

आदेश तितरमारे भा.प्र.से.  
उपाध्यक्ष

Adesh Titarmare I.A.S.  
Deputy Chairperson

# मुंबई पत्तन प्राधिकरण Mumbai Port Authority

(पत्तन, पोत परिवहन और जलमार्ग मंत्रालय, भारत सरकार)  
(Ministry of Ports, Shipping and Waterways, Government of India)



क्र. इएम/एसजी/एफ-240/ 1204

12 JUL 2024

To,  
The Executive Director,  
Reserve Bank of India,  
New Central Office Building, Shahid Bhagat Singh Rd,  
Fort, Mumbai – 400 001

Respected Sir,

Sub: Issue of Unauthorized Transactions of Land /Properties Owned by  
Mumbai Port Authority.

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Mumbai Port Authority (MbPA) is holding 843 Hectares of land in Island City of Mumbai and 101 Hectares of land outside Mumbai City limits (Total 944 Ha). In 2018, the State Government of Maharashtra has declared, Mumbai Port Authority (erstwhile Mumbai Port Trust), as Special Planning Authority under Gazette Notification No. TPB-4317/492/CR-289/2017/UD-11 dated 23.04.2018.

A large no. of plots (at present around 267 Hectares) are historically letout to lessees/tenants on various tenures. In most of the cases, the leases have expired and without the knowledge of MbPA, such lessees are entering into unlawful transactions. Large unauthorized encroachments are taking place on MbPA land. We have identified such cases and are in the process of lodging criminal offences against responsible persons & officials with Central Law Enforcement Agencies.

In order to restrict the MbPA lessees/tenants/encroachers from entering into illegal/unlawful transactions such as assignment, subletting, sale, change of user, etc., it is requested to issue suitable instructions to Chairman/M.D./CEO of all Banks that, 'No Objection Certificate (NOC)' from Mumbai Port Authority shall be insisted upon for mortgage applications and applications for Co-operative Banks on MbPA land and structures. Estate Manager is the nodal officer in MbPA for the same. All letters for NOC may kindly be addressed to –

Estate Manager, Mumbai Port Authority,  
Vijay Deep, 3<sup>rd</sup> & 5<sup>th</sup> Floor  
S V Marg, Mumbai 400 001  
Telephone No. 022 66564071  
email ID – [estatemanager@mumbaiport.gov.in](mailto:estatemanager@mumbaiport.gov.in)

A Map showing list of C.S. Nos. of MbPA land falling under various State Government Ready Reckoner zones and MbPA circular for mortgage are enclosed for your reference.

भवदीय,

(आदेश तितरमारे)

उपाध्यक्ष

मुंबई पत्तन प्राधिकरण

DA : Map & circular

पोर्ट भवन, शूरजी वल्लभदास मार्ग, मुंबई - 400 001  
Port House, Shoorji Vallabhdas Marg, Mumbai - 400 001

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