

 Early Warning System

ADB-59035-001

Motilal Oswal Comprehensive Financing Facility



Quick Facts

Countries	India
Financial Institutions	Asian Development Bank (ADB)
Status	Approved
Bank Risk Rating	C
Voting Date	2025-12-05
Borrower	Motilal Oswal Home Finance Limited
Sectors	Construction, Finance
Investment Type(s)	Loan
Investment Amount (USD)	\$ 100.00 million
Project Cost (USD)	\$ 200.00 million



Project Description

According to the Bank's website, the project entails Asian Development Bank (ADB) providing long-term debt financing to MOHFL to support access to finance for MOHFL's expansion of affordable housing loans to women homeowners and its entry into housing with green building certification. The project will also help MOHFL establish and implement its first gender-responsive Sustainable Finance Framework (SFF).

The project will increase access to affordable housing finance for low-income women borrowers and provide green affordable housing. ADB will also provide technical assistance (TA) to further support activities that contribute to the development and testing of green housing standards that integrate a gender inclusion lens and an increase in the supply of green-certified affordable housing, which is still nascent in India.



Early Warning System Project Analysis

MOHFL's existing and proposed lending portfolios are expected to have either minimal or no adverse environmental impacts for individual housing loans, or site-specific, reversible impacts for construction finance that can be mitigated through appropriate measures. ADB financing will exclude sub-loans classified as Category A or high-risk for environmental impacts.

MOHFL's current lending operations and future portfolio that will use ADB proceeds are unlikely to entail impacts on involuntary resettlement. It does not involve any purchase or lease of land. Additionally, MOHFL will exclude sub-loans categorized as A or B for involuntary resettlement.

MOHFL's current lending operations and future portfolio are unlikely to entail impacts on Indigenous peoples. MOHFL will exclude sub-loans categorized A or B for Indigenous Peoples.



Investment Description

- Asian Development Bank (ADB)

A debt financing (secured) of \$100 million (equivalent in Indian rupees) for a tenor of up to 7 years in two equal tranches.

MOHFL own resources: \$100 million

Total Sources: \$200 million

Financial Intermediary

Financial Intermediary: A commercial bank or financial institution that receives funds from a development bank. A financial intermediary then lends these funds to their clients (private actors) in the form of loans, bonds, guarantees and equity shares. Financial intermediaries include insurance, pension and equity funds. The direct financial relationship is between the development bank and the financial intermediary.

- [Motilal Oswal Home Finance Limited](#) (Financial Intermediary)



Private Actors Description

Motilal Oswal Home Finance Limited (MOHFL), formerly Aspire Home Finance Corporation Limited and incorporated in 2013, is a subsidiary of Motilal Oswal Financial Services Limited. It focuses on providing affordable, long-term housing loans to low-to-middle-income (LMI) families across 12 Indian states, serving over 84,000 customers.



Contact Information

No contacts available at the time of disclosure.

ACCESS TO INFORMATION

You can submit an information request for project information at: <https://www.adb.org/forms/request-information-form>

ADB has a two-stage appeals process for requesters who believe that ADB has denied their request for information in violation of its Access to Information Policy. You can learn more about filing an appeal at: <https://www.adb.org/site/disclosure/appeals>

ACCOUNTABILITY MECHANISM OF ADB

The Accountability Mechanism is an independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an Asian Development Bank-financed project. If you submit a complaint to the Accountability Mechanism, they may investigate to assess whether the Asian Development Bank is following its own policies and procedures for preventing harm to people or the environment. You can learn more about the Accountability Mechanism and how to file a complaint at: <http://www.adb.org/site/accountability-mechanism/main>.



Bank Documents

- [Motilal Oswal Comprehensive Financing Facility Project: Report and Recommendation of the President](#)