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भारतीय अक्षय ऊर्जा विकास संस्था सीमित

(भारत सरकार का प्रतिष्ठान)

Indian Renewable Energy Development Agency Limited

(A Government of India Enterprise)

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FINANCING NORMS AND SCHEMES

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शाश्वत ऊर्जा ● ENERGY FOR EVER

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1. SECTORS ELIGIBLE FOR ASSISTANCE

All the projects in Renewable Energy (RE), Energy Efficiency/ Conservation and other environmental sustainable technologies, including Power Generation, Transmission, Renovation & Modernization, which are techno-commercially viable, are eligible to obtain finance from IREDA. The eligible sectors are as under-

- Wind Energy
- Hydro Power
- Solar Energy
- Biomass including Bagasse & Industrial Cogeneration
- Biomass Power Generation
- Waste to Energy
- Energy Efficiency & Energy Conservation
- Bio-fuel / Alternate Fuel including Ethanol & Bio -Diesel
- Hybrid Projects with RE Technologies
- New & Emerging Renewable Energy Technologies

Notes

Wind Energy

- Machine types eligible (Wind Electric Generator - WEG) for financing wind projects will be as per Revised List of Models and Manufacturers (RLMM) of Wind Turbines issued by Centre for Wind Energy Technology (C-WET)

Hydro Power

- IREDA also finance medium and large hydro projects (above 25 MW) under consortium/ co-finance mode only with other lenders

Biomass including Bagasse & Industrial Cogeneration

- Use of high energy efficient equipment in sugar / paper mills for supporting Co-generation projects are encouraged.
- In case of Sugar Mill, the minimum size of Sugar Plant should be 2500 TCD.
- If alternate fuel is required for extension of operating days in a year, fossil fuels up to 15% of annual fuel consumption is allowed
- In case of project size up to 5.0 MW (except sugar industry), the minimum applicable boiler pressure will be 42 kg/ cm²
- In case of project size above 5.0 MW (Both for Sugar and Non-Sugar Industry), the minimum applicable boiler pressure will be 63 Kg/cm²

Biomass Power Generation

- IREDA shall finance not more than one independent Biomass Power Project excluding captive Biomass/ Bagasse based Co-generation, in a radius of 50 KM, whether funded by IREDA/other FIs.
- For Biomass direct combustion power projects, IREDA's loan exposure may be limited upto 50% of project cost.
- Biomass direct combustion power projects exceeding 7.5 MW capacity up to a maximum of 10 MW, will be considered on case to case basis subject to careful examination, particularly with reference to Biomass availability, presence of other Biomass power/ Biomass cogeneration projects in that area, linkage for off-season fuel, water availability etc. and the loan from IREDA shall not exceed loan for 7.5 MW of the project. However, IREDA may also consider projects exceeding 7.5 MW upto maximum of 10 MW on a 70: 30 debt equity ratio and may take exposure upto 50 % of project cost subject to above condition and that the promoter shall bring in upfront 75 % of their contribution.
- Projects based on captive biomass/ energy plantation are encouraged
- Use of high energy efficient equipment in Biomass Power Plants are encouraged

Bio-fuel / Alternate Fuel Including Ethanol & Bio- Diesel

- IREDA loan is available only for projects for oil extraction & transesterification process
- In case of fuel cells, IREDA loan is available for power/ vehicle applications only

Waste to Energy

- The loan exposure of IREDA would be limited upto 50% of the project cost
- Loan is restricted to energy generation system and excludes pre-fuel processing system

Grid Inter-connection Facility for RE Evacuation / Transmission /Distribution facility

- IREDA shall extend term loan for 100% of eligible equipment cost limited to a maximum of 70% of total project cost.
- The above loan shall be applicable to all grid connected power projects

Miscellaneous

- RE/EE Proposals not covered in the above will be considered for financing on the individual merit basis.

2. TYPES OF SCHEMES

- I. Project Financing
- II. Equipment Financing
- III. Loans for Manufacturing
- IV. Financial Intermediaries
- V. Financing of commissioned projects including takeover of Loans from other Banks / FIs.
- VI. Additional / Bridge Loan against SDF Loan
- VII. Loan against Securitization

New fund and non-fund based financing schemes

- I. Line of Credit to Non-Banking Financial Companies (NBFCs) for on-lending to RE/ EEC Projects.
- II. Short term loan assistance to RE Developers/Suppliers/Contractors.
- III. Bridge loan assistance to RE Developers against Capital Subsidies/VGF available under various State/Central Govt. Schemes.
- IV. Policy on Underwriting of Debt/Loan Syndication.
- V. Guarantee Assistance Scheme to RE Suppliers/ Manufacturers/ EPC Contractors
- VI. IREDA to take up the role of lead FI under Consortium/Syndicated Loans/ Multi banking arrangements by charging Lead Fee
- VII. Direct Discounting of GBI Claims Payable to Renewable Energy Developers under MNRE Scheme for Generation Based Incentive (GBI) for grid interactive Wind and Solar power projects
- VIII. Direct Discounting of MNRE Capital Subsidy payable to Accredited Channel Partners and State Nodal Agencies (SNA) for installation of Solar Water Heating Systems
- IX. Loan Scheme For Financing Rooftop Solar PV Grid Connected/ Interactive Power Projects (Industrial, Commercial and Institutional)
- X. IREDA Scheme for discounting of Energy Bills
- XI. IREDA Scheme for "Credit Enhancement Guarantee"
- XII. Policy for Issue of Letter of Comfort (LoC)/Letter of Undertaking (LUT) for opening of Letter of Credit (LC)
- XIII. IREDA Scheme "Access to Energy" under KfW Line of Credit
- XIV. Loan Scheme to promote the Concentrating Solar Thermal (CST) projects in India for Industrial Process Heat Applications

3. GENERAL ELIGIBILITY CONDITIONS

Eligible Entities/ Categories

- Private Sector Companies/ firms/LLPs
- Central Public Sector Undertaking (CPSU)
- State Utilities/ Discoms/ Transcos/ Gencos/ Corporations
- Joint Sector Companies

Applicants, registered in India, falling under any of the above categories, with borrowing powers and powers to take up new and renewable energy and energy efficiency projects as per their Charter, are eligible to avail financial assistance from IREDA *except for the following*:

- I. Trusts, Societies, Individuals, Proprietary concerns and Partnership firms (other than Limited Liability Partnerships, LLPs). However, they can be considered for financing only if they provide Bank Guarantee / Pledge of FDR issued by Scheduled Commercial Banks as described in RBI Act for the entire loan.
- II. Loss making applicants and / or, Applicants with accumulated losses (without taking in to account effect of revaluation of asset, if any) as per audited Annual Accounts of the immediate preceding financial year of operation. However, they can be considered for financing only if they provide security of Bank Guarantee / Pledge of Fixed Deposit Receipt (FDR) issued by Scheduled Commercial Bank as described in RBI Act for the entire loan.

However, the provisions under (II) above shall not apply to the following --

- a. Loss incurred due to preliminary & preoperative expenses in the case of projects promoted by Special Purpose Vehicle (SPV)
- b. Loss due to depreciation in the case of take over loans
- c. Companies posting loss due to de-merger /merger/ acquisition /amalgamation
- d. Loss due to booking of one time expenditure provided they are otherwise profit making.

- III. Applicants who are in default in payment of dues to Financial Institutions, Banks, NBFCs and/or IREDA and their name is appearing in CIBIL reports, as defaulters.
- IV. Accounts classified as NPA with other Institutions/ at the time of applying.

V. Applicants/ Group Companies and/or Core promoters of the applicant company who –

- a. Default in payment of IREDA dues and/ or,
- b. Classified as willful defaulters as defined by RBI/ classified by other FIs and/ or,
- c. Had availed OTS from IREDA and/ or,
- d. Convicted by court for criminal/ economic offences or under national security laws

VI. Greenfield Projects involving second-hand equipment and machinery.

4. MINIMUM LOAN AMOUNT

The minimum loan eligibility from IREDA will be Rs.50 Lakh unless specifically exempted under any scheme/ programme.

5. PROMOTER CONTRIBUTION, QUANTUM OF LOAN, MORATORIUM AND REPAYMENT PERIOD

The typical financing norms relating to maximum moratorium, quantum of loan, repayment period and minimum promoter contribution, in brief, for different type of eligible projects are given below:-

5.1. Minimum Promoter Contribution, Quantum of loan & Maximum Debt Equity Ratio

- a) The quantum of loan from IREDA shall be normally upto 70% of the total project cost.
- b) Typically, the minimum promoter contribution shall be 30% of the project cost and the maximum Debt Equity Ratio (DER) shall not be more than 3:1
- c) However, in case of Solar & Wind Sector projects , IREDA may consider the minimum promoter contribution as 25% of project cost and may extend loan up to 75% of the project cost subject to meeting the following conditions:
 - o In case of repeat borrowers of IREDA with an operational RE/EE project, should have a good track record w.r.t. repayment to the satisfaction of IREDA.
 - o In case of New clients, the average Debt Service Coverage Ratio (DSCR) of the project should not be less than 1.3.
- d) For all government supported RE Projects, we may follow the guidelines of respective schemes w.r.t. treatment of such assistance as Promoter contribution/Quasi Equity.
- e) IREDA support to Cogeneration Projects:
 - i. IREDA may consider sanctioning SDF supported Co-generation projects with a condition that minimum promoter contribution should be 25% of the project cost and term loan (IREDA/ Other Banks/FIs) including Bridge loan against SDF, should not exceed 75% of the project cost.
 - ii. IREDA exposure to main loan may be limited upto 50% of the project cost either for normal cogeneration projects or for SDF supported cogeneration projects. In addition, IREDA may extend bridge loan against SDF, upto 50% of expected SDF loan sanction. However, the Bridge loan facility shall only be disbursed upon receipt of confirmation about the sanction of SDF and also an undertaking from SDF/ Implementing Agency that, as an when SDF loan is disbursed this shall come directly to IREDA.

iii. SDF loan may not be considered as part of promoter's contribution and may have to be considered as term loan as SDF is also seeking charge on Escrow including pari-passu charge on project assets.

f) IREDA support to Hydro Projects:

- i. For Greenfield large/medium Hydro including SHP projects, IREDA loan exposure may be limited upto 50% of the project cost.
- ii. However, IREDA's Loan exposure may be considered upto 70% of the project cost for SHP projects upto 5 MW, subject to meeting the following conditions/guidelines:

- **Eligibility:** Promoters having experience in the field of Small Hydro Power with at least 1 operational Project.
- **Additional Security** of Minimum 10% FDR / BG of the loan amount
- **Terms and conditions:**
 - a. Upfront Equity of 70% of total contribution to be brought in and spent by the promoters' towards implementation of the project
 - b. Cash sweep in by IREDA of minimum of 50% from the surplus amount in the TRA after creation of DSRA as per the Waterfall arrangement
 - c. Disbursement to be regulated as per the following:

Promoters' Contribution (%)	IREDA's loan Amount (%)
Upfront Equity/contribution of 70% of total contribution	Upto 30%
80%	Upto 55%
90%	Upto 75%
100%	Upto 95%

iii. For takeover of commissioned SHP projects with one full year of satisfactory operations, IREDA loan may be extend upto 70% of the capitalized project cost.

- g) In case of Waste to Energy generation projects and Biomass direct combustion power projects, IREDA's loan exposure may be limited upto 50% of the project cost.
- h) For IREDA funded biomass projects, IREDA can finance biomass fuel processing machines upto 75% of equipment cost. The eligible components are baler, shredder, choppers, tractor with front end loader and trailer.
- i) IREDA can finance biomass gasification projects (≥ 1000 kWth) up to 75% of equipment cost. This loan is only available for captive use of thermal applications.

5.2 Moratorium & Repayment Period

- a) The repayment periods shall be maximum of 10 to 15 years (maximum 20 years in case of Hydro projects), depending on the project cash flows & DSCR of the project and it shall be after the construction & grace periods.
- b) In case of Syndication/Underwriting of projects, where IREDA is acting as the lead lender, the maximum door to door (Including construction & moratorium period) repayment period of upto 20 years may be considered
- c) The grace periods shall be 6 months to 1 year from the date of COD of the project.
- d) In case of financial assistance under “Securitization of Future Cash Flows”, the repayment periods including moratorium shall be maximum of 10 years, subject to the condition that repayment period shall not be more than balance life of PPA less 5 years.

6. CREDIT RATING, INTEREST RATES & RESET

I. Credit Rating & Interest Rates

IREDA conducts credit rating for all grid connected projects and provides grading in a band of 4 grades (I, II, III & IV) based on the risk assessment. The interest rates are linked with the grades. The interest rates are fixed by a “Committee for fixing interest rates” from time to time based on market conditions.

The current applicable interest rates are as given below (w.e.f 01.04.2017) –

S.No.	Borrower/Sector	GRADE I	GRADE II	GRADE III	GRADE IV
1	Schedule A, 'AAA' Rated PSUs	9.75 %			
2	State Sector Borrowers	9.75 %	10.05 %	10.35 %	10.60 %
3	LoC for Refinance and other	Cost of Domestic Borrowing Cost + 0.8% to 1.75% Spread			
4	Roof top Solar	9.80%	10.15%	10.45%	10.75%
5	Wind Energy, and Grid Connected Solar PV,	9.80 %	10.55 %	10.70%	11%
6	Co-generation, Hydro and CSP, Energy Efficiency, Energy Conservation & Solar Thermal /Solar PV Off-Grid, Biomass Power and other sector	10.35%	10.85%	11.25%	11.50%
8	Manufacturing (All sectors)	Existing units – 11.25 %		Green Field – 11.50%	

Notes:

- The above interest rates along with conditions listed below will be effective in case of all loan accounts in which first disbursement occurs or next reset of interest is due on or after 01.04.2017 irrespective of the conditions of their respective loan agreements signed before 01.04.2017. The essence of this new interest rates and conditions should be followed in all loan agreements signed on or after 01.04.2017.
- Reduction in interest rates over and above the applicable interest rates by 25 bps, 20 bps and 15 bps for Grade –I, Grade- II and Grade-III of external grading's respectively. (Irrespective of IREDA's internal grading) Except for serial no. 1& 2 of above table. This rebate on account of external rating may subject to continue, subject to condition that the borrower shall submit the surveillance rating report every year from the date of first disbursement.
- The prompt payment rebate of 0.15% across all sectors is withdrawn w.e.f 01.04.2017 in case of all new loan agreements signed on or after 01.04.2017.

The said rebate of 0.15% however, shall continue in the existing loan agreements signed before 01.04.2017 till the next reset date and only on amount drawn/dispensed before 01.04.2017.

4. Reduction in Interest rate over and above the applicable interest rates by 25 bps for repowering of wind energy projects
5. Additional Interest @ 0.50% over and above the applicable rate of interest shall be charged till the date of commissioning of the project other than Wind and Solar sector. No additional interest during construction for (i) "Schedule-A, 'AAA' rated PSUs (ii) State Sector Borrowers who are engaged in power sector and have successfully implemented not less than 200 MW of hydroelectric projects and implementing Hydro sector projects. The additional interest during commission period shall discontinue after commission of the project. The date of such discontinuance shall be the date on which the borrower submits the duly certified commissioning certificate for the entire sanctioned capacity of the project to IREDA
6. In case of loans sanctioned for manufacturing facilities, no additional interest during the construction period shall be charged

Notes:

1. Interest rates indicated above are variable and may be changed any time as and when decided by IREDA
2. Interest Rate prevailing at the time of each disbursement shall apply

Rebate in Interest Rate

In the event of Borrower furnishing security of Bank Guarantee/ pledge of FDRs from scheduled commercial banks as described in RBI Act, or Unconditional/ Irrevocable guarantee from All India Public Financial Institutions with "AAA" or equivalent rating - equivalent to the amount sanctioned by IREDA, the following shall apply -

- For projects covered under CRRS: Interest rate charged will be as applicable for Grade I borrowers.
- For Projects not covered under CRRS: 1% rebate in applicable interest rates.

Exclusions (Rebate in Interest Rates)

(i) BG/ FDR provided against debt service reserve money (DSRM) as per requirement of Trust & Retention Account (TRA)

(ii) BG / FDR provided towards collateral security/ Loan against promoter's contribution.

Bridge Loan Scheme for SDF supported Bagasse based Cogeneration Projects

Additional interest rate of 1% over and above the applicable interest rate shall be charged for the bridge loan

Loans against Securitization of future cash flows of existing RE projects (Corporate Loan)

Additional interest rate of 1.25% over and above the applicable interest rate shall be charged

Applicable Interest in case of default in payment

- In case any borrower defaults in payment of principal and /or interest and is classified as NPA in terms of IREDA's accounting policy and was assigned grade better than Grade-IV at the time of sanction, the rate of interest to be charged for such loans would be applicable interest rate for "Grade -IV" of the sector at the time of default or applicable rate of interest for the project at the time of sanction/ reset whichever is higher. The higher interest rate will be charged till the loan gets upgraded to standard category.

II. RESET

The rate of interest prevailing at the time of each disbursement shall be applicable corresponding to the CRRS rated grade at the time of sanction. The interest rate shall be subject to reset on commissioning of the project or 2 years from the date of first disbursement whichever is earlier and thereafter every 2 years. In case of projects commissioned prior to first disbursement, the first reset will be 2 years from the date of first disbursement.

Projects not covered under CRRS rating will also have interest rates prevailing at the time of each disbursement apart from Reset guidelines as mentioned above.

Note:

- Reset periods are subject to change.
- Re-rating of the project will be carried out by IREDA on its own on interest reset dates subsequent to COD (including reset on COD), by charging applicable fee of Rs. 1 Lac, plus applicable GST. At any other time, the borrower will have the option to get the project re-rated by paying applicable fee of Rs. 5 Lakhs, plus GST.
- Thereafter, the revised rating and the corresponding interest rate would be applicable for the next 2 year's period.

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7. SPECIAL EFFORTS & CONCESSIONS RELATING TO SPECIAL STATES/ BACKWARD/ RURAL AREAS, SC/ST, WOMEN ENTREPRENEURS, ETC.

Due encouragement and efforts are made to assist promoters in the backward/rural areas and falling in SC/ST, Women, Ex-Servicemen and Handicapped categories. The details are as follows:

I. Entrepreneurs belonging to SC/ST, Women, Ex-Servicemen and Handicapped Categories (applicable only for projects involving project cost up to Rs.75 lakhs)

- Rebate of 0.5% p.a. in interest rate
- Exemption from payment of the following:-
 - Registration Fee
 - Front End Fee
 - Inspection charges
 - Expenditure on Nominee Directors
- Concession of 5% in promoters' contribution

Notes

The definition of SC/ST, Women, Ex-Servicemen and Handicapped Entrepreneurs would be as under:

(1) For Companies incorporated under Companies Act and Co-operative Societies Act

- More than 50% of equity share holding/share capital should be with SC/ST/women/ Ex-Servicemen and Handicapped entrepreneurs singly or jointly; and
- Enterprise to be managed by SC/ ST/ Women/Ex-Servicemen/ Handicapped i.e. management vests with the SC/ST/Women/Ex-Servicemen/ Handicapped in the form of majority in the Board of Directors/Governing Body

(2) For Societies and NGO

- Majority of members are SC/ST/women/ex-servicemen/handicapped. Management vests with the SC/ ST/ Women/ Ex-servicemen/ Handicapped in the form of majority in the Governing Body /Council /Board

II. Special efforts & concessions for entrepreneurs setting up Projects in North Eastern States, Sikkim, Islands, Estuaries and Jammu & Kashmir

- Rebate of 0.5% p.a. in interest rate
- 50% Exemption from payment of the following:-
 - Registration Fee
 - Front-end fee
 - Inspection Charges
 - Legal Charges (other than incurred for Recovery)
 - Expenditure incurred on Nominee Director (s)

Notes

- In case the entrepreneurs belonging to SC/ST/ Women/ Ex-Servicemen/ Handicapped category, additional concessions, if any, available for this category will also be available
- The definition of Islands, Estuaries would be as notified/announced/declared by way of Gazette/Government Order/Circular/Executive Order/Specific clarification letter by Competent Authorities of Central/State Government/Local Authorities
- All interest concessions/rebates will be available on the condition that the Borrower pays the installments of loan and interest on or before due dates. This will not apply to rebate for providing Bank Guarantee

8. POLICY ON PRE-PAYMENT

IREDA has a policy for pre-payment of the loan/ conversion of Interest to Present Lending Rate. Pre-payment of loan in full/part is permissible subject to prior written notice of minimum 30 days and payment of the pre-payment premium by the borrower. In case a borrower proposes to continue to avail the loan facility from IREDA but desires that the documented Interest rate be converted into the Present Lending Rate applicable to a particular grade/ sector, the same shall also be considered by IREDA subject to Pre-payment Premium, as per the prevailing guidelines/ norms at the time of pre-closure/ date of conversion of rate. The basis of calculating the pre-payment premium shall be as under:

I. Pre-closing the loan

When the interest rate is not reset during the loan period

- a) The stream of cash flows for the pre-payment period has to be worked out based on the document rate and current lending rate for the sector, for the period
- b) The differential Interest (disbursement rate less the current lending rate applicable to the borrower) cash flows are discounted on daily basis by taking the prevailing Present Lending Rate as discount factor
- c) The Pre-payment Premium as calculated in (b) above, shall be charged subject to minimum premium amount of 2% of the loan outstanding.

Exclusions:

- The above shall not be applicable in case the loan is pre-closed partly/ fully out of capital subsidy / grant.
- The above is not applicable in respect of projects where the loan agreement provides for specific pre-payment conditions.

II. In case borrower continues loan with reduced rate of interest i.e., current lending rate for sector

- a) Calculate the premium as per the procedure mentioned at I (a) and I (b) above
- b) 50% of the Premium as calculated in II (a) above shall be charged. In case of projects where the interest subsidy is sanctioned by Ministry of New and Renewable Energy, then the same is subject to compliance of conditions as stipulated therein
- c) The conversion of rate of interest to present lending rate may be permitted more number of times during the tenure of the loan subject to compliance of condition in II (b) above

III. If a borrower pre-closes the loan after availing the facility of conversion of interest to present lending rate

In case the borrower opts to pre-close the loan, at any time, in future, after availing reduction in interest rate as above, it has to pay premium being the difference between the original documented rate and the present lending rate at the time of pre-closure (the premium payable shall be as per para 'I' above). The premium paid, as indicated in para – II (b) above shall, however, be adjusted out of the premium so worked out.

IV. Prepayment at the time of reset (including reset on COD):

The prepayment premium may not be charged for prepayment amount upto 25% of loan outstanding or Rs. 50 Crs, whichever is less, made within 30 days of reset date and to charge prepayment premium on balance loan outstanding, as per prevailing guidelines. The source of funds for prepayment should be out of its own resources and not sourced through loan from other Banks/FIs. In case of partial prepayment, the balance loan period for the balance loan will be modified/ reduced accordingly.

V. Partial pre-payment

If a borrower makes any partial pre-payment of loan during the pendency of the loan period over and above the normal repayment of the installment, the said pre-payment shall not attract any prepayment charges subject to:

- a) Not more than 10% of the loan outstanding in one financial year shall be allowed to be partially closed.
- b) The said partial prepayment should be made out of internal accruals/surplus revenue of funds from the project only. The borrower shall satisfy IREDA with documentary evidence in this regard.
- c) Over and above 10% if a borrower opts to pre-close the balance loan outstanding in one lump sum at any point of time subsequent to the partial prepayment, it shall be liable to pay the prepayment premium in the same manner as indicated in Para 'I' and Para 'II' above.

Notes

- a) In case of rescheduled accounts, the borrower will have the option for accelerated prepayments and in such cases, no prepayment premium shall be charged for such amounts
- b) The above "Policy on prepayment" will not be applicable for "Short Term Loans" to RE Developers/ Suppliers/ Contractors and "Line of Credit to Non-Banking Financial Companies (NBFCs) for on-lending to RE/ EEC Projects

9. CHARGES FOR LIQUIDATED DAMAGES

- I. Default in payment of interest or any monies due will attract interest at the same rate as on the principal loan amount.
- II. In case of default in payment of installments of principal, interest and all other monies (except liquidated damages) on due dates, liquidated damages, at the rate of **2.50% p.a.** over and above the applicable rate of interest for the projects shall be payable
- III. The additional interest by way of liquidated damages for non-payment of interest and repayment of principal is calculated on daily basis. The number of days in a year being calculated as 365.

10. SCHEDULE OF FEES

I. Processing Fee

Loan applied	Registration Fee per application
Upto Rs.10 Cr.	Rs.25,000/- plus GST, as applicable
Above Rs.10 Cr. & up to 70 Cr.	Rs.50,000/- plus GST, as applicable
Above Rs.70 Cr.	Rs.1,00,000/- plus GST, as applicable

II. Front-end Fee

The borrowers will have to pay front-end fee within 6 months of issuance of sanction letter and in any case before signing of the loan agreement as below:

Loan slab	Front-End- Fee (% of loan amount)
Upto Rs 5.00 Cr.	0.50% of loan amount
Above Rs 5.00 Cr.	<ul style="list-style-type: none">For loan above Rs. 5 Cr. and upto Rs. 100 Cr.: 1% of the loan amount.For loans above Rs. 100 Cr. : 1% of First Rs. 100 Cr. plus 0.25% for the balance loan amount above Rs. 100 Cr.

This amount will have to be paid on sanction before signing of the Loan Agreement or as stipulated and is normally non-refundable. The amount of front-end-fee can be included as a part of the project cost.

Notes

- 20% rebate in front end fee shall be applicable if paid within 60 days from the date of IREDA sanction letter. The 60 days for this purpose will not be generally counted from the date of issue of any amendatory letter issued to borrower subsequent to original sanction letter. However, the date of revised sanction/ amendatory letter may be considered, if the revised sanction has material changes having financial implications such as rate of interest, repayment period, pre-payment premium or security conditions, etc. If the revised sanction letter is only for clarificatory changes or not having any implication, as accepted by the client, the original date of sanction to be considered.
- Applicable front-end fee for take over loans shall be 50% of the applicable front end fee. The applicability of 20% rebate in front end fee as mentioned above, will not be available for takeover loans.
- In case of State Nodal Agencies/ State PSUs/ State Governments, the rate of front-end-fee will be 0.5% irrespective of loan slab.

- Additional loan, if sanctioned will also be governed by above table with reference to total loan amount, but front end fee shall be chargeable on the additional loan component

III. Re-schedulement Fee

IREDA normally does not allow rescheduling of installment(s) of loan as incorporated in the Loan Agreement. The application for re-schedulement / restructuring shall accompany with application fee of Rs. 1 Lakh, plus GST etc.

IV. NOC Fee for sharing existing charge on assets

IREDA would charge a lump sum fee of Rs. 1 lakh plus GST as applicable for issuing NOC for existing charge on assets

V. Fee for sharing of Appraisal

IREDA would charge fee of Rs.1 Lakh, plus GST as applicable, for sharing of Appraisal Report. The sharing of Appraisal Report will take place if the project envisages co-financing arrangements and/ or requirement of working capital at the time of appraisal of project by IREDA.

VI.NoCs Fee for Merger/ Amalgamation/ Foreign Participation etc.

IREDA would charge fee of Rs. 5 Lakhs, plus GST as applicable, for issuance of NOC towards merger/amalgamation/foreign participation etc.

VII. NOC Fee for Change in Management, Change of Shareholding pattern

IREDA would charge fee of Rs. 1 Lac, plus GST as applicable, for issuance of NOC towards change in management, change in shareholding pattern of the company.

VIII. Re Rating Fee at the time of Reset

Re-rating of the project will be carried out by IREDA on its own on interest reset dates subsequent to COD (including reset on COD), by charging applicable fee of Rs. 1 Lac, plus applicable GST. At any other time, the borrower will have the option to get the project re-rated by paying applicable fee of Rs. 5 Lakhs, plus GST.

11. NORMS UNDER CONSORTIUM/CO-FINANCING

In case of co-financing / consortium financing or any other structured financing, IREDA's lending can be aligned with terms and conditions proposed by lead FI/ Banks/Underwriters/ Syndicators

12. NEW FUND AND NON FUND BASED FINANCING SCHEMES

A. Line of Credit to Non-Banking Financial Companies (NBFCs) for on-lending to RE/ EEC Projects.

Eligibility

- NBFCs/ State Govt. Financial institutions & corporations. The NBFCs should have atleast “AA+” rating and in case of private sector financial institutions/companies they should also have valid registration with RBI.
- It should have disbursed loans not less than Rs. 20 Cr for Renewable Energy sector in the last financial year.
- Capital Adequacy Ratio (CAR) should be in conformity with the prescribed RBI Norms
- Gross NPA should not normally exceed 5% of entire portfolio.
- The existing Debt Equity Ratio of NBFC should not be more than 5:1. However DER more than 5:1 can be considered against the security of BG/FDR for 100% loan amount issued by Scheduled Commercial Banks
- The NBFCs should have adequate systems & procedures in regard to appraisal and recovery of loans.

Interest Rate: The interest rates vary from time to time. The current interest rates applicable would be as follows:

Cost of Domestic Borrowing Cost + 0.8% to 1.75% Spread

Repayment Period: 10 years + 1 year moratorium

Fund utilization period: 3 years from date of Loan Agreement.

Mode of Disbursement: On Reimbursement Mode

Annual Commitment Fee: 0.1% p.a. upfront on outstanding amount (w.e.f date of loan agreement)

Security Conditions

Line of Credit from IREDA would be secured by a Charge (exclusive/first pari passu charge) as may be required, on the book debts of the NBFC upto 100% of the IREDA Loan outstanding including dues, at all times during the currency of the IREDA loan (OR) Any other securities as per the financing norms of IREDA. For Scheduled commercial Banks, the above condition i.e. Charge on the Book Debts, may be exempted.

B. “Short term loan assistance to RE Developers /Suppliers /Contractors”

Eligibility

As per Financing Norms of IREDA

Interest Rate: Highest int. rate of the sector + 0.50% p.a.

Quantum of Loan: As per financing norms of IREDA.

Repayment Period: To be repaid within maximum period of 3-5 years from the date of 1st disbursement.

Securities

First/ Pari passu charge on the movable and immovable assets of projects (OR) In case of 2nd charge, one or more additional securities such as pledge of shares, mortgage of collateral property, corporate, personal Guarantees, Charge on revenue streams etc to the satisfaction of IREDA.

C. “Bridge loan assistance to RE Promoters/ Developers against Capital Subsidies/VGF available under various State/Central Govt. Schemes”

Eligibility

- As per financing norms of IREDA
- The applicants should submit unconditional letter of approval/comfort from concerned authorities for sanction/release of capital subsidies/VGF for the project under consideration.

Interest Rate: Applicable interest rate for the project + 1% p.a. (on bridge loan portion only)

Repayment Period: As per government schemes/guidelines of sanction order.

Securities

First/ Pari passu charge on the movable and immovable assets of project (OR) In case of 2nd charge, one or more additional securities such as pledge of shares, mortgage of collateral property, corporate, personal Guarantees etc. to the satisfaction of IREDA.

D. “Underwriting of Debt/Loan Syndication”

Eligibility: As per financing norms of IREDA

Extent of Exposure: It will be upto total debt requirement of the project subject to meeting exposure norms of IREDA. IREDA may prescribe a hold portion of loan commitment i.e. loan commitment of IREDA which IREDA intends to take on its own books of account. Remaining portion will be down sold to other banks/FIs

Interest Rate: The lending rates will be as per financing norms of IREDA as applicable from time to time. IREDA may have same or different interest rates for “Debts to be retained” and “Debt earmarked for down selling”

Debt Equity ratio of the project

IREDA may consider the projects as per IREDA financing norms applicable from time to time.

Underwriting Fee:

a) Soft Underwriting

Fee: 0.75% of the underwritten amount (Including 0.25% Front End Fee) plus applicable taxes

b) Hard Underwriting

Fee: 1% of the underwritten amount (Including 0.25% Front End Fee) plus applicable taxes

Notes

- The clause 10 of this document with respect to 20% rebate in front end fee, if paid within 60 days from the date of IREDA sanction letter is not applicable in case of “Underwriting Fee”
- The above front end fee upto 0.25% in both Soft and Hard Underwriting may be shared with participating Banks/FIs. The quantum/percentage of sharing will be on case to case basis, based on the quantum of the loan being down sold and the applicable fees of Bank/FIs.

Soft underwriting: IREDA will be obliged to take only hold portion on its books of accounts and remaining portion will have to be compulsorily down sold to participating banks/FIs.

Hard underwriting: Commitment of IREDA for entire underwritten portion is legally binding even when remaining portion of debt has not been tied up.

Financial charges and other fees:

The other charges, if any shall be payable by the borrowers, as per IREDA financing norms as applicable from time to time.

Security: As per financing norms of IREDA.

E. “Guarantee Assistance Scheme to RE Suppliers/Manufacturers / EPC Contractors ”

Eligible Entities

- Suppliers/Manufacturers/EPC Contractors having established track record of successful implementation of RE projects of not less than 50 MW capacity in India.

Extent of Guarantee: To cover tender bid security and or/advance payment received against the contract to execute the RE Project.

Guarantee Fee: to be paid upfront@ 1% p.a. plus applicable taxes

Interest charges: In the eventuality of guarantee being invoked, highest Interest rate of that sector + 1% along with 2.50% LD Charges will be charged on amount outstanding, in addition to guarantee fee.

Securities

First/ Pari passu charge on the movable and immovable assets of project (OR) In case of 2nd charge, one or more additional securities such as pledge of shares, mortgage of Collateral security, corporate, personal Guarantees, charge on revenue streams, 3rd party Guarantee etc to the satisfaction of IREDA.

F. IREDA to take up the role of lead FI under Consortium/Syndicated Loans/ Multi banking arrangements by charging Lead Fee.

Background

IREDA do take up the role of the Lead Financial Institution (FI) under Consortium / Syndicated Loan / Multi Banking Arrangements while financing Renewable Energy Projects.

Fees Structure

IREDA to take up the role of lead FI under Consortium/Syndicated Loans/Multi banking arrangements by charging the below mentioned Lead Fee, apart from the other applicable fees as per the guidelines.

Consortium Loan Slab	Lead Fee (% of Loan Amount)
Upto Rs. 200 Cr.	0.20% of the total loan amount
Above Rs. 200 Cr.	0.20% for first Rs. 200 cr plus 0.15% for the balance loan (Subject to minimum of Rs. 40 Lakhs and maximum of Rs. 60 Lakhs)

- One-time fee as per the mentioned slab needs to be paid in the 1st Year. Subsequently, amount of Rs. 3 Lakhs plus applicable taxes per will be charged on 1st Quarter of every year, till the currency of the loan period
- For calculation of fee for loan slab above Rs. 200 Cr. : 0.20% for first Rs. 200 Cr. plus 0.15% for the balance loan amount above Rs. 200 Cr., will be charged
- In addition to the mentioned Lead Fee, Borrower shall reimburse all other expenses incurred, including expenses towards Security trustee fee, Independent engineer/consultant, Concurrent Auditor/ CA, Legal Counsel, Lender's Financial Advisor, Insurance Advisors, Consortium meetings, GST, travel lodgings, boarding, etc.

G. Direct Discounting of MNRE Capital Subsidy payable to Accredited Channel Partners and State Nodal Agencies (SNA) for installation of Solar Water Heating Systems

Purpose

- The credit under the bill discounting scheme will be available to MNRE Accredited Channel Partners (ACP), State Nodal Agencies (SNA) and other stake holders for purchase and installation of Solar Water Heating System (SWHS) as approved by MNRE

Eligibility for Discounting of MNRE Capital Subsidy Claims

MNRE Accredited Channel Partners, State Nodal Agencies (SNA) and other stakeholders as approved by MNRE, who have already submitted a valid claim of Capital Subsidy at IREDA, which is pending for release of payment on account of non- availability of funds, will be eligible under the scheme. The eligibility status is to be verified by the concerned group dealing with Capital subsidy claim at IREDA.

Extent of Assistance

- Up to 80% of the existing pending eligible capital subsidy claim, as verified by the IREDA
- Minimum loan assistance – Rs. 20 Lakhs.

Determination of Loan Amount

Based on verification by IREDA, regarding pending eligible claims of the applicant in line with existing Capital Subsidy policy.

Interest Rate

0.90% p.m. (10.80% p.a) to be adjusted from the subsidy receipts from MNRE against the claim. Shortfall, if any, will be payable by the borrower on demand. For interest calculation purpose, last date of the month in which subsidy claim/ sanction is received at IREDA will be considered.

Repayment

Loan amount to be recovered out of capital subsidy received / to be received from MNRE. Shortfall, if any, will be recovered from the borrower, which will be payable on demand.

Security

Charge on capital subsidy receivables from MNRE.

Special Condition

- The amount of loan assistance/ Bill Discounting Shall be within the unutilized funds of Government Budget/MNRE Scheme for installations of Solar Water Heating Systems (SWHS).
- In case it is felt that the recovery/payment of subsidy amount against which loan assistance has been provided is doubtful, borrower will be liable to pay on demand entire such amount including interest and other charges to IREDA.
- IREDA will also have the option to adjust its dues against any other claim of the borrower being handled by IREDA in case of any shortfall.

Procedures

- The request of the borrower will be processed by the dealing group as per the existing procedures and practices followed at IREDA

H. Direct Discounting of GBI Claims Payable to Renewable Energy Developers under MNRE Scheme for Generation Based Incentive (GBI) for grid interactive Wind and Solar power projects”

Background

Generation Based Incentive (GBI) was announced by the Ministry of New and Renewable Energy (MNRE) for Grid Interactive Wind and Solar Power Projects with the main aim to broaden the investor base, facilitate the entry of large Independent Power Producers and to provide level playing field to various

classes of investors. The GBI is provided over and above the feed in tariff approved by State utilities.

Eligibility for Discounting of GBI Claims

RE developers who have already submitted a valid GBI claim under GBI Scheme at IREDA, which is processed and pending for release of payment on account of non-availability of funds, will be eligible under this scheme.

Extent of Assistance

- Up to 80% of the existing pending eligible GBI claim, as verified by the IREDA GBI group.
- Minimum loan assistance – Rs.20 Lakhs.

Determination of Loan Amount

Based on verification by IREDA regarding pending eligible GBI claim of the applicant in line with existing GBI policy.

Interest Rate

0.90% p.m. (10.80% pa) to be adjusted from the GBI receipts from MNRE against the claim. Shortfall, if any, will be payable by the borrower on demand. For interest calculation purpose, last date of the month in which GBI claim is received at IREDA will be considered.

Repayment

Loan amount to be recovered out of GBI proceeds received / to be received from MNRE. Shortfall, if any, will be recovered from the borrower, which will be payable on demand.

Security

Charge on GBI receivables from MNRE.

Special Condition

- The amount of loan assistance/ Bill Discounting Shall be within the unutilized funds of Government Budget/MNRE Scheme for Generation Based Incentive (GBI) for Grid Interactive Wind & Solar Power Project.
- In case it is felt that the recovery/payment of GBI amount against which loan assistance has been provided is doubtful, borrower will be liable to pay on demand entire such amount including interest and other charges to IREDA.
- IREDA will also have the option to adjust its dues against any other claim of the borrower being handled by IREDA in case of any shortfall.

Procedures

The request of the borrower will be processed as per the existing procedures and practices followed at IREDA.

I. LOAN SCHEME FOR FINANCING ROOFTOP SOLAR PV GRID CONNECTED/ INTERACTIVE POWER PROJECTS (INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL)

1. Eligible Projects for Assistance

- I. Scheme is available for all Grid connected/interactive Solar PV projects located on Rooftops.
- II. Applications can be submitted under Aggregator Category and Direct Category.
- III. **Aggregator Category:**
 - a. Application can include either single project or aggregate multiple projects.
 - b. Minimum project capacity to be submitted shall be at least 1000 kWp.
 - c. Minimum capacity of sub projects under this mode shall not be less than 20 kWp.
- IV. **Direct Category:**
 - a. Applicants shall include projects from single roof owners only.
 - b. Minimum project capacity to be submitted shall be at least 1000 kWp.

V. General Applicant Eligibility norms.

As per “General Eligibility conditions” mentioned in Chapter 3 of IREDA “Financing Norms and Schemes” document.

2. Application documentation

- a) Applicants shall be required to submit loan application forms alongwith all attachments of required documents as per detailed checklist. Application forms and checklist is available at IREDA website.
- b) Applicants shall be required to submit external credit rating under Rooftop Grading System from empaneled credit Rating agencies of IREDA.
- c) Projects can be located on single or multiple roofs. In case of multiple owner roofs, the same should be located within the geographical

boundary of the district/single discom. (Single contiguous roofs are generally encouraged/ preferred.)

- d) Projects under one application shall be required to be based on single revenue model.
- e) All Projects shall be required to comply with minimum technical standards as per MNRE /CEA guidelines for rooftop solar/distributed generation “CEA (Technical Standards for Connectivity of the Distributed Generation Resources) Regulations 2013”.
- f) Applicants shall follow following general guidelines for Rooftop lease, Private PPA agreements.
 - Submit copy of legal document establishing roof ownership rights.
 - Provision in Roof lease for free access to roof (project site) to system owner/contractor, IREDA/its authorized person during the currency of IREDA’s loan.
 - Provision in Private PPAs for Payment security mechanism (i.e. BG/revolving LC for 2 billing cycles) assignable to IREDA.
 - Provision in Roof lease for No termination clause during the currency of IREDA’s loan except under force majeure/performance. However, termination clause may be stipulated with appropriate termination payment which shall be either equal to or more than loan outstanding at the time of invocation of clause.
 - Under third party PPA, applicant/ roof owner shall ensure that off-taker shall more than 80% of sanctioned load demand and is profitable Profit & Loss accounts for last 2 financial years.

3. Credit Rating, Interest Rates etc.

IREDA shall conduct credit rating for all grid connected projects and provides grading in a band of 4 grades (I, II, III & IV) based on the risk assessment. The interest rates are linked with the grades.

- a) The present applicable interest rates range from 9.80% to 10.75%.
- b) Special discounted interest rate (with a discount of 15 bps) for all solar rooftop PV projects being set up on government/PSU buildings.
- c) External Credit Rating
All applicants shall be required to obtain credit rating from external rating agencies under the IREDA Rooftop Rating Model from empaneled Credit Rating Agencies. Applicants under aggregator and direct

category shall be rated on various sector specific parameters including sponsor strength as project promoter.

- d) Maximum repayment period for the loan shall be up to 10 years, with the moratorium period of 12 months from the date of COD of the project. The maximum construction period shall be 12 months from first disbursement.
- e) COD of the project shall be considered from the date of commissioning of complete capacity as per application.
- f) Quantum of loan from IREDA shall be 70% of the project cost with minimum promoter's contribution of 30%. However, IREDA may extend loan upto 75% of the project cost on the basis of the creditworthiness of the promoter, track record, project parameters etc. as per the Financing Norms and Operational Guidelines of Rooftop Scheme.
- g) If the Borrower opts for providing Bank Guarantee, IREDA shall provide margin money for procuring the above BG. The eligible portion of margin money for funding shall be maximum 20% of the BG amount and the same shall be considered as a part of project cost.

4. Project Monitoring & Provision of Lender's Engineer

IREDA shall engage lender's engineer from IREDA's empaneled list of Lender Engineers for monitoring and quality assurance, safety issues in project construction and operational monitoring. Broad Roles and Responsibilities of LE shall include the following.

- a) Lender's engineer shall also provide its independent recommendations/comments on the quality and performance of project for minimum three instances i.e. one each at Pre- sanction, during construction and project commissioning.
- b) Lender's Engineer shall review pre sanction techno commercial feasibility including existing shadow profile, construction progress, and project commissioning & completion report.
- c) Lender's Engineer shall monitor compliance of applicable EHS norms including fire safety clearance on project site during construction and post commissioning.
- d) Lender's Engineer shall submit performance review of commissioned projects vis a vis envisaged at the time of appraisal/EPC contract and give its final Completion Report including its Recommendations and Observations.

5. Other Norms

Following Revenue Models shall be generally considered for the projects.

i. Captive Power Generation of roof owner.

System aggregator and roof Owners shall enter into roof lease and O&M agreement for guaranteed solar generation. Direct applicants shall be required to submit O&M agreement for loan tenor or performance guarantee if self.

ii. Sale to Grid under Net Metering /PPA.

Roof Owners enter into agreement with Discom and aggregator as per Net metering policy.

iii. Sale to Grid under Gross Metering PPA.

Aggregator enters into agreement with Discom/third party and roof owner under Applicable solar Policy.

iv. Distribution licensee/ Govt. / Semi Government bodies provides appropriate funds.

The DISCOM/Government/Semi Government bodies may appoint Aggregator to implement the Solar Facilities on its behalf for implementing projects.

v. Other revenue models shall also be considered depending upon viability.

vi. Following Project ownership Models shall be considered for the projects.

a. Rooftops under the project are owned by single party.

- i. Either Aggregator or direct user can apply for loan.
- ii. All project related agreements shall comply with conditions for roof lease and project PPA.
- iii. Project's revenue model can be structured under any of the revenue based models as mentioned above, however all projects under the application shall be based on single revenue model.

b. Rooftops and Projects owned by multiple parties.

- i. Application shall be through aggregator only.
- ii. Project shall be structured under solar lease model/ any other alternative revenue model notified above.

- iii. All project related agreements between aggregator and roof owners shall comply with conditions for roof lease and project PPA.
- c. Applicant shall be required to submit structure load bearing capacity, seismic load safety and wind load safety reports for highest wind speeds in the region for all sub projects from Structural expert/engineer/Civil engineer empaneled with local Government authority/Town Planning authority/Municipal Corporation.
- d. Regular Disbursement on pro rata basis shall be done as per the physical and financial progress of the project. Disbursement through reimbursement mode may be taken at sub project level.
- e. All other terms and conditions shall be as per IREDA's existing Financing norms.

6. Security Creation

- a) Company shall provide exclusive charge on plant & machinery by way of hypothecation of movable assets of the project alongwith with the NOC for project installation/operation for solar rooftop PV Power plants for IREDA's loan tenor from premises owner.
- b) Company shall provide NOC from existing charge holders of building/premises on which project is to be installed to the effect that upon installation of the project, IREDA shall have exclusive charge on the project assets.
- c) For projects being set up on government buildings, IREDA shall explore for obtaining substitution rights for lease hold rooftops.
- d) Company shall provide an undertaking that roof lease rights shall be assigned to IREDA by way of undertaking to that effect.
- e) Company shall provide the collateral security i.e. mortgage of immovable non-agricultural properties in urban or rural areas (excluding waste/barren lands) (minimum 10%-20% of loan amount) and/or Bank Guarantee/FD depending upon the viability of the project and credit worthiness of the Company.
- f) Apart from above, IREDA shall also explore possibility of taking other securities such as personal and/or corporate guarantees etc.

J. Bill Discounting Scheme of Energy Bills for IREDA Borrowers

1. Purpose

The credit under the bill discounting scheme is available to all IREDA borrowers (sole I consortium lending) who are selling Energy to state DISCOMS/SECI/NVVN etc. (hereinafter referred to as 'Utilities')

2. Mechanism

Many of the RE project developers are exporting energy generated from their projects to the state Utilities and Energy bills/ invoices are raised by them against the number of units exported on monthly basis. The Utilities are liable to make payment against the eligible billed amount within stipulated time frame. However, it is observed that there has been inordinate delay in receipt of payment against Energy bills which is also impacting the debt servicing obligation of the borrowers. In view of the same, it is proposed to provide bill discounting facility for the Energy bills of IREDA borrowers which are pending for payment with Utilities for upto 6 months. However, IREDA may like to take the track record of Utility into consideration while providing the facility.

3. Eligibility Criteria

- The applicant should be existing Client/borrower of IREDA (Sole/co-financing/consortium financing)
- The borrowers should not be declared NPA by IREDA/any of the lenders in the Consortium/ Co - financing arrangement.
- The discounted amount will be utilized only for clearance of dues of Term Lenders of the project/ project within the Group and also Working Capital lenders overdue, if any on prorate basis, in terms of financing documents.

4. Extent of Assistance

Upto 75% of the invoice value pending for maximum 6 months from the date of application subject to a maximum bill discounting facility of Rs.20 crore. The minimum amount of transaction covering a set of bills shall not be less than Rs. 1 Crore.

5. Procedure

- (i) The applicant will approach IREDA with the bills to be discounted in terms of eligibility criteria.

- (ii) They shall also submit NOC from the co-lenders in case of consortium or co-financing Projects which will inter alia stipulate that the proceeds to be received from UTILITIES against the discounted bills will be used on first priority basis towards clearance of IREDA outstanding dues against the said discounting facility and thereafter the balance amount will be appropriated as per existing TRA mechanism.
- (iii) The applicant will provide the original acknowledgement of the receipt of bills to be discounted, by the respective UTILITIES.
- (iv) The applicant will submit an undertaking that the bills submitted for discounting are not under any dispute and eligible for receipt of payment from Utilities.
- (v) The borrower will also undertake that the proceeds from the discounted bills will be remitted in the designated TRA Account only and shall be appropriated towards loan against bills discounted on first priority basis
- (vi) IREDA will discount the bills and lend the eligible amount to the Client/borrower.
- (vii) The discounted amount will be utilized for clearance of lenders' dues only for the project/project within the group as per eligibility criteria. The dues of lenders will be cleared on pro-rata basis.

6. **Tenure**

Terminal date of repayment will be 12 months from disbursement date. The borrower/promoter will undertake to remit the amount from their own sources in case the same is not realized from the utilities within the terminal date.

7. **Interest Rate**

- Prevailing highest interest rate for the Sector + 50 basis point.
- To be notified from time to time by the Interest Rate Fixing Committee.

8. **Processing Fees (Front end fee):** 0.25% of the sanctioned loan amount

9. Security

- A. IREDA will have first right on payments to be received from Utilities against the discounted bills.
- B. NOC will be obtained from the co-lenders in case of co-financed projects.
- C. Post Dated Cheques (PDCs) for amount of respective bills being discounted
- D. Personal/Corporate Guarantees
- E. IREDA charge on the project security shall continue till the time bill discounting facility is fully closed.
- F. Any other security as may be deemed appropriate at the time of sanction of the facility.

10. Repayment

Interest to be serviced on monthly basis by the promoter/borrower from their own sources whereas principal will be settled from time to time out of the proceeds received against discounting bills from the respective utilities. However, the terminal date for repayment will be 12 months from the date of disbursement and thereafter the promoters / borrowers have to make payment of pending dues, if any, from their own sources.

In case the outstanding loan against the facility extended is not paid by the borrower, the same shall be classified as Non- Performing Assets.

11. Documentation

- a. Bill Discounting Agreement
- b. Promisery Note
- c. Endorsement of bills being discounted by the borrower by a way of a letter/undertaking.
- d. Any other document and/or condition, as per requirement

K. “Credit Enhancement Guarantee Scheme” for raising Bonds towards Renewable Energy Projects (Solar / Wind)

1. Title

“IREDA - Credit Enhancement Guarantee Scheme” for raising Bonds by project developers / promoters against commissioned and operationally viable Renewable Energy Projects. It is a non-fund partial credit guarantee instrument.

2. Objective

- i. To enhance the credit rating of the bonds, thereby improving the marketability and liquidity.
- ii. To attract investment of low cost and long tenure of funds in RE through credit enhancement of project bonds issued by project sponsors.
- iii. It will help the project developers to raise funds at a cheaper stable rate from the bond market and in turn help in development of bond market for RE projects in India.

3. Eligibility Criteria

- i. The RE project should have atleast 1 year operational history after COD, as on the date of request for extension of Guarantee for Credit Enhancement.
- ii. Commercially viable Grid connected Renewable Energy projects (Solar/ Wind), the projects should have minimum average DSCR of 1.2.
- iii. The minimum issue size of the proposed bonds should not be less than Rs. 100 Cr. to be eligible under the scheme.
- iv. The minimum stand-alone credit rating (external) of the RE project / proposed Bond structure to be credit enhanced should be at least “BBB”, such rating should currently be valid.
- v. The promoters of the project should not be on the defaulters list of Reserve Bank of India (RBI) or Credit Information Bureau (India) Limited (CIBIL) and no criminal proceeding should be pending against the promoters.
- vi. The borrower i.e. SPV/holding Company and its subsidiary should not be in default list of IREDA/Banks/FIs as on date of application.
- vii. The amount raised by way of credit enhancement of bonds shall be used only to repay the existing debt partially or fully.
- viii. All other eligibility conditions as per financing norms of IREDA.

4. Technologies: Grid connected Renewable Energy Projects (Solar/ Wind).

5. Extent of Credit Enhancement

- i. IREDA can extend guarantee upto 25% of the proposed issue size of the bonds and in any case it should not be more than 20% of total capitalized Project Cost, as per latest audited balance sheet.
- ii. The project for which the bond proceeds are proposed to be utilized should not have D/E ratio of more than 3:1.

- iii. The above limits shall be subjected to IREDA's exposure norms.

6. Nature of Credit Enhancement

IREDA will provide credit enhancement by way of unconditional and irrevocable partial credit guarantee to enhance the credit rating of the proposed bonds.

7. Security conditions

- i. Investors to the project bond will have pari-passu charge, on the assets of the project bond issuer, with other senior lenders in the project, if any. IREDA will have a charge, which may be subordinated to the project bond Investors and other senior debt lenders.
- ii. However, IREDA will have pari-passu charge to the extent of invoked guarantee on either acceleration of the Project Bonds and/or termination of the concession agreement and/or enforcement of security after paying its obligations under the Guarantee.
- iii. In addition to above, IREDA to explore securing corporate guarantee/ undertaking/personal guarantee from the sponsor/holding company/promoters, Collateral security, shares, or any other form of security to secure its exposure.
- iv. TRA agreement with trustee bank.
- v. The terms of Bonds being issued, for which IREDA is issuing the Guarantee, should have first pari-passu charge on project's TRA (in case of holding company, the TRA of respective subsidiary company) at par with Senior Lenders.

8. Tenure

The period of Guarantee would be linked with the period for which bond are issued, the maximum tenure of the project bonds may be upto **15 years**.

9. Fee Charged by IREDA

- i. The Guarantee / Credit enhancement fee to be charged by IREDA shall be based on the external rating of the project, bond yields, market conditions, Risk analysis, bond tenure, etc. The guarantee fee to be charged by IREDA shall be in the range of 1.80% - 2.90% p.a. of its exposure. Details of fee structure is as follows:

Pricing matrix for credit enhancement to be followed by IREDA

Rating of the Bonds without IREDA's Guarantee	Guarantee fee (p.a.) to be charged on IREDA's exposure, based on the Average Maturity of the Bonds (in years)	
	Up to 10 years	>10 - 15 years
AA	1.80%	1.80%
AA-	1.85%	1.85%
A+	1.90%	1.90%
A	1.95%	2.00%
A-	2.00%	2.10%
BBB+	2.20%	2.40%
BBB	2.65%	2.90%

- ii. Apart from above Guarantee fee, applicant shall be liable to **pay processing fee of 0.10% of the IREDA's exposure of Guarantee** and the same shall be payable to IREDA at the time of documentation for issue of the guarantee. No front end fee shall be charged.
- iii. Payment of Guarantee Fee- Annually in advance as per the applicable procedure.
- iv. In addition to the mentioned Guarantee Fee, Borrower shall reimburse all other expenses incurred, including expenses towards Independent consultant, Concurrent Auditor/ CA, Legal Counsel, IREDA's Financial Advisor, meetings, travel lodging, boarding, GST etc.

10. Credit Rating of the Bonds

- i. The borrower shall ensure that the credit rating of the bonds for which IREDA has issued Guarantee, shall be renewed/re-affirmed yearly and informed to IREDA.
- ii. In case the bonds issued are downgraded by any one of the credit rating agency then IREDA may charge additional guarantee fee as may be notified from time to time. Borrower to submit information in this regard on quarterly basis.

11. Appraisal

IREDA or its authorised agency shall conduct an independent appraisal of the credit risks of the project solely or jointly with an institution providing back stop guarantee/ Co - guarantee etc., if applicable.

12. General Conditions

1. IREDA may consider providing Guarantee assistance to developers/promoters in the field of RE who has an established track record of successful implementation of RE projects and possess satisfactory technical and financial background to implement the project.
2. Guarantee extended by IREDA will be reduced proportionately along with the reduction in the total outstanding bonds i.e. on the repayment/redemption of bonds and payment of interest.
3. Details of project loans with lenders that are proposed to be refinanced through issue of bonds should be furnished alongwith application of Guarantee for Credit Enhancement.
4. NOC from the existing lenders shall be obtained stating their acceptance of pre-mature repayment of loan and ceding of charge in favour of IREDA, such NOC shall be obtained from -
 - a) Lead Lender (s) alongwith application of Guarantee
 - b) All lenders before issue of Guarantee
5. At the time of default/devolvement of Guarantee, IREDA will be liable to pay dues proportionately of the total defaulted amount (principal and interest only and will not include any other charges) i.e. in the ratio of its Guarantee to bonds subscribed.
6. The amount (i.e. Principal and interest only and will not include any other charges) for which Guarantee is to be given for enhancing the credit rating has to be informed by credit rating agencies appointed by the borrower to rate the issue.
7. The documentation with the borrower shall include the following terms:
 - i. The borrower shall provide its consent that IREDA shall have an option to down sell its Guarantee or get a counter guarantee/ co-guarantee from any other agency.
 - ii. Prior approval from IREDA should be taken for further expansion of existing project(s) or any other capital investment.
 - iii. After allotment of bonds, the terms of bonds cannot be amended or modified without the written approval of IREDA.

- iv. IREDA shall have the right to attend the meetings of bondholders as an observer.
- v. The trustee will share with IREDA the proceedings of the meetings of bondholders and information it has sent to the bondholders.
8. The borrower shall share all the information on the project and its financials with IREDA.
9. The end use of bonds proceeds shall be monitored by the Bond/Debt Trustee, who should be appointed in accordance with the requirements of SEBI.
10. The borrower shall establish separate earmarked bank account i.e. bond collection account for receiving the bonds proceed and its utilization for repayment of debt of lenders.
11. The bonds, for which IREDA is giving the guarantee, shall be issued in accordance of the applicable directions of SEBI and other statutory requirements. A certificate of compliance shall be obtained from lead arranger/arranger. In case lead arranger/arranger is not available, such compliance shall be obtained from a legal counsel, appointed by IREDA at borrower cost.
12. For the purpose of above policy, bonds should be in the nature of Non - Convertible Debentures (NCD).
13. In case of Co – guaranting the bonds with other Bank / FI, IREDA's terms and conditions including security and fee structure can be aligned with that of co - guarantor.
14. In case of invoking guarantee (partially/ fully), the interest on the extent of shortfall amount paid by IREDA, shall be at highest interest rate (Grade - IV) prevailing for that sector (Solar, Wind) as per IREDA's norms.
15. Any other terms/ conditions may be deemed appropriate by IREDA.

13. Other conditions

In case, IREDA notices any of the following before the guarantee becoming effective, it may terminate the guarantee even if executed. However, once the

Guarantee is effective it would not terminate (as the nature of Guarantee is unconditional & irrevocable):

- i. Any fraud or forgery committed by the Borrower or promoters of the project.
- ii. Any criminal proceeding has been instituted against the borrower or the promoters of the project.

L. Policy for Issue of Letter of Comfort (LoC)/Letter of Undertaking (LUT) for opening of Letter of Credit (LC) under Term Loans sanctioned by IREDA

1. Terms and Conditions

Letter of Comfort (LoC)/Letter of Undertaking (LUT) can be issued to all sanctions of term loan where LC opening is a requirement under EPC/Equipment Supply contract to enable the borrower to open LC with its bankers.

The issue of LoC/LUT shall be subject to the following terms & conditions:

1. Proposal for issue of LoC/LUT shall be put up by respective project appraisal unit in line with the contract and LC terms. LoC can be issued after the compliance of all pre-disbursement conditions duly following the disbursement procedure in this regard.
2. Validity of LoC/LUT shall match with LC requirement for the amount & period specified therein. However, IREDA will not issue LoC/LUT facility exceeding a maturity period of 3 years for any project.
3. The maximum exposure for issue of LoC/LUT shall normally be limited to 70% of total IREDA loan exposure, for the projects solely funded by IREDA.
4. In case of consortium/co-financing, IREDA may follow LoC terms of Lead/co-lenders, if and as required, at its sole discretion.
5. All LoC/LUT issued may specifically indicate that borrower shall not be entitled to avail Buyers Line of Credit (BLC) / Buyers' Credit (BC) or similar arrangement/mechanism against such Letter of Comfort / Letter of Credit, unless specifically permitted by IREDA in writing.

2. Fee Structure:

LoC Type	Applicable Fee
For Short Term LoC (upto 1 year)	0.50% (i.e. the Minimum applicable fee)
For Long Term LoC (beyond 1 year period and maximum upto 3 years)	Depending upon CRRS rating of the project, as under; Grade I – 0.65 % p.a. Grade II – 0.80 % p.a. Grade III – 1.0 % p.a. Grade IV – 1.25 % p.a.

Notes:

- A. The “Minimum applicable fee” as mentioned above shall be charged on the LoC/LUT amount before issuance of Short Term LoCs.
- B. However in case of Long Term LoC/LUT, first year fee shall be charged on the LoC/LUT amount at the above mentioned rates before issuance of LoC/LUT.
- C. Fee for the subsequent years, for Long Term LoC/LUT, shall be charged on the outstanding LoC/LUT liability at the beginning of respective years on quarterly basis. Quarters being standard quarters comprising of 3 months period of April – June, July – September, October – December and January – March.
- D. Demand for the quarterly fee shall be raised by F&A dept. Such Fee shall be payable by the borrower within 10th day of the start of respective quarter.
- E. In case the borrower intends to avail Buyers Line of Credit (BLC) / Buyers' Credit (BC) or similar arrangement/mechanism in respect of existing and/or future LoC/LUT, IREDA may agree to the request of the borrower at its sole discretion, with the approval of CMD. However, in such cases of Long Term LoC/LUT, the borrower will be required to have suitable arrangement in place safeguarding IREDA's interest, by providing suitable documentary evidence that the foreign currency exposure under the subject LoC has been suitably hedged through some banks/IREDA designated banks.
- F. In case of delay in payment of the fee, the borrower shall be required to pay additional interest @ 1% p.m. for the delayed period, on the due amount. Demand letter(s) issued by F&A dept. for payment of the fee shall invariably indicate the provision of charging of additional interest in case of delay in payment of fee.

G. Since after issuing of LoC/LUT, the disbursement is to be honoured even if disbursement to the borrower is suspended for any reason(s), additional interest may be charged from the borrower in such circumstances. For this, an enabling clause as below may be incorporated in the terms & conditions of sanction;

"Additional interest of 2% p.a. shall be levied in addition to the applicable rate of interest for the project loan, in case disbursement is required to be made against LoC, during the period disbursement, would have been suspended for non-compliance of the conditions of the loan for any reason or if an event of default has taken place, as the case may be. The additional interest will be charged by IREDA from the date of disbursement upto the date of compliance of the conditions".

H. In case the borrower opts to pre-close the loan without availing disbursement against LoC/LUT already issued by IREDA, in that case, the borrower shall be required to pay the pre-payment premium, at par with the premium required to be paid for the outstanding loan, if any, in line with loan covenants/financing norms, as applicable on the date of pre-closure.

I. The above proposed Fee structure may be reviewed internally from time to time as per requirement.

M. Access to Energy Scheme under KfW Line

1. Scheme Objective:

The main objective of the Scheme is to increase the supply and use of sustainable clean energy services in rural areas through improved access to financing for project developers.

2. Minimum Loan Requirement

The minimum loan eligibility from IREDA will be Rs.50 Lakh unless specifically exempted under any scheme/ program. (However, as per KfW terms the loan amount to each borrower shall not exceed 4mn Euro)

3. Promoter Contribution and Quantum of Loan

Financing norms relating to quantum of loan and minimum promoter contribution, in brief, for different type of eligible projects are given below:-

Minimum Promoter Contribution, Quantum of loan & Maximum Debt Equity Ratio:

- a) Quantum of loan from IREDA shall be upto 70% of the total Project cost.
- b) The minimum promoter contribution shall be 30% of the project cost and the maximum Debt Equity Ratio (DER) shall not be more than 3:1.

4. Sectors Eligible for the Assistance

All the techno-commercially viable projects in RE.

NOTE:

1. Project should be implemented in areas where electricity provided through national grid is less than 2 hours (on an average) during peak hours (5 pm to 11 pm).
2. Project shall follow international best practices with respect to environmental and social aspects.
3. In Hybrid Models, the installed conventional energy capacity shall not exceed install renewable capacity.
4. Bio-mass gasifiers are not eligible to be covered under this scheme.
5. Projects under ESCO modes are eligible under the scheme
6. Prior approval needs to be sought from KfW

5. Repayment Period & Interest Rates

- 5.1 The repayment periods shall be maximum of 7 years, depending on the project cash flows & DSCR of the project and it shall be after the implementation & grace period. The moratorium period shall be 3 months to 9 months from the date for COD of the project.
- 5.2 Applicable interest rate will be as follows:

Sr. No.	Loan Tenure	Rate of Interest(% per annum)
1	upto 2 Years	9.75
2	More than 2 - 4 Years	10.75
3	Longer than 4 Years	11.50

Note:

- The interest rates may be revised as per IREDA's internal process through interest rate fixation committee
- In case the actual loan tenure exceeds the approved loan tenure the applicable interest rate will be revised accordingly for the entire loan, for a project.
- Interest rates prevailing at the time of each disbursement shall apply

6. Special Benefits

- 5% of the loan amount as milestone based incentive – The amount will be adjusted against the outstanding loan on timely commissioning of the project and repayment of 20% of the loan amount.
- 10% of the loan amount as Debt Service Reserve Money (DSRM) – if the sub loan will never be in payment default for more than 90 days during the tenure of the loan and if the borrower has achieved operational service delivery as agreed with IREDA, the DSRM shall become a grant to the borrower at the end of the tenure. It will be offset against the final debt obligations of the borrower.

7. Fees and charges: As per existing guidelines

8. Securities: A trust and retention/ Escrow Account between IREDA and borrower, satisfactory to KfW, has to be executed. Other security conditions will be as per existing IREDA Guidelines.

9. General Conditions

- Other general eligibility conditions for loans shall be as per IREDA's Financing Guidelines.
- The consideration of the projects under the scheme may be subject to availability of funds.

N. Loan Scheme to promote the Concentrating Solar Thermal (CST) Projects in India for Industrial Process Heat Applications

Objective

The Ministry of New & Renewable Energy (MNRE) in partnership with United Nation Industrial Development Organization (UNIDO) and IREDA under the GEF-UNIDO-MNRE project launched an innovative financing scheme to promote adoption and of Concentrated Solar Thermal (CST) Technologies for thermal applications in the specified industrial sectors.

It aims to create the necessary enabling environment for increasing penetration and Scaling up of CST Technology in India through an innovative financing mechanism.

The Loan Scheme

The Loan scheme aims to provide upfront financial assistance to beneficiaries to overcome the financial constraints faced in the adoption and penetration of CST technologies.

- Under this scheme, financial assistance is available for up to 75 % of the CST project costs.

Scheme Highlights

PART A: SOFT LOAN FROM IREDA

Rate of Interest	7 %	After considering UNIDO interest subvention
Repayment Period	7 years	1 year moratorium + 6 years repayment

PART B: BRIDGE LOAN AGAINST MNRE SUBSIDY

Rate of Interest	12 %	The rate is applicable till the project is commissioned. On commissioning, the MNRE subsidy will be passed to the project and the bridge loan will be closed
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Indicative Project Cost Structure:

Minimum promoter's contribution - :	25%
Soft Loan -	45%
MNRE Subsidy -	30%
Total -	100%

Note: Quantum of Soft Loan will depend on the MNRE subsidy and approval by UNIDO-PMU.

Note: The Project would be eligible for interest rebate of 1 % in the event of Borrower furnishing security of Bank Guarantee/ Pledge of FDRs as the primary security, equivalent to the amount sanctioned by IREDA for both soft loan and bridge loan, from Scheduled Commercial Banks as described in RBI Act or Unconditional or Irrevocable guarantee from All India Public Financial Institutions with "AAA" or equivalent rating.

ELIGIBILITY

Projects Eligible for Assistance

- Any entity as per IREDA guidelines setting up a solar thermal heating/ cooling/ tri-generation project.

General Applicant Eligibility norms.

Eligible Entities/ Categories as per IREDA Norms shall include the following: Private Sector Companies/ firms/LLPs, Central Public Sector Undertaking (CPSU), State Utilities/ Discoms/ Transcos/ Gencos/ Corporations, Joint Sector Companies

Applicants, registered in India, falling under any of the above categories, with borrowing powers and powers to take up new and renewable energy and energy efficiency projects as per their Charter, are eligible to avail financial assistance from IREDA *except for the following:*

- a) Trusts, Societies, Individuals, Proprietary concerns and Partnership firms (other than Limited Liability Partnerships, LLPs). However, they can be considered for financing only if they provide Bank Guarantee / Pledge of FDR issued by Scheduled Commercial Banks as described in RBI Act for the entire loan.
- b) Loss making applicants and / or, Applicants with accumulated losses (without taking in to account effect of revaluation of asset, if any) as per audited Annual Accounts of the immediate preceding financial year of operation. However, they can be considered for financing only if they provide security of Bank Guarantee / Pledge of Fixed Deposit Receipt (FDR) issued by Scheduled Commercial Bank as described in RBI Act for the entire loan.
- c) Applicants who are in default in payment of dues to Financial Institutions, Banks, NBFCs and/or IREDA and their name is appearing in CIBIL reports, as defaulters.
- d) Applicants/ Group Companies and/or Core promoters of the applicant company who –
 - Default in payment of IREDA dues and/ or,
 - Classified as willful defaulters as defined by RBI/ classified by other FIs and/ or,
 - Had availed OTS from IREDA and/ or,
 - Convicted by court for criminal/ economic offences or under national security laws
- e) Accounts classified as NPA with other Institutions/ at the time of applying.
- f) Greenfield Projects involving second-hand equipment and machinery.

MINIMUM LOAN AMOUNT

- The minimum loan eligibility from IREDA will be Rs. 50 lakhs.

DISBURSEMENT SCHEDULE

- The following disbursement schedule is applicable for both Part A (Soft Loan) and Part B (Bridge Loan)

Installment	Percentage	Terms
1st instalment	30 % of loan amount	on signing of the loan agreement and inflow of minimum 30 % share of promoters contribution
2nd instalment	30 % of loan amount	Inflow of additional 60% share of promoter's contribution and after delivery of all equipment at site
3rd instalment	30 % of loan amount	Inflow of minimum 90% share of promoter's contribution, on final installation of CST equipment at location
4th instalment	10 % of loan amount	On completion, commissioning, testing and inspection and utilization of 100% of the promoter's contribution.

NOTE

Main loan and bridge loan will be disbursed proportionately as indicated in the table above.

GUARANTEE & SECURITY

- As per IREDA's norms
- Additionally performance guarantee from supplier for a period of 7 years or until complete repayment of loan and payment guarantee from the beneficiary
- The promoter shall give an undertaking that in case non – release of Capital Subsidy, the company will bring in equity to repay IREDA Loan.

Others

- All other terms and conditions not specifically mentioned in the scheme will be as per existing norms of IREDA
- The consideration of the projects under the scheme may be subject to availability of funds.

Amendment/ Revision in the Financing Norms & Guidelines

S. No.	Date of Amendment / Revision	Clause Ref.	Page No.	Summary of changes
1.	22.07.2010	Notes under Biomass Power of Annexure - A	16 of Annexure - A	Clarification on Item No. 5 of Notes on Biomass Power Generation.
2.	27.07.2010	Annexure - A	All pages	New Interest rates effective from 27.07.2010
3.	25.02.2011	Clause No. 11(b) Schedule of Fees	16 of Financing Norms & Schemes	Revision of Front-end-fee.
4.	04.06.2011	Annexure - A	All pages	New Interest rates effective from 04.06.2011
5.	16.08.2011	Annexure-A	All pages	Interest rates revised w.e.f. 16.08.2011
6.	22.06.2012	Annexure-A	All pages	Interest rates revised w.e.f. 22.06.2012
7.	12.06.2014	-	-	Interest rates revised w.e.f. 12.06.2014
8.	26.07.2014	-	All Pages	Review of "Financing Norms & Schemes" & also induction of new Fund and non-fund based schemes.
9.	28.07.2015	-	All pages	Modifications in existing "Financing Norms & Schemes".
10.	23.12.2015	Under "Sectors eligible for Assistance" the sector "Bio Fuel / Alternate Fuel" modified to "Bio Fuel / Alternate Fuel including Ethanol & Bio Diesel"	Page 2 & 3	Clarifications in existing "Financing Norms & Schemes".
11.	29.06.2016	Updation	All pages	Updation in existing "Financing Norms and Schemes"
12.	26.05.2017	Updation	All pages	Updation in existing "Financing Norms and Schemes"