



NHB(ND)/DRS/REG/MC-01/2019
July 1, 2019

All Housing Finance Companies

Dear Sir/Madam,

Master Circular - The Housing Finance Companies (NHB) Directions, 2010

In order to have all current instructions on the subject at one place, the National Housing Bank has updated the circulars / notifications. The instructions related to the captioned subject contained in various circulars/notifications issued by NHB have been updated as on June 30, 2019 and are reproduced below. The updated circular has also been placed on the NHB web-site (<https://nhb.org.in>).

Yours faithfully,

(V. Vaideswaran)
General Manager

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“ बैंक हिंदी में पत्राचार का स्वागत करता है ”

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NATIONAL HOUSING BANK

New Delhi, the 10th June, 2010

¹The Housing Finance Companies (NHB) Directions, 2010

Notification No. NHB.HFC.DIR.1/CMD/2010

Whereas the National Housing Bank had issued Housing Finance Companies (NHB) Directions, 2001 in respect of matters relating to acceptance of deposits by housing finance companies, prudential norms for income recognition, accounting standards, asset classification, provision for bad and doubtful assets, capital adequacy and concentration of credit / investments to be observed by the housing finance companies and matters to be included in the Auditors Report by the auditors of such housing finance companies and matters ancillary and incidental thereto and amended the said Directions from time to time.

2. And whereas it is considered desirable to issue consolidated Directions incorporating the amendments made from time to time.

3. Now therefore, the National Housing Bank having considered it necessary in the public interest and being satisfied that for the purpose of enabling the National Housing Bank to regulate the housing finance system of the country to its advantage, it is necessary to give the Directions mentioned below, hereby in exercise of the powers conferred, by sections 30, 30A, 31 and 33 of the National Housing Bank Act, 1987 (53 of 1987) and of all the powers enabling it in this behalf, and in supersession of the aforementioned directions gives the Directions hereinafter specified.

CHAPTER I – PRELIMINARY

Short title, commencement and applicability of the Directions

1. (1) These Directions shall be known as the Housing Finance Companies (NHB) Directions, 2010. They shall come into force from the date of publication in the Official Gazette and any reference in these Directions to the date of commencement thereof shall be deemed to be a reference to that date.

(2) Unless otherwise directed by the National Housing Bank, these Directions except the Directions contained in Chapter IV shall be applicable to every housing finance company registered under section 29A of the National Housing Bank Act, 1987 (53 of 1987). Directions contained in Chapter IV shall be applicable to every auditor of a housing finance company.

Definitions

2. (1) In these Directions, unless the context otherwise requires,

¹ Supersession of Directions, 2001 vide Notification No. NHB.HFC.DIR.1/CMD/2010 dated June 10, 2010

(a) “banking company” means a banking company as defined in Section 5(c) of the Banking Regulation Act, 1949 (10 of 1949);

(b) “breakup value” means the equity capital and reserves as reduced by intangible assets and revaluation reserves, divided by the number of equity shares of the investee company;

(c) “carrying cost” means book value of the assets and interest accrued thereon but not received;

(d) “company” means a company as defined in Section 45 I (aa) of the Reserve Bank of India Act, 1934 (2 of 1934) but does not include a company which is being wound up under any law for the time being in force;

²(da) "companies in the same group" shall mean an arrangement involving two or more entities related to each other through any of the following relationships: (i) Subsidiary - Parent, Joint Venture, Associate, A Related Party as defined under the Companies Act, 2013, Indian Accounting Standards (Ind AS), (ii) Promoter - Promotee (as provided in the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011) for listed companies, (iii) Common Brand Name, and (iv) investment in equity shares of 20% and above;]

(e) "control" shall have the same meaning as is assigned to it under clause (e) of sub-regulation (1) of regulation 2 of ³Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;]

(f) “current investment” means an investment which is by its nature readily realisable and is intended to be held for not more than one year from the date on which such investment is made;

(g) “deposit” shall have the same meaning as assigned to it in Section 45 I (bb) of the Reserve Bank of India Act, 1934 (2 of 1934);

(h) “depositor” means any person who has made a deposit with the housing finance company or a heir, legal representative, administrator or assignee of the depositor;

(i) “doubtful asset” means a term loan, or a leased asset, or a hire purchase asset, or any other asset, which remains a sub-standard asset for a period exceeding twelve months;

(j) “earning value” means the value of an equity share computed by the average of profits after tax as reduced by the preference dividend and adjusted for extra ordinary and non-recurring items, for the immediately preceding three years and further divided by the number of equity shares of the investee company and capitalised at the following rate:-

(i) in case of predominantly manufacturing company, eight percent;

(ii) in case of predominantly trading company, ten percent; and

² Inserted vide Notification No. NHB.HFC.DIR.21/MD&CEO/2018 dated July 12, 2018

³ Substituted vide Notification No. NHB.HFC.DIR.11/CMD/2014 dated June 13, 2014

- (iii) in case of any other company, including a Housing Finance Company, twelve percent;

Note:

If an investee company is a loss making company, the earning value will be taken as zero;

(k) “fair value” means the mean of the earning value and the breakup value;

(l) “free reserves” shall include the balance in the share premium account, capital and debenture redemption reserves and any other reserve shown or published in the balance sheet of the company and created through an allocation of profits, not being (1) a reserve created for repayment of any future liability or for depreciation in assets or for bad debt or (2) a reserve created by revaluation of the assets of the company;

(m) “housing finance company” means a company incorporated under the Companies Act, 1956 (1 of 1956) which primarily transacts or has as one of its principal objects, the transacting of the business of providing finance for housing, whether directly or indirectly;

(n) “hybrid debt” means capital instrument which possesses certain characteristics of equity as well as of debt;

(o) “Innovative perpetual debt” means hybrid debt issued in accordance with the terms and conditions stipulated in the Circular issued by National Housing Bank in this regard.

(p) “lending public financial institution” means –

- (i) a public financial institution specified in or under section 4A of the Companies Act, 1956 (1 of 1956); or
- (ii) a State Financial Corporation or a State Industrial Investment Corporation; or
- (iii) a scheduled commercial bank; or
- (iv) the General Insurance Corporation of India established in pursuance of the provisions of section 9 of the General Insurance Business (Nationalisation) Act, 1972 (57 of 1972); or
- (v) any other Institution which the National Housing Bank may, by notification, specify in this behalf;

(q) “long term investment” means an investment other than a current investment;

(r) “loss asset” means –

- (i) an asset which has been identified as loss asset by the housing finance company or its internal or external auditor or by the National Housing Bank, to the extent it is not written off by the housing finance company; and
- (ii) an asset which is adversely affected by a potential threat of non-recoverability due to any one of the following, namely:-

- (a) non-availability of security, either primary or collateral, in case of secured loans and advances;

- (b) erosion in value of security, either primary or collateral, is established;
- (c) insurance claim, if any, has been denied or settled in part;
- (d) fraudulent act or omission on the part of the borrower;
- (e) the debt becoming time barred under Limitation Act, 1963 (36 of 1963);
- (f) inchoate or defective documentation.

Explanation:

For the removal of doubt, it is clarified that mere right of the housing finance company to file suit against the borrower/guarantor for recovery of dues does not debar the National Housing Bank or the auditors to consider the asset or part thereof as loss asset due to aforesaid reasons;

(s) “net asset value” means the latest declared net asset value by the concerned mutual fund in respect of that particular scheme;

(t) “net book value” means -

- (i) in the case of hire purchase asset, the aggregate of overdue and future installments receivable as reduced by the balance of the unmatured finance charges and further reduced by the provisions made as per paragraph 28(2)(i) of these directions;
- (ii) in the case of leased assets, aggregate of capital portion of overdue lease rentals accounted as receivable and depreciated book value of the lease asset as adjusted by the balance of lease adjustment account;

(u) “net owned fund” means net owned fund as defined under section 29A of the National Housing Bank Act, 1987 including paid up preference shares which are compulsorily convertible into equity capital.

⁴(v) “non-performing asset” (referred to in these directions as “NPA”) means:-

- (i) an asset, in respect of which, interest has remained overdue for a period of more than ninety days.
- (ii) a term loan (other than the one granted to an agriculturist or to a person whose income is dependent on the harvest of crops) inclusive of unpaid interest, when the installment is overdue for a period of more than ninety days or on which interest amount remained overdue for a period of more than ninety days;
- (iii) a demand or call loan, which remained overdue for a period of more than ninety days from the date of demand or call or on which interest amount remained overdue for a period of more than ninety days;
- (iv) a bill which remains overdue for a period of more than ninety days;
- (v) the interest in respect of a debt or the income on receivables under the head ‘other current assets’ in the nature of short term loans/advances, which facility remained overdue for a period of more than ninety days;

⁴ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

- (vi) any dues on account of sale of assets or services rendered or reimbursement of expenses incurred, which remained overdue for a period of more than ninety days;
- (vii) the lease rental and hire purchase installment, which has become overdue for a period of more than ninety days;
- (viii) an inter corporate deposit, in respect of which interest or principal has remained overdue for a period of more than ninety days.
- (ix) a term loan granted to an agriculturist or to a person whose income is dependent on the harvest of crops if the installment of principal or interest thereon remains unpaid:
 - (a) for two crop seasons beyond the due date if the income of the borrower is dependent on short duration crops, or
 - (a) for one crop season beyond the due date if the income of the borrower is dependent on long duration crop.

Explanation:

- (1) For the purpose of this sub-clause “long duration” crops would be crops with crop season longer than one year and crops, which are not “long duration” crops, would be treated as “short duration” crops.
- (2) The crop season for each crop means the period up to harvesting of the crops raised, would be as determined by the State Level Bankers’ Committee in each State.
- (x) In respect of loans, advances and other facilities (including bill purchased and discounted), the balance outstanding under the credit facilities (including accrued interest) made available to the same borrower / beneficiary when any of the credit facilities becomes non-performing assets:
Provided that in the case of lease and hire transactions, a housing finance company may classify each such accounts on the basis of its record of recovery.¹

(w) “owned fund” means paid up capital including preference shares compulsorily convertible into equity shares, free reserves, balance in share premium account and capital reserves representing surplus arising out of sale proceeds of asset, excluding reserves created by revaluation of asset, as reduced by accumulated loss balance, book value of intangible assets and deferred revenue expenditure, if any;

(x) “past due” means an amount of income or interest which remains unpaid for a period of thirty days beyond the due date;

(y) “public deposit” means a deposit but does not include the following, namely:-

- (i) any amount received from the Central Government or a State Government or any amount received from any other source and whose repayment is guaranteed by the Central Government or a State Government or any amount received from a local authority or any public housing agency, or a foreign Government or any other foreign citizen, authority or person;

- (ii) any amount received from the National Housing Bank, established under the National Housing Bank Act, 1987 (53 of 1987), or the Industrial Development Bank of India established under the Industrial Development Bank of India Act, 1964 (18 of 1964) or the Life Insurance Corporation of India established under the Life Insurance Corporation Act, 1956 (31 of 1956) or the General Insurance Corporation of India and its subsidiaries established in pursuance of the provisions of section 9 of the General Insurance Business (Nationalisation) Act, 1972 (57 of 1972) or the Small Industries Development Bank of India established under the Small Industries Development Bank of India Act, 1989 (39 of 1989) or the Unit Trust of India established under the Unit Trust of India Act, 1963 (52 of 1963) or National Bank for Agriculture and Rural Development established under the National Bank for Agriculture and Rural Development Act, 1982 or an Electricity Board constituted under the Electricity (Supply) Act, 1948 or the Tamil Nadu Industrial Investment Corporation Ltd., or the National Industrial Development Corporation of India Ltd., or the Industrial Credit & Investment Corporation of India Ltd., or the Industrial Finance Corporation of India Ltd., or the Industrial Investment Bank of India Ltd., or State Trading Corporation of India Ltd., or the Rural Electrification Corporation Ltd., or the Minerals and Metals Trading Corporation of India Ltd., or the Agricultural Finance Corporation Ltd., or the State Industrial and Investment Corporation of Maharashtra Ltd., or the Gujarat Industrial Investment Corporation Ltd., or Asian Development Bank or International Finance Corporation or ⁵[Japan Bank for International Cooperation (JBIC)] or Kreditanstalt für Wiederaufbau (KfW) or any other institution that may be specified by the National Housing Bank in this behalf;
- (iii) any amount received by a housing finance company from another company;
- (iv) any amount received by way of subscription to any share, stock, bonds or debentures pending the allotment of the said shares, stock, bonds or debentures and any amount received by way of calls in advance on shares, in accordance with the Articles of Association of the housing finance company so long as such amount is not repayable to the members under the Articles of Association of the housing finance company;
- (v) any amount received from a person who at the time of receipt of the amount was a Director of the housing finance company or any amount received from its shareholders by a private housing finance company or by a private housing finance company which has become a public housing finance company under section 43A of the Companies Act, 1956 and continues to include in its Articles of Association provisions relating to the matters specified in clause (iii) of sub-section (1) of section 3 of the Companies Act, 1956 (1 of 1956):

Provided that the Director or shareholder, as the case may be, from whom the money is received furnishes to the housing finance company at the time of giving the money, a declaration in writing to the effect that the amount is not being given out of funds acquired by him by borrowing or accepting from others;

⁵ Substituted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated January 19, 2012

Provided further that in the case of joint shareholders of a private limited company, money received from or in the name of the joint shareholders except the first named shareholder shall not be eligible to be treated as the receipt of money from the shareholder of the company;

(vi) any amount raised by the issue of bonds or debentures secured by the mortgage of any immovable property of the housing finance company; or by any other asset or ⁶[which would be compulsorily convertible into equity]¹ in the housing finance company provided that in the case of such bonds or debentures secured by mortgage of any immovable property or secured by other assets, the amount of such bonds or debentures shall not exceed the market value of such immovable property / other assets;

⁷(vi)(a) any amount raised by issuance of non-convertible debentures with a maturity more than one year and having the minimum subscription per investor at ₹1 crore and above, provided that such debentures have been issued in accordance with the guidelines issued by the National Housing Bank as in force from time to time in respect of such non-convertible debentures.¹

(vii) any amount brought in by the promoters by way of unsecured loan in pursuance of stipulations of lending institutions subject to the fulfillment of the following conditions, namely:-

(a) the loan is brought in pursuance of the stipulation imposed by the lending public financial institution in fulfillment of the obligation of the promoters to contribute such finance,

(b) the loan is provided by the promoters themselves and/or by their relatives, and not from their friends and business associates, and

(c) the exemption under this sub-clause shall be available only till the loan of the lending public financial institution is repaid and not thereafter;

(viii) any amount received from a mutual fund which is governed by the Securities and Exchange Board of India (Mutual Funds) Regulations, 1996;

(ix) any amount received as hybrid debt or subordinated debt the minimum maturity period of which is not less than sixty months ⁸[provided there is no option for recall by the issuer within the period].¹

(x) any amount received from a relative of a director of a housing finance company;

Note:

The deposit shall be accepted only on an application made by the depositor containing therein a declaration that as on the date of deposit, he is related to the specific director in the capacity of a relative as defined under Companies Act, 1956 (1 of 1956);

⁶ Substituted vide Notification No. NHB.HFC.DIR.10/CMD/2014 dated March 19, 2014

⁷ Substituted vide Notification No. NHB.HFC.DIR.15/CMD/2015 dated March 13, 2015

⁸ Substituted vide Notification No. NHB.HFC.DIR.10/CMD/2014 dated March 19, 2014

⁹(xi) any amount received by issuance of commercial paper, in accordance with the guidelines issued by the Reserve Bank of India, vide Circular No. IECD.3/08.15.01/2000-2001 dated October 10, 2000.¹

(z) “public housing agency” shall include any authority, constituted in India by or under any law, engaged either for the purpose of dealing with and satisfying the need for housing accommodation or for the purpose of planning, development or improvement of cities, towns and villages or for both.

(za) “securities” means securities as defined in section 2(h) of the Securities Contracts (Regulation) Act, 1956 (42 of 1956);

(zb) “standard asset” means the asset in respect of which, no default in repayment of principal or payment of interest is perceived and which does not disclose any problem nor carry more than normal risk attached to the business;

(zc) “sub-standard asset” means -

(i) an asset, which has been classified as non-performing asset for a period not exceeding twelve months;

(ii) an asset, where the terms of the agreement regarding interest and/or principal have been re-negotiated or rescheduled after release of any instalment of loan or an inter-corporate deposit which has been rolled over, until the expiry of one year of satisfactory performance under the re-negotiated or rescheduled terms:

Provided that where a delay in completion of a project is caused on account of factors beyond the control of the project implementing agency, terms of the loan agreement regarding interest and/ or principal may be rescheduled once before the completion of the project and such loans may be treated as standard asset, subject to the condition that such rescheduling shall be permitted only once by the Board of Directors of the concerned housing finance company and that interest on such loan is paid regularly and there is no default;

Provided further that where natural calamities impair the repaying capacity of a borrower, terms of the loan agreement regarding interest and/ or principal may be rescheduled and such loans shall not be classified as sub-standard; the classification of such loans would thereafter be governed by the revised terms and conditions;

(zd) “subordinated debt” means a fully paid up capital instrument, which is unsecured and is subordinated to the claims of other creditors and is free from restrictive clauses and is not redeemable at the instance of the holder or without the consent of the supervisory authority of the housing finance company. The book value of such instrument shall be subjected to discounting as provided hereunder:

⁹ Inserted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated January 19, 2012

<i>Remaining maturity of the instruments</i>	<i>Rate of discount (%)</i>
(i) up to one year	100
(ii) More than one year but upto two years	80
(iii) More than two years but upto three years	60
(iv) More than three years but upto four years	40
(v) More than four years but upto five years	20

to the extent such discounted value does not exceed fifty percent of the Tier-I capital;

(ze) “substantial interest” means holding of a beneficial interest by an individual or his spouse or minor child, whether singly or taken together in the shares of a company, the amount paid up on which exceeds ten percent of the paid up capital of the company; or the capital subscribed by all the partners of a partnership firm;

(zf) “tier-I capital” means owned fund as reduced by investment in shares of other housing finance companies and in shares, debenture, bonds, outstanding loans and advances including hire purchase and lease finance made to and deposits with subsidiaries and companies in the same group exceeding, in aggregate, ten percent of the owned fund;

(zg) “tier-II capital” includes the following:-

- (i) preference shares (other than those compulsorily convertible into equity);
- (ii) revaluation reserves at discounted rate of fifty five percent;
- (iii) ¹⁰general provisions (including that for standard assets) and loss reserves to the extent these are not attributable to actual diminution in value or identifiable potential loss in any specific asset and are available to meet unexpected losses, to the extent of one and one fourth percent of risk weighted assets¹;
- (iv) hybrid debt;
- (v) subordinated debt

to the extent the aggregate does not exceed Tier-I capital; and

(zh) ‘Tiny deposit’ means the aggregate amount of public deposits not exceeding ₹ 10,000/- standing in the name of the sole or the first named depositor in the same capacity in all the branches of the housing finance company.

(2) Words or expressions used but not defined herein and defined in the National Housing Bank Act, 1987 shall have the same meaning as assigned to them therein. Any other words or expressions not defined herein or in the National Housing Bank Act, 1987 shall have the same meaning as assigned to them in the Reserve Bank of India Act, 1934 (2 of 1934), Banking Regulation Act, 1949 (10 of 1949) and the Companies Act, 1956 (1 of 1956);

¹⁰ Substituted vide Notification No. NHB.HFC.DIR.3/CMD/2011 dated August 5, 2011

(3) (a) If any question arises as to whether a company is a financial institution or not, such question shall be decided by the National Housing Bank in consultation with the Central Government.

(b) If any question arises as to whether a company is a housing finance company, the same shall be decided by the National Housing Bank.

CHAPTER II - ACCEPTANCE OF PUBLIC DEPOSITS

Restriction on acceptance of deposits

3. (1) No housing finance company shall accept or renew public deposits unless the housing finance company has obtained minimum investment grade rating for its fixed deposits from any one of the approved rating agencies, at least once a year and a copy of the rating is sent to the National Housing Bank and it is complying with all the prudential norms, provided that:

- (i) ¹¹[a housing finance company having obtained credit rating for its fixed deposits not below the minimum investment grade rating as above and complying with all the prudential norms, may accept public deposits not exceeding three times of its NOF.]
- (ii) a housing finance company which does not have the requisite rating for its fixed deposits shall obtain the same within a period of six months' time from the date of notification or such extended period as may be permitted by the National Housing Bank, to obtain the prescribed rating for its fixed deposits.

¹²[Approved Credit Rating Agencies and the Minimum Investment Grade Credit Rating

The names of approved credit rating agencies and the minimum credit rating shall be as follows:-

Name of the Agency	Minimum Investment Grade Rating
(a) The Credit Rating Information Services of India Ltd. (CRISIL)	FA- (FA Minus)
(b) ICRA Ltd.	MA- (MA Minus)
(c) Credit Analysis & Research Ltd. (CARE)	CARE BBB(FD)
(d) FITCH Ratings India Private Ltd.	tA-(ind)(FD)
(e) Brickwork Ratings India Pvt. Ltd.	BWR FA ¹

(2) ¹³[No housing finance company shall have deposits inclusive of public deposits, the aggregate amount of which together with the amounts, if any, held by it which are referred in clauses (iii) to (vii) of sub-section (bb) of Section 45 I of the Reserve Bank of India Act, 1934 (2 of 1934) as also loans or other assistance from the National Housing Bank, in excess of

¹¹ Substituted vide Notification No. NHB.HFC.DIR.22/MD&CEO/2019 dated June 17,2019

¹² Substituted vide Notification No. NHB.HFC.DIR.6/CMD/2012 dated August 1, 2012

¹³ Substituted vide Notification No. NHB.HFC.DIR.22/MD&CEO/2019 dated June 17,2019

- (i) fourteen times of its NOF on or after March 31, 2020;
- (ii) thirteen times of its NOF on or after March 31, 2021; and
- (iii) twelve times of its NOF on or after March 31, 2022.¹⁴

¹⁴Note: NOF for the purpose of determination of the above limits shall mean “net owned fund” as defined under sub-paragraph 1(u) of paragraph 2 of these Directions and with respect to its position as per the audited accounts as on March 31st of the previous year. Infusion of capital after such balance sheet date may, however, be taken into account for determining the limits.¹

(3) ¹⁵Where a housing finance company holds public deposits in excess of the limits specified in (1) above and as applicable to it or deposits inclusive of the items mentioned in (2) above in excess of the limits specified in (2) above, it shall-

- (i) not accept fresh deposit or open new deposit account; or
- (ii) not renew the existing deposit or where the deposits are received under any recurring scheme, receive installments under such scheme after the expiry of the scheme period;
- (iii) reduce such excess deposit by repayment on maturity.

(4) In the event of down gradation of the credit rating to any level below investment grade, the housing finance company shall

- (i) report the position within fifteen working days to the National Housing Bank;
- (ii) with immediate effect stop accepting fresh public deposit and
- (iii) reduce such excess deposit by repayment on maturity.

Period of deposits

4. No housing finance company shall accept or renew any public deposit:

- (a) which is repayable on demand or on notice; or
- (b) unless such deposit is repayable after a period of twelve months or more but not later than ¹⁶[one hundred and twenty months¹] from the date of acceptance or renewal of such deposits.

Explanation

Where a public deposit is in Instalments, the period of such deposit shall be computed from the date of receipt of first Installment.

¹⁴ Inserted vide Notification No. NHB.HFC.DIR.22/MD&CEO/2019 dated June 17,2019

¹⁵ The words “as on the date of commencement of these directions” deleted vide Notification No.NHB.HFC.DIR.22/MD&CEO/2019 dated June 17,2019

¹⁶ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

Joint deposit

5. Where so desired, deposits may be accepted in joint names with or without any of the clauses, namely, "Either or Survivor", "Number One or Survivor/s", "Anyone or Survivor/s".

Particulars to be specified in application form soliciting public deposits

6. (i) No housing finance company shall accept or renew any public deposit except on a written application from the depositors in the form to be supplied by the housing finance company, which form shall contain all the particulars specified in the Non-Banking Financial Companies and Miscellaneous Non-Banking Companies (Advertisement) Rules, 1977, made under section 58A of the Companies Act, 1956 (1 of 1956) and also contain the particulars of the specific category of the depositors, i.e. whether the depositor is a shareholder or a director or a promoter of the housing finance company or a member of public or a relative of a director of the company.

(ii) The application form shall also contain the following:-

- (a) the credit rating assigned for its deposits and the name of the credit rating agency which rated the housing finance company;
- (b) a statement to the effect that in case of any deficiency of the housing finance company in servicing its deposits, the depositor may approach the National Consumers Disputes Redressal Forum, the State Level Consumers Disputes Redressal Forum or the District Level Consumers Dispute Redressal Forum for relief;
- (c) a statement to the effect that in case of non-repayment of the deposit or part thereof in accordance with the terms and conditions of the deposit, the depositor may make an application to authorised officer of the National Housing Bank;
- (d) a statement to the effect that the financial position of the housing finance company as disclosed and the representations made in the application form are true and correct and that the housing finance company and its Board of Directors are responsible for the correctness and veracity thereof;
- (e) a statement to the effect that the housing finance company is within the regulatory framework of the National Housing Bank. It must, however, be distinctly understood that the National Housing Bank does not undertake any responsibility for the financial soundness of the housing finance company or for the correctness of any of the statements or the representations made or opinions expressed by the housing finance company; and for repayment of deposit/ discharge of liabilities by the housing finance company;

- (f) the information relating to and the aggregate dues from the facilities, both fund and non-fund based, extended to, and the aggregate dues from companies in the same group or other entities or business ventures in which the directors and/or the housing finance company are/is holding substantial interest and the total amount of exposure to such entities;
- (g) at the end of application form but before signature of the depositor, the following verification clause by the depositor shall be appended. "I have gone through the financial and other statements / particulars / representations furnished / made by the housing finance company and after careful consideration I am making the deposit with the housing finance company at my own risk and volition.
- (h) ¹⁷the form should solicit the details of the bank account of the depositor or depositor/s in case of deposits accepted in joint names.
- (i) at the end of application form but before signature of the depositor, the following consent clause by the depositor shall be appended. "I hereby give my explicit consent to the housing finance company to duly renew principal / renew principal and interest / pay, in entirety, the principal and interest to my designated Bank Account mentioned herein on maturity of the deposit.

Explanation:

In the case of any revision in the maturity instruction by the depositor, the due amount will either be automatically renewed or paid on maturity;

Provided that in the case of maturity for the second tenure (post first auto renewal), the amount will be automatically remitted to the designated bank account at maturity, in absence of any specific instruction from the depositor otherwise.¹

Introduction of depositors

7. Every housing finance company shall obtain proper introduction of new depositors before opening their accounts and accepting the deposits, and shall keep on its record the evidence on which it has relied for the purpose of such introduction.

Explanation:

For the purpose of this paragraph, introduction shall mean identification of the prospective depositor and may be done either by one of the existing depositors or on the basis of any one of Income Tax Permanent Account Number (PAN), Election Identity Card, Passport, or Ration Card.

Furnishing of receipts to depositors

8. (1) Every housing finance company shall furnish to every depositor or his agent, unless, it has done so already, a receipt for every amount which has been or which

¹⁷ Inserted vide Notification No. NHB.HFC.DIR.20/MD&CEO/2017 dated December 08, 2017

may be received by the housing finance company by way of deposit before or after the date of commencement of these Directions.

(2) The said receipt should be duly signed by an officer entitled to act for the housing finance company in this behalf and shall state the date of deposit, the name of depositor, the amount in words and figures received by the housing finance company by way of deposit, rate of interest payable thereon and the date on which the deposit is repayable.

Provided that, if such receipts pertain to Installments subsequent to the first installment of a recurring deposit it may contain only name of the depositor/s, date and amount of deposit.

Register of deposits

9. (1) Every housing finance company shall keep one or more registers in which shall be entered separately in the case of each depositor or group of joint depositors the following particulars, namely,

- (a) name and address of the depositor or group of joint depositors, their nominees,
- (b) date and amount of each deposit,
- (c) duration and due date of each deposit,
- (d) date and amount of accrued interest or premium on each deposit,
- (e) date and amount of each repayment, whether of principal, interest or premium,
- (f) date of claim made by the depositor,
- (g) the reasons for delay in repayment beyond five working days, and
- (h) any other particulars relating to the deposits.

(2) The register or registers aforesaid shall be kept at each branch in respect of the deposit accounts opened by that branch of the housing finance company and a consolidated register for all the branches taken together at the registered office of the housing finance company and shall be preserved in good order for a period of not less than eight years following the financial year in which the latest entry is made of the repayment or renewal of any deposit of which particulars are contained in the register:

Provided that, if the housing finance company keeps the books of account referred to in sub-section (1) of Section 209 of the Companies Act, 1956 (1 of 1956) at any place other than its Registered Office in accordance with the provisions to that sub-section, it shall be sufficient compliance with this sub-paragraph if the register aforesaid is kept at such other place, subject to the condition that the housing finance company delivers to the National Housing Bank a copy of the notice filed with the Registrar under the proviso to the said sub-section within seven days of such filing.

Information to be included in the Board's Report

10. (1) In every report of the Board of Directors laid before the housing finance company in a general meeting under sub-section (1) of Section 217 of the Companies Act, 1956 (1 of 1956) after the date of commencement of these Directions there shall be included, the following particulars or information, namely:

- (a) the total number of accounts of public deposit of the housing finance company which have not been claimed by the depositors or not paid by the housing finance company after the date on which the deposit became due for repayment; and
- (b) the total amounts due under such accounts remaining unclaimed or unpaid beyond the dates referred to in clause (a) as aforesaid.

(2) The said particulars or information shall be furnished with reference to the position as on the last date of the financial year to which the report relates and if the amounts remaining unclaimed or undisbursed as referred to in clause (b) of the preceding subparagraph exceed in the aggregate the sum of rupees five lakhs, there shall also be included in the report a statement on the steps taken or proposed to be taken by the Board of Directors for the repayment of the amounts due to the depositors or group of joint depositors and remaining unclaimed or undisbursed.

Ceiling on the rate of interest and brokerage and interest on overdue public deposits

11.(1) (a) On and from 6th July, 2007 no housing finance company shall invite or accept or renew any public deposit at a rate of interest exceeding twelve and half per cent per annum such interest being payable or compounded at rests which should not be shorter than monthly rests.

(b) On and from 20th September 2003, no housing finance company shall invite or accept or renew repatriable deposits from non-resident Indians in terms of Notification No. FEMA.5/2000-RB dated May 03, 2000 under Non-Resident (External) Account Scheme at a rate exceeding the rates specified by the Reserve Bank of India for such deposits with scheduled commercial banks.

Explanation:

The period of deposits shall not be less than one year and not more than three years.

(c) No housing finance company shall pay to any broker on public deposit collected by or through him,

- (i) brokerage, commission, incentive or any other benefit by whatever name called in excess of two per cent of the deposit so collected;
- (ii) expenses by way of reimbursement on the basis of relative vouchers/bills produced by him, in excess of 0.5% of the deposit so collected.

(2) *Payment of interest on overdue deposit* - A housing finance company may, at its discretion, allow interest on an overdue public deposit or a portion of the said overdue deposit from the date of maturity of the deposit subject to the conditions that-

- (i) the total amount of overdue deposit or the part thereof is renewed in accordance with other relevant provisions of these Directions, from the date of its maturity till some future date, and
- (ii) the interest allowed shall be at the appropriate rate operative on the date of maturity of such overdue deposit which shall be payable only on the amount of deposit so renewed:

Provided that where a housing finance company fails to repay the deposit along with interest on maturity on the claim made by the depositor, the housing finance company shall pay interest from the date of claim till the date of repayment at the rate as applicable to the deposit.

¹⁸(3) In regard to the payment of interest on such deposits which have either been seized by the government authorities, and/or have been frozen till further clearance is received by the concerned government authorities, the housing finance companies are advised to follow the procedure mentioned below:

- (i) A request letter may be obtained from the depositor on maturity. While obtaining the request letter from the depositor for renewal, housing finance companies should also advise him to indicate the term for which deposit is to be renewed. In case the depositor does not exercise his option of choosing the term for renewal, housing finance companies may renew the same for a term equal to the original term.
- (ii) No new receipt is required to be issued. However, suitable note may be made regarding renewal in the deposit record.
- (iii) Renewal of deposit may be advised by registered letter/ speed post/ courier services to the concerned government authorities under advice to the depositor. In the advice to the depositor, the rate of interest at which the deposit is renewed should also be mentioned.
- (iv) If overdue period does not exceed 14 days on the date of receipt of the request letter, renewal may be done from the date of maturity. If it exceeds 14 days, housing finance company may pay interest for the overdue period as per the policy adopted by them, and keep it in a separate interest free sub-account which should be released when the original fixed deposit is released.

However the final repayment of the principal and the interest so accrued should be done only after the clearance regarding the same is obtained by the housing finance companies from the respective government authorities.¹

¹⁸ Inserted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

General provisions regarding repayment of deposits

12. (i) No housing finance company shall repay any public deposit within a period of three months from the date of its acceptance.
- (ii) Where a housing finance company at the request of depositor/s repays a public deposit after the period indicated in clause (i) above but before its maturity, it shall pay interest at the following rate:

(a) minimum lock in period	Three months
(b) after three months but before six months	¹⁹ [The maximum interest payable shall be four percent per annum for individual depositor, and no interest in case of other depositors ¹
(c) after six months but before the date of maturity.	The interest payable shall be ²⁰ [one percent ¹] lower than the interest rate applicable to a public deposit for the period for which the deposit has run or if no rate has been specified for that period, then ²¹ [two percent ¹] lower than the minimum rate at which the public deposits are accepted by that Housing Finance Company.

- (iii) A housing finance company may grant a loan up to seventy-five percent of the amount of public deposit to a depositor after the expiry of three months from the date of public deposit at a rate of interest two percentage points above the interest rate payable on the public deposit.
- (iv) It is obligatory on the part of a housing finance company to intimate the details of maturity of the deposit to the depositor at least ²²[fourteen days¹] before the date of maturity of the deposit. ²³[However, in the absence of any specific maturity instruction, the maturity amount shall be remitted to the designated bank account maintained in the name of the depositor/s¹.
- (v) all deposit accounts standing to the credit of sole/first named depositor in the same capacity shall be clubbed and treated as one deposit account for the purpose of premature repayment ²⁴[or grant of loan by a problem housing finance company, subject to sub-paragraph (vii) below.¹
- (vi) ²⁵(a) Provided that, in the event of death of a depositor, the public deposit shall be paid prematurely, to the surviving depositor/s in the case of joint holding with the survivor clause, or to the nominee or legal heir/s of the deceased depositor, on the request of the surviving

¹⁹ Substituted vide Notification No. NHB.HFC.DIR.12/CMD/2014 dated August 25, 2014

²⁰ Substituted vide Notification No. NHB.HFC.DIR.12/CMD/2014 dated August 25, 2014

²¹ Substituted vide Notification No. NHB.HFC.DIR.12/CMD/2014 dated August 25, 2014

²² Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

²³ Substituted vide Notification No. NHB.HFC.DIR.20/MD&CEO/2017 dated December 08, 2017

²⁴ Substituted vide Notification No. NHB.HFC.DIR.10/CMD/2014 dated March 19, 2014

²⁵ Substituted vide Notification No. NHB.HFC.DIR.20/MD&CEO/2017 dated December 08, 2017

depositor/s/nominee/legal heir/s of the deceased depositor, on the request of the surviving depositor/s/nominee/legal heir, and only against submission of proof of death, to the satisfaction of the Company, with interest at the contracted rate up to the date of repayment.

(b) Provided further that in order to meet certain expenses of an emergent nature, subject to the satisfaction of the housing finance company concerned about such circumstances –

1. 'Tiny deposits' may prematurely be paid to individual depositors, at the request of the depositor, before the expiry of three months from the date of acceptance of such deposits, in entirety, without interest;

2. In case of other public deposits, not more than fifty per cent of the amount of the principal sum of deposit or ₹5 lakh, whichever is lower, may be prematurely paid to individual depositors, at the request of the depositors, before the expiry of three months from the date of acceptance of such deposits, without interest; the remaining amount with interest at the contracted rate shall be governed by the provisions of the extant Directions as applicable for public deposits;

Provided further that in cases of critical illness, hundred percent of the amount of the principal sum of deposit, may be prematurely paid to individual depositors, at the request of the depositors, before the expiry of three months from the date of acceptance of such deposits, without interest.

Explanation:

1. For the purpose of sub-paragraph (vi) (b), expenses of an emergent nature includes medical emergency or expenses due to natural calamities/disaster as notified by the concerned Government/authority.

2. For the definition of 'Critical illness', HFCs shall be guided by the IRDAI (Health Insurance) Regulations, 2016 and the guidelines issued thereunder, as amended from time to time.

3. The amount of these provisions shall also apply to the existing deposit contracts wherein the individual depositor does not have a right to premature withdrawal of the deposit before the expiry of three months¹.

(vii) For the purpose, housing finance companies are classified into two categories viz. a problem housing finance company and a normally run housing finance company. A housing finance company, which is normally run housing finance company, with effect from the date of this notification, can permit premature repayment of a public deposit after the lock-in period at its sole discretion only and premature closure cannot be claimed as a matter of right by the depositors. The problem housing finance companies have been prohibited from making premature repayment of any public deposits or granting any loan against public deposits except in the case of death of the depositor or in the case of tiny deposit up to ₹10,000/- in entirety or to enable the depositor to meet expenses of an emergent nature up to an amount not exceeding ₹10,000/-.

A problem housing finance company is one which:

- (i) has refused or failed to meet within five working days any lawful demand for repayment of the matured public deposits; or
- (ii) intimates the Company Law Board under section 58AA of the Companies Act, 1956, about its default to a small depositor in repayment of any public deposit or part thereof or any interest thereupon; or
- (iii) approaches the Bank for withdrawal of the liquid asset securities to meet its deposit obligations; or
- (iv) approaches the Bank for any relief or relaxation or exemption from the provisions of these directions for avoiding default in meeting public deposit or other obligations; or
- (v) has been identified by the National Housing Bank to be a problem housing finance company either *suo moto* or based on the complaints from the depositors about non-repayment of public deposits or on complaints from the company's lenders about non-payment of dues.

Renewal of public deposit before maturity

13. Where any housing finance company permits an existing depositor to renew his public deposit before maturity for availing the benefit of higher rate of interest, such company shall pay the depositor the increase in the rate of interest provided,

- (i) the public deposit is renewed in accordance with the other provisions of these directions and for a period longer than the remaining period of the original contract; and
- (ii) the interest on the expired period of the public deposit is reduced by one percentage point from the rate at which the housing finance company would have ordinarily paid, had the deposit been accepted for the period for which such public deposit had run; any interest paid earlier in excess of such reduced rate is recovered/adjusted.

Safe custody of approved securities

14. (1) Every housing finance company shall entrust to one of the scheduled commercial banks designated by it on that behalf, in the place where the registered office of the housing finance company is situated, the unencumbered approved securities required to be maintained by it in pursuance of Section 29B of the National Housing Bank Act, 1987;

Provided that where a housing finance company intends to entrust these securities to the Stock Holding Corporation of India Ltd. or to its designated bankers at a place other than the place at which its registered office is situated or to keep them in the form of Constituent's Subsidiary General Ledger Account with a schedule commercial bank, or with a depository participant registered with Securities and Exchange Board

of India established under Securities and Exchange Board of India Act, 1992 (15 of 1992), it shall obtain the prior approval in writing, of the National Housing Bank.

(2) the securities mentioned in sub-paragraph (1) above shall continue to be entrusted to such designated banker or to the Stock Holding Corporation of India Ltd. or the depository participant or held in the constituent's subsidiary General Ledger Account with the scheduled commercial bank for the benefit of the depositors and shall not be withdrawn or encashed or otherwise dealt with by the housing finance company except for repayment to the depositors.

Provided that,

(1) a housing finance company shall be entitled to withdraw a portion of such securities proportionate to the reduction of its deposits duly certified to that effect by its auditors;

(2) where the housing finance company intends to substitute such securities, it may do so by entrusting substitute securities of equal value to the designated bank before such withdrawal.

Explanation:

'scheduled commercial bank' means a bank included in the Second Schedule to the Reserve Bank of India Act, 1934 (2 of 1934) excluding a Regional Rural Bank or a Co-operative Bank.

Creation of Floating Charge in favour of the Depositors

15. All Housing Finance Companies accepting/holding public deposits shall create floating charge on the assets invested by them in terms of sub-sections (1) and (2) of Section 29B of the National Housing Bank Act, 1987 in favour of their depositors in a manner as may be prescribed by National Housing Bank from time to time, in this behalf.

Employee Security Deposit

16. A housing finance company receiving any amount in the ordinary course of its business as security deposit from any of its employees for due performance of his duties shall keep such amount in an account with a scheduled commercial bank or in a post office in the joint names of the employee and the housing finance company on the conditions that –

- (1) it shall not withdraw the amount without the consent in writing of the employee; and
- (2) the amount shall be repayable to the employee along with interest payable on such deposit account unless such amount or any part thereof is liable to be appropriated by the housing finance company for the failure on the part of the employee for due performance of his duties.

Advertisements and statement in lieu of advertisement

17. (1) Every housing finance company soliciting public deposits shall comply with the provisions of the Non-Banking Financial Companies and Miscellaneous Non-Banking Companies (Advertisement) Rules, 1977 and shall also specify in every advertisement to be issued thereunder, the following :

- a. the actual rate of return by way of interest, premium, bonus or other advantage to the depositors;
 - b. the mode of payment to the depositors;
 - c. maturity period of deposits;
 - d. the interest payable on a specified deposit;
 - e. the rate of interest which will be payable to the depositors in case the depositor withdraws the deposit prematurely;
 - f. the terms and conditions subject to which a deposit will be renewed;
 - g. any other special features relating to the terms and conditions subject to which the deposits are accepted/ renewed;
 - h. the information, relating to the aggregate dues (including the non-fund based facilities) provided to/ from companies in the same group or other entities or business ventures in which the directors and/ or the housing finance company are holding substantial interest and the total amount of exposure to such entities; and
- ²⁶ [i. the deposits solicited by it are not insured.

(1)(A) Where a housing finance company displays any advertisement in electronic media such as TV, even without soliciting deposits, it should incorporate a caption/ band in such advertisements indicating the following:

As regards deposit taking activity of the company, the viewers may refer to the advertisement in the newspaper / information furnished in the application form for soliciting public deposits;

The company is having a valid Certificate of Registration dated xx-xx-xxxx issued by the National Housing Bank under Section 29A of the National Housing Bank Act, 1987. However, the National Housing Bank does not accept any responsibility or guarantee about the present position as to the financial soundness of the company or for the correctness of any of the statements or representations made or opinions expressed by the company and for repayment of deposits/discharge of the liabilities by the company.]

²⁶ Substituted vide Notification No. NHB.HFC.DIR.10/CMD/2014 dated March 19, 2014

(2) Where a housing finance company intends to accept public deposits without inviting or allowing or causing any other person to invite such deposits, it shall, before accepting deposits, deliver to the office of the National Housing Bank at New Delhi for registration, a statement in lieu of advertisement containing all the particulars required to be included in the advertisement pursuant to the Non-Banking Financial Companies and Miscellaneous Non-Banking Companies (Advertisement) Rules, 1977 as also the particulars stated in sub-paragraph (1) hereinabove, duly signed in the manner provided in the aforesaid Rules.

(3) A statement, delivered under sub-paragraph (2) shall be valid till the expiry of six months from the date of closure of the financial year in which it is so delivered, or until the date on which the balance sheet is laid before the annual general meeting, or where the annual general meeting for any year has not been held, the latest day on which that meeting should have been held in accordance with the provisions of the Companies Act, 1956(1 of 1956), whichever is earlier and a fresh statement shall be delivered in each succeeding financial year before accepting deposits in that financial year.

Full cover for public deposits

18. HFCs should ensure that at all times there is full cover available for public deposits accepted by them. While calculating this cover the value of all debentures (secured and unsecured) and outside liabilities other than the aggregate liabilities to depositors may be deducted from the total assets. Further, the assets should be evaluated at their book value or realizable/market value whichever is lower for this purpose.

²⁷[Requirement to obtain prior approval of National Housing Bank for acquisition or transfer of control of housing finance companies

19. The provisions of this paragraph have been repealed by the “**Housing Finance Companies – Approval of Acquisition or Transfer of Control (National Housing Bank) Directions, 2016**” w.e.f. 9th February, 2017.

Application of other laws not barred

20. The provisions of paragraph 19 shall be in addition to, and not in derogation of the provisions of any other law, rules, regulations or directions, for the time being in force.¹

Closure of Branches

21. No housing finance company accepting deposits shall close its branch/office without publishing such intention in any one national level newspaper and in one

²⁷ Repealed vide Notification No. NHB.HFC.ATC-DIR.1/MD&CEO/2016 dated February 9, 2017

vernacular newspaper in circulation in the relevant place and without advising National Housing Bank, before ninety days of the proposed closure.

CHAPTER III - PRUDENTIAL NORMS

Income recognition

22.(1) Income recognition shall be based on recognised accounting principles.

(2) Income including interest/discount or any other charges on NPA shall be recognised only when it is actually realised. Any such income recognised before the asset became non-performing and remaining unrealised shall be reversed.

(3) In respect of hire purchase assets, where instalments are overdue for more than twelve months, income shall be recognised only when hire charges are actually received. Any such income taken to the credit of profit and loss account before the asset becoming non-performing and remaining unrealised, shall be reversed.

(4) In respect of lease assets, where lease rentals are overdue for more than twelve months, the income shall be recognised only when lease rentals are actually received. The net lease rentals taken to the credit of profit and loss account before the asset became non-performing and remaining unrealised shall be reversed.

Explanation:

For the purpose of this paragraph, 'net lease rentals' mean gross lease rentals as adjusted by the lease adjustment account debited/credited to the profit and loss account and as reduced by depreciation at the rate applicable under schedule XIV of the Companies Act, 1956

Income from investments

23.(1) Income from dividend on shares of corporate bodies and units of mutual funds shall be taken in to account on cash basis:

Provided that the income from dividend on shares of corporate bodies may be taken into account on accrual basis when such dividend has been declared by the corporate body in its annual general meeting and the housing finance company's right to receive payment is established.

(2) Income from bonds and debentures of corporate bodies and from Government securities/bonds may be taken into account on accrual basis:

Provided that the interest rate on these instruments is predetermined and interest is serviced regularly and is not in arrears.

(3) Income on securities of corporate bodies or public sector undertakings, the payment of interest and repayment of principal of which have been guaranteed by the Central Government or a State Government may be taken into account on accrual basis.

Accounting standards

24. Accounting Standards and Guidance Notes issued by the Institute of Chartered Accountants of India (referred to in these directions as "ICAI") shall be followed insofar as they are not inconsistent with any of these directions.

Accounting for investments

25.(1) (a) The board of directors of every housing finance company shall frame investment policy for the company and implement the same;

(b) The criteria to classify the investments into current and long term investments shall be spelt out by the Board of the company in the investment policy;

(c) Investment in securities shall be classified into current and long term, at the time of making each investment;

(d) (i) There shall be no inter-class transfer on ad-hoc basis;

(ii) The inter-class transfer, if warranted, shall be effected only at the beginning of each half year, on April 1 or October 1, with the approval of the Board;

(i) The investments shall be transferred scrip wise, from current to long-term or vice-versa, at book value or market value, whichever is lower; and

(ii) The depreciation, if any, in each scrip shall be fully provided for and appreciation, if any, shall be ignored;

(iii) The depreciation in one scrip shall not be set off against appreciation in another scrip at the time of such inter-class transfer, even in respect of the scrip of same category.

(2) A long term investment shall be valued in accordance with the Accounting Standard issued by ICAI.

(3) Quoted current investments shall, for the purpose of valuation, be grouped into the following categories, viz.

(a) equity shares,

(b) preference shares,

(c) debentures and bonds,

(d) Government securities including treasury bills,

(e) units of mutual fund, and

(f) others

Quoted current investments for each category shall be valued at cost or market value, whichever is lower. For this purpose, the investments in each category shall be considered scrip-wise and the cost and market value aggregated for all investments in each category. If the aggregate market value for the category is less than the aggregate cost for that category, the net depreciation shall be provided for or charged to the profit and loss account. If the aggregate market value for the category exceeds the aggregate cost for the category, the net appreciation shall be ignored. Depreciation in one category of investments shall not be set off against appreciation in another category.

(4) Unquoted equity shares in the nature of current investments shall be valued at cost or breakup value, whichever is lower. Where the balance sheet of the investee company is not available for two years, such shares shall be valued at one rupee only.

(5) Unquoted preference shares in the nature of current investments shall be valued at cost or face value or the net asset value whichever is less. In case the net asset value is negative or the balance sheet of the investee company is not available for two years, it should be valued at rupees one per company.

(6) Investments in unquoted Government securities or Government guaranteed bonds shall be valued at carrying cost.

(7) Unquoted investments in the units of mutual funds in the nature of current investments shall be valued at the net asset value declared by the mutual fund in respect of each particular scheme.

(8) Commercial papers shall be valued at carrying cost.

Note:

Unquoted debentures shall be treated as term loans or other type of credit facilities depending upon the tenure of such debentures for the purpose of income recognition and asset classification.

Need for Policy on Demand/Call Loans

26. (1) The Board of Directors of every housing finance company granting/intending to grant demand/call loans shall frame a policy for the company and implement the same.

(2) Such policy shall, inter alia, stipulate the following -

- (i) A cutoff date within which the repayment of demand or call loan shall be demanded or called up;
- (ii) The sanctioning authority shall, record specific reasons in writing at the time of sanctioning demand or call loan, if the cutoff date for demanding or calling up such loan is stipulated beyond a period of one year from the date of sanction;
- (iii) The rate of interest which shall be payable on such loans;
- (iv) Interest on such loans, as stipulated shall be payable either at monthly or quarterly rests;
- (v) The sanctioning authority shall, record specific reasons in writing at the time of sanctioning demand or call loan, if no interest is stipulated or a moratorium is granted for any period;
- (vi) A cut-off date, for review of performance of the loan, not exceeding six months commencing from the date of sanction;
- (vii) Such demand or call loans shall not be renewed unless the periodical review has shown satisfactory compliance with the terms of sanction.

Asset classification

27. (1) Every housing finance company shall, after taking into account the degree of well defined credit weaknesses and extent of dependence on collateral security for realisation, classify its lease/hire purchase assets, loans and advances and any other forms of credit into the following classes, namely :-

- (i) Standard assets;
- (ii) Sub-standard assets;
- (iii) Doubtful assets; and
- (iv) Loss assets.

(2) The class of assets referred to above shall not be upgraded merely as a result of rescheduling, unless it satisfies the conditions required for the upgradation.

²⁸Loan to Value (LTV) Ratio

27A. (1) No housing finance company shall grant housing loans to individuals:

- ²⁹(a) up to ₹30 lakhs with LTV ratio exceeding 90%,
- (b) above ₹30 lakhs and up to ₹75 lakhs with LTV ratio exceeding 80%, and,^l
- (c) above ₹75 lakhs with LTV ratio exceeding 75%.

²⁸ Inserted vide Notification No. NHB.HFC.DIR.2/CMD/2010 dated December 24, 2010 and substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

²⁹ Substituted vide Notification No. NHB.HFC.DIR.17/MD&CEO/2015 dated October 9, 2015

Note:

³⁰(1) In case of point no. (c), if LTV ratio is currently above the ceiling prescribed for any reason, effort should be made to bring it within the above limits.

³¹ (2) The Loan to Value (LTV) Ratio shall be computed as a percentage with total outstanding in the account (viz, "principal + accrued interest + other charges pertaining to the loan" without any netting) in numerator and the realizable value of the residential property mortgaged to the HFC in the denominator.

(3) HFCs shall be guided by the circular issued by National Housing Bank on valuation of properties and empanelment of valuers from time to time.¹

(2) All housing finance companies shall maintain a LTV ratio not exceeding 60% percent for loans granted against the collateral of gold jewellery.¹

Provisioning requirement

28. Every housing finance company shall, after taking in to account the time lag between an account becoming non-performing, its recognition as such, the realisation of the security and the erosion over time in the value of security charged, make provision against sub-standard assets, doubtful assets and loss assets as provided hereunder:-

³²*Loans, Advances and Other Credit Facilities Including Bills Purchased and Discounted*

(1) The provisioning requirement in respect of loans, advances and other credit facilities including bills purchased and discounted shall be as under:-

(i) Loss Assets	The entire assets shall be written off. If the assets are permitted to remain in the books for any reason, 100% of the outstanding shall be provided for.
(ii) Doubtful Assets	(a) 100% provision to the extent to which the advance is not covered by the realisable value of the security to which the housing finance company has a valid recourse shall be made. The realisable value is to be estimated on a realistic basis;
	(b) in addition to item (a) above, depending upon the period for which the asset has

³⁰ Inserted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated August 2, 2017

³¹ Inserted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated August 2, 2017

³² Substituted vide Notification No. NHB.HFC.DIR.3/CMD/2011 dated August 5, 2011

	remained doubtful, provision to the extent of 25% to 100% of the secured portion (i.e. estimated realisable value of the outstanding) shall be made on the following basis:-	
	<i>Period for which the asset has been considered as doubtful</i>	<i>% of provision</i>
	Up to one year	25
	One to three years	40
	More than three years	100
(iii) Sub-standard Assets	A general provision of 15% of total outstanding shall be made ¹	
(iv) Standard Assets		
³³ (a) Standard Assets in respect of housing loans at teaser / special rates i.e. housing loans at comparatively lower rates of interest in the first few years after which rates are re-set at higher rates.	2% provision on the total outstanding amount of such loans. The provisioning of these loans to be reset after one year at the applicable rates from the date on which the rates are reset at higher rates if the accounts remain 'standard'. ¹	
³⁴ (b)(i) Standard Assets in respect of Commercial Real Estates (Residential Housing)	0.75% on the total outstanding amount of such loans	
(b)(ii) Standard Assets in respect of all other Commercial Real Estates (CRE)	1.00% on the total outstanding amount of such loans ¹	
³⁵ (b)(iii) Standard Assets in respect of Individual Housing Loans	0.25% on the total outstanding amount of such loans ¹	
³⁶ (c) Standard Assets in respect of all loans other than (a) & (b) above	A general provision of 0.4% of the total outstanding amount of loans which are standard assets shall be made ¹	

³³ Substituted vide Notification No. NHB.HFC.DIR.3/CMD/2011 dated August 5, 2011

³⁴ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

³⁵ Inserted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated August 2, 2017

³⁶ Substituted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated January 19, 2012

³⁷[Provided that no provision need be made towards the portion of housing loan guaranteed by Credit Risk Guarantee Fund for Low Income housing (hereinafter referred as 'Credit Risk Guarantee Fund Trust') created by Declaration of Trust dated May 1, 2012 executed by Government of India and registered as document no. 1984 dated May 1, 2012 with the Sub-Register V, New Delhi, in case the housing loan guaranteed by Credit Risk Guarantee Fund Trust becomes non-performing. However, the amount outstanding in excess of the guaranteed portion should be provided for as per the extent directions on provisioning requirement.¹

³⁸[Note:

1. Commercial Real Estate – Residential Housing (CRE–RH) would consist of loans to builders/developers for residential housing projects (except for captive consumption) under CRE segment. Such project should ordinarily not include non-residential commercial real estate. However integrated housing project comprising of some commercial spaces (e.g. shopping complex, school etc.) can also be specified under CRE-RH, provided that the commercial area in the residential housing project does not exceed 10% of the total Floor Space Index (FSI) of the project. In case the FSI of the commercial area in the predominantly residential housing complex exceed the ceiling of the project loans, the entire loan should be classified as CRE and not CRE-RH.

2. Other commercial real estate would consist of loan to builders / developers / other for office building, retail space, multi-purpose commercial premises, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction etc. other than those covered by Note 1 above. Loans for third dwelling unit onwards to an individual will also be treated as CRE exposure.¹

³⁹[3. The revised provisioning norms relating to standard category of individual housing loans would be effective prospectively but the provisions held at present towards such loans should not be reversed. However, in future, if by applying the revised provisioning norms, any provisions are required over and above the level of provisions currently held for the standard category of such loans, these should be duly provided for.¹

Lease and hire purchase assets

(2) The provisioning requirements in respect of hire purchase and leased assets shall be as under:-

Hire purchase assets

³⁷ Inserted vide Notification No. NHB.HFC.DIR.8/CMD/2013 dated June 24, 2013

³⁸ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

³⁹ Inserted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated August 2, 2017

(i) In respect of hire purchase assets, the total dues (overdue and future installments taken together) as reduced by the finance charges not credited to the profit and loss account and carried forward as unmatured finance charges and the depreciated value of the underlying asset, shall be provided for.

Explanation

For this purpose, the depreciated value of the asset shall be notionally computed as the original cost of the asset to be reduced by depreciation at the rate of 20 percent per annum on a straight line method. In the case of second hand asset, the original cost shall be the actual cost incurred for acquisition of such second hand asset.

Additional provision for Hire Purchase and Leased assets

(ii) In respect of hire purchase and leased assets, additional provision shall be made as under:

(a) Where any amounts of hire charges or lease rentals are overdue up to 12 months	Nil
(b) Where any amounts of hire charges or lease rentals are overdue for more than 12 months but up to 24 months	10% of the net book value
(c) Where any amounts of hire charges or lease rentals are overdue for more than 24 months but up to 36 months	40% of the net book value
(d) Where any amounts of hire charges or lease rentals are overdue for more than 36 months but upto 48 months	70% of the net book value
(e) Where any amounts of hire charges or lease rentals are overdue for more than 48 months	100% of the net book value

(iii) On expiry of a period of 12 months after the due date of the last installment of hire purchase/leased asset, the entire net book value shall be provided for.

Notes:

(1) The amount of caution money/margin money or security deposits kept by the borrower with the housing finance company in pursuance of the hire purchase agreement may be deducted against the provisions stipulated under clause (i) above, if not already taken into account while arriving at the equated monthly installments under the agreement. The value of any other security available in pursuance to the hire purchase agreement may be deducted only against the provisions stipulated under clause (ii) above.

(2) The amount of security deposits kept by the borrower with the housing finance company in pursuance to the lease agreement together with the value of any other security available in pursuance to the lease agreement may be deducted only against the provisions stipulated under clause (ii) above.

(3) It is clarified that income recognition on and provisioning against NPAs are two different aspects of prudential norms and provisions as per the norms are required to be made on NPAs on total outstanding balances including the depreciated book value of the leased asset under reference after adjusting the balance, if any, in the lease adjustment account. The fact that income on NPA has not been recognised cannot be taken as reason for not making provision.

(4) An asset which has been re-negotiated or rescheduled as referred to in paragraph 2(1)(zc) of these directions shall be a sub-standard asset or continue to remain in the same category in which it was prior to its re-negotiation or rescheduling as a doubtful asset or a loss asset as the case may be. Necessary provision is required to be made as applicable to such asset till it is upgraded. In case where an asset has been rescheduled on account of natural calamities having impaired the repaying capacity of the borrower as provided in second proviso to paragraph 2(1)(zc), any provisioning made prior to such rescheduling shall neither be written back nor adjusted against any provisioning requirements that may arise in future.

(5) All financial leases written on or after April 1, 2002 attract the provisioning requirements as applicable to hire purchase assets.

⁴⁰(6) The provisions on standard assets should not be reckoned for arriving at net NPAs.¹

(7) The provisions towards Standard Assets need not be netted from gross advances but shown separately as 'Contingent Provisions against Standard Assets' in the balance sheet.¹

Disclosure in balance sheet

29. (1) Every HFC shall, separately disclose in its balance sheet the provisions made as per paragraph 28 above without netting them from the income or against the value of assets.

(2) ⁴¹The outstanding amount and the provisions shall be distinctly indicated under separate heads of accounts and individually for each type of assets as under:-

(a) for standard, sub-standard, doubtful and loss assets separately for housing and non-housing finance business along with total; and

(b) for depreciation in investments.¹

(3) Such provisions shall not be appropriated from the general provisions and loss reserves held, if any, by the housing finance company.

⁴⁰ Inserted vide Notification No. NHB.HFC.DIR.3/CMD/2011 dated August 5, 2011 and substituted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated August 2, 2017

⁴¹ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

(4) Such provision for each year shall be debited to the profit and loss account. The excess of provisions, if any, held under the heads general provisions and loss reserves may be written back without making adjustment against them.

⁴²(5) Every housing finance company shall disclose in their balance sheet the percentage of outstanding loans granted against the collateral gold jewellery to their outstanding total assets.¹

(6) Every housing finance company shall, separately disclose, in the 'Notes on Accounts' to the Balance Sheet in its next Annual Report,

(a) the details of the levy of penalty, if any, imposed on the housing finance company by the National Housing Bank; and

(b) adverse comments, if any, on the housing finance company made in writing by the National Housing bank on regulatory compliances, with a specific communication to the housing finance company to disclose the same to the public.

Requirement as to Capital Adequacy

30. ⁴³(1) Every housing finance company shall, maintain a minimum capital ratio consisting of Tier-I and Tier-II capital which shall not be less than-

(i) 13% on or before March 31, 2020;

(ii) 14% on or before March 31, 2021; and

(iii) 15% on or before March 31, 2022 and thereafter

of its aggregate risk weighted assets and of risk adjusted value of off-balance sheet items.

The Tier-I capital, at any point of time, shall not be less than 10%.¹

(2) The total Tier-II capital, at any point of time, shall not exceed one hundred percent of Tier-I capital.

Explanations:

On balance sheet assets

(1) In these Directions, degree of credit risk expressed as percentage weightages have been assigned to balance sheet assets. Hence, the value of each asset/item requires to be multiplied by the relevant risk weights to arrive at risk adjusted value of assets. The aggregate shall be taken in to account for reckoning the minimum capital ratio.

⁴² Inserted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

⁴³ Substituted vide Notification No. NHB.HFC.DIR.22/MD&CEO/2019 dated June 17,2019

The risk weighted asset shall be calculated as the weighted aggregate of funded items as detailed hereunder:

		<i>Weighted risk assets - On balance Sheet items</i>	<i>% Weight</i>
(1)		Cash and bank balances including fixed deposits and certificates of deposits with banks	0
(2)		Investments:	
	⁴⁴ [a)	Approved Securities as defined in National Housing Bank Act, 1987 [Except at c) below]	0
	b)	Bonds of public sector banks	20
	c)	Fixed deposits/certificate of deposits/bonds of public financial institutions	100 ^l
	d)	Mortgage backed security, receipt or other security evidencing the purchase or acquisition by a housing finance company of an undivided right, title or interest in any debt or receivable originated by a housing finance company recognised and supervised by National Housing Bank or a scheduled commercial bank and secured by mortgage of residential immovable property, provided the conditions specified below in Note (4) are fulfilled.	50
	⁴⁵ e)	Shares of all companies and debentures / bonds/ commercial papers of all companies/ units of all mutual funds.	100 ^l
	f)	HFC's investments in innovative perpetual debt of other HFCs/ banks/ financial institutions.	100
(3)	⁴⁶ a)	Domestic Sovereign:	
		i) Fund based claims on the Central Government	0
		ii) Direct loan / credit / overdraft exposure and investment in State Government securities	0
		iii) Central Government guaranteed claims	0
		iv) State Government guaranteed claims, which have not remained in default / which are in default for a period not more than 90 days	20
		v) State Government guaranteed claims, which have remained in default for a period of more than 90 days	100 ^l

⁴⁴ Substituted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated September 28, 2017

⁴⁵ Substituted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated September 28, 2017

⁴⁶ Substituted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated September 28, 2017

	⁴⁷ (b)	(b)(i) Outstanding Housing loans to individuals up to ₹30 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV Ratio ≤ 80%	35
		(b)(ii) Outstanding Housing loans to individuals up to ₹30 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV Ratio > 80% and ≤ 90%	50
		(b)(iii) Outstanding Housing loans to individuals above ₹30 lakhs and upto ₹75 lakhs secured by mortgage of immovable property which are classified as standard assets with LTV ratio ≤ 75% (loan sanctioned before 01-08-2017)	35
		(b)(iv) Outstanding Housing loans to individuals above ₹30 lakhs and upto ₹75 lakhs secured by mortgage of immovable property which are classified as standard assets with LTV ratio > 75% and ≤ 80% (loan sanctioned before 01-08-2017)	50
		(b)(v) Outstanding Housing loans to individuals above ₹30 lakhs and upto ₹75 lakhs secured by mortgage of immovable property which are classified as standard assets with LTV ratio ≤ 80% (loan sanctioned on or after 01-08-2017)	35
		(b)(vi) Outstanding Housing loans to individuals above ₹75 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV ratio ≤ 75% (loan sanctioned before 01-08-2017)	75
		(b)(vii) Outstanding Housing loans to individuals above ₹75 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV ratio ≤ 75% (loan sanctioned on or after 01-08-2017)	50
		(b)(viii) Outstanding amount of Loans given for the purpose of insurance of the property/borrower in case of individual housing loans	Same as applicable to the respective housing loan ¹
	c)	⁴⁸ Other housing loans	100 ¹
		⁴⁹ Note : Housing loans referred to in item b) and c) above are excluding any portion of such housing loans guaranteed by (i) a mortgage guarantee company registered with the Reserve Bank of India in accordance with the Reserve Bank of India Guidelines for Mortgage Guarantee Companies; and / or (ii) the Credit Risk Guarantee Fund Trust. ¹	

⁴⁷ Substituted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated August 2, 2017

⁴⁸ Substituted vide Notification No. NHB.HFC.DIR.5/CMD/2012 dated May 28, 2012

⁴⁹ Substituted vide Notification No. NHB.HFC.DIR.8/CMD/2013 dated June 24, 2013

		⁵⁰ [ca) Any portion of housing loans referred to in item b) and c) of sub-explanation (3) guaranteed by mortgage guarantee company registered with the Reserve Bank of India, the risk weight assets for such guaranteed portion shall be calculated as % weight mentioned against the rating of the mortgage guarantee company as below:	
		Long term ratings of the mortgage guarantee company by the approved credit rating agencies referred to in paragraph 3 of the principal Directions	
		AAA	20
		AA	30
		Below AA or unrated	As applicable to unguaranteed portion
		Where '+' or '-' notation is attached to the rating, the corresponding main rating category risk weight should be used. When a guaranteed exposure is classified as non-performing in accordance with the applicable directions, the guarantee will cease to be a credit risk mitigant and no adjustment would be permissible under this provision.]	
		⁵¹ [cb) Any portion of housing loans referred to in item (b)(b)(i), (b)(b)(ii) and (c) and guaranteed by Credit Risk Guarantee Fund Trust	0 ^l
	⁵² [d)	(d)(i)(a) Fund based and non-fund based exposures to Commercial Real Estate-Residential Building	75
		(d)(i)(b) Fund based and non-fund based exposures to all other Commercial Real Estate	100 ^l
		(ii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures backed by exposures as at (i) above	125
	⁵³ [e)	Restructured housing loans	An additional risk weight of 25% to the risk weight prescribed above ^l
(4)		Current Assets:	
	a)	Stock on hire (please see Note 2 below)	100
	b)	Inter corporate loans/ deposits	100

⁵⁰ Substituted vide Notification No. NHB.HFC.DIR.5/CMD/2012 dated May 28, 2012

⁵¹ Substituted vide Notification No. NHB.HFC.DIR.17/MD&CEO/2015 dated October 9, 2015

⁵² Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

⁵³ Inserted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

	c)	Loans and advances fully secured by company's own deposits	0
	d)	Loan to staff	0
	e)	Other secured loans and advance considered good	100
	f)	Bills purchased/ discounted	100
	g)	Others (to be specified)	100
(5)		Fixed Assets (net of depreciation):	
	a)	Assets leased out (net book value)	100
	b)	Premises	100
	c)	Furniture & Fixtures	100
	d)	Other Fixed Assets(to be specified)	100
(6)		Other Assets:	
	a)	Income tax deducted at source (net of provision)	0
	b)	Advance tax paid (net of provision)	0
	c)	Interest due on Government Securities and approved securities	0
	d)	Others(to be specified)	100

Notes:

(1) Netting may be done only in respect of assets where provisions for depreciation or for bad and doubtful debts have been made.

(2) Stock on hire should be shown net of finance charges i.e. interest and other charges recoverable.

(3) Assets which have been deducted from owned fund to arrive at tier-I capital pursuant to paragraph 2(1)(zf) will have a weightage of "0".

(4) For being eligible for risk weight of 50%, investments in mortgage backed security, receipt or other security referred to in item (d) of sub-Explanation (2) should fulfill the following terms and conditions, namely :-

- (a) The assignment of debt together with the securities therefor and the receivables there under by the originating housing finance company or scheduled commercial bank in favour of the trust or the securitization company as defined in Clause (za) of sub-section (1) of section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 2002) issuing such receipt or other security is complete and irrevocable.
- (b) The trust or the securitization company is holding the debt together with the securities therefor exclusively for the benefit of the investors in such receipt or other security.

- (c) The originating housing finance company or scheduled commercial bank participating in the securitization transaction, in which such mortgage backed security, receipt or other security has been issued, as a seller, manager, servicer or provider of credit enhancement or liquidity facilities;
- (i) does not own any equity or preference share in the capital of the securitisation company or is the beneficiary of the trust;
 - (ii) has not named the trust or the securitisation company in such manner which implies any connection with it;
 - (iii) does not have any of its director, officer or employee on the Board of securitisation company unless the Board is made up of at least three members and there is a majority of independent directors and the official representing the originating institution in the Board of the securitisation company does not have veto powers;
 - (iv) does not directly or indirectly control the trust or the securitisation company; and
 - (v) has not agreed to support any losses arising out of the securitisation transaction or to be suffered by the investors involved in it or agreed to bear recurring expenses of the transaction.
- (d) Each debt securitised is a loan advanced to an individual for the acquisition/ construction of residential immovable property which has been mortgaged in favour of the originating housing finance company or scheduled commercial bank on exclusive basis.
- (e) Securitised debt had investment grade credit rating by any of the credit rating agencies at the time of assignment to the trust/ securitisation company.
- (f) The investors are entitled to call upon the issuer – the trust / Securitization Company to take steps for recovery in the event of default and distribute the net proceeds to the investors as per the terms of issue of receipt or other security.
- (g) The trust or the securitisation company undertaking the issue in which investment has been made is not engaged in any business other than the business of issue and administration of securitisation of housing loans.
- (h) The trustees appointed to manage the issue is governed by the provisions of Indian Trusts Act, 1882 (2 of 1882).

⁵⁴(2) *Off-Balance Sheet item*

A. General

⁵⁴ Substituted vide Notification No. NHB.HFC.DIR.7/CMD/2013 dated March 21, 2013

HFCs will calculate the total risk weighted off-balance sheet credit exposure as the sum of the risk-weighted amount of the market related and non-market related off-balance sheet items. The risk-weighted amount of an off-balance sheet item that gives rise to credit exposure will be calculated by means of a two-step process:

- i. the notional amount of the transaction is converted into a credit equivalent amount, by multiplying the amount by the specified credit conversion factor or by applying the current exposure method; and
- ii. the resulting credit equivalent amount is multiplied by the risk weight applicable, viz, zero percent for exposure to Central Government/State Governments, 20 percent for exposure to banks and 100 percent for others.

B. Non-market-related off- balance sheet items

The credit equivalent amount in relation to a non-market related off-balance sheet item will be determined by multiplying the contracted amount of that particular transaction by the relevant credit conversion factor (CCF).

Item No.	Item Description	Credit Conversion Factor
i.	Undistributed amount of housing loans/other loans	50
ii.	Financial & other guarantees	100
iii.	Share/ debenture underwriting obligations	50
iv.	Partly-paid shares / debentures	100
v.	Bills discounted / rediscounted	100
vi.	Lease contracts entered into but yet to be executed	100
vii.	Sale and repurchase agreement and asset sales with recourse, where the credit risk remains within the HFC	100
viii.	Forward assets purchases, forward deposits and partly paid shares and securities, which represents commitments with certain draw down	100
ix.	Lending of HFC securities or posting of securities as collateral by HFC, including instances where these arise out of repo style transactions.	100
x.	Other commitments (e.g., formal standby facilities and credit lines(including project loans)) with an original maturity of Up to one year Over one year	20 50
xi.	Similar commitments that are unconditionally cancellable at any time by the HFC without prior notice or that effectively provide for automatic cancellation due to deterioration in a borrower's creditworthiness	0

xii.	Take-out finance in the books of taking-over institutions	
	(a) Unconditional take-out finance	100
	(b) Conditional take-out finance	50
	Note: <i>As the counter party exposure will determine the risk weight, it will be 100 percent in respect of all borrowers or zero percent if covered by government Guarantee.</i>	
xiii.	Commitment to provide liquidity facility for securitization of standard asset transactions	100
xiv.	Second loss credit enhancement for securitization of standard asset transactions provided by the third party	100
xv.	Other contingent liabilities (To be specified)	50
⁵⁵ xvi.	Non-fund based claims on the Central Government	0 ^l

Note:

- i. Cash margins/deposits shall be deducted before applying the conversion factor.
- ii. Where the non-market related off-balance sheet item is an undrawn or partially undrawn fund-based facility, the amount of undrawn commitment to be included in calculating the off-balance sheet non-market related credit exposures is the maximum unused portion of the commitment that could be drawn during the remaining period to maturity. Any drawn portion of a commitment forms a part of HFC's on-balance sheet credit exposure.

For example:

A term loan of ₹100 cr. is sanctioned for a large housing project which can be drawn down in stages over a three year period. The terms of sanction allow draw down in three stages – ₹25 cr. in Stage I, ₹25 cr. in Stage II and ₹50 cr. in Stage III, where the borrower needs the HFC's explicit approval for draw down under Stages II and III after completion of certain formalities. If the borrower has drawn already ₹10 cr. under Stage I, then the undrawn portion would be computed with reference to Stage I alone i.e., it will be ₹15 cr. If Stage I is scheduled to be completed within one year, the CCF will be 20 percent and if it is more than one year then the applicable CCF will be 50 per cent.

C. Market Related Off-Balance Sheet Items

- i. HFCs should take into account all market related off-balance sheet items (OTC derivatives and Securities Financing Transactions such as repo / reverse repo/ CBLO etc.) while calculating the risk weighted off-balance sheet credit exposures.
- ii. The credit risk on market related off-balance sheet items is the cost to an HFC of replacing the cash flow specified by the contract in the event of counterparty default.

⁵⁵ Inserted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated September 28, 2017

This would depend, among other things, upon the maturity of the contract and on volatility of rates underlying the type of instrument.

iii. Market related off-balance sheet items would include:

- a. interest rate contracts – including single currency interest rate swaps, basis swaps, forward rate agreements, and interest rate futures;
 - b. foreign exchange contracts, including contracts involving gold, - includes cross currency swaps (including cross currency interest rate swaps), forward foreign exchange contracts, currency futures, currency options;
 - c. Credit Default Swaps; and
 - d. any other market related contracts specifically allowed by the National Housing Bank which give rise to credit risk.
- a. Exemption from capital requirements is permitted for –
- a. foreign exchange (except gold) contracts which have an original maturity of 14 calendar days or less; and
 - b. instruments traded on futures and options exchanges which are subject to daily mark-to-market and margin payments.
- b. The exposures to Central Counter Parties (CCPs), on account of derivatives trading and securities financing transactions (e.g. Collateralised Borrowing and Lending Obligations – CBLOs, Repos) outstanding against them will be assigned zero exposure value for counterparty credit risk, as it is presumed that the CCPs' exposures to their counterparties are fully collateralized on a daily basis, thereby providing protection for the CCP's credit risk exposures.
- c. A CCF of 100 per cent will be applied to the corporate securities posted as collaterals with CCPs and the resultant off-balance sheet exposure will be assigned risk weights appropriate to the nature of the CCPs. In the case of Clearing Corporation of India Limited (CCIL), the risk weight will be 20 per cent and for other CCPs, the risk weight will be 50 percent.
- d. The total credit exposure to a counterparty in respect of derivative transactions should be calculated according to the current exposure method as explained below.

D. Current Exposure Method

The credit equivalent amount of a market related off-balance sheet transaction calculated using the current exposure method is the sum of i) current credit exposure and ii) potential future credit exposure of the contract.

- i. Current credit exposure is defined as the sum of the gross positive mark-to-market value of all contracts with respect to a single counterparty (positive and negative marked-to-market values of various contracts with the same counterparty should not be netted). The Current Exposure Method requires periodical calculation of the current credit exposure by marking these contracts to market.

- ii. Potential future credit exposure is determined by multiplying the notional principal amount of each of these contracts, irrespective of whether the contract has a zero, positive or negative mark-to-market value by the relevant add-on factor indicated below according to the nature and residual maturity of the instrument.

Credit Conversion Factors for interest rate related, exchange rate related and gold related derivatives		
	Credit Conversion Factors (%)	
	Interest Rate Contracts	Exchange Rate Contracts & Gold
One year or less	0.50	2.00
Over one year to five years	1.00	10.00
Over five years	3.00	15.00

- a. For contracts with multiple exchanges of principal, the add-on factors are to be multiplied by the number of remaining payments in the contract.
- b. For contracts that are structured to settle outstanding exposure following specified payment dates and where the terms are reset such that the market value of the contract is zero on these specified dates, the residual maturity would be set equal to the time until the next reset date. However, in the case of interest rate contracts which have residual maturities of more than one year and meet the above criteria, the CCF or add-on factor is subject to a floor of 1.0 per cent.
- c. No potential future credit exposure would be calculated for single currency floating / floating interest rate swaps; the credit exposure on these contracts would be evaluated solely on the basis of their mark-to-market value.
- d. Potential future exposures should be based on 'effective' rather than 'apparent notional amounts'. In the event that the 'stated notional amount' is leveraged or enhanced by the structure of the transaction, the 'effective notional amount' must be used for determining potential future exposure. For example, a stated notional amount of USD 1 million with payments based on an internal rate of two times the lending rate of the HFC would have an effective notional amount of USD 2 million.

E. Credit conversion factors for Credit Default Swaps (CDS):

A CDS creates a notional short position for specific risk in the reference asset/ obligation for the protection buyer. This position will attract a Credit Conversion Factor of 100 and a risk weight of 100. The Add on factor may be fixed as 10 percent (of notional principal of CDS) in relation to potential future exposure.¹

Restrictions on investment in real estate, exposure to capital market and engagement of brokers

31. (1) INVESTMENT IN LAND OR BUILDINGS

No housing finance company, shall invest in land or buildings, except for its own use, an amount exceeding twenty per cent of its capital fund,

Provided that such investment over and above ten percent of its owned fund shall be made only in residential units.

Note:

'Capital fund' means the aggregate of 'tier-I capital' and 'tier-II capital'.

Provided that the land or buildings acquired in satisfaction of its debts shall be disposed of by the housing finance company within a period of three years or within such a period as may be extended by the National Housing Bank, from the date of such acquisition if the investment in these assets together with such assets already held by the housing finance company exceeds the above ceiling.

(2) EXPOSURE TO CAPITAL MARKET:

(a) Limits on housing finance companies' exposure to capital market

The aggregate exposure of a housing finance company to the capital market in all forms (both fund based and non-fund based) should not exceed 40 per cent of its net worth as on March 31 of the previous year. Within this overall ceiling, direct investment in shares, convertible bonds / debentures, units of equity-oriented mutual funds and all exposures to Venture Capital Funds (VCFs) [both registered and unregistered] of the housing finance company should not exceed 20 per cent of its network.

Net worth for the purpose of this sub-paragraph would comprise of Paid-up capital plus Free Reserves including Share Premium but excluding Revaluation Reserves, plus Investment Fluctuation Reserve and credit balance in Profit & Loss account, less debit balance in Profit and Loss account, Accumulated Losses and Intangible Assets. No general or specific provisions should be included in computation of net worth. Infusion of capital through equity shares, either through domestic issues or overseas floats after the published balance sheet date, may also be taken into account for determining the ceiling on exposure to capital market. Housing Finance Company shall furnish to the National Housing Bank, statutory auditor's certificate on completion of the augmentation of capital before reckoning the same for above purpose.

(b) Components of Capital Market Exposure

Capital market exposure of housing finance company shall include both their direct exposures and indirect exposures. The aggregate exposure (both fund and non-fund based) of Housing Finance Company to capital markets in all forms shall include the following:

- i) direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;
- ii) advances against shares/bonds/debentures or other securities or on clean basis to individuals for investment in shares (including Initial Public Offers/Employees Stock Options), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;
- iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;
- iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds, i.e. where the primary security other than shares/convertible bonds/convertible debentures/units of equity oriented mutual funds does not fully cover the advances;
- v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;
- vi) loans sanctioned to corporates against the security of shares / bonds/ debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;
- vii) bridge loans to companies against expected equity flows/issues;
- viii) underwriting commitments taken up by the housing finance companies in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds;
- ix) financing to stockbrokers for margin trading; and
- x) all exposures to Venture Capital Funds (both registered and unregistered). These will be deemed to be on par with equity and hence will be reckoned for compliance with the capital market exposure ceilings (both direct and indirect).

(c) Items excluded from Capital Market Exposure

The following items shall be excluded from the aggregate exposure ceiling of 40 per cent of networth and direct investment exposure ceiling of 20 per cent of networth (wherever applicable):

- i) Investment of a housing finance company in own subsidiaries, joint ventures, and investments in unlisted shares and convertible debentures, convertible bonds issued by institutions forming crucial financial infrastructure and other All India Financial Institutions as detailed below. After listing, the exposures in excess of the original investment (i.e. prior to listing) shall form part of the Capital Market Exposure.
 1. National Securities Depository Ltd. (NSDL)

2. Central Depository Services (India) Ltd. (CDSL)
3. National Securities Clearing Corporation Ltd. (NSCCL)
4. National Stock Exchange (NSE)
5. Clearing Corporation of India Ltd., (CCIL)
6. Credit Information Bureau of India Ltd. (CIBIL)
7. Multi Commodity Exchange Ltd. (MCX)
8. National Commodity and Derivatives Exchange Ltd. (NCDEX)
9. National Multi-Commodity Exchange of India Ltd. (NMCEIL)
10. National Collateral Management Services Ltd. (NCMSL)

All India Financial Institutions

11. Industrial Finance Corporation of India, Ltd. (IFCI)
 12. Tourism Finance Corporation of India Ltd. (TFCI)
 13. Risk Capital & Technology Finance Corporation Ltd. (RCTC)
 14. Technology Development & Information Co. of India Ltd. (TDICI)
 15. National Housing Bank (NHB)
 16. Small Industries Development Bank of India (SIDBI)
 17. National Bank for Agriculture & Rural Development (NABARD)
 18. Export Import Bank of India (EXIM Bank)
 19. Industrial Investment Bank of India (IIBI)
 20. Life Insurance Corporation of India (LIC)
 21. General Insurance Corporation of India (GIC)
- ii) Tier I and Tier II debt instruments issued by other housing finance companies;
 - iii) Investment in Certificates of Deposit (CDs) of other housing finance companies;
 - iv) Preference Shares;
 - v) Non-convertible debentures and non-convertible bonds;
 - vi) Units of Mutual Funds under schemes where the corpus is invested exclusively in debt instruments;
 - vii) Shares acquired by housing finance companies as a result of conversion of debt/overdue interest into equity under a Corporate Debt Restructuring (CDR) mechanism.

(d) Computation of exposure

For computing the exposure to the capital markets, loans/advances sanctioned and guarantees issued for capital market operations would be reckoned with reference to sanctioned limits or outstanding, whichever is higher. Further, direct investment of a housing finance company in shares, convertible bonds, convertible debentures and units of equity oriented mutual funds shall be calculated at their cost price.

(3) ENGAGEMENT OF BROKERS

For engagement of brokers to deal in investment transactions, the housing finance companies should observe the following:

- (a) Transactions should not be put through the brokers' accounts. The brokerage on the deal payable to the broker, if any (if the deal was put through with the help of a broker), should be clearly indicated on the notes/memorandum put up to the top management seeking approval for putting through the transaction and separate account of brokerage paid, broker-wise, should be maintained.
- (b) If a deal is put through with the help of a broker, the role of the broker should be restricted to that of bringing the two parties to the deal together.
- (c) While negotiating the deal, the broker is not obliged to disclose the identity of the counterparty to the deal. On conclusion of the deal, he should disclose the counterparty and his contract note should clearly indicate the name of the counterparty.
- (d) On the basis of the contract note disclosing the name of the counterparty, settlement of deals, viz. both fund settlement and delivery of security should be directly between the parties and the broker should have no role to play in the process.
- (e) With the approval of their top managements, housing finance companies should prepare a panel of approved authorized brokers which should be reviewed annually or more often if so warranted. Clear-cut criteria should be laid down for empanelment of brokers, including verification of their creditworthiness, market reputation, etc. A record of broker-wise details of deals put through and brokerage paid, should be maintained.
- (f) A disproportionate part of the business should not be transacted through only one or a few brokers. Housing finance companies should fix aggregate contract limits for each of the approved brokers. A limit of 5% of total transactions (both purchase and sales) entered into by a housing finance company during a year should be treated as the aggregate upper contract limit for each of the approved brokers. This limit should cover both, the business initiated by a housing finance company and the business offered / brought to the housing finance company by a broker. Housing finance companies should ensure that the transactions entered into through individual brokers during a year normally do not exceed this limit. However, if for any reason it becomes necessary to exceed the aggregate limit for any broker, the specific reasons therefore should be recorded, in writing, by the authority empowered to put through the deals. Further, the board should be informed of this, post facto. However, the norm of

5% would not be applicable (i) to a housing finance company whose total transactions in a year do not exceed Rs.20 crore; and (ii) to housing finance companies' dealings through Primary Dealers.

(g) The auditors who audit the treasury operations should scrutinise the business done through brokers also and include it in their monthly report to the Chief Executive Officer of the housing finance company. Besides, the business put through any individual broker or brokers in excess of the limit, with the reasons therefor, should be covered in the half-yearly review to the Board of Directors.

(h) Housing finance companies may undertake securities transactions through stock brokers only on National Stock Exchange/Bombay Stock Exchange/ Over the Counter Exchange of India.

Concentration of credit/ investment

32. (1) No housing finance company shall,-

(i) lend to-

(a) any single borrower exceeding fifteen percent of its owned fund; and

(b) any single group of borrowers exceeding twenty-five percent of its owned fund;

(ii) invest in-

(a) the shares of another company exceeding fifteen percent of its owned fund;

(b) the shares of a single group of companies exceeding twenty-five percent of its owned funds;

(iii) lend and invest(loans/investments together) exceeding –

(a) twenty-five percent of its owned fund to a single party; and

(b) forty percent of its owned fund to a single group of parties.

⁵⁶[Provided that within the overall ceiling prescribed under Sub- paragraph (1), investment of a housing finance company in the shares of another housing finance company (other than its subsidiary/ies) shall not exceed fifteen per cent of the equity capital of the investee company.]

⁵⁷[Provided that the ceiling on the investment in shares of another company shall not be applicable in respect of investment in the equity capital of an insurance company up to the extent specifically permitted, in writing, by National Housing Bank.]

Provided further that nothing contained in sub-paragraph (1) shall apply to-

⁵⁶ Inserted vide Notification No. NHB.HFC.DIR.7/CMD/2013 dated March 21, 2013

⁵⁷ Inserted vide Notification No. NHB.HFC.DIR.21/MD&CEO/2018 dated July 12, 2018

(a) investments of a housing finance company in shares of
(i) its subsidiaries;
(ii) companies in the same group,
to the extent they have been reduced from owned funds for the calculation of net
owned fund and

(b) the book value of debentures, bonds, outstanding loans and advances (including
hire-purchase and lease finance) made to, and deposits with-
(i) subsidiaries of a housing finance company; and
(ii) companies in the same group,
to the extent they have been reduced from owned fund for the calculation of net
owned fund.

Provided further that the exposure of a housing finance company to group companies
involved in real estate construction/purchase and sale of real estate activities shall be
subject to the ceiling applicable to credit/investment as contained in sub-paragraph
(1).¹

(2) ⁵⁸~~Deleted.~~¹

Notes:

- (1) For determining the above mentioned limits, off-balance sheet exposures be
converted in to credit risk by applying the conversion factors explained here in
above.
- (2) The investment in debentures for the above purpose be treated as credit and not
investment.
- (3) The above ceilings on credit/investments shall be applicable to the own group of
the housing finance company as well as to the other group of borrowers/ investee
companies.
- (4) "Shares" shall mean and include investment in various instruments such as Equity
Shares, Preference Shares eligible for capital status, Subordinated Debt
Instruments, Hybrid Debt Capital Instruments and any other instruments approved
as in the nature of capital.
- (5) Investment of a housing finance company in the shares of its subsidiaries,
companies in the same group and other housing finance companies, to the extent
of ten per cent of its owned fund, shall carry a risk weight of 100% as prescribed
at item (2) (e) of 'Weighted Risk Assets- on balance sheet items under
'Explanation' to Paragraph 30 of these directions. Such investment in excess of
ten per cent of its owned fund shall continue to be deducted from the net owned

⁵⁸ Deleted vide Notification No. NHB.HFC.DIR.21/MD&CEO/2018 dated July 12, 2018

fund of the housing finance company as prescribed at item.(l) of 'Explanation' to Section 29A of the National Housing Bank Act, 1987.

- (6) ⁵⁹Owned fund shall mean 'owned fund' as defined under sub-paragraph (1)(w) of paragraph 2 of these Directions and with respect to its position as per the published accounts as on March 31st of the previous year.
- (7) The infusion of capital, after such published balance sheet date may be taken into account for determining the exposure ceiling but the housing finance company shall not take exposure in excess of the ceiling in anticipation of infusion of capital at a future date. The Housing Finance Company shall furnish to the National Housing Bank, statutory auditor's certificate on completion of the augmentation of capital before reckoning the same for above purpose.
- (8) Other accretions to capital funds by way of quarterly profits etc., shall not be eligible to be reckoned to compute 'owned fund' for the purpose of determining the exposure ceiling.¹

⁶⁰**Housing Finance Companies not to be partners in partnership firms**

32A. (1) No housing finance company shall contribute to the capital of a partnership firm or become a partner of such firm.

(2) A housing finance company, which had already contributed to the capital of a partnership firm or was a partner of a partnership firm, shall seek early retirement from the partnership firm.¹

⁶¹(3) In this connection it is further clarified that:

- (a) Partnership firms mentioned above will also include Limited Liability Partnerships (LLPs).
- (b) Further, the aforesaid prohibition will also be applicable with respect to Association of Persons; these being similar in nature to partnership firms.¹

⁶²**CHAPTER IV – DIRECTIONS TO AUDITORS¹**

The provisions of the paragraphs namely 33, 34, 35 and 36, fall under this Chapter, have been repealed by the "**Housing Finance Companies – Auditor's Report (National Housing Bank) Directions, 2016**" w.e.f. 3rd February, 2017.

CHAPTER V – MISCELLANEOUS

⁵⁹ Inserted vide Notification No. NHB.HFC.DIR.21/MD&CEO/2018 dated July 12, 2018

⁶⁰ Inserted vide Notification No. NHB.HFC.DIR.3/CMD/2011 dated August 5, 2011

⁶¹ Inserted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

⁶² Repealed vide Notification No. NHB.HFC.AR-DIR.1/MD&CEO/2016 dated February 3, 2017

⁶³Opening of Branches/Offices

37.(1) A housing finance company shall, before opening a branch or an office in India, inform the National Housing Bank in writing of its intention to open a branch or an office.

(2) No housing finance company shall open a branch outside India.

(3) No housing finance company shall open a representative office outside India without obtaining prior approval in writing from the National Housing Bank

The application from HFC seeking approval would be considered keeping in view the Non-Banking Financial Companies (Opening of Branch/Subsidiary/Joint Venture / Representative Office or Undertaking Investment Abroad by NBFCs) Directions, 2011, dated June 14, 2011, issued by the Reserve Bank of India and shall be subject to the following:-

- (i) The representative office can be set up outside India for the purpose of liaison work, undertaking market study and research but not undertaking any activity which involves outlay of funds, provided it is subject to regulation by a regulator in the host country. As it is not envisaged that such office would be carrying on any activity other than liaison work, no line of credit should be extended.
- (ii) The HFC shall obtain periodical reports about the business undertaken by the representative office outside India. If the representative office has not undertaken any activity or such reports are not forthcoming, the approvals given for the purpose shall be reviewed / recalled.¹

Loans against HFC's own shares prohibited

38. (1) No housing finance company shall lend against its own shares.

(2) Any outstanding loan granted by a housing finance company against its own shares on the date of commencement of these directions shall be recovered by the housing finance company as per the repayment schedule.

⁶⁴Loans for purchase of gold etc. prohibited

38A. No housing finance company shall grant any loan or advance:

- a. against bullion / primary gold and gold coins; and
- b. for purchase of gold in any form including primary gold, gold bullion, gold jewellery, gold coins, units of Exchange traded Funds (ETF) and units of gold mutual fund.¹

⁶³ Substituted vide Notification No. NHB.HFC.DIR.7/CMD/2013 dated March 21, 2013

⁶⁴ Inserted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated September 6, 2013

HFC failing to repay public deposit prohibited from making loans and investments

39. A housing finance company which has failed to repay any public deposit or part thereof in accordance with the terms and conditions of such deposit, as provided in section 36A(1) of the National Housing Bank Act, 1987, shall not grant any loan or other credit facility by whatever name called or make any investment or create any other asset as long as the default exists.

Constitution of Audit Committee

40. For the purpose of the provisions of this paragraphs, paragraph 3(l) of the “**Housing Finance Companies – Corporate Governance (National Housing Bank) Directions, 2016**” w.e.f. 9th February, 2017, shall be referred to.

Accounting year

41. Every housing finance company shall prepare its balance sheet and profit and loss account as on March 31 every year with effect from the accounting year ending on March 31, 2002:

Provided that if the accounting year of any housing finance company ends on any date other than March 31, 2002, such housing finance company shall prepare its balance sheet and profit and loss account for any fraction of the year ending on March 31, 2002.

Copies of balance sheet and accounts together with the Directors’ report to be furnished to the National Housing Bank

42. Every housing finance company shall deliver to the National Housing Bank an audited balance sheet as on the last date of each financial year and audited profit and loss account in respect of that year as passed by the housing finance company in General Meeting together with a copy of the report of the Board of Directors laid before the housing finance company in such meeting in terms of Section 217(1) of the Companies Act, 1956 (1 of 1956) within 15 days of such meeting as also a copy of the report and the notes on accounts furnished by its Auditors.

Auditor’s Certificate

43. Every housing finance company holding/accepting public deposits shall furnish to the National Housing Bank, along with the copy of the audited balance sheet as provided under paragraph 42, a copy of the auditor’s report to the Board of Directors and a certificate from its auditors to the effect that the full amount of liabilities to the depositors of the company including interest payable thereon are properly reflected in the balance sheet and that the company is in a position to meet the amount of such liabilities to the depositors.

Returns to be submitted to the National Housing Bank

44. (1) Without prejudice to the provisions of paragraph 42, every housing finance company shall submit to the National Housing Bank:

- (i) an annual return furnishing the information specified in Schedule I to these Directions with reference to its position as on 31st March every year and a half yearly return furnishing the information specified in Schedule II to these Directions with reference to its position as on 30th September and 31st March every year
- (ii) further, housing finance companies accepting/holding public deposits, housing finance companies not accepting/holding public deposits but having an asset size of ₹100 crore and more, shall submit to the National Housing Bank a quarterly return furnishing the information specified in Schedule III with reference to its position as at the end of every calendar quarter.

(2) (i) Every housing finance company shall, within one month from the commencement of business, deliver to the National Housing Bank, a written statement containing a list of –

- (a) the names and official designations of its principal officers;
- (b) the complete postal address, telephone number/s and fax number/s of the registered/ corporate office;
- (c) the names and office address of the auditors of the company;
- (d) the names and the residential addresses of the directors of the housing finance company; and
- (e) the specimen signatures of the officers authorised to sign on behalf of the housing finance company, returns specified in sub-paragraph (1).

(ii) any change in the list referred to in clause (i) of this sub-paragraph shall be intimated to the National Housing Bank within one month from the occurrence of such change.

Balance-sheet, returns, etc. to be submitted to the office of National Housing Bank at New Delhi

45. Any balance sheets, returns or information required to be submitted or furnished to the National Housing Bank in pursuance of these Directions shall be submitted or furnished to the office of National Housing Bank at New Delhi.

Exemptions

46. The National Housing Bank may, if it considers it necessary for avoiding any hardship or for any other just and sufficient reason, grant extensions of time to comply with or exempt any housing finance company or class of housing finance companies, from all or any of the provisions of these Directions either generally or for any specified period subject to such conditions as the National Housing Bank may impose.

Interpretations

47. For the purpose of giving effect to the provisions of these directions, the National Housing Bank may, if it considers necessary, issue necessary clarifications in respect of any matter covered herein and the interpretation of any provision of these directions given by the National Housing Bank shall be final and binding on all the parties concerned.

Saving of action taken or that may be taken for contravention of the Housing Finance Companies (NHB) Directions, 2001

48. It is hereby clarified that the supersession of the Housing Finance Companies (NHB) Directions, 2001, as amended from time to time, shall not in any way affect:

- (i) any right, obligation or liability acquired, accrued or incurred thereunder;
- (ii) any penalty, forfeiture, or punishment incurred in respect of any contravention committed thereunder;
- (iii) any investigation, legal proceeding or remedy in respect of any such right, privilege, obligation, liability, penalty, forfeiture or punishment as aforesaid; and any such investigation, legal proceedings or remedy may be instituted, continued, or enforced and any such penalty, forfeiture or punishment may be imposed as if those Directions had not been superseded.



SCHEDULE - I

(See paragraph 44 of the Housing Finance Companies (NHB) Directions, 2010)

Annual Return as on March 31, _____

(Read instructions carefully before filling the return)

To be filled by National Housing Bank (NHB)	
File No.	
ID No.	
Nature of Business	
District Code	
State Code	

1. Name of the Company		
Income Tax PAN		
2. Full address of the		
(i) Registered Office: _____ _____ PIN _____		
Telephone _____ Fax _____ e-mail _____		
Telex _____ Telegraphic address _____		
(ii) Head / Administrative Office*: _____ _____ PIN _____		
Telephone _____ Fax _____ e-mail _____		
Telex _____ Telegraphic address _____		
3. Whether a Government Company :		Yes/No
4. State / Union Territory in which the company is registered :		
5. Status +	(i) Public Ltd. <input type="checkbox"/>	(ii) Deemed Public Company <input type="checkbox"/>
	(iii) Private Ltd. <input type="checkbox"/>	(iv) Branch of a Foreign company <input type="checkbox"/>
		D D M M Y Y Y Y
6. Date of	(i) Incorporation	[] [] [] [] [] []
	(ii) Commencement of business	[] [] [] [] [] []
	(iii) Financial year of the company	[] [] [] [] [] []
7. (i) Principal object of the company as mentioned in its Memorandum of Association:		
(ii) Principal business transacted by the company during the year under reporting:		
(iii) Other business transacted by the company during the year under reporting:		
8. Other business transacted by the company during the year under reporting:		Yes/No
If yes, give the date of application and if already registered, give the Registration no. allotted by the National Housing Bank		
⁶⁵ 9.No.of branches/offices/representative offices ^β		
9(i) No. of branches in India		
9(ii) No. of offices in India (including representative offices)		
9(iii) No. of representative offices outside India¹		
10. Total number of employees (i) Full time :		
(ii) Part time		

⁶⁵ Substituted vide Notification No. NHB.HFC.DIR.7/CMD/2013 dated March 21, 2013.

(iii) Honorary basis :		
11. Whether shares of the company are listed on stock exchange/s If yes furnish the name/s of the stock exchange/s		Yes/No
12. Whether the Half-yearly Return on prudential norms as on the date of this return has been submitted to the NHB. If yes, give the date of furnishing the return		Yes/No
13. (a) Whether the company at the beginning of the financial year to which the return pertains, was holding any credit rating/s for its fixed deposits ?		Yes/No
If yes, give the following details :		
(i) Name of the rating agency :		
(ii) Rating awarded by such agency :		
(iii) Date of such rating and its validity period :		
(b) Whether the company during the financial year to which the return pertains obtained any credit rating/s for its fixed deposits?		Yes/No
If yes, give the following details		
(i) Name of the rating agency :		
(ii) Rating awarded by such agency		
(iii) Date of such rating and its validity period		
I Whether during the financial year to which the return pertains, there was any change in the credit rating/s mentioned in (a) or (b) above?		Yes/No
If yes, give the following details		
(i) Name of the rating agency :		
(ii) Rating awarded by such agency :		
(iii) Date of such rating and its validity period :		
(iv) Reasons for variation in credit rating, if any :		
14. Whether a holding company or a subsidiary \$		
15. Whether the company is a joint venture:		Yes/No
16. Name/s and address/es of the company's _____ promoters/ promoting institutions and _____ the shareholding pattern _____ [Enclose separate sheet, if necessary]		
17.(a) Name/s and address/es _____ of the company's auditors _____ _____ _____ Telephone _____ Fax _____		
No. of years for which the same partner/ proprietor is auditing the accounts of the company _____		
18. Name/s and address/es _____ of the company's bankers _____ [Enclose separate sheet, _____ if necessary] _____		
19. Name/s and address/es _____ of the present directors _____ [Enclose separate sheet, _____ if necessary] _____		
20. Whether the company has created a reserve fund in terms of Section 29C of the National Housing Bank Act, 1987 :		Yes/No
If yes, give the following details of such reserve fund for the financial year to which the return pertains :		
(i) Amount outstanding at the beginning of the year :		

(ii) Amount transferred to the fund during the year :	
(iii) Whether any amount was appropriated from the reserve fund during the year:	Yes/No
If yes, (a) the amount appropriated	
(b) purpose of appropriation	
I date of reporting the appropriation to NHB	
(iv) Amount outstanding as on the date of this return	
21. Name of the Chief Executive	
21 (a) Phone Number with STD code	
21 (b) Mobile Number	
21 (c) Fax Number	
21 (d) Email	
22. Name of the compliance/Nodal Officer	
22 (a) Phone Number with STD code	
22 (b) Mobile Number	
22 (c) Fax Number	
22 (d) Email	
23. Name of the Principle Officer under PML Act.	
23 (a) Phone Number with STD code	
23 (b) Mobile Number	
23 (c) Fax Number	
23 (d) Email	

* If it is a place other than the Registered Office.

+ Tick the box which is applicable.

β A list showing the names and addresses along with contact details (landline No., e-mail id, etc.) of the places where the branches in India/offices in India (including representative offices) /representative offices outside India are situated, should be enclosed.

\$ If it is a subsidiary, the name of the holding company may be indicated.

PART – 1

(A)

Particulars of Public Deposits Outstanding as on March 31, _____

(Amount in lakhs of ₹)

Item No.	Particulars	Item Code	No. of Accounts	Amount
1	2	3	4	5
1.	Deposits from public in the form of fixed deposits, recurring deposits, etc.	111		
2.	(i) Deposits received by a public company from its shareholders	112		
	(ii) Deposits received by a private limited company from joint shareholders other than the first named shareholder	113		
3.	Money received by issue of non-convertible unsecured debentures (See instruction no. 13)	114		
4.	Total (1+2+3)	110		
5.	Any other deposits not included in part 2 of the Schedule	120		

6.	Total (4+5)	130		
⁶⁶ 7.	Of the total deposits at item 6 above, those			
	(i) Repayable on demand or on notice*	141		
	(ii) For a period less than 12 months.*	142		
	(iii) For a period of 12 months or more but less than 24 months.	143		
	(iv) For a period of 24 months or more but less than 48 months.	144		
	(v) For a period of 48 months or more but less than 60 months.	145		
	(vi) For a period of 60 months	146		
	(vii) For a period more than 60 months but less than 84 months	147		
	(viii) For a period of 84 months.	148		
	(ix) For a period more than 84 months less than 120 months	149 (i)		
	(x) For a period of 120 months	149 (ii)		
	(xi) For a period of more than 120 months*	149 (iii) ^l		
⁶⁷ 8.	Total [7(i) to (xi)] should tally with 6 above	140 ^l		
9.	Of the total deposits at item 6 above, those free of interest and bearing interest (excluding brokerage, if any) (Rate of interest : percent per annum)			
	(i) Free of interest	151		
	(ii) Below 6%	152		
	(iii) 6% or more but less than 9%	153		
	(iv) 9% or more but less than 11%	154		
	(v) 11% or more but less than 12.5%	155		
	(vi) At 12.5%	156		
	(vii) More than 12.5% but less than 14%	157		
	(viii) More than 14%*	158		
10.	Total [9(i) to (viii)] should tally with item 6 above	150		
11.	Break-up of deposits at item 6 above according to the size of deposits			
	(i) upto ₹ 5,000	161		
	(ii) ₹ 5,001 to ₹ 10,000	162		
	(iii) ₹ 10,001 to ₹ 25,000	163		
	(iv) ₹ 25,001 to ₹ 50,000	164		
	(v) ₹ 50,001 to ₹ 100,000	165		
	(vi) Over ₹ 100,000*	166		
12.	Total [11(i) to (vi)] should tally with item 6 above	160		
13.	Of the total deposits at item 6 above			
	(i) those which have matured but not claimed	171		
	(ii) those which have matured and claimed but not paid	172		
14.	Of the deposits of the type at item 4 above			

⁶⁶ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated 6th September, 2013.

⁶⁷ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated 6th September, 2013.

	(i) deposits outstanding at the beginning of the year	181		
	(ii) deposits accepted/renewed during the year	182		
	(iii) deposits repaid during the year	183		
	(iv) deposits outstanding at the end of the year	184		
15.	Of the deposits of the type at item 5 above			
	(i) deposits outstanding at the beginning of the year	191		
	(ii) deposits accepted/renewed during the year	192		
	(iii) deposits repaid during the year	193		
	(iv) deposits outstanding at the end of the year	194		
16.	Of the total deposits at item 6 above, deposits received from non-resident Indians	195		

(B)

Particulars of Deposits Mobilised [Items 14 (ii) and 15 (ii) of Part – 1(A)] During the Reporting Period

(Amount in lakhs of ₹)

Item No.	Particulars	Item Code	No. of Accounts	Amount
1	2	3	4	5
1.	Of the total deposits at item no.14 (ii) of Part-1(A), those			
	(i) Repayable on demand or on notice*	111.1		
	(ii) For a period less than 12 months.*	112.1		
	(iii) For a period of 12 months or more but less than 24 months	113.1		
	(iv) For a period of 24 months or more but less than 48 months	114.1		
	(v) For a period of 48 months or more but less than 60 months	115.1		
	(vi) For a period of 60 months	116.1		
	(vii) For a period more than 60 months but less than 84 months	117.1		
	(viii) For a period of 84 months.	118.1		
	(ix) For a period more than 84 months*	119.1		
2.	Total [1 (i) to (ix)] should tally with 14 (ii) of Part-1(A)	110.1		
3.	Of the total deposits at item no. 15 (ii) of Part -1(A)			
	(i) Repayable on demand or on notice*	121.1		
	(ii) For a period less than 12 months*	122.1		
	(iii) For a period of 12 months or more but less than 24 months	123.1		
	(iv) For a period of 24 months or more but less than 48 months	124.1		
	(v) For a period of 48 months or more but less than 60 months.	125.1		
	(vi) For a period of 60 months	126.1		
	(vii) For a period more than 60 months but less than 84 months	127.1		
	(viii) For a period of 84 months	128.1		
	(ix) For a period more than 84 months*	129.1		

4.	Total [3 (i) to (ix)] should tally with 15 (ii) of Part-1(A)	120.1		
5.	Of the total deposits at item 14 (ii) of Part-1(A), those free of interest and bearing interest (excluding brokerage, if any) F (Rate of interest : % per annum)			
	(i) Free of interest	131.1		
	(ii) Below 6%	132.1		
	(iii) 6% or more but less than 9%	133.1		
	(iv) 9% or more but less than 11%	134.1		
	(v) 11% more but less than 12.5%	135.1		
	(vi) At 12.5 %	136.1		
	(vii) More than 12.5 % but less than 14%	137.1		
	(viii) More than 14%*	138.1		
6.	Total [5 (i) to (viii)] should tally with 14 (ii) of Part-1(A)	130.1		
7.	Of the total deposits at item 15 (ii) of Part-1(A), those free of interest and bearing interest (excluding brokerage, if any) F (Rate of interest : % per annum)			
	(i) Free of interest	141.1		
	(ii) Below 6%	142.1		
	(iii) 6% or more but less than 9%	143.1		
	(iv) 9% or more but less than 11%	144.1		
	(v) 11% more but less than 12.5%	145.1		
	(vi) At 12.5 %	146.1		
	(vii) More than 12.5 % but less than 14%	147.1		
	(viii) More than 14%*	148.1		
8.	Total [7 (i) to (viii)] should tally with 15 (ii) of Part-1(A)	140.1		
9.	(a) Amount of brokerage paid	151.1		
	(b) Expenses reimbursed to brokers	152.1		
	(c) Amount of deposits mobilised by payment of brokerage	153.1		

F A statement showing the rates of interest offered as also the rates of brokerage paid on different types of deposits according to their periods i.e. exceeding 12 months, 24 months, 36 months etc. should also be submitted along with this part of the return.

* Details should be furnished separately.

Part-1 (C)

Region-wise break up of Public Deposits held as on March 31 _____

(₹ in lakhs)

Region [@]	No. of accounts	Amount
Northern		
Eastern		
Central		
Western		
Southern		
Total		

@ Region details

Northern Region:	Chandigarh, Delhi, Haryana, Himachal Pradesh, Jammu & Kashmir, Punjab & Rajasthan
------------------	---

Central Region :	Chhattisgarh, Madhya Pradesh, Uttar Pradesh & Uttaranchal
Western Region:	Dadra & Nagar Haveli, Daman & Diu, Goa, Gujrat & Maharashtra
Eastern Region:	Andaman & Nicobar Islands, Arunachal Pradesh, Assam, Bihar, Jarkhand, Manipur, Meghalaya, Mizoram, Nagaland, Orissa, Sikkim, Tripura & West Bengal
Southern Region:	Andhra Pradesh, Karnataka, Kerala, Lakshadweep, Pondicherry & Tamil Nadu & ⁶⁸ Telangana ¹

Public Deposits

PART – 2

Particulars of Borrowings and of Deposits not Included in Public Deposits as on

March 31, _____

(Amount in lakhs of ₹)

Item No.	Particulars	Item Code	No. of Accounts	Amount
1	2	3	4	5
1.	Money received from the Central or State Government(s) or money received from others, the repayment of which is guaranteed by the Central or State Government (s) or money received from a local authority.	221		
2.	Money received from -			
	(a) Foreign Government	222		
	(b) Foreign Authority	223		
	(c) Foreign Citizen or person	224		
	Total [(a)+(b)+(c)]	225		
3.	Borrowings from National Housing Bank	226		
4.	Borrowings from -			
	(a) banks	227		
	(b) other financial institutions specified in the Directions	228		
5.	Money received from any other company	229		
6.	Money received from directors/relatives of directors	230		
7.	Money received by a private company from its shareholders (in case of joint shareholders, money received from the first named shareholder only to be included)	231		
8.	Money received from employees of the company by way of security deposit.	232		
9.	Money received by way of security or advance from purchasing, selling or other agents in the course of company's business or advance received against orders for supply of goods or properties or for rendering of services.	233		
10.	Money received by issue of debentures secured by mortgage of immovable properties or convertible debentures Of the above, debentures subscribed by banks [see also item No.(3) of Part -1(A)]	234 235		

⁶⁸ Inserted vide Notification No. NHB.HFC.DIR.16/MD&CEO/2015 dated 14th September, 2015.

11.	Money received by way of subscription to any shares or secured debentures pending allotment or money received by way of calls in advance on shares in accordance with the Articles of Association of the company so long as such amount is not repayable to the shareholders under the Articles of Association of the company.	236		
12.	Money brought in by promoters by way of unsecured loans in pursuance of stipulations of lending institutions	237		
13.	Commercial Papers	238		
14.	Money received from a mutual fund	239		
15.	Money received as hybrid debt or subordinated debt having maturity period of sixty months or above	240		
16.	Total (221+225 to 234+236 to 240)	250		

PART – 3

Statement Showing the “Net Owned Funds” As On March 31, _____

(Amount in lakhs of ₹)

Item No.	Particulars	Item Code	Amount
1	2	3	4
1.	Paid-up Equity Capital	311	
2.	Preference shares which are compulsorily convertible into equity	312	
3.	Free reserves		
	(a) General Reserves	313	
	(b) Share premium	314	
	(c) Capital Reserves (representing surplus on sale of assets held in separate account)	315	
	(d) Debenture redemption reserve	316	
	(e) Capital redemption reserve	317	
	(f) Credit balance in P & L account	318	
	(g) Reserves under Section 36 (1) (viii) of Income Tax Act, 1961	319	
	(h) Other free reserves (to be specified)	319.1	
4.	Total (311 to 319.1)	310	
5.	Accumulated balance of loss	321	
6.	Deferred revenue expenditure	322	
7.	Other intangible assets	323	
8.	Total (321 to 323)	320	
9.	Owned Funds (310-320)	330	
10.	Book value of investment in shares of :		
	(a) Subsidiaries	341	
	(b) Companies in the same group	342	

	(c) Other housing finance institutions which are companies. (Details to be furnished in separate Annexure)	343	
11.	Book value of investments in debentures and bonds of :		
	(a) Subsidiaries	344	
	(b) Companies in the same group	345	
12.	Outstanding loans and advances (including hire purchase and lease finance) to and deposits with		
	(a) Subsidiaries	346	
	(b) Companies in the same group (Details to be furnished in separate Annexure)	347	
13.	Total (341 to 347)	340	
14.	Amount of item 340 in excess of 10% of item 330 above	350	
15.	Tier I Capital - Net owned funds (330 – 350)	300	

PART – 4

Statement showing outstanding loans and advances including inter-corporate loans/deposits as on March 31, _____

(Amount in lakhs of ₹)

Item No.	Particulars	Item Code	Amount
⁶⁹ 1.	Housing Loans		
(i)	Individuals	411	
(ii)	Corporate Bodies/Builders		
	(a) Companies in the same group	412	
	(b) Companies, firms and proprietary concerns where directors of the company hold substantial interest	413	
	(c) Other Corporate Bodies	414	
	(d) Builders	415	
(iii)	Others (to be specified)	416	
	Total housing loans [1 (i) to (iii)]	410 ¹	
2.	Other loans & advances		
(i)	Companies in the same group	421	
(ii)	Companies not in the same group	422	
(iii)	Directors	423	
(iv)	Shareholders	424	
(v)	Chief Executive Officer and other employees	425	
(vi)	Purchasing, selling and other agents	426	
(vii)	Depositors	427	
(viii)	Others	428	
	Total [2 (i) to (viii)]	420	
	Grand Total (410 + 420)	430	

⁶⁹ Substituted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated 19th January, 2012.

70[PART – 4.1

Statement of Housing Loans to 'Individuals' (Item Code 411 of Part-4)

(A)

Disbursements during the financial Year

[For acquisition/ construction of new houses]

(Amount in lakhs of ₹)

Category/size of housing loans (₹)	Item Code	Urban		Rural		Total		Of Which to				Repaid during the year	Outstanding as on March 31, ___	Gross Non-performing Assets as on March 31, ___
								Sch. Caste		Sch. Tribe				
		No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
upto ₹2,00,000	451													
Above ₹2,00,000 and upto ₹ 500,000	452													
Above ₹500,000 and upto ₹ 10,00,000	453													
Above ₹ 10,00,000 and upto ₹15,00,000	454													
Above ₹ 15,00,000 and upto ₹ 25,00,000	455													
Above ₹ 25,00,000	456													
Sub-total	450													

(B)

Disbursements during the financial Year

[For upgradation including major repairs of existing houses]

(Amount in lakhs of ₹)

Category/size of housing loans (₹)	Item Code	Urban		Rural		Total		Of Which to				Repaid during the year	Outstanding as on March 31, ___	Gross Non-performing Assets
		No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.			

70 Inserted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated 19th January, 2012.

												March 31, ____	as on March 31, ____										
												Sch. Caste	Sch. Tribe										
												No.	Amt	No.	Amt	No.	Amt	No.	Amt	No.	Amt		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15									
upto ₹2,00,000	461																						
Above ₹2,00,000 and upto ₹500,000	462																						
Above ₹500,000 and upto ₹10,00,000	463																						
Above ₹10,00,000 and upto ₹15,00,000	464																						
Above ₹15,00,000 and upto ₹25,00,000	465																						
Above ₹25,00,000	466																						
Sub-total	460																						

(C)

Disbursements during the financial Year

[For purchase of old / existing houses (Resale)]

(Amount in lakhs of ₹)

Category/size of housing loans (₹)	Item Code	Urban		Rural		Total		Of Which to				Repaid during the year	Outstanding as on March 31, ____	Gross Non-performing Assets as on March 31, ____
								Sch. Caste		Sch. Tribe				
		No.	Amt	No.	Amt	No.	Amt	No.	Amt	No.	Amt			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
upto ₹2,00,000	471													

Above ₹2,00,000 and upto ₹ 500,000	472																
Above ₹500,000 and upto ₹ 10,00,000	473																
Above ₹ 10,00,000 and upto ₹15,00,000	474																
Above ₹ 15,00,000 and upto ₹ 25,00,000	475																
Above ₹ 25,00,000	476																
Sub-total	470																
Grand Total * (450+460+470)	480																

*Note: Please note that the Grand Total (item code 480) of Column 14 should be equal to Item Code 411 of Part 4.

(D)

Disbursements during the financial Year

Statement of Housing Loans to 'Individuals' (Item Code 411 of Part-4)

[State-wise information of individual housing loans]

(Amount in lakhs of ₹)

State/ Union Territory	Item Code	Acquisition/ Construction of new houses				Upgradation including major repairs of existing houses				Purchase of old/existing houses (Resale)]				Total		Repaid during the year	Outstanding as on March 31, __
		Urban		Rural		Urban		Rural		Urban		Rural					
		No.	Amt	No.	Amt	No.	Amt	No.	Amt	No.	Amt	No.	Amt	No.	Amt	Amt	Amt
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
State :																	
Andhra Pradesh	28																
Arunachal Pradesh	12																
Assam	18																
Bihar	10																
Chhattisgarh	22																
Delhi	07																
Goa	30																
Gujarat	24																
Haryana	06																
Himachal Pradesh	02																

Grand Total** (490.1+490.2)	490															
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**Note: Please note that the Grand Total (item code 490) of Column 18 should be equal to Item Code 411 of Part 4

(E)

Disbursements during the Financial Year

Statement of Housing Loans to 'Builders' (Item Code 415 of Part-4)

[State-wise information of housing projects to builders]

State/Union Territory	Item Code	Disbursement												Repaid during the year (in crores)	Outstanding as on March 31, — (in crores)	
		Upto ₹ 2 crores		Above ₹ 2 Crores and upto ₹ 5 Crores		Above ₹ 5 Crores and upto ₹ 15 Crores		Above ₹ 15 Crores and upto ₹ 25 Crores		₹ 25 Crores and above		Total				
		No.	Amt	No.	Amt	No.	Am t	No.	Amt	No.	Amt	No.	Amt			Amt
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
States :																
Andhra Pradesh	28															
Arunachal Pradesh	12															
Assam	18															
Bihar	10															
Chhattisgarh	22															
Delhi	07															
Goa	30															
Gujarat	24															
Haryana	06															
Himachal Pradesh	02															
Jammu and Kashmir	01															
Jharkhand	20															
Karnataka	29															
Kerala	32															
Madhya Pradesh	23															
Maharashtra	27															
Manipur	14															

Meghalaya	17																		
Mizoram	15																		
Nagaland	13																		
Odisha	21																		
Punjab	03																		
Rajasthan	08																		
Sikkim	11																		
Tamil Nadu	33																		
⁷² Telangana	36 ¹																		
Tripura	16																		
Uttarakhand	05																		
Uttar Pradesh	09																		
West Bengal	19																		
Sub Total	550 (495.1)																		
Union Territory:																			
Chandigarh	04																		
Puducherry	34																		
Dadra and Nagar Haveli	26																		
Daman and Diu	25																		
Lakshadweep	31																		
Andaman and Nicobar Islands	35																		
Sub Total	UT 10 (495.2)																		
Grand Total***	495																		

*** Note: Please note that the Grand Total (item code 495) of Column 16 should be equal to Item code 415 of Part 4¹

PART – 4.2

Term Wise Break up of Housing Loans (Item Code 410 of Part – 4)

(Amount in lakhs of ₹)

Term of the loan	Housing loans to individuals		Housing loans to corporate bodies	
	No.	Amount	No.	Amount
Upto 1 year				
Above 1 year & upto 3 years				
Above 3 years & upto 5 years				

⁷² Inserted vide Notification No. NHB.HFC.DIR.16/MD&CEO/2015 dated 14th September, 2015.

Above 5 years & upto 7 years				
Above 7 years				
Grand - total				

73[Part 4.3

Disbursements during the Financial Year

Statement of housing loan to borrower upto ₹ 5 lakhs

(Amount in lakhs of ₹)

size of housing loans (₹)	Item Code	Income of the borrower (in ₹)						Total		Repaid during the year	Outstanding as on March 31, _____	Gross Non-performing Assets as on March 31, _____
		Upto ₹ 5000 p.m.		₹ 5001 - ₹ 10000 p.m.		₹10001 above p.m.		No.	Amt.			
		No.	Amt.	No.	Amt.	No.	Amt.					
1	2	3	4	5	6	7	8	9	10	11	12	13
upto ₹3 lakh	496.1											
Above ₹3 lakh and upto ₹ 5 lakh	496.2											
Total (496.1+496.2)	496¹											

74[PART 4.4

Disbursements during the Financial Year

Statement showing details of area of the dwelling units financed on housing loan upto ₹5 lakhs¹

(Amount in lakhs of ₹)

size of housing loans (₹)	Item Code	Income of the borrower (in ₹)								Total		Repaid during the year	Outstanding as on March 31, _____	Gross Non-performing Assets as on March 31, _____
		Upto 25 sq. mt.		26 sq. mt. to 40 sq. mt.		41 sq. mt. to 75 sq. mt.		Above 75 sq. mt.		No.	Amt.			
		No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
upto ₹3 lakh	496.1													
Above ₹ 3 lakh and upto ₹ 5 lakh	496.2													
Total**** (496.1+496.2)	496													

**** Note: Please note that the Total (item code 497) of Column 14 should be equal to total (Item Code 496) of column 12.¹

⁷³ Inserted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated 19th January, 2012.

⁷⁴ Inserted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated 19th January, 2012.

75 PART 4.5

Consolidated Statement on Total Housing Loan Disbursement during the Financial Year

(Amount in lakhs of ₹)

Item No.	Particulars	Amount
1.	Housing Loan to Individuals	
2.	Housing Loan to Builders	
3.	Housing Loan to Corporate Bodies and Others	
4.	Grand Total ¹	

PART – 5

Statement Showing Investments at Book Value as on March 31, _____

(Amount in lakhs of ₹)

Item no.	Particulars	Item Code	Amount
1	2	3	4
1.	Investment in shares of		
	(a) Subsidiaries	511	
	(b) Companies in the same group	512	
	(c) Other housing finance institutions which are companies	513	
2.	Investment in debentures, bonds and commercial papers of		
	(a) Subsidiaries	514	
	(b) Companies in the same group	515	
3.	Investments in shares of and debenture/ bonds and commercial	516	
4.	Shares, debentures/bonds and commercial papers of other	517	
5.	Other Investments		
	(i) Fixed deposits with banks/certificates of deposits issued by	518	
	(ii) Deposits in any other deposit account with banks	519	
	(iii) Securities of Central / State governments and bonds	520	
	(iv) Units of Unit Trust of India	521	
	(v) Others (Please furnish a list showing book value and market	522	
6.	Total [511 to 522]	500	

Part-6

FINANCIAL PERFORMANCE OF HFC

(Amount in lakhs of ₹)

Sl. No.	Item	as at March 31,.....
1	2	3
A.	Income (I + ii)	
(i)	Fund based	
(ii)	Fee based	
B.	Expenditure (I + ii + iii)	
(i)	Financial	
(ii)	Employees	
(iii)	Other administrative	
C.	Tax provisions	

⁷⁵ Inserted vide Notification No. NHB.HFC.DIR.4/CMD/2012 dated 19th January, 2012.

D.	Net profit	
E.	Total Assets	
F	Financial Ratios (as percent of total assets)	
(i)	Income	
(ii)	<i>Fund based income</i>	
(iii)	<i>Fee based income</i>	
(iv)	Expenditure	
(v)	<i>Financial Expenditure</i>	
(vi)	<i>Operating Expenditure</i>	
(vii)	<i>Other provisions</i>	
(viii)	<i>Tax provisions</i>	
(ix)	<i>Net profit</i>	

CERTIFICATE

*Manager's/ Chairman & Managing Director's/ Authorised Official's Certificate:

1. Certified that the directions contained in the Housing Finance Companies (NHB) Directions, 2010 are being compiled with
2. Further certified that the particulars / information furnished in this return have been verified and found to be correct and complete in all respects.

Date:

Signature of Manager/ Managing Director/ Authorised Official*

Place:

**Name
Designation**

* Strike off whichever is not applicable.

Auditor's Report

We have examined the books of account and other records maintained by _____ in respect of the data furnished in this return and report that to the best of our knowledge and according to the information and explanations given to us and shown by the records examined by us, the data furnished in this return are correct.

Place:

Chartered Accountants

Date:

Enclosures to the return

The following documents should be submitted along with the return in case they have not already been sent. Please tick in the box against the item for the document enclosed and state the date of submission if already submitted.

1. A copy of the audited balance sheet and profit and loss account dated nearest to the date of this return
2. Specimen signature card (Please see instruction no. 5)
3. A copy of the application form referred to in paragraph 6 of the Housing Finance Companies (NHB) Directions, 2010
4. A list of principal officers and the names and addresses of directors
5. Auditor's certificate as required in paragraph 43 of the Directions

Instructions for Filing and Submission of the Return

General

1. The return after compilation, should be submitted by a housing finance company once a year as early as possible after March 31 and latest by June 30 with reference to its position as on March 31 irrespective of the date of closing of the financial year of the company, to the Head office of the National Housing Bank, New Delhi as specified in paragraph 45 of the Housing Finance Companies (NHB) Directions, 2010. A certificate from the auditors of the company as required in terms of paragraph 43 of the Notification should be appended to the return.
2. The submission of return should not be delayed for any reason such as the finalisation/ completion of the audit of the annual accounts. The compilation of the return should be on the basis of the figures available in the books of accounts of the company.
3. The return wherever possible should be sent in a CD/ DVD/ Pen Drive together with a hard copy duly signed.
4. The number of accounts should be given in actual figures while the amounts should be given in lakhs of rupees rounded off to two decimal positions.
5. The return should be signed by the Manager(as defined in Section 2 of the Companies Act, 1956) and if there is no such Manager, by the Managing Director or any official of the company who has been duly authorised by the Board of Directors and whose specimen signature has been furnished to the National Housing Bank for the purpose. In case the specimen signature has not been furnished in the prescribed card, the return may be signed by the authorised official and his specimen signature may be furnished separately.
6. All particulars asked for in the Schedule should be filled up without leaving any part/item blank. In case there is nothing to report in any part/item of the return, it should be marked "Nil" and if any part/item is not relevant or applicable, it should be marked "NA".
7. The date to which the return pertains should invariably be filled up in the first page as well as in all the parts of the Schedule at the appropriate place.
8. "Subsidiaries" shall have the same meaning as assigned to it in the Companies Act, 1956 (1 of 1956).
9. A body corporate shall be deemed to be in the same group as the investing company if the body corporate is the managing agent of the investing company or if the body corporate and the investing company are under the same management.
10. "Substantial interest" means holding of a beneficial interest by an individual or his/ her spouse or minor child, whether singly or taken together, in the shares of a company, the amount paid up on which exceeds ten per cent of the paid up capital of the company or total capital subscribed by all the partners of a partnership firm.

Part – 1 (A)

11. If the Company is a public company and a declaration as specified in instruction no.18 has not been obtained from its directors, such deposits should be shown against item 2.
12. The amount in respect of non-convertible portion of the debentures which are partly convertible and partly non-convertible, may be included under item 3 and the convertible portion may be shown against item 10 of Part 2.
13. Non-convertible unsecured debentures subscribed to by banks and institutions mentioned under clauses (iii) and (iv) of Section 45 I (bb) of the Reserve Bank of India Act, 1934 should not be included under item 3. Such amount should be included under item 4 of Part 2.
14. The period-wise classification of deposits should be made against the various heads under item 7 according to the periods for which they have been originally received/last renewed and not according to the periods they have run as from March 31 i.e. the date of return.
15. In item 11, the number of accounts and the amounts should be calculated in respect of each range of deposits.
16. Under item 13, if the aggregate amount of deposits not repaid exceeds ₹ 5 lakhs, the reasons for non-payment of each deposit and the steps taken for repayment should be indicated in an Annexure.
17. The amount shown in Part-2 should not be included in this Part.

Part – 2

18. Only money received from such persons on a declaration in writing that the money has not been given by such person/s out of funds acquired by him/them by borrowing or accepting deposits from another person should be shown against items 6 and 7.
19. Money received from the shareholders of a private company deemed as a public company under section 43A of the Companies Act, 1956, should also be included under item 7 subject to the obtaining of declaration referred to in instruction no. 18 above.
20. The amounts already shown in Part -1(A) should not be included here.

Part – 3

- 21.** Figures relating to net owned funds should be as per the audited balance sheet pertaining to the date of return. In case auditing is not over, figures should relate to the books of accounts for the relevant period.
- 22.** 'Free Reserves' shall include balance in share premium account, capital and debenture redemption reserves and any other reserves shown in the balance sheet and created through an allocation out of profits but not being (a) a reserve created for repayment of any future liability or for depreciation on assets or for bad debts, or (b) a reserve created by revaluation of assets of the company.
- 23.** Investment in shares includes investment in fully convertible debentures and/or convertible portion of partially convertible debentures. Investments held either in investment account or stock-in-trade should be included under item 10.
- 24.** Debentures whether held in investment account or by way of stock-in-trade should be included under item 11. Non-convertible debentures, non-convertible portion of partially convertible debentures and optionally convertible debentures should also be included under this item.
- 25.** Credit balance in the profit and loss account should be adjusted by the actual provisions made for NPAs.

Part – 4

- 26.** Sundry debtors, tax paid in advance and other recoverable items not in the nature of loans and advances should not be shown in this statement.
- 27.** Fixed deposits with other companies should be included under item 2(i) or 2(ii) as the case may be and not in Part 5.
- 28.** Investment in unquoted debentures shall be treated as credit and not investment.

Part – 5

- 29.** Details of shares, debentures and commercial papers held in investment account or by way of stock-in-trade should be included in this part.
- 30.** Fixed deposits with companies should not be included here but should be shown in Part-4.
- 31.** Investment in unquoted debentures shall be treated as credit and not investment and should not be included in Part-5.

SCHEDULE II

[See paragraph 44(1) of the Housing Finance Companies (NHB) Directions, 2010]

Half-Yearly Return as on March 31/September 30, _____
(To be submitted within 6 weeks from close of the half year)

Name of the HFC:	
Company code number	
Registration number	

PART – A Capital Fund – Tier-I

(Amount in lakhs of ₹)

Item No.	PARTICULARS	Item Code	Amount
1.	Paid-up Equity Capital	111	
2.	Preference shares which are compulsorily convertible into equity	112	
3.	Free reserves		
	(a) General Reserves	113	
	(b) Share premium	114	
	(c) Capital Reserves (representing surplus on sale of assets held in separate account)	115	
	(d) Debenture redemption reserve	116	
	(e) Capital redemption reserve	117	
	(f) Credit balance in P & L account	118	
	(g) Other free reserves (to be specified)	119	
4.	Total (111 to 119)	110	
5.	Accumulated balance of loss	121	
6.	Deferred revenue expenditure	122	
7.	Other intangible assets	123	
8.	Total (121 to 123)	120	
9.	Owned Funds (110-120)	130	
10.	Book value of investment in shares of :		
	(a) Subsidiaries	141	
	(b) Companies in the same group	142	
	(c) Other housing finance institutions which are companies	143	
11.	Book value of investments in debentures and bond of		
	(a) Subsidiaries	144	
	(b) Companies in the same group	145	
12.	Outstanding loans and advances to and deposits with		
	(a) Subsidiaries	146	
	(b) Companies in the same group	147	
13.	Total (141 to 147)	140	
14.	Amount of item 140 in excess of 10% of item 130 above	150	
15.	Tier I Capital – Net owned funds (130 – 150)	151	

PART – B Capital Fund – Tier-II

(Amount in lakhs of ₹)

Item Name	Item Code	Amount
(1)	(2)	(3)
(i) Preference shares (other than those compulsorily convertible into equity)	161	
(ii) Revaluation Reserves	162	
(iii) General provisions and loss reserves	163	
(iv) Hybrid capital instruments	164	
(v) Subordinated debt	165	
(vi) Aggregate Tier-II Capital	160	
Total Capital Funds (151+160)	170	

PART – C Risk Assets & Off-Balance Sheet Items

(Amount in lakhs of ₹)

Items	Item code	Amount
(i) Adjusted value of funded risk assets, i.e., on-balance sheet items (To tally with Part D)	181	
(ii) Adjusted value of non-funded and off-balance sheet items (To tally with Part E)	182	
(iii) Total risk weighted assets/exposures[total (i) + (ii)]	180	
(iv) Percentage of capital funds to risk weighted assets/exposures:		
(a) Tier-I capital	191	
(b) Tier-II capital	192	
(c) Total capital	193	

PART – D Weighted Assets, i.e., On-Balance Sheet Items

Item description	Item code	Book Value	Risk weight	Adjusted Value
I. Cash and bank balances including fixed deposits & certificate of deposits	210		0	
II. ⁷⁶ Investments				
(a) Approved Securities as defined in National Housing Bank Act, 1987 [Except at c) below]	221		0	
(b) Bonds of public sector banks				
(i) Amount deducted in item 14 in Part A	222		0	
(ii) Amount not deducted in item 14 in Part A	223		20	
(c) Fixed deposits/certificate of deposits / bonds of public financial institutions				
(i) Amount deducted in item 14 in Part A	224(i)		0	
(ii) Amount not deducted in item 14 in Part A	224(ii)		100	
(d) Shares of all companies and debentures / bonds / commercial papers of all companies / units of all mutual funds				
(i) Amount deducted in item 14 in Part A	225		0	
(ii) Amount not deducted in item 14 in Part A	226		100 ^l	
III. Current assets				
(a) Stock on hire (see Note 2 below)				
(i) Amount deducted in item 14 in Part A	231		0	
(ii) Amount not deducted in item 14 in Part A	232		100	

⁷⁶ Substituted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated September 28, 2017

(b) inter corporate loans /deposits				
(i) Amount deducted in item 14 in Part A	233		0	
(ii) amount not deducted in item 14 in Part A	234		100	
(c) Loans and advances fully secured by company's own deposits	235 (i)		0	
(d) Mortgage backed security, receipt or other security evidencing the purchase or acquisition by a housing finance company of an undivided right, title or interest in any debt or receivable originated by a housing finance company recognized and supervised by National Housing Bank or a scheduled commercial bank and secured by mortgage of residential immovable property, provided the conditions specified below in Note (4) are fulfilled	235(ii)		50	
(e) Loans to staff	236		0	
⁷⁷ (f) (i) Domestic Sovereign:	237(i)			
a. Fund based claims on the Central Government	237(i) (a)		0	
b. Direct loan / credit / overdraft exposure and investment in State Government securities	237(i) (b)		0	
c. Central Government guaranteed claims	237(i) (c)		0	
d. State Government guaranteed claims, which have not remained in default / which are in default for a period not more than 90 days	237(i) (d)		20	
e. State Government guaranteed claims, which have remained in default for a period of more than 90 days	237(i) (e)		100 ⁷⁸	
(f) ⁷⁸ (ii) Outstanding Housing loans to individuals up to ₹30 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV Ratio ≤ 80%	237(ii)		35	
(f) (iii) Outstanding Housing loans to individuals up to ₹30 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV Ratio > 80% and ≤ 90%	237(iii)		50	
(f) (iv) Outstanding Housing loans to individuals above ₹30 lakhs and upto ₹75 lakhs secured by mortgage of immovable property which are classified as standard assets with LTV ratio ≤ 75% (loan sanctioned before 01-08-2017)	237(iv)		35	
(f) (v) Outstanding Housing loans to individuals above ₹30 lakhs and upto ₹75 lakhs secured by mortgage of immovable property which are classified as standard assets with LTV ratio > 75% and ≤ 80% (loan sanctioned before 01-08-2017)	237(v)		50	
(f) (vi) Outstanding Housing loans to individuals above ₹30 lakhs and upto ₹75 lakhs secured by mortgage of immovable property which are classified as standard assets with LTV ratio ≤ 80% (loan sanctioned on or after 01-08-2017)	237(vi)		35	
(f) (vii) Outstanding Housing loans to individuals above ₹75 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV ratio ≤ 75% (loan sanctioned before 01-08-2017)	237(vii)		75	
(f) (viii) Outstanding Housing loans to individuals above ₹75 lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV ratio ≤75%(loan sanctioned on or after 01-08-2017)	237(viii)		50	
(f) (ix) Outstanding amount of Loans given for the purpose of insurance of the property/borrower in case of individual housing loans	237(ix)		As applicable to	

⁷⁷ Substituted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated 28th September, 2017

⁷⁸ Substituted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated 2nd August, 2017

			respective housing loan ^l	
(g) Other housing loans (including those to individuals but not qualifying under (f))	238		100	
^{79l} (ga) Any portion of housing loans referred to in item III ^{80l} (f)(ii) to (f)(viii) ^l and (g) guaranteed by mortgage guarantee company registered with the Reserve Bank of India, the risk weighted assets for such guaranteed portion shall be calculated as % weight mentioned against the rating of the mortgage guarantee company as below: Long term ratings of the mortgage guarantee company by the approved credit rating agencies referred to in paragraph 3 of the principal Directions				
AAA	239(i)		20	
AA	239(ii)		30	
Below AA or unrated ^l	239(iii)		As applicable to unguaranteed portion	
^{81l} (gb) Any portion of housing loans referred to in item III ^{82l} (f)(ii), (f)(iii) and (g) ^l guaranteed by Credit Risk Guarantee Fund Trust. ^l	240		0	
(h) Other loans & advances				
(i) Amount deducted in item 14 in Part A	241		0	
(ii) Amount not deducted in item 14 in Part A	242		100	
(i) Bills purchased/discounted				
(i) Amount deducted in item 14 in Part A	243		0	
(ii) Amount not deducted in item 14 in Part A	244		100	
(j) Others (to be specified)	245		100	
^{83l} (k) (i) Fund based and non-fund based exposures to Commercial Real Estates – Residential Building	246 (i)		75	
(k) (ii) Fund based and non-fund based exposures to all other commercial real estates ^l	246 (ii)		100	
(l) Investments in Mortgage Backed Securities (MBS) and other securitised exposures backed by exposures as at (k) above.	247		125	
(m) Restructured housing loan	248		An additional risk weight of 25 percent to the risk weights prescribed	
IV. Fixed assets [net of depreciation]				
(a) Assets leased out				
(i) Amount deducted in item 14 in Part A	251		0	
(ii) Amount not deducted in item 14 in Part A	252		100	
(b) Premises	253		100	
(c) Furniture & Fixtures	254		100	

⁷⁹ Substituted vide Notification No. NHB.HFC.DIR.5/CMD/2012 dated 28th May, 2012

⁸⁰ Substituted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated 2nd August, 2017

⁸¹ Inserted vide Notification No. NHB.HFC.DIR.8/CMD/2013 dated 24th June, 2013

⁸² Substituted vide Notification NHB.HFC.DIR.17/MD&CEO/2015 dated 9th October, 2015

⁸³ Substituted vide Notification No. NHB.HFC.DIR.9/CMD/2013 dated 6th September, 2013

V. Other assets				
(a) Income tax deducted at source (net of provisions)	255		0	
(b) Advance tax paid (net of provisions)	256		0	
(c) Interest due on Government securities	257		0	
(d) Others (to be specified)	258		100	
Total weighted assets	200			
Notes:				
1. Netting may be done in respect of assets where provisions for depreciation or for bad and doubtful debts have been made.				
2. Stock on hire should be shown net of finance charges, i.e., interest and other charges recoverable.				
3. Assets which have been deducted (item code 150) from owned fund to arrive at net owned fund will have a weightage of '0'				
4. ⁸⁴ [Deleted.]				
5. ⁸⁵ [Housing loans referred to in item III ⁸⁶ (f)(ii) to (f)(viii)] and (g) are excluding any portion of such housing loan guaranteed by a mortgage guarantee company registered with the Reserve Bank of India. ¹				
6. ⁸⁷ [Housing loan referred to in item III ⁸⁸ (f)(ii), (f)(iii) and (g)] are excluding any portion of such housing loans guaranteed by Credit Risk Guarantee Fund Trust. ¹				

⁸⁴ Deleted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated 28th September, 2017

⁸⁵ Inserted vide Notification No. NHB.HFC.DIR.5/CMD/2012 dated 28th May, 2012

⁸⁶ Substituted vide Notification No. NHB.HFC.DIR.18/MD&CEO/2017 dated 2nd August, 2017

⁸⁷ Inserted vide Notification No. NHB.HFC.DIR.8/CMD/2013 dated 24th June, 2013

⁸⁸ Substituted vide Notification No. NHB.HFC.DIR.17/MD&CEO/2015 dated 9th October, 2015

⁸⁹[PART – E Weighted non-funded exposure/ Off-Balance Sheet Items

(Amount in lakhs of ₹)

Item No.	Item description	Item code	Book Value	Conversion Factor	Equivalent	Risk weight	Adjusted value
i.	Undisbursed amount of housing loans/ other loans	311		50			
	Central Government/State Governments			50		0	
	Banks			50		20	
	Others			50		100	
ii.	Financial & other guarantees	312		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
iii.	Share/debenture underwriting obligations	313		50			
	Central Government/State Governments			50		0	
	Banks			50		20	
	Others			50		100	
iv.	Partly-paid shares/ debentures	314		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
v.	Bills discounted/ rediscounted	315		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
vi.	Lease contracts entered into but yet to be executed	316		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
vii.	Sale and repurchase agreement and asset sales with recourse, where the credit risk remains with the HFC.	317		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
viii.	Forward asset purchases, forward deposits and partly paid shares and securities, which represent commitments with certain draw down.	318		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
ix.	Lending of HFC securities or posting of securities as collateral by HFC, including instances where these arise out of repo style transactions	319		100			
	Central Government/State Governments			100		0	
	Banks			100		20	

⁸⁹ Substituted vide Notification No. NHB.HFC.DIR.7/CMD/2013 dated 21st March, 2013

	Others			100		100	
x.	Other commitments (e.g., formal standby facilities and credit lines, (including project loans)) with an original maturity of	320 (321+ 322)					
	Central Government/State Governments					0	
	Banks					20	
	Others					100	
	up to one year	321		20			
	Central Government/State Governments			20		0	
	Banks			20		20	
	Others			20		100	
	over one year			50			
	Central Government/State Governments	322		50		0	
	Banks			50		20	
	Others			50		100	
xi.	Similar commitments that are unconditionally cancellable at any time by the HFC without prior notice or that effectively provide for automatic cancellation due to deterioration in a borrower's credit worthiness	323		0			
	Central Government/State Governments			0		0	
	Banks			0		20	
	Others			0		100	
xii.	Take-out Finance in the books of taking-over institution	324 (325+ 326)					
	Central Government/State Governments						
	Banks						
	Others						
	(a) Unconditional take-out finance	325		100			
	Central Government/State Governments			100		0	
	Banks			100		100	
	Others			100		100	
	(b) Conditional take-out finance	326		50			
	Central Government/State Governments			50		0	
	Banks			50		100	
	Others			50		100	
	Note: As the counter-party exposure will determine the risk weight, it will be 100 percent in respect of all borrowers or zero percent if covered by Government guarantee.						
xiii.	Commitment to provide liquidity facility for securitization of standard asset transactions	327		100			
	Central Government/State Governments			100		0	
	Banks			100		20	
	Others			100		100	
xiv.	Second loss credit enhancement for securitization of standard asset transactions provided by third party	328		100			
	Central Government/State Governments			100		0	

	Banks			100		20	
	Others			100		100	
xv.	Other contingent liabilities (to be specified)	329		50			
				50		100	
				50		100	
⁹⁰ xvi.	Non-fund based claims on the Central Government	330		0		0	
Total non- funded exposures¹		300					
Notes:							
i. Cash margins/deposits shall be deducted before applying the conversion factor							
ii. Market Related Off-Balance Sheet Items may kindly be given under Item No. xv. Other contingent liabilities as a separate item.							

PART – F Assets Classification

(Amount in lakhs of ₹)

Item description	Item code	Amount	Provision required as per directions	Actual provision made
(i) Standard Assets	411			
(ii) Sub-standard assets				
Individual housing loans	412			
Housing loans to corporate/agencies	413			
Lease and hire purchase assets	414			
Other credit facilities	415			
(iii) Doubtful Assets				
Individual housing loans	416			
Housing loans to corporate/agencies	417			
Lease and hire purchase assets	418(i)			
Other credit facilities	418(ii)			
(iv) Loss Assets	419			
Individual housing loans	420			
Housing loans to corporate/agencies	421			
Lease and hire purchase assets	422			
Other credit facilities	423			
Aggregate provisioning	400			
Other provisions in respect of:				
(i) Depreciation of fixed assets	451			
(ii) Depreciation in investments	452			
(iii) Loss/intangible assets	453			
(iv) Provision for taxation	454			
(v) Gratuity /provident fund	455			
(vi) Others (to be specified)	456			
Total	450			

PART – G - Particulars regarding investments in and advances to companies/firms in the same group and other HFCs

⁹⁰ Inserted vide Notification No. NHB.HFC.DIR.19/MD&CEO/2017 dated 28th September, 2017

(Amount in lakhs of ₹)

Item description	Item code	Amount
(i) Book value of bonds and debentures and outstanding loans and advances to and deposits with subsidiaries and companies in the same group (Details to be enclosed in separate sheet)	510	
(ii) Investment in shares of subsidiaries and companies in the same group and all HFCs (Details to be enclosed in separate sheet)	520	
(iii) Investment by way of shares, debentures, loans and advances, leasing, hire purchase finance, deposits etc., in other companies, firms and proprietary concerns where directors of HFC hold substantial interest.	530	

PART – H - Particulars regarding concentration of advances including off-balance sheet exposures and investment to parties including those in Part G above

(Amount in lakhs of ₹)

Item description	Item code	Amount
(i) Loans and advances including off-balance sheet exposures to any single party in excess of 15 percent of owned fund of the HFC (Details to be enclosed in separate sheet)	610	
(ii) Loans and advances including off-balance sheet exposures to a single group of parties in excess of 25 percent of owned fund of the HFC (Details to be enclosed in separate sheet)	620	
(iii) Investment in a single company in excess of 15 percent of the owned fund of the HFC (Details to be enclosed in separate sheet)	630	
(iv) Investments in the shares issued by a single group of companies in excess of 25 percent of the owned fund of the HFC	640	
(v) Loans, advances to (including debentures, bonds and off-balance sheet exposures) and investment in shares of a single party in excess of 25 percent of owned fund of the HFC	650	
(vi) Loans, advances to (including debentures, bonds and off-balance sheet exposures) and investment in a single party in excess of 40 percent of net owned fund of the HFC	660	

Notes:

- (1) All these exposure limits are applicable to the HFC's own group as well as to the borrower/investee company's group
- (2) Investment in debentures for this purpose shall be treated as credit and not investment.

PART I - Particulars regarding investments in premises and exposure to stock markets.

(Amount in lakhs of ₹)

Item description	Item code	Amount
(i) Investments in premises (land & buildings), except for own use, held by the HFC in excess of 20 percent of the capital fund		
a) Acquired by the HFC independently	710	
b) Acquired in satisfaction of its debts	720	
(ii) Investments in shares, convertible debentures of corporates and units of equity-oriented mutual funds, in excess of	730	
a) Investment in shares, convertible bonds/debentures, units of equity oriented mutual funds and all exposures to Venture Capital Funds (VCFs) [both registered and unregistered] of the housing finance company in excess of 20 per cent of its net worth as on March 31, of the previous year.		

b) The aggregate exposure to the capital market in all forms (both fund based and non-fund based) in excess of 40 per cent of its net worth as on March 31, of the previous year.		
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PART J - Credit Rating

Deposits Instrument	Name of rating agency	Date of rating	Rating assigned	Valid up to	Borrowing limit or conditions imposed by rating agency, if any

Note: A copy of the rating should be furnished along with this return.

PART K - Particulars on suit filed and decreed debts by the HFC and against it.

Item	Item code	Amount
(i) Loans, advances and other credit facilities for which the HFC has filed suits in any court of law for recovery of its dues including the decreed debts	810	
Pending for over 5 years	811	
Pending for 1 to 3 years	812	
Pending for 3 to 5 years	813	
Pending for less than 1 year	814	
(ii) Out of (I) above, the loans, advances and other credit facilities for which decree has been obtained by the HFC	820	
(iii) Recoveries made in suit filed/decreed debts (including amounts deposited in the court)	830	
(iv) Suit filed and decreed against the company	840	

Certificate
Certified that:
(1) the data/information furnished in this statement are in accordance with the Housing Finance Companies (NHB) Directions, 2010. The statement has been compiled from the books of account and other records of the company and to the best of my knowledge and belief they are correct;
(2) the company has accepted public deposit and the quantum of such deposit is within the limits applicable to the company;
(3) the company has not paid interest/ brokerage on deposit beyond the ceiling prescribed under the Directions;
(4) the company has not defaulted in repayment of matured deposit;
(5) the credit rating for fixed deposits assigned by credit rating agency, viz. at (rating level) is valid;
(6) the capital adequacy disclosed in Part C of the return after taking into account the particulars contained in Parts, D, E and F has been correctly worked out;
(7) the aggregate of amount outstanding in respect of loans, equipment leasing, hire purchase finance and investment held together with other assets of the company during the half year ended March/ September is taken into account to ensure that the minimum stipulated capital adequacy ratio as applicable to the company has been maintained through the relevant period on an ongoing basis;
(8) classification of assets as disclosed in Part F of the return has been verified and found to be correct. No roll-over/rephasing of loans, lease and hire purchase transactions and bills discounted beyond due dates has been observed. The sub-standard or doubtful or loss asset, if upgraded, has been done so, in conformity with relevant provisions of the Directions;

(9) investment in group companies as disclosed in Part G of the return and exposures to individuals/firms/other companies exceeding the credit / investment concentration norms as disclosed in Part H of the half-yearly return, investments in premises and exposure to stock market as disclosed in Part I of the return and particulars on suit filed and decreed debts by the company and against it as disclosed in Part K of the return and classification of such asset is correct; and

(10) net owned fund as per Tier-I capital of the company has been correctly worked out.

For and on behalf of
(name of the Company)

Place:

Managing Director /

Date:

Chief Executive Officer

Office Seal

Auditor's Report

We have examined the books of accounts and other records maintained by _____ Company Limited in respect of the capital funds, risk assets/exposures and risk asset ratio etc., as on _____ and statements/certificate hereinabove made by the Managing Director/Chief Executive Officer of the company or his authorised representative. On the basis of random checking, we certify the statement in paragraph 7 above. We further report that to the best of our knowledge and according to the information and explanations given to us and as shown by the record examined by us the figures shown in Parts A, B, C, D, E, F, G, H, I, J and K of the statement hereinabove are correct.

Statutory Auditors

Membership No

Place:

Name of Signatory

Date:

Office Seal

SCHEDULE III

Return on Statutory Liquid Assets for the Quarter ended March/June/September/December, 20.....

(See Section 29 B of the National Housing Bank Act, 1987 and paragraph 44(1) of the Housing Finance Companies (NHB) Directions, 2010)

1.	Name of the Company						
2.	Company Code						
3.	Address of the Registered Office						
		PIN					
	Phone Nos.		Fax No.		e-mail address		
4.	Address of the Corporate/ Head Office						
		PIN					
	Phone Nos.		Fax No.		e-mail address		
5.	Status of registration with NHB in terms of section 29A of the National Housing Bank Act, 1987:						
	i. Number and date of Certificate of Registration if issued by NHB						
	ii. If not registered, indicate whether the application submitted for registration is rejected/ pending						

Part A

Details of Public Deposits and Maintenance of Liquid Assets

I. Details of Public Deposits outstanding as at the end of preceding second quarter i.e. March/June/September/December 20..... (Please see Note 1 below):

(₹ in lakhs)

Sl. No.	Particulars	Item Code	Amount
1.	Deposits received from public in the form of Fixed Deposits, Recurring Deposits etc.	111	
2.	(i) Deposits received from shareholders by a Public Limited Company	112	
	(ii) Deposits received from Joint shareholders other than the first named shareholder by a Private Limited Company	113	
3.	(i) Money received by issue of Non-convertible unsecured debentures (please see Note 2 below)	114	
	(ii) Any other type of public deposits	115	
4.	Total (111 to 115)	100	

II. Details of Liquid Assets maintained:

1.	Minimum amount of liquid assets required to be invested in unencumbered approved securities at ____ % of public deposits shown against item code 100 above	121	
2.	Minimum amount of total liquid assets required to be maintained in form of unencumbered approved securities together with other specified forms of liquid assets at ____ % of public deposits shown against item code 100 above	122	
3.	Liquid assets actually maintained :	123	
	A. Unencumbered approved securities [details to be furnished as per Annex 1]		
	B. In term deposits or certificates of deposits with scheduled banks	124	
	C. In deposits with NHB [details of B and C to be furnished as per Annex 2]	125	
	D. In bonds issued by NHB [details to be furnished as per Annex 4]	126	
	Total (123 to 126)	120	
4.	(a) Name of the designated bank and address where the securities are lodged [details to be furnished as per Annex 3]		
	(b) Amount of securities lodged		
	(i) Book Value	126	
	(ii) Market Value	127	
	Indicate whether the company has maintained the required level of liquid assets on a daily basis during the quarter		Yes
	A. in unencumbered approved securities (please tick)		No
	B. on total basis (i.e. investment in unencumbered approved securities together with other specified forms of liquid assets) (please tick)		Yes
			No
	If not, indicate the date wise position of the shortfall during the quarter [as per Annexure 5]		
5.	(a) Whether the requirement of SLR was complied with during the last quarter? (please tick)		Yes
			No
	(b) If not, whether demand for penal interest was made by NHB? (please tick)		Yes
			No
	(c) If yes,		
	(i) amount	128	
	(ii) date of payment thereof	129	

Part B
Information regarding compliance of the Housing Finance Companies (NHB) Directions, 2010

(₹ in lakhs)

Sl. No.	Particulars	Item Code	Amount
1.	Net owned fund (as per the last audited balance sheet of the company)	131	
2.	Capital Adequacy Ratio (as per the last audited balance sheet of the company)	132	
3.	Credit rating :		
	(i) Rating assigned	133	
	(ii) Date of rating	134	
	(iii) Name of the Rating Agency	135	

	(iv) Whether any change has occurred since the last rating (Please furnish details separately)	136	
4.	Public deposits outstanding as at the close of business on the date of commencement of the Housing Finance Companies(NHB) Directions, 2010	137	
5.	Quantum of excess public deposits held, if any, by the company as on the date of commencement of the Housing Finance Companies (NHB) Directions, 2010	138	
6.	Public Deposits outstanding as on date of this return (i.e. last working day of the quarter to which this return relates)	139	
7.	Quantum of public deposits permissible as per the provisions of the Housing Finance Companies (NHB) Directions, 2010 as on date of this return	140	
8.	Quantum of excess public deposits remaining to be regularised on the date of this return	141	
9.	Deposits accepted during the quarter under reference	142	
10.	Deposits renewed during the quarter under reference	143	
11.	Deposits matured but remained unpaid/ not renewed as on the date of this return		
	(a) No. of accounts	144	
	(b) Amount	145	
12.	Of 11 above, those where orders of authorised officer of National Housing Bank have been received		
	(a) No. of accounts	146	
	(b) Amount	147	
13.	(a) Steps taken/being taken to regularise the excess public deposits within the time frame permitted under the Directions (please furnish details in a separate statement)		
	(b) Steps taken to comply with orders of authorised officer of National Housing Bank (please furnish details in a separate statement)		

Part C

Information relating to opening and closing of branches/offices for collection of deposits

(a) List of branches/offices opened:

Name and address of the branches/offices	Date of opening	Reference No. and date of communication to NHB	Remarks

(b) List of branches/offices closed:

Name and address of the branches/offices	Date of Publicity	Date of opening	Reference No. and date of communication to NHB	Remarks

We declare that the above information is true and correct.

Place :

Date :

Name and signature of the authorised official

NOTE:

1. For the purpose of this return, assets should be maintained on daily basis and should relate to the public deposit liabilities (including interest accrued thereon) as defined in paragraph 2 (1) (y) of the Housing Finance Companies (NHB) Directions, 2010 as on the last working day of the second preceding quarter. For example, the liquid assets to be maintained on each day during the quarter ended 30th June 2010 (i.e. 1.4.2010 to 30.6.2010) should relate to the public deposit liabilities as at the close of business on the last working day of the quarter ended 31st December 2009.
2. The non-convertible unsecured debentures/bonds (other than those subscribed by banks and FIs) including interest accrued thereon should be included under this item.
3. The return shall be submitted within fifteen days from the last day of the respective quarter.

Annexure – 1

List of approved securities held towards liquid assets requirement

(₹ in lakhs)

Sl. No.	Name of the security	Amount (at market value or carrying cost as the case may be)	Interest collection dates

Annexure – 2

List of deposits held with scheduled commercial banks or with National Housing Bank

(₹ in lakhs)

Sl. No.	Name of the bank	Address of the bank's branch	Amount (including interest accrued)

Annexure – 3

Name and address of designated bank(s)

Sr. No.	Name of the bank	Name of the branch and address	Remarks (Reference no. of letters of information to NHB)

Annexure – 4

Details of investment in bonds issued by National Housing Bank*

Serial no.	Description	Amount	Interest collection dates

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*Other than those already included in approved securities (Annexure - 1)

Annexure – 5

Details of shortfall in maintenance of liquid assets

A. Shortfall in approved securities

(₹ in lakhs)

Date			Amount required to be maintained	Amount actually maintained	Shortfall
From	To	No. of days			

B. Shortfall in total liquid assets (i.e. approved securities taken together with other permissible forms of liquid assets)

(₹ in lakhs)

Date			Amount required to be maintained	Amount actually maintained	Shortfall
From	To	No. of days			

