

NHB (ND)/Project Finance/2019-20
31st March, 2020

To All Eligible Public Agencies

Madam / Dear Sir,

Moratorium on payments related to Project Finance

Government of India declared all India lockdown with effect from the midnight of 24th March, 2020 for twenty one days, to contain the pandemic of COVID-19 in the country. To meet the economic and financial challenges posed by the lockdown, Reserve Bank of India on March 27th, 2020 announced a regulatory package to meet the challenges faced by Banks and other financial institutions.

2. With an aim to mitigate the burden of debt servicing brought about by disruptions on account of COVID-19 pandemic and to ensure the continuity of viable businesses, Reserve Bank of India has permitted Financial Institutions to grant a moratorium of up to three months on payment of all instalments falling due between March 1, 2020 and May 31, 2020.
3. As an effort in this direction, National Housing Bank (NHB) has decided to allow maximum moratorium of three months to Public Agencies with/without extension of tenor, on payment of instalment(s) along with interest falling due between March 1, 2020 and May 31, 2020.
4. Details of granting of moratorium by National Housing Bank are mentioned in Annexure I.
5. Public Agencies who wish to seek moratorium are required to submit their request for consideration in the format enclosed as Annexure A (*applicable for monthly instalment*) and Annexure B (*applicable for quarterly instalment*).

Yours faithfully,

-Sd-

General Manager

Refinance & Project Finance Department

भारत सरकार के अंतर्गत सांविधिक निकाय
कोर 5-ए, तीसरे से पांचवां तल, इंडिया हैबिटेड सेंटर, लोधी रोड, नई दिल्ली-110003
दूरभाष : 011-3918 7000 फ़ैक्स : 011-2464 9030
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Statutory Body under the Government of India
Core 5-A, 3rd to 5th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
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Website : www.nhb.org.in E-mail : ho@nhb.org.in

“बैंक हिन्दी में पत्राचार का स्वागत करता है”

Details of the facility for granting moratorium on payments to National Housing Bank

1. The moratorium will be available only on payment of instalment(s) along with interest due between 1st March, 2020 and 31st May, 2020.
2. The moratorium will be granted to only those accounts that are Standard.
3. In case no moratorium is sought by the agency, there will be no change in payment of instalment(s) and will continue as is at present.

A. In case moratorium is sought

i. Without extension of tenor

- A maximum of three months moratorium will be allowed for payments due from 1st March, 2020 onwards and till May 31st, 2020.
- In all such cases, quarterly interest due on 1st April, 2020 will be payable along with next quarterly instalment and interest due on 1st July 2020.
- However, the quarterly instalment of principal, due on 1st April, 2020 will be equally distributed over the residual tenor of the loan i.e., instalment (revised) for the remaining quarters will be adjusted accordingly.
- In case of payment of monthly instalment, due between 1st March, 2020 and May 31, 2020, they will be allowed a maximum moratorium of three months. The interest for the moratorium period will be payable immediately at the end of such moratorium, while the instalments of principal deferred will be distributed over the remaining tenor of the loan, i.e., instalment (revised) for the remaining months will be adjusted accordingly.

The repayment schedule, for all such loans which are granted moratorium without extension of tenor, will remain unchanged in the overall tenor of the Finance.

ii. With extension of tenor

- A maximum of three months moratorium to be allowed for payments due from 1st March, 2020 to May 31st, 2020.
- In all such cases quarterly instalment along with interest, due on 1st April, 2020 will have to be paid on or before 1st July, 2020.
- Further interest, due on 1st July, 2020 will have to be paid on or before 1st July, 2020 while the instalment of principal due on 1st July will stand shifted to 1st October, i.e., repayment schedule for such loans as also the residual tenor, will be extended across the board by three months after the moratorium period.
- The quarterly instalment in subsequent quarters will be as agreed; only tenor will get extended by three months.
- In case of payment of monthly instalment due on or after 1st March, 2020 and till May 31, 2020, they will be allowed a moratorium of up to three months. The total monthly interest for the moratorium period will be payable along with instalment and interest due on 1st June, 2020. Residual tenor will be extended by three months and the monthly instalments will remain the same, as agreed initially.

The repayment schedule for all such loans which are granted moratorium with extension of tenor, will be extended to the extent of moratorium allowed. Interest shall continue to accrue on the outstanding portion of finance during the moratorium period.

(To be submitted through official email id of the authorized signatory)

To
The General Manager
Refinance & Project Finance Department
National Housing Bank
4th Floor, Core- 5A,
India Habitat Centre,
Lodhi Road, New Delhi - 110003

Request Letter for allowing Moratorium on payment with/without* extension of tenor

1. Name of the Borrower : _____
CIN No. _____
2. The total amount of Financial assistance availed under Project Finance policy :
Rs. _____ (In words Rupees
_____ only)
3. Amount of Financial assistance (as above) outstanding as on 1st March, 2020
Rs. _____ (In words Rupees.
_____ only)
4. Amount of instalments/EMIs: Rs. _____
(due between 1st March, 2020 and 31st May, 2020) in aggregate under financial
assistance availed from NHB.

In terms of the notification bearing No. NHB (ND)/Project Finance/2019-20 dated 31st March, 2020 ("said notification") issued by the National Housing Bank ("NHB"), we opt for moratorium **with / without*** extension of tenor.

In this regard, we request NHB to allow us maximum moratorium of three months **with / without*** extension of tenor, in terms of the said notification, on payment of instalment(s) along with interest(s) falling due between March 1, 2020 and May 31, 2020 ("Moratorium Period") in respect of the Financial assistance(s) availed by us from time to time (hereinafter individually and collectively referred to as the "Financial Assistance"). We are aware that the interest shall continue to accrue on the outstanding portion of the respective Financial Assistance during the Moratorium Period.

In this regard, we further request and authorize the National Housing Bank to shift the repayment schedule and/or extend the tenor, as applicable, in term of the said notification.

A. With respect to each Financial Assistance, we hereby undertake and agree as under:

For Monthly Instalments (with extension of tenor)*:

- (i) That the monthly interest due/becoming due from the 1st March, 2020 to 31st May, 2020 will be paid along with the instalment and interest falling due on 1st June, 2020.
- (ii) That the repayment schedule will get extended by maximum of three months after the Moratorium Period with corresponding increase in the residual tenor
- (iii) That the monthly instalment in subsequent months after Moratorium Period will remain the same as agreed initially.

For Monthly Instalments (without extension of tenor)*:

- (i) That the monthly interest due/becoming due from 1st March, 2020 to 31st May, 2020 will be paid along with the instalment (revised) and interest falling due on 1st June, 2020.
- (ii) That the instalments of principal due from 1st March, 2020 to 31st May, 2020 will be distributed over the remaining tenor of the loan and the instalments for the remaining months will be fixed accordingly.
- (iii) That there will not be any change in the overall tenor of the Financial Assistance.

B. We hereby further undertake and agree that this letter shall form part and parcel of the financing/loan documents executed by us with the NHB in connection with each Financial Assistance.

C. All other terms and conditions of each Financial Assistance will remain unchanged.

As the entire country is under lock down to prevent the spread of COVID-19 pandemic, we hereby request you to consider this request in electronic form. The physical copy of this letter will be delivered/submitted to NHB after the lock down is withdrawn.

Thanking you,

For and on behalf of

Place:

(signature)

Authorized Signatory

Date:

Name: _____

Designation: _____

* *Delete, which is not applicable*

(To be submitted through official email id of the authorized signatory)

To
The General Manager
Refinance & Project Finance Department
National Housing Bank
4th Floor, Core- 5A,
India Habitat Centre,
Lodhi Road, New Delhi - 110003

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In this regard, we further request and authorize the National Housing Bank to shift the repayment schedule and/or extend the tenor, as applicable, in term of the said notification.

A. With respect to each Financial Assistance, we hereby undertake and agree as under:

For Quarterly Instalments (with extension of tenor)*:

- (i) That the quarterly instalment and interest due on 1st April, 2020 will be paid on or before 1st July, 2020.
- (ii) That further interest for the quarter ending June, 2020 falling due on 1st July, 2020 will be paid on or before 1st July, 2020.
- (iii) That the instalment of principal due on 1st July, 2020 will stand shifted to 1st October, 2020 and the repayment schedule will get extended by three months after the Moratorium Period with corresponding increase in the residual tenor.
- (iv) That the quarterly instalment in subsequent quarters after Moratorium Period will remain the same as agreed initially.

For Quarterly Instalments (without extension of tenor)*:

- (i) That the quarterly interest due on 1st April, 2020 will be paid on or before 1st July 2020, along with next quarter instalment (revised) and interest becoming due on 1st July 2020.
- (ii) That the quarterly instalment of principal due on 1st April, 2020 will be equally distributed over the residual tenor of the Financial Assistance and the instalments for the remaining quarters will be fixed accordingly.
- (iii) That there will be not be any change in the overall tenor of the Financial Assistance.

B. We hereby further undertake and agree that this letter shall form part and parcel of the financing/loan documents executed by us with the NHB in connection with each Financial Assistance.

C. All other terms and conditions of each Financial Assistance will remain unchanged.

As the entire country is under lock down to prevent the spread of COVID-19 pandemic, we hereby request you to consider this request in electronic form. The physical copy of this letter will be delivered/submitted to NHB after the lock down is withdrawn.

Thanking you,

For and on behalf of

Place:

(signature)

Authorized Signatory

Date:

Name: _____

Designation: _____

** Delete, which is not applicable*