

## **Goa (Grant Of Loan To Weaker Sections Of Society For Construction/Improvement/Repair Of Houses) Scheme, 1997**

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## **Goa (Grant Of Loan To Weaker Sections Of Society For Construction/Improvement/Repair Of Houses) Scheme, 1997**

### **1. Short title and commencement :-**

(1) This scheme may be called the Goa (Grant of loan to weaker sections of society for construction/improvement/repair of houses) Scheme, 1997.

(2) It shall come into force with effect from 26-3-1997.

### **2. Eligibility :-**

Any person who is born and residing in Goa, since the last 15 years, whose father or mother is born in Goa and whose total annual income including that of his family from all sources does not exceed Rs. 25,000/-, and who does not own any house either in his/her own name or in the name of any of the family members shall be eligible to avail the benefits of this Scheme.

Explanation:- "Family members" means and includes husband, wife, father, mother, unmarried sisters, unmarried daughters,

unmarried sons, who are solely dependent on the applicant.

### **3. Purposes :-**

The loan under this Scheme may be sanctioned for the purpose of construction of new house or for repair or improvement of existing house only.

### **4. Amount of loan :-**

The maximum amount of loan which will be sanctioned under this scheme is Rs. 20,000/- which shall be released to the applicant in three instalments. The first instalment shall be of 25% of total loan amount, which shall be released at the time of sanctioning the loan. The second instalment shall be of 50% of total loan amount shall be released on the recommendation of the Block Development Officer after having verified that the construction has reached upto the plinth level. The third and last instalment of 25% of total loan amount shall be released on furnishing the certificate by the Block Development Officer that the construction has reached upto the roof level. Further, in case of repair or improvement of existing house, the loan instalment shall be released as under:

(i) First instalment of Rs. 5,000/-.

(ii) Second instalment of Rs. 10,000/-.

(iii) Third instalment of Rs. 5,000/-.

### **5. Interest :-**

The loan shall carry such interest as may be fixed, from time to time, by the Government.

### **6. Recovery of loan :-**

The principal amount of loan alongwith interest thereon shall be recoverable in 20 equal annual instalments. The first instalment shall be payable on the expiry of 18 months from the date of its disbursement. Thereafter, remaining instalments shall be paid every year. However, the borrower may, if so desired, repay the

loan and interest thereon in shorter period.

**7. Manner of applying for loan :-**

(1) The loan shall be applied in the form of Annexure A.

(2) The application alongwith other required documents shall be submitted to the Block Development Officer.

(3) The Block Development Officer shall forward the application alongwith all other documents and his recommendations thereon to the Director of Panchayats within a week from the receipt thereof.

(4) The application for loan shall be accompanied by the following documents:-

(a) Title documents;

(b) Permission from the Panchayat;

(c) Site Plan;

(d) Model of the house;

(e) Photograph of the applicant;

(f) Income Certificate;

(g) Residential Certificate;

(h) Certificate issued by the Mamlatdar to the effect that the applicant and his father or mother were born in Goa.

## **8. Other conditions :-**

(1) The construction of house shall be done as per the approved model.

(2)The total estimated cost of construction/improvement/repair of the house shall not exceed Rs. 25,000/-.

(3)The loan shall be granted in the joint name of husband and wife, in case the applicant is married.

(4)The construction/improvement/repair of house shall be completed within a period of one year from the date of disbursement of the first instalment. Provided that the sanctioning authority may extend the time limit to such period not exceeding one year if the circumstances so desire.

(5)In case the construction/improvement/repair, as the case may be, is not completed within the period mentioned above, the amount of loan together with the interest shall be recoverable summarily as arrears of land revenue.

(6)The land and the house shall be mortgaged in favour of the Government in the form at Annexure B till the amount of loan together with interest thereon is fully repaid.

(7)The applicant shall not create any charge over the land or over the house.

(8)Any amount due under this Scheme shall be recoverable as arrears of land revenue.

(9)No loan under this Scheme shall be granted to a person who has already obtained or applied for a loan for construction/improvement/repair of house under any other Scheme

of the Government, housing society, corporation, either wholly or partly owned by the Government or Central Government, Nationalised or Co-operative Bank, or any Society, etc.

(10)The applicant shall at all reasonable times, permit any person or persons authorised by the Block Development Officer, Director of Panchayats, or the Government, to inspect the house under construction and thereafter on completion as and when necessary.

(11)The applicant shall maintain the house in good habitable condition.

(12)The applicant shall not sell or transfer or assign any right in respect of said house and land in whatsoever manner to any person.

(13)The stamp duty payable on the mortgage deed as well as on the Registration of mortgage is exempted.

## **9. Sanctioning Authority :-**

The Director of Panchayats, shall be the sanctioning authority under this Scheme.

## **10. Miscellaneous :-**

The Government may modify, alter, add or cancel any conditions of this Scheme from time to time. The instructions to the Block Development Officer are at Annexure Attached hereto. This supersedes the Government Notification No. HS-22-1/68 dated 10th September, 1968, published in the Government Gazette No. 27, Series I dated 3-10-1968, as amended.