

NOIDA SPECIAL ECONOMIC ZONE

Minutes of the Approval Committee meeting of M/s. Quarkcity India Private Limited, Developer, IT/ITES SEZ at Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab), held under the Chairmanship of Shri Gopal Meena, Development Commissioner, NSEZ at 11.00 AM on 02.06.2026 in Hybrid mode at Conference Hall at 2nd Floor of O/o DC, NSEZ, Noida and through Video Conferencing.

A. The following members of Approval Committee were present during the meeting through video conferencing:-

- (i). Shri Paras Mani Tripathi, Joint Development Commissioner, NSEZ
- (ii). Shri Aditya Chauhan, Assistant DGFT, Ludhiana.
- (iii). Shri S.P.S. Dhillon, Deputy General Manager, P.S.I.E.C., Chandigarh
- (iv). Mrs. Priyank Dhar, Jt. C.I.T. Income Tax, Chandigarh.
- (v). Joint Commissioner of Customs, Ludhiana.
- (vi). Sh. Mukesh Kumar Meena, Assistant Commissioner of Customs, Ludhiana (Airport).
- (vii). Shri Gurkamal Singh, Assistant Director of Industries, Punjab.

B. Besides, during the meeting (i) Shri Gya Prasad, Deputy Development Commissioner, (ii) Shri Manoj Nayyar, Specified officer; (iii) Shri Sushil Kumar, Assistant Development Commissioner, NSEZ and (iv) Shri Sunil Gulyani, Stenographer Gr.II, NSEZ were also present to assist the Approval Committee. It was informed that the quorum is available and the meeting can proceed.

C. At the outset, the Chairman welcomed the participants. After brief introduction, items included in the agenda were taken up for deliberation one by one.

D. The following new initiatives / reforms in view of good governance were taken with the direction of Shri Gopal Meena, IAS, Development Commissioner, NSEZ:-

- Approval letters shall be issued during the meeting itself, immediately after the approval of the Approval Committee.
- Approvals at NSDL portal shall also be given on same day.
- Calendar for conducting the Approval Committee meeting has been issued.
- All developers and units are sensitized for apply any request only on nsdl portal, i.e. sezone. Without applying on portal, the matter will not be considered by the UAC.
- The Developers were also requested to sensitize the units only on apply on sezone portal
- Only those proposal which are received before five working days of the next scheduled date of the Approval Committee, shall be placed before the Approval Committee.
- Specified Officer was also requested to indicate the access control of the partial deletion / addition of the area of any unit in their NOC in future.
- **The scheduled date of next meeting of Approval Committee is 18/06/2026.**

E. The following references were taken into the account by the Approval Committee while considering the proposals:-

- (i) Rule 10 and Rule 12 (2) regarding inclusion of List of Materials.
- (ii) Rule 11 (5) of SEZ Rules 2006 regarding surrender / allotment of space or built-up space to SEZ units;
- (iii) DoC's Instruction No. 109 dated 18/10/2021 regarding change of name, director & shareholding pattern.

F. Status of agenda discussed & decision of the Approval Committee :-

S.No.	Subject	Number of Proposals	Proposals Approved	Proposal deferred
1)	List of materials of the Developer	02	02	--
2)	Partial Deletion / Addition of area	06	06	--
3)	Intimation of Change of Designated Partners of the Company	01	01	--

G. Item-wise decisions on proposals included in agenda:

(1): Ratification of the Minutes of the Approval Committee meeting held on 05.03.2026:-

As no reference in respect of the decisions of the Approval Committee held on 05.03.2026 was received from any of the members of the Approval Committee and therefore, Minutes of the Meeting held on 05.03.2026 was unanimously ratified.



Item No. 2: Proposals for approval of list of materials

2.1 M/s. Quarkcity India Private Limited, Developer

2.1.1 M/s. Quarkcity India Private Limited, Developer, IT/ITES SEZ at Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab) has submitted proposal for approval of list of materials to carry on following approved authorized operations in SEZ:-

S. No.	Authorized Operation	Sl. No. at default list of materials as per Inst. No. 50 & 54	Estimated Cost (Rs in lakhs)
1.	Construction of all types of buildings in processing area	22	1464.961
2.	Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary sub-stations of appropriate capacity, pipeline network etc.	04	431.390
3.	Telcom and Communications facilities including internet connectivity	05	88.845
4.	Air Conditioning of processing area	21	314.979
5.	Fire protection system with sprinklers, fire and smoke detectors.	07	46.100
6.	Access Control and Monitoring System.	24	79.805
7.	Cafeteria / Canteen for staff in processing area	27	8.100
8.	Roads with Street Lighting, Signals and Signage	01	17.900
9.	Landscaping and water bodies	08	70.370
	Total:		2522.45

2.1.2 Shri Virender Chauhan, Authorised Representative of the Developer joined the meeting through video conferencing and explained the proposal.

2.1.3 The Approval Committee deliberated the proposal in terms of Rule 10 and Rule 12 (2) of SEZ Rules 2006, and unanimously approved list of materials.

2.1.4 This approval is subject to the condition that Specified Officer shall ensure that procurement of products 'Restricted / Prohibited' for import shall not be allowed.

2.1.5 Unit has applied on sezone on 02.06.2026. **Accordingly, approval has been issued through NSDL portal i.e. sezone on 02.06.2026.**



Item No. 2.2: Proposals for approval of list of materials

M/s. Sunny View Estates Private Limited, Co-Developer

2.2.1. M/s. Sunny View Estates Private Limited, Co-Developer of M/s. Quarkcity India Private Limited IT/ITES SEZ Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab) has submitted proposal for approval of list of materials to carry on following approved authorized operations in SEZ:-

S. No.	Authorized Operation	Sl. No. at default list of materials as per Inst. No. 50	Estimated Cost (Rs in lakhs)
1.	Water treatment plant, water supply lines (dedicated lines up to source), sewage lines, storm water drains and water channels of appropriate capacity	02	12.08
2.	Solid and liquid waste collection, treatment and disposal plants including pipelines and other necessary infrastructure for sewage and garbage disposal, Sewage treatment plants.	03	12.03
3.	Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary sub-stations of appropriate capacity, pipeline network etc.	04	44.93
4.	Fire protection system with sprinklers, fire and smoke detectors	08	9.36
5.	Recreational facilities such as Indoor/Outdoor games, gymnasium/Employee's restroom in processing area	19	8.60
6.	Employee welfare facilities like Crèche, Medical center and other such Facilities	20	1.05
7.	Air conditioning of processing area	21	58.36
8.	Construction of all type of Buildings in processing area	22	61.86
9.	Access control and Monitoring system	24	7.71
	Total:		215.98

2.2.2 Shri Jatinder Singh, Authorised Representative of the Co-Developer joined the meeting through video conferencing and explained the proposal.

2.2.3 The Approval Committee deliberated the proposal in terms of Rule 10 and Rul 12 (2) of SEZ Rules 2006, and unanimously approved list of materials.

2.2.4 This approval is subject to the condition that Specified Officer shall ensure that procurement of products 'Restricted / Prohibited' for import shall not be allowed.

2.2.5 The approval letter will be issued only on submission of request on the sezone portal, within a period of five working days, failing which this approval will be deemed to be cancelled.

Item No. 3: Surrender / Addition of Area:

3.1 Bunge India Private limited – Surrender of Area – reg.

3.1.1 It was informed to the Committee that M/s Bunge India Private Limited is a SEZ Unit situated at 10th and 11th Floor; and Incubation Space of 7850 Sq.ft on 2nd Floor, Landmark Plaza Building, Quarkcity India Private Limited IT/ITES SEZ at Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 19.12.2016 and as per NDML data, the Unit has maintained positive NFE by Rs.185.03 crores during current Block upto 2024-25.

3.1.2 It was also informed to the Committee that the Unit has applied for surrender of Incubation Space of 7850 Sq.ft on 2nd Floor; as their main operational area on the 10th Floor is ready to commence the operations.

3.1.3 Ms. Gurdeep Kaur, Authorised Representative of the Unit attended the meeting online.

3.1.4 The Committee deliberated the proposal with consent letter received from the developer and NOC from the Specified Officer, and in terms of Rule 11 (5) of SEZ Rules, 2006 and unanimously approved the proposal. **Accordingly, approval has been issued through NSDL portal i.e. sezone on 02.06.2026.**



3.2 TTEC India Customers Solutions Private Limited – Surrender of Area – reg.

3.2.1 It was informed to the Committee that M/s TTEC India Customers Solutions Private Limited is a SEZ Unit having LOA No. QSEZ/Unit/04/03/2025/4024 dated 02.05.2025 situated at 22000 Sqft at 4th Floor, 40670 Sq.Ft at 14th Floor, 21500 Sq.Ft. at 12th Floor, as Incubation Space; 25500 Sq.Ft. at Level-1 and 13500 Sq.Ft. at Level-2 of Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 31.10.2025 and as per data provided by NDML, unit's exports during 2025-26 is Rs. 35.60 crore.

3.2.2 It was also informed to the Committee that the Unit has submitted proposal for surrender of 21500 Sq.Ft. at 12th Floor, as Incubation Space; as their main operational area of the Unit i.e. 4th and 14th Floors are ready and has been handed over by SEZ Developer and unit has commenced the operations.

3.2.3 Shri Biju Pillai, Authorised Representative of the Unit attended the meeting online.

3.2.4 The Committee deliberated the proposal with consent letter received from the developer and NOC from the Specified Officer, and in terms of Rule 11 (5) of SEZ Rules, 2006 and unanimously approved the proposal. **Accordingly, approval has been issued through NSDL portal i.e. sezone on 02.06.2026.**



3.3 Tietoevry Fintech India Private Limited – Surrender of Area – reg.

3.3.1 It was informed to the Committee that M/s Tietoevry fintech India Private Limited is a SEZ Unit having LOA No. QSEZ/Unit/04/02/2023/45 dated 27.06.2023 situated at 9168 Sq.ft. 7th Floor, of Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 01.07.2023 and the Unit has maintained positive NFE by Rs.1948.02 lakhs upto 2024-25.

3.3.2 It was also informed to the Committee that the Unit has submitted proposal for surrender of 3388 Sq.Ft. at 7th Floor, Unit has also informed that reduction in the aforesaid area would not affect / reduce the employment, investment or the export turnover of their SEZ operations.

3.3.3 Shri Ashwani Kumar Batra, Authorised Representative of the Unit attended the meeting online.

3.3.4 The Committee deliberated the proposal with consent letter received from the developer and NOC from the Specified Officer, and in terms of Rule 11 (5) of SEZ Rules, 2006 and unanimously approved the proposal. **Accordingly, approval has been issued through NSDL portal i.e. sezone on 02.06.2026.**

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3.4 Tietoevry India Private Limited – Surrender of Area – reg.

3.4.1 It was informed to the Committee that M/s Tietoevry India Private Limited is a SEZ Unit having LOA No. QSEZ/Unit/04/01/2022/857 dated 31.01.2022 situated at 6250 Sq.ft. 7th Floor, of Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 01.02.2022 and as per record, Unit has maintained positive NFE by Rs.5816345 lakhs during current Block upto 2024-25.

3.4.2 It was also informed to the Committee that the Unit has submitted proposal for surrender of 935 Sq.Ft. at 7th Floor, Unit has also informed that reduction in the aforesaid area would not affect / reduce the employment, investment or the export turnover of their SEZ operations.

3.4.3 Shri Ashwani Kumar Batra, Authorised Representative of the Unit attended the meeting online.

3.4.4 The Committee deliberated the proposal with consent letter received from the developer and NOC from the Specified Officer, and in terms of Rule 11 (5) of SEZ Rules, 2006 and unanimously approved the proposal. **Accordingly, approval has been issued through NSDL portal i.e. sezone on 02.06.2026.**



3.5 Evry India Private Limited – Surrender of Area – reg.

3.5.1 It was informed to the Committee that M/s Tietoevry Evry India Private Limited is a SEZ Unit having LOA No. QSEZ/Unit/04/04/07/11/37 dated 28.11.2011 situated at 10000 Sqft. at 6th Floor and 17305 Sqft. at 7th Floor, of Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 01.06.2022 and the Unit has maintained positive NFE.

3.5.2 It was also informed to the Committee that the Unit has submitted proposal for surrender of 10000 Sqft. at 6th Floor and 7085 Sqft. at 7th Floor, Unit has also informed that reduction in the aforesaid area would not affect / reduce the employment, investment or the export turnover of their SEZ operations.

3.5.3 Shri Shivanna Boraiah, Authorised Representative of the Unit attended the meeting online.

3.5.4 The Committee deliberated the proposal with consent letter received from the developer and NOC from the Specified Officer, and in terms of Rule 11 (5) of SEZ Rules, 2006 and unanimously approved the proposal. **Accordingly, approval has been issued through NSDL portal i.e. sezone on 02.06.2026.**



3.6 Vivicta Private Limited – Expansion of Area – reg.

3.6.1 It was informed to the Committee that M/s Vivicta Private Limited (formerly known as Tietoevry Tech Services India Private Limited) is a SEZ Unit having LOA No. QSEZ/Unit/04/01/2023/46 dated 01.07.2023 situated at 13482 Sqft. at 7th Floor of Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 01.07.2023 and the Unit has maintained positive NFE by 28.52 lakhs.

3.6.2 It was also informed to the Committee that the Unit has submitted proposal for Addition of 2128 Sqft. at 7th Floor. Unit has also informed that on account of business reasons, there is a requirement for additional space. The Unit also stated that expansion in the aforesaid area would not affect the employment, investment or the export turnover of their SEZ operations.

3.6.3 Shri Yash Marda, Authorised Representative of the Unit attended the meeting online.

3.6.4 The Committee deliberated the proposal with consent letter received from the developer and NOC from the Specified Officer, and in terms of Rule 11 (5) of SEZ Rules, 2006 and unanimously approved the proposal. **The approval letter will be issued only on submission of request on the sezone portal, within a period of five working days, failing which this approval will be deemed to be cancelled.**



Item No. 4: Intimation of Change of designated partners of the Company

4.1 Congruex Asia Pacific India LLP

It was informed to the Committee that M/s Congruex Asia Pacific India LLP is a SEZ unit having LOA No. QSEZ/Unit/04/ 04/2017/584 dated 27.05.2017 situated at Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab). As per record, the DCP of the Unit is 29.12.2017 and the Unit has maintained positive NFE since inception.

4.2 It was also informed to the Committee that the Unit has intimated about change in designated partners.

4.3 The Approval Committee discussed the proposal in detail and after due deliberations, took note of the following change in Directors of M/s Congruex Asia Pacific India LLP in respect of its unit located in Quarkcity India Private Limited IT/ITES SEZ at Congruex Asia Pacific India LLP Landmark Plaza, A-40A, Industrial Area, Phase VIII B, Mohali (Punjab), in terms of Instruction No. 109 dated 18.10.2021 of Department of Commerce:-

Name of partners of LLP	Percentage share	Name of Previous Designated partner as per records	Name of revised designated partners
CHC Consulting LLC	99.9%	Akshay Aggarwal, Nominee of CHC Consulting LLC)	Akshay Aggarwal, Nominee of CHC Consulting LLC
Congruex Group LLC	0.01%	Indraneel Dev, Nominee of Congruex Group LLC	Thomas Alan Barrett, Nominee of Congruex Group LLC

4.4 Shri Akshay Kumar Agarwal, Authorised Representative of the Unit attended the Meeting.

4.5 This approval is subject to compliance of safeguards prescribed in instruction No. 109 dated 18.10.2021 issued by the Department of Commerce in letter and spirit.

4.6 Accordingly, Letter of taking note of change of designated partners will be issued only on submission of request on the sezone portal, within a period of five working days, failing which this approval will be deemed to be cancelled.

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



(Paras Mani Tripathi)
Joint Development Commissioner



(Gopal Meena)
Development Commissioner

