

Copy of:

GOVERNMENT OF TAMIL NADU

Letter No.26046/C1/84/1

Dated: 24.8.84.

From

Thiru Thambiah Fernando, B.A.,  
Deputy Secretary to Government,  
Housing and Urban Development Department,  
Fort St. George,  
Madras 9.

To

The Collector Coimbatore,  
Coimbatore,

Sir,

**Sub: Loans and Advances - House Building Advance -  
sanction of house building advance to Government  
servants - creation of second charge - clarifi-  
cation - request.**

**Ref: 1. G.O.Ms.No.261 Housing and Urban Development  
dated 27.3.1984.**

**2. Your letter Ref.99767/84-H6 dated 26.5.84.**

I am directed to refer to your letter cited in which it has been stated that the Heads of Department cannot transmit the original deeds of title to the financial institution which will advance loan to Government servants on creation of second charge as ordered in para 2 of the G.O.cited, since the Treasury Officers alone have been authorized to keep the same in safe custody and not the Heads of Departments as per G.O.Ms.No.1080 Housing and Urban Development dated 23.6.1976.

2. I am to state that, the matter conveyed in para 2 of the G.O. cited first cited, is the orders of Government of India on the creation of second mortgage in respect of certain types of financial institutions. In para 3 of the G.O.with a view to adopting a similar procedure in this Government, it has been ordered that, if it is decided to permit the Government Servant to raise loan by creating the second charge, the Head of the Department/ the authority who has sanctioned the House Building Advance, shall transmit the deeds of title on behalf of the mortgager only to the concerned financial institutions under registered cover addressed to the concerned officer by name, under intimation to the Government Servant. Necessary entries will be made in the records by the Head of the Department/ the sanctioning authority for keeping a watch over the proceedings thereafter.

3. In certain cases, where the Government is the sanctioning authority for house building advance, the Heads of Departments send deeds of title to the Tamil Nadu Archives, Madras, for safe custody and after the repayment of house building advance in full with interest, they obtain the same from the Archives and return it to the

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concerned Government Servants. In cases, where the District Collectors are the sanctioning authority for house building advance, they keep the deeds of title with the Treasury Officers for safe custody. Hence, if any financial institution, which is prepared to advance housing loans to the state government servants on creation of the second charge insist on the execution of 'Equitable Mortgage', the Heads of Department/ the Collectors, shall obtain the original mortgage deed from the Tamil Nadu Archives/Treasury Officers and transmit the same to the concerned financial institutions, subject to various conditions, mentioned in paragraphs 4 to 7 of the G.O. cited. Necessary entries will also be made in the records, by the Heads of the Department/ the Collectors for keeping a watch over the proceedings thereafter.

4. I am to request that these instructions may be followed in future.

Yours faithfully,

Sd/-

for Deputy Secretary to Government.

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