

APPLICATION FOR PERMISSION TO MORTGAGE  
LEASE HOLD PLOT & SENDING OF  
ORIGINAL/SUPPLEMENTARY LEASE DEED TO BANK

Plot No. \_\_\_\_\_ Phase \_\_\_\_\_ Focal Point \_\_\_\_\_

Name of the applicant \_\_\_\_\_

Father's / Husband's Name \_\_\_\_\_

Address: \_\_\_\_\_

Mobile No. \_\_\_\_\_

E-mail \_\_\_\_\_

PUNJAB SMALL INDUSTRIES & EXPORT  
COPN.LTDUDYOG BHAWAN, SECTOR 17, CHANDIGARH

## **PERMISSION TO MORTGAGE(LEASE HOLD)**

**Check List for obtaining permission to mortgage as 1<sup>st</sup> 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 1<sup>st</sup> 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 PSIEC seeking permission to mortgage the plot as 1<sup>st</sup> 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 PSIEC on liquidation of credit facilities or at any time temporarily as & when demanded by PSIEC.

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

To

The Managing Director  
PSIEC 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  
PSIEC 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 1<sup>st</sup> 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 PSIEC on liquidation of credit  
facilities or at any time temporarily as & when demanded by PSIEC.

( Authorized Signatory)

Name of the Bank/ Financial Institution

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

Plot No. \_\_\_\_\_ Phase \_\_\_\_\_ Focal Point \_\_\_\_\_

Name of the applicant \_\_\_\_\_

Father's / Husband's Name \_\_\_\_\_

Address: \_\_\_\_\_

Mobile No. \_\_\_\_\_

E-mail \_\_\_\_\_

PUNJAB SMALL INDUSTRIES & EXPORT  
COPN.LTDUDYOG BHAWAN, SECTOR 17, CHANDIGARH

## **PERMISSION TO MORTGAGE(LEASE HOLD)**

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

- i) Application Form for obtaining permission to mortgage and sending of lease deed to concerned financial institution/bank against 1<sup>st</sup> charge in favour of 3<sup>rd</sup> 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 3<sup>rd</sup> party or 3<sup>rd</sup> 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 PSIEC seeking permission to mortgage as 1<sup>st</sup> Charge and sending of lease deed to their institution for availing credit facilities by \_\_\_\_\_.

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 PSIEC on liquidation of credit facilities or at any time temporarily as & when demanded by PSIEC.

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

To

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

Subject: Permission to Mortgage in favour of 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> party /entity may be given.

Date: \_\_\_\_\_

Signature \_\_\_\_\_

(Name & Address of Owner (s))

**Affidavit( From allottee) for obtaining 3<sup>rd</sup> party mortgage**

**(On Rs. 15/- Stamp Paper to be executed by allottee including all partners in case of Firm or authorised signatory Director in case of Company and attested by NOTRY PUBLIC).**

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 PSIEC.
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 3<sup>rd</sup> party mortgage)

To

The Managing Director,  
PSIEC 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 3<sup>rd</sup> party . We have agreed to sanction/release loan/credit  
facilities to the applicant against 1<sup>st</sup> 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 PSIEC on liquidation of  
credit facilities or at any time temporarily as & when demanded by  
PSIEC.

( Authorized Signatory)  
Name of the Bank/ Financial Institution

APPLICATION FOR PERMISSION TO MORTGAGE  
FREE HOLD PLOT

Plot No. \_\_\_\_\_ Phase \_\_\_\_\_ Focal Point \_\_\_\_\_

Name of the applicant \_\_\_\_\_

Father's / Husband's Name \_\_\_\_\_

Address: \_\_\_\_\_

Mobile No. \_\_\_\_\_

E-mail \_\_\_\_\_

PUNJAB SMALL INDUSTRIES & EXPORT  
COPN.LTDUDYOG BHAWAN, SECTOR 17, CHANDIGARH

## **PERMISSION TO MORTGAGE(Free HOLD)**

### **Check List for obtaining permission to mortgage of free hold industrial plots in favour of financial institution/bank**

1. Application Form for obtaining permission to mortgage in favour of financial institution/bank against 1<sup>st</sup> charge
2. Self attested copy of latest NDC /Plot is fully paid including enhanced land cost if any & Payment of upto date extension fee.
3. Permission to mortgage is allowed in favour of **financial institution /bank to the allottee of Corporation for availing credit** facilities for setting up/running unit on the allotted plot only.
4. Request letter from concerned financial institution/bank addressed to PSIEC for obtaining permission to mortgage.
5. Conveyance deed stands executed and got registered.

APPLICATION FORM FOR

OBTAINING PERMISSION TO MORTGAGE OF FREEHOLD PLOT

To

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

Subject: Permission for NOC to Mortgage Industrial/residential 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 necessary permission for NOC to mortgage the aforesaid property may be given to me/us.

Date: \_\_\_\_\_

Signature \_\_\_\_\_

(Name & Address of Owner (s))

**(On non-judicial stamp papers of Rs.15/- 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 PSIEC vide letter No. \_\_\_\_\_ dated \_\_\_\_\_

And whereas the PSIEC, 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 witnessth 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 Small Industries & Export 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./PSIEC from time to time and BODs of the PSIEC 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 PSIEC.
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 & PSIEC 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 PSIEC 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 PSIEC due to submission of wrong & false documents depicting the date of commencement of production .

**EXECUTANT**

Witness:

1. \_\_\_\_\_

2. \_\_\_\_\_