



भारतसरकार/Government of India
फलतावि'शेषआर्थिक कक्षेत्र/FALTA SPECIAL ECONOMIC ZONE
'ाणि2 ज्यवि'भाग/Department of Commerce
'ाणि2 ज्यऔरउद्योगमंत्रालय/Ministry of Commerce & Industry
वि'जामपैलेस, दूसराएमएसओप'क, चौ'ीमजि'ल/NizamPalace, 2nd MSO Building, 4thFloor



Falta SEZ

234/4 ए+ेसीबोसरोड, कोलकाता-700020/234/4 AjCBoseRoad, Kolkata-700020;
टेलीफो'क/Phone:2287-2263,2287-7923,2281-3117;फैक्स/Fax:(033)2287-3362;

ईमेल/Email:;वेबसाइट/Website:



Subject: Minutes of the 208th Unit Approval Committee (UAC) meeting (2nd meeting of the 2026 Series) held in hybrid mode on 24.02.2026 at O/o the Development Commissioner, Falta Special Economic Zone, Nizam Palace, Kolkata under chairmanship of the Development Commissioner, Falta Special Economic Zone.

Agenda Item No. 208.1: Ratification of minutes of the 207th meeting of the Unit Approval Committee held on 28.01.2026.

Minutes of 207th UAC meeting was circulated to all the members. As no comments received from members, committee ratified the minutes.

Agenda Item No. 208.2: Renewal of LOA in respect of M/s Eastern Silk Industries Ltd. (Trading and Manufacturing) units

Mr. Aayush Goel virtually represented the applicant before committee.

Committee observed the following:

1. The said units were non-operational since 24.03.2022 & 25.03.2023 respectively due to ongoing Liquidation as Going Concern under Hon'ble National Company Law Tribunal (NCLT).
2. The M/s *Baumann Dekor Private Limited* participated in the E-auction and was the successful Bidder for M/s Eastern Silk Industries Limited.
3. The final Order for Liquidation as Going Concern came vide Order dated 31.01.2024 from Hon'ble NCLT.
4. Since, the M/s Eastern Silk Industries Limited was liquidated as Going Concern, the legal entity and CIN of the Company remained same and will continue with all reliefs.
5. The Hon'ble NCLT vide its order dated 31.01.2024 approved the resolution plan and unequivocally clarified that all liabilities - statutory or otherwise - not forming part of the resolution plan stand extinguished. Further, the new management shall not be held accountable for any acts, omissions, or liabilities attributable to the erstwhile management.

After deliberation, Committee approved the renewal of the Company's LOA No. FEPZ/LIC/E-11/98/4889 dated 14.10.1998 for five (5) years from 25.03.2022 to 24.03.2027 and LOA No. FEPZ/LIC/E-12/98/5715 dated 13.11.1998 for five (5) years from 26.03.2023 to 25.03.2028 in terms of NCLT Order dated 31.01.2024, Instruction Order No. 109 dated 18.10.2021 of the Department of Commerce and Rule 19(6) of SEZ Rules, 2006.



Also the Committee noted the reorganization (change in Directors) of the company in terms of Instruction Order No. 109 dated 18.10.2021 of the Department of Commerce.

Agenda Item No.208.3: Request for approval of “Default list of Services” for authorized operation at Falta SEZ by M/s. Kariwala Industries Ltd (Unit-III)

Mr. Shashi Kanta Sarogi virtually represented the applicant before committee.

The Committee observed that the 12 (twelve) services, as requested by the unit, are included in the list of default services as provided by Department of Commerce for the UACs to approve such services i.r.o. SEZ units.

Committee, therefore, approved the proposal.

Agenda Item No. 208.4: Request for approval of default list of services for operation at Falta SEZ for M/s. Pacific Jute Limited

Mr. Aditya Sharma virtually represented the applicant before committee.

The Committee observed that the 08 (eight) services, as requested by the unit, are included in the list of default services as provided by Department of Commerce for the UACs to approve such services i.r.o. SEZ units.

Committee, therefore, approved the proposal.

Agenda Item No. 208.5: Request for approval of default list of services for operation at Falta SEZ for M/s. Narendra Tea Company Private Ltd.

Mr. Shekhar Samanta physically represented the applicant before committee.

The Committee observed that the 35 (thirty five) services, as requested by the unit, are included in the list of default services as provided by Department of Commerce for the UACs to approve such services i.r.o. SEZ units.

It was also noted by the committee that lease rent of Rs. 10.56 lakhs was outstanding w.r.t. the unit as on 23.02.2026 (till 31.03.2026).

Committee, approved the proposal with an instruction to the unit for payment of the outstanding lease rent at the earliest.

Agenda Item No. 208.6: Request for approval of default list of services for operation at Falta SEZ for M/s Acknit Industries Limited

Mr. Prakash Kumar Jha virtually represented the applicant before committee.

The Committee observed that the 35 (thirty five) services, as requested by the unit, are included in the list of default services as provided by Department of Commerce for the UACs to approve such services i.r.o. SEZ units.

Committee, therefore, approved the proposal.



Agenda Item No. 208.7: Request for permission / in principle approval to transfer the Developer's Letter of Approval (LoA) including all authorized operations, assets & liabilities, as going concern, from the company M/s DLF Limited to M/s Makalu Builders LLP (a wholly owned subsidiary of M/s Srijan Realty Pvt. Ltd.) on slump sale basis, under the Business Transfer Agreement (BTA).

Mr. Naveen Kedia and Mr. Dipak Das physically represented the applicant before committee.

Committee observed the following:

1. Vide Business Transfer Agreement dated 03.02.2026 M/s DLF Ltd. has transferred the SEZ business undertaking as a going concern to M/s Makalu Builders LLP (a wholly owned subsidiary of M/s Srijan Realty Pvt. Ltd) on slump sale basis.
2. M/s DLF has submitted an undertaking dated 20/23.02.2026 stating that no further approval, consent, or sanction from any Governmental Authority, including the National Company Law Tribunal, is required under applicable law for the purpose of effecting the proposed transfer of the business undertaking of the Company by way of a slump sale, other than the approval required from the West Bengal Housing Infrastructure Development Corporation.
3. M/s Makalu Builders LLP has submitted an undertaking for seamless continuity of operations and obligations of the SEZ Business on transfer from M/s DLF Limited.

After deliberation, Committee granted '**in-principle**' approval to transfer the Developer's Letter of Approval (LoA) including all authorized operations, assets & liabilities, as going concern, from the company M/s DLF Limited to M/s Makalu Builders LLP, in terms of Instruction Order No. 109 dated 18.10.2021 of the Department of Commerce subject to the condition that the Developer shall not opt out or exit out of the Special Economic Zone and continues to operate as a going concern, also M/s Makalu Builders LLP will file for final change of developer upon completion of transaction.

Agenda Item No. 208.8: Intimation of change in the Director of M/s Candor Kolkata One Hi-Tech Structures Pvt Ltd (Developer) bearing LOA No. F.2/114/2005-EPZ dated 23/05/2007

Mr. Hema Chandra Rao virtually represented the applicant before committee.

Committee noted the intimation in terms of the Instruction No. 109 dated 18.10.2021 of Department of Commerce.

Agenda Item No. 208.9: Monitoring of Annual Performance of SEZ units:

Sl.No.	Name of the Unit	Name of the Zone	Period of Monitoring	Observations/Directions
i.	M/s. Kariwala Industries Ltd	Falta Special Economic Zone, Kolkata	2024-25(3 rd year of the 4 th Block)	Observations: 1. Positive Net Foreign Exchange (NFE) for the year monitored. 2. Pending FOREX realization: NIL.



				3. Pending Lease Rentals : Rs. 6,50,110/- (as on 31.03.2026)
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This issues with the approval of Chairperson of the Unit Approval Committee.

Digitally signed by
Parthasarathi Ghosh
Date: 27-02-2026
18:45:14

(Parthasarathi Ghosh)
Dy. Development Commissioner
Date : 27.02.2026

F.No.1(208)/208thUAC/2026/ 1958



Copy to UAC members:-

1. Director , SEZ Admin
Department of Commerce
Ministry of Commerce &
Industry, Vanijya Bhawan,
NewDelhi-110107
2. Additional Director General of Foreign Trade
Directorate General of Foreign Trade
Regional Office Kolkata
4,Esplanade
East, Kolkata-
700069
3. Principal Commissioner of Customs (Airport & Administration)
Air Cargo Complex,
Netaji Subhas Chandra Bose
Airport, Kolkata- 700052
4. Director(Banking)
Department of Financial Services
Ministry of Finance
Jeevan Deep Building,Sansad
Marg, New Delhi-110001
5. Principal Commissioner of Income Tax
'Aayakar Bhawan',
P-7, Chowringhee Square,
Esplanade,
Kolkata-700069
6. West Bengal Industrial Development
Corporation, 23, Camac Street,
5th Floor,
Kolkata-
700017
7. West Bengal Pollution Control Board,
Paribesh Bhawan
10A,Block-LA, SectorIII
Bidhannagar,
Kolkata-700106

List of participants from O/o Development Commissioner, Falta Special Economic Zone

1. Shri Parthasarathi Ghosh, Deputy Development Commissioner
2. Shri Mritunjay Kumar, Superintendent of Customs(SO, FSEZ)
3. Shri Harekrushna Sahoo, Assistant Development Commissioner