## CONTENTS

<table>
<thead>
<tr>
<th>Abbreviations</th>
<th>i-iii</th>
</tr>
</thead>
<tbody>
<tr>
<td>List of Cases</td>
<td>iv-xiv</td>
</tr>
</tbody>
</table>

### Chapter-1: Housing Overview- Shortage and Development 1-41

| A. Housing and Housing Finance | 1 |
| B. Policy Environment for Housing and Housing Finance | 8 |
| C. Housing loans | 16 |
| D. Rural Housing | 25 |
| E. Central and State Government Schemes for Rural Housing | 29 |
| F. Public Private Partnership in Housing (PPP) in Housing | 37 |
| G. Need for incremental housing | 37 |
| H. Disaster Management | 39 |

### Chapter-II: Working of Housing Finance Companies 42-140

| A. Housing Finance | 42 |
| B. When applying for housing loan | 45 |
| C. What is home loan | 45 |
| D. Home loan | 50 |
| E. How to choose home loan lender | 54 |
| F. Home loan customers | 55 |
| G. Appraisal | 69 |
| H. Know your customer guidelines | 77 |
| I. Documentation | 84 |
| J. Second and subsequent mortgages | 119 |

### Chapter-III: Habitat Policies and Government Initiatives 141-197

| A. National Urban Housing & Habitat policy | 141 |
| B. Refinance policy of construction for Affordable housing | 148 |
C. Reverse Mortgage Loan Scheme 151
D. Scheme of interest subsidy for housing the urban poor 154
E. HUDCO Scheme 159
F. Draft Rural Housing Policy 163
G. National Rural Housing and Habitat Mission 183
H. Indira Awas Yojna 184
I. Golden Jubilee Rural Housing Finance Scheme 192
J. Productive Housing in Rural Areas 195

**Chapter-IV: Types of Borrowers and Income Tax Benefits** 198-262
A. Individuals 198
B. Tax Benefits 219

**Chapter-V: Important Aspects of Some of the Property Related Laws** 263-358
A. The Transfer of Property Act, 1882 264
B. The Indian Contract Act, 1872 275
C. The Registration Act, 1908 285
D. The Indian Evidence Act, 1872 293
E. The Indian Stamp Act, 1899 300
F. The Limitation Act, 1963 312
G. The Specific Relief Act, 1963 318
H. The Negotiable Instrument Act, 1881 330
I. The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 343

**Chapter-VI: National Housing Bank–Regulatory and Supervisory Functions** 359-396
A. Promotion and Development Function 360
B. Regulatory and Supervisory Functions 361
C. Financial Functions 361
D. Training and capacity building 365
E. Project lending from NHB 369
F. Business of NHB 375
G. Regulatory and Supervisory Functions 382
H. Regulations of Housing Finance Companies
I. NHB to have access to records of HFCs
J. Power to inspect HFCs
K. Special provisions regarding HFCs accepting deposits
L. Objectives of regulations
M. NHB to regulate or prohibit issue of prospectus or advertisement soliciting deposits money
N. Power of NHB to determine policy and issue directions
O. Power of NHB to collect information from housing finance institutions as to deposits and to give directions
P. Duty of HFCs to furnish statements, etc., as required by NHB
Q. Power and duties of auditors
R. Power of NHB to file winding up petition
S. Chapter V of the NHB Act to override other laws
T. Power to order repayment of deposits
U. Power of NHB to impose fine
V. Housing finance companies (NHB) Directions, 2010

Chapter-VII: Field Survey, Conclusion and Suggestions
A. Field survey and tabled data
B. Issues in the development of housing finance sector
C. Problems and issues with the housing finance industry in India
D. Prospectus, Conclusion and Recommendations – A Future Outlook
E. Suggestions

Bibliography