

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: 27-05-2026.

To

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

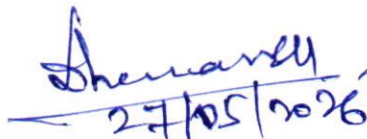
**Sub: Release of advance of subsidy to National Housing Bank (NHB) under Interest Subsidy Scheme vertical of PMAY-U 2.0.**

Sir,

I am directed to convey the sanction of the President of India for release of ₹50,00,00,000/- (Rupees Fifty 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 2026-27.

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.

  
27/05/2026. Contd...

3. The amount of ₹50,00,00,000/- (Rupees Fifty Crore only) is debitible 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 2026-27:

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	<b>Interest Subsidy Scheme-I (ISS-I) for EWS/LIG</b>
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:

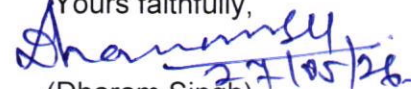
Account Name	NHB PMAY (U) 2.0 INTEREST SUBSIDY SCHEME EWS LIG MIG
Account No.	110217768737
Bank Name	Canara Bank
Bank Address	Govt Business Branch, National Archives of India, 11 Janpath Delhi 110001
IFSC Code	CNRB0003525

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

7. Details of this sanction have been registered at S.No. **134** in the Sanction Register of the HFA Directorate (HFA-III Section) of MoHUA for the year 2026-27.

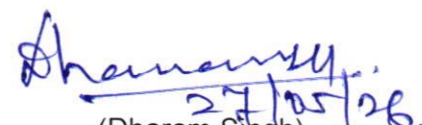
Yours faithfully,

  
(Dharam Singh)

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, 3<sup>rd</sup> 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.

  
(Dharam Singh)

Under Secretary to the Government of India

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


**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 ₹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.

Yours faithfully,

  
(Vishal Goyal)  
General Manager

Encl.: as above

DDG (HFA)  
C-3206261  
04/05/26

Pass for payment of  
₹ 50 crore (₹ fifty crore)  
27/05/2026 Raj

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

Passed for payment of Rs. 150.00  
Crore (Rupees One Hundred  
Fifty  
अजीत कुमार भदानी / Section Officer  
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  
USE HFA-5  
Matter related to  
HFA IV  
8/5  
50 (HFA-IV)

13/05/26  
S. Min

दस्ती पत्र/ईमेल

एचओ/जीएसडी/डीओसी/2026/01795

4 मई, 2026

श्री राज कुमार गौतम

उप महानिदेशक (एचएफए)

आवासन और शहरी कार्य मंत्रालय

भारत सरकार

संकल्प भवन, कस्तूरबा गांधी मार्ग,

नई दिल्ली-110001

### पीएमएवाई (यू) 2.0 - ब्याज सब्सिडी योजना (आईएसएस)

ईडब्ल्यूएस/एलआईजी के लिए उपयोगिता प्रमाण पत्र जमा करना और अग्रिम सब्सिडी का दावा

उपर्युक्त विषय के संदर्भ में, हम निम्नलिखित निवेदन करना चाहते हैं:

1. पीएमएवाई-यू 2.0 -आईएसएस के लिए 17.09.2024 को जारी की गई योजना के दिशानिर्देशों के पैरा 10.1 के अनुसार, "ब्याज सब्सिडी की अगली राशि, सीएनए को पिछली राशियों के 75% उपयोग के बाद, तिमाही आधार पर और सीएनए द्वारा किए गए दावे के आधार पर जारी की जाएगी।"
2. इस संबंध में, हम प्रस्तुत करते हैं कि अब तक आवासन और शहरी कार्य मंत्रालय से ईडब्ल्यूएस/एलआईजी के लिए ₹311.69 करोड़ की अग्रिम सब्सिडी प्राप्त हुई है। प्राप्त ₹311.69 करोड़ में से, ₹296.46 करोड़ के आवेदनों को स्वीकृति दे दी गई है और 04-05-2026 तक लगभग ₹9.05 करोड़ के अन्य दावे प्रक्रियाधीन हैं।
3. उपरोक्त और अगले तीन महीनों में अपेक्षित दावों को ध्यान में रखते हुए, हम ईडब्ल्यूएस/एलआईजी के लिए 150 करोड़ रुपये के दावे प्रस्तुत करते हैं। दिशानिर्देशों के अनुलग्नक -11 में निर्धारित प्रारूप के अनुसार स्वीकृत राशि के लिए उपयोगिता प्रमाण पत्र (यूसी) **अनुलग्नक-ए** के रूप में संलग्न है।

उपरोक्त के मद्देनजर, कृपया उपयोगिता प्रमाणपत्र की प्राप्ति को स्वीकार करें और ईडब्ल्यूएस/एलआईजी के लिए 150 करोड़ रुपये की अग्रिम सब्सिडी जारी करने के अनुरोध पर विचार करने का कष्ट करें।

भवदीय,



(विशाल गोयल)

महाप्रबंधक

संलग्न: उपरोक्तानुसार

Annexure-A

The Deputy Director General (HFA)  
Ministry of Housing and Urban Affairs  
Government of India  
Sankalp Bhawan, Kasturba Gandhi Marg,  
New Delhi - 110001

**Central Nodal Agency -UC for PMAY (U) 2.0 -ISS for EWS/LIG**  
[Furnished by CNA to MoHUA]

Summary as on 04-05-2026

S. No.	Particulars	Amount (₹ in crore)
1.	Total cumulative funds allocated	311.69
2.	Total cumulative funds released* (sanctioned)	296.46
3.	Total cumulative refunds	0
4.	Funds left with CNA [1-(2-3)]	15.23
5.	Net Total funds released* [2-3]	296.46
6.	Additional fund sought from MoHUA	150

\* The amount represents subsidy sanctioned by NHB on Unified Web Portal. The corresponding expenditure limit for withdrawal has been allocated to the PLIs.

#State/UT wise and PLI-wise details have been attached as **Anneuxre-A1** and **A2** respectively.


It is certified that:

- 1) The loans have been sanctioned and disbursed in accordance with the extant guidelines for ISS for EWS/LIG of the Ministry of Housing & Urban Affairs Government of India, as per the MoU executed by the PLIs.
- 2) There has been no negligence on the part of the CNA or any of its officers in verifying the claims and sanctioning the amounts to PLIs of the above referred loan accounts and the same has been sanctioned as per guidelines.

Date: 04-05-2026

Place: New Delhi



  
Vishal Goyal  
General Manager  
National Housing Bank

**Note # 157**

**Subject: Request from NHB for advance subsidy under ISS-EWS/LIG vertical of PMAY-U 2.0.**

PUC is letter dated 04-05-2026 from National Housing Bank (NHB) enclosing therewith Utilisation Certificate (UC) dated 04-05-2026 against advance subsidy released under **ISS-EWS/LIG** vertical of PMAY-U 2.0 by the Ministry. NHB has requested advanced subsidy of **₹150.00 crore** for ISS-EWS/LIG under PMAY-U 2.0.

2. For implementation of ISS vertical of PMAY-U 2.0 mission, Ministry has identified three Central Nodal Agencies (CNAs) i.e. National Housing Bank (NHB), Housing and Urban Development Corporation Ltd. (HUDCO) and State Bank of India (SBI) to channelize the subsidy to the Primary Lending Institutions (PLIs). These CNAs have signed Memorandum of Understanding (MoU) with the PLIs for implementation of the scheme. SBI Corporate Centre, Mumbai acts as a CNA for SBI Bank branches only.

3. Sanction-wise details of advance subsidy released to NHB under ISS-EWS/LIG may be referred below:

S.No.	Advanced Subsidy Released (₹ in crore)	Sanction date
1	35.00	28-03-2025
2	100.00	10-09-2025
3	77.00	31-12-2025
4	73.00	26-02-2026
5	26.6928459	18-03-2026
<b>Total</b>	<b>311.6928459</b>	-

4. 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.

5. As per the UC dt. 04-05-2026, NHB has utilised more than 75% of the advance subsidy under ISS-EWS/LIG vertical of PMAY-U 2.0 i.e. ₹296.46 crore (95%) out of total ₹311.69 crore released till 04-05-2026.

6. In view of the above, if approved, file may be sent to the IFD for concurrence to release **₹150.00 crore (Rupees One Hundred Fifty Crore only)** to NHB as advance subsidy for ISS-EWS/LIG under PMAY-U 2.0 as per availability of funds.

Submitted please.

06/05/2026 12:20 pm

**NITIN GUPTA  
ASO**

---

Note # 158

06/05/2026 01:23 pm

**Ajit Kumar Bhadani  
SECTION OFFICER**

---

Note # 159

06/05/2026 02:20 pm


**DHARAM SINGH  
UNDER SECRETARY**

---

Note # 160

06/05/2026 04:50 pm

**RAJ KUMAR GAUTAM  
DEPUTY DIRECTOR GENERAL**


 Digitally Signed

---

Note # 161

06/05/2026 05:40 pm

**Kuldip Narayan  
JOINT SECRETARY**

 Digitally Signed

---

Note # 162

06/05/2026 05:43 pm

SANJEET  
JS & FA

---

Note # 163

06/05/2026 06:14 pm

सुमित सचदेवा|SUMIT SACHDEVA  
संयुक्त निदेशक|JOINT DIRECTOR

---

Note # 164

07/05/2026 10:37 am

SUBHASH CHANDER  
US(IFD-II)

---

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) dated 04.05.2026 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:

(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.

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**

---

**Note # 168**

13/05/2026 02:28 pm

**Kuldip Narayan**

**JOINT SECRETARY**

