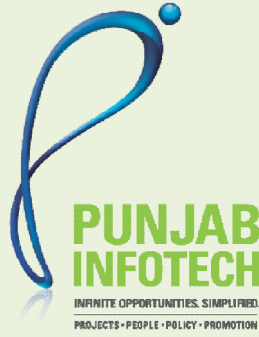


Regd. Office : 5th - 6th Floor, Udyog Bhawan, 18,
Himalaya Marg, Sector-17 Chandigarh- 160017
Tel. +91172-5256400- 401 **Fax:** +91172-2702423
E-mail: punjabinfotech@punjabinfotech.gov.in
website: www.punjabinfotech.gov.in
CIN:U17219CH1976PLC003642



**PUNJAB INFORMATION AND
COMMUNICATION TECHNOLOGY
CORPORATION LTD.**
(A State Government Undertaking)

PERMISSION TO MORTGAGE (LEASE HOLD)

Plot No. _____ Phase _____ Focal Point _____

Name of the applicant _____

Father's / Husband's Name _____

Address: _____

Mobile No. _____

E-mail _____

PERMISSION TO MORTGAGE(LEASE HOLD)

Check List for obtaining permission to mortgage as 1st Charge and sending of lease deed to financial institution/bank and Permission to mortgage is allowed to the allottee of Corporation for availing credit facilities from concerned financial institution/bank for setting up/running unit on the allotted plot only.

- i) Application Form for obtaining permission to mortgage and sending of lease deed to concerned financial institution/bank against 1st charge
- ii) Self attested copy of latest No due certificate/Plot is fully paid including enhanced land cost if any and payment of upto date extension fee or submission of proof of production issued by GM(DIC) as applicable alongwith Indemnity bond as per prescribed format and lease deed stand executed.
- iii) Request letter from concerned bank/financial institution addressed to PICTCL seeking permission to mortgage the plot as 1st Charge and sending of lease deed to their institution alongwith following undertaking:-
 - a. Lease deed under no circumstances would be handed over by bank / Financial Institution to the allottee.
 - b. Bank would directly return the lease deed to PICTCL on liquidation of credit facilities or at any time temporarily as & when demanded by PICTCL.

APPLICATION FORM OF ALLOTTEE
FOR OBTAINING PREMISSION TO MORTGAGE AS FIRST CHARGE

To

The Managing Director
PICTCL Ltd. 18, Himalya Marg
Udyog Bhawan
Sector 17-A, Chandigarh

Subject: Permission to Mortgage Industrial Plot/Shed No. _____,
Phase _____ Focal Point/Growth Centre _____.

Sir/Madam,

I/we are the owner(s) of the plot/shed as mentioned above and wish to seek permission to mortgage the same in favor of _____ (Name of Bank). All the requisites documents are enclosed. It is further declared that I/we are legally empowered to mortgage the above said property, which is free from any mortgage. The plot is fully paid up and nothing is outstanding against the above plot. I/we shall abide by all other conditions imposed in the said permission along with the terms and conditions of allotment letter. It is further certified that neither there is any litigation pending in any court of law nor any injunction issued by any court of law restraining the transfer/sale/mortgagee of the said property. I/we do hereby certify that the above information is true and correct and nothing has been mis-stated or concealed therein.

It is requested that our original lease deed/supplementary lease deed may be sent to _____ (name of the bank with address) and necessary permission to mortgage of the aforesaid property may be given to me/us.

Date: _____

Signature _____

(Name & Address of Owner (s))

**(Consent to be given by the Bank/Financial Institution from which loan is
being raised)**

To

The Managing Director
PICTCL Ltd.
18, Himalya Marg
Udyog Bhawan
Sector 17-A, Chandigarh

Subject: Permission to Mortgage Industrial Plot/Shed No. _____,
Phase _____ Focal Point/Growth Centre _____.

Sh./Smt./M/s _____ R/o _____
_____ has applied for loan against plot/shed
No. _____ Phase _____, Focal Point/Growth Centre
_____ for availing credit facilities from
_____ (Name of Bank/Financer) . We have agreed to
sanction/release loan/credit facilities to the applicant for setting up/run unit on the allotted plot
only against 1st charge. You are requested to send the original lease deed/supplementary
lease deed to us and we hereby undertake as under:

- a. Lease deed under no circumstances would be handed over by bank / Financial Institution to the allottee.
- b. Bank would directly return lease deed to PICTCL on liquidation of credit facilities or at any time temporarily as & when demanded by PICTCL.

(Authorized Signatory)
Name of the Bank/ Financial Institution

APPLICATION FOR PERMISSION TO MORTGAGE LEASE/FREE HOLD PLOT AS A 3RD PARTY

PERMISSION TO MORTGAGE(LEASE HOLD)

Check List for obtaining permission to mortgage as 1st Charge and sending of lease deed to financial institution/bank in favour of 3rd party /entity.

- i) Application Form for obtaining permission to mortgage and sending of lease deed to concerned financial institution/bank against 1st charge in favour of 3rd party/entity and an affidavit to pay any dues whatsoever becoming due in future on account of cost enhancement and other charges against the plot and the allottee has an interest in shape of being a proprietor/partner/shareholder of the 3rd party or 3rd party happens to be family member(s) of the allottee i.e spouse, children, parents, brothers and sisters..
- ii) Self attested copy of latest NDC /Plot is fully paid including enhanced land cost if any & Payment of upto date extension fee and lease deed stand executed.
- iii) Request letter from concerned bank/financial institution addressed to PICTCL seeking permission to mortgage as 1st Charge and sending of lease deed to their institution for availing credit facilities by _____.
- iv) The bank is required to give following undertaking:-
 - a. Lease deed under no circumstances would be handed over by bank / Financial Institution to the allottee.
 - b. Bank would directly return the lease deed to PICTCL on liquidation of credit facilities or at any time temporarily as & when demanded by PICTCL.

**APPLICATION FORM OF ALLOTTEE FOR OBTAINING PERMISSION TO MORTGAGE AS
FIRST CHARGE IN FAVOUR OF 3RD PARTY**

To

The Managing Director
PICTCL Ltd.
18, Himalya Marg
Udyog Bhawan
Sector 17-A, Chandigarh

Subject: Permission to Mortgage in favour of 3rd party of Industrial Plot/Shed
No. _____, Phase _____ Focal Point/Growth
Centre _____.

Sir/Madam,

I/we are the owner(s) of the plot/shed as mentioned above and wish to seek permission to mortgage the same in favor of _____ (Name of Bank). All the requisites documents are enclosed. It is further declared that I/we are legally empowered to mortgage the above said property. The plot is fully paid up and nothing is outstanding against the above plot. I/we shall abide by all other conditions imposed in the said permission along with the terms and conditions of allotment letter. It is further certified that neither there is any litigation pending in any court of law nor any injunction issued by any court of law restraining the transfer/sale/mortgagee of the said property. I/we do hereby certify that the above information is true and correct and nothing has been mis-stated or concealed therein. It is certified that allottee has interest in the 3rd party i.e. M/s _____ being _____. A certificate to this effect is enclosed.

It is requested that our original lease deed/supplementary lease deed may be sent to _____ (name of the bank with address) and necessary permission to mortgage the aforesaid property in favour of M/s _____ as 3rd party /entity may be given.

Date: _____

Signature _____

(Name & Address of Owner (s))

Self Declaration for obtaining 3rd party mortgage

I _____ S/o Sh _____ aged ____ Resident of _____, Prop/Partner of M/s _____ do hereby solemnly affirm and declare as under:-

1. That industrial plot No____ Ph____ Focal Point, _____ was allotted to M/s _____ vide allotment letter No ____ Dt _____ on the terms and conditions contained therein.
2. That the deponent is a sole prop of the above said firm

OR

That the deponent is a prop /**partner**/Share holder in the above said firm holding ____% share in the partnership/company

3. That the upto date full dues against the above said plot have since been paid to PICTCL.
4. That Sh _____ S/o Sh _____ (Prop/partner/shareholder) of M/s _____ is a family member (s) i.e. _____ (spouse/son/daughter/brother/sister) of the deponent who intends to raise credit facilities from _____

OR

That the deponents are prop/partner/shareholder of M/s _____ and intend to raise credit facilities from _____

5. That the deponent undertakes to pay all the dues what so ever that may become recoverable in future on account of cost enhancement or otherwise in respect of plot No _____ Ph- Focal Point, _____
6. That in case the deponent fails to clear the dues within the stipulated period, the permission for mortgage of the said plot granted in favor of M/s _____ shall be deemed to have been withdrawal/cancelled/terminated for all intents and purposes without any further notice whatsoever and the corporation shall be free to proceed further against the deponent in accordance with law

Deponent

Verification

Verified that the above contents of this affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein and no part of it is false

Deponent

(Consent to be given by the Bank/Financial Institution from which loan is being raised in case of 3rd party mortgage)

To

The Managing Director,
PICTCL Ltd.
18, Himalya Marg
Udyog Bhawan
Sector 17-A, Chandigarh

Subject: Permission to Mortgage Industrial Plot/Shed No._____,
Phase_____ Focal Point/Growth Centre_____.

Sh./Smt./M/s_____ R/o
_____ has applied for loan against
plot/shed No._____ Phase_____, Focal Point/Growth Centre
_____ for availing credit facilities from
_____ (Name of Bank/Financer) in favour of M/s
_____ being 3rd party . We have agreed to sanction/release loan/credit facilities to the
applicant against 1st charge of above property. You are requested to send the original lease
deed/supplementary lease deed to us and we hereby undertake as under:

- a. Lease deed under no circumstances would be handed over by bank / Financial Institution to the allottee.
- b. Bank would directly return lease deed to PICTCL on liquidation of credit facilities or at any time temporarily as & when demanded by PICTCL.

(Authorized Signatory)
Name of the Bank/ Financial Institution\

(On non-judicial stamp papers of Rs.50/- to be attested from NOTARY PUBLIC)

INDEMNITY BOND

This indemnity bond is executed at _____ on this _____ day of _____ by _____ Sh./Smt. _____ S/o.D/o.W/o. _____ Sh. _____ Aged _____ resident of _____ -

Whereas the executant has submitted a copy of the PMT certificate No. _____/ letter NO. _____ dated _____ issued by the GM, DIC, _____ showing the commencement of production on the Plot No. _____ in phase _____ measuring _____ Sq.Yd., Focal Point _____ allotted/ transferred in his/ her/ their favour by PICTCL vide letter No. _____ dated _____

And whereas the PICTCL, Chandigarh has asked the executant to furnish indemnity bond confirming the date of commencement of production shown in the PMT certificate submitted by him/ them.

Now this indemnity bond witnessh as under:-

1. That I/WE, am/are the allottee of Plot No. _____ Phase _____ Measuring _____ Sq. Yds. In the Industrial Focal Point _____ allotted to me by the Punjab Information and Communication Technology Corporation Ltd., Chandigarh vide allotment/transfer letter No. _____ Dated _____
2. That as per clause No. _____ of the terms & Conditions of allotment, I/ we _____ was/ were required to bring the unit under production on the allotted plot No. _____ Phase _____ Focal point _____ after raising construction with in a period of _____ years from the date of allotment and to submit the copy of PMT certificate duly issued and attested by General Manager, Distt. Industries Centre _____ as a proof of having brought the unit into production on the allotted plot failing which extension fee as per the terms of allotment/ decision taken by the Govt./PICTCL from time to time and BODs of the PICTCL is leviable.
3. That I/ we have brought the unit into production on _____ after raising construction of factory building on plot No. _____ IFP _____

4. That I/ we have been issued PMT certificate No._____ dated____ by the General Manager, Distt. Industries Centre_____ evidencing the date of commencement of production on the plot as_____.
5. That I have now submitted a photo copy of the above mentioned PMT certificate duly attested by GM,DIC,_____ in the office of PICTCL.
6. That in case it is found that the date of commencement of production mentioned in the PMT or any other particulars mentioned in the copy of the PMT are wrong/ false & PICTCL who is the absolute owner of the property in question would suffer any financial loss on account of false/ wrong PMT certificate, the executant, his/their property, legal heirs and persons shall be liable to make good the loss of any sort which may be sustained by the PICTCL at a later stage even after the transfer of plot in favour of any other person(s)/ party.
7. That the legal heirs./successors of the deponent shall also be liable to make good the financial loss, if any, suffered by the PICTCL due to submission of wrong & false documents depicting the date of commencement of production .

EXECUTANT

Witness:

1. _____

2. _____