



नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

(अधीनस्थ भारत सरकार)

वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग

नौएडा दादरी रोड, फेस-2, नौएडा जिला गौतम बुद्ध नगर(उ०प्र०)

ईमेल: dc@nsez.gov.in, वेबसाइट: www.nsez.gov.in

टेलीफोन 120-2567268/69/70

दिनांक: 28.03.2022

सेवा में,

1. संयुक्त सचिव(एस.ई.जेड्स/ई.ओ.यू.), भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय, उद्योग भवन, नई दिल्ली।
2. संयुक्त डी.जी.एफ.टी., 117/एल-444, काकादेव, कानपुर-208025।
3. श्री अमित मेहरा, अध्यक्ष एवं प्रबंध निदेशक, मैसर्स मेडिको इलेक्ट्रोड्स इंटरनेशनल लिमिटेड, प्लॉट संख्या 142 ए/11 व 12, एनएसईजेड, नौएडा-201305
4. श्री अलोक मुखर्जी, निदेशक, मैसर्स आईडिमिया सिसकॉम इंडिया प्रा. लि., प्लॉट संख्या 60-61, एनएसईजेड, नौएडा-201305.

विषय: एन.एस.ई.जेड. प्राधिकरण की दिनांक 15.03.2022 को पूर्वाह्न 11:00 बजे आयोजित की गई बैठक का कार्यवृत्त अग्रेषित करने के सम्बन्ध में।

महोदय,

उपरोक्त विषय के सन्दर्भ में, मुझे एन.एस.ई.जेड. प्राधिकरण की दिनांक 15.03.2022 को पूर्वाह्न 11:00 बजे आयोजित की गई बैठक का कार्यवृत्त आपके अवलोकनार्थ एवं आवश्यक कार्यवाही हेतु अग्रेषित करने का निर्देश हुआ है।

भवदीय

संलग्नक: उपरोक्त

का. प्रति.

नितिन

(नितिन गुप्ता)

उप विकास

आयुक्त

एवं

सचिव, नौ. वि.आ.क्षे. प्राधिकरण

प्रतिलिपि:-

1. निदेशक(एस.ई.जेड्स), भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग, उद्योग

भवन, नई दिल्ली ।

2. ओ.एस.डी., अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, एन.एस.ई.जेड. प्राधिकरण, एनएसईजेड, नौएडा ।
3. निर्दिष्ट अधिकारी(सीमाशुल्क), एनएसईजेड, नौएडा ।
4. वरिष्ठ लेखाधिकारी, एनएसईजेड, नौएडा ।
5. मैसर्स राजीव शर्मा एंड एसोसिएट्स, ऑफिस संख्या 1014-1015, लोजिक्स ऑफिस टावर, सेक्टर-32, नौएडा-201301 ।
6. श्री ए० स्टीफन लिओ, जनरल मैनेजर, मैसर्स वाष्कोस लिमिटेड, 76 सी, इंस्टीट्यूटनल एरिया, सेक्टर-18, गुरुग्राम-122015
7. सम्बंधित पत्रावली ।



उप विकास आयुक्त

एवं

सचिव, नौ. वि.आ.क्षे. प्राधिकरण

Minutes of meeting of NSEZ Authority held on 15-03-2022.

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 15.03.2022 को पूर्वाह्न 11:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

Minutes of meeting of NSEZ Authority(NSEZA) held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 11:00 AM on 15.03.2022 through video conferencing.

The following members of the NSEZ Authority were present through video conferencing during the meeting:-

1. Shri Nitin Gupta, Deputy Development Commissioner [Joint Development Commissioner (In charge) & Secretary, NSEZ Authority].
2. Shri Rakesh Kumar, FTDO, DGFT, Kanpur.
3. Shri. Amit Mehra, Chief Managing Director, M/s Medico Electrodes International Ltd.
4. Shri. Alok Mukherjee, Director, M/s Idemia Syscom India Pvt. Ltd.

Besides, during the meeting i) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, ii) Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ, iii) and Shri Pramod Kumar, Asstt. Development Commissioner, NSEZ, iv) Shri Bharat Bhushan, Assistant, and v.) Shri Kshitij Sharma, CA, M/s Rajeev Sharma & Associates were also present through video conferencing to assist the Authority.

It was informed that quorum is there and meeting can proceed.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after brief introduction, each item included in the agenda were taken up for deliberations one by one and decided unanimously as under.

1. दिनांक 17.12.2021 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:

1.1 NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 17.12.2021. Accordingly, the Minutes of meeting held on 17.12.2021 were ratified.

1.2 Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 17.12.2021 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 17.12.2021.

2. प्राधिकरण द्वारा अनुमोदित वर्ष 2021-22 के वार्षिक बजट की समीक्षा के सम्बन्ध में |

The budget provisions as approved by the NSEZ Authority for the year 2021-22 and its utilization/outcome up to 10.03.2022 was placed before the Authority for perusal/review as under:-

A. Revenue Receipt:-

(Rs. in Lakh)

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Minutes of meeting of NSEZ Authority held on 15-03-2022.

S. No.	Particulars	Estimated revenue for the year 2021-22	Actual revenue receipt up to 10.03.2022	Expected revenue receipt up to 31.03.2022	Total (4+5)	Remarks
1.	2.	3.	4.	5.	6.	7.
A-1	Estimated Revenue:					
	Lease Rentals	3300.00	3151.67	10.00	3161.67	
	User Charges	850.00	225.04	2.00	227.04	
	Interest on fixed deposit	1200.00	610.24	250.00	860.24	
	Others	60.00	1.74	2.00	3.74	
	Total	5410.00	3988.69	264.00	4252.69	
A-2	Funds available:					
	(i) FDs:-	22855.66	27555.89	0.00	27555.89	
	(ii) Funds available in the Banks (Current/Saving A/cs.)	1440.73	256.77	0.00	256.77	
	Total (i) + (ii)	24296.39	27812.66	0.0	27812.66	

B. Actual/Estimated Expenditure:-

B.	Estimated Expenditure	Estimated Expenditure for the year 2021-22	Actual Expenditure up to 10.03.2022	Expected Expenditure up to 31.03.2022	Total (4+5)	Remarks
	Minor works: Infrastructure Development (Capital expenditure)	10496.03	188.87	0.00	188.87	
	Maintenance	880.00	687.16	33.37	720.53	
	Rent Rate & Taxes	250.00	181.52	4.47	185.99	
	FTE/DTE	10.00	0.00	0.00	0.00	
	Professional fee/charges	100.00	38.46	0.82	39.28	
	Advertisement & Publicity	10.00	0.03	0.00	0.03	
	Office Expenses	120.00	83.26	4.77	88.03	
	Salary & wages	0.00	0.00	0.00	0.00	
	Misc. Expenses	100.00	0.00	0.00	0.00	
	Total:	11966.03	1179.30	43.43	1222.73	



Minutes of meeting of NSEZ Authority held on 15-03-2022.

निर्णय: - NSEZ Authority in terms of Rule 10(2) of SEZ Authority Rules, 2009 reviewed the Budget for the year 2020-21 with respect to utilization of funds Physical progress of ongoing projects. The Authority noted the shortfall in Revenue targets as per Budget provisions approved for the year 2021-22 on account of COVID-19 outbreak. The Members of NSEZ Authority observed that actual expenditure has not been proportionally incurred vis-a-vis projects as approved for the year 2021-22. Reasons for this were discussed in details. Major reason for not fully utilizing estimated budget of infrastructure development i.e. out of 10496.03 lakh during the year 2021-22 is that the most of works have not been commenced. The Authority deliberated upon the issue and in the given circumstances expressed satisfaction over the progress made in the matter & also noted that most of works have been affected due to Covid-19 pandemic.

3. वर्ष 2022-23 के वार्षिक बजट की स्वीकृति के सम्बन्ध में ।

The Annual Budget for the 2022-23 is placed before Authority for approval as under-

Annual Budget for the year 2022-23

S. No.	Particulars	Rs. in lakh	Remarks
1.	2.	3.	4.
A-1	Estimated Revenue		
	i. Lease Rentals (Lease rent, maintenance charges, interest on delayed payment).	3300.00	
	ii User Charges (I-Card & Entry permit fees, Form-I, Transfer charges, Allotment fee, water charges and sale of scrap).	600.00	
	iii. Interest on fixed deposit	850.00	
	iv. Others (License Fees, Bid amount & misc. income).	60.00	
	Total(i to iv)	4810.00	
A-2	i. Funds available in shape of FDs up to 10.03.2022	27555.89	
	ii. Funds available in the Banks in saving & current A/cs up to 10.03.2022.	256.77	
	Total(i+ii)	27812.66	
	Grand Total {(A-1)+(A-2)}	32622.66	
B	Estimated Expenditure		
	i. Minor works		
	a. Infrastructure Development	10032.95 *	
	b. Maintenance	880.00	

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ii. Rent Rate & Taxes		250.00	
iii. Foreign/Domestic travelling expenses		10.00	
iv. Professional fee/ charges		100.00	
v. Advertisement & Publicity		20.00	
vi. Office Expenses		120.00	
vii. Salary & wages		00.00	
viii. Misc. Expenses		100.00	
Total(i to viii)		11512.95	

***Total Estimated expenditure of Infrastructure Development:-**

S. No.	Description	Amount(in lakh)
1.	Estimated expenditure of new works to be carried out during the year 2022-23 (Details given in Table -A below)	2834.15
2.	Estimated expenditure which has been carried forward from previous year 2021-22:(Details given in Table -B below)	7198.80
3.	Total(1+2)	10032.95

निर्णय:- The Authority after due deliberation approved the budget provision of Rs.11512.95 for infrastructure development and other activities as mentioned above.

A. Details of new works to be carried out during the year 2022-23:

S. No.	Description of work	Projected estimated cost	Estimated expenditure during 2022-23.	Remarks
1.	Construction of a new warehouse in CWC, Complex	325.68	325.68	Amount based on earlier constructed warehouse in CWC, NSEZ.
2.	Installation of water softener plant in Staff Quarter, NSEZ.	28.02	28.02	Amount based on estimate received
3.	Installation of Porta Cabin for Security Guard and high rise security towers in NSEZ.	73.80	73.80	from WAPCOS Ltd.
4.	Various beautification works in NSEZ.	131.00	131.00	

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5.	Re-construction of central verge with RCC from DSC road to Plot No.147(main road), Plot No. 128 to SDF 'G' Block and Plot No.78 to Gate No. 02, NSEZ.	330.80	330.80	
6.	Re-construction of main bitumin road from DSC road to Plot No.147, Plot No.128 to G Block and Plot No. 78 to Gate No. 02, NSEZ.	936.00	936.00	
7.	Replacement of Sodium street light including pole with LED light including G.I. pole from DSC road to Plot No.147, Plot No.128 to G Block and Plot No. 78 to Gate No. 02, NSEZ.	249.69	249.69	
8.	Laying of interlocking tiles on both side of road from Plot No.153 to Plot No. 147, Plot No.128 to SDF 'G' Block and Plot No. 78 to Gate No. 02, NSEZ.	117.00	117.00	
9.	Increase the height of low boundary wall from to Plot No. 142A/24 to SDF 'L' Block (approx 2 KM) and re-construction RCC boundary wall from Gate No. 01 to DSC road (approx 400 meter).	392.00	392.00	
10.	Redevelopment of Park No.6, NSEZ.	50.16	50.16	
11.	Misc works	200.00	200.00	Expected.
12.	Total(1 to 11)	2834.15	2834.15	

B. Details of estimated expenditure which has been carried forward from previous year 2021-22:

(Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2021-22	Actual expenditure up to 10.03.2022	Expected expenditure up to 31.03.2022	Balance to be paid or being carried forward for the budget year	Remarks



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					2022-23	
1.	Commissioning of STP/ETP in NSEZ.	2500.00	0.00	0.00	0.00	Authority decided to drop the work.
2.	Construction of cycle track in NSEZ.	84.88	40.91	0.00	43.97	Work completed. U. C. awaited.
3.	Construction of new Standard Design Factory (SDF) Building (SDF 'N' Block). Projected estimated cost Rs.6000.00 lakh	3000.00	0.00	0.00	3000.00	Authority decided to keep work in abeyance till availability of space.
4.	Construction of UGR and overhead tank of one lakh liter capacity near Staff quarters/Service Centre, NSEZ.	53.66	0.00	0.00	53.66	Work not commenced.
5.	Renovation of Staff Quarters 'A' and 'C' Block, NSEZ.	70.00	0.00	0.00	60.27	Estimate of Rs.60.27 lakh approved.
6.	Clubbing & renovation of Staff Quarter D-02 with Guest House (D-01), NSEZ.		0.00	0.00	31.74	Estimate of Rs.31.74 lakh approved.
7.	Construction of boundary wall in Staff Colony, NSEZ		13.48	0.00	0.00	Work completed.
8.	Open Gym in Park behind Service Centre Building, NSEZ.	30.00	0.00	0.00	30.00	Work not commenced.
9.	Construction of Badminton Court, Basketball Court etc. in Staff Colony, NSEZ.					
10.	Construction of a hall on the roof top of	168.46	0.00	0.00	0.00	Authority decided to



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	building (allocated to NDRF) behind Service Centre, NSEZ to install compactor, store room and auditor room etc.					drop the work.
11.	Redesigning of office's sections by removing existing work station at 2 nd Floor, NSEZ. Projected estimated cost Rs.300.00 lakh	200.00	0.00	0.00	200.00	Work not commenced.
12.	Development of green area behind SDF-M, F and up to the end of SDF- L Block, NSEZ.	68.16	0.00	0.00	68.16	Work not commenced.
13.	Construction of Tea/Refreshment points/Kiosks at SDFs Block in NSEZ, Noida.	150.00	0.00	0.00	0.00	Authority decided to drop the work.
14.	Plying of battery operated e-Rickshaw from metro station to NSEZ (only for intra zone use).	10.00	0.00	0.00	10.00	Work not commenced.
15.	RFID enabled entry/collection system in order to strengthen security.	100.00	0.00	0.00	100.00	Work not commenced.
16.	<u>Public Toilets improvements:</u> Tiling work on the outer walls of existing 6 nos. toilets and construction of 4 more new toilets as earmarked: a. Near parking area at the end point of boundary wall. b. Near Plot No.	68.00	0.00	0.00	68.00	Work not commenced.



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	129G, NSEZ c. Near SDF L & M Block, NSEZ d. Near Plot no. 27, NSEZ					
17.	Repairing and painting of overhead water tank erected in Park No. 3.	100.00	0.00	0.00	100.00	Work not commenced.
18.	Repairing and painting of 7 nos. electric substations.	80.00	0.00	0.00	80.00	Work not commenced.
19.	Repairing of all water & fire pumps houses	9.55	8.98	0.00	0.00	Work completed.
20.	Laying of Kota stone on the Ground Floor at SDF J Block and repairing of Shaft including replacement of pipe and waterlines.	35.00	0.00	0.00	35.00	Work not commenced
21.	Repairing and painting of fire water tanks / replacement of water lines from booster pumps of SDF- D Block to SDF A, B, C, D and E Blocks.	300.00	0.00	0.00	300.00	Work not commenced
22.	Replacement of 9 nos. lifts in SDF J, K, F, G, H, I, J and Trading block, NSEZ.	395.63	0.00	0.00	159.72	Work going on. Estimate of Rs.159.72 lakh approved.
23.	Re-development of drainage system in phase manner.	2000.00	0.00	0.00	2000.00	Work not commenced.
24.	Re-laying of sewer lines in SDF F,G,H and I Block	31.54	19.58	0.00	11.96	Work completed. U.C. awaited.
25.	Renovation of SDF D, E, K and Trading	447.16	0.00	0.00	447.16	Work not commenced.

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	Block, NSEZ					
26.	Additional work in respect of Fire Fighting work of SDF F, G, H & I, Block, NSEZ.	113.82	0.00	0.00	113.82	Work not commenced.
27.	Repairing of Footpath & fixing of tiles from Gate No. 1 to DSC road in NSEZ.	0.56	0.00	0.00	0.56	Work completed. U.C. awaited.
28.	Repair of boundary wall of parks near overhead tanks.	18.51	0.00	0.00	18.51	Work going on.
29.	Construction of new single story warehouse in CWC complex.	41.91	28.48	0.00	0.00	Work completed.
30.	Supply of heavy duty 04 wheels iron trolley for mounting of 100 HP Heavy DG Set/Water pump along with all accessories on the trolley for use at the time of water logging	0.32	0.00	0.00	0.32	Work completed. U.C. awaited.
31.	Replacement of 15 nos. of sewer chamber covers near SDF ABC block to Gate No. 02 and construction of 22 meter sewer line, NSEZ.	0.37	0.00	0.00	0.37	Work completed. U.C. awaited.
32.	Installation of CCTVs in NSEZ complex	50.00	0.00	0.00	50.00	Work not commenced.
33.	Re-operationalization of Solar System installed at roof top of Service Centre, NSEZ.	18.50	0.00	0.00	65.58	Estimate cost of Rs.65.58 lakh approved.



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34.	Replacement of waterline of SDF E Block and repairing of structure of water tanks and installation of alarm system in all SDFs to prevent water wastage.	100.00	0.00	0.00	100.00	Work not commenced
35.	Repair of sewer line from sewerage pump station to CWC (Tentatively 1.5 KM)	50.00	0.00	0.00	50.00	Work not commenced
36.	Total(1 to 35)	10296.03	111.43	0.00	7198.80	

4. पट्टा किराया एवं अन्य यूजर चार्ज की दरों में संशोधन करने के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation, the authority on the suggestion of member of Authority, representing Trade, decided to increase lease rent and other charges @ 5% (to be rounded off to nearest rupee) as under:-

<u>Lease rent (Per Sq. mtr Per Annum)</u>	<u>Existing rates</u>	<u>Approved rates</u>	<u>Increment</u>
SDF	₹2,000/-	₹2,100/-	5%
Plot	₹144/-	₹151/-	5%
<u>Maintenance charges (Per Sq. mtr Per Annum)</u>	₹ 24/-	₹25/-	5%
<u>Water charges</u>	<u>Per quarter</u>	<u>Per quarter</u>	
a. Plots up to 1000 sqr mtrs	₹1,200/-	₹1,260/-	5%
b. Plots up to 5000 sqr mtrs	₹ 1,695/-	₹ 1,780/-	5%
c. Plots above 5000 sqr mtrs	₹ 3,390/-	₹ 3,560/-	5%
d. SDF	₹ 2,260/-	₹ 2,373/-	5%

The above rate shall be applicable w.e.f. 01/04/2022.”

5. दिनांक 20.09.2021 को एनएसईजेड में माननीय सीआईएम के साथ एनएसईजेड एंटरप्रेन्योर्स एसोसिएशन द्वारा चर्चा किए गए मुद्दे के सन्दर्भ में ।

i. Out of court settlement with the unutilised NSEZ factories under Litigation-reg.

The Authority discussed the agenda in detail. The Authority after due deliberation, decided that the matter may be taken up with Department of Commerce for appointment of Arbitrator for out of court settlement matters. The Authority also decided that legal opinion regarding settlement of the cases through Arbitration may be sought from legal firm before taking up the matter with DoC.

ii. Request to allow MSME to deposit Bank Guarantee in place of cash deposit-reg.

The Authority discussed the agenda in detail. The Authority after due deliberation, decided that Regd. MSME unit(s) may, as an option, deposit allotment fee (non-refundable)@1,750/- per sqr mtrs in 05 equal annual instalment over a period of 5 years and interest free security

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money equivalent to one year lease rent in 02 equal annual instalment over a period of 2 years or optionally may submit the Bank Guarantee (to be renewed by unit from time to time) as security money equivalent to one year lease rent.

6. मॉर्गेज परमिशन जारी करने हेतु अनुमति पत्र प्रारूप के अनुमोदन के सम्बन्ध में |

The Authority after due deliberation decided to defer the proposal for next meeting.

7. सर्विस सेंटर की छत पर स्थापित सोलर सिस्टम के पुनसंचालन हेतु प्राक्कलन के अनुमोदन के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority observed that since the solar plant installed at rooftop of Service Centre building is based on old technology, it is better to get it replaced on account of non availability of parts, lower efficiency, high cost of maintenance and ineffectiveness of warranty for such products of old technology.. The Authority after due deliberation, decided to replace the old Solar Panels with new solar panels and approved the estimated cost of Rs.65,58,078/- submitted by M/s WAPCOS Ltd. for the same. The Authority also directed that WAPCOS may be asked to make a presentation in this regard before finalizing the executing agency.

8. गेस्ट हाउस (डी-01), एन०एस०ई०जेड०, नोएडा के साथ स्टाफ क्वार्टर डी-02 का क्लबिंग और नवीनीकरण |

The Authority discussed the agenda in detail. The Authority after due deliberation, approved the estimated cost of Rs.31,73,714/- submitted by M/s WAPCOS Ltd. for clubbing and renovation of Guest House(D-01) with Staff Quarter D-02, NSEZ.

9. स्टाफ क्वार्टर ब्लॉक 'ए' एवं 'सी' में नवीनीकरण कार्य के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority after due deliberation, approved the estimated cost of Rs. 60,26,659/- submitted by M/s WAPCOS Ltd. for renovation of Staff Quarter 'A' & 'C' Block, NSEZ subject to submission of stability certificate of buildings.

10. एन०एस०ई०जेड० में विभिन्न सौंदर्यीकरण कार्य कराने के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority after due deliberation, approved the beautification work as mentioned in agenda.

11. मैसर्स गुजेशवरी अप्पेल्स, प्लॉट संख्या 92 पर ट्रांसफर चार्जेज लगाने के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority observed that the Approval Committee in its meeting held on 07.10.2015 had withdrawn the order-in-original dated 23.01.2015 and the said change in the constitution was never taken on record & no sublease deed was executed. Further, the Authority observed that the unit has already deposited an amount of Rs.10.00 lakh, which was imposed by the Authority against the change of constitution of the unit taken on record. The Authority after due deliberation decided that transfer charges, which were withdrawn by the UAC in its meeting held on 07.10.2015, would

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not be applicable on the unit.

12. नौएडा एसईजेड, नौएडा में भवन, संयंत्र और मशीनरी, अन्य विविध वस्तुओं और वित्तीय संपत्तियों के मूल्यांकन करने हेतु स्वतंत्र पंजीकृत मूल्यांकक को एनएसईजेड के पैनल पर लेने के सम्बन्ध में |

The Authority after due deliberation ratified the decision taken on file for empanelment of M/s Black Olive Ventures Pvt. Ltd., Noida for providing valuation of building, plant & machinery, other misc goods and financial assets in Noida SEZ, Noida.

13. नौएडा एसईजेड, नौएडा में इंजीनियरिंग-सह-वास्तुकार(Engineering Cum Architect) फर्म/सरकारी सेवानिवृत्त इंजिनियर अनुबंधित करने के सम्बन्ध में |

The Authority after due deliberation decided to defer the proposal for next meeting.

14. स्टाफ क्वार्टर, एनएसईजेड के निकट एक लाख लीटर की क्षमता का UGR एवं ओवर हेड टैंक बनाने के साथ स्टाफ क्वार्टर्स की मौजूदा जल आपूर्ति पाइपलाइन बदलने के सम्बन्ध में |

The Authority after due deliberation decided to defer the proposal for next meeting.

15. एसडीएफ सं. एफ-14 & एफ-04, NSEZ के किरायेदारी समझौता के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority after due deliberation condoned the delay in execution of Tenancy Agreement in respect of SDF No. F-14 & F-04, NSEZ, Noida.

16. मैसर्स सहसरा इलेक्ट्रॉनिक सलूशन(पहले मैसर्स नोर्डन पेट्रोलियम कंपनी) को अतिरिक्त जगह आवंटन के सम्बन्ध में |

The Authority after due deliberation decided to defer the proposal for next meeting.

17. मैसर्स वापकोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा

The Authority after due deliberation decided to defer the proposal for next meeting.

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।



(नितिन गुप्ता)

उप विकास आयुक्त



(अ. बिपिन मेनन)

अध्यक्ष एवं सीईओ

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 15.03.2022 को पूर्वाह्न 11:00 बजे आयोजित होने वाली नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक की कार्यसूची

क्र. सं.	विषय सूची	पृष्ठ सं.
1.	दिनांक 17.12.2021 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन	1-5
2.	प्राधिकरण द्वारा अनुमोदित वर्ष 2021-22 के वार्षिक बजट की समीक्षा के सम्बन्ध में	6-11
3.	वर्ष 2022-23 के वार्षिक बजट की स्वीकृति के सम्बन्ध में	12-17
4.	पट्टा किराया एवं अन्य यूजर चार्ज की दरों में संसोधन करने के सम्बन्ध में	18-19
5.	दिनांक 20.09.2021 को एनएसईजेड में माननीय सीआईएम के साथ एनएसईजेड एंटरप्रेन्योर्स एसोसिएशन द्वारा चर्चा किए गए मुद्दों के सन्दर्भ में i. Out of court settlement with the unutilised NSEZ factories under Litigation-reg. ii. Request to allow MSME to deposit Bank Guarantee in place of cash deposit-reg.	20-21 22-23
6.	मॉर्गेज परमिशन जारी करने हेतु अनुमति पत्र प्रारूप के अनुमोदन के सम्बन्ध में	24-26
7.	सर्विस सेंटर की छत पर स्थापित सोलर सिस्टम के पुनसंचालन हेतु प्राक्कलन के अनुमोदन के सम्बन्ध में	27-29
8.	गेस्ट हाउस (डी-01), एन०एस०ई०जेड०, नौएडा के साथ स्टाफ क्वार्टर डी-02 का क्लबिंग और नवीनीकरण	30
9.	स्टाफ क्वार्टर ब्लॉक 'ए' एवं 'सी' में नवीनीकरण कार्य के सम्बन्ध में	31
10.	एन०एस०ई०जेड० में विभिन्न सौंदर्यीकरण कार्य कराने के सम्बन्ध में	32
11.	मैसर्स गुजेशवरी अप्पेल्स, प्लॉट संख्या 92 पर ट्रान्सफर चार्जेज लगाने के सम्बन्ध में	33-34
12.	नौएडा एसईजेड, नौएडा में भवन, संयंत्र और मशीनरी, अन्य विविध वस्तुओं और वित्तीय संपत्तियों के मूल्यांकन करने हेतु स्वतंत्र पंजीकृत मूल्यांकक को एनएसईजेड के पैनल पर लेने के सम्बन्ध में	35-36
13.	नौएडा एसईजेड, नौएडा में इंजीनियरिंग-सह-वास्तुकार(Engineering Cum Architect) फर्म/सरकारी सेवानिवृत्त इंजिनियर अनुबंधित करने के सम्बन्ध में	37
14.	स्टाफ क्वार्टर, एनएसईजेड के निकट एक लाख लीटर की क्षमता का UGR एवं ओवर हेड टैंक बनाने के साथ स्टाफ क्वार्टर्स की मौजूदा जल आपूर्ति पाइपलाइन बदलने के सम्बन्ध में	38-39
15.	एसडीएफ सं. एफ-14 & एफ-04, NSEZ के किरायेदारी समझौता के सम्बन्ध में	40
16.	मैसर्स सहसरा इलेक्ट्रॉनिक सलूशन(पहले मैसर्स नोर्दर्न पेट्रोलियम कंपनी) को अतिरिक्त जगह आवंटन के सम्बन्ध में	41-42
17.	मैसर्स वाप्कोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा	43
18.	अतिरिक्त अंक, यदि कोई हो, अध्यक्ष और सीईओ की मंजूरी के साथ	

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नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 17.12.2021 को पूर्वाह्न 11:00 बजे विडियो कॉन्फ्रेंसिंग के माध्यम से आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

Minutes of meeting of NSEZ Authority(NSEZA) held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 11:00 AM on 17.12.2021 through video conferencing.

The following members of the NSEZ Authority were present through video conferencing during the meeting:-

1. Shri Nitin Gupta, Deputy Development Commissioner [Joint Development Commissioner (In charge) & Secretary, NSEZ Authority].
2. Shri Amit Kumar, Joint DGFT, Kanpur.
3. Shri Daya Ram Yadav, FTDO, DGFT, Kanpur.
4. Shri. Amit Mehra, CMD, M/s Medico Electrodes International Ltd.

Besides, during the meeting i) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, ii) Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ, iii) Shri Pramod Kumar, Asstt. Development Commissioner, NSEZ, iv) Shri Bharat Bhushan, Assistant, and v.) Shri Rajeev Sharma, FCA, M/s Rajeev Sharma & Associates were also present through video conferencing to assist the Authority.

It was informed that quorum is there and meeting can proceed.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after brief introduction, each item included in the agenda were taken up for deliberations one by one and decided unanimously as under.

1. दिनांक 31.08.2021 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:

1.1 NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 31.08.2021. Accordingly, the Minutes of meeting held on 31.08.2021 were ratified.

1.2 Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 31.08.2021 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 31.08.2021.

2. मूल आवंटि के साथ दी गई शेयरिंग परमिशन की वैधता बढ़ाने के सम्बन्ध में

The Authority viewed that no fresh permission for sharing is allowed. The Authority discussed the agenda in detail and after due deliberations and in the larger public interest, considering the investment already made by the sharing units and their export performances,

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decided to extend the validity of sharing permissions for one more year i.e. upto 22.12.2022 or receipt of directions from Department of Commerce whichever is earlier, to units which are already allowed such permission and shall be subject to valid LOA of main allottee as well as sharing unit. The Authority also directed to bring the above decision to the notice of Department. of Commerce for information and necessary directions, if any.

3. बैंकों को आवंटित जगह हेतु किराये की दरें निर्धारण एवं किराये पर GST लगाने के सम्बन्ध में ।

3.1 Sh. Rajeev Sharma has informed about the notification 03/2018 issued by Ministry of Finance related to GST.

3.2 The Authority discussed the agenda in detail. The Authority after due deliberation, directed to examine the matter in detail in consultation with CA firm and place the details in next meeting for deliberation so that the Audit team may be informed accordingly.

4. सुरक्षा रक्षकों हेतु अस्थाई शेड्स बनाने एवं रात्रि ड्यूटी वाले सुरक्षा रक्षकों हेतु मेडिकल किट्स के सम्बन्ध में ।

4.1 Sh. Mehra, trade member suggested that Porta Cabin may be used for construction of temporary sheds for night duty security guards. Sh. Pramod Kumar, ADC suggested that some high rise security towers may be erected at strategic locations in the zone to strengthen the security of the zone, especially from the trespassers.

4.2 The Authority discussed the agenda in detail. The Authority after due deliberation has decided that Porta Cabin will be used for temporary sheds and solar panels on said Porta cabins will also be installed for lighting/electricity purpose. The Authority also decided that high rise Security Tower may also be installed to strengthen the security of zone at all strategic locations near the security road/boundary wall. The Authority has constituted a Committee under the chairmanship of Sh. Nitin Gupta, DDC comprising Security Officer and one Trade representative to identify the places for installation of porta cabin and high rise security towers. The report of said committee may be placed before next Authority meeting for further deliberation.

5. प्लॉट्स पर बने भवन की नीलामी के लिए आरक्षित मूल्य का निर्धारण करने के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation, decided to obtain legal opinion from empanelled legal firm in such cases in which the customs duty is more than the cost of building evaluated by Govt. approved valuer and same may be placed before Authority in its next meeting for further deliberations.

6. डीजी सेट एवं उससे सम्बंधित उपकरण जैसे इलेक्ट्रिक पैनल, ट्रांसफार्मर इत्यादि लगाने हेतु जगह आवंटित करने हेतु दिशा-निर्देश निर्धारित करने के सम्बन्ध में ।

6.1 The Authority viewed that in case of emergency created by power cuts, requirement of DG set

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becomes necessary for uninterrupted power supply for smooth and seamless operations of the units.

6.2 After due deliberations on the agenda, the Authority took note of the practice being followed in the Authority for allotment of space near the SDF(s) to units for installation of their DG sets and related electricity supply equipments as per their requirement, with the approval of DC NSEZ.

6.3 Shri Nitin Gupta, Secretary, NSEZA suggested that 5 years advance lease rent and 'Interest free' security money (equivalent to 2 years lease rent taken at the time of allotment of such space for DG sets, may be merged with main lease rent account of SDF allotted to the unit in order to keep a watch over the outstanding lease rent, if any.

6.4 The Authority after due deliberations approved the proposal of merging the demand for lease rent with the main lease rent account of the unit. The authority further empowered the CEO to take a decision about the procedure for such merging of the rent with the lease rent account of the respective unit and any further action, as may be required, in the matter. The Authority also decided that allotment of space for installation of DG Set shall only be made to unit subject to condition that the installed DG set shall be used only in case of emergency created by power cuts and not as a regular power generation/supply option.

7. एन०एस०ई०जेड० की बकाएदार/एसईजेड अधिनियम/नियम आदि का उल्लंघन करने वाली इकाईयों का प्लॉट्स पर निर्मित ईमारत आदि की नीलामी प्रक्रिया में भाग लेने के सम्बन्ध में नीति निर्धारण ।

The Authority discussed the matter in detail. The Authority after due deliberation, decided to include following conditions in e-auction notice to restrict defaulters/units violating P.P. Act/rules, SEZ Act/Rules, for participation in e-auction:-

1. The bidder, either in the form of entity or promoters/directors, should not have violated any law or public policy including SEZ Act/Rules having a bearing on obtaining the Letter of Approval (LOA) from the office of Development Commissioner, NSEZ.
2. The bidder, either in the form of entity or promoters/directors, should not have been defaulter in payment of lease rent and thus should not have violated the provisions of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971 in the past.

8. सर्विस सेंटर की छत पर स्थापित सोलर सिस्टम के पुनसंचालन के सम्बन्ध में ।

The Authority discussed the matter in detail. The Authority after due deliberation, decided to award the work for repairing of existing Solar panel installed at Service Centre building to M/s Wapeos Ltd. subject to submission of revised estimated cost, including revised PMC @ 3.48%, along with 5 year comprehensive AMC of solar panels. The repair shall have to be completed within one month of letter of award of work. The Authority also directed to obtain estimated cost of latest new solar panel along with warranty period of equipment/ comprehensive AMC of the system.

9. शब्द 'ब्याज मुक्त' को सुरक्षा राशि के साथ लिखने/उपयोग करने के सम्बन्ध में लिए गए निर्णय का अनुसमर्थन ।

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The Authority after due deliberation, ratified the decision as proposed in agenda.

10. एन०एस०ई०जेड० में गंदगी फैलाने वाली इकाईयों पर दण्ड लगाने के सम्बन्ध में नीति निर्धारण।

The Authority discussed the matter in detail. The Authority after due deliberation, decided that a notice for warning will be issued to the allottee(s) to clear garbage/manufacturing waste/scrap etc dumped by them on the road/at undesignated space, within stipulated time failing which fiscal penalty shall be imposed on such erring allottee(s) and dumped garbage/waste etc shall be got cleared by Authority. If allottee fails to deposit the same within the stipulated time, the penalty amount and the expenses incurred by NSEZA for cleaning the area shall be added in allottee(s) regular lease rent. In case erring allottee further fails to clear the penalty amount/lease rent, action shall be taken as per P.P. Act and also action reg. suspension/cancellation of LOA shall be recommended to UAC. The Authority empowered Chairman & CEO, NSEZA to take decision for fixation of penalty amount and formulate details procedure for the same.

11. मैसर्स टोरस एन्ग्लोब के पक्ष में प्लॉट संख्या 150 ए, एनएसईजेड, नोएडा में निर्मित भवन का स्थानांतरण।

The Authority discussed the matter in detail. It was noted that vacant utilised space in NSEZ was an opportunity loss for the zone and the matter needs to be resolved in the interest of ensuring the generation of economic activity. The Authority after due deliberation, empowered CEO, NSEA to get the matter examined on file and take a decision accordingly.

12. मैसर्स वापकोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा।

Progress report in respect of ongoing projects awarded to WAPCOS was placed before the Authority. The Authority reviewed the projects one by one and took note of progress made as under:-

1. The Authority expressed its dissatisfaction on the cleanliness provided/maintained by WAPCOS in the zone and directed the WAPCOS to take immediate corrective measures to improve the cleanliness in the Zone.

M/s WAPCOS Ltd. requested to grant extension of time up to 31.12.2021 in respect of construction of Cycle track in NSEZ, Noida and Construction of sewer line of F, G, H & I block, NSEZ. Authority agreed for extension subject to submission of written request of M/s WAPCOS Ltd.

2. **Construction of Cycle Track:-** The Authority expressed its extreme dissatisfaction on the quality of work and lack of required supervision/expertise by WAPCOS staff / hired contractor and directed Wapcos to take immediate measures for improvement in their services.

3. **Replacement of lifts:-** The Authority directed WAPCOS to expedite the replacement/repairing of lifts work in SDFs Blocks.

13. ब्रांच/सिटी ऑफिस में परिवर्तन के सम्बन्ध में अथॉरिटी सूचित करने के सम्बन्ध में।

अतिरिक्त

Minutes of meeting of NSEZ Authority meeting held on 17.12.2021.

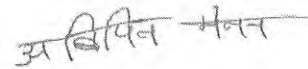
With due permission from the Chair, the Secretary, NSEZA informed the Authority that in order to reduce the financial liability/burden on the authority and ensure better and larger space in close proximity to Udyog Bhavan, the City office of NSEZA was shifted from STC Building, 4th Floor, Jawahar Vyapaar Bhavan, New Delhi to new location taken on lease from EPCES i.e. at 8G, 8th Floor, Hansalaya Building, 15 Barakhamba Road, New Delhi w.e.f. 01.12.2020. It was informed to the Authority that initially the EPCES had handed over only 50% of the total area of 1168 sq.ft.. However now w.e.f. 31.08.2021, the EPCES has also handed over the remaining 50% area of the said office space. Hence now total built up area of 1168 sq.ft. is in possession of NSEZA. The Authority took note of the same.

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।



(नितिन गुप्ता)

उप विकास आयुक्त



(अ. बिपिन मेनन)

अध्यक्ष एवं सीईओ

6

Agenda for the NSEZ Authority meeting to be held on 15.03.2022.

विषय: प्राधिकरण द्वारा अनुमोदित वर्ष 2021-22 के लिए वार्षिक बजट की समीक्षा के सन्दर्भ में।

1. The budget provisions as approved by the NSEZ Authority for the year 2021-22 and its utilization/outcome up to 10.03.2022 is placed before the Authority for perusal/review as under:-

A. Revenue Receipt:-

(Rs. in Lakh)

S. No.	Particulars	Estimated revenue for the year 2021-22	Actual revenue receipt up to 10.03.2022	Expected revenue receipt up to 31.03.2022	Total (4+5)	Remarks
1.	2.	3.	4.	5.	6.	7.
A-1	Estimated Revenue:					
	Lease Rentals	3300.00	3151.67	10.00	3161.67	
	User Charges	850.00	225.04	2.00	227.04	
	Interest on fixed deposit	1200.00	610.24	250.00	860.24	
	Others	60.00	1.74	2.00	3.74	
	Total	5410.00	3988.69	264.00	4252.69	
A-2	Funds available:					
	1. (i) FDs:-	22855.66	27555.89	0.00	27555.89	
	2. (ii) Funds available in the Banks (Current/ Saving A/cs.)	1440.73	256.77	0.00	256.77	
	Total (i) + (ii)	24296.39	27812.66	0.0	27812.66	

B. Actual/Estimated Expenditure:-

B.	Estimated Expenditure	Estimated Expenditure for the year 2021-22	Actual Expenditure up to 10.03.2022	Expected Expenditure up to 31.03.2022	Total (4+5)	Remarks
	Minor works: Infrastructure Development (Capital expenditure)	10496.03	188.87	0.00	188.87	
	Maintenance	880.00	687.16	33.37	720.53	
	Rent Rate & Taxes	250.00	181.52	4.47	185.99	
	FTE/DTE	10.00	0.00	0.00	0.00	
	Professional fee/charges	100.00	38.46	0.82	39.28	
	Advertisement & Publicity	10.00	0.03	0.00	0.03	
	Office Expenses	120.00	83.26	4.77	88.03	
	Salary & wages	0.00	0.00	0.00	0.00	
	Misc. Expenses	100.00	0.00	0.00	0.00	
	Total:	11966.03	1179.30	43.43	1222.73	

2. Details of Infrastructure Development:-**A. Details of new works to be carried out during the year 2021-22:**

(Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2021-22	Actual expenditure up to 10.03.2022	Expected expenditure up to 31.03.2022	Balance to be paid or being carried forward for the budget year 2022-23	Remarks
1.	Commissioning of STP/ETP in NSEZ. Projected estimated cost Rs.5000.00 lakh	2500.00	0.00	0.00	2500.00	Work not commenced.
2.	Construction of cycle track in NSEZ.	84.88	40.91	0.00	43.97	Work completed. U. C. awaited.
3.	Construction of new Standard Design Factory (SDF) Building (SDF 'N' Block). Projected estimated cost Rs.6000.00 lakh	3000.00	0.00	0.00	3000.00	Work not commenced.
4.	Construction of UGR and overhead tank of one lakh liter capacity near Staff quarters/Service Centre, NSEZ.	53.66	0.00	0.00	53.66	Work not commenced.
5.	Renovation of Staff Quarters 'A' and 'C' Block, NSEZ.	70.00	0.00	0.00	56.52	
6.	Clubbing & renovation of Staff Quarter D-02 with Guest House (D-01), NSEZ.		0.00	0.00		
7.	Construction of boundary wall in Staff Colony, NSEZ		13.48	0.00		
8.	Open Gym in Park behind Service Centre Building, NSEZ.	30.00	0.00	0.00	30.00	Work not commenced.
9.	Construction of Badminton Court, Basketball Court etc. in Staff Colony, NSEZ.					

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10.	Construction of a hall on the roof top of building (allocated to NDRF) behind Service Centre, NSEZ to install compactor, store room and auditor room etc.	168.46	0.00	0.00	168.46	Work not commenced.
11.	Redesigning of office's sections by removing existing work station at 2 nd Floor, NSEZ. Projected estimated cost Rs.300.00 lakh	200.00	0.00	0.00	200.00	Work not commenced.
12.	Development of green area behind SDF-M, F and up to the end of SDF- L Block, NSEZ.	68.16	0.00	0.00	68.16	Work not commenced.
13.	Construction of Tea/ Refreshment points/ Kiosks at SDFs Block in NSEZ, Noida.	150.00	0.00	0.00	150.00	Work not commenced.
14.	Plying of battery operated e-Rickshaw from metro station to NSEZ (only for intra zone use).	10.00	0.00	0.00	10.00	Work not commenced.
15.	RFID enabled entry/ collection system in order to strengthen security.	100.00	0.00	0.00	100.00	Work not commenced.
16.	Misc works	200.00	*77.44	0.00	0.00	
17.	Total(1 to 16)	6635.16	131.83	0.0	6380.77	

***Details of Misc work are as under:-**

- Replacement of the damaged armoured cable of Security road in NSEZ(Rs.23.67 lakh)-work completed.
- Procurement of items i.e. Fogging machine, Spray machine & Acrylic Sneeze Guard etc. at NSEZ(Rs.2.00 lakh)-work completed.
- Replacement of 40 H. P. vertical Turbine pump in NSEZ, Noida(Rs.10.80 lakh)-work completed.
- Replacement of 200 mtr fencing (Barbed wired) installed at boundary wall, NSEZ(Rs.2.44 lakh)-work completed.
- Supply and laying of cables to connect the objects from Solar System to use maximum power(Rs.19.22 lakh)-work completed.
- Misc works at SDF 'E' Block, NSEZ(Rs.19.31 lakh)- work completed.

(9)

B. Details of estimated expenditure which has been carried forward from previous year 2020-21

(Rupees in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2021-22	Actual expenditure up to 10.03.2022	Expected Expenditure up to 31.03.2022	Balance to be paid or being carried forward for the budget year 2022-23.	Remark
1.	<u>Public Toilets improvements:</u> Tiling work on the outer walls of existing 6 nos. toilets and construction of 4 more new toilets as earmarked: a. Near parking area at the end point of boundary wall. b. Near Plot No. 129G, NSEZ c. Near SDF L & M Block, NSEZ d. Near Plot no. 27, NSEZ	68.00	0.00	0.00	68.00	Work not commenced.
2.	Repairing and painting of overhead water tank erected in Park No. 3.	100.00	0.00	0.00	100.00	Work not commenced.
3.	Repairing and painting of 7 nos. electric substations.	80.00	0.00	0.00	80.00	Work not commenced.
4.	Repairing of all water & fire pumps houses	9.55	8.98	0.00	0.00	Work completed.
5.	Laying of Kota stone on the Ground Floor at SDF J Block and repairing of Shaft including replacement of pipe and waterlines.	35.00	0.00	0.00	35.00	Work not commenced
6.	Repairing and painting of fire water tanks / replacement of water lines from booster pumps of SDF- D	300.00	0.00	0.00	300.00	Work not commenced

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	Block to SDF A, B, C, D and E Blocks.					
7.	Replacement of 9 nos. lifts in SDF J, K, F, G, H, I, J and Trading block, NSEZ.	395.63	0.00	0.00	159.72	Work going on. Estimate of Rs.159.72 lakh approved.
8.	Re-development of drainage system in phase manner.	2000.00	0.00	0.00	2000.00	Work not commenced.
9.	Re-laying of sewer lines in SDF F,G,H and I Block	31.54	19.58	0.00	11.96	Work completed. U.C. awaited.
10.	Renovation of SDF D, E, K and Trading Block, NSEZ	447.16	0.00	0.00	447.16	Work not commenced.
11.	Additional work in respect of Fire Fighting work of SDF F, G, H & I, Block, NSEZ.	113.82	0.00	0.00	113.82	Work not commenced.
12.	Repairing of Footpath & fixing of tiles from Gate No. 1 to DSC road in NSEZ.	0.56	0.00	0.00	0.56	Work completed. U.C. awaited.
13.	Repair of boundary wall of parks near overhead tanks.	18.51	0.00	0.00	18.51	Work going on.
14.	Construction of new single story warehouse in CWC complex.	41.91	28.48	0.00	0.00	Work completed.
15.	Supply of heavy duty 04 wheels iron trolley for mounting of 100 HP Heavy DG Set/Water pump along with all accessories on the trolley for use at the time of water logging	0.32	0.00	0.00	0.32	Work completed. U.C. awaited.
16.	Replacement of 15 nos. of sewer chamber covers near SDF ABC block to Gate No. 02 and construction of 22 meter sewer line, NSEZ.	0.37	0.00	0.00	0.37	Work completed. U.C. awaited.
17.	Installation of CCTVs in NSEZ complex	50.00	0.00	0.00	50.00	Work not commenced.
18.	Re-operationalization of Solar System installed at roof top of	18.50	0.00	0.00	18.50	Work not commenced

(11)

	Service Centre, NSEZ					
19.	Replacement of waterline of SDF E Block and repairing of structure of water tanks and installation of alarm system in all SDFs to prevent water wastage.	100.00	0.00	0.00	100.00	Work not commenced
20.	Repair of sewer line from sewerage pump station to CWC (Tentatively 1.5 KM)	50.00	0.00	0.00	50.00	Work not commenced
21.	Total	3860.87	57.04	0.00	3553.92	

(12)

Agenda for the NSEZ Authority meeting to be held on 15.03.2022.

↓ विषय:- वर्ष 2022-23 के वार्षिक बजट की स्वीकृति के सन्दर्भ में

The Annual Budget for the 2022-23 is placed before Authority for approval as under-

Annual Budget for the year 2022-23

S. No.	Particulars	Rs. in lakh	Remarks
1.	2.	3.	4.
A-1	<u>Estimated Revenue</u>		
	i. Lease Rentals	3300.00	
	ii User Charges	850.00	
	iii. Interest on fixed deposit	850.00	
	iv. Others	60.00	
	Total(i to iv)	5060.00	
A-2	i. Funds available in shape of FDs up to 10.03.2022.	27555.89	
	ii. Funds available in the Banks in saving & current A/cs up to 10.03.2022.	256.77	
	Total(i+ii)	27812.66	
	Grand Total {(A-1)+(A-2)}	32872.55	
B	<u>Estimated Expenditure</u>		
	<u>i. Minor works</u>		
	a. Infrastructure Development	12768.84	
	b. Maintenance	880.00	
	ii. Rent Rate & Taxes	250.00	
	iii. FTE/DTE	10.00	
	iv. Professional fee/ charges	100.00	
	v. Advertisement & Publicity	10.00	
	vi. Office Expenses	120.00	
	vii. Salary & wages	00.00	

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viii. Misc. Expenses	100.00	
Total(i to viii)	14238.84	

***Total Estimated expenditure of Infrastructure Development:-**

S. No.	Description	Amount(in lakh)
1.	Estimated expenditure of new works to be carried out during the year 2022-23 (Details given in Table -A below)	2834.15
2.	Estimated expenditure which has been carried forward from previous year 2021-22:(Details given in Table -B below)	9934.69
3.	Total(1+2)	12768.84

A. Details of new works to be carried out during the year 2022-23:

S. No.	Description of work	Projected estimated cost	Estimated expenditure during 2022-23.	Remarks
1.	Construction of a new warehouse in CWC, Complex	325.68	325.68	Amount based on earlier constructed warehouse in CWC, NSEZ.
2.	Installation of water softener plant in Staff Quarter, NSEZ.	28.02	28.02	Amount based on estimate received from WAPCOS Ltd.
3.	Installation of Porta Cabin for Security Guard and high rise security towers in NSEZ.	73.80	73.80	
4.	Various beautification works in NSEZ.	131.00	131.00	
5.	Re-construction of central verge with RCC from DSC road to Plot No.147(main road), Plot No. 128 to SDF 'G' Block and Plot No.78 to Gate No. 02, NSEZ.	330.80	330.80	
6.	Re-construction of main bitumin road from DSC road to Plot No.147, Plot No.128 to G Block and Plot No. 78 to Gate No. 02, NSEZ.	936.00	936.00	
7.	Replacement of Sodium street light including pole with LED light including G.I. pole from DSC road to Plot No.147, Plot No.128 to G Block and Plot No. 78 to Gate No. 02, NSEZ.	249.69	249.69	
8.	Laying of interlocking tiles on both side of road from Plot No.153 to Plot No. 147, Plot No.128 to SDF 'G' Block and Plot No. 78 to Gate No. 02, NSEZ.	117.00	117.00	
9.	Increase the height of low boundary wall from to Plot No. 142A/24 to SDF 'L' Block (approx 2 KM) and re-construction RCC boundary wall from Gate No. 01 to DSC road (approx 400 meter).	392.00	392.00	

(14)

10.	Redevelopment of Park No.6, NSEZ.	50.16	50.16	
11.	Misc works	200.00	200.00	Expected.
12.	Total(1 to 11)	2834.15	2834.15	

B. Details of estimated expenditure which has been carried forward from previous year 2021-22:

(Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2021-22	Actual expenditure up to 10.03.2022	Expected expenditure up to 31.03.2022	Balance to be paid or being carried forward for the budget year 2022-23	Remarks
1.	Commissioning of STP/ETP in NSEZ. Projected estimated cost Rs.5000.00 lakh	2500.00	0.00	0.00	2500.00	Work not commenced.
2.	Construction of cycle track in NSEZ.	84.88	40.91	0.00	43.97	Work completed. U. C. awaited.
3.	Construction of new Standard Design Factory (SDF) Building (SDF 'N' Block). Projected estimated cost Rs.6000.00 lakh	3000.00	0.00	0.00	3000.00	Work not commenced.
4.	Construction of UGR and overhead tank of one lakh liter capacity near Staff quarters/Service Centre, NSEZ.	53.66	0.00	0.00	53.66	Work not commenced.
5.	Renovation of Staff Quarters 'A' and 'C' Block, NSEZ.	70.00	0.00	0.00	56.52	
6.	Clubbing & renovation of Staff Quarter D-02 with Guest House (D-01), NSEZ.		0.00	0.00		
7.	Construction of boundary wall in Staff Colony, NSEZ		13.48	0.00		
8.	Open Gym in Park behind Service Centre Building, NSEZ.	30.00	0.00	0.00	30.00	Work not commenced.

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9.	Construction of Badminton Court, Basketball Court etc. in Staff Colony, NSEZ.					
10.	Construction of a hall on the roof top of building (allocated to NDRF) behind Service Centre, NSEZ to install compactor, store room and auditor room etc.	168.46	0.00	0.00	168.46	Work not commenced.
11.	Redesigning of office's sections by removing existing work station at 2 nd Floor, NSEZ. Projected estimated cost Rs.300.00 lakh	200.00	0.00	0.00	200.00	Work not commenced.
12.	Development of green area behind SDF-M, F and up to the end of SDF- L Block, NSEZ.	68.16	0.00	0.00	68.16	Work not commenced.
13.	Construction of Tea/Refreshment points/Kiosks at SDFs Block in NSEZ, Noida.	150.00	0.00	0.00	150.00	Work not commenced.
14.	Plying of battery operated e-Rickshaw from metro station to NSEZ (only for intra zone use).	10.00	0.00	0.00	10.00	Work not commenced.
15.	RFID enabled entry/collection system in order to strengthen security.	100.00	0.00	0.00	100.00	Work not commenced.
16.	<u>Public Toilets improvements:</u> Tiling work on the outer walls of existing 6 nos. toilets and construction of 4 more new toilets as earmarked: a. Near parking area at the end point of boundary wall. b. Near Plot No. 129G, NSEZ c. Near SDF L & M Block, NSEZ d. Near Plot no. 27, NSEZ	68.00	0.00	0.00	68.00	Work not commenced.

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17.	Repairing and painting of overhead water tank erected in Park No. 3.	100.00	0.00	0.00	100.00	Work not commenced.
18.	Repairing and painting of 7 nos. electric substations.	80.00	0.00	0.00	80.00	Work not commenced.
19.	Repairing of all water & fire pumps houses	9.55	8.98	0.00	0.00	Work completed.
20.	Laying of Kota stone on the Ground Floor at SDF J Block and repairing of Shaft including replacement of pipe and waterlines.	35.00	0.00	0.00	35.00	Work not commenced
21.	Repairing and painting of fire water tanks / replacement of water lines from booster pumps of SDF- D Block to SDF A, B, C, D and E Blocks.	300.00	0.00	0.00	300.00	Work not commenced
22.	Replacement of 9 nos. lifts in SDF J, K, F, G, H, I, J and Trading block, NSEZ.	395.63	0.00	0.00	159.72	Work going on. Estimate of Rs.159.72 lakh approved.
23.	Re-development of drainage system in phase manner.	2000.00	0.00	0.00	2000.00	Work not commenced.
24.	Re-laying of sewer lines in SDF F,G,H and I Block	31.54	19.58	0.00	11.96	Work completed. U.C. awaited.
25.	Renovation of SDF D, E, K and Trading Block, NSEZ	447.16	0.00	0.00	447.16	Work not commenced.
26.	Additional work in respect of Fire Fighting work of SDF F, G, H & I, Block, NSEZ.	113.82	0.00	0.00	113.82	Work not commenced.
27.	Repairing of Footpath & fixing of tiles from Gate No. 1 to DSC road in NSEZ.	0.56	0.00	0.00	0.56	Work completed. U.C. awaited.
28.	Repair of boundary wall of parks near overhead tanks.	18.51	0.00	0.00	18.51	Work going on.
29.	Construction of new single story warehouse in CWC complex.	41.91	28.48	0.00	0.00	Work completed.
30.	Supply of heavy duty	0.32	0.00	0.00	0.32	Work

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	04 wheels iron trolley for mounting of 100 HP Heavy DG Set/Water pump along with all accessories on the trolley for use at the time of water logging					completed. U.C. awaited.
31.	Replacement of 15 nos. of sewer chamber covers near SDF ABC block to Gate No. 02 and construction of 22 meter sewer line, NSEZ.	0.37	0.00	0.00	0.37	Work completed. U.C. awaited.
32.	Installation of CCTVs in NSEZ complex	50.00	0.00	0.00	50.00	Work not commenced.
33.	Re-operationalization of Solar System installed at roof top of Service Centre, NSEZ.	18.50	0.00	0.00	18.50	Work not commenced
34.	Replacement of waterline of SDF E Block and repairing of structure of water tanks and installation of alarm system in all SDFs to prevent water wastage.	100.00	0.00	0.00	100.00	Work not commenced
35.	Repair of sewer line from sewerage pump station to CWC (Tentatively 1.5 KM)	50.00	0.00	0.00	50.00	Work not commenced
36.	Total(1 to 35)	10296.03	111.43	0.00	9934.69	

Agenda for the NSEZ Authority meeting to be held on 15.03.2022विषय: पट्टा किराया और अन्य यूजर चार्ज की दरों में संशोधन करने के सम्बन्ध।

It is submitted that Deptt. of Commerce in the meeting held on 01.05.2013 under the Chairmanship of Additional Secretary decided that lease rent should be revised every year in all Central Govt. SEZs. Accordingly, the Authority revises user charges every year.

2. The revision in lease rent and other user charges has not been made due to Department of Commerce vide letter dated 11.05.2020 had provided relief for SEZ units on account of COVID-19 outbreak for the year 2020-21.

3. The proposal for the revision in the user charges for the year 2021-22 was placed before NSEZ Authority in its meeting held on 23.03.2021.

The Authority decided as under:-

"After due deliberations, the Authority on the suggestion of member of Authority representing Trade, decided to increase lease rent & maintenance @ 5% and rest as proposed in the agenda. Accordingly, the increment approved by the Authority is as follows:-

<u>Lease rent</u>	<u>Existing rates</u>	<u>Approved rates</u>	<u>Increment</u>
SDF	₹2,000/-	₹2,100/-	5%
Plot	₹144/-	₹152/-	5%
<u>Maintenance charges</u>	₹ 24/-	₹25/-	4.17%
<u>Water charges</u>	<u>Per quarter</u>	<u>Per quarter</u>	
a. Plots up to 1000 sqr mtrs	₹1,200/-	₹1,320/-	10%
b. Plots up to 5000 sqr mtrs	₹ 1,695/-	₹ 1,865/-	10%
c. Plots above 5000 sqr mtrs	₹ 3,390/-	₹ 3,730/-	10%
d. SDF	₹ 2,260/-	₹ 2,486/-	10%

The above rates were made applicable w.e.f. 01/04/2021."

The Competent Authority has found some calculation mistakes in above decision which has .4
:been corrected as under by issuing corrigendum dated 08.04.2021 in this regard

"After due deliberations, the Authority on the suggestion of member of Authority, representing Trade, decided to increase lease rent & maintenance charges @ 5%(to be rounded off to nearest rupee) and other charges as under:-

<u>Lease rent (Per Sq. mtr Per Annum)</u>	<u>Existing rates</u>	<u>Approved rates</u>	<u>Increment</u>
SDF	₹2,000/-	₹2,100/-	5%
Plot	₹144/-	₹151/-	5%
<u>Maintenance charges (Per Sq. mtr Per Annum)</u>	₹ 24/-	₹25/-	5%
<u>Water charges</u>	<u>Per quarter</u>	<u>Per quarter</u>	
a. Plots up to 1000 sqr mtrs	₹1,200/-	₹1,320/-	10%
b. Plots up to 5000 sqr mtrs	₹ 1,695/-	₹ 1,865/-	10%
c. Plots above 5000 sqr mtrs	₹ 3,390/-	₹ 3,729/-	10%
d. SDF	₹ 2,260/-	₹ 2,486/-	10%

The above rates were applicable w.e.f. 01/04/2021."

5. The above decision was circulated amongst all NSEZ units/allottees vide circular dated 08.04.2021.

6. It was informed to the Authority in its meeting held on 15.06.2021 that this office has received

a representation from Regional Chairman, Export Promotion Council of EOUs & SEZs. He requested to come forward for the support of SEZ units and withdraw the said increase immediately by giving various reasons mentioned in his e-mail.

7. In view of above, the decision taken by Competent Authority as mentioned above was placed before Authority in its meeting held on 15.06.2021 for ratification and consideration on the representation of Sh. Gupta for taking a view in the matter.

8. The Authority after due deliberation ratified the decision taken by Competent Authority as mentioned above. The Authority also took up the representation of Sh. Gupta and after due deliberations, decided to forward the representation of Sh. Gupta to Department of Commerce for further guidance whether the Authority can freeze the lease rent/other charges to earlier level. Accordingly, vide this office letter dated 15.07.2021, the representation of Sh. Gupta was forwarded to Department of Commerce and requested that necessary guidance/direction may be issued in this regard.

9. It is submitted that this office received a letter dated 09.08.2021 from DoC regarding interim relief to SEZ units in lease rent on account of COVID-19 outbreak. Though, no reference of this office letter dated 15.07.2021 was mentioned in DoC letter dated 09.08.2021. DoC informed that Department had examined the proposal in consultation with Department of Expenditure and decided following relief for SEZ units on account of COVID-19 outbreak-

(A) No increase in lease rent for the SEZ unit for the FY 2021-22.

(B) Payment of lease rent of first quarter is to be deferred upto 31st July, 2021 for all SEZ units. The deferment may not invite any interest thereof.

DoC has directed to take necessary action on the matter.

10. In view of above, the matter was placed before NSEZ Authority in its meeting held on 31.08.2021 for necessary directions keeping in view the directions received from DoC and also keeping in view of other charges/allottees.

11. The Authority discussed the matter in detail. After due deliberation, Authority decided to implement the directions received from DoC vide letter dated 09.08.2021 in letter and spirit and in the interest of lowering transaction costs during these exceptional circumstances. Accordingly circular dated 08.04.2021 issued in respect of revision of lease rentals and other charges was withdrawn.

12. The above decision was circulated amongst all NSEZ units/allottees vide circular dated 27.09.2021.

13. It is mentioned here that this office has not received any direction from DoC in respect of revision/relief in the lease rent and other user charges for the year 2022-23.

14. In view of above, the above matter is placed before NSEZ Authority for further directions in this regard.

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Agenda for NSEZ Authority meeting to be held on 15.03.2022**विषय: Out of court settlement with the unutilised NSEZ factories under Litigation-reg.**

It is submitted that Deptt. of Commerce vide letter dated 08.10.2021 had requested this office to provide detailed note along with updated status for constitution of a high-level committee for out of court settlement with the unutilised NSEZ Factories under Litigation.

2. This office vide letter dated 05.11.2021 submitted the reply as under:-

"DoC may take the decision to constitute a high-level Committee in consultation with the Ministry of Law and Justice for out of court settlement with the promoters of the NSEZ units whose units' premises are lying unutilized due to long pending court cases."

3. Now, DoC vide letter dated 23.12.2021 has requested this office to furnish the updated status with respect to the following issue:-

Issue: Flexible approach towards unutilised NSEZ Factories under Litigation: Many NSEZ factory buildings are lying unutilised for years as NSEZ units have gone for litigation after having dispute with NSEZ Authorities. Neither the rents are recovered from these units, nor the export are taking place from these units. We request we may seek details regarding what is meant by Out of Court settlement; what would be the likely financial implications and who would be the competent authority for authorising such a settlement?

Government of India to constitute a high-level committee which may negotiate out of court settlement with these units.

DoC's Comments: NSEZ is requested to furnish details regarding what is meant by out of Court settlement; what would be the likely financial implication and who would be the competent authority for authorising such a settlement?

4. It is submitted that Out of Court settlement depends on the nature of the case and financial implications involved which varies on a case to case basis. There are three types of cases for out of court settlement:-

- a. The cases in which the possession of the property is taken over by this office for non-payment of dues by the unit and lease rent is stopped from the date of taking over of the possession. In the meanwhile, the unit filed the case before Hon'ble Court due to which the property could not be auctioned and the previous outstanding lease rent could not be recovered. In such cases, the financial implications of previous lease rent dues and cost incurred on the expenses of the case are involved.
- b. The cases in which the property is in possession of the unit and the unit is also not paying outstanding lease rent. But, the unit filed the case before Hon'ble Court. In such cases, the financial implications of lease rent dues and cost incurred on the expenses of the case are involved.
- c. The cases in which the property is in the possession of the unit and the unit is also paying lease rent regularly. But, the unit filed the case before Hon'ble Court. In such cases, there are no financial implications except the cost incurred on the expenses of the case.

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5. Those cases can be settled out of court where there is no violation of policies or laws and no financial implications are involved in the matter or the party is ready to pay the dues/expenses of the case.

6. In the cases where financial implications like lease rent are involved, the decision will be taken by the Authority after receiving a go ahead from Deptt. of Commerce. For policy matters, the Competent Authority is BoA/DoC.

7. As of now, this office has received only two representations reg. out of court settlement:-

A. Aqua Pools & Spas: The representation dated 10.11.2021 received from the unit regarding reconsidering their request for transfer of Plot No. 4&5, NSEZ to the unit and enable them to withdraw the case pending before Hon'ble High Court of Delhi has been forwarded to DoC vide this office letter dated 29.12.2021 to take a view and decide in the matter accordingly. There are no financial implications involved except the expenses incurred by this office against the case before Hon'ble High Court of Delhi as the unit has been paying lease rent regularly.

B. Shahtootwale Industries Limited: The unit has submitted a representation vide letter dated 10.01.2022 for renewal of LOA and waiver of lease rent. The unit has been non-functional since 2009-10 and the Plot is lying unutilized since then. Besides, the unit was also not paying the applicable lease rent timely. The Approval Committee, in exercise of power vested under Section-16 of SEZ Act, 2005, decided not to renew the LOA. Accordingly LOA, which was valid upto 31.03.2015, stood cancelled w.e.f. 01.04.2015. As the LOA stood cancelled as lapsed, allotment of Plot No. 53, NSEZ was also cancelled and possession of the plot was taken by NSEZ on 05.08.2016 under proper panchnama procedure. The unit filed Writ Petition (C) 6882/2016 before Hon'ble High Court of Delhi which is still pending. Hon'ble Court vide order dated 08.08.2016 had directed that till the next date of hearing, no further steps for auction of the property or disposal of the assets be taken by the respondents without leave of this Court. Lease rent amounting to Rs.23,15,633/- (Rs.14,26,292/- lease rent upto 05.08.2016 + Rs.8,89,341/- interest upto 31.03.2022) is outstanding upto current quarter ending on 31.03.2022.

8. However, any action regarding out of court settlement can only be taken after due diligence & prior approval of Competent Authority and taking into account that the matters are sub-judice before the Hon'ble Court.

In view of facts mentioned above, it is placed before NSEZ Authority for detailed deliberations and decision in the matter.

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Agenda for NSEZ Authority meeting to be held on 15.03.2022**Subject: Request to allow MSME to deposit Bank Guarantee in place of cash deposit-reg.**

It is submitted that Deptt. of Commerce vide letter dated 08.10.2021 had requested this office to provide the details along with updated status regarding request for exempting MSME from payment of premium and cash deposit for getting a built-up space. Instead, they may deposit Bank Guarantee as was the case in the past.

2. This office vide letter dated 05.11.2021 submitted the reply as under:-

a. NSEZ Authority in its meeting held on 03.01.2013 has decided to take security money equivalent to two years lease rent i.e. amount equivalent to one year lease rent each to be taken as non-refundable and refundable (at the time exit of unit).

b. Later on the NSEZ Authority in its meeting held on 30.07.2013 replaced the word 'non-refundable security' to 'allotment fee' and decided to take non-refundable allotment fee equivalent to reserve price amounting to Rs.1,750 /- per sqr mtrs and refundable security money equivalent to one year lease rent.

c. Further it may be mentioned that Provisions of Rule 229 of GFR 2017 provide measures to be taken towards sustainability and self-sufficiency of the autonomous body viz an autonomous body should be encouraged to maximise generation of internal resources and eventually attain self-sufficiency. Besides, it also says that the Governing Body of the Autonomous Body shall review user charges/ sources of internal revenue generation at least once a year and inform the administrative Ministry.

d. In view of above as a measure of ease of doing business and to give relief to the registered MSME, concerned SEZ authority may like to review the payment option of one time non-refundable allotment fee and the same, subject to approval by the concerned SEZ Authority, may be taken from the new allottee of the SDF either in lump sum or in equal annual instalment over a period of five year, as may be opted by new allottee.

e. Given the fact that Noida SEZ came into being in 1985, some of the standard design factories (SDF) and infrastructure have been continuously repaired. We may in the future also require to replace one of the SDFs with a new state of the art SDF that would then require a sizeable outflow from our existing reserves. This is also a significant consideration in the levy of the non-refundable allotment fee by the Noida SEZ Authority."

3. Now, DoC vide letter dated 23.12.2021 has requested this office to furnish the updated status with respect to the following issue:-

Issue: SEZ Act and SEZ Rules to be MSME friendly: MSMEs are backbone of our economy. The current provisions of SEZ Act, SEZ Rules, SEZ Authority Rules are not at all in favour of bringing micro or small SEZ units into SEZ. For example, for a small unit to start manufacturing in a Government SEZ a premium of Rs 10 Lakh, and a cash deposit of Rs 10 Lakh is to be paid for getting 500 sq meters of built-up space on rental from SEZ Authority. Nowhere, such a premium is charged for taking a space on rental. We, therefore, request to exempt MSME from payment of premium and cash deposit for getting a built-up space. MSME should be allowed to deposit Bank Guarantee in place of cash deposit as was the case in the past.

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DoC's Comments: SEZ Authority is an autonomous entity and is also consisting of representatives of industry. Accordingly, the SEZ Authority may examine the instant request and may take an appropriate decision in this matter after duly factoring in the financial viability and sustainability of the proposal.

In view of facts mentioned above, it is placed before NSEZ Authority for detailed deliberations and decision in the matter.

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Agenda for NSEZ Authority meeting to be held on 15.03.2022**Subject: Format of NOC for mortgage permission-regarding.**

It is submitted that this office had issued NOC for mortgaging the building at Plot No. 149, NSEZ to M/s. Stable Packaging Pvt. Ltd. (Unit-II) on 16.05.2018 in favour of Punjab National Bank against which the bank raised objection to create mortgage on the property saying the mortgage cannot be created if land is not part of the mortgage. Hence, Competent Authority decided to get the NOC devised by our legal firm after obtaining format of NOC for mortgage permission from other zones.

2. Accordingly, format of NOC for mortgage permission received from other zones were forwarded to our legal firm M/s. Surana & Surana International Attorneys vide this office e-mail dated 23.03.2021 and requested them to devise a format of NOC for mortgage keeping in view the legal implications and safeguarding the interest of NSEZ Authority/covering all aspects well. Our legal firm vide e-mail dated 24.11.2021 submitted the revised format of NOC for mortgage permission which is attached at **Annexure-A**. Previous format for NOC of mortgage permission approved by the then Development Commissioner Sh. R.P. Goyal is attached at **Annexure-B**. — Page No - 47.

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4. Following observations have been made in the new format of mortgage permission received from our legal firm:-

- i. Refer Condition No. B of NOC for mortgage permission vide which they have suggested that "However, the lease hold rights only upto the validity of lease deed may be mortgaged. Additionally, this NOC shall be renewed every 12 Months from its date of issuance and shall stand void in case of such non-abidance": For smooth functioning of the work, the renewal of NOC every 12 months may affect the companies availing loan from the bank hence we may consider the renewal period of NOC for 5 years instead of 12 months.
- ii. Refer Condition No. H of NOC for mortgage permission vide which they have suggested that "The draft Mortgage Deed/Loan Agreement as the case may be to be executed in between the Unit and Bank/Financial Institution (Secured lending only) has to be sent to NSEZ for scrutiny and approval, after which the said Deed/Agreement has to be executed": It may be noted here that due to lack of expertise in the subject, the approval of mortgage deed cannot be granted by this office. Hence, a copy of executed mortgage deed may only be sought from the bank for taken on records.

5. This office also included following points in our format taken from the format of NOC for mortgage permission received from other zones:-

1. The Government dues, viz. Lease Rent, Service Charges, Custom/central excise & all other statutory dues & penalties, if any shall have the first charge over others.
2. Noida SEZ is not bound to transfer the sub lease hold rights in the property merely because institutions/banks issued sale certificate or handed over the possession of the property to successful bidder, unless and until dues/charges/expenses/premium of the Noida SEZ remain unpaid.
6. In this regard, Competent Authority decided to schedule NSEZ officer's meeting on 13.01.2022 to discuss regarding the changes in the format. Accordingly, some amendments were made in the format of NOC for mortgage permission as per the discussion held in the meeting. The format of amended NOC devised by this office in accordance with the discussion in the said meeting is attached at **Annexure-C**. The same was forwarded to our legal firm vide e-mail dated 08.03.2022 to examine the same and submit their comments, if any.

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7. Now, our legal firm vide e-mail dated 14.03.2022 has submitted that most of the clauses have

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been verbatim taken from legal opinion/format sent by them, however, there are a few modifications/additions/omissions. Their legal opinion for the modifications/additions/omissions is as under:-

- a. NSEZ has removed the following clauses- "Additionally, this NOC shall be renewed every 12 Months from its date of issuance and shall stand void in case of such non-abidance" and "subject to its yearly renewal"

It is pertinent to note that the above clauses were added keeping in mind the benefit it would bring to NSEZ's practice. Yearly renewal of the consent would facilitate checks and scrutiny on the unit and make sure that outstanding dues are cleared prior to approving next year's consent.

- b. NSEZ has added the following clause- "In case the realization in the auction is less than the total dues, including the loan of Bank/Financial Institution, the realized amount would be distributed in proportionately"

Kindly note that the above clause is ambiguous regarding what proportion the amount would be distributed in (equally/ proportionate to their debt?) and amongst who all would the amount be distributed. NSEZ may kindly decide upon the same.

- c. NSEZ has removed the clause- "The draft Mortgage Deed/Loan Agreement as the case may be to be executed in between the Unit and Bank/Financial Institution (Secured lending only) has to be sent to NSEZ for scrutiny and approval, after which the said Deed/Agreement has to be executed" and has added the clause- "A copy of Mortgage Deed/Loan Agreement as the case may be executed in between the Unit and Bank/Financial Institution (Secured lending only) has to be sent to, NSEZ Authority for information/records"

It is suggested that NSEZ shall amend the added clause to the following: "A copy of Mortgage Deed/Loan Agreement, as the case may be, executed in between the Unit and Bank/Financial Institution (Secured lending only), shall be sent to NSEZ Authority, prior to signing the same, for information/records"

- d. NSEZ has removed the following clause- "This Consent is issued on the basis of information furnished by the unit that the subject assets have not been mortgaged to any other Bank/Financial Institution (Secured lending only) for availing loan"

The above clause was suggested to probe into assuring that the same property isn't being mortgaged as security for more than one loan, which would increase the chances of the unit's inability to honour its dues and create conflict. This would only prolong NSEZ's wherewithal to recover its dues from the unit.

- e. NSEZ has added the following clauses: "1. The dues of NSEZ Authority, viz. Lease Rent, Service Charges, & all other statutory dues & penalties, if any, shall have the first charge over others. 2. Noida SEZ is not bound to transfer the sub lease hold rights in the property merely because institutions/banks issued sale certificate or handed over the possession of the property to successful bidder, unless and until dues/charges/expenses/premium of the NSEZ Authority remain unpaid."

It must be noted that the above clauses are in contradiction of Insolvency and Bankruptcy Code, 2016 (hereinafter referred to as "IBC). To say that dues of NSEZ (an operational creditor and Government Authority) are to have charge over other dues, is in direct negation of their priority as allotted in IBC. Similarly, the NOC cannot determine that

sub-lease hold rights will not be transferred if dues/charges/expenses/premium of the NSEZ Authority remain unpaid. As per Section 238 of IBC, provisions of IBC shall have effect over and above anything inconsistent therewith contained in any other law (or in this case, NOC).

In view of above, it is placed before NSEZ Authority for further examination and approval of format of mortgage permission.

Agenda for the NSEZ Authority meeting to be held on 15.03.2022

विषय:- सर्विस सेंटर की छत पर स्थापित सोलर सिस्टम के पुनसंचालन हेतु प्राक्कलन के अनुमोदन के सम्बन्ध में।

It is submitted that vide this office letter dated 07.10.2021, M/s WAPCOS Ltd. was requested to visit the site along with Sh. Ramveer Singh, Caretaker and submit detailed separate estimates for (i) bringing the solar system in operational condition with the existing solar plates/panels with necessary repairs/replacement, if at all required; (ii) re-operationalization of 100 KW solar system by replacing the existing panels with completely new panels of latest technology as directed NSEZ Authority in its meeting held on 31.08.2021.

2. M/s WAPCOS Ltd. vide its letter dated 16.11.2021 was informed that they collected the quotations from the different solar panel vendors as per requirements. After the site inspection, vendors submitted quotation for repairing of 100 KW Solar Panel at Service Centre, NSEZ, Noida. Details are given below:-

S. No.	Description	Quotation-1	Quotation-2	Quotation-3	Remarks
1.	Repairing of 100 KW Solar Panel at Service Centre, NSEZ	28,80,380/-	31,58,270/-	31,69,480/-	Based on Market quotation/ NDSR
2.	WAPCOS Charges@5.70%	1,68,182/-			
3.	Total amount	30,44,562/-			

3. M/s WAPCOS Ltd. requested to accord necessary approval to carry out the said work at the earliest.

5. It was informed to the Authority in its meeting held on 17.12.2021 that M/s WAPCOS Ltd. did not submit the estimate for re-operationalization of 100 KW solar system by replacing the existing panels with completely new panels of latest technology.

6. It was observed that since the solar plant installed at rooftop of Service Centre building is based on old technology, it is better to get it replaced on account of availability of parts, lower efficiency, and high cost of maintenance.

7. In view of above, the matter was placed before NSEZ Authority in its meeting held on 17.12.2021 to take a view in this regard.

8. The Authority discussed the matter in detail. The Authority after due deliberation, decided to award the work for repairing of existing Solar panel installed at Service Centre building to M/s Wapcos Ltd. subject to submission of revised estimated cost, including revised PMC @ 3.48%, along with 5 year comprehensive AMC of solar panels. The repair shall have to be completed within one month of letter of award of work. The Authority also directed to obtain estimated cost of latest new solar panel

along with warranty period of equipment/comprehensive AMC of the system.

9. M/s WAPCOS Ltd. vide its letter dated 13.01.2022 has informed that during the site visit it was found 80% Solar plates are not working and existing Solar panel system of 100 KW is very old and out dated of yearly maintenance. In this connection, we need to replace old solar panel system with new one. With the installation of new solar panels, the life of the solar panel will also increase and the maintenance will be done well. In this regard, M/s WAPCOS Ltd. has submitted the estimated cost, including revised PMC@3.48% for repairing and replacement of existing solar panels with new one. M/s WAPCOS Ltd. has also submitted the survey report alongwith detailed estimate. The new solar panel system will have a 10+2 years warranty (10 years comprehensive and 2 years non comprehensive). Details of estimates are as under:-

S. No.	Description	Repairing Cost (in Rs.)	New Installation Cost (in Rs.) As per DSR 2019 Solar
1.	Supply and Installation of 100 KW Solar Panel at Service Centre, NSEZ	33,56,000.00	63,37,532.00
2.	WAPCOS Charges@3.48%	1,16,789.00	2,20,546.00
3.	Total amount	34,72,789.00	65,58,078.00

10. M/s WAPCOS Ltd. has requested to accord necessary approval to carry out the said work at the earliest.

11. The comparison between existing solar plant & new proposed solar plant as under:-

Sr.No	Description	Existing Solar System	New Solar System	Remarks
1	Inverter	Hybrid	On-Grid	No loss of Generation because of battery
2	Modules	160 watts	330 watts	Polycrystalline panels
3	Generation	N/A	1 Kw will generate 105 unit a month	100 Kw system will generate around 1,26,000 units /years
4	Earthing	Damaged	Copper Earthing	
5	Area Required	Entire roof	½ of total roof	High efficiency panels will not take much of space
6	Technology	Obsolete	Latest & Advance	
7	Structure	In appropriate	Perfect	Succeeding structure will not create shadow for preceding one.
8	Solar Plate	Old Model	Latest Model	Existing solar plate are not available in

				Market.
9.	Cost involved	Repairing cost- 34.73 lakh Including 5 years AMC of invertor, wiring & structure part excluding Solar Plate.	Cost of new system installation- Rs.65.58 lakh Including 10+2 year AMC	Repairing cost is half of the new installation cost.

12. In view of above, the matter is placed before NSEZ Authority for detailed discussions and appropriate decision.

Agenda for the NSEZ Authority meeting to be held on 15.03.2022

विषय:- गेस्ट हाउस (डी-01), एन०एस०ई०जेड०, नोएडा के साथ स्टाफ क्वार्टर डी-02 का क्लबिंग और नवीनीकरण |

1. It is submitted that vide this office letters dated 10.12.2021, M/s NBCC India Ltd., M/s NPCC Ltd. and M/s WAPCOS Ltd. were requested to visit the site along with Sh. Ramveer Singh, Caretaker and submit detailed estimate for 'Scope of Work' provided by NSEZ of above mentioned work.
2. It is mentioned that this office has not received estimate from M/s NBCC India Ltd. and M/s NPCC Ltd. till date.
3. M/s WAPCOS Ltd. vide its letter dated 12.01.2022 has informed that a site inspection was carried out on 07.01.2022 along with NSEZ official. During the site visit they measured all the scope of work which were given by NSEZ. In this regard, they have submitted the estimate of Rs.31,73,714/-. Details of estimate are under:-

S. No.	Description	Amount (in Rs.)	Remarks
1.	Clubbing & renovation of Staff Quarter D-02 with Guest House (D-01)	29,77,654.00	Rates based on DSR, 2021
2.	WAPCOS Charges@3.48%	1,03,622.00	
3.	Total(1+2)	30,81,276.00	
4.	Contingency @ 3%	92,438.00	
5.	Grand Total(3+4)	31,73,714.00	

4. M/s WAPCOS Ltd. has requested to accord necessary approval to carry out the said work at the earliest.

5. In view of above, the above estimate submitted by M/s WAPCOS Ltd. is placed before NSEZ Authority for further deliberation.

Agenda for the NSEZ Authority meeting to be held on 15.03.2022

विषय:- स्टाफ क्वार्टर ब्लॉक 'ए' एवं 'सी' में नवीनीकरण कार्य के सम्बन्ध में।

It is submitted that vide this office letter dated 21.10.2021, M/s WAPCOS Ltd. was requested to inspect the building structure of Staff Quarter 'A' & 'C' Block, NSEZ, Noida and submit their detailed report as to whether these staff quarters are safe to reside or not. In case they find the structure of building to be safe to reside, they were also requested to inspect each quarter along with NSEZA official(s) and submit Block wise detailed estimate for repairing of said staff quarters as per respective applicable provisions/govt. approved rates, along with separate item wise brief summary in easy and comprehensible manner for the works to be carried out, within 15 days from the date of issuance of said letter.

2. M/s WAPCOS Ltd. vide its letter dated 31.01.2022 has informed that a site inspection was carried out on 15.01.2022 along with NSEZ official. During the site visit they measured all the scope of work which were given by NSEZ official. In this regard, WAPCOS has submitted the estimates cost for the same. They have also submitted the photographs and detailed estimate. Details of estimate are under:-

S. No.	Description	Amount (in Rs.)	Remarks
1.	Renovation of staff quarter 'A' & 'C' Block	56,54,353/-	Rates based on DSR, 2021
2.	WAPCOS Charges@3.48%	1,96,772/-	
3.	Total(1+2)	58,51,125/-	
4.	Contingency @ 3%	1,75,534/-	
5.	Grand Total(3+4)	60,26,659/-	

3. M/s WAPCOS Ltd. has requested to accord necessary approval to carry out the said work at the earliest.

4. It has been observed that M/s WAPCOS Ltd. has not submitted their detailed report as to whether staff quarter 'A' & 'C' Block, NSEZ are safe to reside or not as requested vide this office letter dated 21.10.2021. In this regard, vide this office email dated 04.03.2022, M/s WAPCOS Ltd. has been again requested to inspect the building structure of Staff Quarter 'A' & 'C' Block, NSEZ, Noida and submit their detailed report/certificate as to whether these staff quarters are safe to reside or not at the earliest.

5. In view of above, the matter is placed before NSEZ Authority to take appropriate decision in the matter.

Agenda for the NSEZ Authority meeting to be held on03.2022

विषय:- एन०एस०ई०जेड० में विभिन्न सौंदर्यीकरण कार्य कराने के सम्बन्ध में ।

It is submitted that an inspection of the zone was carried out by the Development Commissioner, NSEZ, alongwith DDC(Estate) and Caretaker on 03.02.2022 for improving the infrastructure facilities and look of the zone, keeping in view of the fact that Noida SEZ is visited by several senior dignitaries and domestic/international investors from time to time. It is a fact that such improvement would result in attracting the investors, which would ultimately result in achieving the very purpose of SEZ, i.e., bringing investment, boosting the exports from the Zone and increasing in employment.

The Development Commissioner has suggested the following work to be taken up on priority basis:

i. Beautification of the entrance gate:

- a. The area of entry gate should be whitewashed with premium quality of paint to give it an eye soothing effect;
- b. Area immediate inside the gate should be beautified with all weather plants. Some seasonal flower plants should also be kept there and it should be maintained properly all the time.
- c. One moving Globe of big size should be fixed at the top Gate No.1 with NSEZ inscribed over it and "NSEZ" is well illuminated with high resolution to make it conspicuously viewable even at night.

ii. Slopped grass Block

At the left and right side of the gate No.1 till the first turn, slopped grass block should be prepared and coloured pavers on the right side of the gate no.1 should be fixed.

iii. Fountains on main road:

The fountain at the first turn near Gate No.1 should be replaced with fountain with black granite with logo of Make in India (Lion made of waste material) on top of it. One more fountain on the straight road from gate No.1 in front of Plot No. 118 should be constructed.

iv. Relaying of main road:

The main road from Gate No.1 should be re-laid with latest technology, as it is broken at several places and the curve stones at central verge should be replaced with RCC.

v. Conversion of waste land into parks/green area

The open area in front of Gripwel Fastner should be converted into a park with thick hedges around it. There should be a pathway on the boundary with seating arrangement at the centre and alongside pathway.

The waste land near F/M block should be merged with Park No.4 and converted into a green area with grass/plants. It should have thick hedges around it with pathway on its boundary.

In view of above, above NSEZ's beautification works is placed before NSEZ Authority for deliberations.

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AGENDA FOR THE NSEZ AUTHORITY MEETING TO BE HELD ON 15.03.2022

विषय: मैसर्स गुजेश्वरी अप्पेल्स, प्लॉट संख्या 92 पर ट्रांसफर चार्जेज लगाने के सम्बन्ध में।

M/s. Gujeswori Apparels vide its letter dated 10.12.2021 has submitted that there was a demand of Rs.8,00,000/- for change in constitution which never took place as thereafter an order No. 01/03/2003-Proj dated 23.01.2015 was passed for cancellation of LOA, which was subsequently withdrawn by the Approval Committee in its meeting held on 07.10.2015.

2. Further, the unit has informed that they fulfilled the direction of the UAC as communicated vide this office letter dated 29.10.2015 and started production. The change of constitution further took place on 24.04.2019 and amount of Rs.10,00,000/- was demanded which has now been paid.

3. In this regard, the unit has requested this office to extend the LOA for five years and to execute the sub-lease deed. The unit has again submitted a request for execution of sub-lease deed vide its letters dated 31.01.2022 and 16.02.2022.

4. It is mentioned here that M/s. Gujeswori Apparels was a proprietary concern of Mrs. Savita Anand at the time of issuance of LOA. UAC in its meeting held on 11.08.2010 approved the constitution of the unit changed from Proprietorship to Partnership (Mrs. Savita Anand-10% & Mrs. Mala Kumar-90%). The unit again submitted a request to change the constitution of the unit from Partnership (Mrs. Savita Anand-10% & Mrs. Mala Kumar-90%) to Proprietorship (Mrs. Mala Kumar). After that, the unit applied for exit from SEZ Scheme. LOA of the unit was cancelled vide Order-in-Original dated 23.01.2015. The unit further requested to renew the LOA to start the business. UAC decided that in view of the fact that after issuance of Order-in-Original, case has been remanded back to UAC by BOA. UAC in its meeting held on 07.10.2015 decided to renew LOA for six months.

Transfer policy:-

5. As per the decision of NSEZ Authority taken in its meeting held on 05.03.2012, transfer charges were charged from the unit for transferring of plot along with the building. The decision of Authority is reproduced below:-

"Transfer of building including plot is to be allowed to a unit having valid LOA on payment of transfer charges at the rate of Rs.450/- per sq. mtr. in case of functional unit and Rs.800/- in case of non-functional unit or not having completion certificate."

6. The guidelines for charging of transfer charges on change of entrepreneurship were also placed before NSEZ Authority in its meeting held on 05.03.2012 but the same were not approved.

7. NSEZ Authority in its meeting held on 04.09.2012 decided as under:-

"In case of company/partnership, even if the LOA is same, no transfer charges shall

(24)

be levied if there is change/transfer of equity up to 50%, but transfer charges shall be levied if more than 50% share/promoters/directors/partners are changed. In case of proprietary concerns, if there is changes of hands, transfer charges shall be levied. In case there is change in name only with no changes in constitution and ownership, no transfer charges shall be levied."

8. At the time of change of the constitution of the unit from Partnership (Mrs. Savita Anand-10% & Mrs. Mala Kumar-90%) to Proprietorship (Mrs. Mala Kumar), there were no policy for levying transfer charges on change of constitution/entrepreneurship, the transfer charges were imposed for change of hands as decided by the Competent Authority on file:-

"When fresh sub-lease in the name of other individual is executed, the land changes hands, hence transfer charges @Rs.800/- (as per practice) are applicable."

9. Subsequently, the unit was informed the same vide this office letter No. 01-03/2003-Proj/3251 dated 08.05.2012.

10. However, the sub-lease deed of Plot No. 92, NSEZ has not been executed till date. Now, the constitution of the unit has been changed. The transfer charges of Rs.10,00,000/- @ Rs.1000/- per sq. mtrs. were imposed vide letter dated 24.04.2019 as per the decision of NSEZ Authority in its meeting held on 04.09.2012 due to 51% change in the shareholding of the company from Rachit Goil-49% & Mala Kumar-51% to Shri Rachit Goil-75% and Kumari Rashi Goil-25%. The unit had deposited Rs.10,00,000/- in NSEZ Authority account.

In view of above, it is placed before NSEZ Authority to decide whether the transfer charges would be applicable on the unit or not.

Agenda for the NSEZ Authority meeting to be held on 15.03.2022

विषय:- नौएडा एसईजेड, नौएडा में भवन, संयंत्र और मशीनरी, अन्य विविध वस्तुओं और वित्तीय संपत्तियों के मूल्यांकन करने हेतु स्वतंत्र पंजीकृत मूल्यांकक को एनएसईजेड के पैनल पर लेने के सम्बन्ध में।

It is submitted that NSEZ Authority takes over the possession of building, plant & machinery, other misc goods in exercise the power of under section 5 of Public Premises Act, 1971 under proper Panchnama in case of defaulting units/allottees. NSEZ Authority required an independent registered Valuer for timely valuation of building, plant & machinery, other misc goods and financial assets in Noida SEZ, Noida for auction of same.

2. Accordingly, NSEZ Authority invited e-Expression of Interest(EOI) on 14.10.2021 for Empanelment of Independent Registered Valuer for valuation of building, plant & machinery, other misc goods and financial assets in Noida SEZ, Noida in terms of Rule 9(4) of SEZ Authority Rules, 2009 which is reproduced as under:-

"The Authority may engage agencies or employees on contract/outsourcing for discharge of its functions and the terms and conditions of such appointment shall be decided by the Authority and preference shall be given to outsource all works to the extent possible and only if outsourcing cannot be done as a principle, regular staff shall be appointed."

3. 10 individual/firm submitted their e-expression of interest on e-tender module available on NSEZ website. On the basis of technical evaluation 4 firms out of 10 firms were found technically qualified. Out of 04 technically qualified firms, M/s. Black Olive Ventures Pvt. Ltd., Noida., offered the lowest % rate as mentioned below for empanelment of Independent Registered Valuer for valuation of building, plant & machinery, other misc goods and financial assets:-

Slab	Fee as a % share of Valuation	Minimum Fee (Rs.)	Maximum Fee (Rs.)
Valuation below or equal to Rs. 1 Crore	0.1 %	5,000	10,000
Valuation above Rs. 1 Crore , upto Rs. 10 Crore	0.025%	10,000	25,000
Valuation above Rs. 10 Crore, upto Rs. 100 Crore	0.01 %	25,000	1,00,000
Valuation above Rs. 100 Crore	Lumpsum Fee -	1,50,000	

4. In view of above, Vide this office letter dated 22.02.2022, M/s. Black Olive Ventures Pvt. Ltd., Noida has been empaneled for providing valuation of building, plant & machinery, other misc goods and financial assets in Noida SEZ, Noida on above mentioned service charge/rate. M/s. Black Olive Ventures Pvt. Ltd., Noida has submitted their acceptance of this office letter dated 22.02. 2022.

5. In view of above, the above matter is placed before NSEZ Authority for information and ratification.

Agenda for the NSEZ Authority meeting to be held on 15.03.2022

विषय:- नौएडा एसईजेड, नौएडा में इंजीनियरिंग-सह-वास्तुकार(Engineering Cum Architect) फर्म/सरकारी सेवानिवृत्त इंजिनियर अनुबंधित करने के सम्बन्ध में।

It is submitted that Noida SEZ has engaged NBCC, & NPCC for the purpose of development work in Noida SEZ. Further, M/s WAPCOS Limited has also been engaged for various day to day activities of operation, maintenance and developmental works of the zone. It has been observed that at present there is no technical person/Engineer on roll neither in NSEZ nor in NSEZ Authority for preparation of exact/proper 'Scope of work' for developmental works to be carried out by NSEZ Authority so that the proper estimates for the 'Scope of work' are obtained from executing agencies i.e. M/s NBCC, NPCC and WAPCOS.

2. It is mentioned that earlier M/s Abdiel Project LLP, Kalkaji, New Delhi was engaged on monthly retainer ship charges @Rs.30,000/- per month(upto 30.04.2016) being lowest quote as approved by NSEZ Authority in its meeting held on 20.03.2014.

3. It is therefore felt that NSEZ Authority requires an experienced engineering cum architect firm/ retired engineer/architect from Govt./PSUs on its panel for preparation of exact/proper 'Scope of work' and consultancy services regarding various misc engineering/architectural related works for various developmental works in NSEZ hence it is proposed that NSEZ Authority may invite e-Expression of Interest(EOI) in terms of Rule 9(4) of SEZ Authority Rules, 2009 which is reproduced as under:-

"The Authority may engage agencies or employees on contract/outsourcing for discharge of its functions and the terms and conditions of such appointment shall be decided by the Authority and preference shall be given to outsource all works to the extent possible and only if outsourcing cannot be done as a principle, regular staff shall be appointed."

4. In view of above, the above matter is placed before NSEZ Authority for further deliberation/consideration.

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Agenda for the NSEZ Authority meeting to be held on 15.03.2022

विषय:- स्टाफ क्वार्टर, एनएसईजेड के निकट एक लाख लीटर की क्षमता का UGR एवं ओवर हेड टैंक बनाने के साथ स्टाफ क्वार्टर्स की मौजूदा जल आपूर्ति पाइपलाइन बदलने के सम्बन्ध में।

It is submitted that the proposal for construction of UGR and overhead tank of one lakh liter capacity near Staff quarters, NSEZ was placed before NSEZ Authority in its meeting held on 23.03.2021 for appropriate decision.

2. The Authority discussed the matter in details. After due deliberations, Authority decided to construct UGR and overhead tank of one lakh liter capacity near Staff quarters, NSEZ.

3. It is mentioned that M/s WAPCOS Ltd. vide its letter dated 05.06.2021 has informed that all PVC water supply pipe line of staff quarters are completely damaged. The water supply pipe line are almost 12 years old and currently, so many band in the existing pipe line. Due to this water supply pipe line breaks down frequently and shortage of water complaint occurs on regular basis. Therefore, paver block and roads cutting shall require frequently during the repairing works. M/s WAPCOS Ltd. has requested to accord necessary approval for replacement of the above said work.

4. In view of above, vide this office letter dated 15.07.2021, all CPSUs were requested to visit the site to understand the exact scope of work and submit detailed estimate for construction of UGR and overhead tank of one lakh liter capacity near Staff quarters, NSEZ along with replacement of existing water supply pipe line of staff quarters alongwith their service/Project Management Charge(PMC).

5. In response of this office letter dated 15.07.2021, M/s WAPCOS Ltd and M/s NBCC India Ltd. submitted estimate for aforesaid work. Detail of estimate received from both CPSUs are as under:-

i. M/s WAPCOS Ltd. vide its letter dated 29.07.2021, has informed that a site inspection was carried out on 24.07.2021 along with NSEZ official to understand the exact scope of work. Details of estimate submitted by M/s WAPCOS Ltd. are as under:-

S. No.	Description	Amount (in Rs.)	Remarks
1.	Construction of UGR and overhead tank of one lakh liter capacity near Staff quarters, NSEZ and replacement of existing water supply pipe line of staff quarters.	1,18,62,749.00	Rates based on DSR, 2021
2.	WAPCOS Charges@3.48%	4,12,824.00	
3.	Total(1+2)	1,22,75,573.00	

M/s WAPCOS Ltd. has requested to accord necessary approval to carry out the said work at the earliest.

ii. M/s NBCC India Ltd. vide its letter dated 28.07.2021 received via email has the preliminary estimate for construction of underground water tank at NSEZ to the tune of Rs.22,04,200/- including 3% contingency and 7% NBCC centage based on PAR 2020. Details of estimate submitted by M/s NBCC India Ltd. are as under:-

S. No.	Description	Amount (in Rs.)	Remarks
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1.	Underground Tank work	20,00,000.00	Rates based on PAR, 2020
2.	Contingency @3%	60,000.00	
3.	Total(1+2)	20,60,000.00	
4.	Agency Charges@7%	1,44,200.00	
5.	Total(3+4)	22,04,200.00	

M/s NBCC India Ltd. has requested to approve the same.

6. It has been observed that M/s NBCC India Ltd. has submitted only **preliminary** estimate that too only for construction of overhead water tank.

7. In view of above, the above matter is placed before NSEZ Authority for further deliberation/discussion.

Agenda for the NSEZ Authority meeting to be held on 15.03.2022.

विषय: एसडीएफ सं. एफ-14 & एफ-04, NSEZ के किरायेदारी समझौता करने के सम्बन्ध में।

यह प्रस्तुत किया जाता है कि मैसर्स हर्ष इंडस्ट्रीज, एसडीएफ सं. एफ-14 & एफ-04, NSEZ ने पत्र दिनांक 15.02.2022 के द्वारा एसडीएफ सं. एफ-14 & एफ-04, NSEZ का किरायेदारी समझौता रजिस्टर करने हेतु निवेदन किया है। इकाई को एसडीएफ सं. एफ-14, NSEZ का कब्जा दिनांक 02.03.2020 को सौंप दिया गया था। जिसके अनुसार इकाई को दिनांक 17.04.2020 तक एवं एसडीएफ सं. एफ-04, NSEZ का कब्जा दिनांक 12.10.2020 को सौंप दिया गया था, जिसके अनुसार इकाई को दिनांक 27.11.2020 तक किरायेदारी समझौता रजिस्टर कराने के लिए निवेदन करना चाहिए था लेकिन इकाई ने दिनांक 15.02.2022 को किरायेदारी समझौता रजिस्टर कराने के लिए आवेदन किया है।

2. इस सम्बन्ध में यह उल्लेखनीय है कि आवन्टन पत्र की शर्त सं. 05 के अनुसार, नए आवंटी द्वारा किरायेदारी समझौता, एसडीएफ का कब्जा लेने की तिथि से 45 दिनों के अन्दर करवाना अनिवार्य होता है। यदि इकाई 45 दिनों के अन्दर अपना किरायेदारी समझौता नहीं करती है तो इकाई के निवेदन को प्राधिकरण की बैठक दिनांक 04.01.2018 में लिए गए निम्नलिखित निर्णय के अनुसार प्राधिकरण के समक्ष विचारार्थ प्रस्तुत किया जाता है:-

"The decision taken by the Authority in its meeting held on 23/06/2016 was also reviewed and amended. The clause No. 3 now read as-

"Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession or as extended by the Authority failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference." Similar cases be placed before the Authority for consideration and extension may be considered by the Authority on merit on case to case basis"

3. उपरोक्त से, इकाई का एसडीएफ सं. एफ-14 & एफ-04, NSEZ के किरायेदारी समझौता को रजिस्टर कराने का प्रस्ताव प्राधिकरण की बैठक में विचारार्थ प्रस्तुत किया जाता है।

Agenda for the NSEZ Authority meeting to be held on 15.03.2022

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विषय:- मैसर्स सहसरा इलेक्ट्रॉनिक सलूशन(पहले मैसर्स नोर्दर्न पेट्रोलियम कंपनी) को अतिरिक्त जगह आवंटन के सम्बन्ध में |

It is submitted that M/s Northern Petroleum Co. Plot No. 68AA, NSEZ vide its letter dated 08.07.2021 has informed that they are an operational unit in NSEZ and are manufacturing different types of electronic assemblies, electronic products and parts as covered under latest letter of approval No. 09/02/2005-Proj/4532 dated 09.06.2021. They were earlier in business of distribution (Trading) of HSD in NSEZ & EQU's and then have set up electronics manufacturing unit in year 2020. The distribution business with assets and liability of Northern Petroleum Company as covered under letter of approval No. 09/02/2005-Proj/9875 dated 23/11/2005 was taken over by them on 29th July 2008 vide LOA No.09/02/2005 Proj/5938. They received Plot No. 68-AA, NSEZ under possession F. No.03/06/2006-EM/7046 dated 04.04.2006 from earlier entrepreneur /Proprietor Ms. Vandana puri along with boundary wall and partial constructed building to be used for HSD distribution. The dimension of plot allotted to unit is as under:

<u>Location of Plot No. 68AA</u>	<u>Dimension of Plot</u>	<u>Area in sq. mtrs.</u>
North Green Park	75.00 mtrs.	
South Plot No. 68-A/B	67.00 mtrs.	1000.00 sq. mtrs.
East 10 mtrs Security road	14.08 mtrs.	
West 24 mtrs vide road	14.08 mtrs	

2. Unit further informed that during course of time, distribution business became unviable and they got permission for setting up electronics manufacturing unit from this office. They received deemed sanction of Building plan duly approved from Noida authority before commencement of construction of building on the same Plot. After completion of building they approached Noida Authority for completion of building. During inspection it has been found that actual area of land is as under:-

<u>Location of Plot No. 68AA</u>	<u>Dimension of Plot</u>	<u>Area in sq. mtrs.</u>
North Green Park	82.20 mtrs.	
South Plot No. 68-A/B	73.80 mtrs.	1228.50 sq. mtrs.
East 10 mtrs Security road	16.25 mtrs.	
West 24 mtrs vide road	15.25 mtrs	

3. They have constructed factory building at the space received by way of transfer of assets from earlier entrepreneur within the existing boundary wall. Since actual area is more than the allotted area they requested to allot additional space to them as above and regularize. Unit agreed to complete formalities and pay charges accordingly.

4. It is mentioned here that Plot No.68AA, NSEZ was allotted to M/s Northern Petroleum on 22.02.2006 and possession of Plot No.66AA(measuring 1000.00 sq. mtrs) was handed over to unit on 04.04.2006. It is also mentioned that vide this office letter dated 29.07.2008, the approval of Development Commissioner, NSEZ in terms of Rule 19(2) of SEZ Rules, 2006 for change in the entrepreneur of the unit " M/s Northern Petroleum" to "Mr. Amrit Manwani" under LOA dated 23.11.2005 conveyed to Mr. Amrit Manwani, C/o M/s Sahasra Electronic Pvt. Ltd., Plot No.129G, NSEZ, Noida.

5. The physical measurement of the Plot No.68AA, NSEZ was carried out on

30.07.2021 in the presence of DDC and ADC, Estate Section, representative of unit and Caretaker, NSEZ. It was found that unit utilized/constructed the building on additional area measuring 228.50 Sqr. Mtrs.

6. Meanwhile, M/s Northern Petroleum Co. Plot No.68AA, NSEZ vide its letter dated 23.08.2021 has submitted that they have rectified the boundary wall in back side of building. Since actual area is more than the allotted area they have requested to allot additional space to them and regularize.

7. The physical measurement of the Plot No.68AA, NSEZ was again carried out on 14.02.2022 by Caretaker in the presence of representative of unit Sh. Ravindra Dhaka and Sh. Sushil Kumar. It was found that unit utilized/constructed the building on additional area measuring 142.75 Sqr. Mtrs. Details of measurement are as under:-

<u>Location of Plot No. 68AA</u>	<u>Dimension of Plot</u>	<u>Area in sq. mtrs.</u>
North Green Park	75.00 mtrs.	
South Plot No. 68-A/B	67.00 mtrs.	1142.75 sq. mtrs.
East 10 mtrs Security road	16.85 mtrs.	
West 24 mtrs vide road	15.25 mtrs	

8. The Approval Committee in its meeting held on 06.07.2021 has taken note of change of name of unit from 'Northern Petroleum Company' to 'Sahasra Electronic Solution' in terms of Instruction No. 89 dated 17.05.2018 read with Instruction No. 90 dated 03.08.2018.

9. M/s Sahasra Electronic Solution (formerly known as 'Northern Petroleum Company') vide its letter dated 07.02.2022 has requested to execute revised Sub Lease Deed in the name of M/s Sahasra Electronic Solution in respect of Plot No.68AA, NSEZ, Noida.

10. Unit is paying lease rent regularly. Unit has cleared lease rent in respect of Plot No.68AA, NSEZ up to current quarter ending on 31 March, 2022. LOA of unit is valid up to 13.04.2024.

11. Vide letter dated 18.09.2018, site plan of M/s Northern petroleum was authenticated by this office with area of 1000 sq. mtrs.

12. Vide letter dated 31.10.2018 NSEZA wrote to Noida Authority to include areas of plot No. 68AA, 68 AB, 68 AC and 68 AD carved out from 68 A as 1000 sq mtrs, 2000 sq. mtrs, 2000 sq. mtrs and 1000 sq. mtrs respectively to incorporate the same in the master plan of NSEZA, while writing to them to approve in connection with new building plan approval of M/s Northern Petroleum Co. by Noida Authority.

13. Vide letter dated 14.01.2019, Noida Authority communicated the approval of competent authority for change in master plan of NSEZA, which includes the area of the plot No. 68AA as 1000 sq mtrs

14. Based on above facts, lease deed of the unit was renewed in October 2019 with area of 1000 sq mtrs.

15. Thus the statement of the unit that they are using the same area which was allotted to them by way of transfer does not appear to be correct position. It appears that the increase in area is the result of casual approach of the unit while constructing the new building, which resulted in encroachment of additional area. Further regularizing the same falls under the jurisdiction of Noida Authority based on the information furnished by NSEZA.

16. Since the unit has constructed building beyond the allotted area of Plot No. 68AA, NSEZ, it has been decided that the matter reg. coverage of additional area on the plot by the unit and its request for allotment of said additional area placed before NSEZ Authority for necessary decision/directions.

Status Report of Ongoing Project in NSEZ as on date 10.03.2022 (WAPCOS Ltd.)													
S. No.	Name of the Project	Work Order issued By WAPCOS Limited to Contractor	Approved cost of the Project (in Rupees)	Award cost of the Project excluding Contingent Charges (in Rupees)	Amount Released by NSEZ to Implementing agency (in Rupees)	Date of completion of Project with NSEZ	Date of completion of Project with contractor	Present Status of the work	Physical Status of the Project	Whether UC /Final bill is submitted or Not. If yes, amount (in Rupees)	Balance amount (in Rupees)	Expected date of completion (as informed by implementing agency)	Remarks
1	Providing Maintenance service at NSEZ.(Security,Horticulture,Housekeeping,Water supply,Electricity,Hardware & Software Services)	07-05-2019	8,89,000,00.00			30.06.2022	30.06.2022	Work is in progress					Monthly Payment on actual basis. Within The approved Cost. Tender was awarded at cost of 6.40 crore
2	Construction of one sump tank along with installation of Sewerage Pump at NSEZ, Noida	25/03/2021	7,01,314.00		Nil		Approval Awaited	Work still ongoing		NO			No amount received till the date. Approval of Noida Authority is required and the same letter is submitted to NSEZ for approval. Waiting for NOC. Letter issued to Noida Authority for permission.
3	Construction of Cycle track in NSEZ, Noida	05-10-2021	84,87,938.00		40,91,234.00	31.12.2021	25.12.2021	100% Complete	100% Complete	NO			50% amount received. Work is 100 % completed, some modification work is in progress.
4	Construction of Sewer Line at Staff Quarter in NSEZ, Noida	08-10-2021	4,17,553.00			31.12.2021	25.12.2021	100% Complete	100% Complete				100% Complete.
5	Construction of Sewer Line of FGH1 in NSEZ, Noida	31/07/2021	31,53,755		1958322	14.02.2022	13.02.2022	100% Complete	100% Complete	NO			100% Complete.
6	Replacement of Steel Jall at road crossing in NSEZ, Noida	15-10-2021	7,45,899.00		Nil	25.01.2022	22.01.2022	100% Complete	100% Complete	NO			100% Complete.
7	Repairing of Goods Lifts in SDF F G H I Blocks & Passenger Lifts in SDF F G H I J Blocks in NSEZ, Noida	12-06-2021	34,93,464.00		Nil	31.03.2022	28.03.2022	Work is in progress	75% Complete	NO			WAPCOS vide its email dated 07.03.2022 has requested for extension of time up to 31.03.2022.
8	Repairing of Goods Lifts in SDF F G H I Blocks & Passenger Lifts in SDF F G H I J Blocks in NSEZ, Noida	18/02/2022	1,24,78,862.00		Nil	17.05.2022	15.05.2022						Documentation work is in process.
9	Replacement of damaged and rusted fire water line in Trading Block in NSEZ, Noida	02-01-2022	2,25,213.00		Nil	25.03.2022	22.03.2022	Work is in progress	50% Complete				

No. _____

Date: _____

To,

M/s Stable Packaging Private Limited (Unit II),

Plot No. 149, NSEZ,

Noida- 201305

Sub: Creation of mortgage/charge in respect of building situated at Plot No. 149, NSEZ, Noida- 201305

CONSENT

WHEREAS, in pursuance of Letter dated 10.08.2020 subjected "NOC for equitable mortgaging of building at Plot No. 149, NSEZ, Noida-reg.", Letter of Approval dated _____ (hereinafter called "LOA") and Sub-lease Deed dated _____ for Plot No. 149, NSEZ, Noida- 201305, executed by THE PRESIDENT OF INDIA, through Development Commissioner Noida Special Economic Zone (hereinafter called as "NSEZ") i.e. the lessee, in favor of the sub-lessee i.e. M/s Stable Packaging Private Limited (Unit II).

Sub Lessor	THE PRESIDENT OF INDIA, through the Development Commission, NSEZ
Sub-lease Deed	
Sub-lessee	M/s Stable Packaging Private Limited (Unit II)
Bank/ Financial Institution (Secured lending only)	Punjab National Bank, H-22, Tropical Building, Delhi

AND WHEREAS, Consent is hereby accorded to the mortgage charge by the Sub-lessee of the Sub-lessee's interest under the aforesaid Sub-lease Deed in favour of the Bank/ Financial Institution (secured lending only) subject to the following conditions: -

- A. The consent hereby granted is restricted to the above loan and in case the Sub-lessee proposes to raise any further or other loan on the security of the demised premises or otherwise transfer or assign the same, the Sub-lessee shall have to make a fresh application for consent.
- B. The consent is granted only for facilitating mortgage of the building erected on the on the Plot No. 149, NSEZ for the project/unit situated in Noida Special Economic Zone. The plot is not a subject matter of mortgage being the property of the Govt. of India and hence cannot be attached under any circumstances. However, the lease hold rights only upto the validity of lease deed may be mortgaged. Additionally, this NOC shall be renewed every 12 Months from its date of issuance and shall stand void in case of such non-abidance.
- C. The Consent is valid for the period of Sub-lease deed of the plot only and subject to its yearly renewal. The period of lease may be extended on request of the unit on expiry of lease period and the sole responsibility of applying for the same shall lie with the unit. Also, validity of Sub Lease deed will be coterminous with the validity of LOA. On the expiry of the LOA, the lease rights would revert back to NSEZ Authority and the mortgage of lease rights would automatically stand vacated with effect from the date of expiry of LOA.
- D. All charges of NSEZ for all claims under and/or arising out of the lease, would have priority over the claim that mortgagee may have against the Lessee for the loans, i.e. First charge over the building shall be of NSEZ Authority for the amount of unpaid balance/dues of lessee/Authority.
- E. Unit will also execute an Indemnity Bond on non-judicial stamp paper of Rs. 100/- indemnifying that Directors/Promoters/Partners shall pay unpaid balance dues of NSEZ Authority from their personal accounts in case lease rent is due over the period of one year.

- F. In the event of any proceedings initiated by the Bank/Financial Institution (Secured lending only) before any Court of law in respect of the leasehold rights, NSEZ, being a major stakeholder and the First Charge Holder, shall be intimated in advance by the Bank/ Financial Institution (Secured lending only) and impleaded as a Necessary Property to such proceedings.
- G. In case account of the unit becoming NPA, auction, if any, of the mortgaged property, must be done in a time bound manner but not later than 06 months from the date of possession by Bank/ Financial Institution (Secured lending only). In case auction is not conducted by the Bank/ Financial Institution (Secured lending only) within 06 months, the rights of the Financial Institutions for auction shall expire and further auction proceedings shall be conducted by NSEZ Authority. This is to ensure that the property is put to use for economic activities at its earliest.

Therefore the Office of DC, NSEZ will conduct the auction of the property. The property shall be valued by the government valuer and the highest bidder for the property shall get the property. The value realized would be handed over to financial institution with which the superstructure has been mortgage upon deducting the liabilities/penalties/dues of the unit/unpaid balances/dues of lessee/Authority.

- H. The draft Mortgage Deed/Loan Agreement as the case may be to be executed in between the Unit and Bank/Financial Institution (Secured lending only) has to be sent to NSEZ for scrutiny and approval, after which the said Deed/Agreement has to executed.

This Consent is issued on the basis of information furnished by the unit that the subject assets have not been mortgaged to any other Bank/ Financial Institution (Secured lending only) for availing loan.

Format of NOC for mortgage permission

F. No

Dated:

To,

M/s _____,
Plot No. _____, NSEZ,
Noida-201305.

Subject: NOC for mortgaging of building situated at Plot No. _____, NSEZ, Noida-reg.

Sir,

I am directed to refer to your letter dated _____ on the subject cited above and to convey the "No Objection" of the Competent Authority to create equitable mortgage on the building and Plant & Machinery erected at Plot No. _____ (allotted to M/s. _____) in favour of _____ subject to the following conditions:-

1. It is clarified that the present NOC is only for the facilitating of the mortgage of the building erected on the Plot No. _____, NSEZ, Noida. **The plot is not a subject matter of mortgage being the property of the Govt. of India.**
2. NOC is valid for the period of Sub-lease deed of the plot only. The period of lease may be extended on request of the unit on expiry of lease period and the sole responsibility of applying for the same shall lie with the unit. Also validity of Sub Lease deed will be coterminous with the validity of LOA. On the expiry of the LOA, the lease rights would revert back to NSEZ Authority and the mortgage of lease rights would automatically stand vacated with effect from the date of expiry of LOA.
3. First charge over the building and the land shall be of NSEZ Authority for the amount of unpaid balance / dues of lessee/Authority.
4. Unit will also execute an Indemnity Bond on non-judicial stamp paper of Rs. 100/- indemnifying that Directors/Promoters/Partners shall pay unpaid balance dues of NSEZ Authority from their personal accounts in case lease rent is due over the period of one year.
5. In case account of the unit becoming NPA, auction, if any, of the mortgaged property, must be done in a time bound manner but not later than 06 months from the date of declaration of NPA by Financial Institution. In case auction is not conducted by the Financial Institution within 06 months, the rights of the Financial Institutions for auction shall expire and further auction proceedings shall be conducted by NSEZ Authority. This is to ensure that the property is put to use for economic activities at its earliest. In case of any default by the financial institution in expeditious disposal, loss, if any, to the NSEZ would be recovered from the financial institution.

This NOC is issued on the basis of information furnished by the unit that the subject assets have not been mortgaged to any other financial institution bank for availing loan.

Yours faithfully,

(Nitin Gupta)
Dy. Development Commissioner



नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण
(अधीनस्थ भारत सरकार)
वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
नौएडा दादरी रोड, फेस-2, नौएडा जिला गौतम बुद्ध नगर(उ०प्र०)
ईमेल: dc@nsez.gov.in, वेबसाइट: www.nsez.gov.in

No.....

Dated: --

To,

M/s. _____

Plot No. _____, NSEZ,

Noida- 201305.

Sub: Creation of mortgage/charge in respect of building situated at Plot No. _____, NSEZ, Noida- reg.

WHEREAS, in pursuance of Letter dated _____ subjected "NOC for equitable mortgaging of building at Plot No. _____, NSEZ, Noida-reg.", Letter of Approval _____ dated _____ (hereinafter called "LOA") and Sub-lease Deed dated _____ for Plot No. _____, NSEZ, Noida- 201305, executed by THE PRESIDENT OF INDIA, through Development Commissioner Noida Special Economic Zone (hereinafter called as "NSEZ") i.e. the lessee, in favour of the sub-lessee i.e. M/s. _____.

Sub Lessor

THE PRESIDENT OF INDIA, through the Development Commissioner, NSEZ

Sub-lease Deed

Executed on _____.

Sub-lessee

M/s. _____

**Bank/ Financial Institution
(Secured lending only)**

AND WHEREAS, NOC is hereby accorded to the mortgage charge by the Sub-lessee of the Sub-lessee's interest under the aforesaid Sub-lease Deed in favour of the Bank/ Financial Institution (secured lending only) subject to the following conditions: -

1. The NOC hereby granted is restricted to the above loan and in case the Sub-lessee proposes to raise any further or other loan on the security of the demised premises or otherwise transfer or assign the same, the Sub-lessee shall have to make a fresh application for NOC.
2. The NOC is granted only for facilitating mortgage of the building erected on the Plot No. _____, NSEZ for the project/unit situated in Noida Special Economic Zone. The plot is not a subject matter of mortgage being the property of the Govt. and hence cannot be attached under any circumstances. However, the lease hold rights only upto the validity of lease deed may be mortgaged.
3. The NOC is valid for the period of Sub-lease deed of the plot only. The period of lease may be extended on request of the unit on expiry of lease period and the sole responsibility of applying for the same shall lie with the unit. Also, validity of Sub Lease deed will be coterminous with the validity of LOA. On the expiry of the LOA, the lease rights would revert back to NSEZ Authority and the mortgage of lease rights would automatically stand vacated with effect from the date of expiry of LOA.
4. All charges of NSEZ for all claims under and/or arising out of the lease, would have priority over the claim that mortgagee may have against the Lessee for the loans, i.e. First charge over the building shall be of NSEZ Authority for the amount of unpaid balance/dues of lessee/Authority.
5. Unit will also execute an Indemnity Bond on non-judicial stamp paper of Rs.100/- indemnifying that Directors/Promoters/Partners shall pay unpaid balance dues of NSEZ Authority from their personal accounts in case lease rent is due over the period of one year.

In the event of any proceedings initiated by the Bank/Financial Institution (Secured lending only) before any Court of law in respect of the leasehold rights, NSEZ, being a major stakeholder and the First Charge Holder, must be intimated well in advance by the Bank/ Financial Institution (Secured lending only before filing petition in any court/tribunal. In case account of the unit becoming NPA, auction, if any, of the mortgaged property, must be done in a time bound manner but not later than 06 months from the date of possession by Bank/ Financial Institution (Secured lending only) or the period as may be extended by NSEZ Authority on the request of Bank/ Financial Institution. In case auction is not conducted by the Bank/ Financial Institution (Secured lending only) within the permissible period above , the rights of the Bank/Financial Institutions for auction shall expire and further auction proceedings shall be conducted by NSEZ Authority. This is to ensure that the property is put to use for economic activities at its earliest for preventing opportunity loss. In case of auction by NSEZ Authority, the property shall be valued by the government/registered valuer and the highest bidder would be handed over the possession of the property. The value realized through auction would be handed over to bank/financial institution with which the superstructure has been mortgaged after deducting the liabilities/penalties/dues/other charges of the unit/unpaid balances/dues of lessee/Authority/. In case the realization in the

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auction is less than the total dues, including the loan of Bank/Financial Institution, the realized amount would be distributed in proportionately.

1. A copy of Mortgage Deed/Loan Agreement as the case may be executed in between the Unit and Bank/Financial Institution (Secured lending only) has to be sent to, NSEZ Authority for information/records.
2. The dues of NSEZ Authority, viz. Lease Rent, Service Charges, & all other statutory dues & penalties, if any, shall have the first charge over others.
3. Noida SEZ is not bound to transfer the sub lease hold rights in the property merely because institutions/banks issued sale certificate or handed over the possession of the property to successful bidder, unless and until dues/charges/expenses/premium of the NSEZ Authority remain unpaid.

Yours faithfully,

Secretary/DDC (Estate)