

**Minutes of the 142<sup>nd</sup> (one hundred-forty second) meeting of the Approval Committee for Multiservice-SEZ developed by M/s. GIFT City Co. Ltd., held on Tuesday, April 30, 2024, at 1100 hours under the Chairmanship of Shri Subhash Chandra Agarwal, IRS, Development Commissioner, GIFT Special Economic Zone, organized in hybrid mode, i.e., MoM physical as well as video conferencing mode.**

The list of participants is annexed as Annexure-I.

**142-I)** The circulated minutes of the 141<sup>st</sup> meeting of the Approval Committee for GIFT-Multiservice-SEZ, held on April 5, 2024, were **confirmed** by the Approval Committee for GIFT-SEZ.

The date for the next meeting of the Approval Committee shall be announced in due course.

**CASE No. 142-A-1**

SEZOnline portal's request ID with date & Office reg. no.:	112400001556 dated 12/04/2024; GIFT/SEZ/DCO/II/216/2023-24.
Name of the applicant:	M/s. GUS ANCILLARY SERVICES INDIA PRIVATE LIMITED.
Address (Regd. Office):	UNIT NO. 803, 8TH FLOOR, BIFC, BUILDING 14A, ZONE1, GIFT-SEZ, Gandhinagar – 382355.
Office address (proposed):	ZONE1, GIFT-SEZ, Gandhinagar – 382355.
Details of PLOA:	The Co-Developer (M/s. Brigade (Gujarat) Projects Pvt. Ltd.) vide letter/PLOA dated March 1, 2024, has earmarked & confirmed the required premises/space in the SEZ for the proposed project.
PAN:	AALCG0960B.
Type of firm:	Private Limited Company.
Name of the Promoter: (Proprietor/Partner/Director/Trustee)	<b>Directors: (Mr./Mrs.):</b>  1. Bharat Kharbanda. 2. Piyush Arora.
Sector:	Human resource service and other business service.
Proposed items of services:	Other support services 998599/85999 Other educational support services 999299/92929
Expense and Investment (In lakh Rs.)	<b>Import                      Indigenous                      Total</b>
1. Plant & Machinery:	0.00                      0.00                      0.00
2. Capital Goods:	0.00                      594.74                      594.74
3. Raw materials/Consumables etc.:	0.00                      60.00                      60.00
4. Input Services:	0.00                      18.00                      18.00
Total:	0.00                      672.74                      672.74
Sources of funds:	<b>NA.</b>
Area of land/office/premises (square m):	162.50
<b>Employment:</b>	6 persons (4 men & 2 women)- 1 <sup>st</sup> year. 32 persons -2 <sup>nd</sup> year. 50 persons -3 <sup>rd</sup> year. 70 persons -4 <sup>th</sup> year. 100 persons -5 <sup>th</sup> year.
FOB value of Exports (in 5 yrs. period):	Rs. 45,722.35 lakhs (Rs. 9,144.47 lakhs per annum).
FE outgo (in 5 yrs. period):	Rs. 0.00 lakh.
<b>NFE (in 5 yrs. period):</b>	<b>Rs. 45,722.35 lakhs (100%).</b>
Marketing arrangements as given in the proposal:	NA.
Whether the items of manufacture and export are restricted or not:	NA - No.

Jurisdiction of Customs/Central Excise (Specify Commissionerate and Range):	SO/GIFT-SEZ.
<b>Decision of the Approval Committee:</b> The Approval Committee noted that the Applicant has been allotted PAN, but they have not received the same. Further, it was also shared by the Applicant that the PAN is under dispatch by the Income Tax Deptt. The Approval Committee after due diligence and deliberation approved the project, subject to standard terms and conditions, of the SEZ Rules, 2006, and compliance of all mandatory/statutory requirements of applicable Acts, Rules, and Regulations. It is also decided to <u>issue LOA only after receipt of a copy of the PAN from the Applicant.</u>	

**CASE No. 142-B-1**

**Sub: Delay in submission of lease deed by M/s. GDC Data Centre Private Limited.**

Date of Original LOA: 16/12/2022.

Initial Validity of LOA: 15/12/2023.

LOA Extension Approved up to: 30/06/2024.

The Unit has been given extension of LOA as above vide their SEZ-Online req. ID: 192400000995 dated 23/03/2024, wherein they had mentioned the following:

*"We would like to inform your good office that our Data Center construction is finished, and we are awaiting the Occupancy Certificate (OC) from the authority which we are expecting in month of April. Therefore, we have not yet begun business operations.*

*We hereby would like to request your good office to grant us extension for further period of 3 months from 01.04.2024 to 30.06.2024."*

It is noted that they have not furnished a copy of registered lease deed to the Office of the Development Commissioner as required under the Rule 18(2)(ii), which is as under:

*"a copy of the registered Lease Deed shall be furnished to the Development Commissioner concerned within six months from the issuance of the Letter of Approval and failure to do so, the Approval Committee may take action to withdraw the Letter of Approval after giving an opportunity of being heard".*

**Decision of the Approval Committee:** The Approval Committee noted that the applicant has registered the lease deed on 23/08/2023, and there is a delay of approx. 2 months and 8 days. Further, they have shared a copy of the registered lease deed vide email dated 30/04/2024. Based on the above, the Approval Committee decided to approve the extension of the period of lease deed registration till 23/08/2023.

**CASE No. 142-C-1**

**Sub: Request of M/s. NILA SPACES LIMITED (Co-Developer) for service provider registration of M/s. Dev Accelerator Private Limited (DevX).**

Sez-Online Request ID: 422400015671 dated January 9, 2024.

Date of Approval by MoC: 05/04/2024.

The M/s. NILA SPACES LIMITED (Co-Developer) is as follows:

*"We have started the Construction activities from the month of May 2023 and have been committed to the fulfilment completion of the same.*

*Recently we have been approached by a client to provide space in our premises and as per rule 11 (5) of the SEZ Rules, 2005 for which we are intending to give the O&M Services Contract to M/s Dev Accelerator Private Limited for which we require your good office to grant the approval of the same."*

From the O&M Agreement signed between the applicant and M/s. Dev Accelerator Pvt. Ltd. (DEVX, the Service Provider), the role of the service provider is briefly defined as follows:

- Devx shall approach & select prospective customers, commence the marketing and selling of

the project space and commence design and interior customization as per their specific need.

- Devx is in process of negotiations with Deakin University, Australia (GIFT-SEZ unit), for the first floor of Project Space and it has been agreed between the parties that interior work and design on the first floor shall be commenced immediate as per specific need of prospective client from handover of premises by NSL to Devx.

The Rule 11(5) of the SEZ Rules, 2006, states the following:

*“The land or built up space in the processing area or Free Trade and Warehousing Zone shall be given on lease only to the entrepreneurs holding a valid Letter of Approval issued under rule 19 and the lease period shall not be less than five years but notwithstanding any other condition in the lease deed, the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval: Provided that the Developer may, with the prior approval of the Approval Committee, grant on lease land or built up space, for creating facilities such as canteen, public telephone booths, first aid centres, creche and such other facilities as may be required for the exclusive use of the Unit.”*

**Decision of the Approval Committee:** The Approval Committee noted that the current request is not covered under the ambit of Rule 11(5) of the SEZ Rules, 2006. Therefore, the Approval Committee deferred the request and advised the applicant to review their proposal.

### **CASE NO. 142-C-2**

Subject: - Approval of list of goods and services required for Authorized Operations; request of the Developer M/s. GIFT City Co. Ltd. (GIFT) under Section-14 (1) (a) of the SEZ Act 2005, read with Rule-10 & 12 of the SEZ Rules, 2006.

Sector Specific SEZ for Multi-services, being developed by M/s GIFT City Co. Ltd, Gandhinagar was notified for an area of 105-43-86 Hectares at Villages Phirozpur and Ratanpur, District Gandhinagar vide Notification No. S.O.1910 (E), dated 18-08-2011. Further, an area of 61-18-29 Hectares and an area of 44-25-57 Hectares were demarcated as processing and non-processing area respectively on 26-11-2015. The ministry of Commerce & industry has approved the default list of Authorized Operations to be undertaken by the developer in the notified area, vide instruction no. 50, dated 15-03-2010 and for the approved Authorized operations vide letter dated 07-03-2012 of the DOC.

The Developer (GIFT) vide requests as under (copies enclosed) has sought approval of duty-free goods and services required for default Authorized Operations in terms DoC's Instruction No. 50, infrastructure work to be undertaken in the notified SEZ. Details of items sought for duty-free procurement is as under: -

Sr. No.	SEZ-Online Request ID with date	Default Authorized Operations (as per DOC's Instruction No. 50)	Approx Value of procurement
01)	422400111103 dated 03.04.2024.	Supply, laying, installation, testing & commissioning of DI pipes (600 mm), Sluice Valves, Air valves with appropriate valve chambers, from Booster pumping station to GIFT SEZ entry check post.	Rs.2,66,83,096.00
02)	422400131930 dated 23.04.2024.	Supplying, Installing, Testing, and commissioning of Automated Waste Collection pipeline & accessories for block 15 in SEZ area.	Rs.7,28,21,545.00

The Developer has submitted the requisite Chartered Engineer's certificate for the proposed activities to be undertaken, for the authorized operations.

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**Decision of the Approval Committee:** The Approval Committee after due diligence and deliberation approved the above proposal subject to standard terms and conditions of the SEZ Rules, 2006, and compliance of all mandatory/statutory requirements of any Acts, Rules, and Regulations. The developer shall ensure utilization of duty-free strictly in the ambit of the SEZ Act and Rules.

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#### **ANNEXURE – I**

The following members were present in the meeting:

1	Shri S. C. Agarwal, IRS, Sr. Development Commissioner/GIFT-SEZ.	Chairperson.
2	Shri Purushottam Kumar, IRS, Additional CIT.	Nominee of Commissioner of Income Tax, Ahmedabad.
3	Shri Dharmendrasinh Jadeja, GM/DIC, Gandhinagar.	Member- by VC.
4	Dr. Rahul Singh, Jt. DGFT.	Nominee of Additional DGFT, Ahmedabad– by VC.
5	Shri Y. M. Rawat, Assistant Commissioner, Gandhinagar Division.	Nominee of the Commissioner of Central GST, Gandhinagar– by VC.
6	Shri Chetan Varma, AC, & SO, GIFT-SEZ, JDC (in-charge)	Nominee of the Director (SEZ), DoC, MoC&I, New Delhi.
7	Shri Dipesh Shah, ED/IFSCA	Nominee of Special Invitee representing the IFSC Authority, Gandhinagar.
8	Shri Piyush Gandhi, Sr. VP.	Nominee of Special Invitee representing the Developer.