



प्रारंभ



पुनर्वित्तं पुनर्मित्रं पुनर्भार्या पुनर्मही।
एतत्सर्वं पुनर्लभ्यं न शरीरं पुनः पुनः॥



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EDITORIAL

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Dear Readers,

In this edition of our community newsletter, we are excited to bring you a diverse array of topics that touch upon the lives of our residents, highlighting not just local concerns, but also global issues that resonate with us. Each subject has been carefully curated to offer insights into various facets of life, from career opportunities for seniors to cultural endeavors and environmental responsibility.

Job Openings For Seniors: As our community continues to thrive, we recognize the wealth of experience and expertise our seniors bring. This section sheds light on job opportunities specially tailored for seniors, fostering a spirit of inclusivity and demonstrating that age is no barrier to professional engagement.

ताना भगत में बुजुर्ग महिलाओं की स्थिति: Exploring the status of elderly women in the Tanha Bhagat region, we delve into the challenges and triumphs faced by this demographic. By bringing attention to their stories, we hope to ignite conversations about empowerment, advocacy, and community support.

Green Finance And Regulatory Endeavours: Narayan S Kumar: In a world grappling with environmental concerns, we turn our attention to the financial sector's role in fostering sustainability. Narayan S Kumar's insights on green finance and regulatory efforts provide a roadmap for responsible economic practices, contributing to a healthier planet for future generations.

Reverse Mortgage Loan – A Boon For Aging Finance: Financial planning for the elderly is a critical aspect of ensuring a secure and comfortable retirement. In this section, we explore the benefits of reverse mortgage

loans, shedding light on a financial instrument that can be a valuable asset in the golden years.

Buddhism and Its Role in Fostering World Peace: A Comprehensive Analysis: Prof. Chandrakant Pandav Padmashree Awardee (2021): Professor Chandrakant Pandav, a Padmashree Awardee, shares his comprehensive analysis on the role of Buddhism in fostering world peace. Drawing from his extensive knowledge, this piece offers insights into the principles of Buddhism and their potential impact on global harmony.

the Anubhav Portal: Our technological landscape is ever-evolving, and The Anubhav Portal is a testament to this progress. We explore this platform's significance in preserving and sharing experiential knowledge, promoting learning across generations.

SFE Success Story Activities: Health Camp, Showcase of Documentary 'Gandhi in Folk Sings,' and Round Table Discussion on Gandhi & Duties: Our community's commitment to social, cultural, and health initiatives is showcased in this section. From health camps to thought-provoking discussions, we celebrate the success stories of our Social and Cultural Front (SFE) activities.

In closing, we invite you to immerse yourself in the rich tapestry of articles in this edition. We hope that the diversity of topics covered will spark conversations, foster understanding, and strengthen the bonds within our vibrant community.

Best regards,
Sh. N. N. Pandey
Ranchi

20-12-2023

www.sfe.org.in Phone- 7488316679



OPPORTUNITIES

JOB OPENINGS FOR SENIORS

A Unique Initiative For Seniors wherein the Job Openings for the Seniors above Age of 50 is delved out for their information and knowledge.

Position of Position of General Manager in RVNL Max age: upto 56 years Position in Delhi

https://rvnl.org/RVNL_cms/uploads/careers/51-CIVIL.pdf

Position of ADDL. GENERAL MANAGER / JOINT GENERAL MANAGER (CIVIL)– Max age: upto 56 years Position in Delhi

https://rvnl.org/RVNL_cms/uploads/careers/50_CIVIL.pdf

Position of Senior Adviser /Adviser Max age: upto 58 years Position in Delhi

<https://www.niti.gov.in/sites/default/files/2023-11/Vacancy-Circular-for-the-one-Post-of-Senior-Adviser-Science-and-Technology2-11-23.pdf>

Post Of Director, Satyajit Ray Film And Television Institute, Kolkata- Max age: upto 56 years Position in Delhi

<https://srfti.ac.in/wp-content/uploads/2023/10/Recruitment-of-Director.pdf>

Position of Director General in Centre on Integrated Rural Development for Asia and the Pacific (CIRDAP) Max age: upto 62 years

Position in Delhi

https://rural.nic.in/sites/default/files/Seeking%20nomination%20for%20the%20post%20of%20Director%20General%20CIRDAP%20Dhaka%20Bangladesh_10thNovember2023.pdf

Post of General Manager (Administration) in Central Medical Services Society: Max age: upto 55 years Position in Delhi

https://cmss.gov.in/recruitment-cmss/Index/institute_index/ins/RECINS001

Consultant (Civil) in NATIONAL INSTITUTE OF NATUROPATHY, Max age: upto 64 years Position in Pune

<https://www.ninpune.ayush.gov.in/Nincareer/careerhomepageview>

Consultant (Civil) in NATIONAL INSTITUTE OF NATUROPATHY, Max age: upto 64 years Position in Pune

<https://www.ninpune.ayush.gov.in/Nincareer/careerhomepageview>

Posts of Joint Director (Extension) in Directorate of Extension, Department of Agriculture & Farmers Welfare on deputation (ISTC)-

Max age: upto 56 years Position in Pune

https://agricoop.gov.in/Documents/Recruitment/Vacancy_Circular_Bilingual_for_01Post_of_JD__0.pdf

Advisor in TRAI (HQ), Max age: upto 58 years Position in Delhi

https://traigov.in/sites/default/files/Vacancy_advs_04122023.pdf

Advisor in TRAI (HQ),- Max age: upto 58 years Position in Delhi

https://traigov.in/sites/default/files/Vacancy_04122023.pdf

Consultants at TRAI-) Max age: upto 63 years Position in Delhi

https://traigov.in/sites/default/files/Vacancy_24112023.pdf





OPPORTUNITIES

JOB OPENINGS FOR SENIORS

A Unique Initiative For Seniors wherein the Job Openings for the Seniors above Age of 50 is delved out for their information and knowledge.

Lead Consultant – Gender and PNDT - Max age: upto 55 years Position in Delhi

<https://recruitment.nhsrindia.org/my/job>

Director - Regional Resource Centre for North Eastern States (RRC-NE) - Max age: upto 65 years Position in Guwhati

<https://recruitment.nhsrindia.org/my/job>

Senior Adviser /Adviser- Max age: upto 55 years Position in Delhi

<https://www.niti.gov.in/sites/default/files/2023-11/Vacancy-Circular-for-the-one-Post-of-Senior-Adviser-Science-and-Technology2-11-23.pdf>

Consultant in Insolvency and Bankruptcy Board of India (IBBI)- Max age: upto 62 years Position in Delhi

<https://ibbi.gov.in/uploads/career/4f5aa110dfeecd4514bc2daaffd1392c.pdf>

Chief General Manager (CGM) in NFRA at New Delhi - Max age: upto 56 years Position in Delhi

<https://cdnbbsr.s3waas.gov.in/s3e2ad76f2326fbc6b56a45a56c59fafdb/uploads/2023/02/202311231366189313.pdf>

Engagement of Consultant (Public Relations)- Max age: upto 64 years Position in Delhi

<https://wdra.gov.in/documents/20143/146647474/Engagement+of+consultant+%28Public+Relations%29+on+contractual+basis.pdf/60928a84-9231-0cb4-2603-0c6d7479f01c>

Principal Private Secretary (PPS) and Private Secretary (PS)- Max age: upto 56 years Position in Delhi

<https://wdra.gov.in/documents/20143/146647474/PPS+PS+Vacancy+08122023.pdf/fe396a4d-0205-dc77-5524-f1f102c06623>

Posts of Technical Experts - Max age: upto 58 years Position in Delhi

<https://www.nraa.gov.in/Recruitment.aspx>

Financial Advisor & Secretary- Max age: upto 58 years Position in Delhi

<https://brahmaputraboard.gov.in/wp-content/uploads/2023/12/20231116964414521-1.pdf>

Director (Finance) Max age: upto 58 years Position in Panchkula

https://hmrtc.org.in/ReadWriteData/Advertisement_HMRTC22023.PDF

LEGAL CONSULTANTS-) Max age: upto 63 years Position in Panchkula

<https://chdanimalhusbandry.gov.in/pdf/DocScanner%20Nov%2020,%202023%2015-24.pdf>

Consultant- Max age: upto 65 years Position in Delhi

https://www.ibm.gov.in/writereaddata/files/1700654358655ded169685dApplications_for_appointment_of_consultants_in_MMPL_PP_Nagp.pdf

APPLICATION FOR THE POST OF VICE-CHANCELLOR- Upto 65 Years

https://tiss.edu/uploads/files/Advertisement_for_website.pdf



टाना भगत में बुजुर्ग महिलाओं की स्थिति:

शोभा कुजूर

प्रोफेसर बैचलर ऑफ एजुकेशन चतरा कॉलेज चतरा, झारखंड

झारखंड में रांची के पास "टाना भगत" जनजाति निवास करती है, जो गांधीवादी जीवन जी रहे हैं क्योंकि वे जीवन में गांधीवादी विचारधारा का अभ्यास कर रहे हैं। टाना भगत गांधीवादी दर्शन के प्रबल अनुयायी हैं। आदिवासी ताना भगत समुदाय के सदस्य गांधीवादी दर्शन का पालन करते हैं, भारतीय तिरंगे की पूजा करते हैं, शराब नहीं पीते हैं और केवल घर का बना खाना खाते हैं।



श्रीमती राजकुमारी टाना भगत

पति :- फूलचंद टाना भगत

गांव - कल्याणपुर

थाना:- पिपरवार

प्रखण्ड:- टण्डवा

जिला:- चतरा (झारखंड)

टाना भगत समुदाय में बुजुर्ग महिलाएं अधिकतर अपने घर के कामों में व्यस्त रहती हैं। विवाह के बाद से ही महिलाएं बिल्कुल श्रृंगार नहीं करती, सादा जीवन व्यतीत करते हैं। अधिकतर ऐसी महिलाएं ही टाना भगत विधि- विधान को पूरा कर पाती हैं जो गांव में ही रह जाती हैं। कोई संगठन बुजुर्ग महिलाओं के लिए अलग से नहीं बनी है बस सभी महिला पुरुष साथ मिलकर सभी कार्यों को करते हैं। गांव में रहकर घर के कामों में हाथ बताती हैं जैसे - धन को चावल बनाने का कार्य, मवेशियों को चराने का कार्य अथवा घर के प्रयोग के लिए चटाई, झाड़ू आदि का निर्माण करती हैं। साथ ही अपने परिवार में छोटे बच्चों की देखभाल अगर कामकाजी महिलाएं घर पर नहीं है तो उनके बच्चों की देखरेख करना। समुदाय के सामूहिक कार्यों में महिला पुरुष की बराबर की भागीदारी होती है। मीडिया और बाहरी दुनिया से ज्यादा मतलब नहीं रखती हैं।



GREEN FINANCE AND REGULATORY ENDEAVOURS

Narayan Subhash Kumar*

COP 28 has encouraged the countries to come forward with ambitious, economy-wide emission reduction targets, covering all greenhouse gases, sectors and categories and aligned with the 1.5°C limit in their next round of climate action plans (known as nationally determined contributions) by 2025.

To achieve these targets, COP 28, emphasized for climate financing, which in recent times have been marred with the allegations of Green Washing. The COP 28 tried for setting a benchmark and a reporting tools, but for that we have to wait and is expected to be made available to Parties by June 2024.

During the COP26 Summit in November 2021, the Hon'ble Prime Minister had announced that by the year 2070, India will achieve the target of net-zero. This has necessitate for creating an enabling ecosystem for financing India's transition to a green economy. The Government of India has amended Energy Conservation Act, 2001.

The Energy Conservation (Amendment) Act, 2022 amends the Energy Conservation Act 2001 facilitates the achievement of COP-26 goals and introduce concepts such as mandated use of non-fossil sources, carbon credit trading to ensure faster decarbonization of the Indian economy. The Act empowers the central government to specify a carbon credit trading scheme under Section 2 (ii) (db) under clause (w) of Section 14.

Carbon credit implies a tradeable permit to produce a specified amount of carbon dioxide or other greenhouse emissions. The central government or any authorized agency may issue carbon credit certificates to entities registered and compliant with the scheme. The entities will be entitled to trade the certificates. Any other person may also purchase a carbon credit certificate on a voluntary basis. The Act empowers the central government to specify energy consumption standards and failure to meet this obligation will be punishable with a penalty of up to Rs 10 lakh.

The Market Regulator SEBI sensing the importance of the Green Finance, has considered the assets /projects falling under Green and issued Disclosure Requirements for Issuance and Listing of Green Debt Securities in 2017. The Green Debt Securities were further also defined under Regulation 26 of SEBI NCS Regulations, 2021.

SEBI from FY 2022-23, has made compulsory for the top 1000 listed companies (by market capitalization) for reporting under Business Responsibility and Sustainability Reporting (BRSR). The disclosures under the BRSR framework would incentivize green financing and help banks and financial institutions in estimating their climate-related exposure to these listed companies.

Non-Convertible Securities) Regulations, 2021 which was amended on February 02, 2023 has expanded the assets categories under Green Debt Securities and incorporated Blue bonds which comprise of funds raised for sustainable water management including clean water and water recycling, and sustainable maritime sector including sustainable shipping, sustainable fishing, fully traceable sustainable seafood, ocean energy and ocean mapping; Yellow bonds which comprise of funds raised for solar energy generation and the upstream industries and downstream industries associated with it; Transition bonds which comprise of funds raised for transitioning to a more sustainable forms of operations, in line with India's Intended Nationally Determined Contributions.

SEBI in July 2023 updated the Operational Guidelines for The Green Bonds wherein Regulation 1.8, SEBI advised that the issuer shall appoint an independent third party reviewer/ certifier, for reviewing/certifying the processes including project evaluation and selection criteria, project categories eligible for financing by green debt securities, etc. It is also notable that, the issuer has been made responsible for the compliance and confirmation to the Green Bonds.

Reserve Bank of India on other hand has been the early torch bearer to sustainable development when in 2007 advised the Banks to lend for meaningful contribution to sustainable development, included Renewable energy projects in 2012 under Priority Sector Lending and increasing the limit for setting up off-grid solar and other off-grid renewable energy solutions for households support from 15 cr in 2015 to 30 cr in 2020.

RBI in May 2021 had set up Sustainable Finance Group (SFG) in Department of Regulation for promoting and sustain climate risk finance.

On 11 April 2023, RBI issued a Framework for Acceptance of Green Deposits which is landmark step by RBI under which RBI has



aid down the parameters for raising green deposits and green lending. The framework calls for a Board laid down policies on the subject and periodic evaluation of the Green Financing outcomes by the Board. The major aspect of the Green Financing/Deposits is that the entity raising the resources has been made accountable for the deployment in the Renewable energy, Energy efficiency, Clean transportation, Climate change adaptation, Sustainable water and waste management, Pollution prevention and control, Green buildings, Sustainable management of living natural resources & land use and Terrestrial and aquatic biodiversity conservation. Alike SEBI Green Bond guidelines the Third party monitoring and assessment has been made mandatory along with annual declarations in financials and website declarations have been made mandatorily compliance for issuer. This is being said as major challenge to the Green Deposits but is a boon in disguise as it call for the investment in human resources and capacity building and integration of environmental and social risk considerations into their corporate credit appraisal mechanisms.

India's Central bank, Reserve Bank of India sold its first sovereign green bonds worth ₹8,000 crore on 25th January 2023. To make it attractive the statutory liquidity ratio and repo transactions was made open to green bonds. The Reserve Bank of India (RBI)

allowed a Fully Accessible Route (FAR) for investments by non-residents in government securities inclusion of sovereign green bonds. The FAR includes securities that do not have any capping on holdings by foreign investors.

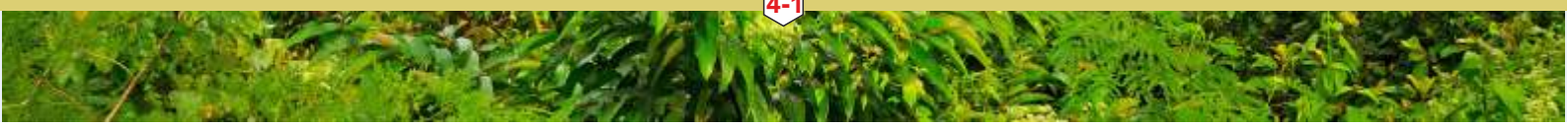
Government of India so far has raised Sovereign Green Bonds of Rs.16,000 crore (approximately) during FY 22-23 mainly for renewable energy projects. Out of the proceeds of Sovereign Green Bonds, Rs. 6,186 crores were dedicated for renewable energy.

Domestic financing has been important source of fueling the development trajectory of the country. Post issue of the Green Deposits & Green Bonds guidelines by RBI, the path ahead has been set and it is now up to financial institutions, associations and corporates to judiciously follow to avoid Green Washing. The regulators in India should also think about a dual-rate system to support green investments and in absence of it, is like penalizing and slow down of the sustainable energy.

*views of the columnist are personal can be contacted at pikchupoetaaa@gmail.com

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- <https://treasury.worldbank.org/en/about/unit/treasury/ibrd/ibrd-green-bonds>
- <https://greencentralbanking.com/news/>
- <https://www.mas.gov.sg/news/media-releases/2023/mas-launches-traction-and-announces-pilots-to-develop-transition-credits>
- <https://sbi.co.in/documents/17836/24259/Green+Bond+Framework.pdf>
- https://karnatakabank.com/sites/default/files/2023-05/Policy%20on%20Deposits%20-%202023-24_0.pdf
- <https://www.idbibank.in/pdf/investor/Green-Bond--framework.pdf>
- https://www.centralbankofindia.co.in/en/CENT_GRREN_TIME_DEPOSIT_SCHEME
- <https://www.indusind.com/in/en/about-us/mediabrand/FY/2021-2022/December/indusInd-bank-launches-green-fixed-deposits.html>
- <https://canarabank.com/UploadedFiles/Pdf/Green%20Deposit%20Policy-0808202310.pdf>
- <https://www.southindianbank.com/content/personal-banking/green-deposits/3984>





REVERSE MORTGAGE LOAN A BOON FOR AGING FINANCE

Narayan S Kumar**

“It is really hard to argue for the product that has been prematurely declared dead by the Indian market, yet its potential in light of imminent demographic transitions needs a new relook by all”.

India is the most populous country in the world with a population of 142 crores overtaking China in April 2023. The demographic dividend of India is going to peak somewhere around 2041 when the share of working-age, i.e. 20-59 years, the population is expected to hit 59%.

Demographic dividend, as defined by the United Nations Population Fund, is "the economic growth potential that can result from shifts in a population's age structure, mainly when the share of the working-age population is larger than the non-working-age share of the population (consisting of children aged 14 or below and individuals above 65 years old)".

Globally, there are 1.1 billion persons aged 60 years or above in 2022, comprising 13.9 percent of the total population of 7.9 billion which is expected to double to 2.1 billion by 2050, with the share rising to 22 percent of the total population.

In India as per the Section 2 of The Maintenance and Welfare of Parents and Senior Citizens Act, 2007, a citizen of India who has attained the age of 60 years or above is a Senior Citizen. As per Census 2011, the Senior Citizens are 10.38 Crore (8.57%) i.e. 8.20% of the total male population and 8.97% of the total female population were aged 60 years and above which is projected to go up to 12.4%, 11.7% and 13.1% respectively in 2026.

It has been found that the aggregate population grew by 34%, whereas the population of 60+ years grew by 103 percent. Further the population growth of older person aged 80+ have been 128 percent. It is projected that for the period 2020 -2050 the older population will grow by 134 percent and the population of persons aged 80+ years will

grow 279 percent with a predominance of widowed and highly dependent very old women.

Life expectancy has also more than doubled since independence from around 32 years in 1940's to 70 years at present. The care and welfare of the senior citizens is of utmost importance now a days.

World Population Prospects 2022 projects that other bigger and stronger economies such as Japan, China, Indonesia and Viet Nam will be experiencing high to very high growth of the elderly population in the future which can go beyond 40 percent of their total population. By 2050, one in every five individuals will be an elderly in India.

The population ageing has been attributed mainly due to three key demographic changes—declining fertility, reduction in mortality and increasing survival at older ages—backed population ageing. Economically it means that a top-heavy age structure i.e. the elderly has to depend upon incomes and revenues generated by a dwindling number of younger worker.

In India vide notification no. 93/2008, dated 30-9-2008, the Reverse Mortgage Scheme, 2008 was conferred by clause (xvi) of section 47 of the Income-tax Act, 1961 (43 of 1961). The Section 2 (f) defined Reverse Mortgage" means mortgage of a capital asset by an eligible person against a loan obtained by him from an approved lending institution in absence of the alike Indian Demography.

The approved lending Institution under Section 2(b) were National Housing Bank, scheduled bank included in the second schedule to the Reserve Bank of India Act, 1934 and a housing finance company registered with the National Housing Bank. The "reverse mortgage transaction" was defined as the loan disbursed to the reverse mortgagor (borrower) but does not include transaction of sale, or disposal, of the property for settlement of the loan.



Under this scheme, senior citizens are required to mortgage their home with a bank. The bank determines the value of the house and agrees to provide a reverse mortgage loan. It is usually up to 60-80 percent of the appraised value, depending on the bank's policy as well as the property's resale value. The loan amount is disbursed in monthly installments or in the lump sum amount subject to the borrowers requirement and confirmation to the regulatory norms.

The borrower is not required to service the loan in his lifetime. Upon the death of both the borrower and the spouse, their legal heirs have the option of buying back the property at the bank-determined value, else the bank will take possession and sell the property in an auction and surplus if any shall be paid back to legal heirs.

General Terms & Conditions For Sanctions of Reverse Mortgage Loan

- Resident Type: Resident Indian
- Minimum Age: 60 years when single borrower. In case of joint borrowers, spouse's age should be more than 58 years.
- Loan Tenure : 10-15-20 years, depends on age of borrowers
- Maximum Loan Limit: 50 lakhs- Rs. 2.00 crore – Property located within Municipal Corporation Areas
- Documents Required:
 - Loan Application
 - Proof of Identity

· Proof of Residence/ Address (Anyone)

· Property Papers:

- Permission for construction (where applicable)
- Registered Agreement for Sale (only for Maharashtra)/ Allotment Letter/Stamped Agreement for Sale
- Occupancy Certificate (in case of ready to move property)
- Share Certificate (only for Maharashtra), Maintenance Bill, Electricity Bill, Property Tax Receipt
- Approved Plan copy (Xerox Blueprint) & Registered Development Agreement of the builder, Conveyance Deed (For New Property)
- Payment Receipts or bank A/C statement showing all the payments made to Builder/Seller

· Account Statement:

- Income Proof for Salaried/ Employed Applicant/ Co-applicant/ Guarantor:
- Income Proof for Non-Salaried/Employed Applicant/ Co-applicant/ Guarantor:



Prevailing Rate of Interest of Reverse Mortgage Loan

	Reverse Mortgage Loan	ROI*	Link for the RML- Banks
1	State Bank Of India- SBI Reverse Mortgage Loan		https://homeloans.sbi/products/view/reverse-mortgage-loan
2	Union Bank of India	Rate of interest is 12.15% (Fixed) for 5 years and reset thereafter	https://www.unionbankofindia.co.in/english/personal-retail-reverse-mortgage.aspx
3	Indian Bank	Rate of interest 9.40%	https://www.indianbank.in/departments/ind-reverse-mortgage/
4	Bank of India- STAR REVERSE MORTGAGE LOAN	Rate of interest 2.00% above 1 Year MCLR, presently 9.50% p.a. (fixed) at monthly rests for the loan tenure subject to reset clause at the end of every 5 year period. (Present 1 Year MCLR-7.50 %.)	https://bankofindia.co.in/star-reverse-mortgage-loan
5	IDBI Bank		https://www.idbibank.in/reverse-mortgage-loan.aspx
6	Indian Overseas BankMargin: 25%	Rate of Interest: Fixed Rate of Interest at MCLR +1.00%Release of the Loan: 45% of this eligible loan amount is dispersed to the borrower as monthly annuity with maximum cap of Rs. 50,000/- and the remaining 55% is apportioned towards interest accumulated during the loan period.	https://www.iob.in/Reverse-mortgage-loan
	Baroda Ashray (Reverse Mortgage Loan)	BRLLR + SP + 2.35%- 11.75%	https://www.bankofbaroda.in/personal-banking/loans/other-loans/baroda-ashray-reverse-mortgage-loan
	Axis Bank	Starting from 11%	https://www.axisbank.com/retail/loans/loan-against-property-and-mortgages/reverse-mortgage-loan/features-and-benefits
	CENT SWABHIMANCentral Bank of India	-	https://www.centralbankofindia.co.in/sites/default/files/upload/Cent_Swabhiman.pdf
	Punjab National Bank- PNB BAGHBAN	RLLR+BSP+2.75% (Presently 12.00%)	https://www.pnbindia.in/personalloanforseniorcitizens.html
	Canara Bank: Jeevan- Reverse Mortgage Loan Scheme	Effective Interest Rate:10.85%	https://www.canarabank.com/canara-jeevan
	Bank of Maharashtra	Effective ROI-10.45%	https://bankofmaharashtra.in/retail-interest-rates
	PSB Sukhmoney for Senior Citizens - Reverse Mortgage	Effective ROI-10.25% to 12.60%	https://punjabandsindbank.co.in/content/new-senior

*As on 18-12-2023

**Periodic Payouts amounts
Interest Rates**

Tenure	8%	8.5%	9.0%	9.5%	10.0%	10.5%	11.0%	11.5%
10	543	528	513	498	484	470	457	443
15	287	274	262	251	239	228	218	208
20	169	158	149	139	131	122	114	107

It can be seen that the monthly payout amount decreases as the interest rates increase and also decreases as the tenor increases. The amount of interest paid as percentage of the loan amount increases with increase in the tenor as well as increase in interest rates.

Reverse Mortgage loan is a long term loan, the property mortgage is house which is prone to wear and tear. In Indian scenario many of the lender revalue the property once in 3 years and interest rate is reset once in 5 years. Further periodic monthly payments is based on such revaluation and the Loan to Asset Value shall be based on such revaluation. The insurance, property tax, maintenance is also to be paid by the borrower.

The loan shall be liable for foreclosure mainly on the occurrence of non-stay for a continuous period of one year or the borrower(s) fail(s) to pay property taxes or maintain and repair the residential property or fail(s) to keep the home insured.

Tax Benefits in reverse mortgage loan

Individuals availing a reverse mortgage loan can enjoy tax benefits under Section 10(43) of the Income Tax Act, 1961 where the loan amount is exempted from being taxed. Loan amount received by the borrower whether in a lump-sum form or as monthly installment will be exempted from being taxed despite it being a capital gain for the senior citizen.

India's position is unique, we have entered in demographic transition, demand for housing and rising property prices, positive equity valuations and robust regulatory set ups, yet the available social security measures needs new products/schemes and more impetus to meet the lifestyle needs of sizeable senior population.

Let's make a new beginning.

** Views of the author are personal

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Buddhism and Its Role in Fostering World Peace

Prof. Chandrakant Pandav
Padmashree Awardee (2021)

The Four Noble Truths: A Foundation for Peace

Buddha's philosophy of peace can be analysed through the Four Noble Truths Acknowledging Suffering: The First Noble Truth

The first Noble Truth, acknowledging suffering, is the cornerstone of Buddhist philosophy. In this context, suffering encapsulates physical pain and the broader spectrum of human discontent and unsatisfactoriness. It is essential to realise that suffering is an intrinsic part of life, and denying or ignoring it only perpetuates the cycle of discontent. By accepting suffering as a universal experience, individuals gain the impetus to address and mitigate it in their lives and society.

Understanding the Cause: The Second Noble Truth

The second Noble Truth delves into the cause of suffering - craving and attachment. This truth invites individuals to critically examine their desires and attachments, understanding that excessive craving leads to suffering. The attachment to transient aspects of life, such as possessions or relationships, fosters dependency and amplifies the potential for discontent. By comprehending the root cause, individuals can embark on a transformative journey towards detachment and liberation from the perpetual cycle of

desire and suffering.

The Hope of Cessation: The Third Noble Truth

The third Noble Truth introduces hope and motivation for personal transformation. It emphasises that suffering can cease through the cessation of craving. Buddhism advocates a mindful and disciplined approach to desires, promoting moderation and balance. Individuals attain inner peace by fostering an equanimous state of mind. This inner peace is personal and extends to the collective, contributing to a harmonious society grounded in tranquillity and understanding.

The Eightfold Path: The Fourth Noble Truth

The fourth Noble Truth, outlining the Eightfold Path, provides a pragmatic roadmap for individuals seeking liberation from suffering. This path encompasses eight interconnected aspects: right View, right intention, right speech, right action, right Livelihood, right Effort, right mindfulness, and right concentration. Practising these aspects cultivates ethical conduct, mental discipline, and wisdom. This holistic approach encourages individuals to lead a balanced and righteous life, embodying values fundamental to establishing a society based on compassion, altruism, and lasting peace.

THE ANUBHAV

The Anubhav portal was launched in March 2015 at the behest of the Hon'ble Prime Minister for retiring government officials to leave a record of their experiences while in Govt service.

It is envisaged that this culture of leaving notes by retirees will become the foundation stone of good governance and administrative reforms in future.

In order to encourage submission of write-ups by retired Government servants, an Annual Award Scheme was started in 2016. On sixth Anubhav Award Ceremony, 4 Awards and 9 Jury Certificates have been presented by the the Hon'ble Minister of State (PP) for the year 2023.

<https://pensionersportal.gov.in/Anubhav/>

Health Camp at Kasturba Gandhi Advance Learning Centre




Round Table Discussion





SFE Success Story

MAHATMA GANDHI AND HUMAN DUTIES

MAHATMA GANDHI AND HUMAN DUTIES
10th DECEMBER 2023 | SUNDAY | 7.00 pm
Live on **You Tube & Facebook** Society for Empowerment



Round Table Discussion

In Chair	Key Address	Special Address	Inaugural Address
 Professor S Narayan Gandhian Anthropologist	 Sh. N. N. Pandey Retd. I.A.S	 Dr Krishna Raj Professor, ISEC, Bengaluru	 Dr. Chandra Kant Sambhaji Pandav Iodine Man of India

Iodine Man of India

- ❖ Man is a wonderful creation of the universe. Human beings are unique and different from all other beings in terms of judgment, behavior and mentality.
- ❖ Gandhi has remarked that "a duty well performed creates a corresponding right"
- ❖ "Every man has an equal right to the necessities of life even as birds and beasts have. And since every right carries with it a corresponding duty and a corresponding remedy for resisting any attack upon it, it is merely a matter of finding out the corresponding duties and remedies to vindicate the elementary fundamental equality. The corresponding duty is to labour with my limbs and the corresponding remedy is to non-cooperate with him who deprives me of the fruit of my labour."
- ❖ Gandhi's philosophy of life, ideals, work life, and human values expressed in his educational thought can play an active role in solving the present-day totalitarian problems.
- ❖ Mahatam Gandhij said : "The very right to live accrues to us only when we do the duty of citizenship of the world. Every other right can be shown to be an usurpation hardly worth fighting for."

Initiative of Society For Empowerment -Karnataka Gandhi Advanses Learning Centre

A Deliberation From

- Inaugural Address: Dr. Chandra Kant Sambhaji Pandav, Iodine Man of India
- Special Address : Dr Krishna Raj Professor, ISEC, Bengaluru
- Key Address : Sh. N. N. Pandey Retd. I.A.S
- In chair Professor S Narayan; Gandhian Anthropologist

लोकगीतों में महात्मा गांधी वृत्तचित्र की स्क्रीनिंग


सोमवार, 18 दिसंबर 2023,

दोपहर 2.30 बजे से शाम 4.00 बजे तक

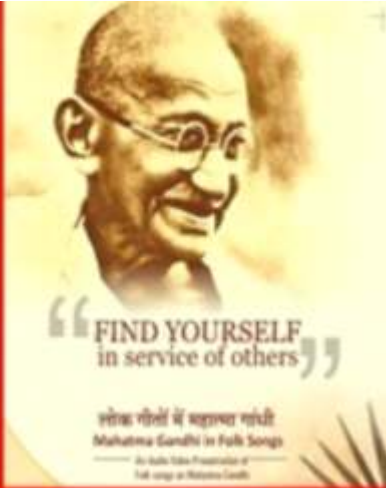
कस्तूरबा गांधी एडवांस लर्निंग सेंटर ग्राम शाहपुर, ब्लॉक भलुआ II, बेलागंज, जिला गया

Gandhi: Folksongs and World Peace

Film (Documentary) Screening




Monday, December 18th 2023,
1.30 pm—3.00pm
Kasturba Gandhi Advance Learning Centre
Village Shahpur, Block Bhalua II- Belagang
Gaya




Mahatma Gandhi Visit Bela, Bihar, March 28, 1947

"There is no path to peace; peace is the path".
Mahatma Gandhi




Dr. Sachindra Narayan
Gandhian Anthropologist



Ganga Tana Bhagat Bhadra Bahan

Join us in person or online for a screening of a brand-new documentary produced by the Society for Empowerment, entitled 'Mahatma Gandhi in Folksongs.'





कस्तूरबा गांधी शिक्षण केंद्र की संरक्षक श्रीमती शोभा नारायण महात्मा गांधी को माल्यार्पण करते हुए।



सोसाइटी फॉर एम्पावरमेंट के चेयरमैन डॉ सचिन्द्र नारायण महात्मा गांधी को माल्यार्पण करते हुए।

PRESS COVERAGE

बापू 103 साल पहले आए थे बेलागंज के शाहपुर



बेलागंज के शाहपुर में बापू की श्रद्धांजलि देते लोग।

गया, प्रधान सचिवालय। स्वतंत्रता संग्राम के दौरान 103 साल पहले शाहपुर गांधी बेलागंज के शाहपुर गांव पहुंचे थे। संग्राम की शाहपुर गांव में गांधी जी के आगमन की याद करके हुए सोसाइटी फॉर इंप्रोवमेंट ने कार्यक्रम आयोजित किया। गांधी जी के चित्र पर शालाघन कर लोगों ने उन्हें याद किया। बताया गया कि 18 दिसंबर 1918 को गांधी जी, बिदेनरी प्रसाद और दशरथ प्रसाद के बुलावे पर डॉ.

राजेश्वर प्रसाद, बालाभा राजहंस हक आदि के साथ दिन में दो बजे वहाँ पहुंचे थे। बालाभा जी ने बताया कि गांधी जी ने इस गांव की काफी महत्व दिया। कार्यक्रम की अध्यक्षता प्रो. राधिका नारायण ने की। कहा गया कि इस गांव में गांधी संझ का निर्माण हो। साथ ही इसे हेरिटेज भीषित किया जाए। प्रो. डॉ. नारायण ने कहा कि ये संझ बनाने के लिए जिला और राज्य स्तर पर प्रयास करेंगे।

https://epaper-lab.com/epaper/hindustan?city=133&old=2023-12-19#google_vignette
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शाहपुर को गांधी जी ने काफी महत्व दिया था : डॉ सचिंद्र नारायण

गांधी जी के आगमन की याद में शाहपुर में वन-जवाहर गांधी मंडप

कविकर्म टाटुन ब्यूरो

गया: जिले के बेलागंज प्रखंड अंतर्गत शाहपुर गांव में गांधी जी के आगमन के 105 वर्ष पूरे होने पर सोसाइटी फॉर इंप्रोवमेंट ने कार्यक्रम का आयोजन किया। इस मौके पर बताया गांधी जी सोसाइटी के सदस्यों के साथ अन्य लोगों ने उनके चित्र पर पुष्प अर्पण कर श्रद्धांजलि दी। इस मौके पर सोसाइटी फॉर इंप्रोवमेंट के सचिव डॉक्टर प्रोफेसर सचिंद्र नारायण ने कहा कि गांधी जी ने यह जिले में इस गांव को काफी महत्व दिया था। स्वतंत्रता संग्राम के दौरान जब कभी यह गांव आते थे तो शाहपुर का नाम जरूर लेते थे और यहां के लोगों का हस्त-कल



पुल करते थे। प्रोफेसर नारायण ने कहा कि गांधी जी के आगमन के 105 साल पूरे होने पर शाहपुर में गांधी जी के मांगे से कार्यक्रम किया गया। उन्होंने कहा कि इस गांव की मुखा के लिए गांधी मंडप का निर्माण किया जाना चाहिए। गांधी के मुख्य ने गांधी मंडप के निर्माण के लिए वे कार्य करने का भरोसा दिया। बताया गया कि इस गांव के बिदेनरी प्रसाद और दशरथ प्रसाद के बुलावे

पर गांधी जी 18 दिसंबर 1918 को आए थे। बिदेनरी प्रसाद और दशरथ प्रसाद दोनों व्यक्ति कोलकाता हाई कोर्ट में प्रैक्टिस करते थे। वहीं उनकी मुलाकात डॉ. राजेश प्रसाद से हुई थी। गांधी जी ने डॉ. राजेश प्रसाद के जरिये गांधी जी को शाहपुर आने का ज्वेल दिया था। 18 दिसंबर 1918 को गांधी जी डॉ. राजेश प्रसाद और मौलाना राजहंस हक के साथ वहाँ पहुंचे थे।

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