

DHFL – TCPM Scheme

Key Highlights

- This is a usual scheme available in the market and most of the developers opts for this scheme, however developers usually charges an additional rate on per sq ft basis (usually per sq ft cost is increased by Rs. 200/- by developers.
- However ILD has decided not to charge any additional charges for the same and making this scheme available to its customer as **ABSOLUTE FREE**, with **no upfront, hidden or future cost**.
- It is a project monitoring system where DHFL will act as a representative of the customer and project will be monitored regularly by them.
- Customer will not pay any **Interest or EMI** till possession, hence clear saving of interest during construction. Interest cost in normal case ranges between 4- 6 lac.
- Customers EMI will start only after possession.
- Developer will serve (pay) **Full interest during construction**.
- Customer will pay minimum of 20% **upfront** towards total cost of the home.
- DHFL will sanction a loan of **up to** 80% based on individual profiles of the customer.
- Processing fee (% of the loan amount)
 - Self Employed : 0.75%
 - Salaried : 0.50%
- Quick turn around time for sanction, much faster than the leading banks.
- DHFL is second largest NBFC (Non Banking Financial Corporation), hence secured & reliable. Being a NBFC it is less stringent than lending banks.
- Sanction will be done at the sole discretion of DHFL, and is subject to the requirements of the Bank.