

**Minutes of UAC meeting of Quarkcity India Private Limited,  
SEZ held on 03.06.2024 Noida Special Economic Zone**

Minutes of the Unit Approval Committee (UAC) of Pvt. SEZs in Mohali/Chandigarh region held under the Chairmanship of Mr. A. Bipin Menon, Development Commissioner (DC), Noida SEZ at 10:30 AM on 03.06.2024 through Hybrid mode.

The following members of Unit Approval Committee were present during the meeting through video conferencing:

1. Shri Surender Malik, IRS, Joint Development Commissioner, NSEZ, Noida.
2. Shri Utpal Acharya, ITS, Joint DGFT, Ludhiana
3. Shri Mankiran Singh, IRS, Deputy Commissioner, Customs
4. Shri SPS Dhillon, DGM, PSIEC

Besides, during the meeting the following officers were also present to assist the UAC

- i) Shri Gya Prasad, Deputy Development Commissioner, NSEZ
- ii) Shri Karan Goyal, Assistant Development Commissioner, SEZ Mohali
- iii) Shri Sandeep Kumar, Specified Officer, SEZ Mohali/Chandigarh

Since the quorum was available, the agenda was taken up sequentially. At the outset, the Chairman welcomed the participants. After detailed deliberations amongst Members as well as interaction with the applicants/representatives of the Units, the following decisions were taken: -

**Agenda Item No. 1: -**

**Sub: Ratification of the Minutes of the Meeting of the Unit Approval Committee held on 30.04.2024.**

**1.1** The Committee was informed that no reference against the decisions of the UAC held on 30.04.2024 was received from any of the Members of the Committee or Trade and therefore, the minutes of the meeting held on 30.04.2024 were ratified.

**Agenda Item No 2: - Proposal for List of Capital Goods for approval (Ratifying item): -**



**2.1 LOA No. F2/7/2005-EPZ dated 09.06.2006 - Approval of List of Goods for Authorized operations of Quarkcity India Private Limited. (Developer), SAS Nagar, Mohali. -Reg.**

**2.1.1** It was informed to the Approval Committee that Quarkcity India Private Limited (Developer) vide letter dated 29.04.2024 had submitted the list of goods worth Rs. 4.25 lacs for its authorized operations. The Developer along with its request had also enclosed the Chartered Engineer Certificate as envisaged under Rule 12(2) of SEZ Rules, 2006.

**2.1.2** The C.E. certificate also certified that (1) the said goods would be utilized within a period of one year and (2) the goods were required to be utilized for the internal furnishing, maintenance work of Landmark Plaza in the SEZ building and Office. The authorized operation wise detail of list of goods is as under:-

Sr. No.	Name of Authorized Operations	Item Name	Amount (In lacs)	Authorized Operation as per Instruction No. 50
1	Construction of all types of buildings in processing area as approved by Unit Approval Committee	Office furniture (Table, Chair ), Racks/Carts and Dust Bins	1.75	Sr. No. 22 of Instruction No. 50
2	Telecom and other communication facilities including internet connectivity	Monitors and Projectors (Hologram)	2.50	Sr. No. 05 of Instruction No. 50
	<b>Total</b>		<b>4.25 lacs</b>	

**2.1.3** On perusal, the list of goods are relevant to the approved authorized operations.

**2.1.4** The developer has submitted the QPRs and HPR for the 2023-24. The details are as under: -

S. No.	Particulars	Period	Date of Submission
1	QPR	April, 2023 to June, 2023	12.07.2023
2	QPR	July, 2023 to September, 2023	19.10.2023
3	QPR	October, 2023 to December,	23.01.2024

		2023	
4	HPR	April, 2023 to September, 2023	25.10.2023

**2.1.5** It was informed to the approval committee that the developer had requested to grant the approval for procurement of duty free goods worth Rs. 4.25 lacs on file as the material was required on urgent basis with the same being approved by the competent authority on file subject to ratification of UAC.

**2.1.6** Mr. Virender Chauhan, authorized representative of the company appeared before the Approval Committee and explained their proposal.

**2.1.7** After detailed examination, the Approval Committee unanimously approved the proposal of Quarkcity India Private Limited worth Rs. 4.25 lacs and ratified the decision taken on file.

**2.2. LOA No. F2/7/2005-EPZ dated 22.05.2008 - Request for approval of List of material/items required for authorized operations- M/s Sunny View Estates Private Limited (Co-Developer) of M/s Quarkcity India Private Limited;**

**2.2.1** It was informed to the Approval Committee that M/s Sunny View Estates Private Limited, vide letter dated 24.05.2024 had submitted the list of goods worth Rs. 8.80 lacs for its authorized operations. The Co-Developer along with its request has also enclosed the Chartered Engineer Certificate as envisaged under Rule 12(2) of SEZ Rules, 2006.

**2.2.2** The C.E. certificate also certified that the said goods would be utilized within a period of one year. The authorized operation wise detail of list of goods was as under:

**(Rs. in Lacs)**

Sr. No.	Name of Authorized Operations	Amount	Authorized Operation as per Instruction No. 50
1	Authorized operation: Electrical, Gas and Petroleum, Natural Gas Distribution Network incl. necessary Sub-stations of Appropriate Capacity, pipeline network etc.	6.00	Sr. No. 04 of Instruction No. 50
2	Authorized Operation: Construction of all type of building in processing area.	2.80	Sr. No. 22 of Instruction No. 50

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	<b>Total</b>	<b>8.80</b>
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**2.2.3** On perusal, the list of goods are relevant to the approved authorized operations.

**2.2.4** The co-developer had submitted the QPRs and HPR for the 2023-24. The details are as under: -

S. No.	Particulars	Period	Date of Submission
1	QPR	April, 2023 to June, 2023	26.07.2023
2	QPR	July, 2023 to September, 2023	26.10.2023
3	QPR	October, 2023 to December, 2023	22.01.2024
4	HPR	April, 2023 to September, 2023	26.10.2023

**2.2.5** Mr. Jatinder Singh, authorised representative appeared before the Approval Committee and explained the proposal.

**2.2.6** After detailed examination, the Approval Committee unanimously approved the proposal of Co-developer M/s Sunny View Estates Private Limited worth Rs. 8.80 lacs for procurement of duty free goods.

### **Agenda Item No. 3. Proposal for change in shareholding pattern of the company:-**

#### **3.1 LOA No QSEZ/Unit/04/02/2015/412 dated 15.06.2015-Change in Shareholding pattern of the Unit;**

**3.1.1** It was informed to the Approval Committee that M/s Nvish IT Solutions LLP, an approved SEZ unit of Quarkcity India Private Limited (SEZ), Mohali had submitted a request for change in shareholding pattern of their SEZ unit as they had realigned their sharing ratios and accordingly amended the LLP agreement during July 2023.

**3.1.2** The unit had submitted the supplementary LLP agreement executed for affecting their ratio. The existing and proposed shareholding pattern on the SEZ unit is under:

#### EXISTING SHAREHOLDING PATTERN OF THE SEZ UNIT

S. No.	Name of the Shareholder	Shareholding (%)
1.	Mr. Gurmail Singh	99%



2.	Mrs. Vijay Laxmi Bhargav	1%
	Total	100%

**PROPOSED LIST OF SHAREHOLDERS**

S. No.	Name of Shareholder	Shareholding (%)
1.	Mr. Gurmail Singh	67%
2.	Mrs. Vijay Laxmi Bhargav	33%
	Total	100%

**3.1.3** It was also informed to the approval committee that the unit submitted the copy of amended shareholding pattern duly certified by the Chartered Accountant.

**3.1.4** The unit further submitted that they would continue to work as an SEZ unit and as a going concern and all the liabilities would remain unchanged.

**3.1.5** Instruction no. 109 of Department of Commerce is as under:-

*“Reorganization including change of name, change of shareholding pattern, business transfer arrangement, court approved mergers and demergers, change of constitution, change of Directors etc. may be undertaken by the Unit Approval Committee (UAC) concerned subject to the condition that the Developer/Co-Developer/Unit shall not opt out or exit out of the Special Economic Zone and continues to operate as a going concern. All liabilities of Developer/Co-Developer/Unit shall remain unchanged on such reorganization”.*

**3.1.6** Mr. Ram Kumar, authorized signatory of the company appeared before the Approval Committee and explained the proposal.

**3.1.7** After detailed examination, the Approval Committee unanimously approved the proposal of M/s Nvish IT Solutions LLP in terms of SEZ Instruction No. 109.

**Agenda Item No. 4- Permission for setting up cafeteria at 7<sup>th</sup> floor of SEZ unit under Rule 11 (5) of SEZ Rules, 2006-regarding;-**

**4.1: LOA No. QSEZ(SVEPL)/Unit/ 04/02/2022/858 dated 31/01/2022- Teleperformance Global Business Private Limited**

**4.1.1** It was informed to the approval committee that the unit M/s

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Teleperformance Global Business Private Limited is an approved SEZ unit with office in 7<sup>th</sup> to 13<sup>th</sup> floor in M/s Sunny View Estates Private Limited (Co- Developer) of Quarkcity India Private Limited.

**4.1.2** The unit vide its letter dated 23.05.2024 had submitted that they are in the business of BPO and operate on a 24x7 basis as they have overseas clients in USA and European countries. They argued that it was mandatory to have a cafeteria facility exclusively being used by their employees due to night operations and non-availability of food items during that time. Therefore, they had setup the cafeteria at 7th floor of their premises and awarded the contract to M/s Kitchen Chemistry Food services, Sector-82, SAS Nagar.

**4.1.3** The unit along-with its request has attached below mentioned documents of the vendor for obtaining approval to run the cafeteria: -

- a) *NOC from Developer for setting up Cafeteria*
- b) *Copy of GST certificate of Vendor*
- c) *Copy of FSSAI registration of Vendor*
- d) *Copy of PAN number of Vendor*

**4.1.4** The unit has requested to grant approval to operate the cafeteria by vendor M/s Kitchen Chemistry Food services in line with proviso to Rule 11 (5) of SEZ Rules, 2006.

**4.1.5** It was also informed to the approval committee that as per SEZ Instruction No. 95 dated 11.06.2019, facilities under proviso to Rule 11(5) can also be created by a unit for its exclusive use with the prior approval of DC/UAC of the zone.

**4.1.6** Mr. Santosh Gaikwad, authorized signatory of the company appeared before the Approval Committee and explained the proposal.

**4.1.7** After detailed examination, the Approval Committee unanimously approved the proposal of the unit for setting up cafeteria at 7<sup>th</sup> floor of SEZ unit in terms of SEZ Instruction No. 95.

**Agenda Item No. 5- Monitoring of performance of unit for exit out from SEZ Scheme:**

**5.1 M/s Escalon Business Services Private Limited**

**5.1.1** It was informed to the approval committee that M/s Escalon Business Services Private Limited was granted LOA No. QSEZ(SVEPL)/unit/04/02/18/649 dated 02.07.2018 for setting up of unit at 2<sup>nd</sup> floor, in Sunny View Estates Private Limited (Co-



developer) of Quarkcity India Private Limited (SEZ) Mohali. This was for undertaking authorized operations namely 'Information Technology Enabled Services'. The Unit executed the Bond-cum-LUT which was accepted by the Competent Authority. The unit commenced its operation w.e.f. 31.08.2018 while the LOA is valid upto 31.05.2024.

**5.1.2** The unit vide its letter dated 03.04.2023 had applied for exit from the SEZ scheme. Accordingly, vide this office letters dated 06.04.2023 and 25.10.2023, the unit was requested to submit necessary documents, for further consideration of its proposal for exit.

**5.1.3** In reply, the unit vide letters dated 18.08.2023 and 08.01.2024 and 07.05.2024, had submitted necessary documents/NOCs/Legal Undertaking/clarifications in compliance with this office letter referred to in Para 5.1.2 above.

**5.1.4** It was informed to the approval committee that APRs of the unit had been examined by the internal audit team of NSEZ and Performance Report dated 27.05.2024 was received from NSEZ CA firm. As per CA firm, the APRs were in order. The status of NFE achievement is as follow:

For the First block of 5 years: -

Year	FOB value of export (Rs. in lakhs)	NFE Earnings (Rs. in lakhs)	DTA Sales (Rs. in lakhs)	Pending Foreign Exchange realization
2018-19 <b>(31.08.2018 to 31.03.2019)</b>	1070.63	1070.63	0.00	0.00
2019-20	2202.19	2202.19	0.00	0.00
2020-21	2937.42	2937.42	0.00	0.00
2021-22	6180.35	6180.35	0.00	0.00
2022-23	7703.66	7703.66	0.00	0.00
2023-24 <b>(01.04.2023 to 30.08.2023)</b>	2392.52	2392.52	0.00	0.00
Total	22486.77	22486.77	0.00	0.00

**5.1.5** Mr. Ankur Saxena, authorized representatives of the



company appeared before the Approval Committee and explained the proposal. After detailed examination, the Approval Committee monitored the performance of the unit.

**Agenda Item No. 6- Proposal for Deletion in operational area- Regarding:**

**6.1 LOA No. QSEZ/Unit/04/02/19/707 dated 08 April, 2019- M/s Tie Info Solutions Private Limited;**

**6.1.1** It was informed to the approval committee that M/s Tie Info Solutions Private Limited had been granted LOA No. QSEZ/Unit/04/02/19/707 dated 08 April, 2019 for setting up a unit in Quarkcity India Private Limited at Mohali (Punjab) further extended vide letter dated 08.04.2024 to undertake "IT/ITES" service activities. The LOA of the unit is valid upto 08.07.2029.

**6.1.2** Now, M/s Tie Info Solutions Private Limited vide its letter dated 17.05.2024 and 29.05.2024 has submitted proposal for partial deletion of its operational area of the unit. The proposal has been examined and the details as given below: -

Name of the Unit	<b>M/s Tie Info Solutions Private Limited</b>		
LOA No & date	LOA No. QSEZ/Unit/04/02/19/707 dated 08 April, 2019		
Date of Commencement	09.07.2019		
LOA Valid up to	08.07.2029		
Whether Bond-cum-LUT received/ Accepted	Yes		
Present approved area & location of the unit	1615 sq. ft. at 2 <sup>nd</sup> floor		
Area proposed for deletion	615 sq. ft. at 2 <sup>nd</sup> floor		
Whether No Objection of SEZ Developer/co-developer for deletion of proposed area submitted	Yes, the unit has submitted the letter dated 12.03.2024, issued by the developer.		
Reasons for decrease in area	The employees prefer to work from home and they have less employees working from office now.		
Change in projections due to reduction of area, if any	No		
Year wise performance of the unit during current block.	(Rs. In lakhs)		
	Year	FOB	NFE



	2020-21	665.00	665.00
	2021-22	986.00	986.00
	2022-23	720.75	720.75
	2023-24	890.10	890.10
	Total	3261.85	3261.85
Employment	11		

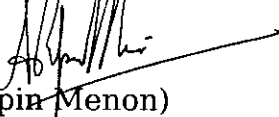
**6.1.3** It was also informed to the approval committee that the unit had submitted a No Objection Certificate from the Specified Officer (Customs) regarding deletion/decrease in area of the SEZ unit.

**6.1.4** Mr. Vikas Puri, authorized representative of the company appeared before the Approval Committee and explained their proposal.

After detailed examination, the Approval Committee unanimously approved the proposal of the unit for deletion of its 615 sq. ft. operational area at 2<sup>nd</sup> floor of Quarkcity India Private Limited (SEZ).

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

  
(Surender Malik)  
Joint Development Commissioner

  
(A. Bipin Menon)  
Development Commissioner