

GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DEPARTMENT OF ECONOMIC AFFAIRS
LOK SABHA

STARRED QUESTION NO. 424

ANSWERED ON MONDAY, MARCH 23, 2026/CHAITRA 02, 1948 (SAKA)

SWAMIH Investment Fund for Stressed Housing Projects

†*424. Shri Chavan Ravindra Vasantao:
Shri Sudheer Gupta

Will the Minister of FINANCE be pleased to state:

- (a) whether the Special Window for Affordable and Mid-Income Housing (SWAMIH) Investment Fund has facilitated the completion of stalled affordable and mid-income housing projects and the release of stressed assets in the real estate sector;
- (b) if so, the details thereof including the number of projects supported, housing units completed, beneficiaries benefited and the capital invested or returned to investors particularly in the UT of Jammu and Kashmir and the States of Rajasthan including Lok Sabha Constituency of Pali, Jharkhand, Madhya Pradesh, particularly Lok Sabha Constituencies of Dewas and Shajapur, Maharashtra particularly Palghar district and Karnataka including Bengaluru;
- (c) whether the Government has observed any measurable impact in terms of reviving buyer confidence, improving liquidity and reducing stress in the housing sector particularly in the States of Karnataka and Madhya Pradesh, if so, the details thereof; and
- (d) whether the Government proposes to expand or launch second phase of the said Fund to address the stalled and stressed housing projects in the States of Karnataka especially Bengaluru and Madhya Pradesh particularly Dewas-Shajapur region and if so, the details thereof?

ANSWER
FINANCE MINISTER
(SMT. NIRMALA SITHARAMAN)

(a) to (d): A statement is laid on the Table of the House.

Statement referred to in reply to parts (a) to (d) in respect of Lok Sabha Starred Question No. *424 for reply on 23.03.2026 regarding 'SWAMIH Investment Fund for Stressed Housing Projects' by Shri Chavan Ravindra Vasantrao and Shri Sudheer Gupta.

(a) Yes;

(b) As on 31st January, 2026, Special Window for Affordable and Mid-Income Housing (SWAMIH) Investment Fund has committed investment in 148 projects, which may be seen as follows:

State	No. of Projects Invested	Homes Completed	Beneficiaries Benefitted	Capital Invested across States (In INR Crore)	Total Capital Returned (In INR Crore)
Maharashtra	55	14,764	59,056	3,013.2	1,662.6
Uttar Pradesh	24	17,751	71,004	2,493.4	1,146.3
Haryana	22	14,168	56,672	1,721.1	1,276.9
Rajasthan	13	6,123	24,492	481.6	328.9
Telangana	7	1,888	7,552	691.8	114.2
Karnataka	6	2,153	8,612	759.3	429.9
Tamil Nadu	6	2,587	10,348	286.6	196.2
Punjab	5	1,298	5,192	364.8	85.6
Andhra Pradesh	3	376	1,504	154.5	14.1
Uttarakhand	2	1,763	7,052	215.0	279.8
Gujarat	1	259	1,036	52.0	10.2
Kerala	1	70	280	7.0	7.7
TOTAL	145*	63,200	2,52,800	10,240.2	5,552.3

**The Fund has committed to 148 investments of which three (3) investments, with aggregate commitment of INR 529.0 Crore., are pending first disbursement.*

Of these, 13 projects are in Rajasthan (Jaipur-8, Jodhpur-1, Kota-1, Bhiwadi-3), 57 projects are in Maharashtra (Mumbai-34, Nagpur-1, Nashik-2, Navi Mumbai-2, Pune-7, Thane-11) and 6 projects are in Bengaluru, Karnataka. Further, the fund has no investments in the UT of Jammu and Kashmir, Lok Sabha Constituency of Pali (Rajasthan), Jharkhand, Lok Sabha Constituency of Dewas and Shajapur (Madhya Pradesh) and Palghar (Maharashtra).

(c) Yes, the fund has had a measurable impact on reviving buyer confidence and reducing stress in the housing sector by delivering 63,200 homes with total 1,01,443 homes in the portfolio across India. Beyond enabling completion of homes, SWAMIH has generated significant economic benefits.

In the state of Karnataka, the fund has made investments in 6 projects, with an aggregate commitment of INR 1,146 Crore and the potential to deliver over 5,100 homes. These investments have helped unlock capital of over INR 4,200 Crore that was previously stuck in these projects. As on January 31,2026, the fund has successfully exited 3 of these investments and has delivered 2,100 homes across these projects. The fund does not have any investment in Madhya Pradesh.

(d) SWAMIH Investment Fund II was announced as part of the recent Union Budget, and is in the process of being formally launched.
