

N-11016/1/2025-HFA-IV-MoHUA (EFS - 9193531)
Government of India
Ministry of Housing & Urban Affairs
HFA-IV Section

Sankalp Bhawan, New Delhi – 110001
Dated: 26th February 2026

To

The Pay & Accounts Officer (Sectt.),
Ministry of Housing and Urban Affairs,
Nirman Bhawan, New Delhi.

Sub: Release of advance of subsidy to National Housing Bank (NHB) under Interest Subsidy Scheme vertical of PMAY-U 2.0.

Sir,

I am directed to convey the sanction of the President of India for release of **₹73,00,00,000/- (Rupees Seventy Three Crore only)** as advance subsidy to National Housing Bank (NHB) being the Central Nodal Agency for implementation of **Interest Subsidy Scheme vertical of PMAY-U 2.0** for making direct release to the Primary Lending Institutions (PLIs) which have signed MoUs with NHB under the scheme, based on the claims submitted by PLIs towards the loans disbursed as per the scheme for the FY 2025-26.

2. The release of funds to CNA is further subject to the following terms and conditions:-
- (i) The release made by MoHUA shall be kept in a separate designated account for utilization towards the implementation of the scheme and shall not form part of their general financial operations.
 - (ii) The money will be utilised only for the purpose for which it has been sanctioned. Otherwise, these will have to be refunded along with interest as per provisions under GFR-2017
 - (iii) CNA will exercise requisite checks and due diligence in settlement of claims.
 - (iv) CNA will obtain required data and documents from the respective PLI and furnish a utilization certificate towards the release made as soon as possible.
 - (v) The subsequent amounts of interest subsidy will be released to CNA after 75% utilization of earlier released amounts, on quarterly basis, and based on claims raised by CNA in the prescribed format (Annexure 11 and its enclosure as per scheme guidelines).
 - (vi) Subsidy will be credited by the PLI to the borrower's account by deducting it from the principal loan amount of the borrower within 7 days from the date of fund release by CNA to PLI and updating on Unified Web-Portal.
 - (vii) PLIs will be given a lump sum amount of ₹4,000/- per sanctioned application in lieu of processing fee for housing loan for the borrower under the scheme. In order to incentivize the designated staff of ULBs or NGOs a sum of ₹500 per sanctioned application would be paid out of ISS funds payable through State/UT Governments.
 - (viii) 0.1 % of total fund disbursement to the PLIs will be paid to CNA for their administrative expenses for which CNA will furnish the details to MoHUA.
 - (ix) CNA will submit progress reports including the details of expenditure to MoHUA regularly in the prescribed formats.
 - (x) Where there is an element of cash transfer the same may be made through PFMS/DBT mode as applicable.

Contd...

3. The amount of ₹73,00,00,000/- (Rupees Seventy Three Crore only) is debitale from the account of the Central Government in the books under following Head of Account under Demand No. 60 of Ministry of Housing & Urban Affairs for the year 2025-26:

Major Head:	2216	Housing
Sub-Major Head	02	Urban Housing
Minor Head	190	Assistance to Public Sector and Other Undertaking
Sub Head	20	Pradhan Mantri Awas Yojana (Urban) 2.0
Detailed Head	01	Interest Subsidy Scheme-I (ISS-I) for EWS/LIG
Object Head	33	Subsidy

4. The Drawing and Disbursing Officer of MoHUA will prepare the bill and the amount may be transferred to NHB through e-payment as per the details as under:

Account Name	NHB PMAY (U) 2.0 INTEREST SUBSIDY SCHEME EWS LIG MIG
Account No.	110217768737
Bank Name	Canara Bank
Bank Address	Govt Business Branch, National Archives of India, 11 Janpath Delhi 110001
IFSC Code	CNRB0003525

5. As per rule 236(1) of GFR, 2017, the relevant accounts of the Grantee institution (s) / Organisation(s) shall be open to inspection by the sanctioning authority and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry or Department, whenever the Institution or Organisation is called upon to do so.

6. This issues with the concurrence of the Finance Division vide their **Note# 74-76 dated 31-12-2025.**

7. Details of this sanction have been registered at S.No. 516 in the Sanction Register of the HFA Directorate (HFA-III Section) of MoHUA for the year 2025-26.

Yours faithfully,



(Sanjeev Kumar Sharma)

Under Secretary to the Government of India

Copy to:

1. Section Officer, Admin II Section, MoHUA.
2. MD, NHB, Core 5-A, 4th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003.
3. CCA, Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
4. Principal Director of Audit, Infrastructure, A-Wing, 3rd Floor, IP Bhawan, New Delhi – 110002.
5. O/o CGA, Mahalekha Niyantarak Bhavan, New Delhi
6. Director (IFD), M/o HUA.
7. O/o DDG (HFA-III)
8. US (HFA-III)
9. Dy. Chief (MIS/DRMC), HFA Directorate to place this sanction at appropriate place on the Website of the Ministry
10. PMU (MIS), HFA Directorate
11. AO (HFA), MoHUA
12. Budget Section, M/o HUA.
13. Sanction folder/File copy.



(Sanjeev Kumar Sharma)

Under Secretary to the Government of India



राष्ट्रीय
आवास बैंक
NATIONAL
HOUSING BANK

By hand/email
HO/GSD/DAK/2025/01722
December 08, 2025

The Deputy Director General (HFA)
Ministry of Housing and Urban Affairs (MoHUA)
Government of India
Nirman Bhawan, New Delhi - 110001

PMAY (U) 2.0-Interest Subsidy Scheme (ISS)
Submission of Utilisation Certificate and claim for advance subsidy for EWS/LIG

With reference to captioned subject, we would like to submit as under:

1. As per Para 10.1 of Scheme Guidelines issued on 17.09.2024 for PMAY-U 2.0-ISS, "The subsequent amount of interest subsidy will be released to the CNAs after 75% utilization of earlier amounts, on quarterly basis and based on the claim raised by CNAs"
2. In this regard, we submit that till date an advance subsidy of ₹135 crore for EWS/LIG has been received from the MoHUA. Out of ₹135 crore received, applications amounting to ₹131.95 crore have been sanctioned and further claims of about ₹29.40 crore are under process as on 08.12.2025.
3. Considering the above and the expected claims in next three months, we submit a claim for ₹150 crores for EWS/LIG. The Utilization Certificate (UC) for the amount sanctioned, as per the format prescribed in Annexure-11 of the guidelines is enclosed as Annexure-A.

In view of the above, kindly acknowledge the receipt of UC and consider the request for releasing the advance subsidy of ₹150 crores for EWS/LIG.

Yours faithfully,

(Anuj Rastogi)
General Manager

Encl.: as above

DDG
HFA

e-3080666
18/12

Pass for payment of ₹73,00,00,000/- (Seventy three crore only) 10/12/2025
26/12/2025

अजीत कुमार भदानी / Ajit Kumar Bhadani
अनुभाग अधिकारी / Section Officer
आवासन और शहरी कार्य मंत्रालय
Ministry of Housing & Urban Affairs
भारत सरकार / Govt. of India
संकल्प भवन, नई दिल्ली-110001
Sankalp Bhawan, New Delhi-110001

Pass for payment of ₹77,00,00,000/- (Seventy seven crore only) 31/12/2025

अजीत कुमार भदानी / Ajit Kumar Bhadani
अनुभाग अधिकारी / Section Officer
आवासन और शहरी कार्य मंत्रालय
Ministry of Housing & Urban Affairs
भारत सरकार / Govt. of India
संकल्प भवन, नई दिल्ली-110001
Sankalp Bhawan, New Delhi-110001
19/12/2025
A. Nishu

भारत सरकार के अंतर्गत सांविधान निकाय
कोर 5-ए, तीसरे से पांचवां तल, इंडिया हैबिटेट सेंटर, लोधी रोड, नई दिल्ली-110003
दूरभाष : 011-3918 7000 फैक्स : 011-2464 9030
वेबसाइट : www.nhb.org.in E-mail : ho@nhb.org.in

Statutory Body under the Government of India
Core 5-A, 3rd to 5th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
Phone : 011-3918 7000 Fax : 011-2464 9030
Website : www.nhb.org.in E-mail : ho@nhb.org.in

"बैंक हिन्दी में पत्राचार का स्वागत करता है"

Note # 74

Integrated Finance Division

Reference: Preceding Note#66 onwards

The proposal from HFA Division seeks concurrence of IFD for release **₹150 crore** to **National Housing Bank(NHB)**, a Central Nodal Agency (CNA), as advance subsidy for ISS-EWS/LIG under of PMAY-Y 2.0.

2. PD has stated that a letter dated 08.12.2025 has been received from NHB therewith enclosing a Utilisation Certificate (UC) dated 08.12-2025 against the advance subsidy released under the Interest Subsidy Scheme (ISS) vertical of PMAY-U 2.0 by MoHUA [Sanction-wise details of advance subsidy amounting to ₹135.00 crores released to NHB under ISS-EWS/LIG given at para-3 of Note#66]. As per UC, **NHB has utilized ₹131.95 crore out of ₹135.00 crore** under ISS-EWS/LIG under PMAY-U 2.0. NHB has further mentioned that **claims of ₹29.40 crore are under process as on 08.12.2025**. Considering the claims under process and expected claims in next three months, **NHB has requested for release of advance subsidy of ₹150.00 crore for EWS/LIG under PMAY-U 2.0**.

3.1 As per the scheme guidelines, the advance subsidy will be released to each CNA upon submission of expected demand of claims by the PLIs. The relevant Para 10.1 of the scheme guidelines has been reiterated below for ready reference:

*"Funds will be released to CNAs as per PFMS/DoE guidelines as applicable from time to time. The advance subsidy will be released to each CNA upon submission of expected demand of claims by the PLIs. **The subsequent amount of interest subsidy will be released to the CNAs after 75% utilization of earlier amounts, on quarterly***

basis and based on the claim raised by CNAs as per Annexure-11 and its enclosure."

3.2 Additionally, processing fee of ₹4,000 for every successful application is provisioned for the PLIs under the scheme guidelines. The relevant Para 10.3 of the scheme guidelines has been reiterated below for ready reference:

"In lieu of the processing fee for housing loan for the borrower under the Scheme, PLIs will be given a lump sum amount of ₹4,000 (Rupees Four Thousand only) per sanctioned application for EWS/LIG and MIG beneficiaries. PLIs will not take any processing charge from the beneficiary for housing loans up to the eligible loan amount as per income criteria under the Scheme. For additional loan amounts beyond the eligible loan amounts, PLIs can charge the normal processing fee in proportion"

4. PD has stated that as per the UC, NHB has utilised more than 75% of the advance subsidy under ISS-EWS/LIG vertical of PMAY-U 2.0 i.e. ₹131.95 crore (97.74%) out of ₹135.00 crore. Further, NHB vide email dt. 17-09-2025, submitted the modifications required in clauses of Utilisation Certificate for consideration. NHB has submitted the current UC after such modifications.

5. The proposal for release of **₹150 crore** to NHB as advance subsidy for ISS-EWS/LIG under of PMAY-Y 2.0 has been recommended by **JS(KN)** vide Note#70.

6. In view of the above and the recommendations of **JS(KN)** vide Note#70, IFD may concur **(FC)** in the PD's

proposal for release of ₹150 crore to National Housing Bank, CNA as advance subsidy for ISS-EWS/LIG under of PMAY-Y 2.0,

subject to:

- (i) approval of the competent authority,
- (ii) availability of sufficient funds under the relevant budget head at the time of release in FY 2025-26, and
- (iii) subsequent releases to be strictly as per utilization norm (after 75% utilization) and quarterly claim settlement provisions of the scheme guidelines.

31/12/2025 02:09 pm

**SUBHASH CHANDER
US(IFD-II)**

Note # 75

31/12/2025 02:09 pm

**SHOBH NATH
JOINT DIRECTOR**

Note # 76

31/12/2025 02:36 pm

**SANJEET
JS & FA**
