

RFC/P86/1326

RAJASTHAN FINANCIAL CORPORATION
(F&R SECTION)

No. RFC/23FR/HO/Policy-53/ 339

Dated : 11.06.2010

CIRCULAR
(FR No. 619)

**Reg : Clear demarcation of land in the projects being
financed on converted land / freehold land**

Instructions already exist in P&G that while financing projects on freehold land and Agriculture Land converted for Industrial purposes it should be ensured that it is clearly demarcated and has unobstructed legal passage i.e. the entry to the site so converted should be nearer to main road from where the entry is free from any obstacle or objection. At the time of appraisal, the land area being mortgaged must be verified on the basis of certified copy of trace-map showing area of the freehold land / converted land, four boundaries of particular Khasra duly signed by Patwari and counter-signed by Tehsildar. Measurement at site should be verified keeping in view the approved site plan / trace-map.

Cases have come to notice where the instructions contained in P&G have not been followed strictly causing difficulties at the time of takeover of possession u/s 29 / 32(G) and disposal of such mortgaged land.

It is, therefore, enjoined upon all concerned that at the time of appraising projects on freehold land / converted land, a clear-cut demarcation should be got done by the promoter by four boundaries or by pillar foundation etc. covering four boundaries thereafter only loan should be sanctioned. In case it is felt that the construction of boundary wall or pillars will take some time in that case condition be imposed for prior to disbursement.

Further, projects financed on freehold land / converted land should be visited quarterly without fail so as to ensure that no fiduciary obligation is breached.

This supersedes all earlier orders in this behalf.

All concerned are advised to take a note of above and ensure compliance.



(G.S. SANDHU)

CHAIRMAN & MANAGING DIRECTOR

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