

AAI HBA REGULATIONS 2003

(2) 3. Words and expressions used and not in these regulations but defined in the Act or rules or regulations made thereunder, shall have the same meanings respectively as assigned to them in the Act or rule or regulations made thereunder. for the House Building Advance. - Subject to the provisions hereinafter provided, House Building Advance may be granted individually to any of the eligible employees of the Authority at any place in India for the purpose of : - (a) acquisition of land or plot and construction of dwelling house thereon; or (b) purchase of dwelling house on land or plots already owned or leased; or purchase of ready built house or flats on ownership basis from Delhi Development Authority or Other Government Agency or Agency authorised by the Authority in this behalf; and the MINISTRY OF Civil Aviation (AIRPORTS AUTHORITY OF INDIA) NOTIFICATION No. 1 of 1994, read with clause (c) of Sub-section (2) of Section 42 of the Airports Authority of India Act, 1994 (55 of 1994), the Airports Authority of India, with the approval of the Central Government hereby makes following regulations, namely :— 1. Short title, commencement and application :- (1) These regulations may be called Airports Authority of India (House Building Advance) Regulations, 2003. (2) (3) (4) (5) They shall come into force on the date of their publication in Official Gazette. They shall apply to the employees of the Authority - (a) appointed on deputation to be governed during the period of deputation by House Building Advance Regulations made by the Authority; (b) persons in casual or daily rated or part time employment, apprentices and trainees; (c) employed on contract unless the terms of contract provide otherwise. — (1) In these regulations, unless the context otherwise requires :- 'Airports Authority of India' means the Airports Authority of India, constituted under section 3 of the Act; 'Chairperson' means the Chairperson of the Authority appointed under clause (a) of sub-section (3) of section 3 of the Act; 'Competent Authority' means the Chairperson or any officer authorised in this behalf by the Authority; 'Pay' means basic pay including dearness pay, dearness allowance, personal pay and gratuity; (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (839) (840) (841) (842) (843) (844) (845) (846) (847) (848) (849) (850) (851) (852) (853) (854) (855) (856) (857) (858) (859) (860) (861) (862) (863) (864) (865) (866) (867) (868) (869) (870) (871) (872) (873) (874) (875) (876) (877) (878) (879) (880) (881) (882) (883) (884) (885) (886) (887) (888) (889) (890) (891) (892) (893) (894) (895) (896) (897) (898) (899) (900) (901) (902) (903) (904) (905) (906) (907) (908) (909) (910) (911) (912) (913) (914) (915) (916) (917) (918) (919) (920) (921) (922) (923) (924) (925) (926) (927) (928) (929) (930) (931) (932) (933) (934) (935) (936) (937) (938) (939) (940) (941) (942) (943) (944) (945) (946) (947) (948) (949) (950) (951) (952) (953) (954) (955) (956) (957) (958) (959) (960) (961) (962) (963) (964) (965) (966) (967) (968) (969) (970) (971) (972) (973) (974) (975) (976) (977) (978) (979) (980) (981) (982) (983) (984) (985) (986) (987) (988) (989) (990) (991) (992) (993) (994) (995) (996) (997) (998) (999) (1000) (1001) (1002) (1003) (1004) (1005) (1006) (1007) (1008) (1009) (1010) (1011) (1012) (1013) (1014) (1015) (1016) (1017) (1018) (1019) (1020) (1021) (1022) (1023) (1024) (1025) (1026) (1027) (1028) (1029) (1030) (1031) (1032) (1033) (1034) (1035) (1036) (1037) (1038) (1039) (1040) (1041) (1042) (1043) (1044) (1045) (1046) (1047) (1048) (1049) (1050) (1051) (1052) (1053) (1054) (1055) (1056) (1057) (1058) (1059) (1060) (1061) (1062) (1063) (1064) (1065) (1066) (1067) (1068) (1069) (1070) (1071) (1072) (1073) (1074) (1075) (1076) (1077) (1078) (1079) (1080) (1081) (1082) (1083) (1084) (1085) (1086) (1087) (1088) (1089) (1090) (1091) (1092) (1093) (1094) (1095) (1096) (1097) (1098) (1099) (1100) (1101) (1102) (1103) (1104) (1105) (1106) (1107) (1108) (1109) (1110) (1111) (1112) (1113) (1114) (1115) (1116) (1117) (1118) (1119) (1120) (1121) (1122) (1123) (1124) (1125) (1126) (1127) (1128) (1129) (1130) (1131) (1132) (1133) (1134) (1135) (1136) (1137) (1138) (1139) (1140) (1141) (1142) (1143) (1144) (1145) (1146) (1147) (1148) (1149) (1150) (1151) (1152) (1153) (1154) (1155) (1156) (1157) (1158) (1159) (1160) (1161) (1162) (1163) (1164) (1165) (1166) (1167) (1168) (1169) (1170) (1171) (1172) (1173) (1174) (1175) (1176) (1177) (1178) (1179) (1180) (1181) (1182) (1183) (1184) (1185) (1186) (1187) (1188) (1189) (1190) (1191) (1192) (1193) (1194) (1195) (1196) (1197) (1198) (1199) (1200) (1201) (1202) (1203) (1204) (1205) (1206) (1207) (1208) (1209) (1210) (1211) (1212) (1213) (1214) (1215) (1216) (1217) (1218) (1219) (1220) (1221) (1222) (1223) (1224) (1225) (1226) (1227) (1228) (1229) (1230) (1231) (1232) (1233) (1234) (1235) (1236) (1237) (1238) (1239) (1240) (1241) (1242) (1243) (1244) (1245) (1246) (1247) (1248) (1249) (1250) (1251) (1252) (1253) (1254) (1255) (1256) (1257) (1258) (1259) (1260) (1261) (1262) (1263) (1264) (1265) (1266) (1267) (1268) (1269) (1270) (1271) (1272) (1273) (1274) (1275) (1276) (1277) (1278) (1279) (1280) (1281) (1282) (1283) (1284) (1285) (1286) (1287) (1288) (1289) (1290) (1291) (1292) (1293) (1294) (1295) (1296) (1297) (1298) (1299) (1300) (1301) (1302) (1303) (1304) (1305) (1306) (1307) (1308) (1309) (1310) (1311) (1312) (1313) (1314) (1315) (1316) (1317) (1318) (1319) (1320) (1321) (1322) (1323) (1324) (1325) (1326) (1327) (1328) (1329) (1330) (1331) (1332) (1333) (1334) (1335) (1336) (1337) (1338) (1339) (1340) (1341) (1342) (1343) (1344) (1345) (1346) (1347) (1348) (1349) (1350) (1351) (1352) (1353) (1354) (1355) (1356) (1357) (1358) (1359) (1360) (1361) (1362) (1363) (1364) (1365) (1366) (1367) (1368) (1369) (1370) (1371) (1372) (1373) (1374) (1375) (1376) (1377) (1378) (1379) (1380) (1381) (1382) (1383) (1384) (1385) (1386) (1387) (1388) (1389) (1390) (1391) (1392) (1393) (1394) (1395) (1396) (1397) (1398) (1399) (1400) (1401) (1402) (1403) (1404) (1405) (1406) (1407) (1408) (1409) (1410) (1411) (1412) (1413) (1414) (1415) (1416) (1417) (1418) (1419) (1420) (1421) (1422) (1423) (1424) (1425) (1426) (1427) (1428) (1429) (1430) (1431) (1432) (1433) (1434) (1435) (1436) (1437) (1438) (1439) (1440) (1441) (1442) (1443) (1444) (1445) (1446) (1447) (1448) (1449) (1450) (1451) (1452) (1453) (1454) (1455) (1456) (1457) (1458) (1459) (1460) (1461) (1462) (1463) (1464) (1465) (1466) (1467) (1468) (1469) (1470) (1471) (1472) (1473) (1474) (1475) (1476) (1477) (1478) (1479) (1480) (1481) (1482) (1483) (1484) (1485) (1486) (1487) (1488) (1489) (1490) (1491) (1492) (1493) (1494) (1495) (1496) (1497) (1498) (1499) (1500) (1501) (1502) (1503) (1504) (1505) (1506) (1507) (1508) (1509) (1510) (1511) (1512) (1513) (1514) (1515) (1516) (1517) (1518) (1519) (1520) (1521) (1522) (1523) (1524) (1525) (1526) (1527) (1528) (1529) (1530) (1531) (1532) (1533) (1534) (1535) (1536) (1537) (1538) (1539) (1540) (1541) (1542) (1543) (1544) (1545) (1546) (1547) (1548) (1549) (1550) (1551) (1552) (1553) (1554) (1555) (1556) (1557) (1558) (1559) (1560) (1561) (1562) (1563) (1564) (1565) (1566) (1567) (1568) (1569) (1570) (1571) (1572) (1573) (1574) (1575) (1576) (1577) (1578) (1579) (1580) (1581) (1582) (1583) (1584) (1585) (1586) (1587) (1588) (1589) (1590) (1591) (1592) (1593) (1594) (1595) (1596) (1597) (1598) (1599) (1600) (1601) (1602) (1603) (1604) (1605) (1606) (1607) (1608) (1609) (1610) (1611) (1612) (1613) (1614) (1615) (1616) (1617) (1618) (1619) (1620) (1621) (1622) (1623) (1624) (1625) (1626) (1627) (1628) (1629) (1630) (1631) (1632) (1633) (1634) (1635) (1636) (1637) (1638) (1639) (1640) (1641) (1642) (1643) (1644) (1645) (1646) (1647) (1648) (1649) (1650) (1651) (1652) (1653) (1654) (1655) (1656) (1657) (1658) (1659) (1660) (1661) (1662) (1663) (1664) (1665) (1666) (1667) (1668) (1669) (1670) (1671) (1672) (1673) (1674) (1675) (1676) (1677) (1678) (1679) (1680) (1681) (1682) (1683) (1684) (1685) (1686) (1687) (1688) (1689) (1690) (1691) (1692) (1693) (1694) (1695) (1696) (1697) (1698) (1699) (1700) (1701) (1702) (1703) (1704) (1705) (1706) (1707) (1708) (1709) (1710) (1711) (1712) (1713) (1714) (1715) (1716) (1717) (1718) (1719) (1720) (1721) (1722) (1723) (1724) (1725) (1726) (1727) (1728) (1729) (1730) (1731) (1732) (1733) (1734) (1735) (1736) (1737) (1738) (1739) (1740) (1741) (1742) (1743) (1744) (1745) (1746) (1747) (1748) (1749) (1750) (1751) (1752) (1753) (1754) (1755) (1756) (1757) (1758) (1759) (1760) (1761) (1762) (1763) (1764) (1765) (1766) (1767) (1768) (1769) (1770) (1771) (1772) (1773) (1774) (1775) (1776) (1777) (1778) (1779) (1780) (1781) (1782) (1783) (1784) (1785) (1786) (1787) (1788) (1789) (1790) (1791) (1792) (1793) (1794) (1795) (1796) (1797) (1798) (1799) (1800) (1801) (1802) (1803) (1804) (1805) (1806) (1807) (1808) (1809) (1810) (1811) (1812) (1813) (1814) (1815) (1816) (1817) (1818) (1819) (1820) (1821) (1822) (1823) (1824) (1825) (1826) (1827) (1828) (1829) (1830) (1831) (1832) (1833) (1834) (1835) (1836) (1837) (1838) (1839) (1840) (1841) (1842) (1843) (1844) (1845) (1846) (1847) (1848) (1849) (1850) (1851) (1852) (1853) (1854) (1855) (1856) (1857) (1858) (1859) (1860) (1861) (1862) (1863) (1864) (1865) (1866) (1867) (1868) (1869) (1870) (1871) (1872) (1873) (1874) (1875) (1876) (1877) (1878) (1879) (1880) (1881) (1882) (1883) (1884) (1885) (1886) (1887) (1888) (1889) (1890) (1891) (1892) (1893) (1894) (1895) (1896) (1897) (1898) (1899) (1900) (1901) (1902) (1903) (1904) (1905) (1906) (1907) (1908) (1909) (1910) (1911) (1912) (1913) (1914) (1915) (1916) (1917) (1918) (1919) (1920) (1921) (1922) (1923) (1924) (1925) (1926) (1927) (1928) (1929) (1930) (1931) (1932) (1933) (1934) (1935) (1936) (1937) (1938) (1939) (1940) (1941) (1942) (1943) (1944) (1945) (1946) (1947) (1948) (1949) (1950) (1951) (1952) (1953) (1954) (1955) (1956) (1957) (1958) (1959) (1960) (1961) (1962) (1963) (1964) (1965) (1966) (1967) (1968) (1969) (1970) (1971) (1972) (1973) (1974) (1975) (1976) (1977) (1978) (1979) (1980) (1981) (1982) (1983) (1984) (1985) (1986) (1987) (1988) (1989) (1990) (1991) (1992) (1993) (1994) (1995) (1996) (1997) (1998) (1999) (2000) (2001) (2002) (2003) (2004) (2005) (2006) (2007) (2008) (2009) (2010) (2011) (2012) (2013) (2014) (2015) (2016) (2017) (2018) (2019) (2020) (2021) (2022) (2023) (2024) (2025) (2026) (2027) (2028) (2029) (2030) (2031) (2032) (2033) (2034) (2035) (2036) (2037) (2038) (2039) (2040) (2041) (2042) (2043) (2044) (2045) (2046) (2047) (2048) (2049) (2050) (2051) (2052) (2053) (2054) (2055) (2056) (2057) (2058) (2059) (2060) (2061) (2062) (2063) (2064) (2065) (2066) (2067) (2068) (2069) (2070) (2071) (2072) (2073) (2074) (2075) (2076) (2077) (2078) (2079) (2080) (2081) (2082) (2083) (2084) (2085) (2086) (2087) (2088) (2089) (2090) (2091) (2092) (2093) (2094) (2095) (2096) (2097) (2098) (2099) (2100) (2101) (2102) (2103) (2104) (2105) (2106) (2107) (2108) (2109) (2110) (2111) (2112) (2113) (2114) (2115) (2116) (2117) (2118) (2119) (2120) (2121) (2122) (2123) (2124) (2125) (2126) (2127) (2128) (2129) (2130) (2131) (2132) (2133) (2134) (2135) (2136) (2137) (2138) (2139) (2140) (2141) (2142) (2143) (2144) (2145) (2146) (2147) (2148) (2149) (2

the lease period on the date of advance is more 25 years in the case of individual employees. (7) Utilisaöon of the ban for the purpose otter tian that for which it is sanctioned shall render Ü'te employee liable to disciplinary action under the promise of any regulaton made by the Authority in this behalf apart from his being called upon to refund to the Authority forthwith the entire loan drawn by him together with interæt upto date . (8) In case the advance is required for enlarging living accommodation in an existing house, the deed *owing the clear tide of the house and site plan shall be deposited with the (9) In case where applicant is in possession of land and desired to build a new house on it, a copy of the sale deed or ot)er documentary proof of the applicant having a clear title of the land on which the house is proposed to be built alongwith a duly ceröfied site plan shall be fumished. If tie land happens to be lease hold, the original lese deed shall also be enclosed. (IO) In case whee the a"icant desiræ to purchase land, a tetter from the selkr of the plot the that subject the settletnent*. and payment of the price, he is in a position to handover vacant possession of a clearly derrercated developed pbt of land to the applicant, within a period of three months from the date of his letter shall be fumished, If the applicant does not complete the necessary fornulitiæ like registration etc within three months, the entire amunt of advance together with interest thereon shall be refunded fogthwith, (11)In cag whee tte a"icant desires to purchase a flat, a letter from the seller of the flat to the effect flat subject to the settlement and payment of the price, heöis in a positon to handover the vacant possession of a clearly distinguishable flat to the applicant within a puiod of tree mnths from the date of his leter shall be furnished. (12) In case an .employee who has been granted House Building Advance under these regulatj0ß resigrs, dismissed or terminated from the service of the Authority, he shall have to forüwith dbcharge his liability regarding the oÄÄanding amount of the ban together with ute amount of interst due thereon . 6, amount of House Building Advance may be sanctioned to tte rep?Ying capacity of the emplyee as mentioned hereunder. ev(a) No House Building Advance shall exceed 75 tmes the monthly Pay plus 25% of the aistjng entitlement of the employee at the time he applie for it or Rs.7.50 lakhs, whichever is Bs. ...a. '(b) case House Building Advance is for the purpose of ready built house or flat from Delhi Development Authority or Government or other approved agencies, actual .cost of tie flat/house or 75 tmes of pay plus 25% of the entitlement of the applicant or Rs.7.5 las whichever is less. (c) In case an employee who has not been sanctioned any House Building Advance and he is living in a house inherited or owned by the official for enlargement of the living accomrnodaöon, the employee may be sanctioned House Building Advance subject to 50 brns of Pay or Rs.1,80,000/- whichever Iss. In rural areas it shall be rstricted to Rs. 1,45,000. It will be subject to approved plans. (2) The repaying capacity of the applicant shall be computed in renner as in the table below : S.NO. (1) 1 3 TABLE Len th of remainin service 2 Employees refring after 20 years Employees retiring after 10 years but not later than 20 ears Employees retiring within IO yers Slab ofre in ca 3 500/0 of Pay ofPay 67 0/0 Pay (3) The rate of interst on the House Building Advance shall be as specified in the Taue below • Loan Amount i For anuntu o Rs.4 lakhs (ii)For amount exceeding Rs.4 lakhs TABLE Interst rate @5.5% r annum Sliding Rats of Interst charged by Govemment of India such advances from time to tme. Repayment Of Advance. - (1)The House Building Advance dranted an-employee 7. under these regulations, together with interest thereon shalt be repaid in full by rnmthty installmenb Within a period not exceeding 20 years. Firsdy, the recovery of the advance shall be made in not more than 180 monthly installment and then interst shall be recovered in not more than 60 monthly Note : (a) The amount to be recovered monthly shall be fixed in whole rupee ecept in the case of the last installment when the remaining balance including any fraction of a rupees, shall be recovered. (b) Recovery of the House Building Advance sanctioned pardy for purchase of land and partly for construction shall from the pay of the tmnth followina on which the instaEitnent completion of the house or the pay of the 24months after date for purchase of land is paid to the employee concerned, whichever is earlier. Reccr.perf of the House Building Advance sanctioned for constructing a new house or enlarging living accomodaton in an exisfing house shall commence from the pay of the month following the completon of the house or the pay of the 15 rnmth after the date on whkh the first installment of House Building advance is paid to the employee concerned, whichever is earlier. In the case of House Building Advance taken for a ready built house, recovery shall commence from the pay of tte month following that in which the advance is drawn. It may be open to the employee to repay the amount in a shorter: perta ff he so erg. -In any case, the entire advance shall be repaid in full (with interöt tnereon) Ute date on which he is due to retire from service of Authority . (2) (3) In case the employee concerned doe not repay the balance of the House Building

Advance due Authority on or before date of his retirement, it shall be open to Authority enforce fire security of be mortgage at any time, thereafter and recover the balance of be advance due with interest and cost of recovery by sale of the house in manner as may be permissible under any law this being in force. advance shall be brought the monthly pay/leave salary/subsistence allowance bills the employee concerned by the Competent Authority. The recovery shall be held up or except with the prior concurrence of the Competent Authority. In the event of allowance payable being reduced on prolonged of the employee concerned, the recoveries be suitably reduced by the Authority. If an employee ceases to be in service of the Authority for any reason other than normal retirement/superannuation, or death, before repayment of the advance in full, the outstanding amount of the loan, shall become payable to the Authority forthwith. The Authority may, however, in deserving cases, permit the employee concerned or his successor in interest as the case may be, or the sureties if the house has not been completed and/or mortgaged to the Authority by that to repay the outstanding amount with interest thereon, in suitable installments. Failure on the part of the employee concerned or his successor (as the case may be) to repay the advance for any reason whatsoever, shall enable the Authority to enforce the mortgage and take such recoveries of the outstanding amount, as permissible under any law which is in force. The property mortgaged to the Authority shall be re-conveyed on the Form annexed to be to the employee concerned (or his successor in the interest as the case may be) after the advance, together with interest due thereon, has been repaid to the in full

8. Second to raise loan from Financial Institution.- (1) The Competent Authority, may permit create second charge on the property provided employee obtains prior permission of the Competent Authority. Such a second charge may be only in respect of loans to be granted for meeting the balance/additional cost of Pses/flat by recognised financial institutions as decided by the Competent Authority. The amount of the House Building Advance sanctioned by the Authority plus interest and the loan raised by the Authority employees from outside institutions, taken together should not the total cost of the House/flat provided the first charge is in favour of Authority. However, the title deposited with Authority on the creation of the equitable mortgage shall not be returned to the employee although a copy thereof may be provided to him if he so desires. (2) The employee shall ascertain the willingness of the financial institution concerned to accept the second charge before applying for permission of the Competent Authority. The expenditure on registration of the Mortgage Deed etc. shall be borne by the employee himself. **Incidental -** All costs incidental to the investigations of title, deposit of the title deeds and execution and registration of the or creation of an equitable mortgage as the case may be in favour of Authority shall be borne and paid by the employee. All costs incurred in this connection shall also be paid in full by the employee. **IO. Insurance, etc.-** (1) Immediately on completion of construction or purchase the house, the employee shall insure the house, at his cost, for an amount not less than cost of the house with the General Insurance Companies of General Insurance Corporation of India till the loan is fully repaid. Such insurance shall be kept so insured, till the loan with interest is repaid, by the employee in full. Such insurance shall be against destruction or damage by fire/flood/lightening and earthquake or such of those risks as the competent authority may specify. The Insurance Policy shall be assigned in favour of Authority and deposited with the officer nominated by competent authority until the loan together with interest thereon is fully repaid. The premium for such insurance shall be paid regularly by the employee either through deduction from his salary or in any other manner as may deem fit by the Authority. The employee as and when required shall produce the premium receipt for inspection of Competent Authority. (2) The employee shall also pay regularly all the charges, taxes and penalties levied in respect of the property until the loan is repaid in full and shall produce the receipt or certificate thereof for the inspection on demand.

12. Sale or hire of house.- (1) The employee shall not, except with the express consent in writing of the Competent Authority, sell the house built or acquired by him with the assistance of the House Building Advance before the House Building Advance is repaid in full together with interest accrued thereon. If, for any reason, however, the employee desires to sell the house or give it, or on redemption before the House Building Advance is so repaid, he shall be bound to give the Authority the first option to purchase or/rent it, as the case may be. (2) Where the house is rented to the Authority, the annual rent to be charged shall not exceed the standard annual rent to be determined on the basis of 100% of the total cost including the cost of land. (3) Where the house is to be sold to the Authority, the price thereof will be determined by mutual agreement between the Competent Authority and individual employee concerned or arbitration, in case of difference, in accordance with the Arbitration and Conciliation Act, 1996, (26 of 1996) 13. Failure to -

Failure on the part of the employee concerned or his successor, as the case may be to repay the House Building Advance for any reason whatever, will entitle the Authority to enforce recovery of the outstanding amount in such manner as may be permissible under any law for the time being in force

14. Other Conditions for House Building Advance.- The conditions for House Building Advance applicable to an employee in respect of matters for which no provision is under these regulations shall be the same as may for the time being be applicable to other employees Government of India of a corresponding rank. 15. Power to relax.- The Chairperson may, in deserving cases, for reasons to be recorded in writing, relax any of the conditions for grant of House Building Advance of any kind under these regulations. S.K. NARULA, Chairman [ADVT. No. 58/2003/Ext.] THIS FORM Form of Reconveyance for House Building Advance [see regulation 7 (4)] REDVEYANCE IS MADE ON the day of 20 BETWEEN THE CHAIRPERSON OF AIRPORTS AUTHORITY OF INDIA (hereinafter called the Mortgagee, which expression shall unless excluded by or repugnant to or include his successors in office and assigns) of the one part and of (hereinafter called the Mortgagor which expression shall unless excluded by or repugnant to the subject or context include his/her heirs, executors, and assigns) of the other part. WHEREAS an Indenture of mortgage, dated the day of and made BETWEEN the Mortgagor of the one part and Mortgagee of the other part as registered at to in Book as No Volume for called the PRINCIPAL INDENTURE). The Mortgagor by the said and more particularly described Principal, Indenture mortgaged the property at in the Schedule hereunder written to the Mortgagee to secure an advance of Rs. ... by the Mortgage to the Mortgagor. AND WHEREAS ALL MONEYS due and owing to the security of the PRINCIPAL INDENTURE have been fully paid and satisfied and the Mortgagee has accordingly at the request of the Mortgagor agreed to execute reconveyance of the mortgaged premises as is hereinafter combined. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and to confirm the Mortgage doth hereby grant, assign and reconvey unto and comprised in the said Mortgage, ALL THAT portion of land situated at Principal Indenture and more particularly described in the Schedule hereunder written with their rights, tenements and appurtenances as in the PRINCIPAL INDENTURE expressed and all the right We interest claim and demand whatsoever of the Mortgage into out or upon the said premises by virtue of the PRINCIPAL INDENTURE to have and to hold the premises hereto expressed to the hereby granted, assigned and reconveyed unto and to the use of Mortgagor forever freed and discharged from all moneys, intended, to be secured by the said PRINCIPAL INDENTURE from all actions, suits, accounts, claims and demands for, or in or of said moneys for, or in respect of, the PRINCIPAL INDENTURE OR or anything relating to the premises AND THE Mortgagee hereby with the Mortgagor that the mortgagee has done of Knowingly suffered or been party or privy to anything whereby the said premises or any part thereof, are/is can be impeached, encumbered or effected in title suite or however, IN WITNESS whereof the Mortgagee has caused on his behalf to set his hand the day and year first above written Signed by In the presence of :- 1st Witness Address : Occupation 2nd Witness Address Occupation SCHEDULE OF ABOVE REFERRED TO for and on of the Mortgagee [SIGNATURE] (For and on behalf of the Chairperson Of the Airports Authority of India) Printed by Of Ring Mayapuri, New and published by the Controller Of