GOVERNMENT OF GOA,
DEPARTMENT OF FINANCE,
DEBT MANAGEMENT DIVISION.
SECRETARIAT, PORVORIM – GOA-403521

File No. 7/2/2021-FIN(DMU)/655 **Dated: 13/12/2021**

NOTIFICATION

Scheme for House Building Loan for employees of Government of Goa

In exercise of the powers conferred by section 6 of the Goa (Regulation of House Building Advance) Act, 2021 (Goa Act 8 of 2021), the Government of Goa hereby frames the following scheme, namely: -

1. **Short title and commencement**.- (i) This scheme may be called the House Building Loan Scheme for Employees of the Government of Goa.

   (ii) It shall come into force on the date of its publication in the official Gazette.

2. **Objective**.- Every person has a dream of having his own house. The objective of this scheme is to assist the employees to achieve this dream. The scheme aims to provide assistance to the erstwhile HBA scheme beneficiaries.

3. **Eligibility.**- (1) The following employees are eligible to apply under this Scheme, namely: -

   (i) all the erstwhile beneficiaries of the House Building Advance who had their loans operative as on 15/05/2020;

   (ii) an employee who had shifted his housing loan to other bank upon closure of earlier scheme, provided that the loan account shall now be operated in any of the Banks empanelled for the purpose of this Scheme;

   (iii) an employee who had availed top-up i.e. additional loan over and above the HBA amount sanctioned by Government are eligible only to the extent of such amount of HBA loan which is outstanding as on the date of application;

   (iv) all the 45 employees whose cases were sanctioned but were awaiting drawal of advance as on 15/05/2020;

(2) The employees who have foreclosed their earlier loan upon withdrawal of earlier scheme are not eligible for any benefits under this scheme.

(3) The eligibility criteria put forth by the bank shall be fulfilled by the employee for being eligible for housing loan under this Scheme.

4. **Procedure and Quantum of House Building Loan.-** (1) All the employees desirous of availing the benefits of this Scheme shall approach any of the empanelled banks for takeover of the existing loan for a maximum loan amount restricted to the tune of amount outstanding as on date after repayment of instalments from May 2020.

(2) For this purpose, the Head of the Department after ascertaining that the beneficiary is a erstwhile HBA beneficiary, would forward the loan application form of the employee to the Directorate of Accounts alongwith the prescribed proforma (Annexure-I).

(3) Directorate of Accounts after verifying the duration of the earlier applied loan and the current amount outstanding, for which the fresh application is being made, is lesser than amount outstanding as on 15th May 2020, forward the applications to empanelled Bank chosen by the employee for consideration of application.

(4) In case of employee who had availed additional loan over and above the HBA Loan, the share of Government's interest shall be restricted only to the extent of amount of such HBA loan outstanding as on the date of application. The liability of the additional loan shall not be borne by Government. The Directorate of Accounts shall verify the outstanding HBA loan amount before forwarding the application to Bank for sanction.

(5) The deed of mortgage or any other collateral security executed in favour of Government earlier shall be transferred in favour of the empanelled bank with an undertaking from the employee that he willingly desires to transfer the same in favour of the Bank.

(6) All the required documentation/valuation required for compliance from the Bank side would be carried out by the employee concerned and Government will not bear any costs for same.

(7) Upon processing the application by the Bank and if found eligible for sanction/takeover, the Bank will recommend the case to the concerned Head of Department. The Head of Department, based on the recommendation received from the Bank, will convey the approval to the Bank for considering the case for sanction/takeover, with a copy endorsed to Director of Accounts.

(8) The concerned Bank shall sanction/takeover the loan and forward the sanction letter to the concerned Head of Department, Director of Accounts and the concerned employee.

(9) Once sanctioned/loan is taken over, the Government's share of interest, restricted to the outstanding HBA Loan, shall commence from **the succeeding month** of sanction wherein the employee is due for repayment of the loan, provided the demand for same has been raised by the bank. Unless the demand is raised by the Bank atleast 20 days in advance, the employee shall continue to bear the full equated monthly instalment (EMI).

(10) The Government's share shall be continued till the employee attains superannuation or for a maximum duration of 20 years of the total repayment period, whichever is earlier by considering the already paid instalments by the Government. Thereafter, the Government shall stop its share of instalment.

(11) Once the loan is sanctioned/taken over, the charged interest rate would be shared between the employee and the Government only to the extent of outstanding HBA loan. The employee shall bear 2 per cent of the interest plus the principal component charged by the empanelled Bank whereas the Government shall bear the remainder of the interest, subject to the condition that Government share throughout the duration of the scheme would be restricted to a maximum of 5%.

For example: If a bank charges 6.8% interest, then 2% will have to borne by the employee whereas balance 4.8% will be borne by the Government. If say due to market conditions, the interest rates changes to 7.3%, then Government would restrict its contribution to 5% interest whereas the balance 2.3% has to be borne by the employee. The employees shall wisely chose one among the empanelled banks for sanction/takeover.

(12) Any variation in interest rate shall be communicated by the Bank to Directorate of Accounts and HODs periodically.

(13) For the purpose of the Government's share, the Government will enter into an agreement with the Bank wherein the cumulative sum of all the instalments due restricted only to the Government share for the succeeding month would be credited to the Bank, in a pool account, within a specified date provided that the bank raises the demand for same atleast 20 days in advance. The Government will not be responsible for any delay on the part of bank to adhere to said deadline.

(14) Every employee should ensure that his share of EMI reaches the Bank within the stipulated time. The Government would, in no way, be held responsible for this share.

(15) Any delay on part of the employee for contributing his share, subject to a maximum default duration of two months, the concerned employee shall be ineligible to avail any further benefits under this Scheme. The Government shall not bear any additional liability towards delayed/ deferred/overdue payment by the Government employee.

(16) If the employee ceases to be in service for any reason other than normal retirement/superannuation or if he dies before repayment of the loan in full, the entire outstanding amount will become payable forthwith by the Government employee or his successor, as the case may be.

(17) Failure to repay the housing loan for any reason whatsoever, either by the Government employee or the successor, as the case may be, will entitle the Bank to enforce the mortgage and take action to recover the outstanding housing loan. The Government shall not bear any additional liability towards delayed/ deferred/overdue payment by the Government employees.

(18) Bank shall ensure that both the employee and the Government contribute their share on time. Any delay on this part shall be intimated to both the parties within 20th of the month in which the instalment is due.

(19) For raising of demand for the Governments share, the Bank shall raise the demand for payment to Directorate of Accounts who shall release the same to the pool account within the stipulated time period.

(20) The audit of this Scheme would be carried out annually by a Chartered Accountant decided by the Government.

(21) The amount of Government Contribution would be debited from the Budget Head "2075-800-01-33" under Demand No. 08 operated by Directorate of Accounts.

(22) All the employees who have availed benefits under the "One Time House Building Advance Settlement Scheme" notified vide Notification No. 7/33/2020-Fin(DMU)/37 dated 11/01/2021, the amount to the extent of benefits availed under this scheme would be adjusted in the initial instalments itself, till which the Government will

not start contributing its share of interest and the employee has to bear the full burden of instalments. Only after exhausting this amount in initial instalments pertaining to Government's share (availed under OTS), would the Government start contributing its share in the instalments.

(23) The Government may at any time review the benefits received by the employees under OTS scheme, but however, till such date these cases are approved and settled, the repayment mechanism put forth above would continue.

(24) For this purpose of adjustment of the benefits under OTS scheme, the Directorate of Accounts shall furnish the list of OTS scheme beneficiaries alongwith the amount availed to all the HODs and empanelled banks for information. Banks shall raise the demand seeking Government share pertaining to OTS beneficiaries, only after benefits availed under OTS scheme as referred in sub-clause (20) is exhausted.

(25) Employees who had obtained HBA earlier and have dues payable to Government either due to moratorium or any other reason, these dues would be recovered in instalments by a mechanism formulated by Directorate of Accounts so as to avoid hardships to the employees. Till such mechanism is put into force, the employees are eligible to shift their outstanding loan to any of the empanelled bank.

(26) The banks empanelled for the purpose of this Scheme shall be notified separately by Government.

(27) If the duration of the loan ends before superannuation of the employee, the Bank shall submit the closure letter to the Concerned Government Employee, Head of Department and Directorate of Accounts. In case the employee superannuates/expires in between the duration of the loan, the concerned Head of Department shall intimate the same to Directorate of Accounts and the Bank concerned.

(28) The Government shall have the power to modify the contribution share, if necessary, at any point of time through notification. However, this shall be done atleast two months in advance so as to avoid inconvenience.

(5) <u>Framing of guidelines.-</u> For better implementation of this Scheme the Government may frame guidelines from time to time.

(6) **Relaxation.-** The Government may, for the reasons to be recorded in writing relax any of the provisions of this Scheme.

(7) **Interpretation.-** If any questions arises regarding interpretation of any clause, word, expression of this Scheme, the decision about the interpretation shall lie with the Government, which shall be final and binding on all concerned.

(8) **Redressal of grievances and dispute.-** The grievances if any, arising out of implementation of this Scheme shall be decided by the Government on all such matters and the decision of the Government in this regard shall be final and binding on all concerned.

By Order and in the name
Of the Governor of Goa

13/12/2021

(Pranab G. Bhat)
Under Secretary Finance (Budget-II)

To

1) Director, Government Printing Press, Panaji, with a request to publish the Notification in the Extra Ordinary Official Gazette.

Copy to:

1) The Director, Directorate of Accounts, Panaji – Goa.
2) All Head of Departments.
3) OSD to Chief Minister, Secretariat, Porvorim – Goa.
4) Guard file.
5) O/c.

Annexure-I

Proforma for House Building Loan Scheme for employees of Government of Goa

1.	Name and Designation of the employee:
2.	Department:
3.	NPS/GPF No.:
4.	Date of Superannuation:
5.	Name of the erstwhile Bank: Bank of India/HDFC.
6.	Loan Account No.:
7.	Sanction Order No. and date of sanction:
8.	Purpose of loan availed: Construction of house/purchase of ready build flat.
9.	Loan amount sanctioned:
10.	Whether on among 45 cases wherein case was sanctioned by were awaiting drawal as on 15/05/2020: Yes/No
11.	Date of amount of loan disbursed by Bank: 1st Instalment Rs.
	2nd Instalment Rs.
12.	Repayment period of Loan in years and months:
13.	Total No. of Instalments as per Sanction Order: Principal _____ Interest _____
14.	Loan amount outstanding as on date (to be obtained from Bank):
15.	No. of instalments o/s as on date (to be obtained from Bank):
16.	Whether Top up loan has been obtained from the Bank: Yes/No
17.	Whether benefit under OTS Scheme has been obtained: Yes/No
18.	Amount obtained under OTS Scheme with date of disbursement:
19.	Name of Empanelled Bank chosen by the loanee:
20.	EMI fixed per month as per empanelled Bank:
21.	Rate of Interest as per Empanelled Bank:

_____ _____

Countersigned by the Sanctioning Authority Name and Signature of employee

Encl: 1. Copy of Sanction Order of HBA
2. Loan Account statement from Bank.
3. Letter from Empanelled Bank to which loan is applied for along with repayment period and EMI fixed.

To
The Director of Accounts,
Panaji – Goa.

FOR USE IN DIRECTORATE OF ACCOUNTS

Verified and found to be correct. Shri/Smt. _____ is entitled for the benefit of Government share towards Interest on outstanding loan amount as on _____ to be recovered for the period from _____ to _____ or till the date of Superannuation.

Accountant A.A.O. D.D.A.