

**SEEPZ SPECIAL ECONOMIC ZONE**  
**ANDHERI (EAST), MUMBAI.**

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**AGENDA FOR**

**MEETING OF THE APPROVAL COMMITTEE FOR  
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR  
IT/ITES AT PUNE OF M/S. NALANDA SHELTER  
PRIVATE LTD.**

Via Video Conferencing

DATE : 10.08.2023

TIME : 12:30 P.M.

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**MEETING OF THE APPROVAL COMMITTEE FOR  
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR  
IT/ITES AT PUNE, UNDER THE CHAIRMANSHIP OF  
DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON  
10.08.2023**

**INDEX**

<b>Agenda Item No.</b>	<b>Subject</b>
<b>Agenda Item No. 01 :-</b>	Confirmation of the Minutes of the meeting held on 25.07.2023
<b>Agenda Item No. 02 :-</b>	Application for Approval of Setting up of New Unit submitted by M/s. Hella India Automotive Pvt Ltd.(Unit-I)
<b>Agenda Item No. 03 :-</b>	Application for Approval of Setting up of New Unit submitted by M/s. Hella India Automotive Pvt Ltd.(Unit-II)
<b>Agenda Item No. 04 :-</b>	Application for Approval of Setting up of New Unit submitted by M/s. Faurecia India Pvt Ltd.
<b>Agenda Item No. 05 :-</b>	Application for leasing out built up space to vendor for setting up of Food court services submitted by M/s. Nalanda Shelter Pvt Ltd.(Developer)

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Minutes of the 33<sup>rd</sup> Meeting of the Approval Committee held under the Chairmanship of Zonal Development Commissioner SEEPZ-SEZ, Mumbai for Sector Specific Special Economic Zone for IT/ITES of Nalanda Shelter Pvt. Ltd – SEZ, Pune held on **25.07.2023**.

1	Name of the SEZ	<b>M/s. Nalanda Shelter Pvt Ltd - SEZ</b>
2	Sector	<b>IT/ITES</b>
3	Meeting No.	<b>33<sup>rd</sup></b>
4	Date	<b>25.07.2023</b>

**Members present**

<b>Sr</b>	<b>Name and Designation (S/Shri.)</b>	<b>Department</b>
1	Smt. Mital S. Hiremath Joint Development Commissioner	Pune Cluster-SEZ, Pune
2	Smt. Pradnya R. Gholap, DCIT(TDS), Pune	Nominee of Income Tax, Pune
3	Dr. Dileeraj Dabhole, Dy. DGFT	Nominee of DGFT, Pune
4	Smt. Sunita Jagtap, Superintendent	Nominee of Customs, Pune

**Special Invitee**

<b>Sr</b>	<b>Name and Designation</b>	<b>Department</b>
1	Shri Satbir Sharma Specified Officer	M/s.Nalanda Shelter Pvt. Ltd. - SEZ

**Agenda Item No.01: Confirmation of Minutes of the 32<sup>nd</sup> meeting held on 27.06.2023**

After deliberation, the Committee confirmed the minutes of the 32<sup>nd</sup> Approval Committee meeting held on 27.06.2023

**Agenda Item No. 02 : Application for Approval of Setting up of New Unit by M/s Panasonic Avionic India Pvt. Ltd. –**

The proposal of the unit was placed before the Approval Committee Meeting held on 25.07.2023.

After deliberation, Committee approved the proposal of M/s Panasonic Avionic India Pvt. Ltd. for setting up of a new unit in M/s Nalanda Shelter Pvt. Ltd.-SEZ, in terms of Rule 17 & 18 of SEZ Rules, 2006. The details of the approved proposal is as detailed below:

*File*

Location	9 <sup>th</sup> Floor, Unit No. 1, 2, 3 & 4, Tower A, Nalanda Shelter Pvt. Ltd. – SEZ, Near Rajiv Gandhi Infotech Park, Hinjewadi, Phase – I, Pune 411 057.
Area	11438.40 Sq.Mtr. i.e. (1,23,122 Sq.ft.)
Product	Information Technology in the nature of Application Development, Integration, Testing, Maintenance, Upgradation/Enhancement of existing Software s/Application, IT Support Services etc. (CPC-842) Engineering and Design Services in the nature of including Prototype Development, Testing and Export of the same on sample basis (CPC – 8672) & other Business Services in the nature of Technical Testing and Analysis Services (CPC – 8676). Other Support Services in the nature of Finance & Accounting, Human Resources, Legal, Compliances etc (CPC-87909) Sales support services in the nature of Marketing, Sales support for parent companies or to other group entities ( within India or outside India) (CPC-86503)
Investment in Plant & Machinery / Capital Goods (Rs. In Lakhs)	
Indigenous	17363.58
Imported	38631.00
TOTAL	55994.58
Input of Services	
Indigenous	19257.69
Imported	1631.48
TOTAL	20889.17
Employment	530 Employees (Male-398 & Females- 132)

**Approved Projections for the first Block period of 5 years:**

**(Rs. in Lacs)**

	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year	Total
FOB Value of Exports	18979.93	24054.78	28489.62	33586.33	39007.76	144118.42
Foreign Exchange Outgo	31322.80	2875.01	1954.78	2019.60	2090.29	40262.48
Net Foreign Exchange Earning	(12342.87)	21179.77	26534.84	31566.73	36917.47	103855.94

*mita*

**Agenda Item No. 3** : Application for Approval of Revision in Projections on account of addition of area to the existing area by M/s CentraLogic Consultancy Pvt Ltd.

After deliberation, the committee approved the proposal of the Unit for Revision in Projections on account of addition of area to the existing area, in terms of Rule 19(2) of SEZ Rules, 2006, as detailed below:

**1. Location / area proposed to be added:**

Existing address and area	Area proposed to be added	Total area after addition
Office Suite 01, Ground Floor, Tower A, Nalanda Shelter Pvt. Limited – SEZ, Near Rajiv Gandhi Infotech Park, Hinjewadi, Phase I, Pune 411057	Incubation Block, Ground Floor, Tower A, Nalanda Shelter Pvt Ltd – SEZ, Near RGIP-Phase-I, Hinjewadi, Pune-411057	Incubation Block, Ground Floor, Tower A, Nalanda Shelter Pvt Ltd – SEZ, Near RGIP-Phase-I, Hinjewadi, Pune-411057
Admeasuring area of <b>498 Sq. ft.</b>	Admeasuring area of <b>5416 Sq.ft.</b>	Admeasuring area of <b>5914 Sq.ft.</b>

**2. Revision in Projections, as detailed below:**

(Rs. In Lakhs)

Sr.No	Particulars	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year	Total
1.	FOB Value of exports	600.00	900.00	1150.00	1400.00	1500.00	<b>5550.00</b>
2.	Foreign Exchange outgo	45.00	51.00	62.00	72.50	82.50	<b>313.00</b>
3.	Net Foreign Exchange	555.00	849.00	1088.00	1327.50	1417.50	<b>5237.00</b>
<b>Investment-Plant and Machinery/ Capital Goods (Rs. In Lakhs)</b>							
i.	Indigenous Capital Goods						<b>170.00</b>
ii	Imported Capital Goods						<b>33.00</b>
<b>Input of Services</b>							
i.	Indigenous Services						<b>1100.00</b>
ii.	Imported Services						<b>280.00</b>
	<b>Employment</b> (Men- 50, Women-16)						<b>66</b>

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**Agenda Item No. 04** : Application for Approval of Change in Shareholding Pattern by M/s Nalanda Shelter Pvt. Ltd. (Developer).

After deliberation, the committee approved the proposal of M/s Nalanda Shelter Pvt. Ltd. (Developer) for Change in shareholding in terms of Instruction No. 109 dated 18.10.2021, as detailed below:

Approved Shareholding Pattern:

Sr. No.	Name of Shareholders	No. of Shares	Percentage (%)
01	PRSPL	9998	99.98
02	Amit Paranjape	-	0
03	Meenal Paranjape	-	0
04	Purushottam V Paranjape (HUF)	-	0
05	Pushpa Paranjape	-	0
06	Rahul Paranjape	-	0
07	Reifen Investment Services Pvt. Ltd.	-	0
08	Sahil Paranjape	-	0
09	Shashank Paranjape (Nominee)	1	0.01
10	Shrikant Paranjape (Nominee)	1	0.01
11	Varsha Paranjape	-	0
12	Yash Paranjape	-	0
13	Nandita Paranjape	-	0
14	Rama Paranjape	-	0
	Total	10000	100

The approval is subject to the conditions as laid down in Instruction No. 109, as applicable, issued by MOC&I

- Seamless continuity of the SEZ activities with unaltered responsibilities and obligations for the altered entity;
- Fulfilment of all eligibility criteria applicable, including security clearances etc. by the altered entity and its constituents;
- Applicability of and compliance with all Revenue/Company Affairs/SEBI etc. Act/Rules which regulate issues like capital gains, equity change, transfer, taxability etc.
- Full financial details relating to change in equity/merger, demerger, amalgamation or transfer in ownership etc. shall be furnished immediately to Member (IT&R), CBDT, Department of Revenue and to the jurisdictional Authority.
- The assessing officer shall have the right to assess the taxability of the gain/loss arising out of the transfer of equity or merger, demerger, amalgamation, transfer in ownerships etc. as may be applicable and eligibility for deduction under relevant sections of the Income Tax Act, 1961.

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- f. The applicant shall comply with relevant State Government laws, including those relating to lease of land, as applicable.
- g. The applicant shall furnish details of PAN and jurisdictional assessing office of the unit to CBDT.
- h. The applicant shall be recognized by the new name or such arrangement in all the records.

Meeting ended with a vote of thanks to the Chair.

  
(Mital S Hiremath)  
Joint Development Commissioner





**FORMAT FOR NEW UNIT IN SEZ****COMPANY/UNIT PROFILE**

I	Name and address, telephone/fax/e mail ID	M/s. HELLA India Automotive Pvt Ltd. (Unit-I) <u>Registered address:</u> K-61B, LGF, Kalkaji, New Delhi-110019  <u>Proposed address:</u> Ground Floor, 4 <sup>th</sup> & 5 <sup>th</sup> Floor, Tower A, Nalanda Shelter Pvt Ltd.-SEZ, RGIP, Phase-I, Hinjewadi, Pune-411 057  <u>Telephone:</u> - 91-637-961-3095 <u>e-mail address:-</u> badri.prasadsharma@hella.com/naveen.gautm@hella.com <u>Web-site:</u> - www.hella.com												
	Status of the company i.e. proprietorship/partnership/individual and statute under which registered with registration no. & year of registration	Registration : Private Limited Company CIN No. : U74899DL1980PTC011074 Date of issuance of CIN : 08.08.2012												
	Financial capability of the Unit	Cash and Cash Equivalents as per year (Rs.in Cr.) <table border="1"> <tr> <td>2019-20</td><td>2020-21</td><td>2021-22</td></tr> <tr> <td>136.04</td><td>188.83</td><td>177.58</td></tr> </table> Other Equity as per year (Rs.in Cr.) <table border="1"> <tr> <td>2019-20</td><td>2020-21</td><td>2021-22</td></tr> <tr> <td>345.46</td><td>413.49</td><td>452.20</td></tr> </table>	2019-20	2020-21	2021-22	136.04	188.83	177.58	2019-20	2020-21	2021-22	345.46	413.49	452.20
2019-20	2020-21	2021-22												
136.04	188.83	177.58												
2019-20	2020-21	2021-22												
345.46	413.49	452.20												
	IEC No / date/ issued by	0588045713 issued on 01.04.1988 by Govt. of India, Ministry of Commerce & Industry, Office of the Additional Director General of Foreign Trade												
	Whether manufacturer / trader/ company warehouse/ Service provider	Service Provider												
I	<b>PROJECT</b>	<b>Information Technology/ Information Technology Enabled</b>												

I	<b>PROFILE</b>  (i) Product to be manufactured/ service to be rendered	<b>Services -</b> <table><tr><th>Sr. No.</th><th>Services</th><th>SAC/CPC</th><th>Authorized Operations</th></tr><tr><td>1</td><td>Information Technology</td><td>SAC-998314 CPC-842</td><td>- Software Development</td></tr><tr><td>2</td><td>Information Technology Enabled Services such as Engineering &amp; Design Services</td><td>SAC-99833 CPC-8672</td><td>- System Engineering - Software Engineering - Hardware Engineering - Mechanical Design</td></tr><tr><td>3</td><td>Support Centres</td><td>SAC-998599 CPC-87909</td><td>- Patent Analysis - Corporate Audit Support - Sales &amp; Marketing Support</td></tr><tr><td>4</td><td>Other Business Services</td><td>SAC-998346 CPC-8676</td><td>- Testing - Program Management - Quality &amp; Functional Safety</td></tr></table>	Sr. No.	Services	SAC/CPC	Authorized Operations	1	Information Technology	SAC-998314 CPC-842	- Software Development	2	Information Technology Enabled Services such as Engineering & Design Services	SAC-99833 CPC-8672	- System Engineering - Software Engineering - Hardware Engineering - Mechanical Design	3	Support Centres	SAC-998599 CPC-87909	- Patent Analysis - Corporate Audit Support - Sales & Marketing Support	4	Other Business Services	SAC-998346 CPC-8676	- Testing - Program Management - Quality & Functional Safety
Sr. No.	Services	SAC/CPC	Authorized Operations																			
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3	Support Centres	SAC-998599 CPC-87909	- Patent Analysis - Corporate Audit Support - Sales & Marketing Support																			
4	Other Business Services	SAC-998346 CPC-8676	- Testing - Program Management - Quality & Functional Safety																			
	(ii) Brief detail of the project	<p>M/s Hella India Automotive Pvt. Ltd. is incorporated as a Pvt. Ltd. company under the Companies Act,1996 on 25 November, 1980 having registered office at K-61B,LGF, Kalkaji, New Delhi. It is an established subsidiary of Hella Holding International GmbH. The company has their presence across major automobile hubs in India with five locations- 2 manufacturing locations in Dhankot (Haryana) and Mehsana (Gujrat), 1 Electronics Engineering Design and Development centre in Pune, 1 Lighting Design and Development Centre in Chennai and 1 Corporate centre in Gurgaon.</p> <p>The main objective behind the proposed SEZ Unit in Pune would be to achieve the following :</p> <ol style="list-style-type: none"><li>1. To Set up a facility for providing IT/ITES Services.</li><li>2. To infuse new investments in the State of Maharashtra.</li><li>3. To Generate additional employment in the form of direct jobs;</li><li>4. Generate additional export earnings from the export of business services;</li><li>5. To assist the group in achieving substantial revenue growth over the next few years;</li></ol>																				

		<p>6. To assist in establishing world class infrastructure and facilities in the SEZ Unit to enhance development for the entity in India and the Group;</p> <p>In order to expand their operations in SEZ zones and thereby serving Global locations from India, their management has decided to set up new unit in Nalanda Shelters Pvt Ltd-SEZ., Pune.</p> <p>Accordingly, the unit intends to invest Rs.163.05 Cr with Projected Export of Rs.923.94Cr and Projected NFE of Rs.857.80Cr. along with the generating Employment of 957 employees within next 5 years.</p>		
I I I	<b>PROJECTIONS, YEAR-WISE</b> Investment and Details of Source of Finance	S. N o.	Plant & Machinery	Rs. In Cr.
		(a)	Capital Goods - Indigenous	115.39
			Capital Goods - Imported (CIF Value)	47.66
			<b>Total</b>	<b>163.05</b>
		(b)	Details of Source(s) of finance:	
		a.	From existing reserves and surplus	42.30
		b.	Transfer of CG from STPI (Bonded and Non-Bonded) No Separate Funding Required	63.20
		c.	From Internal accruals (over next 5 years-surplus profits every year transferred to reserves)	57.55
			<b>Total</b>	<b>163.05</b>
	Imported and Indigenous requirement of Materials and other outputs	(Rs. In Cr)		
			<b>Import</b>	<b>Indigenous</b>
		(b)	Raw Material, components, consumables, packing material, fuel etc.	0
		(c)	Input Services	149.28
			<b>Total</b>	<b>149.28</b>
	Requirement of Land/ built-up area (Area in Sq. Mtrs.)	i.	Registered Factory & Office	0
		ii.	Warehousing/ Storage	0
		iii.	Others, Specify	0
	Area admeasuring 85358.45 Sq.ft. (7930.06 Sq.m)			

	Total employment	Total 957 (Male - 603, Female – 354)						
	Foreign Exchange Balance Sheet (1 <sup>st</sup>	(Rs. In Cr)						
			1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	Total
		FOB Value of Exports	86.73	169.77	194.68	220.58	252.19	923.95
		FE outgo	43.52	3.92	5.51	6.19	7.00	66.14
		NFE	43.21	165.85	189.17	214.39	245.19	857.81
	Effluent Treatment	Not applicable						
	Whether Foreign Technology Agreement is Envisaged	No.						
	Rule Provision w.r.t. SEZ Rules, 2006	Rule 17 & 18 of SEZ Rules, 2006.						
	Request of the company	To approve their proposal for setting up of new unit at M/s. Nalanda Shelter Pvt Ltd.-SEZ						
	Decision required for UAC	To consider the proposal for setting up of new unit at M/s. Nalanda Shelter Pvt Ltd.-SEZ						
	Observation of ADC	Approval Committee may kindly consider the proposal of the M/s. Hella India Automotive Pvt Ltd.-Unit-I for setting up of new unit in M/s. Nalanda Shelter Pvt Ltd. _SEZ						

**FORMAT FOR NEW UNIT IN SEZ****COMPANY/UNIT PROFILE**

I	Name and address, telephone/fax/e mail ID	<p>M/s. HELLA India Automotive Private Ltd (Unit No. 2)</p> <p><u>Registered address:</u> K-61B, LGF, Kalkaji, New Delhi – 110 019</p> <p><u>Proposed address:</u> Ground and 4<sup>th</sup> Floors, Tower A, Nalanda Shelter Private Limited-SEZ, Rajiv Gandhi Infotech Park – Phase I, Hinjewadi, Pune – 411 -057. State : Maharashtra. <u>Telephone:</u> - 91-91-6379673095 <u>e-mail</u> _____ <u>address:-</u> badri.prasadsharma@hella.com/naveen.gautam@hella.com <u>Web-site:</u> - www.hella.com</p>												
	Status of the company i.e. proprietorship/ partnership/individual and statute under which registered with registration no. & year of registration	<p>Registration : Private Limited CIN No. : U74899DL1980PTC011074 Date of issuance of CIN : 08.08.2012</p>												
	Financial capability of the Unit	<p>Cash and Cash Equivalents as per year (Rs.in Cr.)</p> <table border="1" data-bbox="533 1397 1390 1469"> <tr> <td>2019-20</td><td>2020-21</td><td>2021-22</td></tr> <tr> <td>136.04</td><td>188.83</td><td>177.58</td></tr> </table> <p>Other Equity as per year (Rs.in Cr.)</p> <table border="1" data-bbox="533 1581 1390 1653"> <tr> <td>2019-20</td><td>2020-21</td><td>2021-22</td></tr> <tr> <td>345.46</td><td>413.49</td><td>452.20</td></tr> </table>	2019-20	2020-21	2021-22	136.04	188.83	177.58	2019-20	2020-21	2021-22	345.46	413.49	452.20
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	Whether manufacturer / trader/ company warehouse/	Service Provider												

	Service provider				
I I ·	<b>PROJECT PROFILE</b>  (i) Product to be manufactured/ service to be rendered	<b>Sr. No.</b>	<b>Services</b>	<b>SAC/CPC</b>	<b>Authorized Operations</b>
		1	Information Technology	SAC-998314 CPC-842	- Software Development
		2	Information Technology Enabled Services such as Engineering & Design Services	SAC-99833 CPC-8672	- System Engineering - Software Engineering - Hardware Engineering - Mechanical Design
		3	Support Centres	SAC-998599 CPC-87909	- Patent Analysis - Corporate Audit Support - Sales & Marketing Support
		4	Other Business Services	SAC-998346 CPC-8676	- Testing - Program Management - Quality & Functional Safety
	(ii) Brief detail of the project	<p>M/s Hella India Automotive Pvt. Ltd. is incorporated as a Pvt. Ltd. company under the Companies Act, 1996 on 25 November, 1980 having registered office at K-61B, LGF, Kalkaji, New Delhi. It is an established subsidiary of Hella Holding International GmbH. The company has their presence across major automobile hubs in India with five locations- 2 manufacturing locations in Dhankot (Haryana) and Mehsana (Gujrat), 1 Electronics Engineering Design and Development centre in Pune, 1 Lighting Design and Development Centre in Chennai and 1 Corporate centre in Gurgaon.</p> <p>The main objective behind the proposed SEZ Unit in Pune would be to achieve the following :</p> <ol style="list-style-type: none"> <li>1. To Set up a facility for providing IT/ITES Services.</li> <li>2. To infuse new investments in the State of Maharashtra.</li> <li>3. To Generate additional employment in the form of direct jobs;</li> <li>4. Generate additional export earnings from the export of business services;</li> <li>5. To assist the group in achieving substantial revenue growth over the next few years;</li> <li>6. To assist in establishing world class infrastructure</li> </ol>			

		and facilities in the SEZ Unit to enhance development for the entity in India and the Group;  In order to expand their operations in SEZ zones and thereby serving Global locations from India, their management has decided to set up new unit in Nalanda Shelters Pvt Ltd-SEZ., Pune.  Accordingly, the unit intends to invest Rs.38.66 Cr with Projected Export of Rs. 198.31 Cr and Projected NFE of Rs. 178.49 Cr. along with the generating Employment of 221 employees within next 5 years		
I I I	PROJECTIONS, YEAR-WISE Investment and Details of Source of Finance	S. N o.	Plant & Machinery	Rs. In Crores
		(a)	Capital Goods - Indigenous	22.80
			Capital Goods - Imported (CIF Value)	15.86
			Total	38.66
		(b)	Details of Source(s) of finance:	
			a. From existing reserves and surplus	9.45
			b. Transfer of CG from STPI (Bonded and Non-Bonded) No Separate Funding Required	15.80
			c. From Internal accruals (over next 5 years-surplus profits every year transferred to reserves)	13.41
			Total	38.66 Cr.
		Imported and Indigenous requirement of Materials and other outputs	(Rs. In Crores)	
			Import	Indigenous
(b)	Raw Material, components, consumables, packing material, fuel etc.		0	0
(c)	Input Services		3.97	32.02
	Total	3.97	32.02	
Requirement of Land/ built-up area (Area in Sq. Mtrs.)	i.	Registered Factory & Office	0	
	ii.	Warehousing/ Storage	0	
	iii.	Others, Specify	0	
	Area admeasuring 19736.70 Sq. ft. (1833.60 Sq. m)			
Total employment	Total 221 (Male - 139, Female – 82)			

Foreign Exchange Balance Sheet (1 <sup>st</sup> )	(Rs. In Crores)						
		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	Total
	FOB Value of Exports	20.27	38.23	42.32	46.36	51.13	198.31
	FE outgo	14.88	0.88	1.23	1.35	1.48	19.82
	NFE	5.39	37.35	41.09	45.01	49.64	178.49
Effluent Treatment	Not applicable						
Whether Foreign Technology Agreement is Envisaged	No.						
Rule Provision w.r.t. SEZ Rules, 2006	Rule 17 & 18 of SEZ Rules, 2006.						
Request of the company	To approve their proposal for setting up of new unit at M/s. Nalanda Shelter Pvt Ltd.-SEZ						
Decision required for Approval Committee	To consider the proposal for setting up of new unit at M/s. Nalanda Shelter Pvt Ltd.-SEZ						
Observation of ADC	Approval Committee may kindly consider the proposal of the M/s. Hella India Automotive Pvt Ltd.-Unit-II for setting up of new unit in M/s. Nalanda Shelter Pvt Ltd. - SEZ						



**FORMAT FOR NEW UNIT IN SEZ****COMPANY/UNIT PROFILE**

I	Name and address, telephone/fax/e mail ID	<p>M/s. Faurecia India Private Limited</p> <p><u>Registered address:</u> Plot 187, Pimpri Industrial Area, B.G.Block, Behind Bhosari Police Station, Bhosari Pune 411 026</p> <p><u>Proposed address:</u> At Ground Floor, 4<sup>th</sup> and 5<sup>th</sup> Floor, and 100 seats approx. in Incubation space at Ground Floor, Tower A, Nalanda Shelter Private Limited-SEZ Rajiv Gandhi Infotech Park, Phase-I, Hinjewadi 411026</p> <p><u>Telephone:</u> - 91-91-9902683311</p> <p><u>e-mail address:-</u> nagraj.kattani@forvia.com</p> <p><u>Web-site:</u></p>												
	Status of the company i.e. proprietorship/ partnership/individual and statute under which registered with registration no. & year of registration	<p>Registration : Private Limited</p> <p>CIN No. : U34300pn2004ptc019215</p> <p>Date of issuance of CIN : 28.04.2004</p>												
	Financial capability of the Unit	<p>Cash and Cash Equivalents as per year (Rs.in Cr.)</p> <table border="1" data-bbox="534 1440 1394 1512"> <tr> <td>2019-20</td><td>2020-21</td><td>2021-22</td></tr> <tr> <td>64.37</td><td>47.82</td><td>59.97</td></tr> </table> <p>Reserves &amp; Surplus (Rs.in Cr.)</p> <table border="1" data-bbox="534 1626 1394 1697"> <tr> <td>2019-20</td><td>2020-21</td><td>2021-22</td></tr> <tr> <td>309.94</td><td>349.29</td><td>277.15</td></tr> </table>	2019-20	2020-21	2021-22	64.37	47.82	59.97	2019-20	2020-21	2021-22	309.94	349.29	277.15
2019-20	2020-21	2021-22												
64.37	47.82	59.97												
2019-20	2020-21	2021-22												
309.94	349.29	277.15												
	IEC No / date/ issued by	3104003033 issued on 11.06.2004 by Govt. of India, Ministry of Commerce & Industry, Office of the Joint Director General of Foreign Trade												
	Whether manufacturer / trader/ company	Service Provider												

	warehouse/ Service provider				
I I ·	<b>PROJECT PROFILE</b>  (i) Product to be manufactured/ service to be rendered	<b>Sr. No.</b>	<b>Services</b>	<b>SAC/CPC</b>	<b>Authorized Operations</b>
		1	Information Technology	SAC-998314 CPC-842	- Software Development - Application Development - Enhancement in Existing application/software - Integration - Testing and Maintenance
		2	Information Technology Enabled Services such as Engineering & Design Services	SAC-99833 CPC-8672	- Consulting Engineering Services - Computer Aided Design - Services to Group Companies and external Customers for interior system components of the automotive industry
		3	Support Centres	SAC-998599 CPC-87909	- Business Support services - Commercial training and coaching to employee - Human resources etc
		4	Data Processing Services	SAC-998415 CPC-843	- Online Data Management - Transmission, Processing, Analysis etc
	(ii) Brief detail of the project	1. M/s. Faurecia India Private Limited is incorporated as a Private Limited Company under the Companies Act, 2013 on May 5, 2004. M/s. Faurecia India Private Limited is engaged into manufacture of interior system components, product & process validation, design & development of tools for original equipment manufacturers and Computer Aided Design (CAD) and Computer Aided Engineering (CAE) services to group companies and external			

		<p>customers for interior system components of the automotive industry. They are a global leader in automotive technology, provides innovative solutions to automotive challenges across four Business Groups: Seating, Interiors and Electronics and Clean Mobility.</p> <p>2. Considering global demand their management has decided to set up SEZ unit operations in Nalanda Shelter Private Limited-SEZ over an area of 7565 Sqmt (81,428 Sqft) at Ground Floor, 4th and 5th Floor, and 100 seats approx. in Incubation space at Ground Floor, Tower A, Nalanda Shelter Private Limited-SEZ Rajiv Gandhi Infotech Park, Phase-I, Hinjewadi</p> <p>3. Accordingly, the unit intends to invest Rs.107.37 Cr with Projected Export of Rs. 1694.24 Cr and Projected NFE of Rs. 1544.28 Cr. along with the generating Employment of 1533 employees within next 5 years</p>		
I I I	<b>PROJECTIONS, YEAR-WISE</b> Investment and Details of Source of Finance	S. N o.	Plant & Machinery	Rs. In Crores
		(a)	Capital Goods - Indigenous	42.12
			Capital Goods - Imported (CIF Value)	65.25
			<b>Total</b>	<b>107.37</b>
		(b)	Details of Source(s) of finance:	
			a. From existing reserves and surplus	72.31
			b. Transfer of CG from STPI (Bonded and Non-Bonded) No Separate Funding Required	33.00
			c. From Internal accruals (over next 5 years-surplus profits every year transferred to reserves)	2.06
			<b>Total</b>	<b>107.37 Cr.</b>
	Imported and Indigenous requirement of Materials and other outputs	(Rs. In Crores)		
			<b>Import</b>	<b>Indigenous</b>
		(b)	Raw Material, components, consumables, packing material, fuel etc.	0
		(c)	Input Services	84.71
			<b>Total</b>	<b>84.71</b>
				<b>286.54</b>

Requirement of Land/ built-up area (Area in Sq. Mtrs.)	i.	Registered Factory & Office					0
	ii.	Warehousing/ Storage					0
	iii.	Others, Specify					0
	Area admeasuring 81,428 Sqft (7565 Sqmt)						
Total employment	Total 1533 (Male - 931, Female – 602)						
Foreign Exchange Balance Sheet (1 <sup>st</sup>	(Rs. In Crores)						
		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	Total
	FOB Value of Exports	122.21	252.60	303.45	416.32	599.66	1694.24
	FE outgo	45.40	17.25	20.37	30.27	36.69	149.96
	NFE	76.81	235.36	283.09	386.06	562.97	1544.28
Effluent Treatment	Not applicable						
Whether Foreign Technology Agreement is Envisaged	No.						
Rule Provision w.r.t. SEZ Rules, 2006	Rule 17 & 18 of SEZ Rules, 2006.						
Request of the company	To approve their proposal for setting up of new unit at M/s. Nalanda Shelter Pvt Ltd.-SEZ						
Decision required for Approval Committee	To consider the proposal for setting up of new unit at M/s. Nalanda Shelter Pvt Ltd.-SEZ						
Observation of ADC	Approval Committee may kindly consider the proposal of the M/s. Faurecia India Private Limited for setting up of new unit in M/s. Nalanda Shelter Pvt Ltd. - SEZ						

GOVT. OF INDIA,  
OFFICE OF THE ZONAL DEVELOPMENT COMMISSIONER,  
SEEPZ-SEZ (PUNE CLUSTER)  
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AGENDA NOTE FOR CONSIDERATION OF THE APPROVAL COMMITTEE  
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a) Proposal:

Proposal submitted by M/s. Nalanda Shelter Private Limited-SEZ for leasing out built up space to the vendors for setting up Food Court Service at Kitchen No. 1, Retail Food Court, (Ground Floor), NSPL, Blue Ridge Township, Near Cognizant, Near RGIP, Hinjewadi Phase – I, Pune 411057.

b) Specific issue on which decision of Approval Committee is required:

Approval for leasing retail area to vendor for operating in the Food Court premises at Kitchen No. 1, Retail Food Court (Ground Floor), NSPL, Blue Ridge Township, Near Cognizant, Near RGIP, Hinjewadi Phase – I, - SEZ under Rule 11(5) of SEZ Rules, 2006, as detailed below :

Name of Vendor	Location of Cafeteria and Area	Area in Sq.ft.	Activities
M/s Tastea	Food Court Service at Kitchen No. 1, Retail Food Court (Ground Floor), NSPL, Blue Ridge Township, Near Cognizant, Near RGIP, Hinjewadi Phase – I, Pune 411057.	1200	Required for Food Facility for employees working in SEZ campus.

c) Relevant provisions:

Rule 11(5) of the SEZ Rules, 2006.

***“The land or Build up space in the processing area or Free Trade and Warehousing Zone shall be given on lease only to the entrepreneurs holding valid Letter of Approval issued under Rule 19 and [the lease period shall not be less than five years but notwithstanding any other condition in the lease deed, the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval:]***

***PROVIDED that the Developer may, with the prior approval of the Approval Committee, grant on lease land or built-up space, for creating facilities such as canteen, public telephone booths, first aid centre’s, crèche and such other facilities as may be required for the exclusive use of the Unit.***

d) Other information:

- Nalanda Shelter Private Limited, are registered as a Developer for Construction/Development of SEZ at Blue Ridge Township, Near Cognizant,

Near RGIP, Hinjewadi Phase – I, Pune 411057. They have been granted Formal Letter of Approval Number F.1/14/2017-SEZ Dtd. 31.03.2017.

➤ Further the Developer has submitted that:

- i. The aforesaid facilities will be utilized by all the Employees of the Units and Developers.
- ii. As a retail operator M/s Tastea, will not avail any direct or indirect Tax benefits available under the SEZ scheme.

➤ Further the Developer has submitted that:

- i) Developer space availability/Offer for License for retail Food Court at Kitchen No. 1, Retail Food Court (Ground Floor), NSPL, Blue Ridge Township, Near Cognizant, Near RGIP, Hinjewadi Phase – I, Pune 411057 letter dated 04.04.2023.
- ii) Fire NOC from Fire Department dated 29.06.2022.
- iii) The vendor has also submitted Provisional Fire NOC dated 14.07.2023.

**e) ADC Observation and recommendation:**

- Approval Committee may consider the request of the Developer for letting out retail space to vendor M/s Tastea for operating in the Food Court premises under Rule 11(5) of SEZ Rules, 2006 subject to submission of Final No objection Certificate issued by fire department.