



Delhi Co-operative Housing Finance Corporation Ltd.

3/6, Siri Fort Institutional Area, August Kranti Marg, New Delhi -110049
Ph: 2649 5506, 2649 6507, 2649 4508, 2649 7509, 2649 5635 Fax : 2649 6332

LOAN APPLICATION FOR PURCHASE OF FREEHOLD PROPERTY

AFFIX RECENT
PHOTOGRAPH
OF BORROWER
WITH
SIGNATURE

AFFIX RECENT
PHOTOGRAPH
OF
CO- BORROWER
WITH
SIGNATURE

AFFIX RECENT
PHOTOGRAPH
OF SURETY-I
WITH
SIGNATURE

1. **PERSONAL INFORMATION OF THE SELLER**

(I) **Name of the Seller**

- (a) Name of the Original Allottee :
(b) Name of the subsequent transferees
(in chronological order)

(II) **Details of Property to be Purchased :**

(III) **Documentary evidence showing that property belongs to Seller :**

(IV) **Agreement of sell/purchase entered by the Borrower(s) with Seller :**

- a) Date of Agreement to Sell :
b) Consideration amount : (Rs.)
c) Earnest money paid to the Seller : (Rs.)
d) Balance amount payable (b-c) : (Rs.)

* Wherever applicable Signature Borrower *Co-borrower

2. PERSONAL INFORMATION OF THE PURCHASER (BORROWER)

	Borrower	Co-Borrower	Surety – I	
Name				
Father's / Husband's Name				
Date of Birth				
Address				
Pin Code				
Monthly Income in (Rs.)				
Name and Address of Employer / Business PIN				
Phone (O) (R)				

NOMINEE

During Loan : DELHI CO-OPERATIVE HOUSING FINANCE CORPORATION LTD.

On repayment of loan :	Name	Relationship	Age
Address			
PIN			

Relationship of Co-borrower * With Borrower :

Relationship of Borrower/ Co-borrower * With Surety :

3. **LOAN REQUIRED** Rs... .. (Rupees... ..)

4. BANK AND PAN DETAILS

Borrower	Name of the Bank/Branch	Saving Bank Account No.	Permanent A/c. No. (PAN)
* Co-borrower			
Seller			

*Wherever applicable Signature Borrower * Co-borrower

5. DECLARATION

I/ We declare that all the particulars and information given in the application form are true and complete and that they shall form the basis of a ny loan DCHFC may decide to grant me / us. I / We confirm that I / We had no insolvency proceedings against me / us nor have ever been adjudicated insolvent and further confirm that I / We have read the terms and conditions of loan and understood the conte nts of loan agreement. I / We am / are aware that the monthly installment would be made on the monthly reducing balance basis. I / We agree that the DCHFC may take up such references and make such inquiries in respect of this application, as it may deem ne cessary. I / We undertake to inform DCHFC regarding change in my / our occupation / employment or residential address and to provide any further information that DCHFC may require. I / We also undertake to authorize my / our employer(s) to deduct equated monthly installments from my / our salary if required and remit the same to the DCHFC directly every month. I / We further agree that my / our loan shall be governed by rules of the DCHFC which may be in force from time to time. I / We declare and undertake to give surety of equal status to secure the loan and undertake to invest 1% of the loan amount as a deposit with the DCHFC. I / We declare that mortgaged property shall be duly insured, and for this purpose I / We authorize the DCHFC to insure it f or relevant risks and renew the policy from time to time for which the insurance premium would be paid by me / us. I promise to pay a sum of Rs 3500/- on account of fee and out of pocket expenses of DCHFC's advocate for processing the case and attestation / registration of documents. All representation made by me / us to DCHFC are correct and nothing material has been concealed. If it is found out at any stage that I / We have obtained the loan from DCHFC by making any misstatement, misrepresentation or fra ud then notwithstanding anything contained in the loan agreement, mortgage deed, rules or, other conditions of loan, the DCHFC shall have the power to cancel the sanction and / or recall the loan and recover all the cost and damages sustained / incurred by the DCHFC and I/ We shall be liable for the same

Delhi
Date

Borrower's Signature

* Co-borrower's Signature

6. ENROLMENT AS A NOMINAL MEMBER

We hereby apply for admission as Nominal Members of the Delhi Co -operative Housing Finance Corporation Ltd. and we have read and understood the provisions of the Delhi Co -operative Societies Act, 1972, and rules framed thereunder, the bye -laws of the DCHFC and its terms and conditions for grant of loan. We hereby agree to abide by them and amendments made therein from time to time.

Delhi
Date

Signature of

Borrower

Co-borrower

Surety I

7. SURETY FOR LOAN

I agree to be surety for a loan of Rs. _____ (Rupees _____) Jointly and severally
being raised by Shri/ Smt. / Ms. _____ S/o / W/o / D/o Shri
Resident of _____ PIN _____ from DCHFC for purchase of property no. _____
PIN _____
and undertake to repay the loan of Rs. _____ with interest and other dues in case of
default in payment of loan installment by him / her / them as borrower / co-borrower. My surety
for this loan will continue till the entire principal amount with interest and other dues are paid
back by the borrower(s) to the Delhi Co-operative Housing Finance Corporation Ltd.

Delhi _____
Date _____ Signature _____ Surety -I _____

8. CHECK LIST FOR PURCHASE OF FREEHOLD PROPERTY

The applicant shall have to take necessary steps for procuring, furnishing/providing the Delhi Co-operative Housing Finance Corporation Ltd. the following documents and information.

1. Nominal Membership fees to be paid @ 200 /- for each borrower and sureties – One consolidate cheque.
2. Income proof of Borrower, Co-borrower, Sureties along with self attested photographs & documents
 1. Salaried Person – 3 Month Original Salary Slip attested by Employer/Salary Certificate and Latest Form 16.
 2. Self Employed – 3 Years Income Tax Returns with a Certificate of Chartered Accountant with copy of Accounts.
3. Electrol card, Passport, Driving Licence etc. of Borrower, Co -Borrower, Surety-I & Surety-II.
4. Cheque for Rs.6500/-in favour of DCHFC Ltd towards advocate fees.
5. Cheque for General Insurance coverage premium of property is to be given before release of loan.
6. Copies of Permanent Account Number (PAN) of Income Tax of Purchaser , Seller and Surety.
7. (a) Agreement to Sell (on Non Judicial Stamp Paper of Rs. 50/-).
(b) Receipt of Earnest Money/Advance Payment/Part Payment.
8. (a) House Tax receipts.
(b) Electricity connection receipts.
(c) Water connection receipts.
9. Photocopy of title of documents in respect of property agai nst which the loan is proposed to be raised.
10. Valuation report of the property from the approved valuer.
11. Copy of Ration Card of Seller/ ID Proof.
12. Seller's Saving Bank Account number and name of the Bank and Branch.
13. Declaration from Seller to the effect that no loans of any description have been taken against the property from any financial institution (on a Non-Judicial stamp paper of Rs. 10/- duly notarized with a stamp of Rs.5/-).
14. Age proof and Bank statement Borrower and Co-Borrower.
15. Submit E-mandate form duly filled in.
16. Click here to download details of any other loan taken by borrower or co-borrower
17. CIBIL Scorecard

Date _____ Signature _____ Borrower _____ *Co-Borrower _____

Delhi Co-operative Housing Finance Corporation Limited
3/6, Siri Fort Institutional Area, August Kranti Marg, New Delhi – 110 049
Phone 2649 1111 Fax 2649 6332 email dchfcl@gmail.com website www.dchfcdelhi.nic.in

SALIENT FEATURES

1. RATE OF INTEREST (ON MONTHLY REDUCING BALANCE) **W.E.F : 01.07.2017**

A. FLOATING RATE

DCHFHC may in its sole discretion increase or decrease rate of interest suitable and prospectively if unforeseen or exceptional or extraordinary changes in the money market conditions take place during the period of agreement and thenceforth the rate of interest increased or decreased, as the case may be, will be applicable to the said loan.

Present floating rate of interest on monthly reducing balance:

Loan Amount (Rs.) (upto)	Tenure Of Loan (Years)	ROI (%p.a.)	E.M.I. (per lac) (Rs.)
Rs.1,50,00,000/	1 - 20	8.25%	2040 for 5 years 1227 for 10 years 970 for 15 years 852 for 20 years

B. FIXED RATE

Fixed rate will be subject to 'force majeure' clause and interest reset at the end of every three years on the basis of fixed interest rate prevailing then.

The present fixed interest rate structure is as follows :

Present fixed rate of interest on monthly reducing balance:

Loan Amount Upto (Rs.)	Tenure Of Loan (Years)		E.M.I. (per lac) (Rs.)
Rs.1,50,00,000/	1 - 20	9.00%	2067 for 5 years 1267 for 10 years 1014 for 15 years 900 for 20 years

- SPECIAL OFFER

Loan to Central Government Employees/Delhi Govt. Employees from Govt. Undertaking at the rate of 0.5% less than the prevailing rate of interest.

2. No Free Life Group Insurance coverage will be provided. (Optional)
3. 1% of loan amount will be kept as loan linked deposit.

4. LOAN ELIGIBILITY

- 65 months Gross Income ; or
- Loan upto 90% of the total cost of the property ; or
- Margin Money

Loan Amount	Margin Money (Borrower's Share)
Upto Rs.50 Lakhs	10 %
Rs.50 Lakh to Rs.70 Lakh	20 %
Above Rs.70 Lakh	30 %
Upto Rs. 150 lakh, whichever is less.	**

For the purpose of raising loans income of co-borrower will be taken into account.

** Conditions apply

DETAILS OF ANY OTHER LOAN TAKEN BY
BORROWER OR CO-BORROWER

NAME OF THE BANK/FINANCIAL INSTITUTION/EMPLOYER	LOAN AMOUNT TAKEN (RS.)	INSTALLMENT PER MONTH (RS.)	PURPOSE OF LOAN	LOAN OUTSTANDING

SIGNATURE :

NAME :

BORROWER

CO-BORROWER