



भारत सरकार
वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
विकास आयुक्त का कार्यालय
नौएडा विशेष आर्थिक क्षेत्र
नौएडा दादरी रोड, फेज-II, नौएडा - 201305
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F.No.UAC/Mohali&Chd/2025/

6375
01/08/25

Dated: 01.08.2025

To,

1. The Director, Deptt. of Commerce, Ministry of Commerce & Industry, Govt. of India, Govt. of India, Room No.119, Vanijya Bhawan, New Delhi-110001
2. The Joint Director General of Foreign Trade, Bhai Randhir Singh, Niryat Bhawan, BSNL Telephone Exchange, E-Block, Ludhiana, Punjab
3. The Dy. Secretary (IF-1), Banking Division, Department of Economic Affairs, Ministry of Finance, Govt. of India, 3rd Floor, Jeevan Deep Building Parliament Street, New Delhi
4. The Commissioner of Customs, GRFL, Ludhiana, Punjab
5. The Commissioner of Income Tax, Sector - 17A, Chandigarh (For Mohali Region)
6. The Joint Development Commissioner, Noida SEZ, Noida
7. The Managing Director, P.S.I.E.C., Sector 17, Chandigarh
8. The Director of Industries, Government of Punjab, Sector 17, Chandigarh
9. The Developer, M/s Quarkcity India Pvt. Ltd.(SEZ), Mohali (Special Invitee)


Sub: - Minutes of Unit Approval Committee Meeting held on 23.07.2025 in respect of Private SEZ(s) located at Mohali and Chandigarh - Regarding.

Sir/Madam,

I am directed to forward herewith the copy of Minutes of the Unit Approval Committee meeting held on 23.07.2025 under the chairmanship of Shri A. Bipin Menon, Development Commissioner, Noida Special Economic Zone, Noida in respect of Private SEZ(s) located in Mohali and Chandigarh for necessary action.

Encl. as above

Yours faithfully,


01/08/25
(Gya Prasad)

Dy. Development Commissioner

Copy to:

1. OSD to DC, NSEZ.
2. PA to JDC, NSEZ.
3. PA to DDC-2, NSEZ.
4. The Specified Officer, SEZ(s) Mohali

**Minutes of Unit Approval Committee Meeting of Private SEZs in
Mohali / Chandigarh held on 23.07.2025 at Noida Special
Economic Zone**

Minutes of the Unit Approval Committee (UAC) of Private SEZs in Mohali/Chandigarh region was held under the chairmanship of Shri A. Bipin Menon, Development Commissioner (DC), NSEZ at 05:00 PM on 23.07.2025 through hybrid mode.

The following members of the Approval Committee were present during the meeting:-

- (1) Shri Surender Malik, Joint Development Commissioner, NSEZ, Noida.
- (2) Ms. Tanya Bains, DC(Customs)
- (3) Ms. Priyanka Dhar, Joint Commissioner, Income Tax Department, Punjab
- (4) Shri SPS Dhillon, DGM, PSIEC, Chandigarh
- (5) Shri Utpal Acharya, Joint DGFT,

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

- (i) Shri Gya Prasad, Dy. Development Commissioner, NSEZ,
- (ii) Shri Prakash Chand Upadhyay, Assistant Development Commissioner.
- (iii) Shri Manoj Nayyar, Specified Officer, NSEZ,

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

Item wise decisions on proposals included in agenda:

Agenda Item No. 1: Ratification of Minutes of last meeting of the Unit Approval Committee held on 03.06.2025.

1.1 It was informed to the Approval Committee that there were neither any



references nor objections against the decisions of the Approval Committee held on 03.06.2025. Hence, the Approval Committee took note of the same and accordingly, the Minutes of the meeting held on 03.06.2025 were unanimously ratified by the Approval Committee.

Agenda Item No. 2: Quarkcity India Private Limited, Developer - Approval of list of materials for authorized operations.

2.1 Shri Virender Chauhan & Shri Sanjeev Batla, authorized representatives of M/s. Quarkcity India Private Limited, Developer, appeared before the Approval Committee through video conferencing and explained the requirement of proposed material.

2.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the list of materials proposed by M/s. Quarkcity India Pvt. Ltd. to carry on following authorized operations in its SEZ at Mohali, Punjab:

S.No.	Authorized Operation	Sl. No. at default list of materials as per Inst. No. 50 & 54	Estimated Cost (Rs in Lakhs)
i.	Construction of all type of buildings in processing area.	22	476.77
ii.	Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary sub-stations of appropriate capacity, pipeline network etc.	04	21.00
iii.	Telecom & other communication facilities including internet connectivity	05	92.65
		Total:	590.42

2.3 The approval is further subject to condition that the Specified Officer shall ensure that procurement of 'Restricted/ Prohibited' products shall not be allowed.

Agenda Item No. 3: Quarkcity India Private Limited, Developer - Approval of additional input service.

3.1 Shri Virender Chauhan & Shri Sanjeev Batla, authorized representatives of M/s. Quarkcity India Private Limited, Developer, appeared before the Approval Committee through video conferencing and explained the requirement of proposed input service.

3.2 The Approval Committee discussed the proposal in detail and after due deliberations approved the additional service i.e. "Real Estate Services - Exclusively for renting of space within the SEZ in connection with the authorized



operations" to carry on authorized operations in the Quarkcity India Pvt. Ltd. IT/ITES SEZ located at A-40A, Industrial Focal Point, Mohali, Punjab.

Agenda Item No. 4: M/s Bunge India Private Limited - Expansion of operational area.

4.1 Smt. Gurdeep Kaur & Shri Navneetha Krishnan, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained proposal.

4.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Bunge India Private Limited for expansion of admeasuring area of 7850 square feet at Second Floor of Landmark Plaza (F3 Tower) at Plot No. 40A, Quarkcity IT SEZ Industrial Area, Phase 8B, SAS Nagar, Mohali, Punjab.

Agenda Item No. 5: M/s Bunge India Private Limited - Expansion of area & revision in projections.

5.1 Smt. Gurdeep Kaur & Shri Navneetha Krishnan, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained proposal.

5.2 It was informed that following shortcomings have been observed in the application:

(i) In the projected foreign exchange balance sheet, values of existing projections have not been mentioned correctly. Hence, unit needs to submit revised & correct forex balance sheet as per format.

(ii) Unit had submitted the combined value of imported CG, input services & indigenous CG & input services. However, the unit is required to submit the separate list of indigenous CG, input services & indigenous CG & input services as per Sl.No. & description of default list of services. Moreover, unit had mentioned the value of forex outgo amounting to Rs.2185 lakhs whereas value of imported CG has been mentioned as Rs.2185.17 lakhs which needs to be clarified.

5.3 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Bunge India Private Limited for expansion of admeasuring area of 45342 square feet at 10th Floor of Landmark Plaza (F3 Tower) at Plot No. 40A, Quarkcity IT SEZ Industrial Area, Phase 8B,



SAS Nagar, Mohali, Punjab and revision in projections. The approval is subject to submission of rectification of deficiencies pointed out at Para 5.2 above.

Agenda Item No. 6: M/s Bunge India Private Limited - Setting up of Cafeteria at premises of SEZ unit.

6.1 Smt. Gurdeep Kaur & Shri Navneetha Krishnan, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained the proposal.

6.2 It was informed that following shortcomings have been observed in the application:

- (i) Unit has not submitted undertaking that they will not take and tax/duty benefits, any exemptions, drawback, concessions or any other benefit available under section 7 or section 26 of the SEZ Act, for creating or operating such facilities.
- (ii) Unit has not submitted details of the Vendor/ contract awarded for cafeteria.
- (iii) Unit has not submitted FSSAI registration of Vendor / contract
- (iv) Unit has not submitted copy of agreement between Vendor / Contract and M/s Bunge India Private Limited.

6.3 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Bunge India Private Limited for setting up a cafeteria over an area of 3500 square feet at 10th floor in Quarkcity SEZ, Landmark Plaza (F-3 Tower), A-40A, Phase-VIII Extn. Industrial Focal Point, Mohali. This approval is in terms of Rule 11(5) of SEZ Rules, 2006 read with Instruction No.95 dated 11.06.2019, for exclusive use by the employees of SEZ unit. Further it is subject to statutory compliance and further subject to the condition that neither the unit nor its vendor(s) shall be eligible for any exemptions, drawback, concessions or any other benefits available under SEZ Act / SEZ Rules to set up & operate aforesaid facility in unit's premises except benefits of zero rating on lease/other charges paid by the unit to the Developer. The unit shall obtain necessary NOCs/clearances/approvals such as Fire, Health etc. from the relevant statutory authorities wherever applicable as required under Instruction No.95 dt. 11.06.2019. The Specified Officer will verify and ensure that statutory compliance's are being met in the aforesaid facility in the unit's premises.

6.4 Further, the approval is subject to submission of rectification of deficiencies pointed out at Para 6.2 above.



Agenda Item No. 7: M/s Beesolver India Pvt. Ltd.- Expansion of operational area.

7.1 Shri Sumit Singh, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained proposal.

7.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Beesolver India Private Limited for expansion of admeasuring area 4500 square feet at 4th Floor of Landmark Plaza (F-Tower-3) at Plot No. 40A, Quarkcity IT SEZ Industrial Area, Phase 8B, SAS Nagar, Mohali, Punjab.

Agenda Item No. 8: TTEC India Customer Solutions Pvt. Ltd. - Expansion of operational area.

8.1 Shri Dharmendra Kumar, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained proposal.

8.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. TTEC India Customer Solutions Pvt. Ltd. for expansion of admeasuring area of 21500 square feet at 12th Floor of Landmark Plaza Building at Plot No. 40A, Quarkcity IT SEZ Industrial Area, Phase 8B, SAS Nagar, Mohali, Punjab.

Agenda Item No. 9: M/s Napcloud India Private Limited – Deletion in operational area.

9.1 Shri Deepak Jagota, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained proposal.

9.2 It was informed that following shortcomings have been observed in the application:

- (i) Unit has not submitted complete details of foreign exchange balance sheet.
- (ii) Unit has not submitted the revision of projections as per the prescribed format.
- (iii) Unit is required to submit the NOC from the SO in respect of the area to be deleted.
- (iv) Developer in its provisional offer of space dt. 13.05.2025 has mentioned that they agreed on both the requests of the unit i.e. area reduction & change



of office zone-C to Zone-A of the same floor i.e. second floor. However, unit has not mentioned about the shifting of office in its letter dt. 10.07.2025 which needs to be clarified.

9.3 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Napcloud India Private Limited for deletion of admeasuring area of 5800 square feet at 2nd Floor and also change of office of the Unit from Zone-C to Zone-A of the same floor i.e. 2nd Floor of Landmark Plaza Building at Plot No. 40A, Quarkcity IT SEZ Industrial Area, Phase 8B, SAS Nagar, Mohali, Punjab. This approval is subject to submission of the documents pointed out at Para 9.2 above.

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



(Surender Malik)
Joint Development Commissioner



(A. Bipin Menon)
Development Commissioner