



(A J&K Govt. Undertaking)
J&K Small Scale Industries Development Corporation Ltd.
(SICOP) Udyog Bhawan
Rail Head Complex Jammu-180012.
Tele FAX No.0191-2477842

Order No: 97-MD of 2017
Dated: - 4. 12. 2017.

ORDER.

Subject: - Mortgage of lease hold rights of M/s. Emm Ess Ko Group at Handicraft Silk Tech Park Zakura against the Soft loan amounting to Rs. 34.40 lac sanctioned in favour of M/s. Emm Ess Ko Group Amda Kadal Srinagar.

Whereas, Mr. Bilal Ahmad Kawoosa , one of the partner of M/s. Emm Ess Ko Group has approached SICOP vide letter Dated 10.04.2017 wherein he has mentioned that the State Level Rehabilitation Committee vide Order No: 15-DI&C-SLRC of 2015 dated 17.3.2015 has approved soft loan amounting to Rs. 34.40 lac in favour of M/s. Emm Ess Ko Group, Amda Kadal, Lal Bazar, Srinagar , a unit formally registered with District Industries Centre, Srinagar under No: 07/09/05780 dated 12.08.2000 for silk reeling.

Whereas , Mr. Bilal Ahmad Kawoosa vide letter dated 10.04.2017 has also requested for permission/consent to mortgage the lease hold rights of land allotted in favour of M/s. Emm Ess Ko Group at Handicraft/Silk Park Zakura for Carpet Weaving.

Whereas, J&K SIDCO vide letter No: SIDCO/D8/CO/2015/117/1164-65 dated 28.02.2017 requested for issuance of consent to mortgage of lease hold rights on parri passue basis in favour of J&K SIDCO and J&K Bank Zakura (M/s. Emm Ess Ko Group) who have been rehabilitated under the revival of sick units scheme of J&K Government.

Whereas, the Order No: 15-DI&C-SLRC of 2015 dated 17.3.2015 issued by State Level Rehabilitation Committee however clearly mentions that the soft loan has been sanctioned in favour of M/s. Emm Ess Ko Group situated at Amda Kadal, Lal Bazar, Srinagar.

Whereas, the Land Allotment Committee Headed by Director (Handicrafts) has allotted 0.75 kanal of land on 20.08.2011 at Handicraft/Silk Tech Park Zakura in favour of M/s. Emm Ess Ko Group for setting up of unit for Carpet Weaving, a unit provisionally registered with Directorate of Handicrafts under No: 01/03/0003 dated 02.11.2010.

Whereas, it has been found that promoter of unit wants to mortgage land allotted in his favour at Handicrafts/Silk Tech park Zakura in lieu of loan sanctioned for the unit situated at Amda Kadal Srinagar.

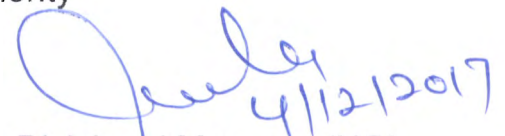
Whereas, Land Allotment Committee has allotted land in favour of unit in the year 2011 and despite lapse of 6 years, the land is still unutilized and no industrial activity for the purpose (carpet weaving) land has been allotted is being carried. This being the fact of matter, as per the terms & conditions of Lease Deed/LOI and Industrial Policy, the unit's allotted is fit for cancellation of land and accordingly cancellation proceedings have been initiated.

Whereas, M/s Emm Ess Ko Group at Amdakadal and M/s. Emm Ess Ko Group at Handicrafts/Silk Tech Park are total different entities and have also two different registering authorities, manufacturing activities and locations.

Whereas more importantly , even if assuming that that land cannot be cancelled but as per the covenants of lease deed, the lessee can mortgage lease hold rights to any financial institution for raising working capital , plant & machinery/raw material for demised premises itself and to start industrial activity for which the units has been registered and allotted piece of land.

Now, therefore, having regard to the above facts, the request of Mr. Bilal Ahmad Kawoosa for allowing him to mortgage the lease hold rights of land allotted for carpet weaving at Handicrafts/Silk Tech Park zakura against the soft land sanctioned in his favour at the unit situated at Amda Kadal Lal Bazar Srinagar has been considered which is accordingly rejected.

This issues with the approval of competent authority


4/12/2017
Divisional Manager (HQ)
SICOP.

No.SICOP/MD/2017/262/2578-83

Dated:- 4.12.2017

Copy to the:-

1. Managing Director, SICOP for favour of information please.
2. Managing Director, SIDCO for favour of information please.
3. General Manager (Project), SICOP Kashmir
4. Divisional Manager (Estates), SICOP, Zakura, Srinagar.
5. Project Engineer, SICOP, Kashmir.
6. M/S Emm Ess Ko Group, Handicrafts/Silk Tech Park, Zaura.
7. Order/concerned file