

To,
CIDCO VIGILANCE DEPT,
6th Floor, CIDCO Bhavan,
Belapur,
Navi Mumbai 400614

27th May, 2025

Subject: Non-Issue of CIDCO NOC (Application no 8000303049) and arbitrary 'pick-and-choose' demand letter of Rs 2,68,337 for issuing NOC of Apartment _____, Belapur.

SUBJECT MATTER OF COMPLAINT :

I, Mayur Panghaal, letter of authority holder for CFC application no **8000303049**, would like to bring to notice the below mentioned gross discrimination, malafide intent and gross mis-conduct by the CIDCO MTS 1 dept (Belapur Node) at Nerul CIDCO Office between December 2024 and April 2025 (4 months) and demand a full investigation followed by disciplinary action against the errant officials.

1. **December 2023** : An Application for CIDCO NOC was made via online CFC No **8000237293** with the Nerul branch of CIDCO (MTS 1). However, a rejection letter was sent on 18.01/2024 rejecting the same along with the following reason: ***"All dues not paid hence application is rejected."***
(Copy Attached - Annexure 1)

Grounds : The application was rejected without mentioning which dues are not paid. Also, all CIDCO NOCs must be issued within 21 days as per rule but in this case it is a matter of investigation whether the rejection letter was issued within 21 days

2. **27th March 2025** (1.4 years later): A fresh application for Transfer of CIDCO built-up premises for the same apartment was made via **CFC No 8000303049** and once again copies of original documents handed over to Nerul Office.
(Copy Attached – Annexure 2)
3. **9th April 2025**: A payment letter for the same, demanding Rs **2,68,337** was received from CIDCO via Email
(Copy of Payment Letter attached-Annexure 3)
4. On further inquiry with the CIDCO office in Nerul (MTS 1-Belapur), I was shown a copy of an undated, unsigned and undated paper with instructions to

stop issue of NOC's to xyz Society, as the Society had violated FSI rules and constructed additional rooms without CIDCO approval. The said note had no date, signature or record regarding the source of the same.

(Copy Attached – Annexure 4)

5. However previously obtained copies of NOC's via RTI showed issue of NOC to other apartments in the same society i.e. xyz society, without charging any additional amount/Lease Premium.

None of the apartments were charged additional lease premium which my client was charged :- (Copies Attached – Annexure 5)

Apartment No	CFC No	Type of NOC	Amount	Date of Issue
A7/1:4	8000117255	Miscellaneous	590	17/09/2021
A8/0:4	8000129315	Sale Deed	NA	07/12/2021
A7/2:1	8000150969	Sale Deed	NA	28/04/2022
A6/2:4	8000161919	Sale Deed	27,494	20/09/2022
A5/0:1	8000191821	Sale Deed	NA	14/02//2023
A5/0:1	8000193231	Mortgage NOC	590	16/02/2023

It is clear from the above data that none of these flats were asked for payment of Additional Lease Premium that my client was charged.

On approaching the Nerul Office, I was verbally informed that the additional amount was charged to my client as he had consumed additional FSI and constructed one more room, without paying the Additional lease premium, **however, none of the above flats were asked to pay the additional lease premium. My client was singled out with ulterior motives and malafide intent.**

I have also obtained via RTI copies of the supposed GR's which authorize the additional lease premium amount to be charged, however the same are from year 1998, 2014 etc. and the same were not applied to previous cases of NOCs for same society. Why only my client has to pay?

(Copies Attached – Annexure 6)

Therefore, it is clear from the above documentary evidence that arbitrary and illegal practice of pick and choose is being implemented by CIDCO MTS1 staff (Belapur) to extort money and causing financial hardship and loss to my client while others are allowed to go Scot free.

Grounds for this Complaint:

1. Delay of more than 1.5 years, thereby causing hardship and financial loss to my client.
2. Arbitrary and discriminatory application of rules.
3. Previous NOCs issued in same society without any fine or additional charges.
4. An Undated, unsigned, undocumented, unrecorded, untraceable, Non-verifiable note (**claiming extra construction by entire society**) made basis for selectively for victimizing and singling out my client to pay penalty and additional charges.
5. No clear operating procedure/Violation of Consumer rights
6. No standard operating procedure.
7. Zero accountability of staff.

Prayer :

1. Departmental inquiry and action against erring staff.
2. Cancellation of earlier NOC's issued without payment of Additional lease premium and demand of additional lease premium from them or else issue of NOC to my client.
3. Setting of standard operating procedure.
4. Fixing of accountability of concerned officials.
5. **Issue of NOC** to my client

Enclosures:

Copies of CFC application made to CIDCO office

Annexures of Documents/Copies



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