

**OFFICE OF THE DEVELOPMENT COMMISSIONER,  
MIHAN SPECIAL ECONOMIC ZONE, GOVT. OF INDIA,  
NAGPUR**

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**AGENDA NOTE FOR CONSIDERATION OF THE APPROVAL COMMITTEE**

**a) Proposal: -**

Inclusion of additional location in the LOA dated 25.02.2020

**b) Specific Issue on which decision of UAC is required: -**

Approval for inclusion of additional location with an area of 3145 Sq. Ft. in the LOA

**c) Relevant provisions: -**

In terms of Rule 19(2) of SEZ Rules, 2006.

**d) Other Information: -**

M/s Maximist for Edification and Software Solutions Pvt. Ltd. has been granted Letter of Approval No. MIHAN-SEZ/Unit-15/LOA-12/AM2020/727 for IT/ITES at 1<sup>st</sup> Floor, A-Wing, North Block, CFB, MIHAN SEZ. The unit has commenced their production w.e.f 31.03.2020. The unit vide their letter dated 8.10.2020 has stated that:-

- (i) They have been allotted an Office space of 160 Sq.ft. at 11<sup>st</sup> floor, A Wing, CFB, MIHAN SEZ in the month of February, 2020.
- (ii) They have applied for bigger space to MADC on 29.01.2020 since their projects were increasing.
- (iii) MADC kept their application under consideration and assured them to allot the space of 3145 Sq. Ft. at Ground Floor, B Wing, CFB which was going to be vacated by MRR Soft after the exit of the said SEZ Unit.
- (iv) MIDC vide their letter dated 1.9.2020 has allotted the space of 3145 Sq. Ft. and they would like to add the same in the LOA dated 25.02.2020. No changes in the projections as the same were considered initially in their Project Report considering the said space of 3000 Sq. Ft.

The Developer vide letter dated 01.09.2020 has granted provisional officer of allotment.

It is stated that in terms of Rule 19(2) of SEZ Rules, 2006 “ **provided that Approval Committee may also approve proposals for broad-banding, diversification, enhancement of capacity of production, change in items**



**of manufacture or services activity, if its meets the requirement of rule 18".**

The proposal of the Unit addition of location i.e. 3145 Sq. Ft. at Ground Floor, B Wing, North Block, Central Facility Building in the LOA dated 25.02.2020 is submitted before the Approval Committee for consideration.

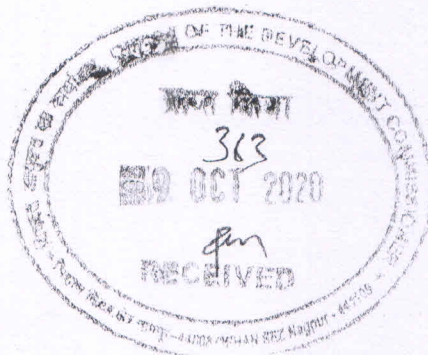
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MESSPL/SEZ/20-21/\_\_\_\_  
October 8, 2020  
**BY HAND / BY FAX.**

To,

**The Development Commissioner,  
Office of the Development Commissioner,  
1st Floor, Central Facility Building,  
MIHAN SEZ,  
Khapri,  
Nagpur-441 108.  
MAHARASHTRA.**



**SUB: Change of Office Space allotted in MIHAN – Central Facility Building in the existing Letter of Approval .**

**Ref. : Letter of Approval No. Mihan-sez/unit-15/LOA-12/AM-2020/727 dated 25/02/2020.**  
**Provisional Letter of Allotment no. 1070/MIHAN/MM/2020 dated 27/02/2020**

Dear Sir,

We M/s. Maximist for Edification and Software Solutions Private Limited have been allotted an Office space of 160 Sq. ft. at 1<sup>st</sup> Floor, A Wing, CFB Building, Mihan SEZ, Nagpur in the month of February, 2020. We have applied for bigger space to MADC on 29<sup>th</sup> January, 2020 vide our letter no. MESSPL/19-20/MADC/002, since our projects were increasing.

MADC has kept our application under consideration and assured us to allot the space of 3,145 Sq. Ft. at Ground floor, B-wing, Central Facility Building, MIHAN, SEZ, Nagpur, Maharashtra-441108 which was going to be vacated by MRR Soft (one of the SEZ Unit) after the exit of the said SEZ unit.

In view of the above, the said space of 3145 Sq. Ft. has now been allotted by MADC the developer vide their letter no. 2780/MIHAN/MM/951/2020 dated 01/09/2020 which is enclosed herewith for your ready reference. Since we have now been allotted the space of 3,145 Sq. Ft. at Ground Floor we would like to update the same in our Letter of Approval no. Mihan-sez/unit-15/LOA-12/AM-2020/727 dated 25/02/2020 accordingly with no changes in the projections as the same were considered initially in our Project Report considering the said space of 3,000 Sq. Ft.

→ put up into the file for necessary perusal. *[Signature]*

9/10/2020 11:32 pm

*Aso*

**Maximist for Edification and Software Solutions Pvt. Ltd.**

**Registered Office:**

202, Rama Niwas, Plot 84, Hill Road, Ram Nagar,

Nagpur, MH, India – 440033.

Tel: +91 7722024200

CIN: 72200MH2009PTC189476

**SEZ Unit:**

1st floor, A-wing, North block, Central Facility Building,

Mihan SEZ, Nagpur, MH, India – 441108.

contact@maximess.com

www.maximess.com

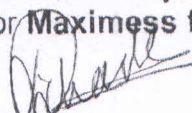


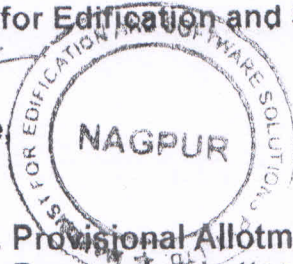
We now sincerely request you to please issue us the amendment or a fresh Letter of Approval considering the space allotted by MADC at the earliest so as to proceed further make necessary changes in all the documents.

Thanking you.

Yours faithfully,

For **Maximess for Edification and Software Solutions Pvt. Ltd.,**

  
**Praful Lichade**  
 Director.



Encl. : 1. Provisional Allotment of 160 Sq. Ft.  
 2. Possession Letter of 3,145 Sq. Ft.

C.C. : 1. **The Specified Officer,**  
 Mihan SEZ,  
 Nagpur.

2. **The Developer,**  
**MADC,**  
 Mihan SEZ,  
 Nagpur.

**Maximist for Edification and Software Solutions Pvt. Ltd.**

Registered Office:

202, Rama Niwas, Plot 84, Hill Road, Ram Nagar,  
 Nagpur, MH, India – 440033.  
 Tel: +91 7722024200  
 CIN: 72200MH2009PTC189476

SEZ Unit:

1st floor, A-wing, North block, Central Facility Building,  
 Mihan SEZ, Nagpur, MH, India – 441108.  
 contact@maximess.com  
 www.maximess.com





No. 1070 /MIHAN/MM/2020

Date: 27/02/2020

To,  
M/s Maximist for Edification and Software Solutions Pvt. Ltd  
202, Rama Saha Niwas Hill Road,  
Ram Nagar, Nagpur-440010

Kind Attn: Mr. Praful Lelrade

Sub: - Provisional Allotment of about 160 sq. ft. of office space on First Floor in 'A' Wing  
North block at Central Facility Building at MIHAN-SEZ

Ref: - Your application dated 26<sup>th</sup> December 2019

Sir,

With reference to above, Maharashtra Airport Development Company Ltd (MADC) is pleased to allocate a space with Bare shell facility admeasuring about 160 sq. ft. @ Rs.35/- sq. ft. per month, on First Floor in 'A' Wing, North block at Central Facility Building at MIHAN-SEZ to your company for office purpose & that activity related and admissible in SEZ, on a temporary basis subject to approval of unit approval committee (UAC) Board with the annual increment as per the policy.

The Brief T&C are as given below.

- 1) Allotment of office space of approx 160 sq. ft. space on the First Floor in 'A' Wing North Block at Central Facility Building at MIHAN-SEZ
- 2) The Space allotment is subject to the term and condition of the Leave and Licenses agreement, a draft of which is being sent to you shortly. As you have already paid the Lump sum amount towards Security deposit for 3 months @ Rs.35 per sq. ft. X 160 sq. ft. X 3 months = Rs.16,800 (Rupees Sixteen Thousand and Eight Hundred Only) as the space is Plug and Play facility and it is below 5000 sq. ft. so accordingly you have to pay rent @ Rs.35 per sq. ft. per month.

### Maharashtra Airport Development Company Ltd.

(A Government of Maharashtra Undertaking)

CIN : U45203MH2002SGC136979

GSTIN-SEZ: 27AADCM9623M2ZY / GSTIN-NON SEZ: 27AADCM9623M1ZZ

Central Facility Building, B-Wing (North), 1st Floor, MIHAN SEZ, Khapri (Rly), Nagpur - 441 108.

Tel: +91-7104-665665 • Fax: +91-7104-665600 • E-mail: jmd@madcindia.org • Website: <https://madc.maharashtra.gov.in>



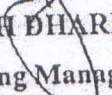


- 3) Based on this letter, you may kindly approach the development Commissioner, MIHAN-SEZ Nagpur for the approval of your unit under the SEZ Act and Rules under intimation to MADC.
- 4) On the receipt of letter of approval from Development Commissioner-MIHAN-SEZ, you are requested to execute the Leave and License agreement to commence the operation immediately.
- 5) You are requested to kindly arrange a calibrated energy meter for your installation at the allocated premise and submit application to the electrical Department at MADC Office (Contact – Mr.K.R Ingle – 0712-2815612)
- 6) You are also requested to kindly take the Fire NOC from Fire Department at MADC Office (Contact – Mr. S.S Meshram – 0712-2815607)

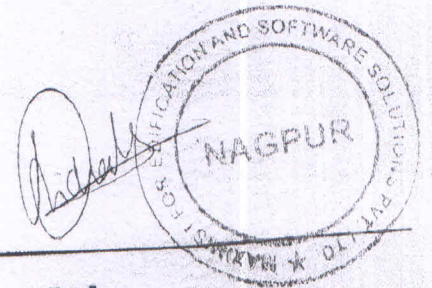
Thanking you,

For,

Maharashtra Airport Development Company Ltd.

  
**YOGESH BHARKAR**  
 Marketing Manager

- Copy to :- 1) Office of the Development Commissioner
- 2) F&A Manager
  - 3) Consultant (Electrical)
  - 4) Fire Officer
  - 5) Consultant (LA)
  - 6) Sr. Marketing Manager, Mumbai Office
  - 7) VC&MD



**Maharashtra Airport Development Company Ltd.**

(A Government of Maharashtra Undertaking)

CIN : U45203MH2002SGC136979

GSTIN-SEZ: 27AADCM9623M2ZY / GSTIN-NON SEZ: 27AADCM9623M1ZZ

Central Facility Building, B-Wing (North), 1st Floor, MIHAN SEZ, Khapri (Rly), Nagpur - 441 108.

Tel: +91-7104-665665 • Fax: +91-7104-665600 • E-mail: jmd@madcindia.org • Website: <https://madc.maharashtra.gov.in>



702, Ramra Sahy Niwas, Hill Road,  
Ram Nagar, Nagpur - 440010

Plot

- 1) Your Application No. NRI did. 26<sup>th</sup> December 2019
- 2) Our Provisional Allotment Letter No. 1070/MIHAN/MM/2020 Did. 27<sup>th</sup> February 2020
- 3) Revised Provisional Allotment Letter No. 2775/MIHAN/MM/951/2020 Did. 01 September 2020
- 4) LOA No. MIHAN-SUZ/Unit-15/LOA-12/AM-2020-727 did. 25/02/2020

Sir,

The possession is given with a view that you can initiate the interiors and other associated activities for the proposed HITES operation, however M/s. Maximust for Edification and Software Solutions Pvt. Ltd. will be required to enter into 'Leave & License Agreement' with MADC as per the MHAN (Disposal of Land Regulations) and various policies under it.

The possession date to be considered as 1<sup>st</sup> September 2020 and the rent will start accordingly.

THANKING YOU

For Maharashtra Airport Development Company Ltd.

YOGESH DILARKAR

## Marketing Manager

**Nishikawa Air and Drilling Company Ltd**

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

100

Tel: +91 712 2815401 • Fax: +91 712 2815401 • E-mail: [info@hspc.co.in](mailto:info@hspc.co.in) • Website: <http://www.hspc.co.in>





No. 2775/MIHAN/MM/951/2020

Date: 01/09/2020

To:

M/s Maximist for Edification and Software Solutions Pvt. Ltd.

202, Rama Saha Niwas Hill Road,

Ram Nagar, Nagpur - 440010

**Sub: Revised Provisional Allotment of about 3145 Sq. Ft. Office Space on Ground Floor, B Wing, North Block at Central Facility Building, MIHAN SEZ**

**Ref: 1. Your Application No. Nil Dtd. 26<sup>th</sup> December 2019**

**2. Provisional Allotment Letter No.: 1070/MIHAN/MM/2020 Dtd. 27/02/2020**

**Kind Attn: Shri. Praful Lichade**

Sir,

With reference to above cited subject and references, Maharashtra Airport Development Co. Ltd. (MADC) has allotted around 160 Sq. ft. office space at Business Center, First Floor, A Wing, North Block, Central Facility Building, MIHAN SEZ, Nagpur vide ref. No. 1. As per your request MADC is pleased to allocate a bigger space with Warm Shell Facility admeasuring about 3145 Sq. ft. @ Rs. 33/- per Sq. Ft. per month on Ground Floor, B Wing, North Block at Central Facility Building, MIHAN SEZ to your company for that activity related and admissible under SEZ Act, on a Leave and License basis subject to Unit Approval Committee (UAC) with the annual increment as per the policy.

**The Brief Terms & Conditions as given below:**

- 1) Allotment of 3145 Sq. ft. office space on Ground Floor, B Wing, North Block at Central Facility Building, MIHAN SEZ
- 2) The space allotment is subject to the terms and conditions of the Leave & License Agreement, a draft of which is being sent to you shortly. You are hereby requested to

**Maharashtra Airport Development Company Ltd.**

(A Government of Maharashtra Undertaking)

CIN : U45203MH2002SGC136979

GSTIN-SEZ: 27AADCM9623M2ZY / GSTIN-NON SEZ: 27AADCM9623M1ZZ

Central Facility Building, B-Wing (North), 1st Floor, MIHAN SEZ, Khapri (Rly), Nagpur - 441 108.

Tel: +91-712-2815600 • Fax: +91-712-2815601 • E-mail: jmd@madcindia.org • Website: <https://madc.maharashtra.gov.in>






- pay the balance security deposit for the subject space. Security Deposit for 3 months = Rs. 33/- per Sq. Ft. X 3145 Sq. Ft. = Rs. 3,11,355 (Rs. Three Lakhs Eleven Thousand Three Hundred and Fifty Five Only), as you have already paid a Lump Sum amount towards security deposit Rs. 49,500, Kindly pay the difference amount of Rs. 2,61,855/-
- 3) As the space is a Warm Shell Facility and it is below 5000 sq. ft. so accordingly you have to pay rent @ Rs. 33/- per sq. ft. per month.
  - 4) Based on this letter, you may kindly approach the Development Commissioner, MIHAN SEZ for the approval of address change of your unit under the SEZ Act and Rules under intimation to MADC
  - 5) On receipt of revised Letter of Approval from Development Commissioner – MIHAN SEZ, you are requested to execute the Leave & License Agreement to commence the operations immediately
  - 6) You are requested to kindly arrange a calibrated Energy Meter for your installation at the allocated premise and submit application to the Electrical Department at MADC Office (Contact Shri. K. R. Ingole – 0712 – 2815612)
  - 7) You are also requested to kindly take Fire NOC from the Fire Department at MADC Office (Contact Shri. S. S. Meshram – 0712 – 2815607)

Thanking You,

For Maharashtra Airport Development Co. Ltd.

  
Yogesh Dharkar  
Marketing Manager

Copy submitted to VC&MD – MADC for favor and information please.

Copy submitted to Development Commissioner – MIHAN SEZ for information please.

Copy to F&A Mgr, Addl. Chief Architect, Chief Engineer, Advisor (Tech) – MADC Nagpur

Copy to Sr. Mktg. Manager, Chief Planner, Chief Financial Officer. – MADC Mumbai

**Maharashtra Airport Development Company Ltd.**

(A Government of Maharashtra Undertaking)

CIN : U45203MH2002SGC136979

OSTIN-SEZ: 27AADCM9623M2ZY / OSTIN-NON SEZ: 27AADCM9623M1ZZ

Central Facility Building, B-Wing (North), 1st Floor, MIHAN SEZ, Khapri (Rly), Nagpur - 441 108.

Tel: +91-712-2815600 • Fax: +91-712-2815601 • E-mail: jmd@madcindia.org • Website: <https://madc.maharashtra.gov.in>