

**SCHEME FOR FINANCING AGAINST IMMOVABLE PROPERTY**

1	Name of the Scheme	SCHEME FOR FINANCING AGAINST IMMOVABLE PROPERTY
2	Purpose of Loan	For creation of fixed assets or/and meeting out working capital requirement and for meeting various financial needs.
3	Eligibility Criteria	<p>A) Eligible Immovable Properties:</p> <p>The Borrower would be eligible for availing financial assistance under this scheme against mortgage of following types of fixed assets:</p> <p>(a) Existing industrial units situated in select industrial areas, ready to mortgage their prime security with the Corporation under first charge.</p> <p>(b) Existing Real Estate projects, Hotels, Nursing homes and other Service Sector units situated in Municipal limit of Divisional Headquarters ready to mortgage their mortgageable security with the Corporation.</p> <p>B) Eligibility for Borrowers:</p> <p>Prima-facie there should not be adverse reporting against the borrower by any financial institution/bank in past and their dealing with the bank/financial institution is satisfactory, if any financial assistance availed.</p>
4	Loan Amount	50% of acceptable Realisable value which is generally 10-15% less than the Fair value of land & building subject to maximum of Rs.1000 lac. The amount of loan would depend on the value of security and existing/future cash flow of Borrower Group.
5	Disbursement	The disbursement would be based on Chartered Accountant certified utilization certificate and

		declaration of the borrower. First installment shall be of 50% of the loan sanctioned and thereafter disbursement shall be based on utilization of disbursed amount.
6	Interest	The rate of interest will be charged @ 16.5% p.a. with usual rebate for timely payment and liquidated damages in case of default.
7	Security	Exclusive First charge on mortgaged assets besides personal guarantee of Promoter Directors/third party. The Borrower would provide clear mortgageable title. The assets mortgaged should be in possession of the Borrower and not rented out/leased to any other person/entity. No second charge will be ceded against the mortgaged property.
8	Repayment period	The total loan shall be repayable in 5 years including moratorium period between six to twelve months.