

No.IDCO-LAE-6286/2015-23- 26744 Dated. 23/08/2023

ORDER

All the project proponent who have taken land from IDCO / who have been allotted land and now wants to take NOC for creation of mortgage over the allotted land for borrowing loan from different Banks / Financing Institutions, are hereby informed that, as per the decision of the authority, the submission of application for issue of NOC for creation of mortgage through hard copy are hereby stopped. Henceforth all such proposals should be apply through GoIPASS portal along with the following documents, processing fee etc. for early processing and disposal of application in their favour.

1.	Non refundable Processing fee for post matters.	Micro	Rs.8,640.00 ✓
		Small	Rs.8,640.00 ✓
		Medium	Rs.25,920.00 ✓
		Large/Mega projects.	Rs.43,200.00 ✓
		Social Infrastructure project.	Rs.25,920.00 ✓
		The above amount will be hiked @20% in every 02 years i.e. starting from 04.11.2024 as circulated vide No.23431 dated.04.11.2016.	
2.	Documents required by Land Section / MSME Section / Division Offices such as status report, Check list & Data Sheet should be uploaded.		
3.	Other documents required for verification by Company Secretary / Finance Division.		
A.	For Public Limited Company.		
1.	Detailed application for NOC for mortgaged rights including amount of credit facility, Lenders name and IDCO allotted leasehold land proposed to be mortgaged.		
2.	Board resolution for availing amount of credit facilities from the lenders		
3.	Resolution passed by the Members of the company towards the compliance of Section 180(1)(a) & 180 (1)(c) of Companies Act, 2013.		
4.	Sanction letter of lender		
5.	Copy of Consortium bankers agreement / lead banker agreement/ inter se bankers agreement, if any		
6.	Copy of Security Trustee Agreement, if any		
7.	Project Report including project cost of the project situated over the IDCO allotted leasehold land or means of finance of the project situated over the IDCO allotted leasehold land certified by the Statutory Auditors of the said company or Chartered Accountants in whole time practice.		
8.	Copy of last 3 years Balance sheets.		

Odisha Industrial Infrastructure Development Corporation

(A Government of Odisha Undertaking)

IDCO, Land Division, IDCO Towers, Janpath, Bhubaneswar - 751022, Odisha, INDIA

• +91- 0674 2544180, 2540820 | Fax: 2542956 / 2541982

✉ cgmland@idco.in | www.idco.in

9	Copy of the last Electricity Bill, Copy of EM-II from DIC, VAT Returns.
10	NOC from the banks/ lenders with whom mortgage right issued earlier (with reference to the IDCO Letter No & Date for which NOC for mortgaged rights issued), if IDCO letter no not mentioned then land section/division to take the status of the credit facility from the lender to whom NOC for mortgaged rights already issued.
11	Copy of Lease deed executed by IDCO with the unit
12	Letter of lenders addressed to IDCO regarding the sanction of credit facility to the unit and IDCO allotted leasehold land proposed to be mortgaged in their favour to secure the credit facilities.
13	If, NOC for mortgaged rights issued by IDCO then certificate of Statutory Auditors or Board of Directors regarding the current status of the outstanding with the lenders .
B. Private Limited Company	
1.	Detailed application for NOC for mortgaged rights including amount of credit facility, Lenders name and IDCO allotted leasehold land proposed to be mortgaged.
2.	Board resolution for availing amount of credit facilities from the lenders
3	Copy of Sanction letter of lender
4	Copy of Consortium bankers agreement / lead banker agreement/ inter se bankers agreement, if any
5	Copy of Security Trustee Agreement, if any
6	Copy of signed Project Report including project cost of the project situated over the IDCO allotted leasehold land or means of finance of the project situated over the IDCO allotted leasehold land certified by the Statutory Auditors of the said company or Chartered Accountants in whole time practice.
7	Copy of last 3 years Balance sheets
8	Copy of the last Electricity Bill, Copy of EM-II from DIC, VAT Returns.
9	NOC from the banks/ lenders with whom mortgage right issued earlier (with reference to the IDCO Letter No & Date for which NOC for mortgaged rights issued), if IDCO letter no not mentioned then land section/division to take the status of the credit facility from the lender to whom NOC for mortgaged rights already issued.
10	Copy of Lease deed executed by IDCO with the unit
11	Letter of lenders addressed to IDCO regarding the sanction of credit facility to the unit and IDCO allotted leasehold land proposed to be mortgaged in their favour to secure the credit facilities.
12	If, NOC for mortgaged rights issued by IDCO then certificate of Statutory Auditors or Board of Directors regarding the current status of the outstanding with the lenders .
C. Partnership Firm	
1.	Detailed application for NOC for mortgaged rights including amount of credit facility, Lenders name and IDCO allotted leasehold land proposed to be mortgaged.
2.	Copy of resolution of partners of the partnership Firm for availing amount of credit facilities from the lenders (Needs to be signed by all the existing partners of the partnership firm).
3	Copy of Sanction letter of lender.

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4	Copy of Consortium bankers agreement / lead banker agreement/ inter se bankers agreement, if any
5	Copy of Security Trustee Agreement, if any
6	Copy of signed Project Report including project cost of the project situated over the IDCO allotted leasehold land or means of finance of the project situated over the IDCO allotted leasehold land certified by the Statutory Auditors of the said company or Chartered Accountants in whole time practice.
7	Copy of last 3 years Balance sheets
8	Copy of the last Electricity Bill, Copy of EM-II from DIC, VAT Returns.
9	NOC from the banks/ lenders with whom mortgage right issued earlier (with reference to the IDCO Letter No & Date for which NOC for mortgaged rights issued), if IDCO letter no not mentioned then land section/division to take the status of the credit facility from the lender to whom NOC for mortgaged rights already issued.
10	Copy of Lease deed executed by IDCO with the unit
11	Letter of lenders addressed to IDCO regarding the sanction of credit facility to the unit and IDCO allotted leasehold land proposed to be mortgaged in their favour to secure the credit facilities.
12	Declaration of all the existing partners of the partnership firm/ unit that the credit facility proposed to be availed from the lenders will be utilised for the project situated over the IDCO allotted leasehold land for which NOC for mortgaged rights requested.
13	If, NOC for mortgaged rights issued by IDCO then certificate of Statutory Auditors or Board of Directors regarding the current status of the outstanding with the lenders .
D. Sole Proprietorship Concern	
1.	Detailed application for NOC for mortgaged rights including amount of credit facility, Lenders name and IDCO allotted leasehold land proposed to be mortgaged.
2.	Copy of resolution of partners of the partnership Firm for availing amount of credit facilities from the lenders (Needs to be signed by all the existing partners of the partnership firm).
3	Copy of Sanction letter of lender
4	Copy of Consortium bankers agreement / lead banker agreement/ inter se bankers agreement, if any
5	Copy of Security Trustee Agreement, if any
6	Copy of signed Project Report including project cost of the project situated over the IDCO allotted leasehold land or means of finance of the project situated over the IDCO allotted leasehold land certified by the Statutory Auditors of the said company or Chartered Accountants in whole time practice.
7	Copy of last 3 years Balance sheets
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9	NOC from the banks/ lenders with whom mortgage right issued earlier (with reference to the IDCO Letter No & Date for which NOC for mortgaged rights issued), if IDCO letter no not mentioned then land section/division to take the status of the credit facility from the lender to whom NOC for mortgaged rights already issued.

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10	Copy of Lease deed executed by IDCO with the unit
11	Letter of lenders addressed to IDCO regarding the sanction of credit facility to the unit and IDCO allotted leasehold land proposed to be mortgaged in their favour to secure the credit facilities.
12	Declaration of all the existing partners of the partnership firm/ unit that the credit facility proposed to be availed from the lenders will be utilised for the project situated over the IDCO allotted leasehold land for which NOC for mortgaged rights requested.
13	If, NOC for mortgaged rights issued by IDCO then certificate of Statutory Auditors or Board of Directors regarding the current status of the outstanding with the lenders.

The above order will come into force with immediate effect.

BY ORDER OF M.D.

Chief General Manager (Land)

Memo No. 26745 /Date. 23/08/2023
Copy to PS to Chairman, IDCO / PS to Managing Director, IDCO
for kind information of Chairman & Managing Director respectively.

Chief General Manager (Land)

Memo No. 26746 /Date. 23/08/2023
Copy to All Chief General Managers / Addl. Chief General Managers (Land) / General Managers (Land) / All Divisional Heads, IDCO for information and necessary action.

Copy to Company Secretary, IDCO for information and necessary action.

Chief General Manager (Land)

Memo No. 26747 /Date. 23/08/2023
Copy to Deputy General Manager (MIS), IDCO, Bhubaneswar for information with a request to upload the above order in IDCO website for information of all stake holders.

Chief General Manager (Land)