Findings of the Committee

Under Section 108(j) of the Transfer of Property Act, 1882, a lessee may transfer, by sub-lease, only the interest it holds in the property. Relying on Imdad Ali v. Keshav Chand & Ors. (Supreme Court, AIR 2003 SC 1863) and Rajendra Gupta v. Corporation of Chennai & Ors. (Madras High Court, O.S.A. Nos. 100, 101, 105 and 106 of 2011, decided on 15.09.2011), the Committee held that a lessee cannot

grant a sub-lease for a period exceeding the original lease, and that the sub-leases in question are inconsistent with the original lease deeds and must be rectified.

3. Recommendations of the Committee

(i) The sub-lease periods be brought into conformity with the original lease deeds by execution of Registered Rectification Deeds, as illustrated below:

Sr.	Unit	Premises	Sub-lease period as per registered deed	Period after rectification
1	KBS Creation	Unit No. 2, Multistoried Building	15.01.2010 to 14.01.2105	15.01.2010 to 31.05.2072
2	Charisma Jewellery Pvt. Ltd.	Unit No. 4, Multistoried Building	01.06.2008, for 95 years	01.06.2008 to 31.05.2072
3	Vishal Diamonds	Unit No. 5, Tower I	02.05.2003, for 95 years	02.05.2003 to 31.12.2096
4	DIMPEX Jewels Pvt. Ltd.	Unit No. 8, Tower I	12.05.2003 to 11.05.2098	12.05.2003 to 31.12.2096

(ii) The recommendation shall apply to all similar cases, and the units concerned be called upon to execute rectification deeds within 90 days.

(iii) Future sub-leases shall not be executed for any period beyond the term of the corresponding original lease deed.

4. Proposal for consideration

(a) The recommendations of Report-II may be approved.

(b) The Estate Division, with the Legal Section, may identify all similarly placed cases and verify each against the original lease deed and the registered sub-lease.

(c) A standard format of the Rectification Deed may be finalised after legal examination. Since rectification requires execution by both parties, the 90-day period may run from the date of written notice to each unit with the approved format, rather than from the date of the Authority's decision.

(d) Where a unit does not execute the rectification deed, further action may be taken in accordance with law, including rectification of the instrument under Section 26 of the Specific Relief Act, 1963.

(e) The Authority may decide who will bear the stamp duty and registration charges on the rectification deeds.

E. Report-III: Policy for Allotment/Re-Allotment of Plots in SEEPZ-SEZ

1. Issue examined

By letter dated 07.04.2026, the Joint Development Commissioner sought the Committee's guidance on a policy for allotment/re-allotment of plots in two situations: (i) plots of defaulting holders, who are to be evicted, requiring re-allotment, premium collection, annual rent and re-auction; and (ii) plots sub-leased for 30 years, where the sub-leases have expired or are expiring.

The Committee noted that the Lease Deed dated 28.06.2005 between MIDC and SEEPZ-SEZ permits sub-lease without prior consent only to the allottees listed in

its Schedules A and B. Sub-lease to any other entrepreneur requires the prior consent of MIDC, and sub-leases must be executed in the prescribed standard form.

2. Recommendations of the Committee

(i) **Tenure:** New allotments, re-allotments and sub-leases of plots, with or without structures, may preferably be for a maximum of 30 years, subject to the remaining period of the original lease with MIDC.

(ii) **Hybrid model:** For all new allotments/sub-leases of plots (not renewals), a one-time upfront premium plus annual sub-lease rent may be adopted. This is intended to filter out non-serious applicants, ensure continuing accountability, provide stable revenue and discourage land speculation.

(iii) **E-auction:** An open e-auction may be held with the upfront premium as the bid variable, with the annual rent pre-decided and disclosed.

(iv) **Base premium:** 30% of the prevailing MIDC premium rate for industrial purposes, as notified from time to time. The premium discovered in the e-auction should be above the base premium unless the Authority decides otherwise.

(v) **Annual rent:** The rent prevalent at the time of e-auction, with the yearly increments recommended in Report-I.

(vi) **Safeguards:** technical eligibility (project plan, projected employment, etc.), financial capability, commitment to positive Net Foreign Exchange, a mandatory security deposit of six months' prevailing rent, quarterly rent in advance, and all other safeguards in the Model Sub-Lease Agreement.

3. Proposal for consideration

(a) Approval in principle may be given to the policy approach recommended in Report-III.

(b) The hybrid premium model applies to new allotments and re-allotments only. Renewal of expiring 30-year sub-leases (situation (ii) above) will continue to be governed by the renewal provisions and the Fair Rental Rates approved by the Authority.

(c) The detailed policy, e-auction conditions and financial terms may be placed before the Authority for approval before implementation.

F. Report-IV: Sub-Lease Agreements Expired by Efflux of Time Without Formal Renewal

1. Issue examined

In several cases, sub-leases expired long ago, but the sub-lessees continued in possession and the Authority continued to accept rent, as revised from time to time, without fresh sub-leases being executed. The Administration asked whether fresh sub-leases, if granted, should run retrospectively from the date of expiry or prospectively from the date of execution. Two illustrative cases were examined:

Sr.	Unit	Premises	Earlier sub-lease expired on	Periods pending execution
1	M/s Golkunda Diamonds & Jewellery Ltd.	G-30, G&J Complex-II	01.03.2014	02.03.2014 to 31.03.2019; 01.04.2019 to 31.03.2024; 01.04.2024 to 31.03.2029
2	M/s Advance Power Display Systems Ltd.	84, SDF-III	19.10.2016	20.10.2016 to 31.03.2020; 01.04.2020 to 31.03.2025; 01.04.2025 to 31.03.2030

2. Findings of the Committee

Under Clause 4 of the sub-lease, renewal for a further five years requires written notice from the sub-lessee before expiry and is subject to satisfactory performance under the Letter of Approval and appraisal by the Approval Committee. Where no renewal was effected, but the sub-lessee remained in possession and the Authority accepted rent, the Committee held that the sub-lease stands renewed from year to year by holding over under Section 116 of the Transfer of Property Act, 1882, the purpose being manufacturing. It relied on the judgment of the Bombay High Court dated 05.01.2026 in Civil Revision Application No. 672/2009 (The Oriental Insurance Company Ltd. v. D. J. Shukla and Company). The Authority is not obliged to grant a further sub-lease. If it decides not to, it may terminate the sub-lease by notice under the Transfer of Property Act, 1882.

3. Recommendations of the Committee

(i) The Authority may first decide whether a further sub-lease is to be granted to the sub-lessee concerned.

(ii) If a further sub-lease is granted, the fresh agreement shall operate from a prospective date, not retrospectively from the date of expiry, on terms decided by the parties.

(iii) The fresh agreement may include recitals of the earlier sub-lease, its expiry, continued payment and acceptance of rent, holding over under Section 116, and the sub-lessee's request for a fresh sub-lease. A model text of the recitals is given in the Report.

(iv) The recommendations shall apply to all similar cases, and decisions on renewal should be taken promptly on expiry of the sub-lease period.

(v) An alert system, including visual alerts in the RISe ERP system, be designed so that renewals due are not missed.

4. Examination by the office

The office has examined the matter in the context of seven pending five-year sub-lease cases relating to six units (Note #34 of the eOffice file), with comments of the Estate Operations, Estate Finance and IA-I Sections. Holding over depends on the facts of each case: continued possession, acceptance of rent or other assent, and the absence of an agreement to the contrary. Each case must also be checked for validity of the Letter of Approval, authorised operations and outstanding dues.

Continued possession or acceptance of rent shall not by itself be treated as regularisation or as entitlement to a further sub-lease.

5. Proposal for consideration

(a) The recommendations of Report-IV may be approved, subject to case-wise examination.

(b) In each case, the Competent Authority may first decide whether to grant a further sub-lease, after verifying the validity of the LoA, outstanding dues and other conditions.

(c) Where a further sub-lease is approved, a fresh registered agreement may be executed from a prospective date, incorporating the recitals recommended by the Committee. The status of the intervening period will be recorded case-wise.

G. Draft SOPs, Circulars and Related Implementation Documents

The following documents are required for uniform implementation of the Committee's recommendations:

Sr.	Proposed document	Purpose
1	Standard Rectification Deed and instructions	Implementation of Report-II
2	Detailed plot allotment/re-allotment policy and e-auction framework	Implementation of Report-III after approval of financial and administrative conditions
3	SOP for treatment of expired but unrenewed sub-leases	Uniform, case-wise procedure under Report-IV
4	Circular on implementation of Report-IV	Communicating the approved procedure and the responsibilities of Sections
5	Standard Confirmation Letter	Recording the Competent Authority's decision on the status of an intervening period, without creating or extending any leasehold right
6	SOP for timely renewal of sub-leases	Advance scrutiny and processing before expiry, linked to the RISe ERP alert system
7	Procedure/format for temporary extension in exceptional cases	Examining legal feasibility, tenure, approval and registration requirements

These documents shall not be treated as approved merely by approval of this agenda. They will be prepared, examined by the concerned Sections and placed before the Authority or other Competent Authority for approval. Any instrument creating or extending a sub-lease for one year or more shall be executed and registered as required by law.

Other references before the Advisory Committee, such as mortgage-default properties, properties held by Resolution Professionals/Liquidators, eviction matters and registration procedures, will be placed before the Authority separately on receipt of the Committee's final recommendations.

H. Financial and Administrative Implications

Implementation of Reports-II, III and IV may involve financial and administrative implications relating to premium, lease rent, recovery of dues, stamp duty and registration charges, and estate management. These will be examined by the concerned Sections before specific decisions are implemented. Any revision of premium or lease rent, or assumption of additional financial liability, will require specific approval under the applicable provisions. This agenda does not propose any waiver, remission, reduction or regularisation of outstanding dues or leasehold obligations.

I. Recommendations for Consideration and Approval of the Authority

In continuation of Agenda Item No. 07 of the 76th Authority Meeting held on 07.04.2026, the following are submitted for consideration and approval:

In continuation of Agenda Item No. 07 of the 76th Authority Meeting held on 07.04.2026, the Authority may:

i. Take note of the decisions already taken on Report-I, as at Section C;

ii. Approve the recommendations of Report-II, together with the proposals at para D.4;

iii. Approve in principle the policy approach of Report-III, together with the proposals at para E.3;

iv. Approve the recommendations of Report-IV, together with the proposals at para F.5;

v. Approve the preparation of the SOPs, circulars and other documents listed at Section G, to be placed before the Authority or other Competent Authority for approval before implementation; and

vi. Authorise the Development Commissioner/Chairperson to take necessary action to give effect to the above decisions, including the RISe ERP alert mechanism, in accordance with law and the applicable delegated powers.

Annexures

Annexure	Document
I	Extract of Agenda Item No. 07 and decisions of the 76th Authority Meeting held on 07.04.2026
II	Advisory Committee Report-I dated 13.03.2026 (for reference)
III	Report-II (March 2026): SOP for rectification of sub-lease periods extended beyond original lease periods
IV	Report-III (April 2026): Policy for allotment/re-allotment of plots in SEEPZ-SEZ
V	Report-IV (April 2026): Course of action with respect to sub-lease agreements expired long back by efflux of time without formal execution
VI	Relevant extracts of office examination and sectional comments on Report-IV (Note Nos. 34 to 38)

Submitted for consideration and approval of the SEEPZ-SEZ Authority.

SEEPZ
Special Economic Zone Authority
Andheri (East), Mumbai

REPORT-II

SOP for rectification of Sub-Lease periods extended beyond Original Lease Periods

Advisory Committee
for
Implementation of the Sub-Lease Renewal Policy
March, 2026

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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.

1. The Advisory Committee has received a reference from the SEEPZ-SEZ Administration seeking advice regarding standard operating procedure for correcting Sub-lease tenures, inadvertently extended beyond the MIDC-SEEPZ-SEZ lease period.

2. The Committee took up this reference for discussions and requested the officers present in the meeting to explain the entire reference. The officers explained that certain Sub-lease Agreements have been entered into by the SEEPZ-SEZ Authority with the respective Sub-Lessees, wherein the Sub-lease period is extended beyond the MIDC–SEEPZ-SEZ Lease period. Although it has happened inadvertently, it is inconsistent with the ORIGINAL LEASE DEED of MIDC–SEEPZ-SEZ. The officers requested the Committee to recommend corrective measures for rectifying the error.

3. Since, the number of such cases cited by the administration was large, the Advisory Committee had requested the administration to make available only two cases, along with their Sub-lease Agreements and other relevant documents, as examples. Following cases were brought to the notice of the Advisory Committee:

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"(i) The Original Lease Deed dated 20.01.1975 (effective from 01.06.1973) for 99 years is expiring in 31.05.2072. A list of units with irregular Sub-lease terms is as under:

1	KBS Creation	Unit No.2, Multistoried Building	Registered	15.01.2010 to 14.01.2105
2	Charisma Jewellery Pvt. Ltd.	Unit No.4 Multistoried Building	Registered	w.e.f. 01.06.2008 for 95 years

(ii) The Second Original Lease Deed dated 28.06.2005 (effective from 01.01.2002) for 95 years is expiring on 31.12.2096. A list of units with irregular Sub-lease terms is as under:

1	Vishal Diamonds	Unit No.5, Tower I	Registered	w.e.f. 02.05.2003 for 95 years
2	DIMPEX Jewels Pvt. Ltd.	Unit No.8, Tower I	Registered	12.05.2003 to 11.05.2098

4. As seen in the recitals 1 and 2 on page 2 of the '16 page Sub-lease Agreement,' in the Original Lease Deeds dated 20.01.1975 and

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28.06.2005 executed between the MIDC and SEEPZ-SEZ, the leasehold property is demised unto the SEEPZ-SEZ for periods of 99 years and 95 years, commencing from 01.06.1973 and 01.01.2002 respectively. The lease periods of the Original Lease Deeds are expiring on 31.05.2072 and 31.12.2096 respectively. The Sub-lease Agreement executed in the case of KBS Creation for Unit No.2, Multistoried Building shows the Sub-lease period from 15.01.2010 to 14.01.2105. The last recital on page 4 of the '16 page Sub-lease Agreement' is reproduced below for ready reference:

> *"AND WHEREAS an Indenture of Sub-lease dated 24.12.2019 made between the President of India (therein called the Sub-Lessor) of the one part, the said Original Sub-Lessee or confirming Party (therein referred to as the Sub-Lessee) of the Second Part. The Sub-Lessor granted a Sub-lease unto the Confirming Party in respect of the said Unit No.002 out of 56 units (therein and hereinafter referred to as the demised unit No.002 on Ground Floor in Multistoried building) on the said plot 6347.78 Sq. Mtrs., more particularly described in the First Scheduled hereunder written, excepting and reserving unto the Lessor all mines and minerals in and under the said land or any part thereof, for a term of Ninety Five (95) years computed from 15.01.2010 to 14.01.2105 for the consideration and for the rent reserved and on the terms and conditions contained therein."*

5. It is evident from the above that the tenure mentioned in the Sub-lease Agreements exceed the tenure mentioned in the Original Lease Deeds. Therefore, they are inconsistent with the terms of the ORIGINAL LEASE DEEDS of MIDC–SEEPZ-SEZ. Whether this

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inconsistency occurred due to oversight, genuine mistake or otherwise is not the question before this Committee. Therefore, the Committee has decided to examine the issue whether inconsistencies so occurred, amount to breach of Original Leases and if so, to suggest corrective measures so that all such erroneous Sub-lease Deeds are immediately rectified in order to prevent any further damage to any of the parties.

6. The Committee gave a thoughtful consideration from legal perspective to the issue involved and discussed the following principal issues in this behalf:

(a) Whether a person, by reason of assignment, can claim and/or transfer a higher right than he himself has?

(b) Whether the Lessee can Sub-lease the leasehold property for a period exceeding the period of Original Lease Deed?

(c) Whether, in the present case, the parties to the Sub-lease inadvertently breached the condition in the Original Lease Deed, thereby granting a Sub-lease for a period exceeding the period of the Original Lease Deed?

(d) Whether any recommendations need to be made?

All the above issues being interlinked, were taken up for considerations and discussions together.

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7. For analyzing the above issues, the Committee, in the first instance, deliberated on the provisions concerning the lease under the Transfer of Property Act, 1882, ("**TP Act, 1882**") (Sections 105-117 of the TP Act, 1882) & Section 26 of Specific Relief Act, 1963.

(a) Section 108 of TP Act, 1882 provides for the rights and liabilities of Lessor and Lessee. Clause (j) of Section 108 of TP Act, 1882 is relevant for our purpose, which reads thus:

"(j) the lessee may transfer absolutely or by way of mortgage or sub-lease the whole or <u>any part of his interest in the property</u>, and any transferee of such interest or part may again transfer it. The lessee shall not, by reason only of such transfer, cease to be subject to any of the liabilities attaching to the lease;

nothing in this clause shall be deemed to authorise a tenant having an un-transferable right of occupancy, the former of an estate in respect of which default has been made in paying revenue, or the lessee of an estate under the management of a Court of Wards, to assign his interest as such tenant, former or lessee:"

(b) On discussing the provisions, the Committee formed a firm opinion that in view of the provisions of Section 108(j) of TP Act, 1882, the Lessee can transfer whole or part of his interest only, in the property by way of Sub-lease, to the Sub-lessee.

(c) The Committee also considered the relevant judicial pronouncements on the issue. The decisions considered by the Committee include the decision of the Supreme Court in the case of <u>*Imdad Ali vs Keshav Chand And Ors*</u> <u>dated 19.02.2003</u>

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reported in *AIR 2003 S.C.1863*, and by the Division Bench of the Madras High Court dated 15.09.2011 in O.S.A. Nos. 100, 101, 105 and 106 of 2011, in the case of *Rajendra Gupta vs The Corporation of Chennai & Ors*.

(d) The Supreme Court in the case of *Imdad Ali (supra),* has observed vide para (14) as under:

> *"... A successor-in-interest of a tenant holds his tenancy right subject to rights and obligations of his predecessor. He does not and cannot claim a higher right than his predecessor. It is now well-settled that a person by reason of inheritance or assignment does not derive any better title than his predecessor, and, thus, the right which the original tenant did not possess cannot be passed on to his successor."*

(e) Madras High Court in *Rajendra Gupta vs The Corporation of Chennai & Ors.*, laid down the same ratio, observing as under:

> *"56. Analysing the salient feature of the sublease dated 12.10.1973 on the parameters of valid sublease, the rent payable, undue favour shown to the subleasee, we find that demonstrably, sublease dated 12.10.1973 is heavily loaded infavour of the sub-lessee. The terms of the sub-lease are shocking. As pointed out earlier, lease deed dated 18.2.1888 granting lease of an extent of 57 grounds to the Trustees of Victoria Public Hall is for 99 years with effect from 01.04.1886 i.e. valid up to 30.04.1985. Ofcourse, the Deed of Trust enables the Trustees "to sublet". Earliest sublease granted by V.P. Hall Trust infavour of N.D.Gupta was by deed of sub-lease dated 11.07.1963 for a period of 20 years. Next Deed of sublease executed by the Trustees infavour of N.D.Gupta was dated 17.07.1968 which was valid for a period of 18 years and the said sublease was to expire*

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on 31.03.1986. The initial period of sublease itself was beyond the original lease i.e. 30.04.1985. There cannot be any sublease beyond the original period of expiry of the lease (emphasis supplied) viz., 30.04.1985 without a further lease deed extending the original lease by the land lord. Therefore, the second sublease is not at all valid. The Deed of sublease dated 17.7.1968 also contained provision for renewal of sublease for a further period of 22 years i.e. up to 31.03.2008.

(f) On consideration of the relevant provisions under the Transfer of Property Act, 1882, Specific Relief Act, 1963 and the ratios laid down by the Supreme Court and the Madras High Court in the abovementioned cases, the Committee is of the firm opinion that a person cannot claim and/or transfer a higher right than he himself has. Applying the same analogy, the Lessee does not possess the right to Sub-lease the leasehold property for a period exceeding the period of Original Lease Deed.

(g) Therefore, the Committee is of the opinion that the parties to the Sub-lease have breached the condition in the Original Lease Deed by granting a Sub-lease for a period exceeding the period of the Original Lease Deed. Such glaring irregularities or breaches, occurred at the time of executing the Sub-lease by the SEEPZ-SEZ with the Units, need to be rectified as there is no other option/ legal recourse available to the parties. This can be done by entering into a 'Registered Rectification Deed' for rectifying the breaches occurred with reference to the tenure of Sub-lease, so as to bring it in conformity with the Original Lease

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Deed. Accordingly, the Committee recommends rectification of Sub-lease periods in the given examples as under:

Sr. No.	Name of Unit	Unit Address	Sub-lease period as per Registered Deed	Sub-lease period to be corrected in the Rectification Deed
1.	KBS Creation	Unit No.2, Multistoried Building	w.e.f. 15.01.2010 to 14.01.2105	w.e.f. 15.01.2010 to 31.05.2072
2.	Charisma Jewellery Pvt. Ltd.	Unit No.4 Multistoried Building	w.e.f. 01.06.2008 for 95 years	w.e.f. 01.06.2008 to 31.05.2072
3.	Vishal Diamonds	Unit No.5, Tower I	w.e.f. 02.05.2003 for 95 years	w.e.f. 02.05.2003 to 31.12.2096
4.	DIMPEX Jewels Pvt. Ltd.	Unit No.8, Tower I	w.e.f. 12.05.2003 to 11.05.2098	w.e.f. 12.05.2003 to 31.12.2096

(h) This recommendation shall apply to all such cases which fall in this category of the Sub-lease period exceeding the Original Lease periods of MIDC-SEEPZ-SEZ. The administration should call upon the concerned units to get the appropriate rectification deeds executed within a period of 90 days from the date of acceptance of this recommendation by the SEEPZ-SEZ

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Authority. The Administration is also advised to ensure that while executing the Sub-leases in future, the Sub-lease period shall not exceed the period mentioned in the Original Lease Deed.

Dr. Sandip D. Bhosale
Estate Officer
SEEPZ-SEZ Authority
Convener

M. A. Sayeed
Former Member,
Maharashtra State Human Rights Commission,
Ex Principal Law Secretary & R.L.A.,
Government of Maharashtra
Member

P. J. Jadhav
Ex-Joint Secretary,
Finance Department,
Government of
Maharashtra,
Member

K.P. Bakshi, IAS (Retd)
Former Additional Chief Secretary,
Government of Maharashtra
Chairman

*****

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SEEPZ

Special Economic Zone Authority

Andheri (East), Mumbai

REPORT-III

POLICY FOR ALLOTMENT /REALLOTMENT OF PLOTS IN SEEPZ SEZ

Advisory Committee

for

Implementation of the Sub-Lease Renewal Policy

APRIL, 2026

POLICY FOR ALLOTMENT /REALLOTMENT OF PLOTS IN SEEPZ SEZ

1. Following sample orders of MIDC were brought to the notice of the Committee by Legal Section of SEEPZ SEZ.

   (i) MIDC letter dated 14.01.2002 addressed to Shri. Baulal P. Sanghavi of M/s. K. P. Sanghavi & Sons.

   (ii) MIDC letter dated 14.01.2002 addressed to M/s. Sanghavi Jwellery Manufacturing Co. Pvt. Ltd.

   (iii) MIDC letter dated 14.01.2002 addressed to Vinod D. Shah, Promotor of Proposed Pvt. Ltd.

2. In all these letters MIDC has mentioned that sanction has accorded to offer cum allotment of certain plots to certain industries. Total premium amount has been shown. Earnest money required to be deposited with the MIDC within a certain period is mentioned. The balance amount to be deposited with MIDC was also mentioned in those letters. In case of nonpayment of any amount to the MIDC, within the period shown a penal interest has also been provided for in the respective letters. MIDC has also mentioned in the lease between MIDC and SEEPZ SEZ that such allottees as enlisted in the lease agreement would enter into an agreement to sublease in the prescribed format of the MIDC and on performance of the conditions mentioned therein they would be entitled to the term of a period as mentioned in those respective letters.

3. In case of failure to pay the amount within the stipulated period, such allotment would be liable to be cancelled without further notice.

4. It is further brought to the notice of the Committee by the legal section that in Lease Deed dated 20.06.2005 between MIDC and SEEPZ a specific clause as shown below is incorporated:

> *"(k) ... provided that the lessee shall be at liberty to sublease the demised premises or any part thereof to the allotees listed in Schedule A and B without any such previous consent. Provided further that before subleasing any part of the demised premises to any other entrepreneur other than mentioned in Schedule A and B, the lessee shall obtain consent of the lessor. The lessee shall execute the sublease in a prescribed standard form setting out the condition and covenants, which the sub-lessees will be required to observe and performed."*

5. It is brought to the notice of the Committee that most of such original allottees have entered into sub-leases with the SEEPZ SEZ Authority.

6. Now the reference vide letter dated 07.04.2026 of Joint Development Commissioner, SEEPZ SEZ, Mumbai addressed to the Chairman of the Advisory Committee seeks guidance for formulation of policy for allotment /reallotment of plots in SEEPZ SEZ in following two different cases:

(i) Those plots holders who have defaulted on one count or the other are now required to be evicted and reallotment of such plots is to be made by the SEEPZ SEZ authority which will require the issues of premium collection, yearly rent, re-auction, etc.;

(ii) There are plots which had been sub-leased by SEEPZ SEZ authority for a period of 30 years. Some of these sub-leases have expired /are now expiring. Therefore, the above reference seeks guidance regarding this as well.

7. The matter has been discussed in depth within the Committee in presence of the SEEPZ officers enlisted in today's Minutes of Meeting. Following

opinion/suggestions are being forwarded to the SEEPZ management for their kind consideration.

POINT		COMMENTS/ SUGGESTIONS
1. The appropriate period/ tenure of allotment / sub-lease in respect of plots;		• All new allotments/re-allotments/ sub leases of plots with or without structures may be made preferably for a maximum period of 30 years, subject to the remaining period of the original lease with MIDC.
2. Whether allotment should be based on annual rent alone or on upfront premium in addition to rent;		1. All new allotments /sub leases of plots (not renewals), Hybrid model of Upfront premium + annual lease rent may be adopted. • Moderate one-time upfront premium as discovered in the open e-auction may be charged, which should be above the base premium as given in reference point No.3 below unless decided otherwise by the authority: • Sublease rent to be prescribed for such plots with or without structures, may be regulated by the prevalent rent at the time of e-auction as recommended by this committee in earlier Report No.1. 2. This model will work best as it will • filter out non-serious applicants (via premium); • ensure continuous accountability (via rent);

POINT		COMMENTS/ SUGGESTIONS
		• provide stable revenue income to SEEPZ-SEZ authority; • discourage land speculation; **How to arrive at appropriate base Premium Rate for E-auction:** Prevailing MIDC premium rates for industrial purpose, as notified from time to time, may be considered. The Committee recommends that 30% of such MIDC premium rate may be considered as the base premium rate for E-auction.
3. What should be the appropriate bid variable in e-auction, namely whether the auction should be conducted on the basis of rent or premium;		• The E-auction on one-time Upfront Premium basis is recommended. • So that the bidders will compete on one time premium, while the rate of rent is pre decided and declared. • Sublease rent to be prescribed for such plots with or without structures, may be regulated by the prevalent rent at the time of e-auction as recommended by this committee in earlier Report No.1. • This method will work better as, there will be single, clear comparable number which will help for transparent ranking of bidders.
4. Where premium is charged, the basis for		• The annual rental rate along with the prescribed yearly increments, as

POINT		COMMENTS/ SUGGESTIONS
determining annual rent thereafter; (Annual rent be kept at a fixed / nominal rate with annual escalation, or be linked to the premium amount, such as a prescribed percentage of premium, with annual escalation)		recommended by the Advisory Committee in its First Report may be considered for this purpose.
5. Whether annual rent should be fixed with periodic escalation or linked to premium / market factors; and		• The comment on this point is covered in response of the Committee at Point No.4 above.
6. Any other safeguards or conditions that may be incorporated, keeping in view the special nature of plot allotment in SEZs.		1. Technical eligibility (such as project plan, projected employment generation, etc.). 2. Financial capability. 3. Commitment to positive Net Foreign Exchange. 4. Security Deposit equivalent to 6 months prevailing rent at the time of E-auction should be made mandatory. 5. Rent should be collected in advance for each quarter as mentioned in the Model Sub-Lease Agreement.

POINT		COMMENTS/ SUGGESTIONS
		6. All other safe guards which have been provided in the model Sub-Lease Agreement submitted by the Committee earlier.

Dr. Sandip D. Bhosale, IRS
Estate Officer
SEEPZ-SEZ Authority
Convener

M. A. Sayeed
Former Member,
Maharashtra State Human Rights Commission,
Ex Principal Law Secretary & R.L.A.,
Government of Maharashtra
Member

P. J. Jadhav
Ex-Joint Secretary,
Finance Department,
Government of
Maharashtra,
Member

K.P. Bakshi, IAS (Retd)
Former Additional Chief Secretary,
Government of Maharashtra
Chairman

*****

SEEPZ

Special Economic Zone Authority

Andheri (East), Mumbai

REPORT-IV

COURSE OF ACTION WITH RESPECT TO SUB-LEASE AGREEMENTS EXPIRED LONG BACK BY EFFLUX OF TIME WITHOUT FORMAL EXECUTION

Advisory Committee

for

Implementation of the Sub-Lease Renewal Policy

APRIL, 2026

NEW REFERENCE NO. 7

COURSE OF ACTION WITH RESPECT TO SUB-LEASE AGREEMENTS EXPIRED LONG BACK BY EFFLUX OF TIME WITHOUT FORMAL EXECUTION

1. The Advisory Committee has received a reference from the SEEPZ-SEZ Administration ("the Administration") seeking advice regarding the suggested course of action with reference to the Sub-lease Agreements, which have expired long back by efflux of time but the Sub-lessees continued in possession of the demised premises and the SEEPZ-SEZ Authority ("the Authority") has accepted the Sub-lease rent, as increased from time to time by SEEPZ SEZ Authority, from such Sub-lessees for such periods.

2. The Advisory Committee took up this reference for discussions and requested the officers present in the meeting to explain the entire reference. The officers explained that the tenure of certain Sub-lease Agreements have been expired long back by efflux of time but the Sub-lessees continued in possession and the Authority accepted the Sub-lease rent from such Sub-lessees till date. Request of the Administration is to suggest the correct course of action, if it decides to grant Sub-leases to such Sub-lessees. The query is whether such Sub-leases are required to be executed retrospectively from the dates on which the Original Sub-leases expired by efflux of time or from the prospective dates on which such Sub-leases will be executed.

3. Since, the number of such cases cited by the administration was large, the Advisory Committee had requested the Administration to make available only

two cases as examples, along with their Sub-lease Agreements and other relevant documents. Following cases were brought to the notice of the Advisory Committee.

1	M/s. Golkunda Diamonds & Jewellery Ltd.	G-30, G & J Complex-III	Draft submitted	02.03.2014 to 31.03.2019, 01.04.2019 to 31.03.2024 and 01.04.2024 to 31.03.2029
2	M/s. Advance Power Display Systems Ltd.	84, SDF-III	Pending for Execution	20.10.2016 to 31.03.2020, 01.04.2020 to 31.03.2025 and 01.04.2025 to 31.03.2030

4. The Advisory Committee discussed the issue thoroughly. The Committee discussed the issue principally in the light of the provisions under the Transfer of Property Act, 1882 ("the TP Act"). The Administration informed that, the Sub-lease with M/s. Golkunda Diamonds & Jewellery Ltd. has expired by efflux of time on 01.03.2014 and the Sub-lease with M/s. Advance Power Display Systems Ltd. has expired on 19.10.2016. It further informed that though the tenure of the Sub-leases expired long back in the years 2014 and 2016 respectively, the Sub-lessees have been in continuous possession of the demised premises and the Authority has been accepting the Sub-lease rent, as increased from time to time by SEEPZ SEZ Authority, from the respective Sub-lessees.

5. Clause 2(s) of the Original Lease provides for the rights of the Sub-Lessor to enter upon whole or any part of the demised premises in the contingencies mentioned therein, which reads thus:

> *"s) The Lessee/Sub-Lessor may re-enter upon, whole and/or any part of the demised premises. In such event, the Sub-Lease hereby granted shall absolutely cease and terminate / determine for all purposes. In such case, no compensation shall be payable to the Sub-Lessee, on inter alia, on account of any structural alterations and/or improvements made or carried out in the said premises. In view thereof, the Lessee/Sub-Lessor shall reserve the right to Re-Enter on the said premises inter-alia, in the following situations:*
>
> *(a, b, c)...*
>
> *(d) If and whenever there shall be a breach of any of the covenants and conditions here in before set out referred; AND/OR"*

6. Clause 4 provides for renewal of Sub-Lease, it reads thus:

> *"If the Sub-Lessee shall have duly performed and observed the covenants and conditions to the satisfaction of this lease on the part of the Sub-Lessee herein before contained and shall at the end of the said term hereby granted, be desirous of receiving a new Sub-Lease of the demised premises and of such desire, shall give notice in writing to the Sub-Lessor before the expiration of the term hereby granted the Sub-Lessor shall and will at the cost and expenses in every respect of the Sub-Lessee granted to the Sub-Lessee a new Sub-Lease of the demised premises for a further term of five years on payment of yearly rent as may be determined by the Sub-Lessor AND/WITH covenants, provisions and stipulations herein before contained except this covenant for renewal and except, that the rules and other regulations referred to herein such Sub-Lease shall be as the Sub-Lessor may direct. It is mutually understood between the parties that the Sub-Lessor reserves the right of renewal and is subject to the satisfactory performance of the Sub-Lessee in terms of the Letter of Approval granted and the appraisal by the Approval Committee constituted under SEZ Act, 2005."*

7. Thus, as per the terms and conditions of the Original Sub-Leases, the Sub-Lessees, who were desirous of receiving new Sub-Leases of the demised

premises for a further term of five years, were required to give notices in writing to that effect to the Sub-Lessor before the expiration of the respective terms granted under the Original Sub-Leases. Therefore, ordinarily, such Sub-Lessees would have been tenants-on-sufferance.

8. In the present matters, as per the information provided by the Administration, even though the tenures of the Original Sub-Leases expired long back in the years 2014 and 2016 respectively, the Sub-Lessees have been in continuous possession of the demised premises and the Sub-Lessor has been accepting the Sub-lease rent from the respective Sub-lessees.

9. Section 116 of the TP Act provides for effect of holding over, it reads thus:

> *"If a lessee or under-lessee of property remains in possession thereof after the determination of the lease granted to the lessee and the lessor or his legal representative accepts rent from the lessee or under-lessee, or otherwise assents of his continuing in possession, the lease is, in the absence of an agreement to the contrary, renewed from year to year or from month to month, according to the purpose for which the property is leased as specified in section 106."*

10. In the present matters, in the absence of fresh Sub-Lease Agreements or renewal of the Sub-Lease Agreements after determination of the Sub-Lease by efflux of time as provided under Clause (a) of section 111 of the TP Act, if the Sub-Lessee remains in possession and the Sub-Lessor accepts rent or otherwise assents to continue in possession, it would be the effect of holding over under section 116 of the TP Act. Therefore, in such a contingency, in the absence of an agreement to the contrary, the Sub-Lease would be renewed from year to year as the Original Sub-Lease was for manufacturing purposes. Thus, by a legal fiction, the Sub-Leases are presumed to be renewed from year to year, in view of holding over effect under section 116 of the TP Act. In this behalf, reference may be made to the decision of Hon'ble Bombay High

Court, dated 05.01.2026, in Civil Revision Application No. 672/2009 (*The Oriental Insurance Company Ltd. v. D.J. Shukla and Company).*

11. In the circumstances, the Sub-Leases are presumed to be renewed from year to year. It is not obligatory on the parties to renew the Sub-Leases for further period. The Sub-Lessor, may, in the first instance, take a decision on the issue whether to grant further Sub-Lease to the Lessees or otherwise. If it is decided by the Sub-Lessor not to grant further Sub-Lease, it may terminate the Sub-Lease by issuing necessary notice under the TP Act. However, if the Sub-Lessor decides to grant further lease, he may grant the same on such terms and conditions as may be mutually decided by the parties.

12. **Therefore, the Advisory Committee recommends as under:**

a. The SEEPZ-SEZ Authority may take a decision as to whether the Sub-Leases be granted to the Sub-Lessees in question, or otherwise.

b. If it decides to grant the Sub-Leases to the Sub-Lessees in question for further period, it may grant fresh Sub-Leases subject to such terms and conditions as decided by the parties and such Sub-Lease Agreements be executed not from the retrospective dates on which the Original Sub-Leases expired but they shall be from prospective dates.

13. These recommendations shall apply to all such cases which fall in this category. The Administration is also advised to ensure that appropriate decision to renew the Sub-Leases or otherwise, be taken at the earliest on determination of the Sub-Lease period. The committee had suggested to the concerned sections including the IT Section of SEEPZ SEZ Administration to design an alert system including visual alerts in RISe ERP System so that such

due renewals of Sub-Leases are not missed sight of. This recommendation may be implemented at the earliest.

14. In the event, it is decided to grant fresh Sub-Leases, following recitals may be added:

"WHEREAS, by the Sub-Lease dated..... made between the SUB-LESSOR and the SUB-LESSEE and registered at the office of the Sub-Registrar at Bombay under Sr. No. ..., for a period of ... years computed from ....., the SUB-LESSOR had granted a Sub-Lease in favour of the SUB-LESSEE of the demised premises described in the Schedule here under, subject to the covenants, terms and conditions mentioned therein **AND**

WHEREAS, the said Sub-Lease period expired on .....**AND**

WHEREAS, the SUB-LESSEE, before expiry of the Sub-Lease period, did not complete the process of renewal, **AND**

WHEREAS, the SUB-LESSEE continued paying the Sub-Lease rent and the SUB-LESSOR impliedly assented by accepting the Sub-Lease rent **AND**

WHEREAS, by a legal fiction, the Sub-Lease is *"presumed to be renewed from year to year"*, in view of holding over effect under section 116 of the TP Act, **AND**

WHEREAS, the SUB-LESSEE has approached the SUB-LESSOR for allotment, by way of a fresh Sub-Lease, of the Gala/Galas/Plot/Plots situated at ... for carrying on approved activities as per the Letter of Approval, **AND**

WHEREAS, the SUB-LESSOR has agreed to grant the Sub-Lease of the demised premises subject to the covenants, terms and conditions mentioned herein-below."

15. The above recommendation of the advisory committee is submitted.

Dr. Sandip D. Bhosale, IRS
Estate Officer
SEEPZ-SEZ Authority
Convener

M. A. Sayeed
Former Member,
Maharashtra State Human Rights Commission,
Ex Principal Law Secretary & R.L.A.,
Government of Maharashtra
Member

P. J. Jadhav
Ex-Joint Secretary,
Finance Department,
Government of
Maharashtra,
Member

K.P. Bakshi, IAS (Retd)
Former Additional Chief Secretary,
Government of Maharashtra
Chairman

*****

Note # 34

एस्टेट ऑपरेशन टिप्पणियों में टाइपिंग संबंधी त्रुटि के कारण फ़ाइल को पुनः जमा कर दिया गया है।
The file has been resubmitted due to typographical error in Estate Operation Comments

विचाराधीन पत्र: रिन्यूअल पॉलिसी और समय बीत जाने के कारण5 साल के सब-लीज एग्रीमेंट के संबंध में।
PUC: Regarding sub lease agreements of 05 years in respect of Renewal Policy and, due to efflux of time.

कृपया नोट संख्या 22 देखें, जिसमें एस्टेट ऑपरेशन सेक्शन, एस्टेट फाइनेंस सेक्शन और आईए-आई सेक्शन से रिपोर्ट- IV में परिकल्पित प्रथम चरण के निर्णय पर अपनी टिप्पणियाँ प्रस्तुत करने का अनुरोध किया गया था कि क्या मेसर्स एडवांस पावर डिस्प्ले सिस्टम्स लिमिटेड, मेसर्स आरटी स्टार ज्वैलरी प्राइवेट लिमिटेड, मेसर्स इंटरज्वेल डिजाइन्स, मेसर्स गोलकुंडा डायमंड्स एंड ज्वैलरी लिमिटेड, मेसर्स शंकर ज्वैलर्स लिमिटेड और मेसर्स अशोक डायमंडज्वेल प्राइवेट लिमिटेड के संबंध में आगे उप-पट्टा प्रदान किया जाना चाहिए। इस संबंध में, यह निवेदन किया जाता है कि ,

Note # 22 may kindly be seen wherein Estate Operation Section, Estate Finance Section & IA-I Section were requested to furnish their comments on the first-stage decision contemplated in Report-IV as to whether further Sub-Lease should be granted in respect of M/s. Advance Power Display Systems Ltd., M/s. RT Star Jewellery Pvt. Ltd., M/s. Interjewel Designs, M/s. Golkunda Diamonds & Jewellery Ltd., M/s. Shankar Jewels Ltd. & M/s. Ashok Diamjewel Pvt. Ltd. In this regard, it is submitted that,

1. In response to note dated 01.09.2026 (C/450) the **Estate Operation Section** had submitted their comments vide note dated 17.09.2026 (C/447) as under:

Sr. No.	Particulars	Reply						
		M/s. Advance Power Display Systems Ltd.	M/s. RT Star Jewellery Pvt. Ltd.	M/s. Interjewel Designs	M/s. Interjewel Designs	M/s. Golkunda Diamonds & Jewellery Ltd.	M/s. Shankar Jewels Ltd.	M/s. Ashok Diamjewel Pvt. Ltd.
1.	Particulars of the premises allotted to the unit	84, SDF-III	G04, G&J Complex-I	G13, G&J Complex-II	G41, G&J Complex-II	G30, G&J Complex-III	G15, G&J Complex-II	G20, G&J Complex-II

2	Nature/ purpose for which the premises were subleased	Manufacturing Unit Crtkeyboard Lineloo Contrastbrightness, Computer Fan-Housing Harness Cablehar ness Assemblies, Linear And Switching Power Supply	Manufacturing Unit Plain Studded Gold Silver Platinum or Combination thereof	Manufacturing Unit Gold Platinum Palladium Silver Stainless Alloy Based Metal Jewellery Plain and or Studded with Diamonds Precious, Semi-Precious Stones, Colours Stones Pearls Cubic Zirconia, Moissanite, Lab Grown, CVD Diamonds, Mounting in Gold, Platinum Palladium Silver, Silver Moels Masters Proto -Type, Plains, Casted, Semi-Finished, Silver Models, Mounting In Gold, Silver Platinum Palladium, Rubber Moulds, Resin, Wax output by Cam, Metal Moulds & Dies, Innovative Products ; Silver, Gold, Alloy, metal band articles like Key-chains, Anklets & Other house ware or gift articles Having 50 or more Silver content with Or without Studding of Color Stones or low cost Crystal Stones ,Imitation Stones	Manufacturing unit Gold Jewellery studded with diamond & precious stones	Manufacturing unit Studded Gold Jewellery, Cut & Polished Diamonds, Plain Gold Jewellery	Manufacturing unit Studded Gold Jewellery, Cut & Polished Diamonds, Plain Gold Jewellery	Manufacturing Unit Gold, Silver, Platinum and other precious metal plain studded with diamonds and precious and semi-precious stones, pearls and CZ and any combination thereof.
3	whether the unit continued in actual possession after expiry of the original sub-lease	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Compliance with the terms and conditions of allotment/ sub-lease	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	breach, unauthorized use, transfer, change of activity, encroachment or any other estate-related issue, if any;	No	No	No	No	No	No	No

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6	Whether there exist any agreement/ conditions contrary to or otherwise relevant for examining applicability of Section 116 of the Transfer of Property Act; and	Nil	Nil	Nil	Nil	Nil	Nil	Nil
7	Whether there is any estate-related impediment to consideration of grant of further sub-lease.	No	No	No	No	No	No	No

2. In response to note dated 01.09.2026 (C/454) the **Estate Finance Section** had furnished the following information vide note #43 (c/441)

- The details of sublease rentals demanded, recovered and outstanding from the seven units referred in the note for the period up to 31-03-2026 are as under -

  a. Ashok Diamjewel Pvt. Ltd. (C/466)
  b. Golkunda Diamonds & Jewellery Ltd. (C/469)
  c. R T Star Jewellery Pvt. Ltd. (C/472)
  d. Shankar Jewels Ltd. (C/474)
  e. Advance Power Display Systems Ltd. -**NA**
  f. Interjewls Designs - G13, G & J Complex-II -**NA**
  g. Interjewels Designs - G41, G & J Complex-II - **NA**

- As per Circular No. 02 (C/462) dated 10.06.2026 from Estate Section, revised rent is applicable with effect from 1st April 2026 in the case of units whose sublease agreement for 30 years was expired in the case of non manufacturing units. However, revised rent applicable for manufacturing units was not prescribed in the said circular. Hence revised Sub-Lease rent and other applicable estate charges from 1st April 2026 can be calculated only after deciding the revised Sub-Lease Rental and other charges as per the advisory committee recommendations.
- Penalty/charges for non execution/non-submission of Sub-Lease Agreement are decided by the competent authorities on the basis of which finance section includes the same in rent bill. Details of Penalty already levied as per this section records for the relevant period are included in the list attached as per Point No. 1.
- Since there has been an abnormal delay in renewing the sublease and proposal to apply new Sub-Lease Rent prospectively, reason for delay needs to be recorded with proper

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justification as the financial implication (revenue loss) of this delay is substantial. Further, to avoid further loss immediate action needs to be taken to decide the revised Sub-Lease rent as revised Sub-Lease Rent needs to be applied prospectively as per the advisory committee recommendations.

- Clarification has also been sought as to whether billing in respect of such manufacturing units is to be kept on hold until the Circular prescribing rates is finalised as next billing cycle is due in the first week of Oct, 2026.
- In view of the above factual position, clarification for billing such units has been requested and accordingly Lease Rental Bills may be generated for the upcoming quarter i.e. Oct -Dec, 2026

3. In response to note dated 01.09.2026 (C/458) the **IA-I Section** had submitted their comments vide note dated 07.09.2026 (c/439) as under:

Sr. no.	Unit name	Gala/ Plot no.	Validity of LOA	Approved Activity	continuity /status of authorised operations
1	M/s. Advance Power Display Systems Ltd.	84, SDF-III	31/03/2030	Manufacturing Unit Crtkeyboard Lineloo Contrastbrightness, Computer Fan-Housing Harness Cableharness Assemblies, Linear And Switching Power Supply	Operational
2	M/s. RT Star Jewellery Pvt. Ltd.	G 04, G&J COMPLEX-I	31/03/2028	Manufacturing Unit Plain Studded Gold Silver Platinum or Combination thereof	Operational

3	M/s. Interjewel Designs	G 13, G & J COMPLEX-II	15/09/2026 (Yet to Commence)	Manufacturing Unit Gold Platinum Palladium Silver Stainless Alloy Based Metal Jewellery Plain and or Studded with Diamonds Precious, Semi-Precious Stones, Colours Stones Pearls Cubic Zirconia, Moissanite, Lab Grown, CVD Diamonds, Mounting in Gold, Platinum Palladium Silver, Silver Moels Masters Proto -Type, Plains, Casted, Semi-Finished, Silver Models, Mounting In Gold, Silver Platinum Palladium, Rubber Moulds, Resin, Wax output by Cam, Metal Moulds & Dies, Innovative Products ; Silver, Gold, Alloy, metal band articles like Key-chains, Anklets & Other house ware or gift articles Having 50 or more Silver content with Or without Studding of Color Stones or low cost Crystal Stones ,Imitation Stones	Operational
4	M/s. Interjewel Designs	G 41, G & J COMPLEX-II	04/10/2024 (Temporary Extension granted upto 30.09.2026)	Manufacturing unit Gold Jewellery studded with diamond & precious stones	Operational
5	M/s. Golkunda Diamonds & Jewellery Ltd.	G 30, G & J COMPLEX-III	31/03/2029	Manufacturing unit Studded Gold Jewellery, Cut & Polished Diamonds, Plain Gold Jewellery	Operational
6	M/s. Shankar Jewels Ltd.	G 15, G & J COMPLEX-II	31/03/2023 (Temporary Extension granted upto 30.09.2026)	Manufacturing unit Plain Gold Jewellery, Studded Gold Jewellery, Cut & Polished Diamonds	Operational

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7	M/s. Ashok Diamjewel Pvt. Ltd.	G-20, G&J Complex-II	26/05/2030	Manufacturing Unit Gold, Silver, Platinum and other precious metal plain studded with diamonds and precious and semi-precious stones, pearls and CZ and any combination thereof.	Operational

Further, extract of the noting in file no. SEEPZM-LGL0SUBA/39/2024-CUST relating to M/s. Ashok Diamjewels Pvt. Ltd. may kindly be perused **(C/412-417)**

The relevant position emerging from the said noting is as follows:

1. मामले को आगे सलाहकार समिति की रिपोर्ट-IV तथा संपत्ति अंतरण अधिनियम, 1882 (Transfer of Property Act, 1882) के अध्याय-V के प्रासंगिक प्रावधानों, विशेषकर धाराओं 106, 107, 111 एवं 116, के आलोक में जांच की गई है।	1. The matter has been further examined in the light of **Report-IV** of the Advisory Committee as well as the relevant provisions of Chapter V of the **Transfer of Property Act, 1882**, particularly Sections 106, 107, 111 and 116.
2. सपत्ति अतरण अधिनियम, 1882 की धारा 111(a) के अंतर्गत अचल संपत्ति का पट्टा निर्धारित अवधि की समाप्ति (efflux of time) पर समाप्त हो जाता है। अतः मूल उप-पट्टा करार की निर्धारित अवधि समाप्त होने पर उक्त निश्चित अवधि वाला उप-पट्टा भी समाप्त हो जाता है।	2. Under Section 111(a) of the Transfer of Property Act, 1882, a lease of immovable property stands determined **by efflux of the time limited thereby**. Thus, on expiry of the tenure of the original Sub-Lease Agreement, the said fixed-term Sub-Lease comes to an end.
3. तथापि, सपत्ति अतरण अधिनियम की धारा 116 में यह प्रावधान है कि पट्टे की समाप्ति के पश्चात यदि पट्टेदार/उप-पट्टेदार परिसर के कब्जे में बना रहता है तथा पट्टादाता किराया स्वीकार करता है अथवा अन्यथा उसके निरंतर कब्जे के लिए सहमति प्रदान करता है, तो इसके विपरीत कोई करार न होने की स्थिति में, धारा 106 में निर्दिष्ट संपत्ति के उपयोग के उद्देश्य के आधार पर पट्टा वर्ष-दर-वर्ष अथवा माह-दर-माह नवीनीकृत माना जाता है।	3. However, Section 116 of the Transfer of Property Act provides that where, after determination of the lease, the lessee/sub-lessee continues in possession and the lessor accepts rent or otherwise assents to such continued possession, then, **in the absence of an agreement to the contrary**, the lease is renewed from year to year or month to month depending upon the purpose for which the property was leased, as specified in Section 106.
4. विनिर्माण प्रयोजन (manufacturing purposes) के लिए पट्टे पर दी गई अचल संपत्ति के संबंध में धारा 106 यह प्रावधान करती है कि इसके विपरीत कोई करार, स्थानीय कानून अथवा प्रथा न होने की स्थिति में ऐसा पट्टा वर्ष-दर-वर्ष माना जाएगा तथा किसी भी पक्ष द्वारा छह माह का नोटिस देकर समाप्त किया जा सकेगा।	4. In respect of immovable property leased for **manufacturing purposes**, Section 106 provides, in the absence of a contract, local law or usage to the contrary, for a lease from **year to year**, terminable by either party by six months' notice.

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5. उपर्युक्त वैधानिक स्थिति रिपोर्ट-IV में भी परिलक्षित होती है, जिसमें सलाहकार समिति ने यह अवलोकन किया है कि जिन मामलों में उप-पट्टेदार अवधि समाप्त होने के बाद भी कब्जे में बने रहे तथा प्राधिकरण द्वारा उप-पट्टा किराया स्वीकार किया जाता रहा, वहां धारा 116 के अंतर्गत होल्डिंग ओवर (holding over) का प्रभाव उत्पन्न होगा और समिति द्वारा विचारित मामलों में उप-पट्टों को वर्ष-दर-वर्ष नवीनीकृत माना गया है।	5. The above statutory position is also reflected in Report-IV, wherein the Advisory Committee has observed that, in cases where the Sub-Lessees continued in possession after expiry and the Authority continued to accept Sub-Lease rent, the effect of holding over under Section 116 would arise and, in the cases considered by it, the Sub-Leases were presumed to be renewed from year to year.
6. साथ ही, सलाहकार समिति ने विशेष रूप से यह सिफारिश की है कि प्राधिकरण को सर्वप्रथम यह निर्णय लेना चाहिए कि संबंधित उप-पट्टेदार को आगे की अवधि के लिए उप-पट्टा प्रदान किया जाना है अथवा नहीं। यदि आगे उप-पट्टा देने का निर्णय लिया जाता है, तो नया उप-पट्टा करार भावी तिथि से निष्पादित किया जाना चाहिए, न कि मूल उप-पट्टे की समाप्ति की तिथि से पूर्वव्यापी प्रभाव से।	6. At the same time, the Advisory Committee has specifically recommended that the **Authority should first take a decision whether further Sub-Lease is to be granted to the concerned Sub-Lessee or otherwise**. If the decision is to grant further Sub-Lease, the fresh Sub-Lease Agreement should be executed **from a prospective date and not retrospectively from the date of expiry of the original Sub-Lease.**
7. संपत्ति अंतरण अधिनियम की धारा 107 में आगे यह प्रावधान है कि वर्ष-दर-वर्ष अथवा एक वर्ष से अधिक अवधि के लिए कोई पट्टा केवल पंजीकृत दस्तावेज़ (registered instrument) द्वारा ही किया जा सकता है। जहां पट्टा पंजीकृत दस्तावेज़ द्वारा किया जाता है, वहां उस दस्तावेज़ का निष्पादन पट्टादाता एवं पट्टेदार दोनों द्वारा किया जाना आवश्यक है। अतः आगे की पांच वर्ष की ब्लॉक अवधि के लिए प्रस्तावित नया उप-पट्टा धारा 107 तथा अन्य लागू प्रावधानों के अनुसार निष्पादित एवं पंजीकृत किया जाना आवश्यक होगा।	7. Section 107 of the Transfer of Property Act further provides that a lease from year to year or for a term exceeding one year can be made only by a **registered instrument**, and where the lease is made by registered instrument, the instrument is required to be executed by both lessor and lessee. Accordingly, a fresh Sub-Lease proposed for a further block period of five years would require execution and registration in accordance with Section 107 and other applicable provisions.
8. उपर्युक्त के दृष्टिगत निम्नलिखित के बीच स्पष्ट अंतर किया जाना उचित होगा: (a) पूर्व उप-पट्टे की समाप्ति के पश्चात की अंतरवर्ती अवधि; तथा (b) आगे की भावी ब्लॉक अवधि के लिए नए उप-पट्टे का अनुदान।	8. In view of the above, it would be appropriate to distinguish between: **(a) the intervening period after expiry of the earlier Sub-Lease; and** **(b) grant of a fresh Sub-Lease for a further prospective block period.**

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9. अंतरवर्ती अवधि को कवर करने के लिए पूर्वव्यापी प्रभाव से नया पांच वर्षीय उप-पट्टा करार निष्पादित करना आवश्यक नहीं है। इसके स्थान पर, प्रत्येक मामले के प्रासंगिक तथ्यों के सत्यापन के अधीन, उक्त अवधि की कानूनी स्थिति संपत्ति अंतरण अधिनियम की धारा 116 तथा रिपोर्ट-IV में निहित सिफारिशों के संदर्भ में निर्धारित की जा सकती है।	9. The intervening period need not be covered by execution of a retrospective fresh five-year Sub-Lease Agreement. Instead, its legal treatment may be determined with reference to Section 116 of the Transfer of Property Act and the recommendations contained in Report-IV, subject to verification of the relevant facts in each case.
10. एस्टेट फाइनेंस द्वारा अवधि समाप्ति के बाद किराया स्वीकार किए जाने की पुष्टि तथा एस्टेट ऑपरेशन्स द्वारा निरंतर कब्जे की पुष्टि इस बात की जांच के लिए महत्वपूर्ण होगी कि संबंधित मामले में संपत्ति अंतरण अधिनियम की धारा 116 के अंतर्गत अपेक्षित तथ्यात्मक तत्व पूर्ण होते हैं अथवा नहीं।	10. The confirmation by **Estate Finance regarding acceptance of rent after expiry** and by **Estate Operations regarding continued possession** would be material for examining whether the factual ingredients contemplated under Section 116 of the Transfer of Property Act are fulfilled in the particular case.
11. IA-I अनुभाग, एस्टेट ऑपरेशन्स अनुभाग तथा एस्टेट फाइनेंस अनुभाग की टिप्पणियां प्राप्त होने के पश्चात मामले को रिपोर्ट-IV के अनुसार सक्षम प्राधिकारी के समक्ष इस निर्णय हेतु प्रस्तुत किया जा सकता है कि यूनिट को आगे उप-पट्टा प्रदान किया जाना है अथवा नहीं।	11. On receipt of the comments of **IA-I Section, Estate Operations Section and Estate Finance Section**, the case may be placed before the Competent Authority for taking a decision, in terms of Report-IV, **whether further Sub-Lease is to be granted to the Unit or otherwise.**
12. चूंकि रिपोर्ट-IV में यह कहा गया है कि उसकी सिफारिशें समान श्रेणी में आने वाले सभी मामलों पर लागू होंगी, निम्न विषय पर एक समान प्रक्रिया निर्धारित करने के लिए : *"निर्धारित अवधि की समाप्ति से समाप्त हुए, परंतु औपचारिक रूप से नवीनीकृत न किए गए उप-पट्टे – अंतरवर्ती अवधि का उपचार एवं नए उप-पट्टों का भावी प्रभाव से निष्पादन।"*	12. Since Report-IV states that its recommendations shall apply to all cases falling in the same category, for formulation of a uniform procedure in respect of: ***"Sub-Leases expired by efflux of time but not formally renewed – treatment of intervening period and execution of fresh Sub-Leases prospectively."***

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13. इसके स्थान पर, एक सामान्य नीति/आदेश में यह प्रावधान किया जा सकता है कि प्रत्येक ऐसे मामले में जहां निम्नलिखित स्थितियां स्थापित हों: (a) मूल उप-पट्टा निर्धारित अवधि समाप्त होने के कारण समाप्त हो चुका हो; (b) उक्त समाप्ति के बाद भी उप-पट्टेदार कब्जे में बना रहा हो; (c) प्राधिकरण ने अवधि समाप्ति के पश्चात उप-पट्टा किराया स्वीकार किया हो अथवा अन्यथा निरंतर कब्जे के लिए सहमति दी हो; (d) धारा 116 की प्रयोज्यता को प्रभावित करने वाला कोई विपरीत करार न हो; तथा (e) SEZ ढांचे एवं आवंटन की शर्तों के अंतर्गत अन्य लागू शर्तें पूरी हों, तो संबंधित मामले के तथ्यों के अनुसार, अंतरवर्ती अवधि को संपत्ति अंतरण अधिनियम, 1882 की धारा 116 के अंतर्गत होल्डिंग ओवर के प्रभाव से शासित अवधि के रूप में दर्ज/माना जा सकता है, और इसके लिए पूर्वव्यापी प्रभाव से नया उप-पट्टा करार निष्पादित करने की आवश्यकता नहीं होगी।	13. Instead, a common policy/order may provide that, in each case where the following conditions are established: (a) the original Sub-Lease has determined by efflux of time; (b) the Sub-Lessee continued in possession after such determination; (c) the Authority accepted Sub-Lease rent after expiry or otherwise assented to continued possession; (d) there is no agreement to the contrary affecting applicability of Section 116; and (e) the other applicable conditions under the SEZ framework and terms of allotment are satisfied, **the intervening period may be recorded/treated as a period governed by the effect of holding over under Section 116 of the Transfer of Property Act, 1882, as applicable to the facts of the case, instead of executing a retrospective fresh Sub-Lease Agreement.**
14. यह उचित होगा कि सामान्य आदेश में यह न कहा जाए कि प्राधिकरण पूर्वव्यापी प्रभाव से पांच वर्षीय उप-पट्टा "प्रदान" अथवा "नवीनीकृत" कर रहा है। इसके स्थान पर, उपर्युक्त शर्तों के मामले-दर-मामला सत्यापन के अधीन, होल्डिंग ओवर के परिणामस्वरूप अंतरवर्ती अवधि की कानूनी स्थिति दर्ज की जा सकती है। इससे होल्डिंग ओवर के वैधानिक प्रभाव और आगे की निश्चित अवधि के लिए नया उप-पट्टा प्रदान करने संबंधी प्राधिकरण के पृथक निर्णय के बीच अंतर भी बना रहेगा।	14. It would be preferable that the common order **does not state that the Authority is retrospectively "granting" or "renewing" a five-year Sub-Lease**. Rather, it may record the legal status of the intervening period consequent upon holding over, subject to case-wise verification of the aforesaid conditions. This would also maintain the distinction between the statutory effect of holding over and the Authority's separate decision to grant a fresh Sub-Lease for a further fixed term.

15. किसी व्यक्तिगत मामले मे सक्षम प्राधिकारी द्वारा आगे उप-पट्टा प्रदान करने का निर्णय लिए जाने के पश्चात, अनुमोदित अवधि एवं अनुमोदित नियमों और शर्तों पर आवश्यक पंजीकृत दस्तावेज़ के माध्यम से नया उप-पट्टा करार भावी प्रभाव से निष्पादित किया जा सकता है। पूर्व उप-पट्टे की समाप्ति, किराए के निरंतर भुगतान/स्वीकृति तथा धारा 116 के अंतर्गत होल्डिंग ओवर के संबंध में सलाहकार समिति द्वारा सुझाए गए उचित कथन (recitals) भी ऐसे नए करार का हिस्सा बनाए जा सकते हैं।	15. Once the Competent Authority decides to grant further Sub-Lease in an individual case, a **fresh Sub-Lease Agreement may be executed prospectively**, for the approved tenure and on the approved terms and conditions, through the requisite registered instrument. The recitals recommended by the Advisory Committee regarding expiry of the earlier Sub-Lease, continued payment/acceptance of rent and holding over under Section 116 may suitably form part of such fresh Agreement.
16. जहा सक्षम प्राधिकारी आगे उप-पट्टा प्रदान न करने का निर्णय लेता है, वहां विद्यमान होल्डिंग ओवर व्यवस्था/निरंतर कब्जे की समाप्ति के प्रश्न पर एस्टेट ऑपरेशन्स द्वारा संपत्ति अंतरण अधिनियम के लागू प्रावधानों, आवंटन की शर्तों एवं अन्य लागू नियमों के अनुसार पृथक रूप से कार्रवाई की जा सकती है। विनिर्माण प्रयोजन हेतु वर्ष-दर-वर्ष पट्टे की स्थिति में धारा 106 के अंतर्गत नोटिस संबंधी प्रावधानों पर भी विचार किया जाना आवश्यक हो सकता है।	16. Where the Competent Authority decides **not to grant further Sub-Lease** the question of determination of the subsisting holding-over arrangement/ continued occupation may be dealt with separately by Estate Operations in accordance with the applicable provisions of the Transfer of Property Act, terms and conditions of allotment and other applicable rules. In the case of a year-to-year tenancy for manufacturing purposes, the provisions regarding notice under Section 106 may also require consideration.
17. रिपोर्ट-IV और 'ट्रांसफर ऑफ़ प्रॉपर्टी एक्ट, 1882' की धाराओं 106, 107, 111 और 116 को ध्यानमें रखते हुए, इसी तरह के सभी मामलों में बीच की अवधि (intervening period) से निपटने के लिए एक समान प्रक्रिया/आदेश की मंज़ूरी की कार्रवाई शुरू की जा सकती है।	17. the aforesaid **may be initiated for approval of a uniform procedure/order for treatment of the intervening period in all similarly situated cases**, keeping in view Report-IV and Sections 106, 107, 111 and 116 of the Transfer of Property Act, 1882.

कृपया अवलोकन और आदेश के लिए प्रस्तुत है।
Submitted for perusal and further order please.

26/10/2026 05:53 pm

ASHOK KUMAR MEENA
LOWER DIVISION CLERK

Note # 35

कृपया उपर्युक्त टिप्पणी का अवलोकन करें।

2. नोट#34 में उल्लिखित छह सेज इकाइयों के सात लंबित पांच वर्षीय उप-पट्टा मामलों के संबंध में सलाहकार समिति द्वारा अपनी रिपोर्ट-IV (C/237-244) में अनुशंसाएँ प्रस्तुत की गई हैं। समिति ने अनुशंसा की है कि संबंधित इकाइयों को आगे उप-पट्टा प्रदान किए जाने के संबंध में प्राधिकरण द्वारा पहले निर्णय लिया जाए तथा अनुमोदन की स्थिति में नए उप-पट्टा करार पूर्वव्यापी प्रभाव के स्थान पर भावी प्रभाव से निष्पादित किए जाएँ। उक्त अनुशंसाओं के संदर्भ में संपदा संचालन (C/447), संपदा

वित्त (C/441) तथा IA-I (C/439) अनुभागों की टिप्पणियाँ प्राप्त हो चुकी हैं, जिनका विवरण नोट#34 में उपलब्ध है। तथापि, संबंधित इकाइयों की वर्तमान LoA वैधता एवं लागू किराया/वित्तीय देयताओं से संबंधित कुछ विषय अभी निस्तारण हेतु शेष हैं।

3. समिति की रिपोर्ट-IV में संपत्ति अंतरण अधिनियम, 1882 की धारा 116 के अंतर्गत *Holding Over* के प्रावधानों का उल्लेख किया गया है। तथापि, पूर्व उप-पट्टे की समाप्ति तथा नए उप-पट्टे के निष्पादन के बीच की अंतरवर्ती अवधि के विधिसम्मत निस्तारण हेतु एक समान कार्यान्वयन प्रक्रिया निर्धारित किया जाना आवश्यक है। इस संबंध में धाराओं 106, 107, 111 एवं 116 तथा सेज नियम, 2006 के नियम 11(5) एवं 11(7) के प्रावधानों का समेकित अनुपालन सुनिश्चित किया जाना होगा।

विशेष रूप से, धारा 106 के अंतर्गत विनिर्माण प्रयोजन के लिए वर्ष-दर-वर्ष तथा अन्य प्रयोजनों, जैसे सॉफ्टवेयर, IT/ITeS, सेवा एवं व्यापार, के लिए माह-दर-माह पट्टेदारी का वैधानिक प्रभाव, धारा 116 की शर्तें पूरी होने की स्थिति में, उत्पन्न हो सकता है। तथापि, इसकी प्रयोज्यता मूल उप-पट्टे की शर्तों, कब्जे की स्थिति, प्राधिकरण की सहमति एवं LoA की वैधता के अधीन परीक्षण योग्य है।

4. ऐतिहासिक लंबित मामलों में अंतरवर्ती अवधि को बिना किसी औपचारिक निर्धारण के छोड़ने से भविष्य में पट्टाधिकार, कब्जे की स्थिति तथा वित्तीय देयताओं के संबंध में विवाद उत्पन्न हो सकते हैं। दूसरी ओर, ऐसी अवधि को स्वतः नियमित मानने अथवा सामान्य रूप से पूर्वव्यापी उप-पट्टा प्रदान करने से भी विधिक कठिनाइयाँ उत्पन्न हो सकती हैं।

अतः समिति की रिपोर्ट-IV में की गई अनुशंसाओं के क्रम में ऐतिहासिक लंबित मामलों के लिए एकमुश्त कार्यान्वयन प्रक्रिया तैयार किया जाना उचित होगा। इसके अंतर्गत प्रत्येक मामले की विधिक एवं तथ्यात्मक स्थिति का परीक्षण करके सक्षम प्राधिकारी/सेज प्राधिकरण के विशिष्ट निर्णय के आधार पर अंतरवर्ती अवधि के निस्तारण तथा वित्तीय देयताओं के अभिलेखीकरण की व्यवस्था निर्धारित की जा सकती है।

इस प्रयोजन हेतु संपदा अधिकारी द्वारा निर्धारित प्रारूप में **पुष्टि-पत्र (Confirmation Letter)** जारी किए जाने की व्यवस्था का भी परीक्षण किया जा सकता है। ऐसा पत्र केवल सक्षम प्राधिकारी के निर्णय को अभिलिखित करेगा तथा स्वयं नया पट्टाधिकार सृजित अथवा विस्तारित नहीं करेगा और न ही पंजीकृत उप-पट्टा करार का विकल्प होगा।

5. इसी प्रकार भविष्य में उप-पट्टों के समयबद्ध नवीकरण हेतु एक समान मानक संचालन प्रक्रिया (SOP) निर्धारित किया जाना आवश्यक है। अपरिहार्य परिस्थितियों में, नियमित नवीकरण पूर्ण न होने पर, मौजूदा वैध उप-पट्टे की अवधि समाप्त होने से पूर्व अस्थायी विस्तार की विधिक व्यवहार्यता भी विचारणीय है। ऐसी व्यवस्था, यदि विधिसम्मत पाई जाती है, तो उसे मूल उप-पट्टे की शर्तों, वैध LoA, सेज नियम 11(5) तथा लागू निष्पादन एवं पंजीकरण संबंधी प्रावधानों के अनुरूप निर्धारित किया जाना होगा।

6. तदनुसार, निम्नलिखित प्रस्ताव अनुमोदनार्थ प्रस्तुत हैं:

(i) सलाहकार समिति की रिपोर्ट-IV (C/237-244) में प्रस्तुत अनुशंसाओं को, नोट #34 में उपलब्ध अनुभागीय टिप्पणियों सहित, सक्षम प्राधिकारी/सेज प्राधिकरण के समक्ष विचार एवं उचित निर्णय हेतु प्रस्तुत किया जाए।

(ii) सलाहकार समिति से **अपनी रिपोर्ट-IV की अनुशंसाओं के क्रम में** ऐतिहासिक लंबित उप-पट्टा मामलों की अंतरवर्ती अवधि के विधिसम्मत निस्तारण हेतु एकमुश्त कार्यान्वयन प्रक्रिया, **प्रारूप SOP, प्रारूप परिपत्र तथा संपदा अधिकारी द्वारा जारी किए जाने वाले पुष्टि-पत्र का मानक प्रारूप तैयार कर प्रस्तुत करने** का अनुरोध किया जाए। उक्त प्रारूपों में विनिर्माण एवं गैर-विनिर्माण इकाइयों के लिए लागू विधिक प्रावधानों, LoA वैधता, वित्तीय देयताओं तथा प्राधिकरण के अधिकारों के संरक्षण हेतु आवश्यक शर्तें सम्मिलित की जाएँ।

(iii) समिति से भविष्य में उप-पट्टों के समयबद्ध नवीकरण हेतु पृथक SOP तथा विशेष परिस्थितियों में

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मौजूदा उप-पट्टा के अस्थायी विस्तार की विधानिक व्यवहार्यता, अवधि, आवश्यक अनुमोदन, निष्पादन एवं पंजीकरण संबंधी प्रक्रिया का परीक्षण कर उपयुक्त प्रारूप/व्यवस्था तैयार करने का अनुरोध किया जाए।

(iv) नोट#34 में उल्लिखित सात मामलों में आगे उप-पट्टा प्रदान किए जाने के संबंध में प्रथम-चरण का निर्णय, प्राप्त अनुभागीय टिप्पणियों एवं रिपोर्ट-IV पर सक्षम प्राधिकारी/प्राधिकरण के निर्णय के अनुरूप लिया जाए। इसके लिए वर्तमान LoA वैधता तथा लागू किराया एवं अन्य वित्तीय देयताओं का मामलेवार निस्तारण सुनिश्चित किया जाए।

(v) सलाहकार समिति द्वारा तैयार प्रारूप SOP, परिपत्र एवं संबंधित दस्तावेज, आवश्यक विधिक परीक्षण के पश्चात, अंतिम विचार एवं अनुमोदन हेतु सेज प्राधिकरण के समक्ष प्रस्तुत किए जाएँ।

7. अतः नोट#34, सलाहकार समिति की रिपोर्ट-IV(C/237-244), 76वीं प्राधिकरण बैठक में अनुमोदित मॉडल उप-पट्टा करार (C/365) तथा संबंधित अनुभागों की प्राप्त टिप्पणियों के संदर्भ में पैरा 6(i) से (v) के प्रस्ताव कृपया अवलोकन एवं अनुमोदनार्थ प्रस्तुत हैं।

Please refer to the above Note.

2. The Advisory Committee has submitted its recommendations in Report-IV (C/237-244) regarding the seven pending five-year Sub-Lease cases pertaining to six SEZ units referred to in Note #34. The Committee has recommended that the Authority should first decide whether further Sub-Leases are to be granted to the concerned units and, where approved, fresh Sub-Lease Agreements should be executed prospectively rather than retrospectively. Comments from Estate Operations (C/447), Estate Finance(C/441) and IA-I(C/439) Sections have also been received, as detailed in Note #34. However, certain issues relating to current LoA validity and applicable rentals/financial liabilities remain to be resolved.

3. Report-IV has referred to the provisions relating to *Holding Over* under Section 116 of the Transfer of Property Act, 1882. However, a uniform implementation procedure is required for lawful treatment of the intervening period between expiry of the earlier Sub-Lease and execution of a fresh Sub-Lease. This would require compliance with Sections 106, 107, 111 and 116 of the Transfer of Property Act, 1882, read with Rules 11(5) and 11(7) of the SEZ Rules, 2006.

In particular, Section 106 may have the effect of creating a year-to-year tenancy for manufacturing purposes and a month-to-month tenancy for other purposes, including software, IT/ITeS, services and trading, where the requirements of Section 116 are satisfied. Its applicability, however, requires examination of the original Sub-Lease conditions, continued possession, assent of the Authority and validity of the LoA.

4. In historical pending cases, leaving the intervening period without a formal determination may lead to future disputes regarding leasehold rights, the status of occupation and financial liabilities. Conversely, automatic regularisation of such periods or general retrospective grant of Sub-Leases may also give rise to legal complications.

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It is, therefore, considered appropriate to formulate a one-time implementation mechanism in continuation of the recommendations contained in Report-IV. Such mechanism may provide for case-wise examination of the legal and factual position, followed by appropriate treatment and recording of the intervening period and financial liabilities pursuant to a specific decision of the Competent Authority/SEEPZ-SEZ Authority.

The feasibility of issuing a prescribed**Confirmation Letter by the Estate Officer** may also be examined. Such letter would merely record the decision of the Competent Authority and would neither independently create or extend leasehold rights nor substitute a registered Sub-Lease Agreement.

5. Similarly, a uniform Standard Operating Procedure (SOP) is required for timely renewal of Sub-Leases in future. The legal feasibility of granting temporary extension of an existing valid Sub-Lease before its expiry, in exceptional circumstances where regular renewal cannot be completed, may also be examined. Any such mechanism, if found legally permissible, would need to comply with the original Sub-Lease conditions, valid LoA requirements, Rule 11(5) of the SEZ Rules and applicable execution and registration provisions.

6. Accordingly, the following is proposed for approval:

(i) The recommendations submitted by the Advisory Committee in Report-IV (C/237-244), along with the sectional comments available in Note #34, may be placed before the Competent Authority/SEEPZ-SEZ Authority for consideration and appropriate decision.

(ii) The Advisory Committee may be requested**in continuation of its recommendations contained in Report-IV**, to**prepare and submit a draft SOP, draft Circular and standard format of Confirmation Letter** prescribing a one-time implementation mechanism for lawful treatment of intervening periods in historical pending Sub-Lease cases. The proposed documents should incorporate appropriate provisions for manufacturing and non-manufacturing units, LoA validity, financial liabilities and safeguards for protecting the rights of the Authority.

(iii) The Committee may also be requested to prepare a separate SOP for timely renewal of Sub-Leases in future and examine the statutory feasibility, permissible tenure, requisite approvals, execution and registration requirements for temporary extension of existing Sub-Leases in exceptional circumstances, and formulate an appropriate procedure/format.

(iv) The first-stage decision regarding grant of further Sub-Leases in the seven cases referred to in Note #34 may be taken in accordance with the decision of the Competent Authority/SEEPZ-SEZ Authority on Report-IV and the comments already received from the concerned Sections,

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subject to case-wise resolution of current LoA validity, applicable rentals and other financial liabilities.

(v) The draft SOPs, Circular and related documents prepared by the Advisory Committee may, after requisite legal examination, be placed before the SEEPZ-SEZ Authority for consideration and final approval.

7. In view ofNote #34, the recommendations submitted in Report-IV of the Advisory Committee (C/237-244), the Model Sub-Lease Agreement approved in the 76th Authority Meeting (C/365), and the comments received from the concerned Sections, the proposals at para 6(i) to (v) above are submitted for kind perusal and approval, please.

27/10/2026 02:23 pm **hanish Rathi**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 36

कृपया पूर्ववर्ती नोट और सलाहकार समिति की रिपोर्ट-IV देखें।

समिति ने 'ट्रांसफर ऑफ प्रॉपर्टी एक्ट, 1882' की धारा-116 का हवाला देते हुए, लंबित 7 इकाइयों के संबंध में पांच साल की उप-पट्टे (sub-lease) के निष्पादन पर अपनी राय दी है। हालाँकि, बिना किसी औपचारिक विस्तार/नवीनीकरण के स्वतः नियमितीकरण (automatic regularization) करने से कानूनी जटिलताएँ पैदा हो सकती हैं।

इसलिए, उक्त सिफारिश सक्षम प्राधिकारी के अवलोकन और अनुमोदन के लिए प्रस्तुत है। यदि वे सहमत हों, तो एकरूपता बनाए रखने के लिए समिति से एक ड्राफ्ट SOP/परिपत्र (circular) तैयार करने का अनुरोध किया जा सकता है।

Kindly refer to foregoing note & Advisory Committee Report-IV.

Committee has provided opinion about execution of five year sub-lease iro pending 7 units referring Sect-116 of Transfer of Property Act,1882. However, automatic regularization without any formal extension/renewal would create legal implications.

Hence, said recommendation is submitted for perusal & approval of the Competent Authority and if agreed, draft SOP/Circular may be requested from Committee for uniformity please.

28/10/2026 04:01 pm **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 37

कृपया Note#35 और Note#36 देखें

सलाहकार समिति की रिपोर्ट-IV (सी/237-244) और संबंधित धाराओं की टिप्पणियों ने सात लंबित पांच साल के उप-पट्टे के मामलों के मामले-वार समाधान की आवश्यकता पर प्रकाश डाला है, विशेष रूप से वर्तमान एल. ओ. ए. वैधता, लागू किराए और वित्तीय देनदारियों के संबंध में, आगे उप-पट्टे देने से पहले।

समिति से एक बार का कार्यान्वयन तंत्र तैयार करने का अनुरोध करने का प्रस्ताव है, जिसमें एक मसौदा एस. ओ. पी., परिपत्र और मानक पुष्टि पत्र शामिल हैं ऐतिहासिक मामलों में मध्यवर्ती अवधि के उपचार के साथ-साथ समय पर नवीनीकरण के लिए एक अलग एस. ओ. पी. और असाधारण परिस्थितियों में अस्थायी विस्तार की व्यवहार्यता की जांच, कानूनी जांच के अधीन।

तदनुसार सक्षम प्राधिकारी के समक्ष रिपोर्ट-IV रखने, मामले-विशिष्ट मुद्दों के समाधान के अधीन सात मामलों में पहले चरण के निर्णयों के साथ आगे बढ़ने और समिति के मसौदा दस्तावेजों को अंतिम विचार और अनुमोदन के लिए प्राधिकरण के समक्ष रखने के लिए स्वीकृति मांगी जाती है।

Please refer to Note#35 and Note#36

The Advisory Committee's Report-IV (C/237-244) and comments of the concerned Sections have highlighted the need for case-wise resolution of the seven pending five-year Sub-Lease cases, particularly regarding current LoA validity, applicable rentals and financial liabilities, before grant of further Sub-Leases.

It is proposed to request the Committee to prepare a one-time implementation mechanism, including a draft SOP, Circular and standard Confirmation Letter for treatment of intervening periods in historical cases, along with a separate SOP for timely renewal and examination of the feasibility of temporary extensions in exceptional circumstances, subject to legal scrutiny.

Approval is accordingly solicited for placing Report-IV before the Competent Authority, proceeding with the first-stage decisions in the seven cases subject to resolution of case-specific issues, and placing the Committee's draft documents before the Authority for final consideration and approval, please.

13/11/2026 02:21 pm **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 38

Approved. please put up infront of authority meeting immediately all reports take approval from authority .Please call meeting on 23 November of authority and 24 November for UAC. please issue agenda immediately tomorrow itself.

15/11/2026 07:08 pm **Dnyaneshwar Bhalchandra. Patil**
DEVELOPMENT COMMISSIONER

Security Division

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

कार्यसूची मद सं. / AGENDA ITEM NO. : 10

A. Proposal

Agenda Item: Post-Facto Approval for Deployment of 256 (with 28% buffer staff) Security Personnel, through Maharashtra State Security Corporation (MSSC) at SEEPZ-SEZ, Mumbai – reg.

B. Relevant Provisions

Section 34 of the Special Economic Zones Act, 2005, read with Rule 7(1) of the SEZ Authority Rules, 2009, and the applicable provisions of the General Financial Rules (GFR), as amended from time to time.

C. Background

This office has been in communication with the Maharashtra State Security Corporation (MSSC) regarding the proposed deployment of security personnel at SEEPZ-SEZ, Mumbai, with the objective of strengthening the existing security arrangements, particularly at critical access points, sensitive locations and other strategic points within the SEEPZ-SEZ premises.

In the 77th Authority Meeting, approval was accorded for the deployment of Maharashtra State Security Corporation (MSSC) security personnel at SEEPZ-SEZ. During the said meeting, it was also apprised that a joint meeting between officials of MSSC and SEEPZ-SEZ was held on 01.09.2026, wherein it was decided that the Security Section of SEEPZ-SEZ, in coordination with representatives of MSSC, would jointly verify the actual requirement of security personnel at various entry/exit gates, checkpoints and other strategic locations within the SEEPZ-SEZ premises.

Accordingly, the joint verification and assessment exercise was undertaken by the Security Section, SEEPZ-SEZ, along with representatives of MSSC, to assess and finalize the manpower requirement based on the operational requirements and security deployment at various locations.

D. Present Status

Pursuant to the decision taken during the joint meeting and subsequent verification, the Security Section, SEEPZ-SEZ, in coordination with representatives of MSSC, jointly assessed and finalized the requirement of security personnel at various gates, checkpoints and strategic locations within the SEEPZ-SEZ premises.

Accordingly, the finalized manpower requirement, along with the detailed deployment chart, was communicated to MSSC through email dated 30.09.2026 for their confirmation and further necessary action (copy enclosed) .

The finalized manpower requirement is as under:

Sr. No.	Designation	Required Personnel	Buffer Personnel	Total
1	Security Supervisor Officer (Retd. ACP) / SSO	1	0	1
2	Security Officer	1	0	1
3	Security Supervisor	9	3	12
4	Security Guard	155	40	195
5	Lady Security Guard	37	10	47
	Total	203	53	256

Thus, the finalized requirement comprises Deployment of 256 (with 28% buffer staff) Security Personnel.

In response, the Maharashtra State Security Corporation (MSSC), vide its letter dated 08.10.2026, forwarded the proposed deployment chart, financial implications and draft agreement for Deployment of 256 (with 28% buffer staff) Security Personnel, at SEEPZ-SEZ, Andheri, Mumbai, as recommended by the Joint Security Resurvey Team.

As per the financial proposal submitted by the Maharashtra State Security Corporation (MSSC) for the deployment of 256 security personnel at SEEPZ-SEZ, the payment was duly paid on 03.11.2026., the financial implications are as follows:

1. Refundable Security Deposit: An interest-free, refundable security deposit equivalent to three months' salary of the agreed manpower, amounting to ₹2,18,70,000/-.
2. Advance Salary: Advance payment equivalent to one month's salary of the agreed manpower, amounting to ₹72,90,000/-.

The matter has accordingly reached the stage of finalization of the deployment arrangement and execution of agreement for further necessary action.

E. Justification

The deployment of security personnel through Maharashtra State Security Corporation (MSSC) is proposed with the following objectives:

1. Strengthening of Security Arrangements: To strengthen the overall security

infrastructure of SEEPZ-SEZ by ensuring adequate deployment of trained security personnel at all entry/exit gates, checkpoints, sensitive locations and strategic points.

2. Manpower Assessment Based on Actual Requirements: The manpower requirement has been jointly assessed and finalized by the Security Section, SEEPZ-SEZ, and representatives of MSSC, taking into consideration the actual operational requirements and security deployment needs of the premises.
3. Provision for Buffer Manpower: The provision of 53 additional buffer staff (approximately 28%) is intended to ensure continuity of security services during weekly offs, leave, absenteeism, emergencies and other operational requirements, without affecting the prescribed security deployment.
4. Operational Efficiency: Deployment through MSSC is expected to facilitate better supervision, coordination, accountability and effective management of security personnel at various locations within SEEPZ-SEZ.
5. Institutional Security Framework: Engagement of MSSC, is a Government of Maharashtra undertaking established by the state Legislation by a Special Act known as "Maharashtra State Security Corporation Act, 2010", is expected to provide an institutional framework for deployment and management of security personnel, thereby strengthening the security arrangements at SEEPZ-SEZ.

In view of the above, the proposed Deployment of 256 (with 28% buffer staff) Security Personnel, is considered necessary for ensuring adequate, effective and uninterrupted security arrangements at SEEPZ-SEZ.

F. Recommendation / Proposal for Consideration

In view of the foregoing, the matter is submitted before the SEEPZ Special Economic Zone Authority for consideration and approval of the following:

1. Post-facto approval for the deployment of 256 security personnel (including 28% buffer staff) through MSSC at SEEPZ-SEZ, Mumbai, along with approval of the associated financial implications, including a refundable security deposit, one month's advance salary.
2. Approval for execution of the agreement with Maharashtra State Security Corporation (MSSC) for providing the aforesaid security manpower at SEEPZ-SEZ, subject to examination and finalization of the terms and conditions of the agreement by the competent authority.
3. Authorization to the Development Commissioner / Competent Authority to take further necessary action, including finalization of the agreement and implementation of the security deployment arrangement, in accordance with the applicable rules and regulations.

Submitted for consideration and approval of the SEEPZ Special Economic Zone Authority, please.

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MAHARASHTRA STATE SECURITY CORPORATION
(Government of Maharashtra Undertaking)
32nd floor, Center One, World Trade Centre, Cuffe Parade, Mumbai-400 005
Tel.No. (022) 2215 1847, **Fax No.** (022)2215 1867. **E-Mail:- dirinduction.mahasec@gmail.com**

O.W.No : MSSC/Induction/ 3892 /2026 Date : 08/10/2026

To,

Shri Sandip Bhosale
Deputy Development Commissioner,
SEEPZ Special Economic Zone Authority,
SEEPZ Services Centre Building, SEEPZ SEZ,
Andheri (E), Mumbai-400096.

Sub: Deployment of MSSC security personnel to SEEPZ SEZ Andheri, Mumbai
Ref: Your letter No. SECU-11/14/2023-SECURITYSECTION/08328 dtd, 13.08.2026.

Respected Sir,

With reference to the subject cited above, it is informed that the Joint Security Resurvey Team conducted a security audit of **SEEPZ SEZ Andheri, Mumbai** and recommended the deployment of **256 (with 28% buffer staff) additional security personnel.** The cadre-wise deployment chart of security personnel is enclosed herewith for your reference.

As per the policy of the Maharashtra State Security Corporation (MSSC), an amount equivalent to **three months' salary** as *refundable Security Deposit* (without GST, not subject to TDS or any other deductions) of 256 **(with 28% buffer staff)** security personnel and **one month's advance salary** (with GST) for 256 **(with 28% buffer staff)** security personnel is required to be deposited with MSSC prior to induction. The chart showing the financial implications for the same is attached herewith.

Further, an agreement between MSSC and **SEEPZ SEZ Andheri, Mumbai** for the induction of 256 **(with 28% buffer staff)** additional security personnel needs to be executed. Accordingly, the deployment chart, financial implication details, and draft agreement are being forwarded for your approval.

You are, therefore, requested to kindly convey your concurrence to the draft agreement and arrange to make the necessary payments (i.e., *Security Deposit* and *One Month Advance Salary*) at the earliest, to enable this Corporation to deploy the security personnel.

A chairs, furniture, fans, drinking water, toilets, and other basic facilities shall be provided for the security personnel at your location.

Thanking you,

Yours faithfully,

(Kaustubh Mithbawkar)
Director (Induction)
MSSC, Mumbai.

Encl: 1) Proposed Security Personnel.
2) Financial Implication. 3) The Draft of the Agreement.

MAHARASHTRA STATE SECURITY CORPORATION
SEEPZ, Andheri
Financial Implication Chart

NAME OF POST	NO. OF SECURITY PERSONNEL	BUFFER (28%)	TOTAL	CHARGABLE RATE	TOTAL
SSO (Rtd ACP)	1	0	1	65000	65,000.00
SO	1	0	1	41000	41,000.00
SS	9	3	12	34000	4,08,000.00
LSG	37	10	47	28000	13,16,000.00
SG	155	40	195	28000	54,60,000.00
TOTAL	**203**	53	256		**72,90,000.00**
One Month Cost (without GST tax)				**TOTAL[A]**	**72,90,000.00**

One Month Advance Sallary (without GST tax)	72,90,000.00
Three Months Security Deposit (without GST tax)	2,18,70,000.00
Total	**2,91,60,000.00**
Annual Financial Cost (without GST tax)	**8,74,80,000.00**

Director(Induction)
MSSC, Mumbai

Maharashtra state security corporation Seepz Andheri Proposed Duty Pointwise Deployment Chart Seepz Andheri
Proposed Duty Pointwise Deployment Chart

Sr. No.	Duty Point	post name	Shift				Duty
			Gen 9:30 am to 6 pm	I 7 am to 3 pm	II 3 pm to 11 pm	III 11 pm to 7 am	
	Overall in charge	SSO (Retd ACP)	1				Overall in charge of MSSC security personnel
	Duty supervisor	SO	1				Administrative Work of MSSC Security personnel
	SEEPZ office internal gate (DC office)	SG		1	1		Gate open/close
	SEEPZ office Gr. Floor	SG		1	1	1	SEEPZ Service Center Buildging Entry Point
	CCTV Control room	SG		1	1	1	Controlling for CCTV
	watch Tower 1	SG			1	1	Watch & Ward
	watch Tower 2	SG			1	1	Watch & Ward
	watch Tower 3	SG			1	1	Watch & Ward
	watch Tower 4	SG			1	1	Watch & Ward
	External Gate	SG		1	1		Watch and Ward
	Strong Room	SG		1	1	1	Watch and Ward
	Gate No . 1 (Gate Time Remains open for 24X7)						
	In gate (pedistrian gate)						
	Gate Supevisor	SS		1	1	1	Gate Supevision
	Baggage Scanner (Checking)	SG		1	1	1	Baggage Scanning
	QR Scanner & DFMD (PUBLIC)	SG		1	1		Gents frisking & checking for Metal detector
	QR Scanner	SG		1		1	QR SCANNIG & & Face Scanning
	QR Scanner (Ladies frisking)	LSG		1	1	1	Ladies frisking & checking for Metal detector
	Face Scanning	SG		2	1		Suprema Face Scanning
	Crowd Control (IN Gate)	SG		1	1		Controlling for crowd out side gate
	vehicle In Gate	SG		4	2	2	vehicle Checking With Trolly Miror/ Checking Material /QR code scanning /Electrical Boom
		LSG		1	1		ID Card Checking in Vehicles
	Out Gate (Pedistrian gate)						
	Baggage Scanner (Checking)	SG		1	1	1	Baggage Scanning
	QR Scanner & DFMD (PUBLIC)	SG			1		Gents frisking & checking for Metal detector
	QR Scanner	SG			1		QR SCANNIG & & Face Scanning
	QR Scanner (Ladies frisking)	LSG		1	1	1	Ladies frisking & checking for Metal detector
	Face Scanning	SG		1	2	1	Suprema Face Scanning
	vehicle Out Gate	SG		2	4	2	Checking Material / Electrical Boom Barrier Operation
		LSG		1	1	1	ID Card Checking in vehicles
	Gate No. 2 (Gate Time 5:30 am to 11 pm)						
	In gate (pedistrian gate)						
	Gate Supevisor	SS		1	1	1	Gate Supevision
	Baggage Scanner (CUSTOMS)	SG		1	1		Baggage Scanning & ID CARD CHECKING
	Baggage Scanner (Checking)	SG		1	1	1	Baggage Scanning
	QR Scanner & DFMD (PUBLIC)	SG		1			Gents frisking & checking for Metal detector
	QR Scanner	SG		1	1	1	QR SCANNIG & & Face Scanning
	QR Scanner (Ladies frisking)	LSG		1	1		Ladies frisking & checking for Metal detector
	Face Scanning	SG		2	1	1	Suprema Face Scanning
	Crowd Control (In Gate)	SG		1	1	1	Controlling for crowd out side gate
	vehicle In Gate	SG		5	3	2	vehicle Checking With Trolly Miror/ Checking Material /ID Card Checking in vehicles / BUS
		LSG		2	1	1	ID Card Checking in Vehicles/ BUS CHECKING
	Out Gate (Pedistrian gate)						
	Baggage Scanner (Checking)	SG		1	1	1	Baggage Scanning
	QR Scanner & DFMD (PUBLIC)	SG			1		Gents frisking & checking for Metal detector
	QR Scanner	SG			1		QR SCANNIG & & Face Scanning
	QR Scanner (Ladies frisking)	LSG		1	1		Ladies frisking & checking for Metal detector
	Face Scanning	SG		1	2		Suprema Face Scanning
	vehicle Out Gate	SG		2	5	1	Checking Material / ID Card Checking in vehicles / BUS CHECKING
		LSG		1	2		ID Card Checking in vehicles / BUS CHECKING
	Gate No. 3 (Gate Time 5:30 am to 11 pm)						
	In gate (pedistrian gate)						
	Gate Supevisor	SS		1	1	1	Gate Supevision
	Baggage Scanner (Checking)	SG		1	1	1	Baggage Scanning
	QR Scanner & DFMD (PUBLIC)	SG		1			Gents frisking & checking for Metal detector
	QR Scanner	SG		1			QR SCANNIG & & Face Scanning
	QR Scanner (Ladies frisking)	LSG		1	1		Ladies frisking & checking for Metal detector
	Face Scanning	SG		2	1	1	Suprema Face Scanning
	Crowd Control (In Gate)	SG		1	1		Controlling for crowd out side gate
	vehicle In Gate	SG		5	3	1	vehicle Checking With Trolly Miror/ Checking Material /ID Card Checking in vehicles/ BUS
		LSG		2	1	1	ID Card Checking in vehicles / BUS CHECKING
	Out Gate (Peditstration gate)						
	Baggage Scanner (Checking)	SG		1	1	1	Baggage Scanning
	QR Scanner & DFMD (PUBLIC)	SG			1		Gents frisking & checking for Metal detector
	QR Scanner	SG			1		QR SCANNIG & & Face Scanning
	QR Scanner (Ladies frisking)	LSG		1	1		Ladies frisking & checking for Metal detector
	Face Scanning	SG		1	2	1	Suprema Face Scanning
	vehicle Out Gate	SG		3	5	1	Checking Material /ID Card Checking in vehicles / BUS CHECKING
		LSG		1	2		ID Card Checking in vehicles BUS CHECKING
	Mega CFC						
	Mega CFC GATE 4	SG		1	1	1 Guard for 3 gates of MEGA	VISITORS ENTRY & WATCH and WARD
		LSG		1	1		
	Mega CFC GATE 5	SG		1	1		
		LSG		1	1		
	Mega CFC REAR GATE	SG		1	1		
	SENIOR OFFICER QUARTERS Gate 1	SG	1	1	1	1	VISITORS ENTRY & WATCH and WARD
	STAFF QUARTERS Gate 2	SG		1	1	1	VISITORS ENTRY & WATCH and WARD
	STAFF QUARTERS Reliver	SG		1	1	1	For Both (STAFF QUARTERS Gate)

Director (Induction)
MSSC Mumbai

Maharashtra state security corporation

Seepz Andheri

Proposed Summary chart of MSSC security personnel

Sr. No.	SHIFT	Post Name					TOTAL
		SSO	SO	SS	SG	LSG	
1	Gen Shift (10:00 to 18:00)	1	1	0	1	0	**3**
2	First Shift (07:00 to 15:00)	0	0	3	57	16	**76**
3	Second Shift (15:00 to 23:00)	0	0	3	64	16	**83**
4	Third Shift (23:00 to 07:00)	0	0	3	33	5	**41**
	Total	**1**	**1**	**9**	**155**	**37**	**203**
	28% (Buffer)	0	0	3	40	10	53
	Grand Total	**1**	**1**	**12**	**195**	**47**	**256**

Note :-

1) SSO will be overall in charge of MSSC security personnel.
2) SO will be DUTY SUPERVISOR OF MSSC SECURITY PERSONNEL
3) SS will be SHIFT INCHARGE OF MSSC SECURITY PERSONNEL

Director (Induction)
MSSC Mumbai

Legal Section

Government of India
MInistry of Commerce & Industry
Andheri (East), Mumbai – 400096

AGENDA ITEM NO. 11

File No.: SEEPZM-LGL0CRTC/7/2026-LEGL

Subject: Proposal for empanelment of Advocates with SEEPZ-SEZ Authority – selection procedure, professional fee structure and Terms & Conditions – in continuation of Agenda Item No. 10 of the 75th Authority Meeting held on 24.12.2025.

A. Proposal

The Authority is requested to approve a framework for a unified panel of Advocates under the designation **"SEEPZ-SEZ Authority Empanelled Advocates"**, to handle litigation, legal advisory and other legal matters, including important, complex and high-value cases.

Approval is sought for:

1. A single unified panel under the designation **"SEEPZ-SEZ Authority Empanelled Advocates"**, without separate Panel A and Panel B.
2. Empanelment only after scrutiny of applications and interview/interaction by a Committee constituted/nominated by the Development Commissioner, SEEPZ-SEZ.
3. Consideration of applications from Advocates empanelled with the Ministry of Law & Justice, other experienced professionals and Law Firms.
4. **Determination and approval by the Authority of professional fees for all legal services (effective hearings, drafting/settling of pleadings, legal opinions, conferences/consultations, vetting of documents, etc.), except non-effective hearings**, having regard to Government rates, applicants' quoted fees, practices of comparable organisations and the nature of work.
5. Adoption of the revised Ministry of Law & Justice fee structure**only for non-effective hearings**, subject to the applicable Government conditions.
6. Approval of consolidated Terms & Conditions of Empanelment and a mechanism for allocation, monitoring and payment of legal assignments.

B. Relevant Statutory Provisions

The proposal is examined with reference to the following provisions of the SEZ Act, 2005 and the SEZ Authority Rules, 2009:

Relevant Provision	Statutory Provision

Section 31(2), SEZ Act, 2005	"Every Authority shall be a body corporate by the name aforesaid, having perpetual succession and a common seal, with a power, subject to the provisions of this Act, to acquire, hold and dispose of property, both movable and immovable, and to contract and shall, by the said name, sue and be sued."
Section 31(7), SEZ Act, 2005	"An Authority may associate with itself in such manner, subject to such conditions and for such purposes as may be prescribed, any person whose assistance or advice it requires in discharging its functions effectively and that person shall be entitled to receive such allowances or fees as may be fixed by the Authority."
Rule 7(1), SEZ Authority Rules, 2009	"All expenditure of the Authority except as specified in the sub rule (2) below, shall be approved by the Authority."
Rule 7(2)(ii)(f), SEZ Authority Rules, 2009	Relevant extract: "The Chairperson shall have,- (ii) powers to approve recurring expenditure in connection with:- ... (f) Professional services and legal expenses, and"
Rule 7(7), SEZ Authority Rules, 2009	"The Authority may enter into any contract for the discharge of its functions under the Act: Provided that every agreement or contract for technical collaboration or consultation with foreign Governments or their firms shall require the prior sanction of the Central Government."
Rule 8(ix), SEZ Authority Rules, 2009	"take steps to initiate legal proceedings against the Units or licence holders in the Special Economic Zone concerned or defend all suits, applications, writ Petitions and any other legal proceedings as he considers necessary to protect the interest of the Authority and the Central Government;"

Engagement of Advocates and Law Firms shall be subject to applicable statutory provisions, Government instructions, financial rules and delegated financial powers.

C. Background and Necessity of the Proposal

The SEEPZ-SEZ Authority administers, manages, maintains and develops SEEPZ-SEZ and discharges statutory, administrative, financial and operational functions under the SEZ Act, 2005 and the rules framed thereunder.

In doing so, the Authority must initiate, defend and pursue legal proceedings and obtain legal advice on matters relating to the SEZ Act, 2005, SEZ Rules, 2006, Customs laws, Foreign Trade Policy, allotment and occupation of premises, lease and licensing, recovery of dues, contracts, infrastructure development, insolvency, arbitration, estate management and other statutory matters.

Such proceedings may arise before the Hon'ble Supreme Court of India, Hon'ble Bombay High Court, National Company Law Tribunal (NCLT), National Company Law Appellate Tribunal (NCLAT), Debt Recovery Tribunal (DRT), Civil Courts, Arbitral Tribunals and other judicial or quasi-judicial authorities.

The matters vary considerably. Some involve routine litigation, recovery, legal notices, affidavits and regular advisory work; others involve substantial financial implications, important questions of law, complex commercial disputes, insolvency and liquidation, arbitration, major land and property disputes and issues significantly affecting the administration of SEEPZ-SEZ.

A transparent, structured mechanism for selection, empanelment and engagement of Advocates with relevant and specialised expertise is therefore needed. It would ensure timely representation, continuity in litigation, better coordination and monitoring, appropriate remuneration and protection of the Authority's legal and financial interests.

D. Earlier Consideration by the Authority

The proposal for Panels of Advocates was placed before the Authority under **Agenda Item No. 10 of its 75th Meeting held on 24.12.2025**.

The earlier proposal envisaged two separate panels for routine legal matters and important/high-value cases pertaining to the Authority.

The Authority directed that a comprehensive proposal be placed before it, outlining:

1. The proposed professional fee/rate structure.
2. Complete Terms & Conditions of Empanelment.
3. Detailed composition of the proposed panels.
4. Clear identification of Advocates proposed for empanelment.
5. Examination of prevailing practices adopted by comparable organisations for constitution and operation of legal panels.

It is now proposed to constitute a single unified panel, "SEEPZ-SEZ Authority Empanelled Advocates", in modification of the earlier two-panel structure, and approval of the Authority is sought.

A unified panel gives greater flexibility in assigning matters to Advocates according to expertise, experience, availability and the nature and complexity of each case, without predetermined categories.

It also allows experienced and specialised Advocates to be used for both regular and important matters, simplifies administration and avoids duplication in the empanelment process.

E. Action Taken Pursuant to the Directions of the Authority

1. Identification of Advocates

Advocates empanelled with the Ministry of Law & Justice were initially identified for consideration.

The initial eOffice noting identified 21 Advocates under two working categories; a shortlist of 18 was then circulated to obtain their willingness and professional

particulars.

They were asked to submit consent, updated profiles, qualifications, Bar Council enrolment particulars, areas of specialisation, Government/PSU/Statutory Authority experience, important assignments and indicative fees.

2. Directions of the Development Commissioner

By eOffice noting dated 02.07.2026, the Development Commissioner directed that reputed and experienced Advocates or Law Firms be identified and their fees and Terms & Conditions discussed, particularly for important, complex and specialised matters.

Accordingly, experienced Advocates and Law Firms not necessarily empanelled with the Ministry of Law & Justice were also considered.

3. Publication of Public Notice

To ensure wider participation and transparency, Public Notice **No. SEEPZM-LGL0CRTC/7/2026-LEGL dated 11.09.2026** was issued on the Authority's website inviting applications from Advocates.

The notice sought qualifications, enrolment particulars, areas of practice, Government/PSU/Statutory Authority experience and other credentials, with preference for experience in SEZ laws, Customs, Foreign Trade Policy, taxation, import/export regulations, land/estate, lease/sub-lease, recovery, contractual disputes and other matters relevant to SEZ administration.

4. Applications and Professional Credentials Received

Applications and responses were received from various Advocates and Law Firms. Particulars of 14 Advocates/Law Firms (qualifications, experience, specialisation, Government/PSU empanelments and indicative fees, where furnished) have been compiled.

A consolidated statement of prospective Advocates and applicants is at **Annexure-II**.

These shall be further scrutinised and assessed before final empanelment.

5. Examination of Professional Fee Structure

The Ministry of Law & Justice, Department of Legal Affairs, vide Office Memorandum **No. J-12011/6/2025-Judicial/E.158060 dated 05.02.2026**, revised the professional fees payable to various categories of Central Government Counsel with effect from 01.02.2026.

It prescribes separate fee schedules for different categories of counsel and forums, including the Principal Bench of the Bombay High Court, Tribunals and subordinate Courts.

Some applicants have also furnished indicative fees applicable in private practice.

These quotations have been examined to assess the range of fees and to help the Authority determine an appropriate fee structure.

A comparative statement of **Government rates, and minimum and maximum fees quoted**, by nature of work, is at **Annexure-III**.

6. Examination of Practices of Comparable Government Organisations

As directed, the practices of the Employees' Provident Fund Organisation (EPFO), Employees' State Insurance Corporation (ESIC), Prasar Bharati, Engineering Projects (India) Ltd. and Government of NCT of Delhi have been examined.

These organisations follow structured arrangements: eligibility criteria, scrutiny of credentials, selection through committees/interactions, approved fee schedules, performance monitoring and provision for exceptional engagements.

Comparative observations are at **Annexure-IV**.

F. Proposed Constitution of SEEPZ-SEZ Authority Empanelled Advocates

A **single unified panel under the designation "SEEPZ-SEZ Authority Empanelled Advocates"** is proposed for all legal matters of the Authority.

The panel shall comprise qualified and experienced Advocates with expertise in areas relevant to the Authority, including constitutional and administrative law, SEZ laws, Customs, Foreign Trade Policy, taxation, commercial and contractual disputes, arbitration, insolvency, recovery, land and estate matters, lease and licensing disputes and other statutory matters.

Empanelled Advocates may be assigned matters before any of the above Courts and Tribunals, depending on their competence, experience and suitability.

Matters shall be allocated by the Authority case by case, having regard to their nature, complexity and financial implications and the Advocate's expertise, experience, availability and performance.

There shall be no Panel A/Panel B classification. The Authority may, however, maintain each Advocate's specialisation, experience and Courts/Tribunals of practice to facilitate assignment.

For exceptional cases involving substantial financial implications or specialised issues, the Authority may engage Senior Advocates, eminent legal professionals or reputed Law Firms, including those not on the panel, subject to applicable procedures and prior approval.

The final list shall be determined only after scrutiny and interview by the Committee constituted/nominated by the Development Commissioner and approval by the Authority.

G. Proposed Procedure for Interview and Empanelment

To ensure transparency and objectivity, **empanelment shall be undertaken only after scrutiny of applications and Interview/interaction by a Committee**

constituted/nominated by the Development Commissioner, SEEPZ-SEZ.

The procedure shall be:

1. Constitution of Committee

The Development Commissioner may be authorised to constitute/nominate a Committee of suitable SEEPZ-SEZ officers to scrutinise, evaluate and interview prospective Advocates and Law Firm representatives.

2. Scrutiny of Applications

The Committee shall examine applications received under the public notice dated 11.09.2026 and responses from Advocates initially identified from the Ministry of Law & Justice panel.

It shall verify qualifications, enrolment particulars, experience, Government/PSU empanelments, specialisation, significant cases handled and other credentials.

3. Interview and Professional Assessment

Eligible shortlisted applicants shall be invited for an interview/interaction before the Committee.

It shall assess competence, standing at the Bar, experience before relevant Courts and Tribunals, knowledge of SEZ laws, experience in Government and statutory matters, important cases handled and overall suitability.

4. Discussion of Professional Fees

The Committee may seek clarification on quoted fees and ascertain applicants' willingness to work at the rates approved by the Authority.

However, **the Committee shall not determine or sanction professional fees** which require the Authority's approval, except non-effective-hearing fees governed by the Government schedule.

5. Recommendation of Committee

The Committee shall prepare a comparative assessment and recommend Advocates for the unified panel based on experience, competence, specialisation and overall suitability.

6. Approval of Final Panel

The Committee's recommendations and the proposed final list shall be placed before the Authority for approval.

Formal empanelment letters shall be issued only after approval by the Authority and acceptance of the approved Terms & Conditions, including the applicable professional fee structure.

Evaluation criteria and procedure are at **Annexure-V**.

H. Proposed Professional Fee Structure

The professional fee structure is proposed to be regulated as follows:

(a) All Professional Legal Services, Except Non-Effective Hearings: Fees shall be determined and approved by the Authority, having regard to applicants' indicative fees, Government rates, practices of comparable organisations and the nature of work.

(b) Non-Effective Hearings: For Non effective hearing only, Fees shall follow the revised Ministry of Law & Justice fee structure (Office Memorandum dated 05.02.2026), read with the relevant Government instructions and conditions.

1. Determination of Professional Fees by the Authority

Interested Advocates have furnished indicative fees for effective hearings, drafting/settling of pleadings, legal opinions, conferences/consultations, vetting of legal documents and other services.

Appearance/hearing fees quoted range from ₹15,000 to ₹30,000; fees for drafting, conferences, opinions and other services vary considerably with the nature of work and the Advocate's experience.

Comparable Government organisations generally determine and approve their own fee structures, having regard to the nature of services, prevailing rates and financial requirements.

Accordingly, **it is proposed that the Authority may determine and approve fees for all legal services (effective hearings, drafting/settling of pleadings, legal opinions, conferences/consultations, vetting of legal documents, contractual drafting, applications/motions and others), except non-effective hearings.**

For determining the fees, the Authority may consider:

a. The applicable Government fee structure notified by the Ministry of Law & Justice.

b. The minimum and maximum professional fees quoted by interested Advocates.

c. The nature, complexity, importance and financial implications of the legal matter.

d. The judicial forum before which representation is required.

e. The professional experience and expertise ordinarily required for the particular service.

f. Prevailing reasonable rates and practices of comparable Government organisations.

The approved fee structure shall be communicated to applicants during the interview, and written acceptance shall be obtained before final empanelment.

2. Professional Fees for Non-Effective Hearings

Fees for non-effective hearings of matters before any judicial forum shall be regulated strictly in accordance with the Ministry of Law & Justice Office Memorandum dated 05.02.2026, read with earlier instructions continuing in force.

3. Professional Fees for Other Legal Services

Fees for drafting/settling of pleadings, petitions, appeals, replies, rejoinders,

affidavits, written submissions, legal opinions, conferences/consultations, applications, drafting/vetting of agreements and other legal services shall be determined and approved by the Authority.

Government rates and applicants' minimum and maximum quotations shall serve as comparative references.

The final rates approved by the Authority shall be incorporated in the Terms & Conditions of Empanelment.

4. Exceptional and Specialised Engagements

Where a matter involves exceptionally important questions of law, substantial financial implications or specialised expertise requiring a Senior Advocate, eminent legal professional or reputed Law Firm at fees above the approved structure, a separate, justified proposal may be placed before the Authority for approval.

It shall record the nature and importance of the matter, reasons for selection, expertise required, proposed fees and anticipated expenditure.

No exceptional professional fee shall be payable without the prior specific approval of the Authority. However, in cases of urgency or emergency, such fees may be approved by the Chairperson of the SEEPZ-SEZ Authority, subject to the applicable financial powers, provided that the approval so accorded shall be placed before the Authority in its next meeting for post-facto approval.

I. Terms & Conditions of Empanelment

The Terms & Conditions accompanying the Public Notice dated 11.09.2026 cover validity, experience, personal appearance, confidentiality, conflict of interest, progress reporting, billing, performance review, termination and no guaranteed retainership or work.

These are proposed to be adopted with additions on the unified panel, interview process, acceptance of approved fees, Government rates for non-effective hearings, connected cases, allocation of matters, professional conduct, case monitoring and financial accountability.

J. Financial Implications

Empanelment creates no fixed or recurring financial liability, and no Advocate is entitled to a retainership or guaranteed minimum remuneration. Expenditure arises only when specific work is assigned. It is paid at the approved fee structure,

K. Recommendations for Approval of the Authority

In continuation of Agenda Item No. 10 of the 75th Authority Meeting held on 24.12.2025, the following are submitted for approval:

i. Approval for a **single unified panel, "SEEPZ-SEZ Authority Empanelled Advocates"**, instead of separate Panel A and Panel B, for all legal matters of the Authority.

ii. Consideration of the Advocates and Law Firms listed at Annexure-II, subject to

verification of credentials and suitability.

iii. Approval for empanelment only after scrutiny and interview/interaction by a Committee constituted/nominated by the Development Commissioner.

iv. Authorisation to the Development Commissioner to constitute/nominate the Interview Committee, determine its composition and supervise the selection process.

v. Placing the Committee's recommendations and proposed final list before the Authority for approval prior to issuing empanelment letters.

vi. Determination and approval by the Authority of professional fees for all legal services (effective hearings, drafting/settling of pleadings, legal opinions, conferences/consultations, applications/motions, vetting, etc.), except non-effective hearings, after considering Government rates and applicants' quotations at Annexure-III.

vii. Adoption of the Ministry of Law & Justice fee structure (Office Memorandum dated 05.02.2026, as amended) **for non-effective hearings only.**

viii. Exceptional engagement of Senior Advocates, experienced professionals and reputed Law Firms for important, complex or specialised matters at separately approved fees, subject to recorded justification, procedures and financial powers.

ix. Approval of the consolidated Terms & Conditions of Empanelment as detailed in Annexure-V.

x. Authorisation to the Chairperson/Development Commissioner to take necessary action to implement the approved framework, including interviews, processing recommendations, issuing empanelment letters, allocating assignments and monitoring services, within applicable powers.

ANNEXURE-I

Compliance Statement in Respect of Directions of the 75th Authority Meeting

Sr. No.	Direction of the Authority	Action Taken / Proposed Compliance
1	Submission of comprehensive and detailed proposal	Present agenda prepared in continuation of Agenda Item No. 10 of the 75th Authority Meeting.
2	Proposed fee and rate structure	Revised Ministry of Law & Justice fee memorandum and applicants' quotations examined. Authority to determine fees for all professional legal services except non-effective hearings.
3	Complete Terms & Conditions of Empanelment	Consolidated Terms & Conditions placed at Annexure-VI.
4	Detailed	A unified panel is now proposed in modification of the

	composition of panels	earlier two-panel structure, subject to Authority approval.
5	Identification of Advocates for empanelment	Initial lists and applications compiled. Committee to recommend suitable Advocates after interview for final approval by the Authority.
6	Examination of practices adopted by comparable organisations	Practices of EPFO, ESIC, Prasar Bharati, Engineering Projects (India) Ltd. and GNCT Delhi examined and summarised at Annexure-IV.

ANNEXURE-II

Statement of Advocates Identified and Applications Received

A. Advocates Initially Identified in Office Records

The initial eOffice noting contained 21 names under two working categories, primarily based on Ministry of Law & Justice counsel groupings. Subsequently, 18 names were included in the working shortlist for communications.

Sr. No.	Name of Advocate
1	Atul Damle
2	Anjani Kumar Singh
3	Gauraj Shah
4	Nikhil Milind Sakhardande
5	Mittar Sain Bhardwaj
6	Jitendra B. Mishra
7	Neel Girish Helekar
8	G. R. Sharma
9	Vijay H. Kantharia
10	Ravindranath R. Shetty
11	Shriram Redij
12	Pavan S. Patil
13	Ajinkya J. Jaibhave
14	Rohin Chauhan
15	Ruju Thakkar
16	Apurva Gupte
17	Devesh Tripathi
18	Sagar Ambedkar
19	Mahesh Shukla
20	Yash Palan
21	Aniket B. Pawar

B. Additional Applicants

The following applicants have submitted applications/professional profiles and were not included in the initial 21-name list:

Sr. No.	Name of Advocate / Law Firm	Relevant Professional Background
1	B. K. Ashok / BEKAY LEGAL	Advocate, Supreme Court; states Government counsel experience and institutional assignments
2	Kritika Sethi	Commercial litigation, arbitration, property/lease, recovery, writ and insolvency matters
3	MDP Legal, Advocates & Solicitors	Banking, finance, commercial litigation, insolvency, arbitration and institutional disputes
4	Mutahhar Khan	Bombay High Court litigation, arbitration, real estate, commercial and public law matters
5	Sanjeev Kumar A. Rapolu	Civil and commercial litigation, property, recovery, regulatory and institutional matters
6	Suraj S. Chaudhary	Corporate, insolvency, securities regulation, commercial and administrative matters

C. Observations

The cumulative list comprises 27 distinct prospective Advocates/Law Firms, including 21 names initially identified by the office and already listed in the current panel along with 6 additional applicants.

The Committee shall verify the status of the 6 applications, relevant professional credentials and eligibility before finalising the list of candidates for interview.

ANNEXURE-III

Comparative Statement of Government Professional Fees and Indicative Professional Fees Quoted by Advocates

Reference: Ministry of Law & Justice, Department of Legal Affairs, Office Memorandum No. J-12011/6/2025-Judicial/E.158060 dated 05.02.2026 and indicative professional fee quotations furnished by interested Advocates.

All amounts are in Indian Rupees.

Sr. No.	Nature of Legal Work	Government Fee (₹)	Minimum Fee Quoted (₹)	Maximum Fee Quoted (₹)
1	Effective hearing before Bombay High Court – substantive matters	2,880–14,400	15,000*	30,000
2	Effective hearing before NCLT/NCLAT/other Tribunals	3,600–12,000	20,000	20,000
3	Effective hearing before District/Trial Courts	2,880	20,000	20,000

4	Non-effective hearing	960 under District/Subordinate Court schedule, subject to conditions; other forums as applicable	Not specified	Not specified
5	Conference/consultation	720–1,440	2,500	15,000
6	Written legal opinion/advice	1,680–6,000	25,000	25,000
7	Drafting/settling petitions, appeals and substantive pleadings	1,680–4,800	10,000	1,00,000
8	Drafting replies, affidavits, rejoinders and written submissions	1,680–4,800	10,000	40,000
9	Drafting applications/motions	As applicable to the specific nature of work under Government schedule	30,000	30,000
10	Chamber/adjournment applications	960–2,400 where separately prescribed	Not specified	Not specified
11	Drafting/settling agreements and contracts	Not separately specified in Table C	30,000	30,000
12	Vetting/settling legal documents	Not separately specified in Table C	20,000	20,000
13	Clerkage	As admissible under applicable Government schedule	25,000	25,000
14	Miscellaneous/travel expenses	As per applicable Government provisions	At actuals, where quoted	At actuals, where quoted

Notes

1. Government fees indicated above are principally based on Table C of the Ministry of Law & Justice Office Memorandum dated 05.02.2026, applicable to the Principal Benches of the Bombay and Calcutta High Courts and specified Tribunal benches, except where otherwise indicated.
2. Government fee ranges represent different categories of counsel. The applicable amount depends on the judicial forum, nature of work, counsel category and prescribed conditions.
3. *The minimum quotation of ₹15,000 relates to general appearance/hearing fees and was not expressly described as an effective-hearing fee by all applicants concerned.*
4. Drafting fee ranges cover different categories of pleadings and are therefore indicative rather than strictly like-for-like comparisons.
5. Where the same minimum and maximum amount is shown, only one specific quotation for that category of work was identified from the applications reviewed.

6. The quoted amounts are indicative and shall not be construed as rates approved by the Authority.

Comparative Observations

Appearance/hearing fees quoted range from ₹15,000 to ₹30,000, and quotations for drafting, conferences, opinions and other services also vary considerably, with several substantially higher than Government rates.

To ensure uniformity, transparency and reasonable remuneration, it is proposed that **the Authority may determine and approve fees for all legal services, except non-effective hearings**, and adopt the Ministry of Law & Justice schedule for non-effective hearings, as detailed in Section H.

ANNEXURE-IV

Comparative Practices Adopted by Government Organisations

Sr. No.	Organisation	Practice Examined	Relevance to SEEPZ-SEZ Authority
1	Employees' Provident Fund Organisation (EPFO)	Empanelment through prescribed applications, scrutiny and interaction; consideration of professional experience; ordinarily three-year panel; approved fee schedule; provision for higher fees in exceptional cases.	Supports interview/interaction-based selection, approval of professional fees and separately justified exceptional engagements.
2	Prasar Bharati	Screening Committee scrutinises applications and assesses professional suitability. Shortlisted candidates may be called for personal interaction; recommendations are submitted to the Competent Authority.	Supports Committee-based evaluation and approval of empanelment by the Competent Authority.
3	Employees' State Insurance Corporation (ESIC)	Adopted the revised Ministry of Law & Justice fee structure dated 05.02.2026 through its Office Memorandum dated 25.03.2026, with effect from 01.04.2026.	Provides an example of formal adoption of Government professional fee schedules by a statutory organisation.
	Engineering	Empanelment through published applications and prescribed fee schedule. Fees are differentiated according to professional experience and judicial forum.	Demonstrates adoption of predetermined rates

4	Projects (India) Ltd.	High Court/NCLT/NCLAT appearance fees range from ₹6,000 to ₹12,000 under its 2026 schedule. Non-effective hearings are payable at 50% of the prescribed appearance fee under that organisation's terms.	and separate treatment of effective and non-effective hearings.
5	Government of NCT of Delhi	Selection of Government Counsel through a Committee, with scrutiny, interaction/interview and recommendations to the appointing authority.	Supports interview-based selection and formal approval of selected Advocates.

ANNEXURE-V

Proposed Terms & Conditions of Empanelment of Advocates

1. Eligibility and Selection

The Advocate shall be duly enrolled with the appropriate Bar Council and eligible to practise before the relevant Courts or Tribunals. Preference shall be given to experience in SEZ laws, Government/PSU/Statutory Authority matters, Customs, Foreign Trade Policy, land/estate, recovery and contractual disputes. Empanelment is subject to interview/interaction by the Committee and final approval by the Authority.

2. Validity and Nature of Empanelment

Empanelment shall ordinarily remain valid for three years from the date of the empanelment letter, unless terminated earlier.

3. Allocation of Matters

Matters shall be allocated by the Competent Authority having regard to the nature of the matter and the Advocate's expertise, availability and performance. In matters involving the Union of India or Government Departments, the Ministry of Law & Justice's instructions on engagement of Government Counsel shall be followed.

4. Professional Fees

Fees for all legal services, except non-effective hearings, shall be payable **strictly at the rates approved by the Authority**. Fees for non-effective hearings shall follow the Ministry of Law & Justice schedule and conditions adopted by the Authority.

Written acceptance of the approved fee structure and these Terms & Conditions shall be furnished before the empanelment letter is issued.

5. Billing and Expenses

Bills shall contain case particulars, hearing dates, nature of work, approved fees and supporting records, including proof of appearance and Court orders. Incidental expenses shall be reimbursed only if admissible under financial rules, approved by

the Competent Authority and supported by documents.

6. Duties of the Advocate

The Advocate shall ordinarily attend hearings personally, file pleadings on time, keep the Legal Section informed of hearings, developments, Court orders and next dates, coordinate with the designated Assistant Development Commissioner (Legal) and exercise due diligence and professional integrity.

7. Confidentiality and Conflict of Interest

The Advocate shall maintain strict confidentiality of all information, records and instructions received from the Authority, disclose any actual or potential conflict of interest and not represent adverse interests in the same or substantially connected matters.

8. Settlement or Withdrawal

No settlement, withdrawal, admission or concession affecting the Authority's substantive rights shall be made without prior approval of the authorised officer or Competent Authority.

9. Review, Discontinuation and Termination

The Authority may periodically review performance, including quality of representation, timeliness, drafting and compliance with instructions. Empanelment may be terminated in accordance with the approved terms and applicable law.

An Advocate intending to discontinue an ongoing engagement shall ordinarily give one month's written notice and ensure orderly handover. All original records of the Authority shall be returned on completion or discontinuation of the assignment.