

A.P. TOWNSHIP & INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED

4th Floor NTR Administration Block, PN Bus Station, Vijayawada – 520002, A.P.

From
Sri. B.M. Diwan Mydeen, IFS,
Managing Director,
APTIDCO,
Vijayawada – 520013.

To
The All Municipal Commissioners
in the State.

Rc.No.141/APTIDCO/BL/2017 date:12/12/2017.

Sub : Bank Linkage – Operational guidelines for submission of individual loan applications along with related documents and role to be played by the district coordinators and RPs of MEPMA.

You are aware that the 'PMAY-NTR Nagar' scheme is the flagship programme of Govt. of AP. The honourable Chief Minister is giving much importance for making the programme successful.

The success of the programme depends on the successful bank linkage of the individual beneficiaries for bank loans. Hence, the following operational guidelines are given for the bank linkage.

	Details	Guidelines
1	Name of the scheme	Pradhan Mantri Awas Yojana- Affordable Housing in Partnership (PMAY(U)-AHP)
2	Objectives of scheme	<ul style="list-style-type: none">➤ Affordable homes with water connection, toilet facilities, 24 x 7 electricity supply and complete access➤ 2 crore houses to be built across the nation➤ Targeting the Economically weaker Section of our Society (EWS), basically, the urban poor by the year 2022.
3	Target Group & Eligibility	<ul style="list-style-type: none">➤ People who come from low income and economically weaker sections (EWS) and the households having an annual income upto Rs 3,00,000/- only➤ The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family➤ A beneficiary family to comprise husband, wife and unmarried children.
4	Identification of beneficiaries	The district selection Committee headed by District Incharge Minister will select the list of beneficiaries. The committee comprises of District Collector, Ministers of the district, MLAs,

		Mayors/Chair persons and Commissioners of ULBs in the district as members
5	List of Sanctioned beneficiaries	The list of selected beneficiaries approved by the selection Committee should be obtained from the Municipal commissioner of the ULB concerned both in soft copy and Xerox of hard copy
6	Segregation of wards/areas and allotment of each block to one bank for financing	It is planned to segregate ward wise beneficiaries in an ULB to the block wise housing units to be allotted to an individual bank branch. (A group of 32/48 beneficiaries in a ward be allotted to a block of 32/48 units, to be financed by a bank branch. A meeting may be convened with the Bank Branch Managers to finalize wards and blocks of units for allotment. The RPS of MEPMA shall play a vital role in linking the beneficiaries with the Bank Branches. However, ULB will take final decision on allotment of houses.
7	Confirmation of acceptance off targets by Bank Branches	A letter of acceptance to be obtained from the bank branches confirming the targets given to their branch by the District collector. (Format enclosed)
8	Documents to be produced for opening of the account at the Bank branches	<p>If the beneficiary is already having SB Account with the Branch, the same may be linked to housing loan accounts. If new account is to be opened the following documents are required.</p> <p><u>For opening of SB accounts</u> <u>Residential Proof</u></p> <ol style="list-style-type: none"> 1. Aadhar Card (Along with aadhar card any one of the following is to be submitted) 2. Voter Id 3. Ration card 4. Pass Port 5. Driving License <p><u>For the purpose of opening the account for credit facilities</u> <u>(If Bank insists upon opening of separate loan accounts.)</u></p> <ol style="list-style-type: none"> 1. Aadhar card 2. Income certificate supported with Ration Card or Self declaration 3. Pan card for those who are in the purview of Income Tax. Otherwise, a self declaration under Form 60 may be submitted to the bank wherever necessary
9	Other documents to be executed by the beneficiary	<p>As per the resolution passed and agreed by the controllers of all the Banks in SLBC, the following additional documents are to be submitted to the Bank</p> <ul style="list-style-type: none"> ▪ Tripartite agreement between beneficiary, Bank and ULB Commissioner

		▪ Sale Deed by ULB to Beneficiary
10	Sale Deed	Sale deed will be executed by the Municipal commissioner as Vendor and beneficiary as Vendee and will be kept under simple mortgage with the Bank till the loan is liquidated
11	Legal Opinion	ULB officials may obtain a legal opinion of the lay out site from a legal adviser of a leading bank, which will be accepted by all the banks in the ULB
12	Cost Estimate	Local AE/DE of APTIDCO at ULB level will give the category wise cost estimate of the flats to the banks
13	Sanction letter by the Bank Branch.	After documentation, the bank branch has to issue sanction letter clearly mentioning about loan amount, rate of interest, Moratorium period, loan repayment period and EMI. After sanction of the loan, the beneficiary authorizes the Bank to transfer the proceeds of the loan sanctioned to him to APTIDCO directly
14	Stamp duty	Exemption of stamp duty charges on registration of sale deed, Mortgage deed and other documents may be accorded by the Government. On issue of the GO, the same will be made available in APTIDCO Website for use of the Banks.
15	Insurance	The house/flat shall be insured comprehensively for the market value covering fire, floods etc in the joint names of bank and beneficiary. Liability Insurance also may be done by banks. However, it may be explored the possibility of having master policies of insurance for both the above purposes so as to reduce the cost to the beneficiary.
16	Other charges	No processing and/or inspection fees are to be levied on the loans under the scheme as the beneficiaries are of EWS category
17	Rate of interest	As per the internal guidelines of respective bank.
18	Repayment	<ul style="list-style-type: none"> ➤ Maximum of 240 equated monthly instalments by the borrower to the Bank. But it varies according to the age and income of the beneficiary. ➤ Maximum age to be considered under the scheme is 70 years as approved by SLBC. However, in such cases, the loan may be considered by including one of the eligible family members as joint applicant/co-borrower to fix up appropriate EMIs ➤ Moratorium period of the loan will be 24 months from the date of allowing first disbursement of loan by the Bank. ➤ Interest accrued during the Moratorium period shall be capitalized and EMI would be fixed accordingly which shall be paid by the borrower on commencement of repayment period.
19	Right of financing Bank	If there is any consecutive default in repayment of the loan instalment for more than 3 months (NPA), the financing Bank shall have the right to take possession and sell the property

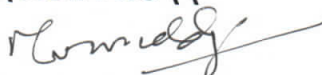
		<p>under SARFAESI to recover the loan amount. The Bank shall have the First Charge on the asset created so long as the loan is not repaid.</p> <p>The Urban Local Body shall also keep the Bank indemnified at all times against all losses, costs and expenses that Bank may incur in the event of ULB not completing the development and construction of the scheduled property within the time specified or abandoning the project altogether.</p>
20	Update of loan release details in on-line.	<p>A service will be provided to the Municipal Commissioner to update the data of loans sanctioned (beneficiary wise):</p> <p>i)date of sanction of loan, ii)loan amount sanctioned, iii)rate of interest, iv)repayment in no of installments, v) Repayment commencement date and vi) EMI amount.</p> <p>Data of loan installments released/disbursed:</p> <p>i)Date of release, ii)No. of installments and the amount released and iii) the date of transfer of amount to the account of MD, APTIDCO.</p>
21	Role of MEPMA	The Resource Persons/field staff of MEPMA shall bring awareness among the beneficiaries about the scheme and help the banks in documentation as well as follow up and recovery

It is requested to follow the above guidelines for successful bank linkage

Sd/- Sri. B.M.Diwan Mydeen
Managing Director
APTIDCO, Vijayawada.

To
To All Municipality Commissioners in the State.
Copy Submitted to Principal Secretary, MA&UD Department, Velagapudi, Guntur.
Copy Submitted to CDMA, Guntur for information and for necessary instructions to the Municipal Commissioners
Copy to all District Collectors for information
Copy to Managing Director, MEPMA Guntur
Copy to RDMA in the State.
Copy to PDs MEPMA in the State.
Copy to District Coordinators (BL) in the State.
Copy to All SEs/EEs of APTIDCO in the State.
Copy to convener, SLBC.
Copy to All LDMS in the State.
Copy to Advisor (Finance)

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GM (Banking)