

# **Annexures**



**Annexure 1**  
**Statement showing land allotted on direct basis instead of auction/e-bidding in violation of prevailing policy**  
*(Referred to in Paragraph 4.2.1)*

Sl. No.	Name of allottee/ Area of plot/Name of IA/purpose	Management proposal/Justification given by Board for decision	Reply of MIDC	Further audit remarks
<b>I</b>	<b>Prevailing rate in IA plus 10 per cent additional charges thereon with applicable road width charges</b>			
<b>1</b>	Orange City Laghu Audyogik Vasahat, Nagpur/7,200 sqm/ Hingna/Industrial	Management stated direct allotment of land cannot be made to applicant considering prevailing policy of e-bidding in the IA.  The Board while stating (September 2018) that land is allotted through e-bidding directed management to verify and allot land to such applicants whose industries were in running condition and were willing to accept allotment considering recent highest auction rates plus 10 per cent. Subsequently, on request of the applicants and citing non availability of recent auction rates, Board directed (July 2019) for allotment of land at prevailing industrial rate plus 10 per cent additional premium.	MIDC stated (December 2021) that to achieve equitable distribution of wealth and opportunities and to support small entrepreneurs, the Board has taken decision to allot the plot directly. These plots were given to small entrepreneurs, who are financially weak. MIDC reiterated (August 2022) that in essence, the Board is the MIDC with full authority for allotment of property or undertaking any activity which it deems fit for fulfilling its duties as per the Act.	Reasons cited in reply were at variance with that recorded during decision making in Agenda Note/Board resolution. Further, decision was taken by Board overruling management proposal which were in line with laid down policy.
<b>2</b>	Deepak Fertilizers and Petrochemicals Corporation Limited /8,000 sqm/Additional Patalganga (Bhokarpada)/Skill Development centre	Management had highlighted that land in IA was to be allotted through e-bidding in the IA.  Board approved (March 2019) allotment citing proposed investment and employment generation as per project report of the applicant.	MIDC stated (December 2021/ August 2022) that it took a conscious decision considering demand from local residents and industrialists to provide skill development centre. The allotment is not at concessional rate and hence there is no financial loss to MIDC.	Decision was taken by Board overruling management proposal which were in line with laid down policy.
<b>3</b>	40 persons under MSME category (100 sqm each)/4,000 sqm/ TTC/Industrial	Management submitted that land was allotted through tender in the IA and independent plot of 100 sqm cannot be allotted.  Board approved (September 2015) allotment on the grounds to facilitate small scale industries	MIDC stated (December 2021 / August 2022) that it took a conscious decision to give encouragement for new MSMEs to establish their own units and employment generation potential. The allotment is not at concessional rate and hence there is no financial loss to MIDC.	Decision was in violation of the laid down policy of e-bidding. Further, reply is silent on the issue of allotment of 100 sqm plots each in violation of DCR.
<b>4</b>	13 persons under MSME category (100 sqm each)/1,300 sqm/ TTC/Industrial	Management proposed allotment of land as per similar decision of Board in respect of 40 persons as mentioned above at SI No.3.  Board approved (February 2016) allotment on the grounds to facilitate small scale industries.		

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5	Micromaster Laboratories Private Limited (A 51)/17,733 sqm./Gane Khadpoli/ Industrial	<p>Management submitted that applicant was not eligible for allotment under priority category while highlighting policy of e-bidding in IA. At same time, management also recommended allotment stating that proposed project was new/novel (Covid-19 testing and other medical equipment).</p> <p>Board approved (February 2021) allotment considering proposed activity of the applicant (manufacturing of microbiological products, pharmaceutical, biotech, cosmetic food and life sciences application).</p>	MIDC stated (December 2021/ August 2022) that it took a conscious decision considering as a novel and unique project useful for Covid-19 testing kits and manufacturing of medical equipment. The allotment is not at concessional rate and hence there is no financial loss to MIDC.	Allotment was made on selective basis without framing a policy for land allotment for the stated purpose, which would have enabled all interested applicants to avail benefit of direct land allotment.
6	Shree Krishna Enterprises/4,030 sqm. /Additional Ambernath /Industrial	<p>Management proposed for rejection for land allotment on the grounds that applicant was not eligible for allotment under priority category and prevailing policy of e-bidding in IA.</p> <p>Board approved (October 2020/February 2021) allotment citing proposed investment and employment generation from project of the applicant.</p>	MIDC stated (December 2021) that it took a conscious decision considering that no bids were received for these plots which were lying vacant for many decades and there was fear of encroachment on these plots as well as to make maximum use of land available in IA. During this unprecedented situation created by Covid-19, there was a need to encourage investment to promote employment. The allotment is not at concessional rate and hence there is no financial loss to MIDC. MIDC further stated (August 2022) that Board has power to take decisions considering the overall merit in the proposal overruling management's observations as per MID Act. It was further stated that Board took the conscious decision after due deliberation on merit.	Decision was taken by Board overruling management proposal which were in line with laid down policy.

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7	Ganesh Raghunath Kotekar, Promoter of Proposed Private Limited Company/ 2,500 sqm./Additional Ambernath Pale/ Industrial	Management submitted that both applicants were not eligible for allotment under priority category while highlighting prevailing policy of allotment through e-bidding in the IA.  Board approved (April 2021) allotments citing proposed investment and employment generation from project of the applicant.	MIDC stated (December 2021) that it took a conscious decision considering a need to encourage investment to promote employment during this unprecedented situation created by Covid-19. The allotment is not at concessional rate and hence there is no financial loss to MIDC. MIDC while reiterating its earlier reply stated (August 2022) that Board has power to take decisions considering the overall merit in the proposal overruling management's observations as per MID Act. It was further stated that Board took the conscious decision after due deliberation on merit	Decisions were taken by Board overruling management's proposal which were in line with laid down policy.
8	Bhusan Ganesh Kotekar, Promoter of Proposed Private Limited Company/ 2,500 sqm./Additional Ambernath Pale/ Industrial			
9	Dinesh Agrawal, Promoter of Proposed Private Limited Company/ 2,500 sqm./ Additional Ambernath Pale/Industrial			
10	Amit Agrawal, Promoter of Proposed Private Limited Company/2,500 sqm./ Additional Ambernath Pale/Industrial			
11	Omkar Educational Trust,/3,030 sqm./ Dombivali/School	Management proposed for allotment with recovery of differential lease premium between plots for residential and industrial purpose in the IA.  Board approved (October 2020) land allotment as per management proposal.	MIDC stated (December 2021) that it took a conscious decision in view of increasing need for educational facilities in the IA due to increasing urbanization and lack of new educational facilities elsewhere in the IA. The allotment is not at concessional rate and hence there is no financial loss to MIDC.	Decision was in violation of the laid down policy of e-bidding.

Sl. No.	Name of allottee/ Area of plot/Name of IA/purpose	Management proposal/Justification given by Board for decision	Reply of MIDC	Further audit remarks
<b>II Upset price for tender/auction</b>				
<b>12</b>	Echar Elevator Fixtures/2,500 sqm./ TTC /Industrial	Management submitted that direct allotment of land cannot be made to applicant in view of prevailing policy of tender.  Board approved (February 2016) land allotment citing there was no response from bidders in auction on four occasions.	MIDC stated (December 2021/ August 2022) that it took conscious decision considering that plot was vacant for many decades and there was fear of encroachment on this plot and make maximum use of land available in IA. The allotment is not at concessional rate and hence there is no financial loss to MIDC.	Decision was taken overruling management's proposal which were in line with laid down policy.
<b>III Highest rates received in previous auction</b>				
<b>13</b>	Vedant Dyestuff Intermediates Private Limited/14,468 sqm/ Additional Mahad/ Industrial	Management submitted that applicant was not eligible for allotment under priority category. It was further stated that as there was policy of e-bidding in IA, it was necessary to participate in e-bidding.  Board approved (September 2019) land allotment citing expansion of project and height restriction for construction on original plot.	MIDC stated (December 2021) that there was an increase in demand for their product and they were in need of more land for the project, considering their difficulties and the capacity of an unit to being an anchor unit, in changing global scenario for chemical industries where other state governments are attracting chemical sector investments. As the old allotment was via auction and new allotment was at the highest rate in the previous auction held in IA, there is no financial loss.	Decisions were taken by Board overruling management's proposal which were in line with laid down policy.
<b>14</b>	Sua Automation/ 854.76 sqm./Pimpri/ Industrial	Management submitted that it would not be proper to allot land to applicant as it was not eligible under priority category. Further, land was allotted in IA through tenders.  Board approved (February 2016) land allotment citing there was no response from bidders in previous auction held in November 2014.	MIDC stated (December 2021) that the party was the sole bidder for plot in e-bidding, whose offer was not opened as per prevailing policy and therefore the same plot was not allotted. As per the applicant's request, decision was taken to allot the plot at the rate quoted in the e-bidding process. MIDC had taken all the efforts to dispose this plot through auction, but there was no response except the above bidder company.	Decision was taken by Board overruling management's proposal which were in line with laid down policy.

Sl. No.	Name of allottee/ Area of plot/Name of IA/purpose	Management proposal/Justification given by Board for decision	Reply of MIDC	Further audit remarks
<b>IV</b>	<b>Highest rates received in previous auction plus 10 per cent additional charges thereon</b>			
<b>15</b>	Astec Life Sciences Limited (Godrej Agrovet Limited)/ 4,500 sqm./Mahad/ Residential	Management proposed land allotment at highest rates received for residential plot in previous e-bidding.  Board approved (October 2018) land allotment for workers of the applicant Company.	MIDC stated (December 2021) that it had taken conscious decision for allotment of plot considering the need of residential plots of the plot holder. In the present case the applicant has been allotted the plot at the rate of more than 3 times the prevailing rate and therefore MIDC has not suffered any loss. MIDC further stated (August 2022) that Board has power to take decisions considering the overall merit in the proposal overruling management's observations as per MID Act. It was further stated that Board took the conscious decision after due deliberation on merit	Decision was in violation of the laid down policy of e-bidding.

**Annexure 2**  
**Statement showing allotment of land despite non-availability of plots in layout of industrial areas**  
*(Referred to in Paragraph 4.2.5)*

Sl. No.	Name of Industrial Area	No of parties	Name of parties
1	Ambernath	15	Sai Foods, Shreeya Engineers, Condist Chemicals, Omkar Dal & Besan Mill, Uttar Packaging Private Limited, Gopal Dairy, Swastik Engineering, Smt. Sonal R. Thakare & Jigar A. Chandan partners of proposed partnership Firm, Jai Baba Textile Industries, Shri Vijay P Ganwani Promoter of Proposed Private Limited Company (PPPLC), Gokul Engineers Private Limited, Yashoda Organic Food Private Limited, V S Construction, Sparklet Engineers Private Limited and Oilex Engineers (India) Private Limited.
2	Additional Ambernath	9	Shree Mahadav Lubricants, Karuna Enterprises, Satguru Trailers, Modern Industrial Gases Private Limited, CS Engineering, AC Chemi Equipments, Neeraj Enterprises, Shri Jatin K Doshi Promoter of Proposed Private Limited Company (PPPLC), Sachin Enterprises
3	Additional Ambernath Pale	4	Ganesh Kotekar, PPPLC, Bhushan Ganesh Kotekar, PPPLC, Dinesh Agrawal, PPPLC and Amit Agrawal, PPPLC.
4	Kalyan Bhiwandi	1	Kamal Specialty Chemicals Private Limited.
5	Kagal Hathkangle	1	VP Industries.
6	Shendra	1	Mathoshri Audyogik Sahkari Sanstha.
7	Additional Latur	70	RMT Paints, Kishor Agro Industries, Balaji Industries, Harikrushna Industries, Tirupati Plastics, A-One Offset Industries, Pandurang Industries, Tirupati Agro Products, Sadgurukrupa Products, Shriram Agro Industries, Oswal Food Products, Aradhana Agro Products, R A Food Products, Matoshri Garments, Laxmi Agro Industries, Multi Alloy Industries, Kamal Fabrication & Furniture, Jai Bhavani Industries, Govind Industries, Vedant Agro Industries, Maheshwari Industries, Maheshwari Agro Industries, Laxmi Pulses Industries, Yamuna Industries, Abhijeet Enterprises, Katariya Industries, Siddharudh Offset, Daily Yashwant, Amit Publications, Daily Aapale Man, Hansraj Fabrication, Snehal Garments, Swami Samarth Industries, Ajay Industries, Samarth Industries, Sadguru Agro Industries, Khinoor Agro Industries, Anagha Industries, Kavita Agrotech Industries, Dhanshree Industries, Sneha Dall Industries, V K Oil Industries, Mathura Industries, Nagesh Industries, Kishor Udyog, Raj Udyog, Vishal best Chiwada, Rathod Steel Udyog, Namrata Shaleya Vastu Utpadan Kendra, Joshaba Central Consumer Co-Operative Society Limited, Matoshri Udyog, Kundan Agro Industries, Pramod Roller & Flour Mill, National Plastics, Shabnam Industries, Prabhat Industries, Ishwari Udyog, Juned Engineering Works, Samrudhi Agro Company, Shri Gurukrupa Food Industries, Ajinta Industries, Sagar Industries, Swami Samarth Industries, Pathak Food Products, Mauli Fabrication, Ajay Steel Industries, Priya Food Products, Vivek Printing, Pawan Printing and Expert Printers & Manufacturer.
8	Nashik (Ambad)	2	Yash Industries and LCG Aluminum Industries Private Limited.
	<b>Total</b>	<b>103</b>	



**Annexure 3**  
**Statement showing allotment of alternate plots at old rates**  
*(Referred to in Paragraph 5.1.1)*

Sl. No.	Plot No.	Name of allottee	Name of IA	Allotted area (In sqm)	Land rate per sqm (In ₹)	New/alternate plot area (In sqm)	Prevailing land rate per sqm (In ₹)	Land premium recovered	Land premium to be recovered	Difference
								(₹ in lakh)		
1	H-14/2	Core Drivelines India Private Limited	Additional Murbad	5,500	500	5,500	1,540	27.50	84.70	57.20
2	PL-6	Ashwin Kumar Nangia and others	Ambarnath	250	300	250	12,000	0.75	30.00	29.25
3	SZ-22, SZ-23, SZ-24, SZ-2, SZ-3	Ramson Industries Limited	Butibori	37,500 628	400 1,450	38,128	1,450	162.05	553.31	391.26
4	N-39	Shree Enterprises	Additional Patalganga	2,000	2,660	2,000	4,000	53.20	80.00	26.80
5	G-1	Shri Deepak Sardana	Additional Ambarnath	5,000	2,660	5,000	4,400	133.00	220.00	87.00
6	G-23	Salim Papa Momin	Additional Ambarnath	5,000	2,660	5,000	4,400	133.00	220.00	87.00
7	G-30	Sunworks Chemicals Private Limited	Additional Ambarnath	4,496	2,660	4,496	4,400	119.59	197.82	78.23
8	G-9	GK Industries	Additional Ambarnath	658	2,395	658	4,000	15.76	26.32	10.56
9	M-281	Lakson Industries	Akola Growth Center	1,800	351.75	1,800	703.5	6.33	12.66	6.33
10	M-255	Vilas Dall Mill	Akola Growth Center	4,000	335	4,000	670	13.40	26.80	13.40

Sl. No.	Plot No.	Name of allottee	Name of IA	Allotted area (In sqm)	Land rate per sqm (In ₹)	New/alternate plot area (In sqm)	Prevailing land rate per sqm (In ₹)	Land premium recovered	Land premium to be recovered	Difference
								(₹ in lakh)		
11	M-248	Paras Marble	Akola Growth Center	4,550	385.25	5,325	770.5	20.51	41.03	20.52
12	M-268	GN Enterprises	Akola Growth Center	2,341	351.75	2,341	703.5	8.23	16.47	8.24
13	M-242	Khandelwal Agro Industries	Akola Growth Center	4,000	385.25	4,000	770.5	15.41	30.82	15.41
14	M-250	Satish oil Mill	Akola Growth Center	3,500	335	4,144	670	13.88	27.76	13.88
15	M-257	Jai BabariAgro	Akola Growth Center	3,999.6	351.75	3,999.6	703.5	14.07	28.14	14.07
16	U-20	Ayush Industries	Akola Growth Center	7,779	351.75	7,779	703.5	27.36	54.72	27.36
17	M-264	Alfiya Udyog	Akola Growth Center	4,474	351.75	4,474	703.5	15.74	31.48	15.74
18	M-267	Fatema Ginning & Pressing	Akola Growth Center	2,641	351.75	2,641	703.5	9.29	18.58	9.29
19	M-263	KT Corporation	Akola Growth Center	3,400	351.75	3,400	703.5	11.96	23.92	11.96
20	M-266	Om Industries	Akola Growth Center	3,719	351.75	3,719	703.5	13.08	26.16	13.08
21	N-166	Laxmi Agro Industries	Akola Growth Center	5,300	351.75	5,300	703.5	18.64	37.28	18.64
22	M-282	Chhaya Industries	Akola Growth Center	1,925 525	351.75 703.50	2,450	703.50	6.77 3.69	17.24	6.78
23	M-285	LT Agro	Akola Growth Center	4,991	351.75	4,991	703.5	17.56	35.12	17.56
<b>Grand Total</b>								<b>860.77</b>	<b>1,840.33</b>	<b>979.56</b>

**Annexure 4**  
**Statement showing re-allotment of plots and non-forfeiture of EMD**  
*(Referred to in Paragraph 5.1.4)*

Sl. No.	Name of allottee	Name of industrial area	Plot No.	EMD amount (₹ in lakh)	Rate for allotment
<b>I Re-allotment in IAs having policy of direct allotment</b>					
1	Kalika M Ispat Private Limited	Additional Jalna Phase 3	C-2	490	Prevailing industrial rates.
2	Vinod Enterprises	Umred	D-58	1.01	Prevailing industrial rates.
3	Mukul Enterprises	Umred	D-14/50	1.08	Prevailing industrial rates.
4	Damoder Industries	Umred	D-49	0.68	Prevailing industrial rates.
5	Naresh Industries	Umred	D-48	0.68	Prevailing industrial rates.
6	Sumit Industries	Umred	D-14	0.54	Prevailing industrial rates.
7	Shri Salasar Packing Industries	Umred	D-13/1	2.70	Prevailing industrial rates.
8	Sara Chemicals	Umred	D-14/19	0.54	Prevailing industrial rates.
9	Ambika Udyog	Umred	D-14/38	0.54	Prevailing industrial rates.
10	Chandak Trading Company	Umred	D-14/63	2.03	Prevailing industrial rates.
11	Nitin Industries	Umred	D-14/37	0.54	Prevailing industrial rates.
12	Rakesh Industries	Umred	D-50	0.68	Prevailing industrial rates.
13	Ranjeet Industries	Umred	D-45	0.68	Prevailing industrial rates.
14	Panchsheel Mahila Bachat Gat	Umred	D-54	1.35	Prevailing industrial rates.
15	Shrushti Schedule Caste Garment Industrial Co-op Society Limited	Umred	D-14/6	1.01	Prevailing industrial rates.
16	Sagar Biomass Briquetting Plant	Umred	D-40	0.68	Prevailing industrial rates.
17	Vishnudas Industries	Umred	D-61	0.68	Prevailing industrial rates.
18	Ishwar Industries	Umred	D-38	0.68	Prevailing industrial rates.
19	Shiv Polymers	Umred	D-37	0.68	Prevailing industrial rates.
20	Gurudev Udyog	Umred	D-60	0.68	Prevailing industrial rates.
21	Rami Industries	Akola growth centre	M-288	6.70	Prevailing industrial rates.
<b>II Re-allotment in Industrial areas having policy of auction/e-bidding</b>					
22	Matoshri Audyogik Sahkari Sanstha	Shendra	P-24 and P 24 part 1	280.50	Prevailing land rate or highest rate received in last e-bidding of nearby IA, whichever is higher.
23	M/s PVSS Cranes and Components	Chakan Phase 2	C1/2	24.93	Prevailing rate plus 10 per cent thereon or highest rate received in last e-bidding plus applicable road width charges, whichever is higher.

Sl. No.	Name of allottee	Name of industrial area	Plot No.	EMD amount (₹ in lakh)	Rate for allotment
24	Mittal Industries	Chakan Phase 2	D-78	33.25	Allotment rate plus 10 <i>per cent</i> with road width charges plus payable interest at SBI PLR rate or highest rate received in auction plus interest payable as per SBI PLR, whichever is higher.
25	Vitthal Industries	Akola growth centre	T 42/3	25.12	Prevailing industrial rate
26	Smt. Priyanka Dilip Chede	Paithan	X-10	2.20	Highest rates received for commercial plot in e-bidding plus delayed payment charges on balance premium amount.
27	Shreyas Enterprises	Paithan	X-9	3.34	
28	Kaushalya Packaging Industry	Additional Jalgaon	S-90-91	1.66	Prevailing industrial rate
<b>III</b>	<b>Applicants issued allotment order through auction/e-bidding</b>				
29	Nandan Petrochem	Additional Patalganga	E-155	19.33	Highest rate received during e-bidding.
30	Sainath Mohan Solat	Paithan	X-6	4.87	Highest rates received for commercial plot in e-bidding plus delay payment charges on balance amount.
31	Proposed Private Limited	Lote Parshuram	P-1/1	11.27	Highest rates received in e-bidding plus delay payment charges on balance amount for 153 days.
32	Rudranee Infrastructure Limited	Shendra	P-14	3.13	Bid rate of the applicant as per allotment order plus interest at SBI PLR rate or last auction commercial rate whichever is higher, plus recovery of interest on BoP.
<b>Total</b>				<b>923.76</b>	