

The product is to target EWS, LIG and MIG customers in urban market. First Time Home Buyers i.e. an household who does not own at present, any pucca residential house in India and wishes to buy his dream home for his/her own stay.

| Particulars | EWS | LIG | MIG 1 | MIG 2 |
|------------------------------|--|---|--|---|
| Min and Max Income Norms | - Minimum monthly household income should be Rs. 5001/- - Maximum monthly individual income should be Rs. 25000/- | - Minimum monthly household income should be Rs. 25001/- - Maximum monthly individual income should be Rs. 50000/- | - Minimum monthly household income should be Rs. 50001/- - Maximum monthly individual income should be Rs. 100000/- | - Minimum monthly household income should be Rs. 100001/- - Maximum monthly individual income should be Rs. 150000/- |
| | Annual Family income upto Rs. 3.00 Lac | Annual Family income above Rs. 3.00 lac to Rs. 6.00 Lacs | Annual Household income above Rs. 6.00 lac to Rs. 12.00 Lacs | Annual Household income above Rs. 12.00 lac to Rs. 18.00 Lacs |
| Scheme Benefit | On Loan Amount of upto 6 Lacs, Interest subsidy of 6.5% for 20 Yrs | | On Loan Amount of upto 9 Lacs, Interest subsidy of 4% for 20 Yrs | On Loan Amount of upto 12 Lacs, Interest subsidy of 3% for 20 Yrs |
| Target Segment | Salaried customer working in Formal/Informal segment | | | |
| | Self Employed segment i.e. Small businessmen, traders and merchant establishments, Hawkers, Taxi/Auto drivers, Artisans, Maid/servants etc | | Self Employed segment As per DHFL policy | |
| Product Coverage | Purchase of New/Resale House, Construction of House, Extension, Improvement | | Purchase of New/Resale House, Construction of House | |
| Min Loan Amount | Min Loan Rs. 50000/- (Excluding Insurance) | | | |
| Max Loan Amount | Max Loan Rs. 25 lacs (Including Insurance) | | Max Loan Rs. 90 lacs (Including Insurance) | Max Loan Rs. 140 lacs (Including Insurance) |
| Max Loan Tenor | 360 Months | | | |
| ROI | Informal Segment - As per DHFL rate grid for EWS Affordable customers. | Informal Segment - As per DHFL rate grid for LIG Affordable customers. | Informal Segment - As per DHFL rate grid for MIG Affordable customers. | |
| | HL rack rates apply to customers with established formal income. | | | |
| Applicable Processing Fees | No Processing Fee* PF on loan amount as per maximum subsidy applicable (as per customer applicability) to be refunded once claim is received from NHB | | | |
| Min Max Age | Min Age – 21 years completed at the time of loan application | | | |
| | Max Age at the end of the loan tenure : - Salaried Segment – 60 years or retirement age whichever is earlier - Self employed Segment – 70 years | | | |
| LCR / LTV Norms | As per DHFL Policy | | | |
| IIR / FOIR – Informal Income | Max 40% for EWS customer | Max 45% for LIG customer | Max 50% for MIG customer | |
| | Additional 5% IIR is permissible for attached insurance over and above the standard IIR norms for formal as well as Informal income | | | |

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|---|---|--|--|--|
| IIR / FOIR – Formal Income | - Income 10000 to 20000 – Salaried – 45%, SEP / SENP – 40%* | | - Income 50001 to 100000 – Salaried – 60%, SEP / SENP – 60%* | |
| | - Income 20000 to 50000 – Salaried – 55%, SEP / SENP – 50%* | | - Income above 100000 – Salaried – 65%, SEP / SENP – 70%* | |
| Eligibility Method | - *IIR to self employed under NET PAT Method is flat 70% | | | |
| | - Additional 5% IIR can be considered for insurance premium attached to loan to sanction. | | | |
| | For Salaried Employees: Gross Salary Method | | | |
| Property Size Norms (Measurement in Carpet Area) | For Self Employed: All income method in case of formal income documents are available. | | | |
| | In case of informal income documents, income assessment should be done under Cash Flow Analysis during PD and business verification. | | | |
| | - Maximum Carpet Area of the property to be financed should not exceed 30 Sq.Mt. - However the beneficiary may purchase/build a bigger property, however the subsidy will be restricted to 6 Lacs loan amount only. | - Maximum Carpet Area of the property to be financed should not exceed 60 Sq.Mt. - However the beneficiary may purchase/build a bigger property, however the subsidy will be restricted to 6 Lacs loan amount only. | - Maximum Carpet Area of the property to be financed should not exceed 90 Sq.Mt. - However the beneficiary may purchase/build a bigger property, however the subsidy will be restricted to 9 Lacs loan amount only. | Maximum Carpet Area of the property to be financed should not exceed 110 Sq.Mt. - However the beneficiary may purchase/build a bigger property, however the subsidy will be restricted to 12 Lacs loan amount only. |
| Property Ownership | - Female ownership Mandatory - Household are defined as husband, wife and unmarried children - Only in cases when there is no adult female member in the family, the house can be in the name of male member of the household - In construction cases, where the land has been purchased before the launch of the scheme (17/06/2015), the house can be in the name of the male member of the house | | - Female ownership not Mandatory - Household are defined as husband, wife and unmarried children - Adult earning members (irrespective of marital status) will be considered as a separate household. | |
| | The property to finance by DHFL is for self occupation on possession | | | |
| Eligibility Norms | Business Vintage for Self Employed should be min 2 years Business vintage can be ascertained either thru business registration certificate, if available or thru any documents related business evidencing business existence beyond 2 years or Positive verification and Personal Discussion where business vintage is ascertained through neighbour check and Trade Ref Check. | | | |
| KYC Documents | KYC : As per DHFL Board approved Policy - Aadhar Mandatory for All Applicants | | | |
| Income Documents | - For Salaried: salary slip or certificate and updated bank statement as per norms - For Self Employed: IT returns other financials and updated bank statement as per norms. | | | |
| Personal Discussion (Mandatory in all cases) | - Salaried: Tele PD is mandatory for all salaried customers. On case to case basis, appraisal officer can conduct PD at customer's office/residence or at any DHFL office. | | | |
| | Self Employed: | | | |
| | PD Upto Rs. 25 Lacs - PD-cum-business verification by appraisal officers / outsourced credit Staff /outsourced professional agencies (wherever approved by HO) is compulsory and to be carried out at the principal place of Business where all business records are maintained. If manufacturing activities are carried out at the place other than principal place of business then all such places also to be visited and verified by appraisal officers / outsourced credit Staff / Outsourced agency. PD above 25 Lacs- PD-cum-business verification by Appraisal Officer is compulsory and to be carried out at the principal place of Business where all business records are maintained. If manufacturing activities are carried out at the place other than principal place of business then all such places can be visited and verified by appraisal offer is felt necessary by AO | | | |
| Exclusion | Plot Loan, Non Housing Product, OGL Self Employed | | Plot Loan, Non Housing Product, Improvement Loan, Extension Loan, OGL Self Employed | |
| Property Document (For purchase from builders) | Original receipts for payment of Own contribution | | | |
| | Permission to Mortgage from Builder | | | |
| | Tripartite Agreement - Between the borrower, the builder/Developer and DHFL, wherever applicable as per State laws | | | |
| Additional Mandatory Document | Declaration from Customer stating that no subsidy on the unit has been availed | | | |
| | Additional Application form for DHFL Jan Awas | | | |
| | Self certificate/affidavit income proof | | NA | |

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As regards deposit taking activity of the company, the viewers may refer to the advertisement in the newspaper / information furnished in the application form for soliciting public deposits; The company is having a valid Certificate of Registration dated 31/07/2001 issued by the National Housing Bank under Section 29A of the National Housing Bank Act, 1987. However, the National Housing Bank does not accept any responsibility or guarantee about the present position as to the financial soundness of the company or for the correctness of any of the statements or representations made or opinions expressed by the company and for repayment of deposits / discharge of the liabilities by the company.