



BOOKLET ON REFINANCE SCHEMES OF NATIONAL HOUSING BANK

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SECTION A

General Terms & Conditions As Applicable to all Primary Lending Institutions (PLIs)



Introduction

- 1.1 The National Housing Bank (NHB) offers refinance assistance to Primary Lending Institutions (PLIs) in respect of their housing loans to individuals, and also for their loans to other institutions for housing finance and construction finance for affordable housing.
- 1.2 Loans against property (i.e. loans given against the security of house property but for purposes other than construction / purchase / repairs / upgradation / extension) are not eligible for refinance.
- 1.3 Loan extended for furnishing and fixtures and for processing fees, CERSAI fees, document handling charges and insurance premium (both life and non-life) etc. shall not be eligible for refinance.
- 1.4 It may be noted that the rules and policies mentioned in this booklet apply only to refinance released under these schemes and not to refinance availed by PLIs earlier under any old refinance schemes which continue to be governed by the respective rules and policies.

General Terms & Conditions Applicable to PLIs under All Refinance Schemes of NHB

2. Eligibility Criteria

2.1 For Housing Finance Companies (HFCs)

- HFCs fulfilling the following criteria will be eligible to draw refinance from NHB:
- The HFC should be registered with NHB to carry out housing finance activity in the country.
- The HFC should provide long-term finance for construction / purchase / repair / upgradation of dwelling units by home-seekers.
- The HFC should invest at least 51% of its Total Tangible assets less cash & bank balance by way of individual housing loans.
 - Individual housing loans would be those loans with a sanctioned tenure of 5 years and more
 - Total tangible assets would be total assets less intangible assets
 - Cash and bank balance would also include investments made in liquid short term mutual funds, which should not be more than 25% of net owned funds (NOF).
- The HFC should have Net Owned Fund (NOF) of not less than ₹10 crore. NOF will carry the same meaning as defined in Housing Finance Companies (NHB) Directions, 2010.
- The HFC should comply with the provisions of the National Housing Bank Act, 1987 and Housing Finance Companies (NHB) Directions, 2010, as amended from time to time.
- The Net Non-Performing Assets (NNPA) of the HFC should not be more than 3.50% of the Net Advances. NPA shall carry the same meaning as defined in Housing Finance Companies (NHB) Directions, 2010, as modified upto date. NNPA means 'NPA less provision'. Net Advances shall mean 'Advances less provision'. 'Advances' shall, apart from housing loans, include mortgage loans, lease transactions, hire purchase assets, bills of exchange, inter-corporate deposits and unquoted debentures.

The above eligibility conditions shall remain same for existing as well as new clients.

2.2 For Scheduled Commercial Banks (SCBs)

SCBs fulfilling the following criteria will be eligible to draw refinance from NHB:

- Having Net Non-Performing Assets to Net Advances ratio of not more than 3.50%. However, NHB may consider relaxation in its NNPA norms on case to case basis subject to approval from competent authority.
- Having Capital Adequacy Ratio of 9% (as per the norms prescribed by Reserve Bank of India)
- Been operating profit making for the last year

2.3 For Small Finance Banks (SFBs)

SFBs fulfilling the following criteria will be eligible to draw refinance from NHB:

- Having Net Non-Performing Assets to Net Advances ratio of not more than 3.50%. However, NHB may consider relaxation in its NNPA norms on case to case basis subject to approval from competent authority.
- Having Capital Adequacy Ratio of 15% (as per the norms prescribed by Reserve Bank of India)
- Been operating profit making for the last year

2.4 For Urban Cooperative Banks (UCBs) and State Cooperative Banks (SCoBs)

UCBs and SCoBs fulfilling the following criteria will be eligible to draw refinance from NHB:

- Net Non-Performing Assets to Net Advances ratio of not more than 3.50%
- Capital Adequacy Ratio of not less than 9.00% (as per the norms prescribed by Reserve Bank of India)
- Bank should be profit making for the preceding two years

2.5 For Regional Rural Banks (RRBs)

RRBs fulfilling the following criteria will be eligible to draw refinance from NHB:

- been notified under schedule II of the Reserve Bank of India Act, 1934
- having positive Net Owned Fund (NOF)
- having Net Non-Performing Assets to Net Advances ratio not exceeding 10%
- having Capital Adequacy Ratio (CAR) not less than 9% (as per the norms prescribed by Reserve Bank of India)
- been profit making for the preceding two years

2.6 For Apex Cooperative Housing Finance Societies (ACHFS)

ACHFSs fulfilling the following criteria will be eligible to draw refinance from NHB :

- positive net worth
- recovery 75% - refinance upto 100% permitted
- recovery 65% - refinance upto 50% permitted
- audit classification A or B for the preceding three years
- NOF to outstanding borrowings - (1:10)
- adjusted NOF to outstanding borrowings - (1:12.5)
- been profit making for the preceding three years
- been making regular repayment to lenders

2.7 For Agriculture and Rural Development Banks (ARDBs)

ARDBs fulfilling the following criteria will be eligible to draw refinance from NHB:

- recovery overall - 60% at PCARDB level (only in case of federal structure) and 75% at SCARDB (unitary structure)
- overdues \geq 5 years should be covered by legal action
- not defaulted to any lender

2.8 The PLI will have to attain the minimum stipulated rating to be eligible for financial assistance from NHB. For this purpose, NHB has developed an internal credit rating model to determine the eligibility for financial assistance for the PLIs.

3. Extent of Refinance

The maximum quantum of refinance (as percentage of the individual housing loan portfolio of the PLI) which can be extended by NHB is:

- HFCs 50%
- SCBs 100%
- UCBs 100%
- SCoBs 100%
- ARDBs 100%
- RRBs - Based on the Net NPAs to Net Advances ratio as under :

NNPA (%)	Quantum of Refinance
≤ 5.0	100
$>5.0 \leq 7.5$	80
$>7.5 \leq 10.0$	50

- ACHFS - Based on recovery, as under :

Recovery (%)	Quantum of Refinance
≥ 75	100
$\geq 65 < 75$	50

4. Tenure of Refinance

4.1 The refinance will be available for a period of not less than 1 year and not exceeding 15 years. The PLIs will have the option to choose the repayment period as per their requirements. In case of Scheduled Commercial Banks only, shorter tenure slabs of 3, 6, and 9 months are also permitted.

4.2 Minimum and maximum tenures under the different refinance schemes will be as laid down under the respective schemes, subject to the tenures mentioned in paragraph 4.1 above.

5. Repayment of Refinance

5.1 Repayment of principal and payment of interest will be on quarterly basis.

5.2 Repayment of principal will start after one clear calendar quarter from the date of disbursement.

- 5.3 Payment of interest will start from the quarter starting immediately after the disbursement.
- 5.4 The due dates of payment of interest and principal will be informed to PLI in the repayment schedule after each release of refinance.

6. Prepayment

6.1 The refinance availed by the PLIs can be prepaid without any prepayment charge subject to the fulfilment of all of the following conditions :

- Such refinance is availed under Affordable Housing Fund, Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala, Special Urban Refinance Scheme for Low Income Households, or under Regular Refinance Scheme at concessional rates,
- The HFC has also received the said amount from the ultimate borrowers under these schemes, and
- The prepayment is made not more than once in a quarter after giving two weeks' notice.

6.2 Further, as applicable to only HFCs, the refinance availed by HFCs can also be prepaid by them without any prepayment charge subject to the following conditions:

- The said refinance has run for at least one year (including the required period of notice), and
- Prior notice of two months is given to NHB, and
- Such prepayment is made not more than once in any half year (January - June or July - December).

6.3 In all other cases, prepayment would be accepted from the PLIs upon payment of prepayment charges as stated below and subject to the PLIs giving two months' notice in writing :

Ageing (time elapsed since disbursement)	Prepayment Charges
Upto 1 year	1.0% of amount to be prepaid
More than 1 year	0.5% of amount to be prepaid

7. Security for refinance

7.1 For HFCs

- In case of HFCs, Refinance from NHB may generally be secured by charge on the book debts of the HFC. Additional security such as charge on immovable properties / movable properties, personal guarantee of promoter, corporate guarantee or letter of comfort from promoter institution, etc. may be stipulated at NHB's discretion. The security will be determined on case to case basis. The eligible lending institutions shall furnish to NHB / execute in favour of NHB such documents / undertakings etc. in such form and content as may be prescribed by NHB from time to time.
- If at any time NHB is of the opinion that the security provided by the HFC has become inadequate to cover the outstanding refinance, it may advise the HFC to

provide and furnish, to the satisfaction of NHB, such additional security as may be acceptable to NHB to cover such deficiency.

7.2 For SCBs and SFBs

- **Security to be obtained from Individual Beneficiaries**
 - SCBs are required to follow security and margin in respect of their direct housing finance as approved by their board in conformity with the guidelines in this regard issued from time to time by the Reserve Bank of India.
 - The credit risk of the primary loan will be fully taken by the SCB and the refinance sought from NHB is repayable irrespective of the primary loan account remaining regular or otherwise.
- **Comfort for refinance**
 - SCBs availing refinance are required execute one-time Memorandum of Agreement and Letter of Authority authorizing NHB to debit, in case of default, their current account maintained with the Reserve Bank of India.

7.3 For RRBs

- **Security to be obtained from Individual Beneficiaries**
 - RRBs are required to follow security and margin in respect of their direct housing finance as approved by their board in conformity with the guidelines in this regard issued from time to time by the Reserve Bank of India.
 - The credit risk of the primary loan will be fully taken by the RRB and the refinance sought from NHB is repayable irrespective of the primary loan account remaining regular or otherwise.
- **Security for refinance**
 - RRBs availing refinance are required execute one-time Memorandum of Agreement and Letter of Authority authorizing NHB to debit, in case of default, their current account maintained with their Sponsor Bank or the Reserve Bank of India.

8. Rate of Interest

- 8.1 The interest on refinance will be compounded monthly and payable quarterly.
- 8.2 Refinance assistance will be provided either at **fixed** or **floating** rates of interest, depending upon the provisions of the respective refinance schemes.
- 8.3 The HFC would have the option to choose either floating or fixed interest rate depending on requirement and provisions of the respective refinance schemes.

8.4 The interest rate charged to the HFC will be as prevailing on the date of disbursement and will depend on the internal credit rating assigned to it by NHB, and repayment period sought under refinance. The rate of interest is subject to periodic revision by NHB and this will be informed from time to time.

8.5 Conversion of Fixed Rate Loans to Floating Rate Loans and vice versa

- Applicable to HFCs, SCBs, UCBs and SCoBs
- Not applicable to RRBs, ACHFS and ARDBs
- Not permitted in case of those schemes where only fixed rate refinance is available
 - Affordable Housing Fund
 - Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala
 - Special Urban Housing Refinance Scheme for Low Income Households
- **Notice Period** – One week
- **Conversion charges** - 0.25% of outstanding amount being converted. The other terms and conditions of disbursement will remain unchanged. The interest rate to be offered at the time of the re-pricing may be decided by the LPC. Further, ICC would have the power to waive entirely or in part, the re-pricing fee and notice period.
- **Dates of conversion** - 1st day of next Month
- **Re-Pricing of Loans**

Bank may provide the option of re-pricing of loans to its clients as per the following terms:

Eligible Institutions	SCBs, HFCs, UCBs and RRBs.
Eligible Schemes	Regular Refinance
Notice period	Ten working days
Re-pricing fee	0.50% of the loan outstanding
Effective date of re-pricing	First day of the next month
Minimum completed period	One year from the date of disbursement
No. of times re-pricing can be done	Once in a financial year (July-June), but not in successive quarters.

The other terms and conditions of disbursement will remain unchanged.

8.6 Reset of Interest Rate on Fixed Rate Loans

8.6.1 In case of refinance extended at fixed rates of interest, NHB will have the option to reset the rates on outstanding loans on completion of such periods as may be agreed to between NHB and the PLI at the time of disbursement of refinance. The effective date of the reset will be :

- If the reset period is below 3 years - The day on which the reset period gets completed
- If the reset period is 3 years or above - The first day of the quarter immediately succeeding the quarter in which the reset period gets completed

8.6.2 The applicable interest rate will be the then prevailing fixed rate of interest for the term equivalent to the original repayment period of that loan.

8.6.3 At the time of reset, the PLI will have the option to either continue with the outstanding balance on the revised rates or to prepay the same without any notice period.

8.7 Reset of Interest Rate on Floating Rate Loans

8.7.1 In case of refinance extended at floating rates of interest, the effective date of the reset will be :

- If the interest rate is linked to NHB's PLR - The first day of the quarter immediately succeeding the quarter in which the PLR change takes place
- If the interest rate is linked INBMK or some other external benchmark - The day on which the reset period gets completed

9. Procedure for Sanction of Refinance Limit

9.1 Refinance limits are sanctioned to the PLIs for the year (July - June). Limits remaining unutilized at the end of the year (i.e. 30th June) can be carried forward to the next year at the request of the PLI. In case the annual limit is fully utilized before the end of the year, sanction of additional limit can also be considered.

9.2 PLI desirous of availing refinance should submit to NHB its application in prescribed format as per Annexure applicable to the PLIs together with the necessary annexures / enclosures.

10. Procedure for Documentation

10.1 Once the limit is sanctioned and conveyed to the PLI through a Sanction Letter, the PLI will be required to complete the documentation for the sanctioned limit.

10.2 The documentation required to be executed is mentioned below:

For HFCs: The eligible lending institutions furnish to NHB / execute in favour of NHB such documents / undertakings etc. in such form and content as may be prescribed by NHB from time to time. Documentation for each year's annual / additional limit (comprising of such documents as may be required depending upon the security for refinance)

For SCBs, SFBs, RRBs and UCBs: Irrevocable Letter of Authority (LoA) is obtained from the Bank that in the event of default committed by them notwithstanding any dispute that may exist or arise between NHB and the Bank, NHB shall be authorized to debit their Current Account maintained with the Reserve Bank of India (RBI). The LoA is countersigned by the RBI.

For ARDBs and ACHFs: Guarantee of the respective State Government or floating pari passu charge on the properties and assets of the ACHFS/ARDB

10.3 Upon completion of documentation, the PLI can start drawing funds from NHB.

11. Procedure for Disbursement

- 11.1** Application for disbursement of refinance shall be made in the format as applicable to the PLI. The application form shall be accompanied by the applicable **Appendix** as per the requirements of the respective refinance scheme.
- 11.2** The application shall be signed by an official of the PLI duly authorized in this regard. The PLI would be required to furnish, for the period from July to June every year, a list of person(s) authorized by the Board of Directors / Chief Executive to sign the forms / statements / letters along with their specimen signatures for NHB's records. If there is any change in the list of authorized signatories during the year, the same shall also be informed to NHB.
- 11.3** The amount of refinance released during one month could be restricted by NHB based on rating obtained by the PLI and the refinance limit sanctioned to it.

12. Mode of Release

The refinance released will be routed through the current account maintained by the PLI in any NEFT enabled bank branch through RTGS. The mode of release and necessary details of the current account along with bank branch details will have to be intimated to NHB in the disbursement application as applicable to PLI.

13. Mode of Repayment

- 13.1** All payments are to be made under advice to NHB, New Delhi, by way of RTGS favouring National Housing Bank in its account no. 00600350008114 maintained with HDFC Bank Limited, Nanik Motwani Marg Branch, Mumbai, having IFSC Code HDFC0000060.
- 13.2** Repayment of **principal** shall be made by the PLI to NHB as follows :
- (i) The amount of refinance availed shall be repaid to NHB in a period not exceeding 15 years by way of equal quarterly instalments, as specified by NHB.
 - (ii) The due date for the repayments shall be the first day of each calendar quarter (i.e. 1st January, 1st April, 1st July, and 1st October each year).
 - (iii) Repayment of principal shall commence after a gap of one clear calendar quarter following the disbursal of refinance and as may be specified by NHB.
For example, if refinance is disbursed on 4th April, 2018 the first instalment of principal will fall due for repayment on 1st October, 2018, i.e. after a gap of calendar quarter July to September, 2018.
- 13.3** Payment of interest by the PLI to NHB shall be made as follows :
- (i) Interest to be paid to NHB on refinance, will be calculated on daily product basis and charged at monthly rests.
 - (ii) For calculation of interest, a 'year' will be taken as 365 days, irrespective of whether the year is a leap year or a normal year.
 - (iii) Payment of interest shall commence from the first day of the calendar quarter immediately succeeding the date of disbursal of refinance.
For example, if refinance is disbursed on 4th April, 2018 the interest on the refinance will first fall due for payment on 1st July, 2018.
 - (iv) The interest on the refinance will begin to accrue in favour of NHB from the date of disbursement.

- 13.4** If the due date for repayment of principal / payment of interest is a holiday for the Mumbai office of NHB, and the credit in respect of the amounts due is received by NHB within **the first three working days** of the quarter in which the payment is due, additional interest would not be charged. However, the PLI will pay interest on the amount due, at the applicable rates of interest for the additional days upto the day of payment to the Mumbai office of NHB. It may please be noted in this regard, that the Mumbai office of the NHB observes holidays as declared for the State of Maharashtra in terms of the Negotiable Instruments Act, 1949. It may be noted, further, that NHB observes a five-day week and that, accordingly, its offices remain closed on Saturdays and Sundays.
- 13.5** If the repayment of instalment and payment of interest is made before the due date, credit will be given only on the due date.
- 13.6** For any **delay beyond the first three working days** for the Mumbai office of NHB, the PLI will pay additional interest on the amount in default for the total period of delay, at the rate of **two per cent per annum above** the applicable rate.
- 13.7** The PLI shall make payments to NHB promptly on due dates, irrespective of whether or not the amount is actually recovered by it from the borrowers.

14. Periodic Returns to NHB (Applicable only for HFCs)

An HFC availing refinance from NHB will be required to furnish various statements / information to NHB on periodic basis. The PLIs should be prompt and regular in submission of these returns. The statements to be furnished to NHB are as under:

Frequency	Name of Return	Time Period for Submission
Quarterly	NHB-HFC-04 (Quarterly Return)	within one month of the end of the quarter
Half Yearly	NHB-HFC-05 (Adverse Balance certificate) ▪ Annexure I (Statement of Flagged loans)	within two months of the end of the half year
	NHB-HFC-06 (Half Yearly Information on Borrowings to be submitted by HFCs where refinance is secured by a charge on book debts)	within 30 days of the end of the half year
Annual	NHB-HFC-07 (Annual Confirmation of Negative Lien Covenant)	within 15 days of the end of the year
	NHB-HFC-08 (Annual Return)	within two months of the end of the year
	NHB-HFC-09 (Annual Return for Classification of beneficiaries)	within one month of the end of the financial year

15. Other Terms and Conditions

15.1 Prospective Loans (Applicable only for HFCs)

- 15.1.1 The HFCs can avail refinance in respect of prospective loans, subject to the condition that such amounts drawn for prospective loans would be fully backed by individual housing loans within a period of three months from the date of release.
- 15.1.2 On availing refinance for prospective loans, the HFC will be required to furnish a certificate of utilization within three months from the date of release of the prospective loan.
- 15.1.3 A penalty on un-utilized portion of refinance availed for prospective disbursements @2% above the applicable interest rate of refinance for the entire period of use would be levied in case the HFC fails to fully utilize the refinance amount within the given time period.
- 15.1.4 The said certificate is required to be submitted in format **NHB-HFC-03** within 14 days of the end of the three month period from the date of release of refinance for prospective loans, confirming that the amount drawn has been fully utilized for advancing individual housing loans under the scheme for which the prospective refinance had been drawn, and also attesting that such loans have been duly flagged against NHB's refinance.
- 15.2 **Adverse Balance (Applicable only for HFCs)**
- 15.2.1 Adverse balance is the excess of refinance outstanding over the balance outstanding of loans flagged for refinance, both reckoned on the same date.
- 15.2.2 HFCs availing refinance from NHB shall furnish a certificate as at 31st March and 30th September every year, in the prescribed format **NHB-HFC-05**, duly countersigned by their Statutory Auditors, confirming that the refinance outstanding from NHB does not exceed the total outstanding housing loans, in respect of which refinance has been obtained.
- 15.2.3 In the eventuality of the outstanding refinance due by HFC to NHB exceeding the **aggregate of all outstanding housing loans in respect of which refinance has been availed** by the HFC i.e. adverse balance, the HFC would be required to repay refinance to NHB to the extent of adverse balance. It may be noted that any payment made in advance towards the demand due on the first day of the next quarter should not be adjusted from the outstanding refinance while computing the adverse balance.
- 15.2.4 In case of adverse balance, the HFCs will also be required to place the certificate to their Board of Directors before forwarding the same to NHB.
- 15.2.5 On receipt of the above certificate, NHB will advise the HFC about the amount of refinance to be repaid. The HFC will be required to pay the amount within one month of the date of such advice. Credit will be given for such payments on the date of credit of the amount to NHB's Bank Account. The HFC will be required to furnish a list of refinance releases (i.e. loan accounts relating to each drawal of refinance) in which the adverse balance has arisen, along with the aggregate of outstanding housing loan in respect of each refinance loan account. The amount repaid to NHB will be adjusted accordingly.
- 15.2.6 In this context, the following may be noted :
- Loan accounts pre-closed due to shifting from fixed interest rate structure to variable rate of interest or for any other reasons and opening a new loan account of the same borrower and with the same housing unit financed as a primary security shall continue to be

covered under the flagged housing loans against NHB's refinance, and will not be reckoned for computation of adverse balance.

- Book debts flagged / covered for the purpose of collateral security / additional margin requirements will not be counted for computing the sum aggregate of all outstanding housing loans in respect of which refinance has been availed as on 31st March / 30th September, i.e. additional margin stipulated over and above the security of book debts created out of refinance will not be reckoned for the computation of adverse balance. This additional margin will be for the purpose of collateral security and has to be maintained on the outstanding refinance.
- Loan accounts for which refinance has been taken from NHB should be distinctly identifiable from the records of the HFC and the list of all such accounts should be available with the HFC and continue to be maintained in the records.
- In the case of adverse balance arising due to pre-closure of loans in normal operations of lending and accelerated repayments, the same would get automatically included while computing the adverse balance and may be repaid following the required procedure and on the advice of NHB. Such repayments due to adverse balance shall not attract any levy.
- Funds released towards prospective loans not earlier than 3 months to the half yearly statement will not be included under NHB outstanding while computing the adverse balance in view of the lag time involved in generating housing loans.

15.3 Borrowings from Institutions other than NHB (Applicable only for HFCs)

15.3.1 Borrowings by way of floatation of bonds / debentures

In case of borrowings by way of floatation of bonds / debentures whether unsecured or secured, listed or privately placed, the Company shall apply for a No Objection Certificate (NOC). The following documents are required to be submitted with the application for the NOC:

- Copies of the memorandum / notes placed before the Board of Directors seeking approval for the bond / debenture issue and the resolution passed thereof.
- Certified copy of the prospectus of the bond / debenture issue.
- On the request of the HFCs, NHB will issue the yearly NOC to HFCs for raising funds through NCDs/Bonds. HFCs will be required to submit their yearly borrowing plan, including NCDs/Bonds, preferably at the beginning of their financial year. Further, the HFC has to inform NHB, within 10 working days from the issuance of NCDs/Bonds tranche with complete details, and a declaration from the HFC that none of the security clauses of NHB in respect of its refinance assistance are infringed upon.

15.3.2 Borrowings from banks / financial institutions

- Companies to which refinance has been extended on negative lien basis are not required to seek NOC from NHB for borrowing from banks / financial institutions. However, **Annual Confirmation of Negative Lien Covenant** in the format **NHB-HFC-07** will have to be submitted within 15 days of the end of the year. In addition, **yearly** information on borrowings will have to be furnished every year as on **31st March** in the format **NHB-HFC-06**.
- Companies whose refinance is secured by an exclusive charge over book debts are not required to seek NOC from NHB for borrowing from banks / financial institutions. However, half yearly information on borrowings will have to be furnished every year as on 31st March and 30th September in the format **NHB-HFC-06**.

- Companies whose refinance is secured by a charge over all book debts shared on *pari passu* basis with other lenders, will have to obtain NOC from NHB for their borrowing from banks / financial institutions. Further, half yearly information on borrowings will have to be furnished every year as on 31st March and 30th September in the format **NHB-HFC-06**.
- The Company shall ensure that the security offered to NHB for its refinance assistance is not infringed upon while entering into agreements / creating charge with / in favour of other banks / financial institutions. The Company will invariably report to the other lenders the current position relating to security / charge offered to NHB under refinance. If any charge is created and registered with ROC by the Company in favour of any lender, NHB shall be informed about the same in the half yearly statement of borrowings.
- Letter ceding *pari passu* charge in favour of NHB would be obtained from the banks / financial institutions and furnished to NHB wherever necessary. Consent of the concerned bank / financial institution would also be obtained to enter into such agreements with NHB as may be deemed necessary.

15.4 Loans Eligible for Refinance from NHB (Applicable only for HFCs)

All housing loans covered under the scheme shall be

- Standard Assets as per the Housing Finance Companies (NHB) Directions, 2010 as amended upto date, and
- unencumbered at the time of claiming refinance from NHB and during the entire tenure of refinance.

15.5 Flagging of Loans Refinanced by NHB (Applicable only for HFCs)

15.5.1 The HFCs will be required to properly identify all loans for which financial assistance is obtained from NHB and maintain a list of all such loans.

15.5.2 All information pertaining to such accounts shall be kept up-to-date.

15.5.3 Individual housing loans once flagged against NHB's refinance can never be changed without prior sanction of NHB as long as they are in the books of HFC and they should be distinctly identifiable.

15.5.4 A list of such book debts would be submitted to NHB on 31st March and on 30th September every year, and also on demand.

15.6 Dispensing With Annual Auditors Certificates From Scheduled Commercial Banks

The Bank has dispensed the requirement of Annual Auditors Certificates from Scheduled Commercial Banks stating that the loan accounts for which refinance had been taken could be distinctly identified from the records of the bank. However, SCBs will continue to segregate and flag the loans refinanced under Concessional schemes and Bank will continue to obtain flagged loan list against disbursements in case of concessional schemes.

15.7 Inspection

The books of account, registers, and all other relevant records of the PLI can be inspected by or on behalf of NHB. The expenses in respect of such credit inspection will be borne by all categories of the PLIs except RRBs.

15.8 Inspection / Audit Compliance

The PLIs shall take prompt action on any findings of inspection / audit and inform the same to NHB. The Bank recovers credit inspection charges from HFCs, SCBs, SFBs and UCBs. RRBs are excluded from recovery of credit inspection charges.

15.9 Appraisal and Follow-up of Housing Loans

The PLIs should have proper systems and procedures for appraisal and follow-up of housing loans, as also expert, qualified staff for the purpose and adequate arrangements for training them.

15.10 NHB's Guidelines

Finance provided by the eligible lending institution for housing and covered under the Scheme should conform to Guidelines and Directions issued by NHB from time to time.

15.11 Post Disbursal Discipline

There should be proper post disbursement supervision and follow up of housing loans to ensure proper end use of funds as also timely and regular repayment of the loans.

15.12 Maintenance of Recovery Performance

Continuance of refinance facility from NHB will be subject to maintenance of satisfactory recovery performance by the eligible PLIs from the beneficiaries under various categories i.e. individuals, builders, CFIs etc. and conditions stipulated by NHB from time to time.

15.13 Refinance Assistance at Discretion of NHB

Refinance facility shall be available at the sole discretion of NHB and cannot be claimed as a matter of right.

15.14 Recall of Refinance

NHB reserves the right to recall the refinance in the event of diversion of the relative funds for purposes other than housing or for suppression of any material information by the eligible lending institution or the happening of any such event, which may, in the opinion of NHB, endanger the repayment of financial assistance.

15.15 NHB's Right to Modify the Scheme

NHB may, at its sole discretion, alter / modify the refinance facility either in respect of all eligible lending institutions or in respect of any one or group of eligible lending institutions as regards the procedure, terms and conditions, eligibility criteria and such other related issues.

SECTION B

Specific Terms & Conditions / Requirements of Different Schemes for Housing Finance Companies (HFCs)

NHB currently has the following refinance schemes in operation for HFCs:

No.	Scheme		
	Full Name	Short Name	
1.	Regular Refinance Scheme	RRS	Details given in page 19
2.	Affordable Housing Fund	AHF	Details given in page 20
3.	Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala	-	Details given in page 21
4.	Special Urban Housing Refinance Scheme for Low Income Households	WB-LIH	Details given in page 22-24

The formats for Housing Finance Companies (HFCs) are given in Appendix I

Regular Refinance Scheme

1. **Purpose** - To provide refinance assistance in respect of housing loans extended by HFCs for :
 - Construction / purchase of dwelling units
 - Repairs / renovation / upgradation of dwelling units
2. **Eligible loans** -
 - **Loan size** - No Limit
 - **Location of property** - Any
 - **Ultimate borrowers** - Any
3. **Tenure of refinance** - 1 year to 15 years
4. **Type of interest rate**
 - Floating rate, or
 - Fixed rate with resets

The interest rate will be determined at the time of disbursement based on market conditions.

5. **Concessions in interest rate**

Concession in interest rate will be available for refinance in respect of the following loans:

- Loans upto ₹10 lakhs
- Loans in rural areas (*as per 2011 Census*)
- Loans to women (where the woman is owner / co-owner of financed property)
- Loans to persons of 3rd gender (where the beneficiary is owner / co-owner of financed property)
- Loans to disabled or differently abled persons (where the beneficiary is owner / co-owner of financed property)
- Loans to persons belonging to Scheduled Castes / Scheduled Tribes (where the beneficiary is owner / co-owner of financed property)
- Loans for green housing (concession will be available where the loan is for domestic solar equipment, water harvesting, or energy efficient housing certified to save at least 18% under the NHB-KfW assessment model)

6. **On-lending cap**

There is no cap on interest rate under this Scheme of the HFC.

Affordable Housing Fund

Salient features of Refinance Scheme under AHF are as follows.

- **Objective**

The AHF shall be utilized for refinancing the individual housing loans sanctioned and disbursed on or after 01-04-2017 falling under rural and urban category based on the demands received from the PLIs.

- **PLIs eligible for refinance under Affordable Housing Fund**

- Housing Finance Companies (HFCs)
- Scheduled Commercial Banks (SCBs)
- Scheduled Urban Cooperative Banks (UCBs)
- Regional Rural Banks (RRBs)
- Scheduled Cooperative Banks (SCoBs)
- Small Finance Banks (SFBs)
- Apex Cooperative Housing Finance Societies (ACHFS)
- Agricultural & Rural Development Banks (ARDBs)

- **Areas Covered**

- **Urban** - All areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- **Rural** - Any other areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban.

- **Eligible individual housing loans**

- **Urban** - Borrowers with annual household income not exceeding ₹6 lakh.
- **Rural** -
 - Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or
 - Borrowers with annual household income not exceeding ₹3 lakh; or
 - Women.

- **Loan Tenure** - Maximum 7 years

- **On-lending interest rate Cap :**

The on-lending interest rate cap is MCLR *plus* 100 bps for Scheduled Commercial Banks and NHB Refinance Rate *plus* 350 bps for others. Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a.

◆ Payment of Interest - Compounded monthly and payable quarterly

◆ Repayment of Principal - Quarterly

- **Others**

Any disbursement made under the AHF will be within the PLI's annual sanction limit approved by the NHB and other terms and conditions applicable under NHB's Regular Refinance Scheme. PLIs are required to submit the category wise eligible individual housing loan accounts list in soft format as well as print outs.

Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala

Heavy monsoon rains and floods affected many households in the State of Kerala, rendering people homeless/displaced, due to destruction of their houses. These households require long term financial support at cheaper cost for construction/repairs and renovation of their houses in Kerala.

To provide relief to the households having annual income upto Rs.3 lakh in rural areas and upto Rs.6 lakh in urban areas, National Housing Bank (NHB) announced the refinance assistance of Rs. 200 crore, at concessional rate of interest for construction/repair and renovation of houses, through Primary Lending Institutions.

Individual housing loans, which have been disbursed on or after 01-08-2018 and till 30-06-2019 by the Primary lending institutions (PLIs) in rural and urban areas of Kerala, are covered under this assistance.

Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a. for 7 years with on lending cap to ultimate beneficiaries as tabulated below :

Primary Lending Institutions	On Lending Cap
Scheduled Commercial Banks	MCLR+1.00%,
Others	8.43%

This will form part of the Affordable Housing Fund established in NHB, consequent to the announcement made by the Hon'ble Finance Minister in the Union Budget 2018-19.

- ◆ Payment of Interest - Compounded monthly and payable quarterly
- ◆ Repayment of Principal - Quarterly

Special Urban Housing Refinance Scheme for Low Income Households

The Scheme aims to serve the urban housing needs of the low income households which are dependent on informal sector for earning their livelihood. Refinance will be provided by NHB to the HFCs in respect of their housing loans which are secured either through collateral of property financed or are alternatively secured.

◆ Main Features of the Scheme

- Concessional rates of interest
- Available for low income households dependent on informal income
- For housing in urban areas
- Loans secured either by collateral of property financed or alternatively secured
- Loans conform to social and environment due diligence requirements.

◆ Details of the Scheme

◆ Purpose

Refinance assistance will be provided under the Scheme to HFCs in respect of their housing loans in the urban areas extended to low income household either directly or through intermediaries like MFIs or SHGs (having proper systems and procedures for appraisal and follow-up of housing loans including qualified staff for handling such loans to the satisfaction of the concerned HFC), for the following purposes:

- construction / purchase of new dwelling units
- purchase of existing dwelling units
- repairs / renovation / extension / up-gradation of existing dwelling units

◆ Eligibility Criteria

The eligibility criteria as prescribed by NHB for various categories of institutions for availing refinance from NHB will continue to be applicable under this Scheme.

◆ Eligible Loans

Housing loans extended to individuals either directly or through intermediaries like MFIs or SHGs and satisfying all of the following criteria would be eligible for refinance under the Scheme:

Criterion	Date of Disbursement of Individual Loan	
	25-02-2013 to 22-03-2015	23-03-2015 onwards
Annual household income	Not exceeding ₹2 lakhs	<ul style="list-style-type: none"> ▪ Not exceeding ₹3 lakhs in case of loans for purchase or construction of dwelling unit ▪ Not exceeding ₹2 lakhs in case of loans for repairs /

		renovation / extension / up-gradation of existing dwelling units
Maximum Loan Size	Not exceeding ₹5 lakhs	To be determined by the HFC in accordance with its credit policy
Type of income of beneficiary	Informal income	Informal income
Maximum Loan to Value ratio (LTV)	80%	80%

All loans covered under the Scheme should be extended in respect of dwelling units located in urban areas (*as per the 2011 Census*).

◆ **Extent of Refinance**

Refinance from NHB would be available to the extent of 100 per cent of housing loans sanctioned and disbursed by the HFCs for the eligible purpose in accordance with the provisions of the Scheme.

◆ **Tenure and Repayment of Refinance**

◆ **Tenure of Refinance**

- Minimum tenure - 5 years
- Maximum tenure - 15 years

◆ **Repayment of Refinance**

- Principal amount repayable in equal quarterly instalments.
- Moratorium of 1 clear calendar quarter from the date of disbursement for commencement of principal repayment

◆ **Rate of Interest**

The rate of interest under the Scheme will be published on NHB's website [www.nhb.org.in] from time to time.

◆ **Beneficiary**

☒ **Income**

Persons having annual household income as mentioned under the head of Eligible Loans under this Scheme.

Household income for the purpose of this Scheme shall mean the income of all the co-borrowers taken together. Income shall be assessed / verified by the HFCs to their satisfaction and recorded as such in their credit notes / loan files covering parameters like IIR, LTV, etc. assessing credit worthiness and affordability of the borrowers.

☒ **Informal Income**

The beneficiaries under the scheme must derive their income from informal sources.

“Informal Income” for the purpose of grant of housing loan under this Scheme refers to income derived from low income economic activities and that meets one of the following criteria :

- (a) Income derived from self-employment in any low income business, profession or occupation;*
- (b) Income earned from casual, temporary, irregular or multiple jobs; and/or*
- (c) Income derived from employment in the unorganized sector.*

◆ **Prepayment**

Prepayment under this scheme would be permitted only to the extent of the loan amount pre-paid by the ultimate beneficiary to the HFC.

◆ **Security**

▪ **Security to be obtained from individual borrowers** - The individual housing loans may be secured either by mortgagable title over the land / property or by alternate security to the complete satisfaction of the HFC.

The credit risk of the primary loan will be fully taken by the primary lending institution and the refinance sought from NHB would be repayable irrespective of the primary loan account remaining regular or otherwise.

Further, in cases where HFC accepts alternative security for loans under the scheme, it is to be ensured that the borrower enjoys a minimum right of tenure in order to avoid legal challenge and loans to be lost following the eviction of borrower.

- **Security for Refinance** - The security structure for refinance will be as applicable to the respective institution under the regular refinance scheme of NHB.

SECTION C

Specific Terms & Conditions / Requirements of Different Schemes for Scheduled Commercial Banks (SCBs) & Small Finance Banks (SFBs)

NHB currently has the following refinance schemes in operation for SCBs & SFBs:

No.	Scheme		
	Full Name	Short Name	
1.	Regular Refinance Scheme	RRS	Details given in page 27
2.	Affordable Housing Fund	AHF	Details given in page 28
3.	Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala	-	Details given in page 29
4.	Special Urban Housing Refinance Scheme for Low Income Households	WB-LIH	Details given in page 30-32

The formats for SCBs & SFBs are given in Appendix II.

Regular Refinance Scheme

1. **Purpose** - To provide refinance assistance in respect of housing loans extended by SCBs and SFBs for :

- Construction / purchase of dwelling units
- Repairs / renovation / upgradation of dwelling units

2. **Eligible loans** -

- **Loan size** - No Limit
- **Location of property** - Any
- **Ultimate borrowers** - Any

3. **Tenure of refinance** - 1 year to 15 years

4. **Type of interest rate**

- Floating rate, or
- Fixed rate with resets

The interest rate will be determined at the time of disbursement based on market conditions.

5. **Concessions in interest rate**

Concession in interest rate will be available for refinance in respect of the following loans :

- Loans upto ₹10 lakhs
- Loans in rural areas (*as per 2011 Census*)
- Loans to women (where the woman is owner / co-owner of financed property)
- Loans to persons of 3rd gender (where the beneficiary is owner / co-owner of financed property)
- Loans to disabled or differently abled persons (where the beneficiary is owner / co-owner of financed property)
- Loans to persons belonging to Scheduled Castes / Scheduled Tribes (where the beneficiary is owner / co-owner of financed property)
- Loans for green housing (concession will be available where the loan is for domestic solar equipment, water harvesting, or energy efficient housing certified to save at least 18% under the NHB-KfW assessment model)

6. **On-lending cap**

There is no cap on interest rate under this Scheme of the SCBs & SFBs.

Affordable Housing Fund

Salient features of Refinance Scheme under AHF are as follows.

- **Objective**

The AHF shall be utilized for refinancing the individual housing loans sanctioned and disbursed on or after 01-04-2017 falling under rural and urban category based on the demands received from the PLIs.

- **PLIs eligible for refinance under Affordable Housing Fund**

- Housing Finance Companies (HFCs)
- Scheduled Commercial Banks (SCBs)
- Scheduled Urban Cooperative Banks (UCBs)
- Regional Rural Banks (RRBs)
- Scheduled Cooperative Banks (SCoBs)
- Small Finance Banks (SFBs)
- Apex Cooperative Housing Finance Societies (ACHFS)
- Agricultural & Rural Development Banks (ARDBs)

- **Areas Covered**

- **Urban** - All areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- **Rural** - Any other areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban.

- **Eligible individual housing loans**

- **Urban** - Borrowers with annual household income not exceeding ₹6 lakh.
- **Rural** -
 - Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or
 - Borrowers with annual household income not exceeding ₹3 lakh; or
 - Women.

- **Loan Tenure** - Maximum 7 years

- **On-lending interest rate Cap :**

The on-lending interest rate cap is MCLR *plus* 100 bps for Scheduled Commercial Banks and NHB Refinance Rate *plus* 350 bps for others. Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a.

◆ Payment of Interest - Compounded monthly and payable quarterly

◆ Repayment of Principal - Quarterly

- **Others**

Any disbursement made under the AHF will be within the PLI's annual sanction limit approved by the NHB and other terms and conditions applicable under NHB's Regular Refinance Scheme. PLIs are required to submit the category wise eligible individual housing loan accounts list in soft format as well as print outs.

Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala

Heavy monsoon rains and floods affected many households in the State of Kerala, rendering people homeless/displaced, due to destruction of their houses. These households require long term financial support at cheaper cost for construction/repairs and renovation of their houses in Kerala.

To provide relief to the households having annual income upto Rs.3 lakh in rural areas and upto Rs.6 lakh in urban areas, National Housing Bank (NHB) announced the refinance assistance of Rs. 200 crore, at concessional rate of interest for construction/repair and renovation of houses, through Primary Lending Institutions.

Individual housing loans, which have been disbursed on or after 01-08-2018 and till 30-06-2019 by the Primary lending institutions (PLIs) in rural and urban areas of Kerala, are covered under this assistance.

Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a. for 7 years with on lending cap to ultimate beneficiaries as tabulated below:

Primary Lending Institutions	On Lending Cap
Scheduled Commercial Banks	MCLR+1.00%,
Others	8.43%

This will form part of the Affordable Housing Fund established in NHB, consequent to the announcement made by the Hon'ble Finance Minister in the Union Budget 2018-19.

- ◆ Payment of Interest - Compounded monthly and payable quarterly
- ◆ Repayment of Principal - Quarterly

Special Urban Housing Refinance Scheme for Low Income Households

The Scheme aims to serve the urban housing needs of the low income households which are dependent on informal sector for earning their livelihood. Refinance will be provided by NHB to the SCBs & SFBs in respect of their housing loans which are secured either through collateral of property financed or are alternatively secured.

◆ Main Features of the Scheme

- ◆ Concessional rates of interest
- ◆ Available for low income households dependent on informal income
- ◆ For housing in urban areas
- ◆ Loans secured either by collateral of property financed or alternatively secured
- ◆ Loans conform to social and environment due diligence requirements.

◆ Details of the Scheme

☒ Purpose

Refinance assistance will be provided under the Scheme to SCBs & SFBs in respect of their housing loans in the urban areas extended to low income household either directly or through intermediaries like MFIs or SHGs (having proper systems and procedures for appraisal and follow-up of housing loans including qualified staff for handling such loans to the satisfaction of the concerned SCBs & SFBs), for the following purposes:

- construction / purchase of new dwelling units
- purchase of existing dwelling units
- repairs / renovation / extension / up-gradation of existing dwelling units

☒ Eligibility Criteria

The eligibility criteria as prescribed by NHB for various categories of institutions for availing refinance from NHB will continue to be applicable under this Scheme.

☒ Eligible Loans

Housing loans extended to individuals either directly or through intermediaries like MFIs or SHGs and satisfying all of the following criteria would be eligible for refinance under the Scheme:

Criterion	Date of Disbursement of Individual Loan	
	25-02-2013 to 22-03-2015	23-03-2015 onwards
Annual household income	Not exceeding ₹2 lakhs	<ul style="list-style-type: none"> ▪ Not exceeding ₹3 lakhs in case of loans for purchase or construction of dwelling unit ▪ Not exceeding ₹2 lakhs in

		case of loans for repairs / renovation / extension / up-gradation of existing dwelling units
Maximum Loan Size	Not exceeding ₹5 lakhs	To be determined by the SCBs & SFBs in accordance with its credit policy
Type of income of beneficiary	Informal income	Informal income
Maximum Loan to Value ratio (LTV)	80%	80%

All loans covered under the Scheme should be extended in respect of dwelling units located in urban areas (*as per the 2011 Census*).

✘ **Extent of Refinance**

Refinance from NHB would be available to the extent of 100 per cent of housing loans sanctioned and disbursed by the SCBs & SFBs for the eligible purpose in accordance with the provisions of the Scheme.

✘ **Tenure and Repayment of Refinance**

◆ **Tenure of Refinance**

- Minimum tenure - 5 years
- Maximum tenure - 15 years

◆ **Repayment of Refinance**

- Principal amount repayable in equal quarterly instalments.
- Moratorium of 1 clear calendar quarter from the date of disbursement for commencement of principal repayment

✘ **Rate of Interest**

The rate of interest under the Scheme will be published on NHB's website [www.nhb.org.in] from time to time.

✘ **Beneficiary**

✘ **Income**

Persons having annual household income as mentioned in paragraph 3.

Household income for the purpose of this Scheme shall mean the income of all the co-borrowers taken together. Income shall be assessed / verified by the SCBs to their satisfaction and recorded as such in their credit notes / loan files covering parameters like IIR, LTV, etc. assessing credit worthiness and affordability of the borrowers.

✘ **Informal Income**

The beneficiaries under the scheme must derive their income from informal sources.

“Informal Income” for the purpose of grant of housing loan under this Scheme refers to income derived from low income economic activities and that meets one of the following criteria:

- (d) Income derived from self-employment in any low income business, profession or occupation;*
- (e) Income earned from casual, temporary, irregular or multiple jobs; and/or*
- (f) Income derived from employment in the unorganized sector.*

☒ **Prepayment**

Prepayment under this scheme would be permitted only to the extent of the loan amount pre-paid by the ultimate beneficiary to the SCBs & SFBs.

☒ **Security**

- **Security to be obtained from individual borrowers** - The individual housing loans may be secured either by mortgagable title over the land / property or by alternate security to the complete satisfaction of the SCBs & SFBs.

The credit risk of the primary loan will be fully taken by the primary lending institution and the refinance sought from NHB would be repayable irrespective of the primary loan account remaining regular or otherwise.

Further, in cases where SCBs & SFBs accepts alternative security for loans under the scheme, it is to be ensured that the borrower enjoys a minimum right of tenure in order to avoid legal challenge and loans to be lost following the eviction of borrower.

- **Security for Refinance** - The security structure for refinance will be as applicable to the respective institution under the regular refinance scheme of NHB.

SECTION D

Specific Terms & Conditions / Requirements of Different Schemes for Regional Rural Banks (RRBs)

NHB currently has the following refinance schemes in operation for RRBs:

No.	Scheme		
	Full Name	Short Name	
1.	Regular Refinance Scheme	RRS	Details given in page 35
2.	Affordable Housing Fund	AHF	Details given in page 36
3.	Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala	-	Details given in page 37
4.	Special Urban Housing Refinance Scheme for Low Income Households	WB-LIH	Details given in page 38-40

The formats for Regional Rural Banks (RRBs) are given in Appendix III.

Regular Refinance Scheme

1. Purpose - To provide refinance assistance in respect of housing loans extended by RRBs for :

- Construction / purchase of dwelling units
- Repairs / renovation / upgradation of dwelling units

2. Eligible loans -

- **Maximum Loan size** - ₹ 20 lakhs
- **Location of property** - Any
- **Ultimate borrowers** - Any

3. Tenure of refinance - 1 year to 15 years

4. Type of interest rate

- Floating rate, or
- Fixed rate with resets

The interest rate will be determined at the time of disbursement based on market conditions.

5. Concessions in interest rate

Concession in interest rate will be available for refinance in respect of the following loans:

- Loans upto ₹10 lakhs
- Loans in rural areas (*as per 2011 Census*)
- Loans to women (where the woman is owner / co-owner of financed property)
- Loans to persons of 3rd gender (where the beneficiary is owner / co-owner of financed property)
- Loans to disabled or differently abled persons (where the beneficiary is owner / co-owner of financed property)
- Loans to persons belonging to Scheduled Castes / Scheduled Tribes (where the beneficiary is owner / co-owner of financed property)
- Loans for green housing (concession will be available where the loan is for domestic solar equipment, water harvesting, or energy efficient housing certified to save at least 18% under the NHB-KfW assessment model)

6. On-lending cap

There is no cap on interest rate under this Scheme of the RRB.

Affordable Housing Fund

Salient features of Refinance Scheme under AHF are as follows.

- **Objective**

The AHF shall be utilized for refinancing the individual housing loans sanctioned and disbursed on or after 01-04-2017 falling under rural and urban category based on the demands received from the PLIs.

- **PLIs eligible for refinance under Affordable Housing Fund**

- Housing Finance Companies (HFCs)
- Scheduled Commercial Banks (SCBs)
- Scheduled Urban Cooperative Banks (UCBs)
- Regional Rural Banks (RRBs)
- Scheduled Cooperative Banks (SCoBs)
- Small Finance Banks (SFBs)
- Apex Cooperative Housing Finance Societies (ACHFS)
- Agricultural & Rural Development Banks (ARDBs)

- **Areas Covered**

- **Urban** - All areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- **Rural** - Any other areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban.

- **Eligible individual housing loans**

- **Urban** - Borrowers with annual household income not exceeding ₹6 lakh.
- **Rural** -
 - Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or
 - Borrowers with annual household income not exceeding ₹3 lakh; or
 - Women.

- **Loan Tenure** - Maximum 7 years

- **On-lending interest rate Cap :**

The on-lending interest rate cap is MCLR *plus* 100 bps for Scheduled Commercial Banks and NHB Refinance Rate *plus* 350 bps for others. Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a.

◆ Payment of Interest - Compounded monthly and payable quarterly

◆ Repayment of Principal - Quarterly

- **Others**

Any disbursement made under the AHF will be within the PLI's annual sanction limit approved by the NHB and other terms and conditions applicable under NHB's Regular Refinance Scheme. PLIs are required to submit the category wise eligible individual housing loan accounts list in soft format as well as print outs.

Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala

Heavy monsoon rains and floods affected many households in the State of Kerala, rendering people homeless/displaced, due to destruction of their houses. These households require long term financial support at cheaper cost for construction/repairs and renovation of their houses in Kerala.

To provide relief to the households having annual income upto Rs.3 lakh in rural areas and upto Rs.6 lakh in urban areas, National Housing Bank (NHB) announced the refinance assistance of Rs. 200 crore, at concessional rate of interest for construction/repair and renovation of houses, through Primary Lending Institutions.

Individual housing loans, which have been disbursed on or after 01-08-2018 and till 30-06-2019 by the Primary lending institutions (PLIs) in rural and urban areas of Kerala, are covered under this assistance.

Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a. for 7 years with on lending cap to ultimate beneficiaries as tabulated below :

Primary Lending Institutions	On Lending Cap
Scheduled Commercial Banks	MCLR+1.00%,
Others	8.43%

This will form part of the Affordable Housing Fund established in NHB, consequent to the announcement made by the Hon'ble Finance Minister in the Union Budget 2018-19.

- ◆ Payment of Interest - Compounded monthly and payable quarterly
- ◆ Repayment of Principal - Quarterly

Special Urban Housing Refinance Scheme for Low Income Households

I. Preamble

The Scheme aims to serve the urban housing needs of the low income households which are dependent on informal sector for earning their livelihood. Refinance will be provided by NHB to the RRBs in respect of their housing loans which are secured either through collateral of property financed or are alternatively secured.

II. Main Features of the Scheme

- ◆ Concessional rates of interest
- ◆ Available for low income households dependent on informal income
- ◆ For housing in urban areas
- ◆ Loans secured either by collateral of property financed or alternatively secured
- ◆ Loans conform to social and environment due diligence requirements.

III. Details of the Scheme

1. Purpose

Refinance assistance will be provided under the Scheme to RRBs in respect of their housing loans in the urban areas extended to low income household either directly or through intermediaries like MFIs or SHGs (having proper systems and procedures for appraisal and follow-up of housing loans including qualified staff for handling such loans to the satisfaction of the concerned RRB), for the following purposes:

- construction / purchase of new dwelling units
- purchase of existing dwelling units
- repairs / renovation / extension / up-gradation of existing dwelling units

2. Eligibility Criteria

The eligibility criteria as prescribed by NHB for various categories of institutions for availing refinance from NHB will continue to be applicable under this Scheme.

3. Eligible Loans

Housing loans extended to individuals either directly or through intermediaries like MFIs or SHGs and satisfying all of the following criteria would be eligible for refinance under the Scheme :

Criterion	Date of Disbursement of Individual Loan	
	25-02-2013 to 22-03-2015	23-03-2015 onwards
Annual household income	Not exceeding ₹2 lakhs	<ul style="list-style-type: none"> ▪ Not exceeding ₹3 lakhs in case of loans for purchase or construction of dwelling unit ▪ Not exceeding ₹2 lakhs in

		case of loans for repairs / renovation / extension / up-gradation of existing dwelling units
Maximum Loan Size	Not exceeding ₹5 lakhs	To be determined by the RRB in accordance with its credit policy
Type of income of beneficiary	Informal income	Informal income
Maximum Loan to Value ratio (LTV)	80%	80%

All loans covered under the Scheme should be extended in respect of dwelling units located in urban areas (*as per the 2011 Census*).

4. Extent of Refinance

Refinance from NHB would be available to the extent of 100 per cent of housing loans sanctioned and disbursed by the PLIs for the eligible purpose in accordance with the provisions of the Scheme.

5. Tenure and Repayment of Refinance

◆ Tenure of Refinance

- Minimum tenure - 5 years
- Maximum tenure - 15 years

◆ Repayment of Refinance

- Principal amount repayable in equal quarterly instalments.
- Moratorium of 1 clear calendar quarter from the date of disbursement for commencement of principal repayment

6. Rate of Interest

The rate of interest under the Scheme will be published on NHB's website [www.nhb.org.in] from time to time.

7. Beneficiary

☒ Income

Persons having annual household income as mentioned in paragraph 3.

Household income for the purpose of this Scheme shall mean the income of all the co-borrowers taken together. Income shall be assessed / verified by the RRBs to their satisfaction and recorded as such in their credit notes / loan files covering parameters like IIR, LTV, etc. assessing credit worthiness and affordability of the borrowers.

☒ Informal Income

The beneficiaries under the scheme must derive their income from informal sources.

“Informal Income” for the purpose of grant of housing loan under this Scheme refers to income derived from low income economic activities and that meets one of the following criteria:

8. *Income derived from self-employment in any low income business, profession or occupation;*
9. *Income earned from casual, temporary, irregular or multiple jobs; and/or*
10. *Income derived from employment in the unorganized sector.*

11. Prepayment

Prepayment under this scheme would be permitted only to the extent of the loan amount pre-paid by the ultimate beneficiary to the RRB.

12. Security

- **Security to be obtained from individual borrowers** - The individual housing loans may be secured either by mortgagable title over the land / property or by alternate security to the complete satisfaction of the RRB.

The credit risk of the primary loan will be fully taken by the primary lending institution and the refinance sought from NHB would be repayable irrespective of the primary loan account remaining regular or otherwise.

Further, in cases where RRB accepts alternative security for loans under the scheme, it is to be ensured that the borrower enjoys a minimum right of tenure in order to avoid legal challenge and loans to be lost following the eviction of borrower.

- **Security for Refinance** - The security structure for refinance will be as applicable to the respective institution under the regular refinance scheme of NHB.

SECTION E

Specific Terms & Conditions / Requirements of Different Schemes for Urban Cooperative Banks (UCBs) and State Cooperative Banks (SCoBs)



NHB currently has the following refinance schemes in operation for UCBs/SCoBs:

No.	Scheme		
	Full Name	Short Name	
1.	Regular Refinance Scheme	RRS	Details given in page 43
2.	Affordable Housing Fund	AHF	Details given in page 44
3.	Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala	-	Details given in page 45
4.	Special Urban Housing Refinance Scheme for Low Income Households	WB-LIH	Details given in page 46-48

The formats for Urban Cooperative Banks (UCBs) and State Cooperative Banks (SCoBs) are given in Appendix IV.

Regular Refinance Scheme

1. **Purpose** - To provide refinance assistance in respect of housing loans extended by UCBs/SCoBs for :

- Construction / purchase of dwelling units
- Repairs / renovation / upgradation of dwelling units

2. **Eligible loans** -

- **Loan size** - upto ₹50 lakhs for UCBs and ₹30 lakhs for SCoBs
- **Location of property** - Any
- **Ultimate borrowers** - Any

3. **Tenure of refinance** - 1 year to 15 years

4. **Type of interest rate**

- Floating rate, or
- Fixed rate with resets

The interest rate will be determined at the time of disbursement based on market conditions.

5. **Concessions in interest rate**

Concession in interest rate will be available for refinance in respect of the following loans:

- Loans upto ₹10 lakhs
- Loans in rural areas (*as per 2011 Census*)
- Loans to women (where the woman is owner / co-owner of financed property)
- Loans to persons of 3rd gender (where the beneficiary is owner / co-owner of financed property)
- Loans to disabled or differently abled persons (where the beneficiary is owner / co-owner of financed property)
- Loans to persons belonging to Scheduled Castes / Scheduled Tribes (where the beneficiary is owner / co-owner of financed property)
- Loans for green housing (concession will be available where the loan is for domestic solar equipment, water harvesting, or energy efficient housing certified to save at least 18% under the NHB-KfW assessment model)

6. **On-lending cap**

There is no cap on interest rate under this Scheme of the UCB/SCoB.

Affordable Housing Fund

Salient features of Refinance Scheme under AHF are as follows.

- **Objective**

The AHF shall be utilized for refinancing the individual housing loans sanctioned and disbursed on or after 01-04-2017 falling under rural and urban category based on the demands received from the PLIs.

- **PLIs eligible for refinance under Affordable Housing Fund**

- Housing Finance Companies (HFCs)
- Scheduled Commercial Banks (SCBs)
- Scheduled Urban Cooperative Banks (UCBs)
- Regional Rural Banks (RRBs)
- Scheduled Cooperative Banks (SCoBs)
- Small Finance Banks (SFBs)
- Apex Cooperative Housing Finance Societies (ACHFS)
- Agricultural & Rural Development Banks (ARDBs)

- **Areas Covered**

- **Urban** - All areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- **Rural** - Any other areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban.

- **Eligible individual housing loans**

- **Urban** - Borrowers with annual household income not exceeding ₹6 lakh.
- **Rural** -
 - Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or
 - Borrowers with annual household income not exceeding ₹3 lakh; or
 - Women.

- **Loan Tenure** - Maximum 7 years

- **On-lending interest rate Cap :**

The on-lending interest rate cap is MCLR *plus* 100 bps for Scheduled Commercial Banks and NHB Refinance Rate *plus* 350 bps for others. Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a.

◆ Payment of Interest - Compounded monthly and payable quarterly

◆ Repayment of Principal - Quarterly

- **Others**

Any disbursement made under the AHF will be within the PLI's annual sanction limit approved by the NHB and other terms and conditions applicable under NHB's Regular Refinance Scheme. PLIs are required to submit the category wise eligible individual housing loan accounts list in soft format as well as print outs.

Refinance Assistance to Primary Lending Institutions for extending concessional housing loans to households affected by natural calamity in the State of Kerala

Heavy monsoon rains and floods affected many households in the State of Kerala, rendering people homeless/displaced, due to destruction of their houses. These households require long term financial support at cheaper cost for construction/repairs and renovation of their houses in Kerala.

To provide relief to the households having annual income upto Rs.3 lakh in rural areas and upto Rs.6 lakh in urban areas, National Housing Bank (NHB) announced the refinance assistance of Rs. 200 crore, at concessional rate of interest for construction/repair and renovation of houses, through Primary Lending Institutions.

Individual housing loans, which have been disbursed on or after 01-08-2018 and till 30-06-2019 by the Primary lending institutions (PLIs) in rural and urban areas of Kerala, are covered under this assistance.

Refinance offered by NHB to PLIs will be presently at a fixed interest rate of 4.93% p.a. for 7 years with on lending cap to ultimate beneficiaries as tabulated below :

Primary Lending Institutions	On Lending Cap
Scheduled Commercial Banks	MCLR+1.00%,
Others	8.43%

This will form part of the Affordable Housing Fund established in NHB, consequent to the announcement made by the Hon'ble Finance Minister in the Union Budget 2018-19.

- ◆ Payment of Interest - Compounded monthly and payable quarterly
- ◆ Repayment of Principal - Quarterly

Special Urban Housing Refinance Scheme for Low Income Households

I. Preamble

The Scheme aims to serve the urban housing needs of the low income households which are dependent on informal sector for earning their livelihood. Refinance will be provided by NHB to UCBs/SCoBs in respect of their housing loans which are secured either through collateral of property financed or are alternatively secured.

II. Main Features of the Scheme

- ✘ Concessional rates of interest
- ✘ Available for low income households dependent on informal income
- ✘ For housing in urban areas
- ✘ Loans secured either by collateral of property financed or alternatively secured
- ✘ Loans conform to social and environment due diligence requirements.

III. Details of the Scheme

1. Purpose

Refinance assistance will be provided under the Scheme to UCBs/SCoBs in respect of their housing loans in the urban areas extended to low income household either directly or through intermediaries like MFIs or SHGs (having proper systems and procedures for appraisal and follow-up of housing loans including qualified staff for handling such loans to the satisfaction of the concerned UCB/SCoB), for the following purposes:

- construction / purchase of new dwelling units
- purchase of existing dwelling units
- repairs / renovation / extension / up-gradation of existing dwelling units

2. Eligibility Criteria

The eligibility criteria as prescribed by NHB for various categories of institutions for availing refinance from NHB will continue to be applicable under this Scheme.

3. Eligible Loans

Housing loans extended to individuals either directly or through intermediaries like MFIs or SHGs and satisfying all of the following criteria would be eligible for refinance under the Scheme:

Criterion	Date of Disbursement of Individual Loan	
	25-02-2013 to 22-03-2015	23-03-2015 onwards
Annual household income	Not exceeding ₹2 lakhs	▪ Not exceeding ₹3 lakhs in case of loans for purchase or construction of dwelling

		unit ▪ Not exceeding ₹2 lakhs in case of loans for repairs / renovation / extension / up-gradation of existing dwelling units
Maximum Loan Size	Not exceeding ₹5 lakhs	To be determined by the UCB/SCoB in accordance with its credit policy
Type of income of beneficiary	Informal income	Informal income
Maximum Loan to Value ratio (LTV)	80%	80%

All loans covered under the Scheme should be extended in respect of dwelling units located in urban areas (*as per the 2011 Census*).

4. Extent of Refinance

Refinance from NHB would be available to the extent of 100 per cent of housing loans sanctioned and disbursed by the UCBs/SCoBs for the eligible purpose in accordance with the provisions of the Scheme.

5. Tenure and Repayment of Refinance

◆ Tenure of Refinance

- Minimum tenure - 5 years
- Maximum tenure - 15 years

◆ Repayment of Refinance

- Principal amount repayable in equal quarterly instalments.
- Moratorium of 1 clear calendar quarter from the date of disbursement for commencement of principal repayment

6. Rate of Interest

The rate of interest under the Scheme will be published on NHB's website [www.nhb.org.in] from time to time.

7. Beneficiary

☒ Income

Persons having annual household income as mentioned in paragraph 3.

Household income for the purpose of this Scheme shall mean the income of all the co-borrowers taken together. Income shall be assessed / verified by the UCBs/SCoBs to their satisfaction and recorded as such in their credit notes / loan files covering parameters like IIR, LTV, etc. assessing credit worthiness and affordability of the borrowers.

☒ Informal Income

The beneficiaries under the scheme must derive their income from informal sources.

“Informal Income” for the purpose of grant of housing loan under this Scheme refers to income derived from low income economic activities and that meets one of the following criteria :

- *Income derived from self-employment in any low income business, profession or occupation;*
- *Income earned from casual, temporary, irregular or multiple jobs; and/or*
- *Income derived from employment in the unorganized sector.*

8. Prepayment

Prepayment under this scheme would be permitted only to the extent of the loan amount pre-paid by the ultimate beneficiary to the UCBs/SCoBs.

9. Security

- **Security to be obtained from individual borrowers** - The individual housing loans may be secured either by mortgagable title over the land / property or by alternate security to the complete satisfaction of the UCB/SCoB.

The credit risk of the primary loan will be fully taken by the primary lending institution and the refinance sought from NHB would be repayable irrespective of the primary loan account remaining regular or otherwise.

Further, in cases where UCB/SCoB accepts alternative security for loans under the scheme, it is to be ensured that the borrower enjoys a minimum right of tenure in order to avoid legal challenge and loans to be lost following the eviction of borrower.

- **Security for Refinance** - The security structure for refinance will be as applicable to the respective institution under the regular refinance scheme of NHB.

Appendix I

Formats for Housing Finance Companies (HFCs)



NHB-HFC-01
Application for Refinance Limit

Date:

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

We hereby apply for sanction of refinance limit of ₹ _____ crore. The details are as under :

1	Name of Institution, Address and Phone Number	
2	Date of Certificate of Registration granted by NHB	
3	CIN of the Company	
4	PAN of the Company	
5	Refinance Limit (<i>tick as applicable</i>)	Annual
		Additional
		Carry Forward
6	Year	
7	Amount Applied for	₹ _____ (Crore)
8	NHB Refinance Outstanding as on date	₹ _____ (Crore)

We attach the following information:

(please tick if applicable)

1	Annual Report for the year ended 31 st March, 20__ (<i>containing audited accounts, Auditors' Report, Directors' Report</i>)	
2	Audited Certificate that at least 51% of the total tangible assets less cash & bank balance are employed in individual housing loans (Annexure I)	
3	Latest quarterly / half yearly results (<i>if applicable</i>)	
4	Latest credit rating (<i>if available</i>)	
5	Annexure II	
6	Annexure III (<i>to be submitted only in case, the HFC is a new client for NHB</i>)	

We certify that the information furnished in this application is true and correct.

(Signature of the Authorized signatory)	
Name	
Designation	



Annexure I to NHB-HFC-01

Compliance with Guidelines for Extending Refinance Support to HFCs

As on _____

(i) Amount of Total Tangible Assets (₹ crore)	
(a) Total Assets	
<i>Less (b) Intangibles</i>	
<i>Less (c) Cash & Bank Balances</i>	
Total Tangible Assets less cash & bank balance (a-(b+c))	0
(ii) Total Individual Housing Loans	
(iii) Individual Housing loans as a percentage of Total Tangible Assets less cash & bank balance (In case the percentage is less than 51%, suitable remarks may be furnished as an enclosure)	_____ %
<ul style="list-style-type: none"> • Individual housing loans would be those loans with a sanctioned tenure of 5 years and more • Total tangible assets would be total assets less intangible assets • Cash and bank balance would also include investments made in liquid short term mutual funds, which should not be more than 25% of Net Owned Fund 	
(Signature of the Authorized signatory)	
Name	
Designation	

Annexure II to NHB-HFC-01

Information to be furnished with Application for Refinance Limit

1. Details of Loans				
(₹ crore)				
Particulars	Individual Housing Loans	Other Housing Loans	Non-housing Loans	Total
Sanctioned during the year (<i>previous completed year</i>)				0
Disbursed during the year (<i>previous completed year</i>)				0
Outstanding as on 31 st March, 20__				0

2. Type of Loans			
Type of Loans	Disbursements during the year	Outstanding as on 31.03.2017	Outstanding as on the last day of the quarter
Individual Housing Loan			
Housing Loans to Builders			
Housing Loans to Corporates			
Housing Loans to Housing Boards/ Authorities / Cooperative Housing Societies			
Loans against Property			
Commercial Mortgage			
Loans to other HFCs			

3. Rural Urban Break-up of Disbursements and Outstanding housing loans			
(₹ crore)			
Particulars	Individual Housing Loans	Other Loans	Total
Rural			0

Urban		0
Metro		0

4. Loan size-wise individual housing loans outstanding

Loan Size	31-03-2017		Quarter ended	
	(₹ Crore)	Unit wise	(₹ Crore)	Unit wise
Upto 2 lakh	-		-	
>₹ 2 lakh - ₹ 5 lakh	-		-	
>₹ 5 lakh - ₹ 10 lakh	-		-	
>₹ 10 lakh - ₹ 15 lakh	-		-	
>₹ 15 lakh - ₹ 20 lakh	-		-	
>₹ 20 lakh- ₹ 25 lakh	-		-	
Above ₹ 25 lakh	-		-	
Total	0	0	0	0

5. Details of top 25 borrowers :

Name of the Borrower	Amount Outstanding	Amount Sanctioned	Purpose/Type of Loan

6. Income-wise data of Individual Housing Loans

Annual Income	31-03-2017		Quarter ended	
	(₹ Crore)	Units	(₹ Crore)	Units
Upto ₹ 2 lakh				
>₹ 1 lakh - ₹ 2 lakh				
>₹ 2 lakh - ₹ 3 lakh				
>₹ 3 lakh - ₹ 4 lakh				
>₹ 4 lakh - ₹ 5 lakh				
>₹ 5 lakh- ₹ 6 lakh				
Above ₹ 6 lakh				
Total	0	0	0	0

7. Data pertaining to finance to weaker sections of the Society

Category	Individual Housing Loans sanctioned	Individual Housing Loans disbursed	Individual Housing Loans O/S
SC/ST			

Women			
Minorities			
Other weaker section			

8. Tenure wise breakup of Individual Housing Loan

Term	Less than 5 years	Between 5-10 years	Between 10-15 years	Between 15-20 years	Above 20 yrs
No. of Units					
Cumulative O/S					

9. Asset Classification of Housing Loans as on 31st March, 20__

(₹ crore)

Particulars	Individual Housing Loans	Other Housing Loans	Total
Standard			0
Substandard			0
Doubtful			0
Loss			0
Total	0	0	0

10. Movement of NPAs for the year ended 31st March, 20__

Particulars	(₹ crore)
Opening Balance as on 1 st April, 20__	
<i>Add : Fresh NPAs during the year</i>	
<i>Less : NPAs recovered during the year</i>	
<i>Less : NPAs written off during the year</i>	
Closing Balance as on 31 st March, 20__	0

11. Movement of Provision for NPAs for the year ended 31st March, 20__

Particulars	(₹ crore)
Opening Balance as on 1 st April, 20__	
<i>Add : Provision made during the year</i>	

Less : Provision reversed during the year	
Closing Balance as on 31 st March, 20__	0

12. Age- wise overdue debtors in respect of housing loans of the latest quarter			
Aggregate individual housing loans outstanding (principal only)			
Age - wise debtors (EMI overdue)	No. of accounts	Aggregate of principal outstanding in overdue accounts	As a percentage of total housing loans outstanding (principal only)
1 -3 months			
3 - 6 months			
6 - 12 months			
12 - 24 months			
More than 24 months			
Total	0	0	0

13. Capital Adequacy Ratio as on 31st March, 20__		
14. Dividend declared by the Board for the year ended 31st March, 20__		
15. Share holding pattern as on 31st March, 20__ and as on date		
Details of infusion of capital during the year, if any		
FV of share	Share premium	Total Shares issued

<i>[Information at (4), (5), (6) and (7), if available in Annual Report, need not be furnished separately].</i>	
(Signature of the Authorized Signatory)	
Name	
Designation	

Annexure III to NHB-HFC-01

Additional Information to be furnished, in case the HFC is a New Client for NHB

1. Annual Reports for the last three years	
2. Copy of Memorandum of Association and Articles of Association	
3. In case the Company is seeking any exemption in terms of paragraph 2.2 (requirement of submission of three years' audited accounts), write-up, data and figures in support of the same.	

4. Information regarding board of Directors :

Name of Director and Gender	Date of Birth	Type of Director	DIN No.	PAN No.	Current Address and Phone Number	Whether on the Board of any other Company	Brief Profile of Director

Please furnish copies of PAN Card and Address Proof

5. Details of loans from other institutions

Name of Lender	Amount Sanctioned	Amount Availed	Amount outstanding as on _____	Security

Please attach copies of sanction letters

6. Business plan and projections for the next 5 years	
7. List of authorized officials to deal with NHB	
(Signature of the Authorized Signatory)	
Name	
Designation	

Annexure IV to NHB-HFC-01

Name of the Housing Finance Company:	
Year of Registration with NHB:	

➤ Structure & Diversification

S. No.	Information Required	
1	Number of Branches	
2	Regional concentration of portfolio (<i>region-wise % of annual sanctioned/disbursement</i>)	
	• North	
	• South	
	• East	
	• West	

Please provide the list of the states, where the exposure of HFC is more than 25% of total loan portfolio

➤ Management

S. No.	Information Required	
1	No. of years of experience & qualification of top management	
	• Chairman	
	• Managing Director	
	• Executive Director	
	• Head of the Credit Department	
	• Head of the Recovery Cell	

➤ Risk Management System

S. No.	Type of System /Policy	Board Approved or Not	If approved- Date of Approval and Board Number
1	Risk Management Policy		
2	Loan Review Mechanism		
3	No of meetings of Risk Management Committee held during the year		
4	Internal Audit (Yes/No)		
5	Frequency of Internal Audit.		

6	Composition of Risk Management Committee		
7	Board Approved ALM Policy (Yes/No)		
8	Frequency of ALCO meetings		
9	Existence of Separate Risk Management Department (Yes/No)		

➤ Planning & projections

S. No.	Information Required	
1	Profit projections for the coming financial year (% increase over the previous year)	
2	Projections for total revenue for the coming financial year (% increase over the previous year)	
3	Projected Capital Infusion	
4	Individual Housing Loan	

➤ Track record of repayment to lenders

S. No.	Information Required- Provide the list of delays made in repayment of debt obligations, if any	Due Date	Date of Repayment
	Lender/Debt instrument (*)		

➤ Customer Mix(Total Portfolio)

	Salaried	Self-employed-Professionals	Self-employed Non Professionals	Businessman
Disbursement				
Outstanding				

Signature of the Authorized Signatory

Name	
Designation	

NHB-HFC-02

Application for Disbursement of Refinance

Date:

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

Refinance may kindly be disbursed in respect of individual housing loans as per the details furnished below. The details required under the specific refinance scheme(s) under which refinance is sought are furnished in the Appendix ____.

1	Date of application			
2	Name of institution			
3	Year			
4	Refinance limit for current year (tick as applicable)	Particulars	Tick as applicable	(₹ crore)
		Annual	<input checked="" type="checkbox"/>	
		Additional	<input type="checkbox"/>	
		Carry Forward	<input type="checkbox"/>	
		Limit Utilized	<input type="checkbox"/>	
	Balance Limit	<input type="checkbox"/>		
5	Amount requested for disbursement			
6	Scheme under which disbursement is sought	<i>Tick as applicable</i>	(₹ crore)	Attach Details
	Regular Refinance Scheme	<input type="checkbox"/>		Appendix 1
	Rural category of Affordable Housing Fund	<input type="checkbox"/>		Appendix 2
	Urban category of Affordable Housing Fund	<input type="checkbox"/>		Appendix 3
	Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala	<input type="checkbox"/>		Appendix 4
Special Urban Housing Refinance Scheme for Low Income Households	<input type="checkbox"/>		Appendix 5	

	Total		0	
7	Total individual housing loans outstanding in the books of the HFC	as on 31st March, 20__		₹_____ crore

8. We agree and undertake that :

- (i) No refinance / finance has been taken against these loans from NHB or any other institution and these loan accounts would remain unencumbered during the pendency of refinance.
- (ii) The refinance sought is in respect of housing loans granted as per the eligibility criteria prescribed under the respective scheme and the proposal conforms to the general policy and principles laid down and communicated to us from time to time, by NHB.
- (iii) The loans, for which refinance is being sought, are existing loans in the books of the Bank and conform to the details furnished in this form.
- (iv) The housing loans granted to the constituents have been utilized by them for the purpose, for which the loans have been granted.
- (v) The housing loans covered under NHB refinance are classified as Standard Assets as defined by the National Housing Bank.
- (vi) We will properly identify all loans for which financial assistance is obtained from NHB and maintain a list of all such loans. All information pertaining to such accounts will be kept readily available with us. Individual housing loans once flagged against NHB's refinance will be changed only with prior approval of NHB and will remain in the books of the Company and distinctly identifiable. We undertake to provide a list of such book debts to NHB on demand. Further, the branches will be having the list of NHB refinanced loans at their end for easy identification during inspection.
- (vii) All information/statements as may be required by NHB from time to time shall be submitted promptly.

9. The refinance amount may be credited into

our account no. _____
 having IFSC Code _____ maintained
 with _____
 _____(Name
 of the Bank / Branch /
 Place).

10. The interest on refinance will be compounded monthly and paid quarterly.

11. We undertake to repay the refinance as per the repayment schedule furnished by NHB.

(Signature of the Authorized Signatory)

Name

Designation

Appendix 1 to NHB-HFC-02

Details of Claim under Regular Refinance Scheme				
1	Scheme under which refinance claimed	Regular Refinance Scheme		
2	Amount claimed (in ₹ Crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (1 year to 15 years)	<<years and months>>		
4	Type of interest rate	Interest Rate Type	<i>Tick as applicable</i>	
		Fixed		
		Floating		
5	Concessions, if any Attach Appendix 1 (a)	Type of Loan	<i>Tick as applicable</i>	
		Loans upto (₹ 10 lakhs)		
		Loans in rural areas		
		Loans to women		
		Loans to persons of 3 rd gender		
		Loans to persons belonging to Scheduled Castes / Scheduled Tribes		
		Loans to disabled or differently abled persons		
Loans for green housing				
6	Size-wise break-up of housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		₹ 10 lakhs to ₹ 15 lakhs		
		₹ 15 lakhs to ₹ 20 lakhs		
		₹ 20 lakhs to ₹ 25 lakhs		
		Above ₹ 25 lakhs		
Total		0	0	

7	Annual income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakh		
		₹ 2 lakh to ₹ 3 lakh		
		₹ 3 lakh to ₹ 4 lakh		
		₹ 4 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 6 lakh		
		Above ₹ 6 lakh		
Total		0	0	

We certify that the information furnished in this application is true and correct and may be verified from our books.

(Signature of the Authorized Signatory)

Name

Designation

**Appendix 1 (a) to NHB-HFC-02
Details of Claim under Regular Refinance Scheme**

1	Type of loans for which concession sought		Units	Amount (₹ Crore)
		Loans upto (₹ 10 lakhs)		
		Loans in rural areas		
		Loans to women		
		Loans to persons of 3 rd gender		
		Loans to disabled or differently abled persons		
		Loans to persons belonging to Scheduled Cates / Scheduled Tribes		
		Loans for green housing § domestic solar equipment § water harvesting § energy efficient housing certified to save at least 18% under the NHB-KfW assessment model)		

We certify that :

(i) where concession has been sought on account of the beneficiary being a women / person of 3rd gender / disabled or differently abled, person belonging to Scheduled Caste / Scheduled Tribe, the beneficiary is the owner / co-owner of the property financed.

(Signature of the Authorized Signatory)

Name	
Designation	

Appendix 2 to NHB-HFC-02

Details of Claim under Rural category of Affordable Housing Fund

1	Scheme under which refinance claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount claimed (₹ Crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		upto ₹ 2 lakh		
		₹ 2 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 10 lakh		
		₹ 10 lakh to ₹ 15 lakh		
		₹ 15 lakh to ₹ 20 lakh		
		₹ 20 lakh to ₹ 25 lakh		
Total		0	0	
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Household Income	No. of Units	Amount (₹ Crore)
		upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakh		
		₹ 2 lakh to ₹ 3 lakh		
		₹ 3 lakh to ₹ 4 lakh		
		₹ 4 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 6 lakh		
Total		0	0	

7 Beneficiary classification-wise break-up of loans included in refinance claim											
No.	State	Marginal Farmers		Women		SCs/ STs		Minorities		Others	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)											
(ii)											
(iii)											
(iv)											
(v)											
(vi)											
(vii)											
(viii)											
(ix)											
(x)											
(xi)											
(xii)											
(xiii)											
(xiv)											
(xv)											
(xvi)											
(xvii)											
(xviii)											
(xix)											
(xx)											
Total		0	0	0	0	0	0	0	0	0	0

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (iv) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and have been given to borrowers falling under weaker sections as per para 14 of RBI's Master Directions on Priority Sector Lending - Targets and Classification dated July 7, 2016 or women borrowers, or Rural population with annual household income not exceeding ₹ 3 lakhs;
- (v) where the loan has been classified as advanced to 'weaker sections' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim, where the women so included, are co-owner(s) of the property financed;
- (vi) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized Signatory)	
Name	
Designation	

Appendix 3 to NHB-HFC-02	
Details of Claim under Urban category of Affordable Housing Fund	

1	Scheme under which refinance claimed	Refinance Scheme under Affordable Housing Fund					
2	Amount claimed (₹ Crore)	<<in figures>>					
		<<in words>>					
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>					
4	Type of interest rate	Fixed					
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size		No. of Units	Amount (₹ Crore)		
		upto ₹ 2 lakh					
		₹ 2 lakh to ₹ 5 lakh					
		₹ 5 lakh to ₹ 10 lakh					
		₹ 10 lakh to ₹ 15 lakh					
		₹ 15 lakh to ₹ 20 lakh					
		₹ 20 lakh to ₹ 25 lakh					
		₹ 25 lakh to ₹ 30 lakh					
Total		0	0				
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Household Income		No. of Units	Amount (₹ Crore)		
		Upto ₹ 1 lakh					
		₹ 1 lakh to ₹ 2 lakh					
		₹ 2 lakh to ₹ 3 lakh					
		₹ 3 lakh to ₹ 4 lakh					
		₹ 4 lakh to ₹ 5 lakh					
		₹ 5 lakh to ₹ 6 lakh					
Total		0	0				
7	Beneficiary classification-wise break-up of loans included in refinance claim						
No.	State	Metropolitan		Other Areas		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)

(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
(xi)						0	0
(xii)						0	0
(xiii)						0	0
(xiv)						0	0
(xv)						0	0
(xvi)						0	0
(xvii)						0	0
(xviii)						0	0
(xix)						0	0
(xx)						0	0
Total	0						

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in urban areas, for which refinance is being sought under the Urban Housing Fund, have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (iv) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (v) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized Signatory)

Name

Designation	
-------------	--

Appendix 4 to NHB-HFC-02

Details of Claim under Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala

1	Scheme under which refinance claimed	Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala		
2	Amount claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakh		
		₹ 2 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 10 lakh		
		₹ 10 lakh to ₹ 15 lakh		
		₹ 15 lakh to ₹ 20 lakh		
		₹ 20 lakh to ₹ 25 lakh		
		₹ 25 lakh to ₹ 30 lakh		
	Total	0	0	
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Household Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakh		
		₹ 2 lakh to ₹ 3 lakh		
		₹ 3 lakh to ₹ 4 lakh		
		₹ 4 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 6 lakh		
		Above ₹ 6 lakh		
	Total	0	0	

We certify that:

(i) the information furnished in this application is true and correct and may be verified from our books;

(ii) the loans included in this claim have been disbursed on or after 15-08-2018 and till 30-06-2019;

(iii) the loans included in this claim have been disbursed to households affected by natural calamity in the State of Kerala;

iv) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;

(v) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and have been given to persons belonging to Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or Borrowers with annual household income not exceeding 3 lakh; or Women;

(vi) where the loan has been classified as advanced to 'weaker section' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim where the women so included are co-owner(s) of the property;

(vii) the loans disbursed in urban areas for which refinance is being sought under the Urban category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;

(viii) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;

(ix) only those loans have been included in this claim where the rate charged from the ultimate beneficiaries does not exceed the on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.



(Signature of the Authorized Signatory)	
Name	
Designation	

Appendix 5 to NHB-HFC-02

Details of Claim under Special Urban Housing Refinance Scheme for Low Income Households

1	Scheme under which refinance claimed	Special Urban Housing Refinance Scheme for Low Income Households	
2	Amount claimed (₹ crore)	<<in figures>>	
		<<in words>>	
3	Tenure for which refinance claimed (5 years to 15 years)	<<years and months>>	
4	Type of interest rate	Fixed	
5	Number of units being		Security

	financed	Income	Mortgage	Alternatively Secured
		Formal		
		Informal		
6	Size-wise break-up of housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		Above ₹ 10 lakhs		
		Total	0	0
7	Annual income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakh		
		₹ 2 lakh to ₹ 3 lakh		
		Total	0	0

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 25-02-2013;
- (iii) the loans included in this claim have been disbursed in respect of dwelling units located in the urban areas (as per 2011 Census);
- (iv) The loans are disbursed to beneficiaries deriving informal income;
- (v) The loan to value ratio of the loans is less than equal to 80%;
- (vi) The loans fulfil the environment and social due diligence criteria set out in the project;
- (vii) the loans disbursed in urban areas, for which refinance is being sought, have been disbursed to borrowers having annual household income not exceeding ₹ 3 lakhs in case of loans for purchase or construction of dwelling unit or ₹ 2 lakhs in case of loans for repairs / renovation / extension / upgradation of existing dwelling unit;
- (viii) the loans disbursed in urban areas for which refinance is being sought under scheme for loan size has been determined by the PLI as per its credit policy.

(Signature of the Authorized Signatory)	
Name	
Designation	



NHB-HFC-03

Date:

Utilization Certificate in respect of Refinance for Prospective Lending

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

_____ (Name of HFC) had claimed the following refinance for prospective loans
:

Date of Release	Amount released under Prospective Loans	Scheme Code under which refinance claimed

At the time of release, we had undertaken that all refinance drawn by us under the said claim will be backed by individual housing loans within a period of three months from the date of disbursement by NHB.

We now confirm and certify that the above amount of ₹_____ has been fully utilized for advancing individual housing loans, as per the details furnished below:

Scheme Code under which refinance claimed	Amount	No. of individual loan accounts

These housing loans have been duly flagged for NHB refinance and can be identified from our records. The details of these loans will be included in the statement of book debts which will be submitted to NHB as on 30th September and 31st March every year as per the format _____.

Yours faithfully,

(Signature of the Authorized Signatory)

Name

Designation

Note : This certificate must be sent to NHB within 14 days of the end of three month period from the date of release of refinance for prospective loans.

NHB-HFC-04							
Quarterly Return							
<i>(to be submitted within 30 days of the end of the quarter)</i>							
Name of HFC							
Date of Return							
Net Owned Funds at the end of the quarter under review							
All amount figures in ₹ Crores							
I	LOAN SANCTIONS	Till previous quarter during the current FY		During the quarter under report		Cumulative sanctions on reporting date	
		[1]		[2]		[1+2=3]	
		No.	Amount	No.	Amount	No.	Amount
Loans to Individuals							
i.	Housing loans to individuals for construction/purchase of new units					0	0.00
ii	Loans for purchasing old units (Resale)					0	0.00
iii	Loans for repair & renovation of existing units					0	0.00
iv	For mortgage/property/home equity loans and other non home loans to individuals					0	0.00
Builder Loans							
i	Residential projects					0	0.00
ii	Non-residential projects					0	0.00
iii	Others					0	0.00
Loans to Corporates							
i	Residential projects					0	0.00
ii	Non-residential projects					0	0.00
iii	Others					0	0.00
Total		0	0.00	0	0.00	0	0.00
II	LOAN DISBURSEMENTS	Till previous quarter during the current FY		During the quarter under report		Cumulative disbursement on reporting date	
		[1]		[2]		[1+2=3]	
		No.	Amount	No.	Amount	No.	Amount
Loans to Individuals							
i.	Housing loans to individuals for construction/purchase of					0	0.00

	new units						
ii	Loans for purchasing old units (Resale)					0	0.00
iii	Loans for repair & renovation of existing units					0	0.00
iv	For mortgage/property/home equity loans and other non home loans to individuals					0	0.00
Builder Loans							
i	Residential projects					0	0.00
ii	Non-residential projects					0	0.00
iii	Others					0	0.00
Loans to Corporates							
i	Residential projects					0	0.00
ii	Non-residential projects					0	0.00
iii	Others					0	0.00
Total		0	0.00	0	0.00	0	0.00
III	LOAN OUTSTANDING	Till previous quarter during the current FY		During the quarter under report		Cumulative outstanding on reporting date	
		[1]		[2]		[1+2=3]	
		No.	Amount	No.	Amount	No.	Amount
Loans to Individuals							
i.	Housing loans to individuals for construction/purchase of new units					0	0.00
ii	Loans for purchasing old units (Resale)					0	0.00
iii	Loans for repair & renovation of existing units					0	0.00
iv	For mortgage/property/home equity loans and other non home loans to individuals					0	0.00
Builder Loans							
i	Residential projects					0	0.00
ii	Non-residential projects					0	0.00
iii	Others					0	0.00

Loans to Corporates							
i	Residential projects					0	0.00
ii	Non-residential projects					0	0.00
iii	Others					0	0.00
Total		0	0.00	0	0.00	0	0.00
IV	Total Investments (1)	Opening Balance of the Quarter			Closing Balance of the Quarter		
V	Total Loans & Advances (2)	Opening Balance of the Quarter			Closing Balance of the Quarter		
Total [1+2]		0			0		
VI	Borrowings	Category of Lender	Opening Balance of the Quarter		Closing Balance of the Quarter		
	Secured	Banks / FIs					
		NHB					
		Bonds / debentures					
		Others (NCDs etc.)					
		Total (1)	0		0		
	Unsecured	Public deposits					
		Bonds / debentures					
		ICDs					
		Others					
		Total (2)	0		0		
Tota[1+2]			0		0		
VII	Asset classification of all loans as on the last day of the quarter	Classification	Outstanding balance		Provisions		
		Standard					
		Sub-standard					
		Doubtful					
		Loss					
Total			0		0		
VIII	Age - wise debtors (EMI-Overdues) of total Housing Loans	Age-wise overdue debtors	No. of Accounts		Aggregate Principal Outstd.		As a percentage of total housing loans outstanding (principal

					only)		
		1-3 Months					
		3-6 Months					
		6-12 Months					
		12-24 Months					
		> 24 Months					
IX	Asset classification of housing loans flagged for NHB refinance as on the last day of the quarter	Classification		Outstanding balance		Provisions, If any	
		Standard					
		Sub-standard					
		Doubtful					
		Loss					
Total				0		0	
X	GNPA & NNPA Position	Till previous quarter during the current FY		For quarter under review		As per last audited Financial Year (March 31, ____)	
		In Amount	In %	In Amount	In %	In Amount	In %
	GNPA - Individual Housing Loan						
	<i>As percentage of Individual Housing Loan</i>						
	GNPA - Other Housing Loan						
	GNPA - Non Housing Loan						
	Total GNPA	0	0	0	0	0	0
	NNPA - Individual Housing Loan						
	<i>As percentage of Individual Housing Loan</i>						
	NNPA - Other Housing Loan						
	NNPA - Non Housing Loan						
	Total NNPA	0	0	0	0	0	0
XI	Area Wise Disbursement of Individuals Housing Loans	Till previous quarter during the current FY		During the quarter under report		Cumulative disbursement on reporting date	

		Units	Amount	Units	Amount	Units	Amount
	Rural						
	Urban						
XII	Interest Rate Profile	Minimum interest charged (per annum)		Maximum interest charged (per annum)		Weighted Interest rate (per annum)	
	Individual Housing Loan						
	Individual Non-Housing Loan						
	Builders/Corporates - Housing Loans						
	Builders/Corporates & Others - Non Housing Loans						

We certify that the information furnished in this return is true and correct and may be verified from our books.

(Signature of the Authorized signatory)	
Name	
Designation	



NHB-HFC-05
Half Yearly Certificate of Adverse Balance Return
<i>(to be submitted within 2 months of the end of the half year)</i>

Table I									
(₹ Crore)									
1	Name of Institution								
2	Adverse balance certificate for the half year ended								
3	Date of submission								
		Refinance Scheme (s)							
4	Computation of Adverse Balance								Total
(a)	Sum aggregate of all outstanding housing loans in respect of which refinance has been availed as on 31st March, 20__/30th Sept, 20__								0
(b)	Outstanding refinance due to NHB as on 31st March, 20__/30th Sept, 20__								0
(c)	(Adverse Balance)/Positive Balance [(b)-(a)]	0	0	0	0	0	0	0	0

In case of adverse balance, the following refinance account-wise information may be furnished:

Table II					
No.	Refinance Account No.	Refinance Scheme	Refinance Outstanding as on 31st March, 20__/ 30th Sept, 20__	Sum aggregate of outstanding housing loans	Adverse Balance

Table III- Details of additional loans flagged for the purpose of collateral security/ margin

(to be furnished by companies where the refinance security structure envisages margin/collateral security)

No.	Refinance Scheme Code	Housing loans flagged as margin (outstanding balance as on 31st March, 20__/ 30th Sept, 20__)	Refinance Outstanding as on 31st March, 20__/ 30th Sept, 20__ (after adjusting adverse balance)	(B) as percentage of (C)
	(A)	(B)	(C)	(D)
				#DIV/0!

We certify that:

(i) The information furnished in this return is true and correct and may be verified from our books;

(ii) The loan accounts that were pre-closed due to shifting from fixed interest rate structure to variable rate of interest or for any other reasons and opening a new loan account of the same borrower with the same housing unit financed as a primary security continue to be covered under the outstanding refinance from NHB. Such accounts have not been excluded while arriving at 4(c) in Table I above;

(iii) The outstanding refinance as on 31st March / 30th September does not show lesser balance due to repayment made in advance in the last week of March / September for the demand due on 1st April / 1st October of the ensuing quarter

(iv) The loan accounts, for which refinance has been taken from NHB, can be distinctly identified from the records of the Company. A list of all such accounts is enclosed in the format prescribed in Annexure I to NHB-HFC-05.

(v) This certificate has been placed before the ___ meeting of our Board of Directors held on _____ and they have taken note of the same vide their resolution as under : _____

(Signature of the Authorized signatory)		(Signature of the Statutory Auditor of the Company)	
Name		Name of the Statutory Auditor	
Designation		Firm Registration No.	
		Partnership No.	

Annexure I to NHB-HFC-05

Statement of Flagged Loans

(to be submitted with the Adverse Balance Certificate)

Table I

No.	Refinance Account No.	Refinance Scheme	Branch of the Company	File No.	Name & Address of Constituent	Address of Property	Date of Mortgage/ Pledge	Loan outstanding as on 31st March, 20__/ 30th Sept. 20__

Table II- Statement of additional loans flagged towards margin

No.	Refinance Account No.	Refinance Scheme	Branch of the Company	File No.	Name & Address of Constituent	Address of Property	Date of Mortgage/ Pledge	Loan outstanding as on 31st March, 20__/ 30th Sept. 20__

Note:

(i) This statement of flagged book debts is to be submitted along with the half yearly adverse balance certificate.

(ii) Where the refinance is secured by pari passu charge over all the book debts, a statement as on 31st March each year in the format laid down in Table I will have to be furnished in respect of all book debts.

NHB-HFC-06

Half Yearly Information on Borrowings

(to be submitted within 30 days of the end of the half year)

1	Name of Institution									
2	Information on borrowings for the half year ended									
3	Date of submission									
4	Incremental borrowings made during the reporting half -year	Lender	Nature of facility	Sanctioned Amount (₹ Crore)	Rate of Interest	Tenure	Outstd. as on last day of reporting half year	Overdue	Security	Whether charge registered with ROC
5	Cumulative borrowings outstanding on the last day of the reporting half-year	Lender	Nature of facility	Sanctioned Amount (₹ Crore)	Rate of Interest	Tenure	Outstd. as on last day of reporting half year	Overdue	Security	Whether charge registered with ROC
(Signature of the Authorized signatory)										
Name										
Designation										

NHB-HFC-07

Annual Confirmation of Negative Lien Covenant

(to be submitted within 15 days of the end of the financial year)

1	Name of Institution	
2	Return for the year ended	
3	Date of submission	
4	Refinance Outstanding as on 31st March, 20__	

We confirm that no charge of any nature has been created on any of our assets as on 31st March, 20__, in respect of any of our borrowings outstanding in our books as on the said date.

Hence, we confirm that the “negative lien” covenant entered into with National Housing Bank (NHB) in respect of the refinance assistance availed from NHB has been fully complied with.

(Signature of the Authorized signatory)

Name	
Designation	

(*Qualifications, if any, should be mentioned clearly)**

[This statement is to be submitted only by those Housing Finance Companies, which have entered into negative lien covenant with NHB for securing refinance. It is not to be submitted by those Housing Finance companies whose refinance is secured by a charge over book debts.]

NHB-HFC-08					
Annual Return					
<i>(to be submitted within 2 months of the end of the financial year)</i>					
1	Name of Institution				
2	Return for the year ended				
3	Date of submission				
4	Net Owned Fund at the end of the year				
5	Loan Profile of the HFC				
	(a) Sanction during the year	Housing Loan to Individuals	Non-Housing Loan to Individuals	Housing Loan Builders/ Corporate etc.	Non Housing Loan Builders/ Corporate etc.
	Current Financial Year				
	Previous Financial Year				
	(b) Disbursements	Housing Loan to Individuals	Non-Housing Loan to Individuals	Housing Loan Builders/ Corporate etc.	Non Housing Loan Builders/ Corporate etc.
	Current Financial Year				
	Previous Financial Year				
	(c) Outstanding	Housing Loan to Individuals	Non-Housing Loan to Individuals	Housing Loan Builders/ Corporate etc.	Non Housing Loan Builders/ Corporate etc.
	Current Financial Year				
	Previous Financial Year				
	(d) GNPA (All Loans)	Amount in ₹ Crore		Percentage	
	(e) NNPA (All Loans)	Amount in ₹ Crore		Percentage	
6	Compliance with guidelines support from NHB and	Particulars	Tick as applicable		
			Yes	No	

	information regarding repayment track record	At least 51% of the total tangible assets less cash & bank balance should be employed in individual housing loans (<i>in case percentage is less than 51%, suitable remarks may be furnished as enclosure</i>)			
		Whether the Company has defaulted in meeting its commitment towards financial institutions, investors or depositors(<i>if yes, details to be furnished separately indicating amount, date, name of institution / investor / depositor and reason therefor</i>)			
		Whether the Company has paid all statutory dues, advance tax, etc. (<i>in case of any exception, details to be furnished separately indicating amount, date and reasons therefor</i>)			
7	Movement of Gross NPAs during the year ended 31st March, 20__	Particulars	Housing	Non Housing	Total
		Opening Balance as on 1st April, 20__			0
		Less: NPAs recovered during the year			0
		Add: Fresh NPAs during the year			0
		Less: NPAs written off during the year			0
		Closing Balance as on 31st March, 20__	0	0	0
8	Asset classification of individual housing loans	Classification	Outstanding Balance	Provisions if any	

flagged for NHB refinance as on the last day of the year (₹ Crore)	Standard		
	Sub-standard		
	Doubtful		
	Loss		
	Total	0	0

- Individual housing loans would be those loans with a sanctioned tenure of 5 years and more
- Total tangible assets would be total assets less intangible assets
- Cash and bank balance would also include investments made in liquid short term mutual funds, which should not be more than 25% of Net Owned Fund.

9	Investments in <u>shares</u> of associate/ group companies / concerns	Name of Company	Amount (₹ Crore)	Holding (%)

10	Investment and loans & advances <u>to</u> associate / group companies / concerns	Name of Company	Amount (₹ Crore)	As % of NOF of HFC	As % of NOF of associate/ group company

11	Investments and loans & advances <u>from</u> associate /group companies/ concerns	Name of Company	Amount (₹ Crore)	As % of NOF of HFC	As % of NOF of associate/ group company

12	Shareholding of directors in the Company	Name of Director		Holding (%)

13	Top 10 <u>individual</u> shareholders in the Company	Name of Shareholder		Holding (%)

NHB-HFC-09

Annual Return for Classification of beneficiaries

(to be submitted within 1 month of the end of the financial year)

1	Name of Institution										
2	Return for the year ended										
3	Date of submission										
4	Beneficiary classification-wise break-up of loans included in refinance claim										
No.	State/ UTs	SC		ST		OBC		Others		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)										0	0
(ii)										0	0
(iii)										0	0
(iv)										0	0
(v)										0	0
(vi)										0	0
(vii)										0	0
(viii)										0	0
(ix)										0	0
(x)										0	0
(xi)										0	0
(xii)										0	0
(xiii)										0	0
(xiv)										0	0
(xv)										0	0
(xvi)										0	0
(xvii)										0	0
(xviii)										0	0
(xix)										0	0
(xx)										0	0
(xxi)										0	0
(xxii)										0	0
(xxiii)										0	0
(xxiv)										0	0
(xxv)										0	0
(xxvi)										0	0
(xxvii)										0	0
(xxviii)										0	0
(xxix)										0	0
(xxx)										0	0

(xxxi)										0	0
(xxxii)										0	0
(xxxiii)										0	0
Total	0	0	0	0	0	0	0	0	0	0	0

5 Beneficiary classification into women and others along with state-wise break-up of loans included in refinance claim

No.	State/ Uts	Women		Others		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
(xi)						0	0
(xii)						0	0
(xiii)						0	0
(xiv)						0	0
(xv)						0	0
(xvi)						0	0
(xvii)						0	0
(xviii)						0	0
(xix)						0	0
(xx)						0	0
(xxi)						0	0
(xxii)						0	0
(xxiii)						0	0
(xxiv)						0	0
(xxv)						0	0
(xxvi)						0	0
(xxvii)						0	0
(xxviii)						0	0
(xxix)						0	0
(xxx)						0	0
(xxxi)						0	0
(xxxii)						0	0
(xxxiii)						0	0

Total	0	0	0	0	0	0	0
6	Beneficiary classification with State-wise rural and urban break-up of loans included in refinance claim						
No.	State/UTs	Rural		Urban		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
(xi)						0	0
(xii)						0	0
(xiii)						0	0
(xiv)						0	0
(xv)						0	0
(xvi)						0	0
(xvii)						0	0
(xviii)						0	0
(xix)						0	0
(xx)						0	0
(xxi)						0	0
(xxii)						0	0
(xxiii)						0	0
(xxiv)						0	0
(xxv)						0	0
(xxvi)						0	0
(xxvii)						0	0
(xxviii)						0	0
(xxix)						0	0
(xxx)						0	0
(xxxi)						0	0
(xxxii)						0	0
(xxxiii)						0	0
Total	0	0	0	0	0	0	0

(The total no and amount in Sl. 4, 5 & 6 should be tallied)

We certify that the information furnished in this application is true and correct and may be verified from our books.

(Signature of the Authorized signatory)

Name

Designation



राष्ट्रीय
आवास बैंक
NATIONAL
HOUSING BANK

Appendix II

Formats for Scheduled Commercial Banks (SCBs) and Small Finance Banks (SFBs)



NHB-SCB-01

Application for Refinance Limit

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

We hereby apply for sanction of refinance limit of ₹ _____ crore. The details are as under:

1	Date		
2	Name of Institution		
3	Refinance Limit (tick as applicable)	Annual	
		Additional	
		Carry Forward	
4	Year	20__-__	
5	Amount Applied for	₹ _____ crore	
6	NHB Refinance Outstanding as on date	₹ _____ crore	

We attach the following information:

- Annual Report(s) for the last three years :

Year	(please tick as applicable)
201__-201__	
201__-201__	
201__-201__	

- Latest quarterly / half-yearly financial results (if applicable)

- Housing Loan Disbursements and Outstanding (not including loans against property) :

Year	Direct Housing Loans		Indirect Housing Loans	
	Disbursements	Outstanding as on 31 st March	Disbursements	Outstanding as on 31 st March
201__-201__				
201__-201__				
201__-201__				

Notes

1. Only principal amount to be included here;
2. All loans given for housing to intermediaries like Housing Finance Companies (HFCs), Apex Cooperative Housing Finance Societies (ACHFS), Agriculture and Rural Development Banks (ARDBs) constitute indirect housing loans;
3. Indirect housing finance by way of subscription by banks in bonds of NHB and HUDCO should not be included here.

▪ Asset Classification of Housing Loans		As on 31-03-201_	
(₹ crore)			
Classification of Housing Loans	Direct Housing Loans	Indirect Housing Loans	
Standard Loans			
Sub-standard Loans			
Doubtful Loans			
Loss Loans			
Total	0	0	

▪ Area-wise Classification of Housing Loans		As on 31-03-201_	
(₹ crore)			
Area-wise Classification	Direct Housing Loans	Indirect Housing Loans	
Urban / Semi urban			
Rural			
Total	0	0	

▪ Details of external credit rating(s), if obtained			
Agency	Instrument	Rating Awarded	Date

We certify that the information furnished in this application is true and correct.

(Signature of the Authorized Signatory)

Name	
Designation	

NHB-SCB-02

Application for Disbursement of Refinance

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

Refinance may kindly be disbursed in respect of individual housing loans as per the details furnished below. The details required under the specific refinance scheme(s) under which refinance is sought are furnished in the Appendix ____.

1	Date of application			
2	Name of institution			
3	Year			
4	Refinance limit for current year (<i>tick as applicable</i>)	Particulars	<i>Tick as applicable</i>	₹ (₹ Crore)
		Annual		
		Additional		
		Carry Forward		
		Limit Utilized		
	Balance Limit			
5	Amount requested for disbursement	₹ _____ crores		
6	Scheme under which disbursement is sought	<i>Tick as applicable</i> √	₹ (₹ Crore)	Attach Details
	Regular Refinance Scheme			Appendix 1
	Rural category of Affordable Housing Fund			Appendix 2
	Urban category of Affordable Housing Fund			Appendix 3
	Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala			Appendix 4

	Special Urban Housing Refinance Scheme for Low Income Households			Appendix 5
	Total		0	
7	Total individual housing loans outstanding in the books of the SCB	as on 31st March, 20__	₹ _____ crores	

8. We agree and undertake that :

- (i) No refinance / finance has been taken against these loans from NHB or any other institution and these loan accounts would remain unencumbered during the pendency of refinance.
- (ii) The refinance sought is in respect of housing loans granted as per the eligibility criteria prescribed under the respective scheme and the proposal conforms to the general policy and principles laid down and communicated to us from time to time, by NHB.
- (iii) The loans for which refinance is being sought are existing loans in the books of the Bank and conform to the details furnished in this form.
- (iv) The housing loans granted to the constituents have been utilized by them for the purpose for which the loans have been granted.
- (v) The housing loans covered under NHB refinance are classified as Standard Assets as defined by the National Housing Bank.
- (vi) We will properly identify all loans for which financial assistance is obtained from NHB and maintain a list of all such loans. All information pertaining to such accounts will be kept readily available with us. Individual housing loans once flagged against NHB's refinance will be changed only with prior approval of NHB and will remain in the books of the Company and distinctly identifiable. We undertake to provide a list of such book debts to NHB on demand. Further, the branches will be having the list of NHB refinanced loans at their end for easy identification during inspection.
- (vii) All information/statements as may be required by NHB from time to time shall be submitted promptly.

9. The refinance amount may be credited into

our account no. _____ having IFSC Code _____ maintained with _____ (Name of the Bank / Branch / Place).

10. The interest on refinance will be compounded monthly and paid quarterly.

11. We undertake to repay the refinance as per the repayment schedule furnished by NHB.

(Signature of the Authorized Signatory)

Name

Designation

Appendix 1 to NHB-SCB-02

Details of Claim under Regular Refinance Scheme

1	Scheme under which refinance Claimed	Regular Refinance Scheme		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (1 year to 15 years)	<<years and months>>		
4	Type of interest rate	Interest Rate Type	<i>Tick as applicable</i>	
		Fixed		
		Floating		
5	Concessions, if any <i>Attach Appendix 1 (a)</i>	Type of Loan	<i>Tick as applicable</i>	
		Loans upto ₹ 10 lakhs		
		Loans in rural areas		
		Loans to women		
		Loans to persons of 3rd gender		
		Loans to persons belonging to Scheduled Castes / Scheduled Tribes		
		Loans to disabled or differently abled persons		
		Loans for green housing		
6	Size-wise break-up of housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		₹ 10 lakhs to ₹ 15 lakhs		
		₹ 15 lakhs to ₹ 20 lakhs		
		₹ 20 lakhs to ₹ 25 lakhs		
		Above ₹ 25 lakhs		
		Total	0	0
7	Annual income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 3 lakhs		

		₹ 3 lakhs to ₹ 4 lakhs									
		₹ 4 lakhs to ₹ 5 lakhs									
		₹ 5 lakhs to ₹ 6 lakhs									
		Above ₹ 6 lakhs									
		Total		0	0						
8	Beneficiary classification-wise break-up of loans included in refinance claim										
No.	State/Uts	SC		ST		OBC		Others		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)										0	0
(ii)										0	0
(iii)										0	0
(iv)										0	0
(v)										0	0
(vi)										0	0
(vii)										0	0
(viii)										0	0
(ix)										0	0
(x)										0	0
Total		0	0	0	0	0	0	0	0	0	0
9	Beneficiary classification of women and others break-up of loans included in refinance claim										
No.	State/Uts	Women		Others		Total					
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)				
(i)							0	0			
(ii)							0	0			
(iii)							0	0			
(iv)							0	0			
(v)							0	0			
(vi)							0	0			
(vii)							0	0			
(viii)							0	0			
(ix)							0	0			
(x)							0	0			
Total		0	0	0	0	0	0	0			
10	Beneficiary classification of rural and urban break-up of loans included in refinance claim										
No.	State/Uts	Rural		Urban		Total					

	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)					0	0
(ii)					0	0
(iii)					0	0
(iv)					0	0
(v)					0	0
(vi)					0	0
(vii)					0	0
(viii)					0	0
(ix)					0	0
(x)					0	0
Total	0	0	0	0	0	0

(The total no and amount in sl. 8, 9, & 10 should be tallied)

We certify that the information furnished in this application is true and correct and may be verified from our books.

(Signature of the Authorized signatory)

Name

Designation

Appendix 1 (a) to NHB-SCB-02

Details of Claim under Regular Refinance Scheme

1	Type of loans for which concession sought	Units	Amount (₹ crore)
		Loans upto ₹ 10 lakhs	
	Loans in rural areas		
	Loans to women		
	Loans to persons of 3 rd gender		
	Loans to disabled or differently abled persons		
	Loans to persons belonging to Scheduled Cates / Scheduled Tribes		

		Loans for green housing § domestic solar equipment § water harvesting § energy efficient housing (certified to save at least 18% under the NHB-KfW assessment model)	
--	--	--	--

We certify that :

- (i) the loans for which concession is sought conform to the criteria prescribed for the respective concession;
- (ii) where concession has been sought on account of the beneficiary being a women / person of 3rd gender / disabled or differently abled / person belonging to Scheduled Caste / Scheduled Tribe, the beneficiary is the owner / co-owner of the property financed.

(Signature of the Authorized signatory)

Name	
Designation	

Appendix 2 to NHB-SCB-02

Details of Claim under Rural category of Affordable Housing Fund

1	Scheme under which refinance Claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 year to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		

				₹ 10 lakhs to ₹ 15 lakhs								
				₹ 15 lakhs to ₹ 20 lakhs								
				₹ 20 lakhs to ₹ 25 lakhs								
				Total				0			0	
6	Annual household income-wise break-up of borrowers included in refinance claim			Annual Income				No. of Units			Amount (₹ Crore)	
				Upto ₹ 1 lakh								
				₹ 1 lakh to ₹ 2 lakhs								
				₹ 2 lakhs to ₹ 3 lakhs								
				₹ 3 lakhs to ₹ 4 lakhs								
				₹ 4 lakhs to ₹ 5 lakhs								
				₹ 5 lakhs to ₹ 6 lakhs								
				Above ₹ 6 lakhs								
				Total						0		
7	Beneficiary classification-wise break-up of loans included in refinance claim											
No.	State/Uts	Marginal Farmers		Women		SCs/STs		Minorities		Other		
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	
(i)												
(ii)												
(iii)												
(iv)												
(v)												
(vi)												
(vii)												
(viii)												
(ix)												
(x)												
(xi)												
(xii)												
(xiii)												
(xiv)												
(xv)												
(xvi)												
(xvii)												
(xviii)												
(xix)												

(xx)										
Total	0	0	0	0	0	0	0	0	0	0

We certify that :

(i) the information furnished in this application is true and correct and may be verified from our books;

(ii) the loans included in this claim have been disbursed on or after 01-04-2017;

(iii) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;

(iv) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and have been given to borrowers falling under weaker sections as per para 14 of RBI's Master Directions on Priority Sector Lending - Targets and Classification dated July 7, 2016 or women borrowers, or Rural population with annual household income not exceeding ₹ 3 lakhs;

(v) where the loan has been classified as advanced to 'weaker sections' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim, where the women so included, are co-owner(s) of the property financed;

(vi) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized signatory)

Name	SING BANK
Designation	

Appendix 3 to NHB-SCB-02

Details of Claim under Urban category of Affordable Housing Fund

1	Scheme under which refinance Claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 year to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		

		₹ 10 lakhs to ₹ 15 lakhs				
		₹ 15 lakhs to ₹ 20 lakhs				
		₹ 20 lakhs to ₹ 25 lakhs				
		₹ 25 lakhs to ₹ 30 lakhs				
		Total		0		0
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Income		No. of Units		Amount (₹ Crore)
		Upto ₹ 1 lakh				
		₹ 1 lakh to ₹ 2 lakhs				
		₹ 2 lakhs to ₹ 3 lakhs				
		₹ 3 lakhs to ₹ 4 lakhs				
		₹ 4 lakhs to ₹ 5 lakhs				
		₹ 5 lakhs to ₹ 6 lakhs				
		Total		0		0
7	Beneficiary classification-wise break-up of loans included in refinance claim					
No.	State	Metropolitan		Other Areas		Total
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.
(i)					0	0
(ii)					0	0
(iii)					0	0
(iv)					0	0
(v)					0	0
(vi)					0	0
(vii)					0	0
(viii)					0	0
(ix)					0	0
(x)					0	0
(xi)					0	0
(xii)					0	0
(xiii)					0	0
(xiv)					0	0
(xv)					0	0
(xvi)					0	0
(xvii)					0	0
(xviii)					0	0
(xix)					0	0
(xx)					0	0
Total		0	0	0	0	0

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in urban areas, for which refinance is being sought under the Urban Housing Fund, have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana – Urban;
- (iv) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (v) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 4 to NHB-SCB-02

Details of Claim under Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala

1	Scheme under which refinance Claimed	Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 year to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		₹ 10 lakhs to ₹ 15 lakhs		
		₹ 15 lakhs to ₹ 20		

		lakhs		
		₹ 20 lakhs to ₹ 25 lakhs		
		₹ 25 lakhs to ₹ 30 lakhs		
		Total	0	0
6	Annual household income-wise break-up of borrowers included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakhs to ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 3 lakhs		
		₹ 3 lakhs to ₹ 4 lakhs		
		₹ 4 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 6 lakhs		
		Total	0	0

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 15-08-2018 and till 30-06-2019;
- (iii) the loans included in this claim have been disbursed to households affected by natural calamity in the State of Kerala;
- (iv) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (v) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and have been given to persons belonging to Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or Borrowers with annual household income not exceeding 3 lakh; or Women;
- (vi) where the loan has been classified as advanced to 'weaker section' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim where the women so included are co-owner(s) of the property;
- (vii) the loans disbursed in urban areas for which refinance is being sought under the Urban category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (viii) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (ix) only those loans have been included in this claim where the rate charged from the ultimate beneficiaries does not exceed the on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 5 to NHB-SCB-02

Details of Claim under Special Urban Housing Refinance Scheme for Low Income Households

1	Scheme under which refinance Claimed	Special Urban Housing Refinance Scheme for Low Income households		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (5 year to 15 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Number of units being financed	Income	Security	
			Mortgage	Alternatively Secured
		Formal		
	Informal			
6	Size-wise break-up of housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		above ₹ 10 lakhs		
	Total	0	0	
7	Annual income-wise break-up of borrowers included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakhs to ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 3 lakhs		
	Total	0	0	

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 25-02-2013;
- (iii) the loans included in this claim have been disbursed in respect of dwelling units located in the urban areas (as per 2011 Census);
- (iv) The loans are disbursed to beneficiaries deriving informal income;
- (v) The loan to value ratio of the loans is less than equal to 80%;
- (vi) The loans fulfil the environment and social due diligence criteria set out in the project;
- (vii) the loans disbursed in urban areas, for which refinance is being sought, have been disbursed to borrowers having annual household income not exceeding ₹ 3 lakhs in case of loans for purchase or construction of dwelling unit or ₹ 2 lakhs in case of loans for repairs / renovation / extension / upgradation of existing dwelling unit;
- (viii) the loans disbursed in urban areas for which refinance is being sought under scheme for loan size has been determined by the PLI as per its credit policy.

(Signature of the Authorized signatory)	
Name	
Designation	



Appendix-III

Formats for Regional Rural Banks (RRBs)



NHB-RRB-01

Application for Refinance Limit

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

We hereby apply for sanction of refinance limit of ₹ _____ crore. The details are as under:

1	Date		
2	Name of Institution		
3	Refinance Limit (tick as applicable)	Annual	
		Additional	
		Carry Forward	
4	Year	20__-__	
5	Amount Applied for	₹ _____ crore	
6	NHB Refinance Outstanding as on date	₹ _____ crore	

We attach the following information :

- Annual Report(s) for the last three years :

Year	(please tick as applicable)
201__-201__	
201__-201__	
201__-201__	

- Latest quarterly / half-yearly financial results (if applicable)

- Housing Loan Disbursements and Outstanding (not including loans against property) :

(₹ crore)				
Year	Direct Housing Loans		Indirect Housing Loans	
	Disbursements	Outstanding as on 31 st March	Disbursements	Outstanding as on 31 st March

201__-201__			
201__-201__			
201__-201__			

Note:

1. Only principal amount to be included here.
2. All loans given for housing to intermediaries like Housing Finance Companies (HFCs), Apex Cooperative Housing Finance Societies (ACHFS), Agriculture and Rural Development Banks (ARDBs) constitute indirect housing loans.
3. Indirect housing finance by way of subscription by banks in bonds of NHB and HUDCO should not be included here.

Asset Classification of Housing Loans		As on 31-03-201__
(₹ crore)		
Classification of Housing Loans	Direct Housing Loans	Indirect Housing Loans
Standard Loans		
Sub-standard Loans		
Doubtful Loans		
Loss Loans		
Total	0	0

Area-wise Classification of Housing Loans		As on 31-03-201__
(₹ crore)		
Area-wise Classification	Direct Housing Loans	Indirect Housing Loans
Urban / Semi urban		
Rural		
Total	0	0

Details of external credit rating(s), if obtained			
Agency	Instrument	Rating Awarded	Date

We certify that the information furnished in this application is true and correct.

(Signature of the Authorized Signatory)	
Name	
Designation	



NHB-RRB-02

Application for Disbursement of Refinance

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

Refinance may kindly be disbursed in respect of individual housing loans as per the details furnished below. The details required under the specific refinance scheme(s) under which refinance is sought are furnished in the Appendix ____.

1	Date of application			
2	Name of institution			
3	Year			
4	Refinance limit for current year (tick as applicable)	Particulars	<i>Tick as applicable</i>	(₹ Crore)
		Annual	<input checked="" type="checkbox"/>	
		Additional	<input type="checkbox"/>	
		Carry Forward	<input type="checkbox"/>	
		Limit Utilized	<input type="checkbox"/>	
	Balance Limit	<input type="checkbox"/>		
5	Amount requested for disbursement			
6	Scheme under which disbursement is sought	<i>Tick as applicable</i> ✓	(₹ Crore)	Attach Details
	Regular Refinance Scheme	<input type="checkbox"/>		Appendix 1
	Rural category under Affordable Housing Fund	<input type="checkbox"/>		Appendix 2
	Urban category under Affordable Housing Fund	<input type="checkbox"/>		Appendix 3
	Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala	<input type="checkbox"/>		Appendix 4

	Special Urban Housing Refinance Scheme for Low Income Households		Appendix 5
	Total	0	
7	Total individual housing loans outstanding in the books of the SCB	As on 31st March, 20__	₹ _____ Crore

8. We agree and undertake that :

- (i) No refinance / finance has been taken against these loans from NHB or any other institution and these loan accounts would remain unencumbered during the pendency of refinance.
- (ii) The refinance sought is in respect of housing loans granted as per the eligibility criteria prescribed under the respective scheme and the proposal conforms to the general policy and principles laid down and communicated to us from time to time, by NHB.
- (iii) The loans for which refinance is being sought are existing loans in the books of the Bank and conform to the details furnished in this form.
- (iv) The housing loans granted to the constituents have been utilized by them for the purpose for which the loans have been granted.
- (v) The housing loans covered under NHB refinance are classified as Standard Assets as defined by the National Housing Bank.
- (vi) We will properly identify all loans for which financial assistance is obtained from NHB and maintain a list of all such loans. All information pertaining to such accounts will be kept readily available with us. Individual housing loans once flagged against NHB's refinance will be changed only with prior approval of NHB and will remain in the books of the Company and distinctly identifiable. We undertake to provide a list of such book debts to NHB on demand. Further, the branches will be having the list of NHB refinanced loans at their end for easy identification during inspection.
- (vii) All information/statements as may be required by NHB from time to time shall be submitted promptly.

9. The refinance amount may be credited into

our account no. _____ having IFSC Code _____ maintained with _____ (Name of the Bank / Branch / Place).

10. The interest on refinance will be compounded monthly and paid quarterly.

11. We undertake to repay the refinance as per the repayment schedule furnished by NHB.

(Signature of the Authorized Signatory)	
Name	
Designation	

Appendix 1 to NHB-RRB-02
Details of Claim under Regular Refinance Scheme

1	Scheme under which refinance Claimed	Regular Refinance Scheme			
2	Amount Claimed (₹ crore)	<<in figures>>			
		<<in words>>			
3	Tenure for which refinance claimed (1 year to 15 years)	<<years and months>>			
4	Type of interest rate	Interest Rate Type		<i>Tick as applicable</i>	
		Fixed			
		Floating			
5	Concessions, if any <i>Attach Appendix 1 (a)</i>	Type of Loan		<i>Tick as applicable</i>	
		Loans upto ₹ 10 lakhs			
		Loans in rural areas			
		Loans to women			
		Loans to persons of 3rd gender			
		Loans to persons belonging to Scheduled Castes / Scheduled Tribes			
		Loans to disabled or differently abled persons			
		Loans for green housing			
6	Size-wise break-up of housing loans included in refinance claim	Loan Size		No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs			
		₹ 2 lakhs to ₹ 5 lakhs			
		₹ 5 lakhs to ₹ 10 lakhs			
		₹ 10 lakhs to ₹ 15 lakhs			
		₹ 15 lakhs to ₹ 20 lakhs			
		₹ 20 lakhs to ₹ 25 lakhs			

		Above ₹ 25 lakhs									
		Total		0	0						
7	Annual income-wise break-up of borrowers included in refinance claim	Annual Income		No. of Units	Amount (₹ Crore)						
		Upto ₹ 1 lakh									
		₹ 1 lakh to ₹ 2 lakhs									
		₹ 2 lakhs to ₹ 3 lakhs									
		₹ 3 lakhs to ₹ 4 lakhs									
		₹ 4 lakhs to ₹ 5 lakhs									
		₹ 5 lakhs to ₹ 6 lakhs									
		Total		0	0						
8	Beneficiary classification-wise break-up of loans included in refinance claim										
No.	State/Uts	SC		ST		OBC		Others		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)										0	0
(ii)										0	0
(iii)										0	0
(iv)										0	0
(v)										0	0
(vi)										0	0
(vii)										0	0
(viii)										0	0
(ix)										0	0
(x)										0	0
Total		0	0	0	0	0	0	0	0	0	0
9	Beneficiary classification of women and others break-up of loans included in refinance claim										
No.	State/Uts	Women		Others		Total					
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)				
(i)						0	0				
(ii)						0	0				
(iii)						0	0				
(iv)						0	0				
(v)						0	0				

(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
Total		0	0	0	0	0	0

10	Beneficiary classification of rural and urban break-up of loans included in refinance claim						
No.	State/Uts	Rural		Urban		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
Total		0	0	0	0	0	0

(The total no and amount in sl. 8, 9, & 10 should be tallied)

We certify that the information furnished in this application is true and correct and may be verified from our books.

(Signature of the Authorized signatory)

Name

Designation

Appendix 1 (A) to NHB-RRB-02

Details of Claim under Regular Refinance Scheme

1	Type of loans for which concession sought	Units	Amount (₹ crore)
		Loans upto ₹ 10 lakhs	
Loans in rural areas			
Loans to women			

	Loans to persons of 3 rd gender		
	Loans to disabled or differently abled persons		
	Loans to persons belonging to Scheduled Cates / Scheduled Tribes		
	Loans for green housing § domestic solar equipment § water harvesting § energy efficient housing (certified to save at least 18% under the NHB-KfW assessment model)		

We certify that :

(i) the loans for which concession is sought conform to the criteria prescribed for the respective concession;

(ii) where concession has been sought on account of the beneficiary being a women / person of 3rd gender / disabled or differently abled, person belonging to Scheduled Caste / Scheduled Tribe, the beneficiary is the owner / co-owner of the property financed.



(Signature of the Authorized signatory)

Name

BANK

Designation

Appendix 2 to NHB-RRB-02

Details of Claim under Rural category of Affordable Housing Fund

1	Scheme under which refinance Claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 year to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing	Loan Size	No. of Units	Amount (₹ Crore)

	loans included in refinance claim		upto ₹ 2 lakh								
			₹ 2 lakh to ₹ 5 lakh								
			₹ 5 lakh to ₹ 10 lakh								
			₹ 10 lakh to ₹ 15 lakh								
			₹ 15 lakh to ₹ 20 lakh								
			₹ 20 lakh to ₹ 25 lakh								
			Total		0	0					
6	Annual household income-wise break-up of borrowers included in refinance claim		Annual Household Income		No. of Units	Amount (₹ Crore)					
			Upto ₹ 1 lakh								
			₹ 1 lakhs to ₹ 2 lakhs								
			₹ 2 lakhs to ₹ 3 lakhs								
			₹ 3 lakhs to ₹ 4 lakhs								
			₹ 4 lakhs to ₹ 5 lakhs								
			₹ 5 lakhs to ₹ 6 lakhs								
			Above ₹ 6 lakhs								
Total		0	0								
7 Beneficiary classification-wise break-up of loans included in refinance claim											
No.	State/ Uts	Marginal Farmers		Women		SCs/STs		Minorities		Other	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)											
(ii)											
(iii)											
(iv)											
(v)											
(vi)											
(vii)											
(viii)											
(ix)											
(x)											
Total		0	0	0	0	0	0	0	0	0	0

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (iv) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and have been given to borrowers falling under weaker sections as per para 14 of RBI's Master Directions on Priority Sector Lending - Targets and Classification dated July 7, 2016 or women borrowers, or Rural population with annual household income not exceeding ₹ 3 lakhs;
- (v) where the loan has been classified as advanced to 'weaker sections' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim, where the women so included, are co-owner(s) of the property financed;
- (vi) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

 राष्ट्रीय आवास बैंक NATIONAL HOUSING BANK	
(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 3 to NHB-RRB-02

Details of Claim under Urban category of Affordable Housing Fund

1	Scheme under which refinance Claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		

		₹ 10 lakhs to ₹ 15 lakhs					
		₹ 15 lakhs to ₹ 20 lakhs					
		₹ 20 lakhs to ₹ 25 lakhs					
		₹ 25 lakhs to ₹ 30 lakhs					
		Total			0	0	
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Income			No. of Units	Amount (₹ Crore)	
		Upto ₹ 1 lakh					
		₹ 1 lakh to ₹ 2 lakhs					
		₹ 2 lakhs to ₹ 3 lakhs					
		₹ 3 lakhs to ₹ 4 lakhs					
		₹ 4 lakhs to ₹ 5 lakhs					
		₹ 5 lakhs to ₹ 6 lakhs					
		Total				0	0
7	Beneficiary classification-wise break-up of loans included in refinance claim						
No.	State	Metropolitan		Other Areas		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
(xi)						0	0
(xii)						0	0
(xiii)						0	0
(xiv)						0	0
(xv)						0	0
(xvi)						0	0
(xvii)						0	0
(xviii)						0	0
(xix)						0	0
(xx)						0	0
Total		0	0	0	0	0	0

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in urban areas, for which refinance is being sought under the Urban Housing Fund, have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (iv) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (v) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.



आवास बैंक

(Signature of the Authorized signatory)

Name

BANK

Designation

Appendix 4 to NHB-RRB-02

Details of Claim under Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala

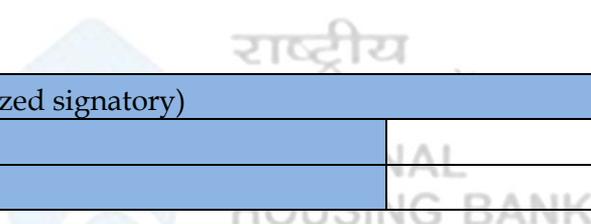
		Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala	
1	Scheme under which refinance Claimed		
2	Amount Claimed (₹ crore)	<<in figures>>	
		<<in words>>	
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>	
4	Type of interest rate		

		Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakh		
		₹ 2 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 10 lakh		
		₹10 lakh to ₹15 lakh		
		₹15 lakh to ₹20 lakh		
		₹20 lakh to ₹25 lakh		
		₹25 lakh to ₹30 lakh		
		Total		0
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakh		
		₹ 2 lakh to ₹ 3 lakh		
		₹ 3 lakh to ₹ 4 lakh		
		₹ 4 lakh to ₹ 5 lakh		
		₹ 5 lakh to ₹ 6 lakh		
		Above ₹ 6 lakh		
		Total		0

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 15-08-2018 and till 30-06-2019;
- (iii) the loans included in this claim have been disbursed to households affected by natural calamity in the State of Kerala;

- (iv) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (v) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and have been given to persons belonging to Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or Borrowers with annual household income not exceeding 3 lakh; or Women;
- (vi) where the loan has been classified as advanced to 'weaker section' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim where the women so included are co-owner(s) of the property;
- (vii) the loans disbursed in urban areas for which refinance is being sought under the Urban category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (viii) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (ix) only those loans have been included in this claim where the rate rate charged from the ultimate beneficiaries does not exceed the on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

	
(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 5 to NHB-RRB-02

Details of Claim under Special Urban Housing Refinance Scheme for Low Income Households

1	Scheme under which refinance Claimed	Special Urban Housing Refinance Scheme for Low Income Households		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (5 years to 15 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Number of units being financed	Security		
		Income	Mortgage	Alternatively Secured
		Formal		
	Informal			
6	Size-wise break-up of housing	Loan Size	No. of	Amount (₹ Crore)

	loans included in refinance claim		Units	
		Upto ₹ 2 lakh		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		Above ₹10 lakhs		
		Total	0	0
7	Annual income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakh to ₹ 2 lakhs		
		₹ 2 lakh to ₹ 3 lakhs		
		Total	0	0

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 25-02-2013;
- (iii) the loans included in this claim have been disbursed in respect of dwelling units located in the urban areas (as per 2011 Census);
- (iv) The loans are disbursed to beneficiaries deriving informal income;
- (v) The loan to value ratio of the loans is less than equal to 80%;
- (vi) The loans fulfil the environment and social due diligence criteria set out in the project;
- (vii) the loans disbursed in urban areas, for which refinance is being sought, have been disbursed to borrowers having annual household income not exceeding ₹ 3 lakhs in case of loans for purchase or construction of dwelling unit or ₹ 2 lakhs in case of loans for repairs / renovation / extension / upgradation of existing dwelling unit;
- (viii) the loans disbursed in urban areas for which refinance is being sought under scheme for loan size has been determined by the PLI as per its credit policy.

(Signature of the Authorized signatory)

Name

Designation

Appendix-IV

Formats for Urban Cooperative Banks (UCBs) and State Cooperative Banks (SCoBs)



NHB-UCB-01

Application for Refinance Limit

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

We hereby apply for sanction of refinance limit of ₹_____ crore. The details are as under:

1	Date		
2	Name of Institution		
3	Refinance Limit (<i>tick as applicable</i>)	Annual	
		Additional	
		Carry Forward	
4	Year	20__-__	
5	Amount Applied for	₹_____ crore	

We attach the following information :

- Annual Report(s) for the last three years :

Year	(please tick as applicable)
201__-201__	
201__-201__	
201__-201__	

- Latest quarterly / half-yearly financial results (if applicable)

- Housing Loan Disbursements and Outstanding (not including loans against property) :

Year	(₹ crore)			
	Direct Housing Loans		Indirect Housing Loans	
	Disbursements	Outstanding as on 31 st March	Disbursements	Outstanding as on 31 st March
201__-201__				
201__-201__				
201__-201__				

Notes

- i. Only principal amount to be included here;
- ii. All loans given for housing to intermediaries like Housing Finance Companies (HFCs), Apex Cooperative Housing Finance Societies (ACHFS), Agriculture and Rural Development Banks (ARDBs) constitute indirect housing loans;
- iii. Indirect housing finance by way of subscription by banks in bonds of NHB and HUDCO should not be included here.

▪ Asset Classification of Housing Loans		As on 31-03-201_	
(₹ crore)			
Classification of Housing Loans	Direct Housing Loans	Indirect Housing Loans	
Standard Loans			
Sub-standard Loans			
Doubtful Loans			
Loss Loans			
Total	0	0	

▪ Area-wise Classification of Housing Loans		As on 31-03-201_	
(₹ crore)			
Area-wise Classification	Direct Housing Loans	Indirect Housing Loans	
Urban / Semi urban			
Rural			
Total	0	0	

▪ Details of external credit rating(s)			
Agency	Instrument	Rating Awarded	Date
We certify that the information furnished in this application is true and correct.			
(Signature of the Authorized signatory)			
Name			
Designation			

NHB-UCB-02

Application for Disbursement of Refinance

Deputy General Manager
Refinance Operations
National Housing Bank
New Delhi - 110003

Sir,

Refinance may kindly be disbursed in respect of individual housing loans as per the details furnished below. The details required under the specific refinance scheme(s) under which refinance is sought are furnished in the Appendix ____.

1	Date of application			
2	Name of institution			
3	Year			
4	Refinance limit for current year (tick as applicable)	Particulars	<i>Tick as applicable</i>	(₹ Crore)
		Annual		
		Additional	BANK	
		Carry Forward		
		Limit Utilized		
	Balance Limit			
5	Amount requested for disbursement			
6	Scheme under which disbursement is sought	<i>Tick as applicable</i> ✓	(₹ Crore)	Attach Details
	Regular Refinance Scheme			Appendix 1
	Rural category of Affordable Housing Fund			Appendix 2
	Urban category of Affordable Housing Fund			Appendix 3
	Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala			Appendix 4

	Special Urban Housing Refinance Scheme for Low Income Households		Appendix 5
	Total	0	
7	Total individual housing loans outstanding in the books of the SCB as on 31 st March, 20__		

8. We agree and undertake that :

- (i) No refinance / finance has been taken against these loans from NHB or any other institution and these loan accounts would remain unencumbered during the pendency of refinance.
- (ii) The refinance sought is in respect of housing loans granted as per the eligibility criteria prescribed under the respective scheme and the proposal conforms to the general policy and principles laid down and communicated to us from time to time, by NHB.
- (iii) The loans for which refinance is being sought are existing loans in the books of the Bank and conform to the details furnished in this form.
- (iv) The housing loans granted to the constituents have been utilized by them for the purpose for which the loans have been granted.
- (v) The housing loans covered under NHB refinance are classified as Standard Assets as defined by the National Housing Bank.
- (vi) We will properly identify all loans for which financial assistance is obtained from NHB and maintain a list of all such loans. All information pertaining to such accounts will be kept readily available with us. Individual housing loans once flagged against NHB's refinance will be changed only with prior approval of NHB and will remain in the books of the Company and distinctly identifiable. We undertake to provide a list of such book debts to NHB on demand. Further, the branches will be having the list of NHB refinanced loans at their end for easy identification during inspection.
- (vii) All information/statements as may be required by NHB from time to time shall be submitted promptly.

9. The refinance amount may be credited into

our account no. _____ having IFSC Code _____ maintained with _____ (Name of the Bank / Branch / Place).

10. The interest on refinance will be compounded monthly and paid quarterly.

11. We undertake to repay the refinance as per the repayment schedule furnished by NHB.

(Signature of the Authorized Signatory)

Name

Designation

Appendix 1 to NHB-UCB-02

Details of claim under Regular Refinance Scheme

1	Scheme under which refinance Claimed	Regular Refinance Scheme		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (1 year to 15 years)	<<years and months>>		
4	Type of interest rate	Interest Rate Type	<i>Tick as applicable</i>	
		Fixed		
		Floating		
5	Concessions, if any (Attach Appendix 1 (a))	Type of Loan	<i>Tick as applicable</i>	
		Loans upto ₹ 10 lakhs		
		Loans in rural areas		
		Loans to women		
		Loans to persons of 3rd gender		
		Loans to disabled or differently abled persons		
		Loans for green housing		
		Loans to persons belonging to Scheduled Cates / Scheduled Tribes		
6	Size-wise break-up of housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		₹ 10 lakhs to ₹ 15 lakhs		
		₹ 15 lakhs to ₹ 20 lakhs		
		₹ 20 lakhs to ₹ 25 lakhs		
		Above ₹ 25 lakhs		
		Total	0	0
7	Annual income-wise break-up of borrowers included in refinance	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		

claim	₹ 1 lakhs to ₹ 2 lakhs		
	₹ 2 lakhs to ₹ 3 lakhs		
	₹ 3 lakhs to ₹ 4 lakhs		
	₹ 4 lakhs to ₹ 5 lakhs		
	₹ 5 lakhs to ₹ 6 lakhs		
	Above ₹ 6 lakhs		
	Total	0	0

8 Beneficiary classification-wise break-up of loans included in refinance claim											
No.	State/Uts	SC		ST		OBC		Others		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)										0	0
(ii)										0	0
(iii)										0	0
(iv)										0	0
(v)										0	0
(vi)										0	0
(vii)										0	0
(viii)										0	0
(ix)										0	0
(x)										0	0
Total		0	0	0	0	0	0	0	0	0	0

9 Beneficiary classification of women and others break-up of loans included in refinance claim							
No.	State/Uts	Women		Others		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
Total		0	0	0	0	0	0

10 Beneficiary classification of rural and urban break-up of loans included in refinance claim							
No.	State/Uts	Rural		Urban		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)						0	0
(ii)						0	0
(iii)						0	0
(iv)						0	0
(v)						0	0
(vi)						0	0
(vii)						0	0
(viii)						0	0
(ix)						0	0
(x)						0	0
Total		0	0	0	0	0	0

(The total no and amount in sl. 8, 9, & 10 should be tallied)

We certify that the information furnished in this application is true and correct and may be verified from our books.

	
(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 1 (A) to NHB-UCB-02

Details of Claim under Regular Refinance Scheme

1	Type of loans for which concession sought	Units	Amount (₹ crore)
		Loans upto ₹ 10 lakhs	
Loans in rural areas			
Loans to women			
Loans to persons of 3 rd gender			
Loans to disabled or differently abled persons			
Loans to persons belonging to Scheduled Cates / Scheduled Tribes			

	Loans for green housing § domestic solar equipment § water harvesting § energy efficient housing (certified to save at least 18% under the NHB-KfW assessment model)	
--	--	--

We certify that :

- (i) the loans for which concession is sought conform to the criteria prescribed for the respective concession;
- (ii) where concession has been sought on account of the beneficiary being a women / person of 3rd gender / disabled or differently abled / person belonging to Scheduled Caste / Scheduled Tribe, the beneficiary is the owner / co-owner of the property financed.

(Signature of the Authorized signatory)

Name	
Designation	

Appendix 2 to NHB-UCB-02

Details of Claim under Rural category of Affordable Housing Fund

1	Scheme under which refinance Claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 year to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		₹ 10 lakhs to ₹ 15 lakhs		
		₹ 15 lakhs to ₹ 20 lakhs		

		₹ 20 lakhs to ₹ 25 lakhs									
		Total		0	0						
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Income		No. of Units	Amount (₹ Crore)						
		Upto ₹ 1 lakh									
		₹ 1 lakh to ₹ 2 lakhs									
		₹ 2 lakhs to ₹ 3 lakhs									
		₹ 3 lakhs to ₹ 4 lakhs									
		₹ 4 lakhs to ₹ 5 lakhs									
		₹ 5 lakhs to ₹ 6 lakhs									
		Above ₹ 6 lakhs									
		Total		0	0						
7	Beneficiary classification-wise break-up of loans included in refinance claim										
No.	State/Uts	Marginal Farmers		Women		SCs/STs		Minorities		Other	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)											
(ii)											
(iii)											
(iv)											
(v)											
(vi)											
(vii)											
(viii)											
(ix)											
(x)											
(xi)											
(xii)											
(xiii)											
(xiv)											
(xv)											
(xvi)											
(xvii)											
(xviii)											
(xix)											
(xx)											
Total		0	0	0	0	0	0	0	0	0	0

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (iv) the loans disbursed in rural areas, for which refinance is being sought under the Rural category of Affordable Housing Fund, have been properly classified and have been given to borrowers falling under weaker sections as per para 14 of RBI's Master Directions on Priority Sector Lending - Targets and Classification dated July 7, 2016 or women borrowers, or Rural population with annual household income not exceeding ₹ 3 lakhs;
- (v) where the loan has been classified as advanced to 'weaker sections' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim, where the women so included, are co-owner(s) of the property financed;
- (vi) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 3 to NHB-UCB-02

Details of Claim under Urban category of Affordable Housing Fund

1	Scheme under which refinance Claimed	Refinance Scheme under Affordable Housing Fund		
2	Amount Claimed (₹ crore)	<<in figures>>		
		<<in words>>		
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>		
4	Type of interest rate	Fixed		
5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		

		₹ 5 lakhs to ₹ 10 lakhs					
		₹10 lakhs to ₹ 15 lakhs					
		₹ 15 lakhs to ₹ 20 lakhs					
		₹ 20 lakhs to ₹ 25 lakhs					
		₹ 25 lakhs to ₹ 30 lakhs					
		Total	0	0			
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)			
		Upto ₹ 1 lakh					
		₹ 1 lakhs to ₹ 2 lakhs					
		₹ 2 lakhs to ₹ 3 lakhs					
		₹ 3 lakhs to ₹ 4 lakhs					
		₹ 4 lakhs to ₹ 5 lakhs					
		₹ 5 lakhs to ₹ 6 lakhs					
		Total	0	0			
7	Beneficiary classification-wise break-up of loans included in refinance claim						
No.	State	Metropolitan		Other Areas		Total	
		No.	Amount (₹ Crore)	No.	Amount (₹ Crore)	No.	Amount (₹ Crore)
(i)							
(ii)							
(iii)							
(iv)							
(v)							
(vi)							
(vii)							
(viii)							
(ix)							
(x)							
(xi)							
(xii)							
(xiii)							
(xiv)							
(xv)							
(xvi)							

(xvii)						
(xviii)						
(xix)						
(xx)						
Total	0	0	0	0	0	0

We certify that :

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 01-04-2017;
- (iii) the loans disbursed in urban areas, for which refinance is being sought under the Urban Housing Fund, have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana – Urban;
- (iv) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (v) only those loans have been included in this claim, which satisfy the criterion of on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

	
(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 4 to NHB-UCB-02

Details of Claim under Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala

1		Refinance Assistance for extending concessional housing loans to households affected by natural calamity in the State of Kerala	
2	Amount Claimed (₹ crore)	<<in figures>>	
		<<in words>>	
3	Tenure for which refinance claimed (3 years to 7 years)	<<years and months>>	
4	Type of interest rate	Fixed	

5	Size-wise break-up of individual housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		₹ 10 lakhs to ₹ 15 lakhs		
		₹ 15 lakhs to ₹ 20 lakhs		
		₹ 20 lakhs to ₹ 25 lakhs		
		₹ 25 lakhs to ₹ 30 lakhs		
		Total	0	0
6	Annual household income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakhs to ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 3 lakhs		
		₹ 3 lakhs to ₹ 4 lakhs		
		₹ 4 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 6 lakhs		
		Above ₹ 6 lakhs		
		Total	0	0

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 15-08-2018 and till 30-06-2019;
- (iii) the loans included in this claim have been disbursed to households affected by natural calamity in the State of Kerala;
- (iv) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within areas not falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (v) the loans disbursed in rural areas for which refinance is being sought under the Rural category of Affordable Housing Fund have been properly classified and have been given to persons belonging to Weaker Sections as defined in the RBI's priority sector guidelines (as amended from time to time); or Borrowers with annual household income not exceeding 3 lakh; or Women;
- (vi) where the loan has been classified as advanced to 'weaker section' by virtue of one of the co-borrowers being a woman, only those cases have been included under the claim where the women so included are co-owner(s) of the property;
- (vii) the loans disbursed in urban areas for which refinance is being sought under the Urban category of Affordable Housing Fund have been properly classified and the location of the dwelling units is within the areas falling under the Statutory Town definition of Pradhan Mantri Awas Yojana - Urban;
- (viii) the loans disbursed in urban areas, for which refinance is being sought under the Urban category of Affordable Housing Fund, have been disbursed to borrowers having annual household income not exceeding ₹ 6 lakhs;
- (ix) only those loans have been included in this claim where the rate charged from the ultimate beneficiaries does not exceed the on-lending cap prescribed by the National Housing Bank, as per the Refinance Scheme under Affordable Housing Fund.

(Signature of the Authorized signatory)	
Name	
Designation	

Appendix 5 to NHB-UCB-02

Details of Claim under Special Urban Housing Refinance Scheme for Low Income Households

1	Scheme under which refinance Claimed	Special Urban Housing Refinance Scheme for Low Income households	
2	Amount Claimed (₹ crore)	<<in figures>>	
		<<in words>>	
3	Tenure for which refinance claimed (5 year to 15 years)	<<years and months>>	

4	Type of interest rate	Fixed		
5	Number of units being financed	Security		
		Income	Mortgage	Alternatively Secured
		Formal		
		Informal		
6	Size-wise break-up of housing loans included in refinance claim	Loan Size	No. of Units	Amount (₹ Crore)
		Upto ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 5 lakhs		
		₹ 5 lakhs to ₹ 10 lakhs		
		Above ₹ 5 lakhs		
		Total	0	0
7	Annual income-wise break-up of borrowers included in refinance claim	Annual Income	No. of Units	Amount (₹ Crore)
		Upto ₹ 1 lakh		
		₹ 1 lakhs to ₹ 2 lakhs		
		₹ 2 lakhs to ₹ 3 lakhs		
		Total	0	0

We certify that:

- (i) the information furnished in this application is true and correct and may be verified from our books;
- (ii) the loans included in this claim have been disbursed on or after 25-02-2013;
- (iii) the loans included in this claim have been disbursed in respect of dwelling units located in the urban areas (as per 2011 Census);
- (iv) The loans are disbursed to beneficiaries deriving informal income;
- (v) The loan to value ratio of the loans is less than equal to 80%;
- (vi) The loans fulfil the environment and social due diligence criteria set out in the project;
- (vii) the loans disbursed in urban areas, for which refinance is being sought, have been disbursed to borrowers having annual household income not exceeding ₹ 3 lakhs in case of loans for purchase or construction of dwelling unit or ₹ 2 lakhs in case of loans for repairs / renovation / extension / upgradation of existing dwelling unit;
- (viii) the loans disbursed in urban areas for which refinance is being sought under scheme for loan size has been determined by the PLI as per its credit policy.

(Signature of the Authorized signatory)	
Name	
Designation	