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29/6/2026

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण
(दिनांक 23.06.2026 को शाम 05:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त)

Minutes of meeting of NSEZ Authority (NSEZA) held under the Chairmanship of Shri Gopal Meena, IAS, Chairman & CEO, NSEZ Authority at 05:00 PM on 23.06.2026 through hybrid mode.

A. The following Members/Officers/Special invitees were present during the meeting:-

- (1) Shri Paras Mani Tripathi, Joint Development Commissioner, NSEZ
- (2) Shri Prateek Bajpai, Under Secretary, Department of Commerce (joined via video conferencing).
- (3) Shri S. K. Nirala, FTDO, Kanpur (joined via video conferencing).
- (4) Shri Amrit Lal Manwani, Chairman and Managing Director, M/s Sahasra Electronic Solutions Ltd. (Unit-2)

B. Besides, during the meeting S/Shri (i) Shri Noman Hafiz, Dy. Development Commissioner & Secretary, NSEZ Authority (ii) Ravikesh Tripathy, Specified Officer, NSEZ Customs, (iii) Ashish Madanlal Rawlani, Dy. Development Commissioner, (iv) Krishna Chandra Pant, Sr. Accounts Officer, NSEZ (joined via VC), (v) Pramod Kumar, ADC (I/c), (vi) Arun Singh Parihar, Stenographer-II, (vii) Sh. Neelesh Shah, Consultant (Civil Engineer), (viii) Sh. D. M. Sharma, CA, M/s UCC & Associates (ix) Sh. Rahul Baghel, CMA, M/s UCC & Associates (x) Sh. Anshul Rawat, Advocate & Sh. Saurabh George, Advocate, M/s Surana & Surana and Mrs. Sonakshi Gandotra, YP(Legal) & Sh. Chirag, YP(Civil) were also present to assist the Authority. It was informed that the stipulated quorum for holding the meeting was available and meeting could proceed.

C. At the outset, the Chairman & CEO, NSEZA welcomed the participants. After a brief introduction, the agenda were taken up sequentially. After detailed deliberations amongst the members of the Authority as well as interaction with the participants, following decisions were unanimously taken:-

D. Item wise decisions on proposals included in agenda:

(1) Ratification of Minutes of last meeting of the Noida Special Economic Zone Authority held on 25.03.2026.

1.1 The NSEZ Authority was informed that no representation or reference had been received against any of the decisions taken in its meeting held on 25.03.2026, except a representation from EPCES against the revision of lease rentals and other charges.

1.2 The representation received from EPCES was placed before the Authority for consideration. The Authority noted that the lease rentals and other charges had been revised in accordance with the directions of the Department of Commerce and prevailing market conditions. However, the Authority directed that the status of

increase in lease rentals and other charges carried out in other SEZs be examined.

1.3 After detailed deliberations, the Authority decided to defer the matter for consideration on EPCES representation in the next meeting. Thereafter, the Minutes of the NSEZ Authority Meeting held on 25.03.2026 were accordingly ratified.

1.4 Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 25.03.2026 in terms of sub-Rule 14 of Rule 10 of SEZ Authority Rules, 2009 and expressed satisfaction over progress made in implementation of decisions taken by the Authority in its meeting held on 25.03.2026.

1.5 Besides, the NSEZ Authority was informed about its earlier decision of closure of Guest House at NSEZ and hiring the proposed guest house at suitable location in Noida/Delhi as decided in its previous meeting held on 25.03.26. The Authority reviewed its decision and after deliberations, and taking into account the availability of existing infrastructure already created at NSEZ Guesthouse and to optimize resource utilization while avoiding additional rental expenditures, decided to continue the NSEZ Guest house until further decision.

(2) Approval of the Financial Statements (Balance Sheet) and Annual Report for 2025-26, in terms of Rules 6(1)(iv), 11(2), 12(1), and Schedules II and III of the Special Economic Zones Authority Rules, 2009.

2.1 The Draft Balance sheet and Annual Report for the year 2025-26 finalized by nominated CA firm viz. M/s. UCC & Associates was placed before NSEZ Authority for approval in terms of Rules 6(1)(IV), 11(2),12(1) of SEZ Authority Rules, 2009.

2.2 Sh. Rahul Baghel, CMA, M/s. UCC & Associates briefed the members of NSEZ Authority about the highlights of the financial statements (Balance Sheet), Annual Report and notes on accounts. Sh. Baghel also briefed the members of NSEZ Authority about compliance of observations of CAG observed during last Audit and Internal Audit report.

2.3 The Authority, after due deliberation approved the Balance Sheet and annual report for the year 2025-26. The Chairman & CEO directed Estate Division, NSEZ to forward the copies of Annual Accounts/Reports for the year 2025-26 to CAG for statutory audit and DoC for information.

2.4 Further, the NSEZ Authority however expressed dissatisfaction on the export performance of the NSEZ being on lower side as compared to other SEZs including the smaller one engaged in IT/ITES which are performing well even with very smaller area of land as compared to NSEZ and stressed on the need to explore ways to boost export from the zone commensurate with area of land NSEZ has. The NSEZA also was of the view that in cases of vacant spaces lying unused due to prolonged court cases, the Hon'ble court should be informed about the notional loss due to such blocking of space. The NSEZA also observed that options should be explored for fixation of criteria for assessment of per sq. m. NFE earning by units along with %age utilization of designated area.

2.5 Besides, NSEZ Authority also directed the Project and Security sections to verify the employment data randomly from some units to ascertain that the same is realistic and captured correctly.

(3) Payment to EIL in existing project account (NSEZ Account) for redevelopment & upgradation of Infrastructure at NSEZ, Noida being executed by EIL-reg

3.1 The Authority was informed that EIL had opened a bank account titled "EIL-NSEZ" using NSEZA's PAN and GST credentials, with signing authority held exclusively by EIL. All project-related receipts and payments were routed through this account. Upon observing this, the NSEZ Authority withheld all further payments to EIL through this account; consequently, the contractor has stopped the ongoing works.

3.2 In this regard, recently a conclusive meeting was held on 08.06.2026 in the Conference Hall, 2nd Floor, NSEZ under chairmanship of Shri Gopal Meena (IAS), CEO & Chairman, NSEZA regarding regularization of payment, GST & other compliances between NSEZ Authority (NSEZA) and M/s Engineers India Limited (EIL) in respect of "Construction of New Office Building and Upgradation of Infrastructure Facilities (Storm water Drains, Resurfacing of Roads, Boundary Wall Height Extension etc.) at Noida Special Economic Zone (NSEZ), Phase-II, Noida (U.P.).

3.3 During the meeting it has been decided that considering the urgency of the project and the requirement to complete critical works before monsoon, it was agreed that payment for pending approved bills already submitted by the subcontractor may be released in the existing account. A committee comprising Shri Rajnish Kumar (AO), PO (to be nominated by DC customs) and Shri. Arun Singh Parihar (Dealing hand EM section) constituted for verification & certification of all past, present & future bills for all compliances. The recommendation of committee is reproduced as under:-

"It was concluded that endorsement of bills is a detailed process requiring examination and verification of supporting documents and, therefore, may take some time for completion. However, considering the urgency of the ongoing project works and the requirement to undertake critical activities before the onset of monsoon, it was agreed that the pending bills shall be processed on priority to avoid any disruption in execution of works. The endorsement of bills shall be carried out as per customs procedure, as and when the bills along with relevant documents are produced before the Committee from EIL."

3.4 The Authority further informed that the comments of Sh. Neelesh Shah, Consultant (Civil) were obtained. Sh. Neelesh Shah, Consultant (Civil) has submitted his comments in this regard. He has proposed that payment of Rs.5,64,01,512/- in the project account of NSEZ may be released as below:-

S. No.	Particulars	Amount
1	Previous amount claimed by EIL(1 st to 5 th RA bill)	Rs. 8,80,21,848.00
2	Amount now claimed (6 th & 7 th Bill)	Rs. 6,20,08,478.00

3	Amount claimed (8 th RA Bill)	Rs. 1,09,92,597.00
4	Total cumulative claim	Rs.16,10,22,923.00
5	Recovery @15% against advance	Rs. 2,41,53,438.00
6	Recovery made till last payment	Rs. 75,53,875.00
7	Recovery for this Bills (5-6)	Rs. 1,65,99,563.00
8	Amount to be paid (2+3-7)	Rs. 5,64,01,512.00

3.5 NSEZ Authority noted that EIL has submitted letters certifying that all invoices of all invoices of M/s Universal Contractors and Engineers Limited submitted for supplies made to Noida Special Economic Zone Authority (NSEZA) and issued without payment of GST in accordance with the provisions of the IGST Act, 2017. Consultant, Civil Engineer has also mentioned about submission of these certificates by EIL, in his report.

3.6 The Authority observed that the Committee (a committee comprising Shri Rajnish Kumar (AO), PO (to be nominated by DC customs) and Shri. Arun Singh Parihar (Dealing hand EM section) has not furnished any specific comments regarding the verification, certification, or endorsement of the old invoices.

3.7. Sh. Prateek Bajpai, Under Secretary suggested that only provisional payment should be made to EIL and all the transactions may be audited by Customs officers from a panel drawn by the Jurisdictional Development Commissioner in consultation with the Jurisdictional Chief Commissioner of Customs and Central Excise in terms of Rule 79 of SEZ Rule, 2006 which reads as under:

“Audit in Special Economic Zones for indirect taxes - All the authorized operations under Special Economic Zones Act, 2005 and transactions relating thereto in Special Economic Zones and Units in the Special Economic Zones shall be audited by the Customs officers from a panel drawn by the Jurisdictional Development Commissioner in consultation with the Jurisdictional Chief Commissioner of Customs and Central Excise.”

3.8 The Authority discussed the agenda in details and after due deliberations, approved provisional sanction of **₹5,64,01,512/-** (Rupees Five Crore Sixty-Four Lakh One Thousand Five Hundred Twelve Only) which may be released from the NSEZ Authority Account to the Existing Project Account, it's finalization will be subject to out come of concurrent audit and report from CA firm. Simultaneously, it was decided by the Authority that concurrently an internal audit through an independent Chartered Accountant firm may be conducted to ascertain whether any compliance deficiencies, irregularities, or procedural lapses exist in respect of the invoices and related documentation. The Authority also approved PMC payment of **₹46,07,622/-** (Rupees Forty Six Lakh Seven Thousand Six Hundred Twenty Two only) from the NSEZ Authority account to M/s EIL's own account.

(4) Adoption of Policy for Allotment of Standard Design Factory (SDF) Premises through E-Auction.

4 . 1 It was informed to the Authority about current process for allotment of SDFs.

4.2 The Authority discussed the agenda in detail and after due deliberation, decided as under:-

- i. Allotment to New Units which are in possession of offer of space as well as LOA, shall be allotted the requested SDF as per existing allotment process so that they do not suffer in implementing the LOA, due to change in allotment process.
- ii. Applicants for setting up of new units which have been issued offer of space but are yet to obtain LOA, shall be allotted SDFs through e-auction to be conducted through Central Public Procurement (CPP) Portal or MSTC Ltd. and **offer of space, if issued to such applicants, shall be revoked.**
- iii. Existing units coming for allotment of additional SDFs shall be allotted SDFs through e-auction to be conducted through Central Public Procurement (CPP) Portal or MSTC Ltd.

4.3 The Authority directed the EM Section that the wide publicity of the auction should be done through website, newspaper/social media platforms etc. Apart from this, all the zonal DCs may be requested to give wide publicity to such auctions amongst their units, including by publishing the auction details on their websites.

(5) Examination of Transfer of Units under Rule 74A of the SEZ Rules, 2006– Revenue Implications and Policy Considerations.

5.1 It was informed to the Authority that while transfer of assets and liabilities under Rule 74A is presently permitted on payment of the prescribed transfer charges i.e. Rs. 550/- or 1000/- per sq. mtr., a significant difference has been observed between the revenue realized through transfer cases and that obtainable through disposal of units by auction. The proposal envisages permitting transfers under Rule 74A subject to fulfillment of all statutory requirements and payment of prescribed charges, including allotment charges calculated at the prevailing market rate. The proposal also provides exemptions in cases involving a change in the name of the entity without any substantial change in shareholding and transfer of assets and liabilities to legal heirs.

Decision: The NSEZ Authority deliberated on the proposal in detail and, after due deliberations and to safeguard public revenue, ensure transparency, and promote optimal utilization of SEZ infrastructure, decided that transfer of assets and liabilities under Rule 74A of the SEZ Rules, 2006 shall be permitted subject to fulfillment of all statutory requirements as per existing procedure, however, the transfer charges in such cases and other cases of major change in shareholding/ownership (with more than 50% change) shall be equivalent to the allotment rates, as charged by the New Okhla Industrial Development Authority (NOIDA), as revised from time to time. This shall be applicable for all cases which are approved by UAC/Project Section w.e.f. 23.06.2026.

Further as per decision taken earlier by NSEZ Authority in its meeting held on 02.09.2025, as an exception, the transfer charges shall not be applicable in case of (i) Transfers among close Blood Relations (ii) Transfers on Death - Succession to Class-I Legal Heirs.

Meeting ended with a vote of thanks to the Chair.

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Noman Hafiz
Date: 29-06-2026
14:57:35

(Noman Hafiz)
Secretary, NSEZA

Digitally signed by
Gopal Meena
Date: 29-06-2026
14:48:57

(Gopal Meena)
Chairman & CEO, NSEZA