

Mantri Awas Yojna

For a client to be eligible for CLSS under PMAY, the followings needs to be true for eligible clients:

1. Families comprising husband, wife and unmarried children, should not own any other pucca house
2. Family total gross household income should not be more than Rs. 18 Lacs
3. At least one of the applicants must be a female

● **This subsidy is towards the principle (& not towards interest) and thus, helps to reduce EMI**

● **Bank coordinates with customer post the loan dispersal (first instalment) to avail the subsidy and this is an easy, hassle-free process**

Scheme advantage and features:

Property Area (Carpet)	60 Sq. Mts. / 90 Sq.Mts. / 110 Sq.Mts.		
Approximate benefit to the customer	Rs 2.67 Lakhs	Rs 2.35 Lakhs	Rs 2.30 Lakhs
Max subsidy on loan amount	Up to 6 Lakhs	Up to 9 Lakhs	Up to 12 Lakhs
Subsidy (%) Household Income-wise	6.50%	4.00%	3.00%
Max term of loan(on which subsidy will be calculated)	20 years	20 years	20 years
Household Income/Annual(Rs)	Up to 6. 00 Lakhs	6.01-12.00 Lakhs	12.01-18.00 Lakhs
Location	Urban-2011	Urban-2011	Urban-2011
This property should be family	First Home	First Home	First Home
Women ownership	Yes	Not Applicable	Not Applicable

Illustration for benefit to Borrower:

Loan (Rs)	600000	130000	250000	350000
		0	0	0
ROI %	8.5	8.5	8.5	8.5
Loan Term (months)	240	240	240	240
EMI (Rs)	5207	11282	21696	30374
EMI After subsidy (Rs)	2889	9242	19700	28378
Effective ROI (%)**	1.47	5.9	7.21	7.59
Monthly Saving (Rs)	2318	2040	1996	1996
Net Benefit (Rs)	267000	235000	230000	230000

****Mentioned figures are indicative for borrower benefits actual figure might change basis the PMAY circulars**

Economics Comparative

<u>Parameters</u>	<u>Buying a RGH (Regular Group Housing) project</u>	<u>Buying Habitat 78</u>	<u>Rentals In Faridabad</u>
Cost	On an Average Rs 6000/Sqft All inclusive	Rs 4000/Sqft All inclusive	N/A
Calculation on	Super Area	Carpet Area	N/A
Bank Finance limit	Up to 80% bank finance	Up to 90% bank finance	N/A
Monthly Outflow (EMI/Rental)	Rs 30,829 Approx (With 50% Bank Finance)	Rs 9,242 Approx (With 50% Bank Finance after Subsidy)*For 2 BHK + Utility	1BHK = Rs. 6000/Month (Average) 2BHK = Rs 12,000/Month (Average)
Tax Benefit	Yes	Yes	Yes (Linked with HRA)
Asset Creation	Yes	Yes	No
Maintenance	On an average Rs 3000-4000/month applicable from the date of possession	Free for the first 5 years from the date of possession. After that roughly 2000-3000/month	N/A