

Ser No. _____



BOOKLET OF FORMS FOR HOUSE
BUILDING ADVANCE

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CONTACT NOS

Help Desk

011 - 26148055
011 - 26143393
011 - 26143693
Mob No- 7290090478

Jt Dir Extension Nos

Dir Loans - 506, 39274 (ASCON)
Jt Dir HBA - 507
Jt Dir HBA – 516 (011-26148944)
Jt Dir HBA – 611
Fax - 011-26148471

Postal Address:

Army Group Insurance Fund

Adjutant General's Branch
Integrated HQ of MoD (Army)
AGI Bhawan, Rao Tula Ram Marg,
PO: Vasant Vihar, Post Bag No - 14
New Delhi- 110057

* SMS facility introduced by AGIF. Intimation of mobile No is mandatory for SMS alert on mobile from AGIF.

* Please fwd cancelled cheque while submitting loan application. Also fwd a fresh cheque while change in account No and IFS Code.

* You are also requested to update your e-mail ID.

* **DO NOT FORGET TO TAKE ADVANTAGE OF PRADHAN MANTRI AWAS YOJNA (URBAN) – CREDIT LINKED SUBSIDY SCHEME.**

* प्रधानमंत्री आवास योजना का लाभ लेना न भूलें

NOTICE

1. All forms and agreements except the property documents, given in the brochure are detachable. Applicants may detach these forms and submit the same duly filled with the required details as original copies and retain photocopies of the same for their records.
2. All loanees/applicants are requested to go through the booklet Rules Governing HBA "General Guidelines" before filling the application.
3. In case of any queries/doubts applicants are requested to contact "Help desk" on given telephone Nos.
4. **Deduction at Source.** On disbursement of instalment the following will be deducted if applicable: -
 - (a) NEFT charges.
 - (b) Installment Interest.
 - (c) Instalment Insurance.
 - (d) Additional Insurance Premium.
5. Please keep AGIF informed about changes with respect to Unit/Correspondence for updating latest address and mobile No.
6. **1% TDS for Property worth Rs 50 Lakh and above.** 1% property tax is to be deposited in treasury for purchase of property worth 50 lakh and more on Form 26QB. Please attach the challan of payment made to Govt treasury for processing of loan (not in case of AWHO loanee).
7. The house/flat constructed/acquired should be used only for residential purposes. Use of this property for/any other manner will be in violation of the conditions for grant of HBA.
8. An undertaking by the builder and loanee on non-judicial stamp paper worth Rs 100/- that the sale Deed/ conveyance Deed should be of the same amount reflected as actual cost of house in Builder Buyer agreement/Allotment letter of society/Builder, in case there are separate agreements for purchase and construction.
9. **Payment/Deduction of EMI.** The equated monthly installment for repayment of the principal and interest on loan once fixed will not be altered. The deduction and remittance of EMI after disbursement of the entire loan is being done through CDA (O)/Regional CDAs. **However, the onus of ensuring that the EMI is deducted regularly from the pay is solely that of the loanee and not of CDA (O)/PAO (OR).** Any non-payment of EMI by CDA/PAO (OR) should be fulfilled by the loanee directly by a Draft/Cheque/NEFT to avoid interest for period of default.
10. **Payment through NEFT.** The procedure for Inward NEFT for payments to AGIF on account of discontinued EMIs, Mid Term Finalisation of loans or return of unutilized money is as under :-
 - (a) **STEP-I : Tfr of Money & Receiving UTR No.** Transfer the amount to AGIF HBA Loan Account at Syndicate Bank, AGI Bhawan New Delhi receive the UTR No from the bank. Details of bank account for NEFT payment to AGIF is as under :-

- (i) **Name of Account.** HBA ACCOUNT AGIF
- (ii) **Account No** 90722010004836
- (iii) **IFSC Code** SYNB0007072

(b) **STEP-II : Intimation of UTR No to AGIF.** Once the NEFT is affected, the loanee would contact AGIF imdt via a tele call to intimate the PRE (Public Relationship Executive) on **011-26148055** and **011-26148654** on any working day (Monday to Friday) between 0900h to 1300h and 1400h to 1600h. Following info will be provided:-

- (i) Folio No
- (ii) Amount tfr.
- (iii) UTR No.

(c) **STEP-III : Confirmatory SMS.** Once the details are updated in the loanee's account, a confirmatory SMS will be sent to registered mobile No of the individual within 48 hrs. In case confirmatory SMS is not received, the onus lies with loanee to contact AGIF.

11. Please enter your No, Rank, Name and Unit behind each cheque/Draft submitted by you.

12. HBA is also allowed for the purpose of Repair and Renovation of existing house. Only one of the above loans is permissible at a time.

13. **Loan Tfr from Bank/HFC.** The same is permitted only once and would require Provisional Sanction prior to final sanction. For details go through the booklet "General Guidelines".

14. **MoU with Banks (PNB).** AGIF has signed a MoU with PNB to provide addl facilities/schemes to its members. They are as under:-

(a) **Scheme-I : (PRADHAN MANTRI AWAS YOJNA – URBAN).** A MoU has been signed by AGIF with certain Banks/HFCs to assist the serving soldiers benefit from the new impetus to Housing for all given by PRADHAN MANTRI AWAS YOJNA by Housing for all by 2020 AD. The aim of the MoU has been to facilitate loans to all eligible members to take advantage of the interest subsidy as also to own a house even late in service life. The interest subsidy amounting to (between Rs 2.67 Lakhs to Rs 2.3 Lakhs) will be deducted upfront from the loan amount resulting in reduction of EMI by approx Rs 2000/- over 20 years. Terms & condition apply. All eligible member of AGIF the primary loan will be granted by the Bank and the Top-up loan will be granted by AGIF.

(b) **Scheme-II.** The primary loan under the scheme will be granted by AGIF and the Top-up loan/additional loan will be granted by the Bank.

(c) **Scheme-III.** AGIF grants the entire loan for a period of upto 20 years (upto a max of 70 years of age) to member having min 2/5 year of residual service. Under the MoU, PNB will take over the bal loan six months before the individual's date of superannuation/retirement or 3 months before leaving the service.

(i) Scheme applies to all members of AGIF for loan against outright purchase of house with minimum residual service of 2 years who have availed/availing housing loan from AGIF and are agreeable for takeover of the balance outstanding of the loan amount by PNB.

(ii) Scheme applies to all members of AGIF with minimum residual service of 5 years who have availed/availing housing loan from AGIF and are agreeable for takeover of the balance outstanding of the loan amount by PNB from AGIF.

SCHEME –I

Particulars	Details
Eligibility	Individuals from Economically weaker section/ Low Income Group/Middle Income Group category. Joint owners from the same family are also eligible.
Income Criteria	<ul style="list-style-type: none"> ✓ Economically Weaker Section (EWS)- Gross Annual Income should be up to Rs. 3,00,000/- ✓ Low Income Group (LIG) - Gross Annual Income of above Rs. 3,00,000/- and up to Rs. 6,00,000/- ✓ Middle Income Group- I (MIG – I)- Households having an annual income above Rs.6,00,000/- up to Rs.12,00,000/- ✓ Middle Income Group- II (MIG – II) - Households having an annual income above Rs.12,00,000/- up to Rs.18,00,000.
Loan Amount	EWS & LIG- Rs. 6,00,000/- MIG-I- Rs. 9,00,000/- MIG –II- Rs. 12,00,000/-
Dwelling Unit Carpet Area	EWS – 30 Sq Mtr LIG – 60 Sq. Mtr MIG –I – 90 Sq Mtr MIG-II –110 Sq Mtr
Purpose	For acquisition/ construction of house (including repurchase)
Rate of Interest	Loan Up to Rs. 75 lac – 1 Year MCLR + 0.20% (presently 8.45% + 0.20% = 8.65%)
Credit Linked Subsidy	EWS & LIG – 6.5% (Loan up to Rs. 6 lakh) maximum subsidy amount will be Rs 267280/- MIG –I = 4% (loan upto Rs 9 lakh) maximum subsidy amount will be Rs 235068/- MIG-II = 3% (loan upto Rs 12 lakh) maximum subsidy amount will be Rs 230156.00. Loan beyond the eligible limit as above will be on non-subsidised rates Subsidy amount will be credited to the loan account and EMI to be adjusted accordingly.
Security	Equitable/registered mortgage of the property.
The Operative and detailed guidelines on these schemes are being issued/modified by the bank from time to time presently the guidelines are issued vide following bank circulars. The same are attached. For EWS/LIG – 26/2017 dated 31.03.2017. For MIG - RAD 25/2017 dated 31.03.2017.	

SCHEME – II

Particulars	Details
Eligibility	Members of AGIF availing/ propose to avail housing loan from AGIF.
Purpose	<ul style="list-style-type: none">• For construction of house/ flat;• For purchase of built house/flat.• For purchase of under construction house/flat from Housing Boards/ Development Authorities/ Co-operative Societies/ PNB Approved Private Builders/ PNB approved Projects.• For carrying out Additions to the house/flat.• For carrying out repairs/ renovation / alterations/ Furnishing of the house/flat.• For meeting cost escalation in the cases of under-construction flats to existing Housing Loan borrowers.
Loan Amount	Need based depending up on the project cost and repaying capacity of the borrower.
Rate Of Interest	Loan Up to Rs. 75 lac – 1 Year MCLR + 0.20% (presently 8.45% + 0.20% = 8.65%)
Margin	Housing Loan Upto Rs.75 lac- 20%
Security	First charge on Pari Passu basis.
<p>The Operative and detailed guidelines on these schemes are being issued/modified by the bank from time to time presently the guidelines are issued vide following bank circulars. The same are attached.</p> <p>The Detailed guidelines of the scheme is circulated vide our circular RAD 63/2016 dated 10.08.2016.</p>	

Note:

- I. Processing & Documentation charges for SCHEME – I & II – NIL. However out of pocket expenses such as fee payable to bank approved advocate, Valuer etc. are recoverable from the borrower.
- II. Credit Linked insurance plan is available in Scheme –I & II
- III. The outstanding balance for the loans granted by AGIF to its members will be taken over by the bank on the conditions stipulated in the MoU dated _____ & on applicable terms & conditions of the bank.

SCHEME – III

Particulars	Details
Existing Eligibility	As per existing policy AGIF provides House Building Advance to its member's only while on active Army Service.
Disadvantages	Members who avail a loan or desire to avail a loan later in service tend to lose out on the loan amount because of the reduced tenor which invariably increases the EMIs and surpass the individual's monthly paying capacity.
Proposed period of new schemes	This scheme offers a 20 years tenor to a loan included a moratorium of not more than 18 months irrespective of the AGIF member's residual service/date of retirement.
Method	The loan tenor would be split in two part, one with AGIF till the individual release /premature retirement / superannuation and the balance with PNB.
Execution	AGIF will disburse the entire loan and the loan will the transfer to PNB 06 months before the individual date of release /premature retirement / superannuation. PNB will take over the loan on their existing terms at the time of taken over.

HIGHLIGHTS OF HBA

1. Eligibility of loan is only after completion of 2 years regular service. Short service commission officers (SSCO) including Women officers who are commissioned under the revised terms and conditions and SSCOS who opt for the revised terms and conditions, as per Govt of India letter No B/ 323131PC/AG/PS-2Ca 1921/D (AG) dt 20 Jul 2006 shall be eligible for HBA after completion 02 years of Commissioned service.

2. **HBA can be availed once for owning/construction of new dwelling unit and second time for add/alteration/repair/renovation of existing dwelling unit owned by loanee or vice versa.**

3. **Max Loan Limit.**

Rs 80 lacs for Officers	}	or 85% cost* of the house whichever is less.
Rs 35 lacs for JCOs		
Rs 30 lacs for OR		

*(Basic sale price of dwelling unit plus one car parking only)

4. **Max Loan Period.** 20 years or as per residual service in present rank. All loan recovery in terms of installments will be calculated upto six months prior to the date of superannuation in the present rank.

5. **Interest Rate**

HBA	Offrs	JCOs/OR	Remarks
Purchase/ Constr	8.15%	7.15%	On monthly rest
Repair & Renovation	8.40%	8.15%	On monthly rest

6. **Loan for Repair/Renovation/Addition/Alteration.** Max loan amount of Rs 15 lacs for a period of 5 years only.

7. **Loan Against Maturity Benefit.** Members eligible in last 2 years before superannuation for loan upto 90% of maturity benefit.

8. **Loan for Purchase of Re-Sale House.** House being purchased should not be more than 10 years old from date of construction.

9. **Part Payment of HBA.** A minimum of **20** percent or more of the balance principal loan amount may be paid as a part payment and this facility of part payment will not be more than two times during the entire tenure of loan.

10. **The Loan Processing will take 03 weeks.** Loanees are requested to contact this Dte only after four weeks after depositing the application with AGIF at R&D Section.

11. Applicants are advised to mention correct bank Account No and IFSC Code of their Bank while submitting HBA loan applications to this Directorate. (Att a cancelled cheque for this purpose).

12. **Instalment Insurance Premium.** Based on sanction letter premium for instalment insurance for insurance of the released instalment will be deducted from the instalment.

Eligibility

13. All serving Regular Army Personnel while being members of AGIF during service and fulfilling eligibility conditions will be considered for the house building loan provided they have minimum unbroken period of service in Army as under:-

- (a) After completion of 2 years regular service.
- (b) Re-employed Officers/JCOs /OR are not eligible.
- (c) If both husband and wife are service personnel, the loan is admissible to only one of them, for one property. Both are allowed HBA for different properties.
- (d) The member must satisfy that "He will get the clear and unencumbered title to the house/flat."
- (e) Non regular cadre personnel of **APS and TA are not eligible.**

Admissibility

14. The loan will be admissible subject to the property being registered/owned by the member or at the most jointly with his/her spouse only, the loan is admissible for following :-

- (a) Purchase of a house/flat from AWHO/AFNHB on outright purchase or on installment basis under self-financing scheme.
- (b) Purchase of house/flat under self-financing schemes floated by Central/State Government Housing Boards/Development Authorities.
- (c) Purchase of a new house/flat from Registered Co-operative Housing Societies, registered private colonizers and registered builders.
- (d) Resale cases/Old Constructed House not more than 10 years old.
- (e) Construction of a new house on a plot owned by the member or jointly with his/her spouse.
- (f) Addition/Alteration of the existing House.
- (g) Repair/Renovation of existing House.
- (h) Against maturity benefit in the last two years before superannuation:-
 - (i) Addition/Alteration of the existing House.
 - (ii) Repair/Renovation of the existing House.
 - (iii) Purchase/construction of house.
- (j) Inward tfr of Loan is permitted only for dwelling unit, whose constr is complete and conveyance deed is effected.

15. **The loan is NOT admissible for the following:-**

- (a) Purchase of plot of land.
- (b) Purchase of **Second Dwelling Unit.**
- (c) Payment of registration/earnest money deposits.
- (d) Purchase of a Dwelling Unit on hire-purchase basis.
- (e) Repayment of loan or advance taken from any other source.
- (f) To sale/purchase on Power of Attorney.
- (g) Purchase/construction of a Dwelling Unit for commercial purposes.
- (h) Purchase/construction of a dwelling unit outside India.
- (j) **Purchase/construction of a dwelling unit which is jointly owned by member and father/mother/sister/brother/son/daughter or any other blood relation.**
- (k) No HBA loan will be provided against **LALDORA LAND.**

16. **Disbursement Schedule.** The tentative disbursement of the installment are subject to:-

- (a) Submission of correct and complete documents.
- (b) Settling of observations raised by AGIF, if any.
- (c) Receipt of documents minimum two weeks prior to date of next disbursement.

17. **Release of Installments.** The sanctioned loan will be released in a maximum of 03 to 05 instalments. The last instalment as per schedule of AWHO will be paid by the AGIF.

(a) **Self Construction (Maxium Three Installments)**

- | | | |
|-------|-----------------------------|--|
| (i) | 1 st Installment | - Plinth level constr. |
| (ii) | 2 nd Installment | - Construction up to roof level and roof laid. |
| (iii) | 3 rd Installment | - Outer plaster/complete wood work. |

(b) **Builder/Society/Housing Board (Max Five Installments)**. Sanctioned loan amount will be released to loanee in the following manner:-

- | | | |
|-------|-----------------------------|---|
| (i) | 1 st Installment | - Plinth level/foundation of project/tower. |
| (ii) | 2 nd Installment | - 1/3 construction of project/tower. |
| (iii) | 3 rd Installment | - 2/3 construction of project/tower. |
| (iv) | 4 th Installment | - Complete structure with external and internal fittings. |
| (v) | 5 th Installment | - On offer of possession letter. |

(c) **AWHO/AFNHB/Board (Maximum five Instalments)**. Sanctioned loan will be given to the loanee based on demand letter/payment schedule of the agencies with last instalment to be paid by AGIF.

(d) **Constructed/Semi Constructed House**

- (i) In case of fully constructed house the loan amount will be treated as one installment and EMI will commence in due course of time.
- (ii) In case of semi constructed house the case will be treated as self-construction and other conditions will remain unchanged.

(e) **Photographs.** For release of each instalment (either for self constr or for Builder case) min two coloured photographs showing progress are required to be submitted duly authenticated by a Registered Architect.

(i) **Self Constr.** The Photographs should be clicked from a distance from where two landmarks can be identified (these landmarks can be a building, identifiable tree, tower or any other prominent landmark). These landmarks should be visible in the subsequent photographs to be sent.

(ii) **Builders.** The photographs should be sent on the letter head of the builder showing progress of the building. One photograph should be from a distance showing the overall progress of the building. For the last instalment following photographs to be fwd:-

(aa) Photographs from a distance showing the full building & indicating your flat.

(ab) One photograph of the entrance of the Flat & rest from the interior of the Flat.

18. **Insurance of the Property.** Immediately on completion of construction/purchase of the house/flat, the member shall insure the house/flat at his own cost against damage by fire, flood, earthquake, lightning and rioting for not less than the loan amount. The insurance cover note is to be forwarded to the AGIF regularly, every year unless the first mortgagee is the President of India. In such cases photocopy of the Insurance Cover note will be forwarded.

19. **Commissioning to Officer from JCOs/OR.** On commissioning to officer from JCOs/OR the following procedure will be adopted for his loan:-

(a) **In Processing Stage.** On promotion of a JCOs/OR to Offr rank, the instalments already disbursed to the JCOs/OR will be at the rate applicable to JCOs/OR. Post commissioning / the date from which the indl becomes a commissioned Offr, the installments disbursed thereafter will be at rate applicable to Offrs and the recovery (EMI) of the entire loan will be charged at the rate applicable to Offrs.

(b) **At Monitoring Stage.** In case a JCOs/OR who is promoted to the rank of Offr and is already paying EMI for a loan undertaken / received by him, the EMI's on outstanding amount from date of promotion to Offr rank will be recovered at the fixed rate of interest at the time of sanctioning of the loan and further recovery will be started from CDA (O) with no change in amount.

DETAILS OF FORMS/DOCUMENTS TO BE SUBMITTED

1. Forms/Documents required for all cases

- (a) HBA/AGIF/01 Application Form duly countersigned by CO/Fmn Cdr/Head of Department.
- (b) HBA/AGIF/02 Letter of Authorization to CDA(0)/PA0(0R) in duplicate.
- (c) HBA/AGIF/03 Pre-receipt duly signed on Rs 1/- revenue stamp.
- (d) HBA/AGIF/04 Declaration by loanee on Non-Judicial Stamp Paper(NJSP) of Rs. 10/- purchased in the name of loanee from stamp vendor.
- (e) HBA/AGIF/05 Declaration by loanee on Non-Judicial Stamp Paper (NJSP) of Rs. 10/- purchased in the name of loanee in case of joint property with spouse.
- (f) HBA/AGIF/06 Special Power of Attorney (if required).
- (g) HBA/AGIF/07 Letter of Army HQ in case loan has been taken from AG's Branch alongwith original sanction letter of AGPS-3(C), AHQ.
- (h) HBA/AGIF/08 Letter of Deposition of title deeds by Mortgagor of property.
- (j) HBA/AGIF/09 Letter of Deposition of title deed by Mortgagor in case of joint property with spouse.
- (k) HBA/AGIF/10 **Search Report** for last 13 years (for self constr) 30 years (for Builder) duly signed by an Advocate on his letter head alongwith **Fee Receipt from Registrar Office** (not reqd in case of Repair/ Renovation/ Addn/ Alteration).
- (l) HBA/AGIF/11 Certificate behind the coloured photographs showing foundation level of construction duly authenticated by a Registered Architect. The same shall be required prior to release of every instalment till completion of the project.
- (m) HBA/AGIF/12 Personal Bond alongwith Surety from one AGIF member of same status and **younger in age and service** on non-judicial stamp paper of Rs 100/- purchased in the name of surety (not reqd in case of Repair/ Renovation/Addn/ Alteration). **However, surety can only be provided by regular commissioned offrs and not by the Short Service Commissioned Offrs in case of officer loanees.**
- (n) Original latest Pay Slip alongwith second page of pay slip indicating income tax details at the time of submission of application. As and when last installment of loan is disbursed latest pay slip will be required to be submitted.

Note: Any docu in regional language should be deposited alongwith notarised translation in English/Hindi.

2. Property Documents Required for Co-operative Housing Societies/ Private Builder and Colonizer. In addition to docu/forms mentioned in Para 1 above, following are also required to be submitted:-

- (a) Original Allotment letter alongwith payment schedule.
- (b) Original receipts of min 15% payments of house/dwelling unit already paid by the borrower to the society/Blr.
- (c) Likely date of start of construction and probable date of completion.
- (d) Share Certificate(s) in case of Co-operative Society in original.
- (e) Search Report issued by an advocate for last 30 years along with inspection receipt.
- (f) Copy of the floor plan of the house approved by Development Authority.
- (g) Building plan in original prepared by a registered Architect and sanctioned by the (Municipal/Revenue authorities) as applicable.
- (h) Photocopies of Land Title Documents duly authenticated and notarized,
- (j) Bye Laws of the society duly authenticated.
- (k) Letter of registration of the society duly authenticated with the list of society members as issued by the office of the **Registrar of Societies.**
- (l) HBA/AGIF/15 Form of Tripartite Agreement on Non Judicial Stamp Paper of value of Rs 100/-, duly signed on each page **including non-judicial stamp paper** by the Applicant/Loanee and Selling/Allotting agencies.
- (m) HBA/AGIF/16 Draft letter to be obtained from Builder/ Colonizer on its letter head.

- (n) **HBA/AGIF/17** Mortgage of property purchased from the co-operative society.
- (o) Copy of Incorporation Certificate/Registration Certificate of the Builder, including copy of license.
- (p) Builder Buyer Agreement duly signed by Builder and Loanee on appropriate value of non-judicial stamp paper duly notarized.
- (q) An information brochure of builder/colonizer.
- (r) **Outright Purchase** In case of outright purchase of readymade/nearly complete flat/house, original receipts for payments made to the agency and ready for possession certificate to be submitted with the application.
- (s) **Ready for Possession (RFP)** Certificate from builder that flat/house is 100% complete and ready for possession on its letter head ink signed for release of last installment.
- (t) **Original Registered Sale Deed** in favour of borrower is required to be submitted within 30 days on release of last installment of HBA loan.

3. **Self Construction or Addition/Alteration.** In addition to docus/forms mentioned in Para 1 above, following are also required to be submitted:-

- (a) **HBA/AGIF/13** Typical Building Estimate.
- (b) **HBA/AGIF/14** Form of Agreement (Self Construction only).
- (c) **Original Building/Site plan** prepared by Registered Engineer/Architect and approved by competent authority.
- (d) **Original Mutation/Dakhil Kharij/Jamabandi Cert** duly signed by competent authority.
- (e) **Original Sale Deed.**
- (f) **HBA/AGIF/21** Change of land use certificate from Tehsildar/Village Panchayat for Self Construction.

4. **Repair/Renovation.** In addition to docus/forms mentioned in Para 1 above, following are also required to be submitted:-

- (a) **HBA/AGIF/11** Cert behind the two coloured photographs (one from outer side and one from inner side) duly authenticated by Registered Authority.
- (b) **HBA/AGIF/13** Typical building Estimate.
- (c) **Original Mutation/Dakhil Kharij/Jamabandi Cert** duly signed by competent authority.
- (d) **Copy of Original Sale Deed.**

5. **Resale. In case of purchase of an existing house, it should not be more than 10 years old.** In addition to docus/forms mentioned at Para 1 above, following are also required to be submitted :-

- (a) **HBA/AGIF/18** Agreement of Sale between Seller and Borrower on NJST Paper of Rs 100/- duly verified by 1st class Magistrate/Notary Public.
- (b) **HBA/AGIF/19** No dues certificate with regard to Electricity and water charges from competent authorities.
- (c) **HBA/AGIF/20** Verification certificate of Sale Deed/Conveyance Deed of Seller duly verified by the Loanee.
- (d) **The payment receipts of difference of cost of house and loan amount applied for.**
- (e) **Building Plan in original prepared by Registered Architect and sanctioned by competent authority i.e Municipal/Revenue authorities.**
- (f) **Photocopy of Original Sale Deed of Seller.**

6. **AWHO/AFNHB** In addition to documents/forms mentioned at Para 1 above, following are also required to be submitted except (HBA/AGIF/10 and 11):-

- (a) Original booking letter/Allotment letter of the agencies.
- (b) Original receipts of payment made to agencies on acct of 15% cost of DU.
- (c) **HBA/AGIF/15** Form of Tripartite Agreement as mentioned at Para 2 above.
- (d) Original Conveyance Deed once executed.

7. **Loan Taken Over from Bank/HFC.** Documents required from Bank/HFC for provisional sanction:-

(a) **Provisional Sanction.** The following documents are required:-

- (i) Copy of sanction letter of Loan from Bank/HFC.
- (ii) Certified copy of approved Site and Building Plan.
- (iii) Sale/Lease/Conveyance deed alongwith authenticated (copy of English translation if in a vernacular language).
- (iv) An NOC from Bank/HFC Stating the outstanding loan amount as on a fixed date approx 4 weeks from the date of application alongwith list of documents of the property held in original with them.
- (v) Latest pay slip of the member.
- (vi) Copy of Non-encumbrance certificate submitted to Bank/HFC from local Govt Pleader or from the Revenue office of the State where the property is located.
- (vii) Letter of approval of the Municipal Co-operation/committee approving the land use for residential purpose (only if applicable and required).
- (viii) Copy of detailed Builder Buyer Agreement.
- (ix) Loan Account Statement of the loanees from Bank/HFC with loan history of the loanee.
- (x) The details of Bank along with IFSC Code and branch details with complete postal address and loan account No of the individual against which the loan is to be paid for processing once provisional sanction is obtained.
- (xi) List of docu held with Bank to tfr to AGIF on clearing loan amt. This will be accompanied by Photo copy of all docu held.
- (xii) Occupancy cert from competent authority.
- (xiii) **HBA/AGIF/22.** Undertaking by applicant while transferring loan from other bank to AGIF.
- (xiv) Final NOC from Bank and closure of amt statement (Post Payment).

(b) **Final Sanction.** The following documents are required for final sanction once the provisional sanction has been approved.

- (i) A fresh Tripartite Agreement & permission to mortgage be sought between Builder, AGIF and Loanee (where applicable).
- (ii) Applicant be asked to deposit cheque for installment insurance for loan amount (where applicable).

8. **Spl Adv under MoU with Banks.** In addn to the docus enlisted under the type of dwelling unit being acquired, the following are reqd to be submitted:-

- (a) Undertaking to continue with PNB
- (b) Undertaking to clear dues & tfr loan to PNB six months before retirement/superannuation.
- (c) Tripartite Agreement (Format).

Ser No _____

HBA/AGIF/01**APPLICATION FORM FOR GRANT OF HOUSE BUILDING LOAN FROM AGIF****LOAN TYPE:**

1. SELF CONSTR ☐ 2. SOCIETY ☐ 3. BLDR ☐ 4. AWHO/ AFNHB ☐ 5. REPAIR/ RENOVATION ☐
6. ADDN/ALTN ☐ 7. MOU WITH BANK ☐ 8. RESALE/ OUTRIGHT PURCHASE ☐ 9. AGAINST MATURITY ☐ 10. LOAN TFR FROM BANK/ HFC ☐

LOAN HISTORY: Have you taken any of the following previously from AGIF.

1. HBA ☐ if yes, 2. CA ☐ if yes, 3. PCA ☐ if yes,
- Folio No _____ Folio No _____ Folio No _____

AFFIX RECENT
PHOTOGRAPHS OF
APPLICANT IN
UNIFORM DULY
ATTESTED BY IO/CO

1. PERSONAL DETAILS

NAME			
ARMY NO		Previous Army No*-	
RANK			
FATHER'S NAME			
REGT/CORPS/PARENT UNIT			
PRESENT UNIT ADDRESS			
	PIN	COMD	
DATE OF BIRTH			
DATE OF COMMISSION/ENROLMENT			
DATE OF RETIREMENT IN PRESENT RANK			
RESIDUAL SERVICE	YEARS MONTHS		

2. ADDRESS DETAILS

Address For Correspondence	Permanent Address
	PIN CODE
PIN CODE	AADHAR NO (Loanee) AADHAR NO (Co owner)
Mob No Self	Email ID
Mob No Spouse	PAN No

* IN CASE OF JCOs, SL OFFICERS, RCOs AND SCOs

Mobile No is mandatory**Applicant's Signature** _____**Date** _____

3. **FINANCIAL INFORMATION****PAY DETAILS** CDA (O) Pune, Acct No _____

Pay Slip for the month of _____

(Please attach Original Pay Slip/Statement of Account as documentary proof)

Credit	Debit
Basic Pay	DSOP/AFPP
Grade Pay	Monthly Income Tax, based on Net taxable income
MSP	AGI
DA	PLI
Spl Increment	Miscellaneous
KMA	EMI on loans taken
Miscellaneous (Permanent allowances only)	
Total	Total

4. **OTHER LOANS TAKEN/PROPOSED (TO INCL IN CASE OF LOAN TAKE OVER)**

Please indicate below all loans taken/proposed to be taken from, Government/Provident Fund/HFC, Banks or other Financial Institutions and instalments payable per month including interest against each loan (attach copies of sanction letters where applicable and details of any loans taken earlier and cleared)

Source of Loan	Purpose	Outstanding Amount/Amount Proposed (Rs)	Monthly Instalment Payable	Term of Loan (Months)	Last Instalment Due
	(Rs)				
Govt	_____	_____	_____	_____	_____
HBA	_____	_____	_____	_____	_____
CA	_____	_____	_____	_____	_____
PCA	_____	_____	_____	_____	_____
Bank/HFC	_____	_____	_____	_____	_____

5. **DETAILS OF LOAN REQUIREMENT**

Estimate of cost	Sources of funds
Total cost for _____	1. Amount being raised as Loan
Constr/Purchase Rs _____	(a) Govt. HBA Rs _____
Amount already spent Rs _____	(b) AGIF Rs _____
Balance Amount Rs _____	(c) Bank/HFC Rs _____
	2. Personal Saving Rs _____
	3. Other Sources (Specify)
	(a) Rs _____
	(b) Rs _____
	(c) Rs _____

It is important that you indicate in detail the source from where the cost will be met in order to help us process your application faster.

Applicant's Signature _____
Date _____

6. **LOAN REQUESTED**

Total Amount required	Rs				
Term of loan (No of Months)	Months				
Commencement of EMI – Option I <input type="checkbox"/> Option II <input type="checkbox"/>					
Ref Para 22 of HBA Guidelines. If left blank Option I will be treated as default option.					
Date on which instalment is required Maximum five instalments only. Please specify appx dates of instalments					
Date					
Amount					
Bank Account No					
IFSC Code					

7. **DETAILS OF PROPERTY (PLEASE COMPLETE AS APPLICABLE)**

<u>Address :</u> Mention Plot address, City and PIN Code _____ _____ _____ Housing Scheme Sponsored/Construction by _____ _____ _____ Total No of Instalment and amount of Payable by AGIF Rs _____/- (Rupees _____ _____ only)	<u>Details of Dwelling Unit</u> <table border="0"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td>Are you the sole/co-owner Of the Dwelling Unit?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Is the Legal title to the Dwelling Unit clear?</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Will AGIF be able to obtain First Mortgage of the Dwelling Unit? (Except in case of Govt loan)</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		YES	NO	Are you the sole/co-owner Of the Dwelling Unit?	<input type="checkbox"/>	<input type="checkbox"/>	Is the Legal title to the Dwelling Unit clear?	<input type="checkbox"/>	<input type="checkbox"/>	Will AGIF be able to obtain First Mortgage of the Dwelling Unit? (Except in case of Govt loan)	<input type="checkbox"/>	<input type="checkbox"/>
	YES	NO											
Are you the sole/co-owner Of the Dwelling Unit?	<input type="checkbox"/>	<input type="checkbox"/>											
Is the Legal title to the Dwelling Unit clear?	<input type="checkbox"/>	<input type="checkbox"/>											
Will AGIF be able to obtain First Mortgage of the Dwelling Unit? (Except in case of Govt loan)	<input type="checkbox"/>	<input type="checkbox"/>											

8. **LOAN TFR FROM**

Name of Bank/HFC	_____
Full Address	_____
Amount	_____
Account No with IFSC Code	_____

Applicant's Signature _____
Date

(Counter Signature of CO/Fmn Cdr/Head of the Department)

CO/Fmn Cdr/Head of the Department

9 DECLARATION BY APPLICANT

- (a) I solemnly declare that the details/information furnished in the application form in reply to various items indicated above are true and correct to the best of my knowledge and belief and I have not wilfully suppressed any material information.
- (b) I have read the rules regulating the grant of house loan from AGIF for construction/purchase of house/flat etc and agree to abide by the terms and conditions stipulated therein from time to time.
- (c) I will promptly notify AGIF of any event or circumstance which might be operative as a cause of delay in commencement or completion of the construction of the dwelling unit or delay in purchase.
- (d) I do/do not already own a house either independently or jointly with my spouse/minor child.

Or

I own a house in the village and now wish to settle in a town.

Or

I have inherited a house jointly with other relatives and now wish to purchase/construct independently/ jointly with my spouse.

- (e) The cost of the house/flat for which loan has been applied for, has not already been paid by me.
- (f) I shall ensure that the house/flat will be insured against fire, flood, lightning and rioting and kept free from any encumbrances till the loan and interest are outstanding as per the rules of AGIF. I will also promptly inform AGIF about any loss or damage to the property due to any act of God and others such as fire, earthquake, flood, storm, tempest, typhoon or malicious damage and other risks against which the property may not have been insured.
- (g) I will ensure adequate balance in my IRLA to pay the EMI and also ensure that cheques issued by me do not get dishonored, failing which, I agree to pay interest for period of default as stipulated in the rules. In the event of not meeting either of the preceding conditions, I shall also be liable to disciplinary action.
- (h) **I agree to pay the Instalment insurance and additional one time non-refundable premium where applicable as specified in the HBA brochure.**
- (j) I will not leave India for a long term, stay abroad without clearing the loan and interest thereon in full, as per the AGIF rules.
- (k) I certify that I have not applied for pre-mature retirement and do not propose to proceed on premature retirement till the loan is liquidated.**
- (l) I will be solely responsible for any negotiation with the builder or the society in case of any delay/stoppage of construction. However, I undertake to continue to pay the interest/EMI even if there is any delay in construction or change in payment of instalment of cost. I also agree to abide by any decision taken by AGIF in this regards.
- (m) I will inform AGIF about any change in my present as well as permanent address/change in employment/ release/discharge/premature retirement and telephone number.
- (n) I will allow any person/agency authorised by AGIF to have free access to the property for the purpose of inspecting the progress of construction and the accounts of construction ensure proper utilisation of the AGI Funds.
- (o) I will not merge or amalgamate the property with any other adjacent property nor create any right of way or any other easement on the property.
- (p) In case of any dispute arising with regards to the rules, agreements and deeds executed there under, I am bound to the jurisdiction of **Delhi Court only**.
- (q) I will not sell or transfer the house/flat before the HBA loan along with interest and any other dues are paid to AGIF in full.
- (r) I have reduced my DSOP/AFPP Fund subscription to minimum extent to avail maximum loan from AGIF.
- (s) I will intimate change of address to AGIF immediately, failing which AGIF will not be liable/ responsible for any loss caused to me. I also understand that AGIF will send all. Correspondence, notice, cheques etc at the last intimated address by me.

Applicant's Signature _____

Date:

10. RECOMMENDATION OF CO/ FMN CDR/HEAD OF THE DEPARTMENT

- (a) Amount recommended for approval of Rs_____.
- (b) The applicant has not applied for premature release from service.
- (c) The applicant has been advised to keep adequate balance in his IRLA to ensure payment of the EMI without default.
- (d) In case of premature retirement/discharge from service/boarding out on medical grounds/death of the individual the AGIF will be immediately informed so that the recoveries of balance amount if any can be effected from indls maturity/survival benefits.
- (e) I have explained the terms and conditions for the loan to the individual in the language he understand.
- (f) The retirement date mentioned in the application is correct.

(Counter Signature of CO/Fmn Cdr/ Head of the Department)

Signature of CO/FMN CDR

Name_____

Rank _____

Designation _____

**LETTER OF AUTHORISATION TO CDA (O)/PAO (OR) TO DEDUCT EMI FROM THE
IRLA AND RECOVER OUTSTANDING LOAN**

1. I, No _____ Rank _____ Name _____
Regt _____ Unit _____ hereby voluntarily authorize CDA(O)/PAO(OR) to deduct EMI on account of HBA loan taken from the AGIF from my pay and allowances entitlement on a monthly basis and remit the same to Army Group Insurance Fund on my behalf.

2. I, in the event of my becoming non-effective in Indian Army for any reason, I hereby voluntarily authorise CDA(O)/PAO(OR) to pay Army Group Insurance Fund on my behalf, an amount equivalent to the House Building Loan including interest outstanding in my loan account as intimated by AGIF to CDA(O)/PAO (OR) out of my DSOP Fund/AFPP Fund account, encashment of leave, Maturity benefits, DCRG maturity/survival benefits and IRLA balance as and when such DSOP Fund/AFPP Fund Account or IRLA is finalised (after deducting Government dues).

3. I, hereby certify that a fresh certificate will be rendered as and when a change in the particulars of Next of Kin takes place.

Sign of Witness (1) _____

Army No _____

Rank _____

Name _____

Address _____

Sign of Witness (2) _____

Army No _____

Rank _____

Name _____

Address _____

Signature of applicant

Date _____

Unit _____

I hereby state that I have

No objection to what is

stated above by my

spouse/ _____
(relation)

Sign of NOK _____

Name _____

Relation _____

Age _____

Date _____

COUNTERSIGNED CO/FMN CDR/HEAD OF THE DEPARTMENT

Date :

Unit Stamp

CO/ Fmn Cdr/ Head of the Department

**LETTER OF AUTHORISATION IN DUPLICATE TO CDA (O)/PAO (OR) TO DEDUCT EMI
FROM THE IRLA AND RECOVER OUTSTANDING LOAN**

1. I, No _____ Rank _____ Name _____ Regt _____
Unit _____ hereby voluntarily authorise

CDA(O)/PAO(OR) to deduct EMI on account of HBA loan taken from the AGIF from my pay and allowances entitlement on a monthly basis and remit the same to Army Group Insurance Fund on my behalf.

2. I, in the event of my becoming non-effective in Indian Army for any reason, I hereby voluntarily authorise CDA(O)/PAO(OR) to pay Army Group Insurance Fund on my behalf, an amount equivalent to the House Building Loan including interest outstanding in my loan account as intimated by AGIF to CDA(O)/PAO(OR) out of my DSOP Fund/AFPP Fund account, encashment of leave, DCRG maturity/survival benefits and IRLA balance as and when such DSOP Fund/AFPP Fund Account or IRLA is finalised (after deducting Government dues).

3. I, hereby certify that a fresh certificate will be rendered as and when a change in the particulars of Next of Kin takes place.

Sign of Witness (1) _____

Army No _____

Rank _____

Name _____

Address _____

Sign of Witness (2) _____

Army No _____

Rank _____

Name _____

Address _____

Signature of applicant

Date _____

Unit _____

I hereby state that I have

No objection to what is
stated above by my

spouse/ _____
(relation)

Signature of NOK _____

Name _____

Relation _____

Age _____

Date _____

COUNTERSIGNED CO/FMN CDR/HEAD OF THE DEPARTMENT

Date :Unit Stamp

CO/ Fmn Cdr/ Head of the Department

PRE- RECEIPT

1. Received from Managing Director, Army Group Insurance Fund, New Delhi a sum of Rs. _____
(Rupees _____ only) on account of of House Building Loan on asset for outright purchase of house/flat.
2. Under the rules of the scheme, I agree to the deduction of any amount outstanding due to any default in payment of interest payable by me on the loan taken along with interest for period of default and the balance to be remitted directly through a NEFT/Bank draft.



Signature _____

(To be signed over Re1/- Revenue stamp)

Name _____

Rank: _____

No. _____

Unit _____

COUNTERSIGNED CO/ FMN CDR/ HEAD OF THE DEPARTMENT***Note: Pre-receipt duly completed should be submitted at least 30 days prior to the date of payment.***

Affix Special Adhesive Stamp. In case of non availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 10/- can be purchased from Stamp Vendor in the name of Loanee. Text may be typed on Non-Judicial Stamp Paper or left blank duly crossed and signed on its right bottom by Loanee. Agreement pages are detachable.

DECLARATION

1. I, No _____ Rank _____ Name _____ am negotiating a loan of Rs _____/- (Rupees _____ only) with Army Group Insurance Fund (AGIF) for the purpose of purchase of House/Flat on Outright Purchase/AWHO/ Resale/Self Construction/ Addn/ Alteration/ Repair/ Renovation /Purchase/Construction against maturity benefit, basis located at _____. As desired by Army Group Insurance Fund (AGIF) and agreed by me, I am assigning my interest in Insurance cover, Maturity benefits, survival benefits, disability as a member of the Army Group Insurance Fund (AGIF) and death benefits accruing from the Government to **Army Group Insurance**. I hereby authorise the competent authorities to utilise the amount payable to me on my ceasing to be in the service or to my Nominee(s) in the event of my death for making payment to Army Group Insurance on account of outstanding dues against the loan to be raised by me from the Army Group Insurance Fund. The balance amount, if any, may be paid to me or my nominee(s).
2. I am to intimate that I have received Rs. _____/- from the Government as house building advance vide letter _____ dated _____. I hereby declare that I do not own a House/Flat in my name or in the name of my wife/dependent children.
3. The approximate value of the house is Rs _____/- (Rupees _____ only) and I have already paid Rs _____/- (Rupees _____ only) towards the cost.
4. I further state that all the documents in original i.e. the title deed/sale deed, allotment letter, demand and mortgage deed etc, which are in the custody of Army HQs would be submitted to Army HQ against the Government Loan which had been sanctioned to me vide details quoted at Para 2 above will automatically go to the **Managing Director, Army Group Insurance Fund** without reconvening them back to me and he shall be the custodian of these documents till such time that the dues outstanding against my name are cleared by me or as the case may be.
5. I also fully understand and accept that in the payment of Army Group Insurance money/Survival/Maturity/Disability benefits due from the fund, the assignee stated in Para 1 above will have priority over my nominee(s).
6. I have read the rules regulating the grant of House Building Loan from AGIF and agree to abide by all the terms and conditions stipulated therein from time to time.
7. In case of any dispute arising with regards to the rules, agreements and deeds executed there under, I am bound to the jurisdiction of Delhi Courts only.

Unit/Accounting Unit **CDA (O) Pune**

Name : _____

PAO (OR): _____ Signature of applicant _____

Date: _____

RECOMMENDATIONS OF COMMANDING OFFICER/ FORMATION COMMANDER/ HEAD OF THE DEPARTMENT

The request is genuine and is recommended for consideration.

Note: Strike out whichever is not applicable.

Office seal of the Unit

Date:

Signature of Competent Authority

Affix Special Adhesive Stamp. In case of non-availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 10/- can be purchased from Stamp Vendor in the name of First Executor (i.e Spouse). Text may be typed on Non-Judicial Stamp Paper or left blank duly crossed and signed on its right bottom by Executor

DECLARATION

(To be signed by joint owner, if joint property)

1. I, Smt/Shri _____ wife/husband of _____ hereby declare that my husband/wife _____ has applied for a loan of Rs _____ (Rupees _____) for Construction /Purchase/ Repair/ Addition/ Alteration of our house No/Flat No/Plot No _____ which is jointly owned by us.
2. Since, as per existing AGIF policy, loan is granted only to the member of the organisation for house owned by him/her, I, Smt/Shri _____ being the Co-owner, hereby do give my consent to my husband/wife for assigning his interest in Insurance cover, survival benefits, maturity benefit, disability as member of the AGIF and death benefits accruing from the Govt to Army Group Insurance Fund and also permit my husband/wife to authorize the competent authorities to utilize the amount payable to him/her on his/her ceasing to be in service or to his Nominee (viz myself) in event of his/her death for making payment to AGIF on account of outstanding dues against the loan to be raised by him/her from AGIF.
3. I hereby give my concurrence that I have willfully consented with my husband/wife for raising the loan for Construction /Purchase/Repair/Addition/Alteration on stated property and undertake to share the liability of repayment of loan to AGIF being co-owner of the property. I do hereby also authorize my husband/wife to create a security on the property including my share in any manner he/she likes and I shall abide by the same.
4. I, also fully understand and accept that in the payment of AGIF Insurance money/ Maturity/ Survival/ Disability benefits due from fund, AGIF will have priority over me to recover the loan dues.
5. In case of any dispute arising with regards to the rules, agreements and deeds executed there under, I am bound to the jurisdiction of Delhi Courts only.

(Signature of Deponent)

(Signature of Co-Owner)

Name _____

Wife/Husband of _____

Address _____

Declaration should be countersigned by Govt Pleader/ Notary Public.

Affix Special Adhesive Stamp. In case of non availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 20/- can be purchased from Stamp Vendor in the name of Loanee. Text may be typed on Non-Judicial Stamp Paper or left blank duly crossed and signed on its right bottom by Loanee. Agreement pages are detachable

SPECIAL POWER OF ATTORNEY

Know all men by these present that I, No _____ Rank _____ Name _____ do hereby appoint and constitute Son of _____ (herein after called Attorney who has subscribed his signature here under in taken of identification/presently residing at _____ to be my lawful attorney in my name and on my behalf to do any or all of the following acts, deeds and things namely :-

- 1 To furnish all the details and information required by AGIF and to give any statement, letter clarification or any other writing required or necessary for securing the said loan from AGIF and from time to time to follow-up the said loan application and do such other things and deeds as may be necessary in relation thereto.
- 2 To accept the loan offer and sign the duplicate thereof in token of my acceptance of the terms and conditions contained therein and to pay on my behalf the legal and inspection fees and any other charges leviable in respect of the said loan.
- 3 To receive the disbursement of the said loan and for that purpose give effectual discharge and give all the necessary information and documents to assist the Technical and Legal Appraisal of the property purchased / to be purchased with the help of the loan.
- 4 To mortgage my property being _____ with ARMY GROUP INSURANCE FUND (AGIF), by deposit of title deeds as security for repayment of the loan of Rs _____ (Rupees _____ only) or such other amount granted or to be granted by AGIF to me.
- 5 To deposit on my behalf the documents of title and to state on my behalf to any officer of AGIF that the said documents are being deposited for creating a security on the said property by way of equitable mortgage for repayment of the said loan. The Attorney is fully authorised to make these statements and convey intentions to create security on the said property.
- 6 He is further authorised to make any other statement necessary to create equitable mortgage by deposit of the deeds and also to execute any writings, undertaking indemnities, etc on my behalf in respect of mortgage of the said property or the guaranteeing of the repayment of the said loan or any other writing whatsoever in respect of the said transactions of the loan granted to me or creation of the said security.
- 7 He is also authorised to execute any loan agreement Promissory Note, Letter of Declaration and Indemnity or such other documents as may be required by AGIF in respect of the said loan. He is also authorised to receive documents on my behalf and execute receipts thereof.
- 8 He is authorised to do all such deeds and things as are necessary and incidental to the above AND that any act or statement or writing of my said Attorney in pursuance hereto shall be deemed to be fully authorised and ratified by me.

Dated at _____

This the _____ day of _____

Witness:1. _____

Signature of Executant

2. _____

(Specimen Signature of Attorney above named Verified by 1st Class Magistrate/Notary Public)

HBA/AGIF/07

No, Rank & Name _____

Unit _____

Addl Dte Gen Pers Service (PS-3)
 Adjutant General's Branch
 IHQ of MoD(Army), Plot No 108 (West)
 Room No 16, Brassey Avenue
 Church Road, New Delhi-110001

**OBTAINING HOUSING LOAN FROM AGIF BY CREATING SECOND CHARGE IN
 THEIR FAVOUR BY "EQUITABLE MORTGAGE" (IN DUPLICATE)**

Sir,

1. I have been sanctioned Govt HBA amount to Rs _____ by _____ vide Army HQ letter No _____ dated _____ I would execute the Mortgage in favour of the President of India and deposit the deeds of title of the property and Mortgage deed to Army HQ as per terms of the HBA Rules.

2. Army Group Insurance Fund (AGIF) whom I have approached for an additional housing loan by creation of second charge in terms of the Govt letter No _____ dated _____ and the Rules framed by the AGIF have consented to advance loan amounting to Rs _____ Rupees _____).

3. I hereby convey my consent to agree and undertake to abide by the following conditions in this regard :-

(a) The said documents of title shall be transferred to Army Group Insurance Fund by the Mortgagee on behalf of this mortgagee and that shall be held and retained by the AGIF only as a Second Mortgage subject and subordinate to rights of the President of India as first Mortgagee.

(b) Army Group Insurance Fund shall not at any time or any reason part with such title deeds without the written consent of the First Mortgagee and on such conditions as may be imposed by the said Mortgagee at its discretion.

(c) At any time, the said AGIF ceases to be Second Mortgagee of the said premises, the said AGIF shall be obliged to return the said title deeds to the First Mortgagee only, on behalf of this Mortgagor whether or not any demand in this behalf is made by the First Mortgagee.

(d) The AGIF shall produce or cause to be produced the said title deed as and when required by First Mortgagee for any reason whatsoever regardless of whether the said proposed Second Mortgage due to be in existence or otherwise discharged; on the understanding that as soon as the purpose is served the same shall be returned by Mortgagee to the AGIF to be dispensed subject to these conditions.

(f) Nothing in these provisions shall be construed to create any financial or other obligations or liabilities in the First Mortgagee, vis-a-vis, the AGIF or shall in any manner alter, abridge or abrogate the rights of the First Mortgagee, who shall always be and continue to be the paramount Mortgagee.

4. I now request you to grant me permission to raise loan on said second charge in favour of AGIF and to transmit the deed of title to AGIF on my behalf under intimation to me so as to enable them to release the loan of Rs _____ (Rupees _____ only) to me by creation of an Equitable Mortgage in this manner.

Yours faithfully

Signature of Loanee

Copy to :

Army Group Insurance Fund
 Adjutant General Branch Integrated
 HQ of MoD (Army) AG I Bhawan,
 Rao Tula Ram Marg Post Box No
 14, PO-Vasant Vihar

- Alongwith ink signed copy of AGPS3 (C)
 under which a Govt loan was sanctioned.

No, Rank & Name _____

Unit _____

Addl Dte Gen Pers Service (PS-3)
 Adjutant General's Branch
 IHQ of MoD(Army), Plot No 108 (West)
 Room No 16, Brassey Avenue
 Church Road, New Delhi-110001

**OBTAINING HOUSING LOAN FROM AGIF BY CREATING SECOND CHARGE IN
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Sir,

1. I have been sanctioned Govt HBA amount to Rs _____ by _____ vide Army HQ letter No _____ dated I would execute the Mortgage in favour of the President of India and deposit the deeds of title of the property and Mortgage deed to Army HQ as per terms of the HBA Rules.

2. Army Group Insurance Fund (AGIF) whom I have approached for an additional housing loan by creation of second charge in terms of the Govt letter No _____ and the Rules framed by the AGIF have consented to advance loan amounting to Rs _____ (Rupees _____).

3. I hereby convey my consent to agree and undertake to abide by the following conditions in this regard

(a) The said documents of title shall be transferred to Army Group Insurance Fund by the Mortgagee on behalf of this mortgagee and that shall be held and retained by the AGIF only as a Second Mortgage subject and subordinate to rights of the President of India as first Mortgagee.

(b) Army Group Insurance Fund shall not at any time or any reason part with such title deeds without the written consent of the First Mortgagee and on such conditions as may be imposed by the said Mortgagee at its discretion.

(c) At any time, the said AGIF ceases to be Second Mortgagee of the said premises, the said AGIF shall be obliged to return the said title deeds to the First Mortgagee only, on behalf of this Mortgagor whether or not any demand in this behalf is made by the First Mortgagee,

(d) The AGIF shall produce or cause to be produced the said title deed as and when required by First Mortgagee for any reason whatsoever regardless of whether the said proposed Second Mortgage due to be in existence or otherwise discharged; on the understanding that as soon as the purpose is served the same shall be returned by Mortgagee to the AGIF to be dispensed subject to these conditions.

(e) Nothing in these provisions shall be construed to create any financial or other obligations or liabilities in the First Mortgagee, vis-a-vis, the AGIF or shall in any manner alter, abridge or abrogate the rights of the First Mortgagee, who shall always be and continue to be the paramount Mortgagee.

4. I now request you to grant me permission to raise loan on said second charge in favour of AGIF and to transmit the deed of title to AGIF on my behalf under intimation to me so as to enable them to release the loan of Rs _____ (Rupees _____ only) to me by creation of an Equitable Mortgage in this manner.

Yours faithfully

Signature of Loanee

Copy to :

Army Group Insurance Fund
 Adjutant General Branch
 Integrated HQ of MoD (Army) AGI Bhawan
 Rao Tula Ram Marg, New Delhi-57

- Alongwith ink signed copy of AGPS3 (C)
 under which a Govt loan was sanctioned

**DRAFT OF LETTER OF DEPOSIT OF THE TITLE-DEEDS TO BE OBTAINED
FROM THE MORTGAGOR(S)**

Name of the applicant _____ Address : _____

Date _____

The Managing Director
Army Group Insurance Fund
AG I Bhawan
Post Bag No 14, PO-Vasant Vihar
New Delhi-110 057

Dear Sir,

This is to confirm that I/We deposited with you on _____ the title-deeds mentioned below relating to my/our property being premises no _____/holding no _____ situated at _____ with an intent to create an equitable mortgage over the said property in your favour as security for the due repayment of all advances to the extent of Rs _____ made and/ or to be made by you to me/ us _____ in the loan account or any other account and for all my/ our indebtedness and liabilities whatsoever to you together with interest, costs, charges and expenses thereon.

I/ We hereby agree to execute at my/ our own costs in favour of the Army Group Insurance Fund (AGIF) whenever requested by the AGIF to do, a registered mortgage over the said property in such form and with such powers of sale etc, as the AGIF may require for securing the above accounts.

Yours faithfully,

Signature of Loanee

Details of the title-deeds

DEPOSITION OF JOINT TITLE-DEEDS TO BE OBTAINED FROM THE MORTGAGOR(S)

Name of the applicant _____ Address : _____

Date: _____

The Managing Director
 Army Group Insurance Fund
 AG I Bhawan, Post Bag No 14,
 PO-Vasant Vihar, New Delhi-110 057

Dear Sir,

This is to confirm that I/ We deposited with you on _____ the title-deeds mentioned below relating to my/ our property being premises No _____ / holding No _____ situated at _____ with an intent to create an equitable mortgage over the said property in your favour as security for the due repayment of all advances to the extent of Rs _____ along with interest, charges penalty etc made and/or to be made by you to me/us _____ (Name of borrower) in the loan account or any other account and for all my/ our indebtedness and liabilities whatsoever to you together with interest, costs, charges and expenses thereon.

I/ We hereby agree to execute at my/ our own costs in favour of the Army Group Insurance Fund (AGIF) whenever requested by the AGIF to do, a registered mortgage over the said property in such form and with such powers of sale etc, as the AGIF may require for securing the above accounts.

Yours faithfully,

Signature of Loanee

Details of the title-deeds _____

Signature of Co-Owner
(In case of co-ownership)

SEARCH-CUM-NON-ENCUMBRANCEISSUED BY AN ADVOCATE ON LETTER HEAD ONLY

Date_____

1. Name of Borrower_____

2. I have verified and checked the record as under:-

(a) Property address_____

(give proper property address)

(hereinafter referred to as the said property)

(b) **Property documents scrutinized** I have scrutinized the under mentioned property documents :-

(c) Description of property along with Schedule.

SCHEDULE OF PROPERTY

All that piece of and parcel of land admeasuring _____

(give details of property number & address)

bearing and location along with superstructure (_____sq ft) constructed thereon and bounded as under:-

NORTH :

SOUTH :

EAST :

WEST :

(d) **FLOW OF TITLE** The said property flow title and the records for past 13/30 years are as under :-

(e) **Mutation records of Property.** I have checked the mutation records of the said property situated within the revenue estate_____ which belongs to _____ who is the owner and in possession of the property in question to be mortgaged in favour of **“Army Group Insurance Fund”**. The mutation No _____ is also sanctioned in respect of the property in question in favour of _____.

(current owner with name)

3. **SUB REGISTRAR OF ASSURANCES.**

(a) I have inspected the records of property from the year _____ to _____

(b) I have inspected the records in respect of the said property and hereby certify that the (give details of title documents(s) inspected) was/ were duly registered as document No _____
Book No _____ Volume _____ on pages _____ to _____
in the office of Sub Registrar of Issuances . No other encumbrances were found registered in respect to the said property.

(i) Inspection Receipt No _____

(ii) Date of Inspection _____

(iii) Details of Office of Sub Registrar _____

4. **Re-sale/Builder.**

I hereby certify that _____ has a clear and marketable title to the
(Name of Seller)
said property, free from encumbrances and _____ will get a clear
(Name of Borrower)
and marketable title to the said property on the execution and registration of a sale deed in his favour.

OR

Self Construction.

I hereby certify that the _____ has a clear and marketable title to the said
(Name of borrower)
property, free from encumbrances and the said property is not joint family property.

Advocate

Note:-

1. Updated Search report will be submitted on letter head of an advocate with full registration particulars of the property along with Registration Number of Advocate.
2. Search report will be reqd for last 13 years in case of self-construction / Re-sale of existing house/ Addition/ Alteration of house.
3. Search report will be reqd for 30 years in case of Builder/Society/Board.
4. Original copy of search fee receipt is required to be submitted alongwith search report.

CERTIFICATE

(On the reverse of the Photographs)

I certify that this is the attached photographs of the flat/ house on Khasra/Plot No _____
located at _____ and this belongs to (Name of the
Agency) _____.

OR

I certify that this is the photographs of the construction of flats by _____

(Name of the Agency) at Khasra/Plot No located at _____.

I visited on _____ and the following works have been completed.

(Signature of a registered
Architect /Engineer)
(With Stamp & Regn No)

Note :- (It is required to be submitted for sanctioning of loan and also for release of subsequent installments)

HBA/AGIF/12

Affix Special Adhesive Stamp. In case of non availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 100/- can be purchased from Stamp Vendor in the name of Surety. Text may be typed on Non-Judicial Stamp Paper or left blank duly crossed and signed on its right bottom by Surety. Agreement pages are detachable. **Surety should be younger in age and service & surety can only be provided by regular commissioned offrs and not by the Short Service Commissioned Offrs in case of officer loanees.**

PERSONAL BOND ALONGWITH SURETY**Surety's Details**

This surety is executed at _____ on this _____ day of _____ by the undersigned No _____ Rank _____ Name _____ Unit _____ Regt _____ of _____ years of age (date of birth) _____ and presently residing at hereinafter called "the surety" (which expression shall, unless it be repugnant to the context or meaning thereof shall mean and include his/ her heirs, executors, administrators) of the ONE PART in favour of Army Group Insurance Fund, a company registered under Society Act 1868 and having its Registered office at Army Group Insurance Fund, Army Headquarters, Rao Tula Ram Marg, Post Bag No 14, PO-Vasant Vihar, New Delhi- 110057, herein after referred to as AGIF which expression shall mean and include its successors in title and assigns) of the OTHER PART

Loanee's Details

In consideration of AGIF having at the request of the Surety(s) agreed to advance a loan of Rs _____ (Rupees _____) as per the details mentioned in the schedule (herein after referred to as Credit Facility) to No _____ Rank _____ Name _____ Unit _____ Regt _____ residing at/ having its place of work at _____ (herein after referred to as the Borrower), pending creation of security in respect of the property finance by AGIF (herein after referred to as "Security"), the surety hereby irrevocably and unconditionally undertake and sureties that in the event of failure of the Borrower in creation of Security in the form and manner acceptable to AGIF, the Surety/ surities payment and discharge by the Borrower of all his/ hers/ their obligations under the Loan Agreement executed between the Borrower and AGIF (hereinafter referred to as 'Loan Agreement'). Now these presents witnessed as follows:-

1. The Surety is a continuing guarantee and the Surety both hereby irrevocably and unconditionally guarantees that in the event of the failure of the Borrower to create security in respect of the property financed in the form and manner acceptable to AGIF within days of disbursement of the Credit Facility without demur and/or contestation and notwithstanding any dispute between AGIF and the Borrower, pay and amounts due and payable by the Borrower to AGIF or any part thereof for the time being outstanding under the said Credit Facility/ies granted by AGIF to the Borrower and all interest, commission, costs, by the Borrower to AGIF thereunder ("the said Dues") the decision of AGIF as to such default/ failure of the Borrower being final, conclusive and binding on the Surety.
2. The obligation of the Surety is independent of the obligations of the Borrower, and a separate action or actions may be brought and prosecuted against the Surety alone or jointly with the Borrower.
3. The Surety hereby indemnifies AGIF or its security trustee and shall keep AGIF or its security trustee indemnified and save harmless at all times till the said Credit Facility/ies is/ are outstanding, due and payable by the Borrower to AGIF, against all actions, proceedings, claims and demands, duties penalties, taxes, losses, damages, cost (as between Advocate and Client) charges and expenses and other liability whatever which may be brought and made against or sustained or incurred by AGIF or its security trustee by reason of the Borrower not creating security in the form and manner acceptable to AGIF and/ or for not repaying the credit along with costs, charges etc payable under the Loan Agreement executed by the Borrower with AGIF.

(Signature of Surety)

4. AGIF shall be at liberty, and without further consent or knowledge at an/time to grant the Borrower any further enhancement and or renewal and/ or modifications of or any of the facilities referred to above or any extension of time or any indulgence or to enter into any compromise or arrangement with the Borrower or to accept any other security or securities either to be held by AGIF or its security trustee or change or replace any of the security/ securities taken in the account or obtain fresh or renewal documents or get the documents renewed or do any other action respect of the Credit Facility which but for this agreement would have discharged the surety under the law, as AGIF deems fit and the liability of the Surety under this sureties shall not be affected in any manner whatsoever. The Surety shall be deemed to have contracted with AGIF that the Surety have given up the benefit or protection or otherwise given by any section of Indian Contract Act, 1872 or its statutory modification or re-enactment thereof.

5. The Surety shall also not be entitled to look into or consider any question or dispute which may arise between AGIF as the Creditor and the Borrower as to the creation of the security in favour of AGIF or its security trustee for securing the Credit Facility and repayment by the Borrower to AGIF of all amounts due under the said facility together with all interest, costs, charges and expenses in respect thereof or otherwise howsoever.

6. This Surety shall remain in full force and effect until the Borrower has created a security in respect of the property financed in the form and manner as acceptable to AGIF, or in the event of the failure of the Borrower to create security as mentioned above, till the Borrower is fully discharged by AGIF of all the liabilities under the said Credit Facility/ies and until the Borrower has got the discharge confirmed in writing from AGIF and all the dues and claims of AGIF hereunder or relating to the said Credit Facility/ies have been paid or satisfied.

7. In the event of failure of the Borrower in creating security as stipulated by AGIF this Surety shall be a continuing guarantee for all amounts which have or may become due and owing by the Borrower to AGIF under the Credit Facilities notwithstanding that the facility accounts/ mentioned by AGIF for the Borrower in respect of such Credit Facility/ies, may in the meantime or at any time or times have been in credit or may have disclosed a reduced or nil balance, and until repayment of such balance AGIF or its security trustee shall be entitled to retain realise or otherwise dispose off in such manner as AGIF may think fit any securities, now or hereafter held by AGIF or its security trustee and without any liability to account to the Surety or any appropriation of such securities or of the proceeds thereof until the said ultimate balance shall have been satisfied.

8. Further if the Surety now have or shall hereafter take any security from the Borrower in respect of the Surety's liability under this guarantee, the Surety will not prove in bankruptcy or insolvency of the Borrower in respect thereof to AGIF prejudice and such security shall stand as a security for AGIF and shall forthwith be deposited with AGIF.

9. AGIF may proceed against and recover from any of the Surety's property including any credit balance or security held/to be held in future, by AGIF on the Surety's account by sale and or otherwise and allocate and apply the net proceeds of sale and realisation thereof and any other dues in AGIF hands standing to the Surety's credit or belonging to the Surety's on any account whatsoever independently in such order and in such manner as AGIF may think fit in or towards the payment of any due payable by the Borrower/ Surety to AGIF hereunder.

10. The Surety hereby undertakes to do execute and perform on demand at the surety's cost all such acts, deeds and things as AGIF may require for as further security or for indemnifying AGIF hereunder and if so required by AGIF to deposit with AGIF cash or any security acceptable to AGIF to cover the total liability and obligations of the Security under this guarantee. The decision of AGIF regarding the amount due from the Borrower shall be final and binding on the Surety in respect of all matters concerning the aforesaid amounts and/or these presents.

11. To the intent that AGIF may obtain satisfaction of the whole of AGI's claim against the Borrower, AGIF may enforce and recover upon this guarantee for full amount hereby guaranteed and interest thereon notwithstanding any such proof or composition as aforesaid and notwithstanding any other surety, security or remedy which AGIF or its security trustee may hold or be entitled to in respect of the sum hereby secured or any part thereof, and notwithstanding any charges for interest which may be debited in AGIF's account for the Borrower or in any account upon which the Borrower is liable.

12. The Surety shall make all such payments in full without set-off or counter claim and free and clear of and without deduction of or withholding for or on any account.

13. This surety shall not be affected by any change in the constitution of the Borrower howsoever.

(Signature of Surety)

14. This surety shall not be determined or in any manner prejudiced by any absorption and amalgamation or reconstitution or alteration the status or change in the constitution of AGIF but shall ensure and be available for the absorbing or amalgamated or reconstituted or altered or changed authority or body.

15. This surety shall be in addition and not in substitution of any other guarantee for the Borrower signed by the Surety that AGIF may at any time hold.

16. In order to give effect to his surety, AGIF shall be entitled to act as if the Surety is the Principal debtor to AGIF for all payments and covenants hereby guaranteed.

17. The Surety agrees that the Surety shall not be entitled to claim the benefit of any legal consequences of any variation of any contract entered into by the Borrower with AGIF, the liability in respect of which is guaranteed by the Surety aforesaid.

18. AGIF shall have right of lien upon and a right of set off against, all dues, securities and other property of Surety now or hereafter in the possession of or on deposit with AGIF, and every such lien and right of set off may be exercised without demand upon or notice to the Surety. No lien or right of set off shall be deemed to have been waived by any act or conduct on the part of AGIF, or by any neglect to exercise such right of set off or to enforce such lien, or by any delay in so doing and every rights of set off and lien shall continue in full force and effect until such rights of set off or lien is specifically waived or released by an instrument in writing executed by AGIF.

19. The demand hereunder in writing shall be deemed to have been duly given to the Surety by AGIF, by sending the same by post addressed to the Surety at the address hereunder written and shall be effectual notwithstanding any change thereof and notwithstanding notice thereof to AGIF, and such demand shall be deemed to have been received by the Surety 24 hours after the posting thereof and shall be sufficient if signed by any officer of AGIF and in proving such service it shall be sufficient to prove that the letter containing the demand was properly address and put into the Post Office.

20. This surety shall ensure for the benefit of AGIF's successors and assigns, and shall be binding on the Surety's his/ her estate, effects, heirs, legal representative. The Surety shall not be entitled to assign his/ her obligations and rights (if any) under this Surety to anyone else.

21. Notwithstanding anything contained herein, this surety shall extend to all facilities which the Borrower may avail in future with AGIF.

22. The Surety specifically agree and confirm that for all matter concerning this surety or arising therefrom or relating thereto, Delhi Courts will have the exclusive jurisdiction in respect of any matter or issues arising hereunder.

(Signature of Surety)

SCHEDULE

Loan amount Rs _____ (Rupees _____)

Loan Tenure _____ months interest Rate _____ % on monthly reducing.

EMI Rs _____ (Rupees _____)

Dated _____ on _____ at _____. Name of applicant _____

Permanent Address of Surety : _____ Present Address of Surety : _____

(Signature of Surety)

(Signature of Loanee)

DECLARATION FOR SIGNING IN VERNACULAR LANGUAGE

1. I, No _____ Rank _____ Name _____,
Unit _____ Regt _____ adult and inhabitant resident at _____,
do hereby state and declare on solemn affirmation as under:-

2. I have readout and explained the contents of the loan documents and all other documents incidental to the availing of the loan from AGIF. I have understood the same and do hereby agree to abide by all the terms and conditions of the loan and the clause of the same.

3. I, declare that whatever I have stated herein above true and correct to the best of my knowledge and belief.

4. Solemnly affirmed at _____ this _____ day of _____ signed.

(Signature of the Surety)

TYPICAL BUILDING ESTIMATE

<u>Ser No</u>	<u>Sub head</u>	<u>Amount</u>	
		<u>Rs</u>	<u>Ps</u>
1.	Earth Work		
2.	Cement concrete		
3.	RCC Work		
4.	Brick work		
5.	Wood work		
6.	Steel work		
7.	Flooring		
8.	Roofing Finish		
9.	Finishing		
10.	Add 3% for sanitary installations, water supply and drainage.		
11.	Add 3% for electric installation		
12.	Add 3% contingencies		
13.	Misc		
Grand Total			

(Signature of a Registered
Architect with stamp & date)

Affix Special Adhesive Stamp. In case of non- availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 100/- can be purchased from stamp Vendor in the name of Loanee. Text may be typed on Non-Judicial stamp Paper or left blank duly crossed and signed on its right bottom by Loanee including Non-Judicial stamp Paper. Agreement pages are detachable

FORM OF AGREEMENT TO BE EXECUTED BY THE BORROWER AT THE TIME OF DRAWING LOAN FOR CONSTRUCTING A HOUSE/ PURCHASE OF READY BUILT HOUSE/ FLAT / WHERE THE TITLE IS ABSOLUTE

1. An agreement made this _____ day of _____ Two thousand and _____ AGIF between No _____ Rank _____ Name _____ Son of _____ at present serving as _____ (hereinafter called 'the Borrower' which expression shall unless excluded by or repugnant to the subject or context include his heirs, executors, administrators and legal representatives) of the one part and the Army Group Insurance Fund (hereinafter called the AGIF which expression shall unless excluded by or repugnant to the subject or context include his successors in office and assignees) of the other part. Whereas the borrower desired to construct a house/ purchase a ready built house at _____ described in the schedule hereto annexed and whereas the borrower has under the provision of the Rules framed by the AGIF to regulate the grant of loan to members for building etc, of house (hereinafter referred to as the "said rules", which expression shall where the context so admit, include any amendments thereof or addition for the time being in force) applied to the AGIF for a loan of Rs _____/-for construction of house/ purchase a ready building house as aforesaid and the AGIF has sanctioned an advance of Rs _____/- to the Borrower vide AGIF letter No A/56271/101/AG/Ins/HBA dated _____ a copy of which is annexed to these presents for the purpose aforesaid on the terms and conditions set forth therein. Now it is hereby agreed by and between the parties here to as follows:-

(a) In consideration of the sum of Rupees _____/- (insert amount of the first instalment) to be paid by the AGIF after the execution of this agreement and the sum of Rupees _____ (insert balance amount) to be paid by the AGIF to the borrower as provided in the said rules, the Borrower hereby agrees with AGIF.

(i) To repay to the AGIF the said amount of Rupees _____ (insert full amount sanctioned) with interest calculated in accordance with the said rules for the time being in force by AGIF in _____ (number to be filled in) monthly instalments of Rupees _____ from his pay commencing from the month of _____ Two thousand and _____ (or from the month following completion the house, whichever earlier) and the Borrower hereby authorises the CDA(O)/PAO(OR) to make such deduction from his monthly pay leave salary and subsistence allowance bill.

(ii) Within three months from the date of the receipt of the aforesaid advance of Rs _____/(Rupees _____ to expend the aforesaid amount in the purchase of said ready-built house and deposit the documents of purchase and ownership in original to the AGIF failing which the borrower shall refund forthwith to the AGIF the entire amount of loan received by him together with interest thereon unless an extension of time is granted by the AGIF.

(iii) To complete construction of the said house within eighteen months of drawl of the first instalment of the advance, strictly in accordance with the plan and specifications approved by the Government and on the basis of which the amount of loan is to be computed and sanctioned finally or within such extended period as may be laid down by the AGIF.

(b) To deposit the documents for possession of said house/ land along with the house to be built thereon the AGIF as security for the amount loaned to the Borrower under these presents as also for the interest payable for the said amount in the provided by the said rules.

Signature of Loanee

(c) If the house is not purchased and mortgaged (equitable mortgage) within three months of the drawl of the advance or within further time as the AGIF may allow in this behalf. If the follower fails to complete the construction of the said house as herein before agreed, or if the borrower becomes invalidment or quits the service of the Government or dies, the entire amount of advance together with interest accruing thereon shall immediately become due and payable to the AGIF.

(d) The AGIF shall be entitled to recover the balance of the said loan with interest remaining unpaid at the time of his retirement or death preceding retirement from the whole or any specified part of the amounts that may become payable from AGIF/ Gratuity/ DCRG, encashment of leave, IRLA balance etc, payable by CDA concerned.

(Strike off whichever is not applicable.)

Signed by the said Borrower_____

In witness where of the borrower has here into set his hand _____for and on behalf of
the AGIF has here into set his hand

In the presence of

Signature of Borrower_____

Signature _____

Signature _____

Army No_____

Army No_____

Rank_____

Rank_____

First Witness (Name) _____

2nd Witness (Name) _____

Address _____

Address _____

Occupation_____

Occupation_____

For Use at AGIF

Signature _____

Signature _____

First Witness (Name) _____

2nd Witness (Name) _____

Address _____

Address _____

Occupation _____

Occupation _____

Affix Special Adhesive Stamp. In case of non- availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 100/- can be purchased from Stamp Vendor in the name of Loanee. Text may be typed on Non-Judicial Stamp Paper or left blank duly crossed and signed on its right bottom by Loanee. Agreement pages are detachable. (Three copies of agreement are required to be submitted duly signed by borrower for AWHO/AFNHB only on each pages including non-judicial stamp paper)

FORM OF TRIPARTITE AGREEMENT TO BE EXECUTED AT THE TIME OF DRAWING THE LOAN BY THE BORROWER FROM AGIF FOR PURCHASE OF HOUSE UNDER THE SCHEME FROM THE BUILDER/ SOCIETY/ HOUSING BOARDS/ AWHO/ AFNHB ON INSTALMENT/ OUTRIGHT PURCHASE BASIS

This agreement made this _____ day of _____ Two thousand and _____ between AGIF and No _____ Rank _____ Name _____ S/O _____ resident of _____ at present

serving as _____ hereinafter called the 'Borrower' (Which expressing shall unless excluded by or repugnant to the context be deemed to include his/ her heirs, executors, administrators and legal representatives) of the first part and AWHO/DDA/ a society/body corporate constituted under section _____ hereinafter called the Board (which expression shall unless excluded by or repugnant to the context be deemed to include his/ her heirs, executors, administrators and legal representatives) of the second part AND the Army Group Insurance Fund hereinafter called the AGIF (which expressing unless repugnant to the context shall include its successors and assignees) of the third part. Whereas the borrower desires to purchase a ready built flat/ house at from the Board under its Self _____ (Name/ Place of Dwelling unit)

Financing Scheme (hereinafter referred to as the said scheme) which envisages allotment of ready built house/flat after a period of _____ years and payment of the cost of construction in instalments as mentioned in the brochure of the scheme.

And WHEREAS the Borrower has under the provisions of the Rules framed by AGIF to regulate the grant of loan to the members of AGIF for building houses etc, (hereinafter referred to as the said rules including any modification thereof) applied to the AGIF for a loan of Rs _____ /- to purchase a house/ flat under the above mentioned scheme and the AGIF has sanctioned a loan of Rs _____ /- to the borrower vide Army HQ letter No **A/56271/101/AG/Ins/HBA** dated _____ a copy of which is annexed to these presents for the purpose of aforesaid on the terms and conditions set forth therein.

Inconsideration of the sum of **Rs.** _____ /- (Rupees _____ **only**) already deposited by the borrower as initial amount of registration deposit with the board under the scheme for the purchase of a ready built house/flat and the sum of Rs. _____ /- (**Rupees** _____ **only**) (insert the amount of the loan sanctioned) to be paid by the AGIF directly to the board on behalf of the borrower, it is hereby agreed to by and between the parties hereto follows :-

- 1 On the receipt of an assurance from the Board that the house will be allotted to the applicant, the amount of house building loan permissible will be sanctioned to the borrower but the actual payment will be made to the Board as and when demanded by them as per demand letter.
- 2 The Board will maintain a separate account for the Borrower and adjust the payment of advance received by it from AGIF against the cost of construction of a particular category of house/flat applied for by him.
- 3 The Board undertakes to hand over the documents when executed of the title in respect of the flat to AGIF directly.

(Signature of Agency)
(With office seal)

(Signature of Loanee)

4 The cost of house/flat, if in excess of the amount of the housing loan sanctioned, will be borne and paid by the borrower.

5 The borrower is to repay the AGIF the said amount of Rs _____/- (loan amount) in _____ (number of instalment equated monthly instalment of Rs. _____ from his pay commencing from the month of _____. The borrower hereby authorises the AGIF to make such deductions from his monthly pay.

6 If the borrower wants to withdraw from the Scheme or fails to pay the balance amount representing the difference between the loan sanctioned by the AGIF and the actual cost of the house/ flat or quits the service of the Government or dies, the amount of the House Building Advance will be refunded by the Board forthwith to the AGIF. The amount of initial deposit paid by the borrower to the Board will be refunded to the borrower or his legal heirs, as the case may be, by the Board after deducting such amount as may be payable by him as communicated in the brochure.

7 Provided, however, in the event the borrower quits the service of the Government or dies, the Board may in its absolute discretion, allow the borrower or his legal heir, if they choose so, as the case may be, to deposit the amount refunded to the AGIF as mentioned hereinafter on an undertaking by the borrower or his legal heirs, as the case may be to pay such further sum or sums as may have been payable by him under these presents to the Board.

8 Provided, further that in the event the borrower quits the service of the Govt or dies, as the case may be, the terms of this agreement as applicable to the Board and the borrower shall be deemed to continue and shall always be deemed to have been continued irrespective of the fact that in relation to the AGIF this agreement has come to an end.

9 The Board has noted the lien of AGIF on the property. The Board undertakes that as soon as the registration formalities are completed they will send the Registry Documents directly to AGIF through Registered Post.

10 In witness where of the borrower has here into set his hand and Shri _____ of the Board has hereunto set his hand and Brig/ Col _____ for and on behalf of the AGIF has here unto set his hand.

(Signature of the Loanee)

Witnesses of Board and AGIF

1. Signature of Competent Auths of Agency

with official Seal _____

Full Name and address _____

2. Signature of Representative

of AGIF _____

Full Name and address _____

HBA/AGIF/16**DRAFT OF LETTER TO BE OBTAINED FROM THE BUILDER ON ITS LETTERHEAD**

(Kindly get the following typed on the letterhead of the Builder. All blanks in the letter should be filled by the Builder)

Place: _____

Date _____

To,
Army Group Insurance Fund
AGI Bhawan
Rao Tula Ram Marg
Post Bag No. 14, PO - Vasant Vihar
New Delhi-110 057

Ref: **FLAT/PLOT NO** _____
ALLOTTED TO _____

Sir,

1. This is to confirm that the above Builder is registered under No _____ dated _____. The Sale Deed/Lease Deed in respect of the land bearing No. _____ has been executed in favour of the Builder under Registration No. _____ dated _____ and as such the Builder has allotted/ transferred/ agreed to transfer the above flat/plot to _____. We undertake to submit the deed documents to AGIF, if not already done, once it is registered in favour of this allottee and received from the concerned authorities.
2. We hereby assure you that the said flat/ plot/ the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.
3. We further confirm that we have clear, legal and marketable title to the said property and every part thereof and that all taxes and dues in respect thereof have been paid upto date. We have no objection to your giving a loan to the said allottee/ transferee/ proposed transferee and his/ her/ their mortgaging the said flat/plot to AGIF by way of security for the loan.
4. We certify that the said _____ is a bonafide allottee.
5. We also inform you that the Builder Buyer Agreement has been issued to the said allottee.
6. We confirm to you that we undertake to comply with the provisions of the Apartments Ownership Act and the Rules therein.
7. We have noted AGIFs lien/ charge in our records on the property / flat allotted to _____
8. We undertake that as and when the document/ deed will be executed and registered in favour of, we will send the same to AGIF directly through registered post.
9. We undertake to provide coloured photo of the project progress duly attested by Registered Architect on its back as per HBA/AGIF/10 before release of next instalment.
10. No NOC will be required from AGIF for submitting the document/ deed.

Yours faithfully,

Authorised Signatory (Seal
of the Society/Builder to be
affixed here)

From
The Chairman State Housing Board

To
The Chairman Managing Committee
Army Group Insurance Fund AG I Bhawan,
Rao Tula Ram Marg New Delhi-110 057

Dear Sir,

MORTGAGE OF PROPERTIES PURCHASED FROM THE STATE HOUSING BOARD

1. We agree to undertake that if the property/ flat/ house No _____ purchased by Shri _____ from the State Housing Board and now proposed to be mortgaged to the AGIF for raising a loan for purchase of ready-built house/ flat etc is to be brought to sale by the AGIF for any reason within five/ ten years from the date of allotment, we shall, if we exercise our right or option to repurchase the property in terms of the sale/lease-cum-sale agreements executed by the purchaser, pay the outstanding amount that may be due to the AGIF towards the Mortgage loan and any further sums that may be due as per the terms of Mortgage Deed that will be executed by the applicant in favour of the AGIF or in the alternative permit the AGIF to deal with the property as may become necessary including bringing to sale as if there is no stipulation in the relevant clauses of the said agreement, that it will be offered to the State-Housing Board in the first instance if it is brought for sale within five/ ten years from the date of allotment.
2. This is to certify that _____ allottee of plot/ flat/ house No _____ has paid the full tentative cost of the above property Rs _____ Rupees _____) as intimated in this office allotment order _____ dated _____ (Addressed to the allottee) and the possession of the plot/ flat/ house was handed over to him on _____ .
3. The State Housing Board will definitely transfer the title of plot/ house/ flat No _____ to the allottee on completion of 5 years/ 10 years from the date of allotment and on payment of the difference in cost if any, due to the fixation of the final price of the same, if later. The State Housing Board will have no objection for mortgaging the said property to the AGIF for the purpose of raising a loan to meet the cost of construction of building on the plot/ purchase of the said ready-built house/ flat.
4. We have noted AGIFs lien charge/ on the property. We undertake that as soon as the registration formalities are completed, we will send the registry documents to AGIF directly through registered post.

Seal of State Housing Board

Signature of Chairman/ Authorised Signatory

Affixed Special Adhesive stamp. In case of non availability of adhesive stamp, first page of the agreement on Non Judicial Stamp Paper of Rs 100/- can be purchased from Stamp Vendor in name of loanee. Text may be typed on Non-Judicial Stamp Paper or left blank duly crossed and signed on its right bottom by the loanee and Vendor/Seller including Non Judicial Stamp paper. Agreement pages are detachable.

AGREEMENT OF SALE

An agreement has been executed on this day of _____ at _____
 between _____ Address _____
 as the vendor of the one party and _____ Address _____
 _____ as vendee of the second party.

Whereas the said parties mutually agree as follows:

1. The said Vendor is the absolute owner of the house/ flat No _____
 Measuring _____ situated at _____
 by virtue of Registered Sale deed.
2. The said house/ flat is free from all kind of encumbrance, charges, mortgage etc.
3. The vendor has agreed to sell and vendee has agreed to purchase the said house/flat No _____
 in consideration of an amount of Rs. _____ .
4. The said house/flat is fixed on lump sum basis and not on the area of the house/flat and hence the purchaser has absolutely no grievance regarding the nature and quality of the construction and the area of house/ flat mentioned in the agreement.
5. The consideration amount of the said house/ flat payable by the vendee to the vendor as agreed between the said parties is as under:

(a) Advance for Booking of the house/ flat -	Rs _____
(b) At the time of execution registration of the sale deed	Rs _____
Total	Rs _____

The expenses of purchase of stamps duty and registration charges etc shall be borne by the vendee.

6. All the liabilities of the vendor under this agreement come to an end immediately after handing over possession of the said house/ flat by him to the purchaser.
7. Nothing content in this agreement shall be construed as a grant, demise or assignment in law of the said flat on the same land or any part thereof. The purchaser shall have no claim save except in respect of house/ flat hereby agreed to be transferred to him.
8. The terms and conditions mentioned above have been agreed to by both the parties and are effective from the date of executor of this agreement.

In witness hereof all the parties have signed this agreement on the date referred to above

VENDOR

PURCHASER

WITNESSESS

1. _____

2. _____

SUBJECT MATTER OF TRANSFER BY THE VENDOR TO THE PURCHASER

1. Description of the property to be transferred to the purchaser under the sale deed shall be as under:

(a) Common indivisible floating right in :

The piece and parcel of immovable property at Plot No _____ measuring _____
(out of which _____ is reserved for multistoried
apartment) situated at _____ within the limits of municipal corporation
area permitted for non agriculture use having boundaries as under:

North _____ East _____ West _____ South _____

(b) Having common stair- case, common water facility, common electric connection, domestic and single
loan phase power connection.

2. Description of the flat:

The flat No _____ Built up area:

North _____ East _____

West _____ South _____

VENDOR SIGNATURE

PURCHASER SIGNATURE

NO DUES CERTIFICATE

1. Certified that House No _____ located at
Khasra No _____ in Village/ Town _____
positioned by Ex House Owner Shri _____ Son of Shri
_____ is free from all dues like Water Charges/ Electricity Charges/ House tax
etc on the day _____ of _____ while selling to Shri
_____ Son of Shri _____.
2. It is also certified that the house has been constructed as per approved Building Plan and not older than 10 years.

Signature of Competent Authority with Office Seal
and date

VERIFICATION CERTIFICATE OF SALE DEED/ CONVEYANCE DEED OF SELLER

1. Certified that the original Sale deed/ Conveyance deed of House No_____located at Khasra No _____ at village/Town _____ PO _____ Teh _____ Distt _____ State _____ in respect of House Owner Shri/ Smt Son/ Daughter of Shri _____ has been verified by me on _____(date) and found correct in all respects.
2. The certified true copy of the same duly signed by me has been enclosed alongwith the application and all its connected documents.

(Signature of Loanee)

CHANGE LAND USE CERTIFICATE/PERMISSION FOR CONSTRUCTION OF HOUSE

This is to certify that Plot No_____ on Khasra
No _____ at village/Town_____ registered in the name of Shri_

S/o Shri_____
Distt_____has been changed from Agriculture Land to Residential purpose.
Revenue Authorities has no objection to construct a house on the land registered in the name of above named
individual in revenue record.

Date :

Signature of Tehsildar/ SDM with Office Seal

**UNDERTAKING BY APPLICANT WHILE TRANSFERRING
LOAN FROM OTHER BANK TO AGIF**

1. I, No _____, Rank _____ Name _____
of (Units) _____, am desirous of transferring my existing loan of Rs _____ from
Bank _____.

Bank address _____

Bank Code _____

IFS Code _____

MICR Code _____

2. I undertake the following:-

(a) To pay any amount payable to the Bank, in addition to the amount sanctioned and paid by AGIF, to enable release of original docu (as listed in Bank NOC), by the Bank and for clearance of all dues and release of charge on the property.

(b) To take all measures, as required, and accept responsibility for collection of documents from _____ (bank) and deposit the saem with AGIF before commencement of recovery of EMI.

(c) To secure and forward to AGIF, "**Final NOC**" from the Bank in original, at the earliest to enable commencement of recovery of EMI towards loan ex AGIF.

(d) To pay interest to AGIF on the loan amount paid to the _____ (Bank) till commencement of EMI, on submission of all docu to that end.

3. I accept responsibility to facilitate actions from the Bank as required towards early transfer of loan to AGIF. I will bear any losses and accept any liabilities that arise out of my delay from the Bank or my side. AGIF shall not be responsible for the same.

(Signature of the Loanee)

No :

Rank :

Name :

Unit :

COUNTERSIGNED

<u>EMI CHART : HBA RATE OF INTEREST 8.15% ON MONTHLY REST, MAX LOAN 15 LACS, FOR 5 YRS (JCOs/OR REPAIR)</u>					
Amount in Lac	<u>PERIOD</u>				
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
1	8706	4530	3141	2449	2035
2	17412	9060	6282	4897	4070
3	26118	13589	9422	7346	6105
4	34824	18119	12563	9794	8140
5	43529	22648	15703	12242	10175
6	52235	27178	18844	14691	12209
7	60941	31708	21984	17139	14244
8	69647	36237	25125	19587	16279
9	78353	40767	28266	22036	18314
10	87058	45296	31406	24484	20349
11	95764	49826	34547	26932	22384
12	104470	54355	37687	29381	24418
13	113176	58885	40828	31829	26453
14	121881	63415	43968	34277	28488
15	130587	67944	47109	36726	30523

<u>EMI CHART : HBA RATE OF INTEREST 8.40% ON MONTHLY REST, MAX LOAN 15 LACS, FOR 5 YRS (OFFRs REPAIR)</u>					
Amount in lac	<u>PERIOD</u>				
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
1	8718	4541	3153	2461	2047
2	17435	9082	6305	4921	4094
3	26153	13623	9457	7381	6141
4	34870	18164	12609	9841	8188
5	43587	22705	15761	12301	10235
6	52305	27246	18913	14761	12282
7	61022	31787	22065	17221	14328
8	69739	36328	25217	19681	16375
9	78457	40869	28370	22142	18422
10	87174	45410	31522	24602	20469
11	95891	49951	34674	27062	22516
12	104609	54492	37826	29522	24563
13	113326	59033	40978	31982	26609
14	122043	63574	44130	34442	28656
15	130761	68115	47282	36902	30703

EMI CHART : HBA
RATE OF INTEREST 8.15% ON MONTHLY REST, MAX LOAN 80 LACS FOR 20 YRS

Amount in Lac	PERIOD																			
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs	6 Yrs	7 Yrs	8 Yrs	9 Yrs	10 Yrs	11 Yrs	12 Yrs	13 Yrs	14 Yrs	15 Yrs	16 Yrs	17 Yrs	18 Yrs	19 Yrs	20 Yrs
1	8706	4530	3141	2449	2035	1761	1567	1422	1310	1222	1150	1091	1042	1000	965	934	908	885	864	846
2	17412	9060	6282	4897	4070	3522	3133	2843	2620	2443	2300	2182	2083	2000	1929	1868	1815	1769	1728	1692
3	26118	13589	9422	7346	6105	5282	4699	4264	3929	3664	3449	3273	3125	3000	2893	2802	2722	2653	2592	2538
4	34824	18119	12563	9794	8140	7043	6265	5686	5239	4885	4599	4363	4166	4000	3858	3735	3629	3537	3455	3384
5	43529	22648	15703	12242	10175	8804	7831	7107	6549	6107	5749	5454	5208	5000	4822	4669	4537	4421	4319	4229
6	52235	27178	18844	14691	12209	10564	9397	8528	7858	7328	6898	6545	6249	6000	5786	5603	5444	5305	5183	5075
7	60941	31708	21984	17139	14244	12325	10963	9950	9168	8549	8048	7635	7291	6999	6751	6537	6351	6189	6047	5921
8	69647	36237	25125	19587	16279	14086	12529	11371	10478	9770	9198	8726	8332	7999	7715	7470	7258	7073	6910	6767
9	78353	40767	28266	22036	18314	15846	14095	12792	11787	10991	10347	9817	9374	8999	8679	8404	8165	7957	7774	7613
10	87058	45296	31406	24484	20349	17607	15662	14214	13097	12213	11497	10907	10415	9999	9644	9338	9073	8841	8638	8458
11	95764	49826	34547	26932	22384	19368	17228	15635	14407	13434	12647	11998	11457	10999	10608	10272	9980	9725	9502	9304
12	104470	54355	37687	29381	24418	21128	18794	17056	15716	14655	13796	13089	12498	11999	11572	11205	10887	10609	10365	10150
13	113176	58885	40828	31829	26453	22889	20360	18477	17026	15876	14946	14180	13540	12999	12537	12139	11794	11493	11229	10996
14	121881	63415	43968	34277	28488	24650	21926	19899	18336	17098	16095	15270	14581	13998	13501	13073	12702	12377	12093	11842
15	130587	67944	47109	36726	30523	26410	23492	21320	19645	18319	17245	16361	15622	14998	14465	14007	13609	13261	12956	12687
16	139293	72474	50249	39174	32558	28171	25058	22741	20955	19540	18395	17452	16664	15998	15430	14940	14516	14145	13820	13533
17	147999	77003	53390	41622	34593	29932	26624	24163	22265	20761	19544	18542	17705	16998	16394	15874	15423	15029	14684	14379
18	156705	81533	56531	44071	36627	31692	28190	25584	23574	21982	20694	19633	18747	17998	17358	16808	16330	15914	15548	15225
19	165410	86062	59671	46519	38662	33453	29756	27005	24884	23204	21844	20724	19788	18998	18323	17742	17238	16798	16411	16071
20	174116	90592	62812	48967	40697	35214	31323	28427	26194	24425	22993	21814	20830	19998	19287	18675	18145	17682	17275	16916
21	182822	95122	65952	51416	42732	36974	32889	29848	27503	25646	24143	22905	21871	20997	20251	19609	19052	18566	18139	17762
22	191528	99651	69093	53864	44767	38735	34455	31269	28813	26867	25293	23996	22913	21997	21216	20543	19959	19450	19003	18608
23	200233	104181	72233	56312	46801	40496	36021	32690	30123	28088	26442	25086	23954	22997	22180	21477	20866	20334	19866	19454
24	208939	108710	75374	58761	48836	42256	37587	34112	31432	29310	27592	26177	24996	23997	23144	22410	21774	21218	20730	20300
25	217645	113240	78515	61209	50871	44017	39153	35533	32742	30531	28741	27268	26037	24997	24109	23344	22681	22102	21594	21145
26	226351	117769	81655	63657	52906	45778	40719	36954	34052	31752	29891	28359	27079	25997	25073	24278	23588	22986	22457	21991
27	235057	122299	84796	66106	54941	47538	42285	38376	35361	32973	31041	29449	28120	26997	26037	25212	24495	23870	23321	22837
28	243762	126829	87936	68554	56976	49299	43851	39797	36671	34195	32190	30540	29161	27996	27002	26145	25403	24754	24185	23683
29	252468	131358	91077	71002	59010	51060	45418	41218	37981	35416	33340	31631	30203	28996	27966	27079	26310	25638	25049	24529
30	261174	135888	94217	73451	61045	52820	46984	42640	39290	36637	34490	32721	31244	29996	28930	28013	27217	26522	25912	25374
31	269880	140417	97358	75899	63080	54581	48550	44061	40600	37858	35639	33812	32286	30996	29895	28947	28124	27406	26776	26220
32	278585	144947	100498	78347	65115	56342	50116	45482	41910	39079	36789	34903	33327	31996	30859	29880	29031	28290	27640	27066
33	287291	149476	103639	80796	67150	58102	51682	46904	43219	40301	37939	35993	34369	32996	31823	30814	29939	29174	28504	27912
34	295997	154006	106780	83244	69185	59863	53248	48325	44529	41522	39088	37084	35410	33996	32788	31748	30846	30058	29367	28758
35	304703	158536	109920	85692	71219	61624	54814	49746	45839	42743	40238	38175	36452	34995	33752	32682	31753	30943	30231	29603
36	313409	163065	113061	88141	73254	63384	56380	51167	47148	43964	41387	39265	37493	35995	34716	33615	32660	31827	31095	30449
37	322114	167595	116201	90589	75289	65145	57946	52589	48458	45186	42537	40356	38535	36995	35681	34549	33568	32711	31959	31295
38	330820	172124	119342	93037	77324	66905	59512	54010	49768	46407	43687	41447	39576	37995	36645	35483	34475	33595	32822	32141
39	339526	176654	122482	95486	79359	68666	61079	55431	51077	47628	44836	42538	40618	38995	37609	36417	35382	34479	33686	32987
40	348232	181183	125623	97934	81394	70427	62645	56853	52387	48849	45986	43628	41659	39995	38574	37350	36289	35363	34550	33832
41	356937	185713	128763	100382	83428	72187	64211	58274	53697	50070	47136	44719	42701	40995	39538	38284	37196	36247	35413	34678
42	365643	190243	131904	102831	85463	73948	65777	59695	55006	51292	48285	45810	43742	41994	40502	39218	38104	37131	36277	35524
43	374349	194772	135045	105279	87498	75709	67343	61117	56316	52513	49435	46900	44783	42994	41467	40152	39011	38015	37141	36370
44	383055	199302	138185	107727	89533	77469	68909	62538	57626	53734	50585	47991	45825	43994	42431	41085	39918	38899	38005	37216
45	391761	203831	141326	110176	91568	79230	70475	63959	58935	54955	51734	49082	46866	44994	43395	42019	40825	39783	38868	38061
46	400466	208361	144466	112624	93602	80991	72041	65380	60245	56176	52884	50172	47908	45994	44360	42953	41732	40667	39732	38907
47	409172	212890	147607	115072	95637	82751	73607	66802	61555	57398	54033	51263	48949	46994	45324	43887	42640	41551	40596	39753
48	417878	217420	150747	117521	97672	84512	75174	68223	62864	58619	55183	52354	49991	47993	46288	44820	43547	42435	41460	40599
49	426584	221950	153888	119969	99707	86273	76740	69644	64174	59840	56333	53445	51032	48993	47253	45754	44454	43319	42323	41445
50	435289	226479	157029	122417	101742	88033	78306	71066	65483	61061	57482	54535	52074	49993	48217	46688	45361	44203	43187	42290
51	443995	231009	160169	124866	103777	89794	79872	72487	66793	62283	58632	55626	53115	50993	49181	47622	46269	45087	44051	43136
52	452701	235538	163310	127314	105811	91555	81438	73908	68103	63504	59782	56717	54157	51993	50146	48555	47176	45972	44914	43982
53	461407	240068	166450	129762	107846	93315	83004	75330	69412	64725	60931	57807	55198	52993	51110	49489	48083	46856	45778	44828
54	470113	244597	169591	132211	109881	95076	84570	76751	70722	65946	62081	58898	56240	53993	52074	50423	48990	47740	46642	45674
55	478818	249127	172731	134659	111916	96837	86136	78172	72032	67167	63231	59989	57281	54992	53039	51357	49897	48624	47506	46519
56	487524	253657	175872	137108	113951	98597	87702	79594	73341	68389	64380	61079	58322	55992	54003	52290	50805	49508	48369	47365
57	496230	258186	179012	1395																

Amount in Lac	PERIOD																			
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs	6 Yrs	7 Yrs	8 Yrs	9 Yrs	10 Yrs	11 Yrs	12 Yrs	13 Yrs	14 Yrs	15 Yrs	16 Yrs	17 Yrs	18 Yrs	19 Yrs	20 Yrs
61	531053	276304	191575	149349	124125	107401	95533	86700	79890	74495	70128	66533	63530	60992	58825	56959	55341	53928	52688	51594
62	539759	280834	194715	151798	126160	109161	97099	88121	81199	75716	71278	67624	64571	61991	59789	57893	56248	54812	53552	52440
63	548465	285364	197856	154246	128195	110922	98665	89543	82509	76937	72428	68714	65613	62991	60753	58827	57155	55696	54416	53286
64	557170	289893	200996	156694	130229	112683	100231	90964	83819	78158	73577	69805	66654	63991	61718	59760	58062	56580	55279	54132
65	565876	294423	204137	159143	132264	114443	101797	92385	85128	79380	74727	70896	67696	64991	62682	60694	58970	57464	56143	54977
66	574582	298952	207278	161591	134299	116204	103363	93807	86438	80601	75877	71986	68737	65991	63646	61628	59877	58348	57007	55823
67	583288	303482	210418	164039	136334	117965	104930	95228	87748	81822	77026	73077	69779	66991	64611	62561	60784	59232	57870	56669
68	591994	308011	213559	166488	138369	119725	106496	96649	89057	83043	78176	74168	70820	67991	65575	63495	61691	60116	58734	57515
69	600699	312541	216699	168936	140403	121486	108062	98070	90367	84264	79325	75258	71861	68990	66539	64429	62598	61001	59598	58361
70	609405	317071	219840	171384	142438	123247	109628	99492	91677	85486	80475	76349	72903	69990	67504	65363	63506	61885	60462	59206
71	618111	321600	222980	173833	144473	125007	111194	100913	92986	86707	81625	77440	73944	70990	68468	66296	64413	62769	61325	60052
72	626817	326130	226121	176281	146508	126768	112760	102334	94296	87928	82774	78530	74986	71990	69432	67230	65320	63653	62189	60898
73	635522	330659	229261	178729	148543	128528	114326	103756	95606	89149	83924	79621	76027	72990	70397	68164	66227	64537	63053	61744
74	644228	335189	232402	181178	150578	130289	115892	105177	96915	90371	85074	80712	77069	73990	71361	69098	67135	65421	63917	62590
75	652934	339719	235543	183626	152612	132050	117458	106598	98225	91592	86223	81803	78110	74990	72325	70031	68042	66305	64780	63435
76	661640	344248	238683	186074	154647	133810	119024	108020	99535	92813	87373	82893	79152	75989	73290	70965	68949	67189	65644	64281
77	670346	348778	241824	188523	156682	135571	120591	109441	100844	94034	88523	83984	80193	76989	74254	71899	69856	68073	66508	65127
78	679051	353307	244964	190971	158717	137332	122157	110862	102154	95255	89672	85075	81235	77989	75218	72833	70763	68957	67371	65973
79	687757	357837	248105	193419	160752	139092	123723	112283	103464	96477	90822	86165	82276	78989	76183	73766	71671	69841	68235	66819
80	696463	362366	251245	195868	162787	140853	125289	113705	104773	97698	91971	87256	83318	79989	77147	74700	72578	70725	69099	67664

EMI CHART : HBA
RATE OF INTEREST 7.15% ON MONTHLY REST. MAX LOAN 35 LACS FOR 20 YRS

Amount in Lac	PERIOD																			
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs	6 Yrs	7 Yrs	8 Yrs	9 Yrs	10 Yrs	11 Yrs	12 Yrs	13 Yrs	14 Yrs	15 Yrs	16 Yrs	17 Yrs	18 Yrs	19 Yrs	20 Yrs
1	8660	4485	3095	2402	1988	1713	1517	1371	1259	1169	1097	1037	987	944	908	876	849	825	804	785
2	17320	8969	6190	4804	3975	3425	3034	2742	2517	2338	2193	2073	1973	1888	1815	1752	1697	1649	1607	1569
3	25979	13453	9284	7205	5962	5137	4550	4113	3775	3507	3289	3110	2959	2832	2722	2628	2545	2473	2410	2353
4	34639	17937	12379	9607	7949	6849	6067	5484	5033	4676	4386	4146	3945	3775	3629	3503	3394	3298	3213	3138
5	43298	22421	15473	12008	9937	8561	7584	6855	6292	5845	5482	5182	4932	4719	4537	4379	4242	4122	4016	3922
6	51958	26905	18568	14410	11924	10273	9100	8226	7550	7013	6578	6219	5918	5663	5444	5255	5090	4946	4819	4706
7	60618	31389	21663	16812	13911	11985	10617	9596	8808	8182	7675	7255	6904	6606	6351	6131	5939	5771	5622	5491
8	69277	35873	24757	19213	15898	13697	12133	10967	10066	9351	8771	8292	7890	7550	7258	7006	6787	6595	6425	6275
9	77937	40357	27852	21615	17885	15410	13650	12338	11325	10520	9867	9328	8876	8494	8166	7882	7635	7419	7228	7059
10	86596	44841	30946	24016	19873	17122	15167	13709	12583	11689	10963	10364	9863	9437	9073	8758	8484	8243	8032	7844
11	95256	49325	34041	26418	21860	18834	16683	15080	13841	12858	12060	11401	10849	10381	9980	9634	9332	9068	8835	8628
12	103916	53809	37135	28820	23847	20546	18200	16451	15099	14026	13156	12437	11835	11325	10887	10509	10180	9892	9638	9412
13	112575	58293	40230	31221	25834	22258	19716	17822	16358	15195	14252	13474	12821	12268	11795	11385	11029	10716	10441	10197
14	121235	62777	43325	33623	27821	23970	21233	19192	17616	16364	15349	14510	13808	13212	12702	12261	11877	11541	11244	10981
15	129894	67261	46419	36024	29809	25682	22750	20563	18874	17533	16445	15546	14794	14156	13609	13137	12725	12365	12047	11765
16	138554	71745	49514	38426	31796	27394	24266	21934	20132	18702	17541	16583	15780	15099	14516	14012	13574	13189	12850	12550
17	147214	76230	52608	40828	33783	29106	25783	23305	21391	19871	18637	17619	16766	16043	15423	14888	14422	14013	13653	13334
18	155873	80714	55703	43229	35770	30819	27300	24676	22649	21039	19734	18656	17752	16987	16331	15764	15270	14838	14456	14118
19	164533	85198	58797	45631	37757	32531	28816	26047	23907	22208	20830	19692	18739	17930	17238	16640	16119	15662	15259	14903
20	173192	89682	61892	48032	39745	34243	30333	27417	25165	23377	21926	20728	19725	18874	18145	17515	16967	16486	16063	15687
21	181852	94166	64987	50434	41732	35955	31849	28788	26424	24546	23023	21765	20711	19818	19052	18391	17815	17311	16866	16471
22	190512	98650	68081	52835	43719	37667	33366	30159	27682	25715	24119	22801	21697	20761	19960	19267	18664	18135	17669	17256
23	199171	103134	71176	55237	45706	39379	34883	31530	28940	26884	25215	23838	22684	21705	20867	20143	19512	18959	18472	18040
24	207831	107618	74270	57639	47693	41091	36399	32901	30198	28052	26311	24874	23670	22649	21774	21018	20360	19783	19275	18824
25	216490	112102	77365	60040	49681	42803	37916	34272	31456	29221	27408	25910	24656	23592	22681	21894	21209	20608	20078	19609
26	225150	116586	80459	62442	51668	44515	39432	35643	32715	30390	28504	26947	25642	24536	23589	22770	22057	21432	20881	20393
27	233809	121070	83554	64843	53655	46228	40949	37013	33973	31559	29600	27983	26628	25480	24496	23646	22905	22256	21684	21177
28	242469	125554	86649	67245	55642	47940	42466	38384	35231	32728	30697	29020	27615	26423	25403	24521	23754	23081	22487	21962
29	251129	130038	89743	69647	57629	49652	43982	39755	36489	33897	31793	30056	28601	27367	26310	25397	24602	23905	23290	22746
30	259788	134522	92838	72048	59617	51364	45499	41126	37748	35065	32889	31092	29587	28311	27218	26273	25450	24729	24094	23530
31	268448	139006	95932	74450	61604	53076	47015	42497	39006	36234	33985	32129	30573	29255	28125	27149	26298	25553	24897	24315
32	277107	143490	99027	76851	63591	54788	48532	43868	40264	37403	35082	33165	31560	30198	29032	28024	27147	26378	25700	25099
33	285767	147975	102121	79253	65578	56500	50049	45238	41522	38572	36178	34202	32546	31142	29939	28900	27995	27202	26503	25883
34	294427	152459	105216	81655	67565	58212	51565	46609	42781	39741	37274	35238	33532	32086	30846	29776	28843	28026	27306	26668
35	303086	156943	108311	84056	69553	59924	53082	47980	44039	40910	38371	36274	34518	33029	31754	30652	29692	28851	28109	27452

