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: 21-10-2026

To

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

Sub: Release of advance subsidy to National Housing Bank under Interest Subsidy Scheme vertical of Pradhan Mantri Awas Yojana – Urban 2.0.

Sir,

I am directed to convey the sanction of the President of India for release of **₹100,00,00,000/- (Rupees One Hundred Crore only)** as advance subsidy to National Housing Bank (NHB) being one of the Central Nodal Agencies (CNAs) for implementation of Interest Subsidy Scheme vertical (ISS) vertical of Pradhan Mantri Awas Yojana – Urban 2.0 (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 2026-27.

2. The release of funds to CNA is further subject to the following terms and conditions:-

(i) 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

(ii) CNA will exercise requisite checks and due diligence in settlement of claims.

(iii) CNA will obtain required data and documents from the respective PLI and furnish a utilization certificate towards the release made as soon as possible.

(iv) 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).

(v) 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.

(vi) 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.

(vii) 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.

(viii) CNA will submit progress reports including the details of expenditure to MoHUA regularly in the prescribed formats.

(ix) Where there is an element of cash transfer the same may be made through PFMS/DBT mode as applicable.

3. The expenditure involved is debitable under Demand Grant No. 60 of Ministry of Housing & Urban Affairs for the year 2026-27 as under:

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 account details of the Grantee i.e. NHB are as under:

Bank Name and Branch	Reserve Bank of India, Sansad Marg Area, New Delhi.
Account Name	SNA Central – National Housing Bank – PMAYU2 ISS4338
Account No.	10670801006
IFSC Code	RBIS0PFMS01
Type of Payment	TSA

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# 165-167 dated 12-05-2026.**

7. Details of this sanction have been registered at S.No. 338 in the Sanction Register of the HFA Directorate (HFA-III Section) of MoHUA for the year 2026-27.

Yours faithfully,

(Sanjeev Kumar Sharma)
Under Secretary to the Government of India

Copy to:

1. DDO/Section Officer, Admin II Section, MoHUA.
2. MD, NHB, Core 5-A, 4th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003.
3. Principal Director of Audit, Infrastructure, A-Wing, 3rd Floor, IP Bhawan, New Delhi – 110002.
4. CCA, MoHUA.
5. NITI Aayog, SP Divn./DR Divn, New Delhi.
6. O/o CGA, Mahalekha Niyantrak Bhavan, New Delhi.
7. CGM, RBI, CAS, Nagpur.
8. Director (HFA-III), MoHUA.
9. Director (HFA-IV). MoHUA.
10. IFD, MoHUA.
11. Budget Division, MoHUA.
12. DDO/Section Officer (Admin-II), MoHUA.
13. PMU (MIS), MoHUA.
14. Dy. Chief (MIS), HFA, MoHUA to place this sanction at appropriate place on the Website of the Ministry.
15. Sanction folder.

(Sanjeev Kumar Sharma)
Under Secretary to the Government of India

राष्ट्रीय आवास बैंक
NATIONAL HOUSING BANK

By hand/email
HO/GSD/DOC/2026/01795
May 04, 2026

Shri. Raj Kumar Gautam
Deputy Director General (HFA)
Ministry of Housing and Urban Affairs (MoHUA)
Government of India
Sankalp Bhawan, Kasturba Gandhi Marg,
New Delhi - 110001

Passed for payment of ₹ 100 Crore (Rupees One Hundred Crore) only.
21/10/2026

नितिन गुप्ता / NITIN GUPTA
अनुभाग अधिकारी / Section Officer
शहरी विकास विभाग / Dept. of Urban Development
आवासन और शहरी कार्य मंत्रालय
Ministry of Housing and Urban Affairs
भारत सरकार / Govt. of India
संकल्प भवन, के.जी. मार्ग, नई दिल्ली-110001
Sankalp Bhawan, K.G. Marg, New Delhi-110001

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

original already submitted.

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 ₹311.69 crore for EWS/LIG has been received from the MoHUA. Out of ₹311.69 crore received, applications amounting to ₹296.46 crore have been sanctioned and further claims of about ₹9.05 crore are under process as on 04-05-2026.

3. Considering the above and the expected claims in next three months, we submit a claim for ₹150 crore 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 crore for EWS/LIG.

Passed for payment of Rs. 150.00 Crore (Rupees One Hundred Fifty)
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
15/5/2026

Yours faithfully,

(Vishal Goyal)
General Manager

Encl.: as above

pass for payment of ₹ 150 Crore (₹ fifty Crore)
22/5/2026

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

8/5/2026

DDG (HFA)
C-3206261
07/05/26

UC (HFA-I) Matter related to I-HFA-IV

8/5

S6 (HFA-I) 8/5

SO (HFA-IV)

भारत सरकार के अंतर्गत सांविधान निकाय
कोर 5-ए, तीसरे से पांचवां तल, इंडिया हैबिटेट सैंटर, 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"

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13/05/26

Note # 165

Integrated Finance Division

Reference: Preceding Note#157 onwards.

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

2. PD has stated that a letter dated 04-05-2026 has been received from NHB enclosing therewith Utilisation Certificate(UC) dated0 4.05.2026 against earlier released under the ISS-EWS/LIG vertical of PMAY-U 2.0 by MoHUA [Sanction-wise details of advance subsidy amounting to ₹311.69 crores released to NHB under ISS-EWS/LIG given at para-3 of Note#157]. Further, NHB has also requested release of **₹150.00 crore** as advance subsidy **for ISS-EWS/LIG** under PMAY-U 2.0.

3. As per para 10.1 of the scheme guidelines, 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. Additionally, **processing fee of ₹4,000** for every successful application is provisioned under the scheme as per Para 10.3 of the scheme guidelines.

4. The instant proposal has been approved by **JS(HFA)** vide Note#161.

5. The proposal has been examined in IFD and the following are noted:

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(i) As per Para 10.1 of the PMAY-U 2.0 guidelines, the subsequent installments of Interest Subsidy are to be released to CNAs only after achieving at least 75% utilization of the funds released earlier. In this regard, as per the Utilization Certificate dt. 04-05-2026 for PMAY-U 2.0 ISS-EWS/LIG, NHB has utilized **₹296.46 crore out of the total ₹311.69 crore** released till 25.03.2026, **which constitutes 95.11% utilization.** Accordingly, the prescribed utilization threshold of 75% has been achieved. Therefore, PD has proposed release of **₹150.00 crore** to NHB as advance subsidy for ISS-EWS/LIG under PMAY-U 2.0 **as per availability of funds**.

(ii) As per the Utilization Certificate submitted by the PD, an unspent amount of ₹15.23 crore is available with NHB. The PD may confirm whether the interest accrued on the unspent amount has been deposited into the Consolidated Fund of India (CFI). If so, documentary proof in this regard may be submitted before the next release.

6. In view of the above and the recommendation of **JS(HFA)** vide Note#161, IFD may **concur (FC)** to the PD's proposal for release of **₹150 crore to National Housing Bank (NHB),** 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 2026-27, and

(iii) PD may ensure whether the interest accrued on the unspent amount has been deposited into the Consolidated Fund of India (CFI), if so, documentary proof in this regard may be submitted before the next release.

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12/05/2026 05:29 pm

SUBHASH CHANDER
US(IFD-II)

Note # 166

12/05/2026 05:32 pm

सुमित सचदेवा|SUMIT SACHDEVA
संयुक्त निदेशक|JOINT DIRECTOR

Note # 167

12/05/2026 05:55 pm

SANJEET
JS & FA

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STATEMENT OF ACCOUNT **RBI**

Date 31-Aug-2026
Time 00:43:54

R.No. 507-C, PAO (Sectt)
Nirman Bhavan, Ministry of HUA
New Delhi

Branch	Statement	Page
Delhi Regional Office	.	1 of 1
Account Number	**Currency**	
10670801006 ()	INR	
Type of Account	30-Aug-2026 - 30-Aug-2026	
Account Name	SNA Central-National Housing Bank-PMAYU2 ISS4338	

Date	Posted Date Time	R.O	Transaction	Debit (INR)	Credit (INR)	Balance (INR)
			Opening Balance			**0.00**
			Total	0.00	0.00	
			Closing Balance			**0.00**