

Delhi Co-operative Housing Finance Corporation Ltd.

समृद्धिः भूयात्



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The logo of Delhi Co-operative Housing Finance Corporation Ltd. is one of building blocks with the motto of Samridhi Bhooyath.

It aspires for prosperity and welfare through promotion of housing for all and better housing in Delhi in particular.



CARE for our clients

SERVICE

that matches the best in the industry

Delhi Cooperative Housing Finance Corporation

Established in 1970, DCHFC was the sole Housing Finance Institution in Delhi for a very long time. The Corporation, which has been disbursing loans for the past 3 decades, has financed the construction of over 50,000 dwellings in the capital.

Always led by eminent personalities, their vision and pursuit has rendered DCHFC a model Corporation that throbs with a vibrant CO-OPERATIVE spirit. It has garnered guidance and advice of professionals drawn from different fields to ensure fool proof management and execution of their projects.



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Healthy Traditions & Practices

DCHFC has consciously strived to strengthen the Cooperative Movement through

- helping the societies / individuals to overcome financial problems,
- brokering a reconciliation amongst management and /or members of the societies,
- negotiating with the insurers in procuring property/life cover at reasonable terms,
- assisting in settlement of claims and meeting every conceivable housing need.

A People friendly work culture at DCHFC has made it convenient for the client to seek advice, guidance, help and redressal of grievance if any. Though firm on compliance to mutually agreed obligations, the Corporation's humane facet is evident from the fact that it gives due consideration to beyond the control circumstances experienced by a loanee. It is a trait very different from the rest.

Better living does not end with building HOMES



Loans for Societies

With a longstanding interaction with societies that dates back to 1982-83 when the first loan Instalments were disbursed, DCHFC officials have struck a comfortable rapport that crosses over to the social domain where they attend functions organised by the Societies other than providing:

- ⇒ Bulk loans
- ⇒ Infrastructure Loans
 - Installation of DG sets and replacement of lifts in Group Housing Complexes.
- ⇒ Loans to societies for completion of project in time.
- ⇒ Bridge Loans for acquisition of land from DDA
- ⇒ Loan to registered societies/trust, which are engaged in the social sector Viz. Health, Education and Welfare activities for construction of their own building and help them achieve their objectives.

Loans for Individuals

Motivated with Welfare Activities to provide quality life to the people of Delhi, DCHFC operations were expanded to cover and facilitate Home Loans Schemes for Individuals too for:

- ⇒ Purchase of flat in group housing society
- ⇒ Financing DDA allotted flats,
- ⇒ Making alterations / additions in existing house,
- ⇒ Purchase of freehold property with a clear mortgagable title,
- ⇒ Purchase of property on First Power of Attorney
- ⇒ Home Improvement Loans
- ⇒ Loan for conversion of property from leasehold to freehold
- ⇒ Reverse Mortgage



Till date DCHFC has disbursed loans to the tune of over
Rs. 600 crores

- Loan upto **65 times** gross monthly income or **90% of the total cost** including cost of land, corpus fund for maintenance in the society, stamp duty and registration charges; or Rs. 90.00 lakhs, whichever is less.
- No processing fee, administrative charges, commitment charges or upfront fee are levied.
- Option of introducing co-borrower for raising the loan limit.
- Loan to Govt. employees / employees of Govt. Undertaking/ Cooperative Institution physically handicapped at the rate of 0.5% less than the prevailing rate of interest.
- Floating rate of interest from 8.50% to 9% on monthly reducing balance EMI Rs.900 per lakh @ 9% per annum for a period of 20 years.

DCHFC, unlike hard-core financial institutions has fixed the Rate of Interest that is pro people based on features like Size, Tenure, Purpose / Scheme.



Fund Management

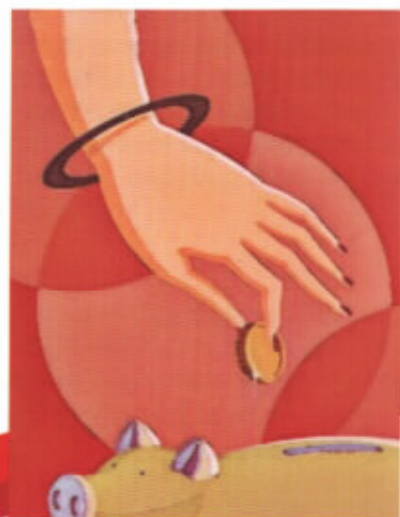
The Corporation generates funds for its loaning activities from:

Share Money
Government
Member Societies
Redeemable Loan Linked shares
Government guaranteed Bonds
Internally Generated Funds

Societies participation in the share capital and Loanees participation in terms of - Redeemable Loan Linked Shares - Loan Linked Deposits are the mandatory requirements of DCHFC.

Long term Liabilities are ascertained by periodic actuarial valuation which add to the credit worthiness of the Corporation even as funds for these are correspondingly maintained and obligations met by timely payments of the amount falling due. Besides, all statutory requirements are meticulously met.

DCHFC, which is pro-active in its attitude and approach, endeavours to remain abreast of the needs of the consumers for which if need be it has pursued an innovative, preemptive and at times an aggressive policy from time to time.



DCHFC is proud to sustain the no-dues status



DCHFC have paid up share capital of Rs. 31.5 Crores. Rs.30.26 Crore is subscribed by the Government. Balance share capital is contributed by the member societies.

DCHFC is regular in declaring dividends. For the financial year 2005-06 dividend @10% has been paid and for the financial year 2006-07 @11% has been declared.

Turn over for the year 2006-2007

Rs. 8439.09 lakh

Total loan disbursed upto 31.03.2007

Rs. 59237.33 lakh

Net profit for the year 2006-2007

Rs. 1649.83 lakh



Keeping pace with time...

Ever stretching its boundaries to provide the best of services, DCHFC comes up with new products, including Customer oriented concessions and provisions, which have earned goodwill and helped DCHFC maintain its leading status.

To facilitate loanee members all operations have been computerised and important details of the functioning has been put on the Web-site www.dchfcdelhi.com.

This has helped promote transparency and accountability in the working of the Corporation, under the **Right to Information Act**, 2005 already in force.

Buoyed by the recognition as the **Best Working Housing Corporation** in Asia and the Pacific by the International Co-operative Housing Foundation for Asia and Pacific (ICHFAP), DCHFC is set to notch more such achievements even as it continues to make Delhi a global landmark.



Partnering to change lives in Delhi



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