

EDC's Housing loan scheme for Government/ Corporation employees

The Salient features of the scheme are:

- Loan Assistance will be considered in addition to the individual House Building Advances sanctioned/disbursed by the parent organization.
- Repayment permitted up to the age of superannuation.
- Option to club income of spouse and children, to compute eligible loan amount.
- Maximum loan up to Rs.25.00 lakhs.
- No pre-payment penalty is recovered if the loan is pre-closed after 2 years of disbursement.

PURPOSE

- Construction of new House/Flat.
- Purchase of an existing or new House/Flat.
- Purchase of a plot of land and construction of House.
- Extension/repair/renovation/alteration of an existing House/Flat.
- Purchase of furnishings and Consumer Durables as a part of the project cost.
- Takeover of an existing loan from other Banks/Housing Finance Companies.

ELIGIBILITY

- Only permanent employees of the Government of Goa, including its Corporations, Societies and other Entities, with adequate and steady source of income, would be considered.
- Persons above the age of 55 years shall also be eligible, subject to conditions.

LOAN AMOUNT

- **APPLICANT UPTO AGE 45 YEARS:** 60 times the Net Monthly Income (NMI) or 5 _time Net Annual Income (NAI) subject to aggregate repayment obligations not exceeding 65% of NMI/NAI.
- **APPLICANT OF AGE OVER 45 YEARS:** 48 times NMI or 4 times NAI subject to aggregate repayment obligations not exceeding 65% of NMI/NAI. To enhance loan eligibility the applicant could also club the income of his/her spouse or any other income stated in the IT returns. The House Building advance availed by the applicant from his/her parent organization shall be reduced from the total eligible loan.

MARGIN

- Purchase/construction of a new House/Flat/plot of land : 15%.
- Purchase of existing House/Flat: 15%.
- Repair/Renovation of an existing House/Flat: 20%.

PROCESSING FEES

- 0.5% of the Loan amount subject to a maximum of Rs.10,000/- (excluding service tax).

SECURITY

- Mortgage of House/Flat financed.
- Additional tangible security of adequate value like NSC, LIC policies, etc., May also be insisted.
- For loans up to Rs.5.00 lakhs; one guarantor with adequate solvency.
- For all loans above Rs.5.00 lakhs; two guarantors with adequate solvency.
- The guarantor/s could be Government Employee/s, other than spouse of the applicant.
- Maximum repayment period for an applicant up to 45 years of age, is 20 years.
- Maximum repayment period for an applicant of over 45 years of age, shall be limited up to his age of Superannuation.

MORATORIUM

- Maximum moratorium period up to 18 months from the date of disbursement of first installment or 2 months after final disbursement, in respect of loans for construction of new House/Flat. The moratorium period will be included in the maximum repayment period.

DISBURSEMENT

- In lump sum, directly in favour of the builder/seller in respect of outright Purchase.
- In stages, depending upon the actual progress of work, in respect of construction of House/Flat etc., based on valuation.

INTEREST RATE

- 10-12% p.a. (Floating)
- Prepayment charges @ 1% of the loan pre-paid, if the entire loan is pre-closed within 2 years from the date of first disbursement.

DOCUMENTS

- Stipulated loan application form.
- 2 passport size photographs of the Applicant/Guarantor.
- **Proof of Identity:** PAN Card/Voter's ID/Passport/Driving License
- **Proof of Residence:** Recent Telephone Bill/Electricity Bill/Property tax receipt / Passport / Voters ID
- Sale Deed/Agreement of sale, Letter of Allotment and other title documents (as applicable and subject to satisfactory report from EDC empaneled lawyer).
- Copy of the approved plan and other title documents, approvals of other local bodies.
- Detailed cost estimate/valuation report from approved Chartered Engineers/Valuer, if required.
- Statement of Bank Account/Pass book with operation for the last 6 months.
- IT returns filed for the past 2 years
- Letter from Employer/parent organization, consenting to deduct the EMIs for remission, directly to EDC and creating a charge on the terminal benefits, as per Format of EDC.
- Collateral security may also be stipulated as per the norms of the Corporation.

