

RFC/PG/ 1298

RAJASTHAN FINANCIAL CORPORATION  
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JAIPUR  
(TECHNICAL CELL)

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CIRCULAR

*P.S.*  
Sub: Procedure for calculation of MRV of assets for cases seeking loan under FAA Scheme in CRE Sector.

*2* *C 2009*  
Guidelines for computation of MRV related to loan purpose were issued vide circular no. PG-1039 dated 01/02.11.2004. Thereafter, amendment was circulated vide Circular dated 06.02.2008 for FR matters. Now, it has been observed that there can be new cases wherein the promoters offer to mortgage the land and the building constructed thereon as prime security. In some cases either the flats/property may have been sold out or booking advance against the same may have been accepted by the promoter before mortgaging the property as prime security.

The matter was discussed by the PC&CC in its meeting held on 04.11.09 wherein it has been recommended that while computing MRV for the cases in which either the flats/property has been sold out or booking advance against the same has been received, due reduction in the MRV of the prime security may be made to arrive at a realistic value. It has, therefore, been decided that MRV of the entire property shall be calculated as per procedure laid down vide circular no.P&G-108) dated 01/02.11.2004 and thereafter, the following procedure should be opted for MRV computation for the proposals received under FAA Scheme from CRE Sector :-

- i) The MRV of the sold flat/property should be reduced from the total MRV.
- ii) In cases where the booking amount/advance is below 50% of the sale price/MRV of the flat/property, then it should be reduced to the extent of 50% of the total MRV of the property against which advance has been taken.
- iii) In case of booking amount/advance is more than 50% of the sale price/MRV of the flat/property, then value of that flat/property should be reduced fully for that portion from the total MRV of the project/property.

The present system for computing MRV for loan cases under other schemes and for FR purpose shall remain unchanged.

All concerned are advised to take a note of above.

*3/9*  
( ATUL KUMAR GARG )  
Chairman & Managing Director  
*AKG*

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