



MONEY PROTECTS

INDIA EDITION · MACRO & MICRO OUTLOOK · SEPTEMBER 2026

Money Protects Capital Limited India Corridor Profile

A GIFT City → DIFC architecture for NPA settlement, rollover finance and rupee rate / currency hedging — for the Government of India, its regulators, public-sector banks and state-backed institutions.

Prepared for DPIIT, DEA, RBI, IFSCA, SEBI, NARCL / IDRCL, public-sector banks, NHB and housing finance companies, NIIF, EXIM Bank, SIDBI and state-backed investors

Issuer: Money Protects Capital Limited (MPCL) · DIFC, Dubai · DFSA Category 3C · Licence CL7741 · Firm Ref. F009299 · Money Protects India Pvt. Ltd (representation office)

Park Tower B, Damac Park Towers, DIFC, Dubai · +971 4 333 0181 · mirzabeg@moneyprotects.com · moneyprotects.com

Confidential discussion document — not a financial promotion, offer or commitment. Professional Clients (DFSA COB 2.3) and public-sector counterparties only.

01 · AT A GLANCE

India has already built the rails. The corridor turns them into a settlement and hedging channel.

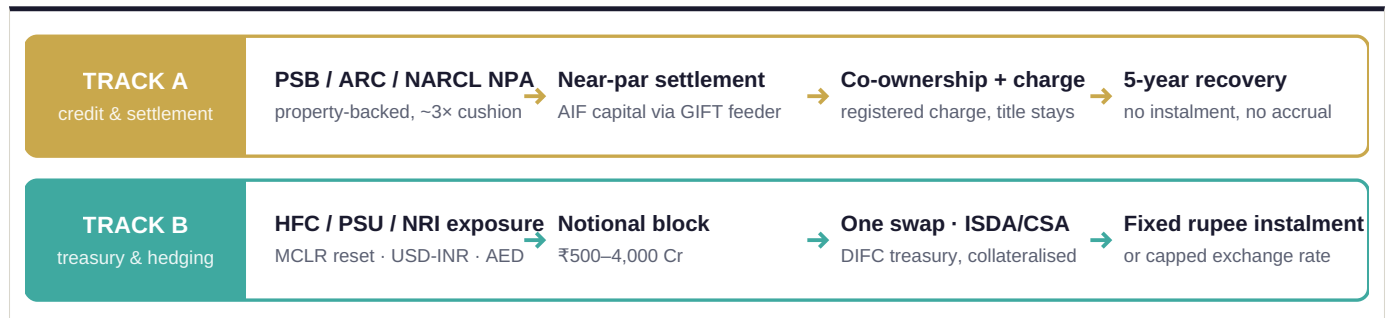
India cut its gross NPA ratio from over 11% to roughly 2% in seven years. The stock did not disappear; it moved into state-backed vehicles that still need a productive exit. Meanwhile the rupee, the world's largest remittance corridor and a growing external-borrowing book carry an unhedged position no household or PSU can close alone. GIFT City and the India-UAE CEPA exist to solve exactly this class of problem.

DPIIT India-UAE Asset Monetisation & Rollover Finance Corridor proposal submitted (cc PMO, DEA); GoI interest in talks	₹1,000 Cr SEBI Cat I Special Situation AIF with GIFT City feeder in collaboration discussion — first corridor capital partner	3 · live DFSA-approved products with IP registered in Berlin, Berne and the UAE Ministry of Economy	INR-AED-USD First corridor hedge pair; RBI-CBUAE local-currency settlement and India-UAE CEPA rails already built
--	---	---	---

THE INDIA THESIS The stock moved, it did not shrink. Loans sold to ARCs and NARCL at 60–80% discounts on government-guaranteed security receipts still need resolution — slowly, in NCLT, with the Centre carrying the guarantee. Co-ownership settlement inserts a step before that point: the borrower stays, the asset produces rent, the guarantee is never called. The headline hides the mortgage book. A 2.3% gross NPA ratio is a bank-book average. Beneath it sits ~₹45 lakh crore of property-backed credit — housing loans, HFC books, loans against property, builder exposure — where RBI stability reports flag stress rising fastest. Even 2% of that pool is ~₹90,000 crore. One standing relief framework is worth more than a thousand restructurings. The rupee is the second problem. Diaspora owners with rupee income and dirham mortgages, PSUs with dollar debt and rupee revenue, HFC books resetting on MCLR: each performs until the rate moves. Pooled hedging through a GIFT City unit facing a DIFC treasury is the hedge a single household cannot buy.	IN THIS PROFILE 02 India macro 2026–27 03 India's NPA journey and where the stock sits 04 The unhedged rupee book 05 GIFT City ↔ DIFC corridor architecture 06 The package adapted for India 07 Track A — NPA settlement & co-ownership 08 Track B — pooled rupee rate & currency hedging 09 Engagement models for Indian institutions 10 Governance, risk & impact 11 Roadmap, credentials & disclosures Secretary-level readers: pages 02, 06, 09 and 11. RBI / IFSCA / PSB technical teams: pages 03, 05, 07, 08 and 10. MPCL acts as originator, structurer, servicer and — where its DFSA-approved Regulatory Business Plan permits — guarantor. Never lender, never arranger of record, never retail-facing. Money Protects India Pvt. Ltd is an unregulated representation office.
---	---

THE ASK OF THE GOVERNMENT OF INDIA

Authorisation and one nominated portfolio first; capital second. A programme perimeter agreed between DPIIT / DEA, RBI and IFSCA; one PSU-bank or ARC property-backed book and one HFC or PSU pool nominated under NDA; a GIFT City feeder facing the DIFC hub; audited weekly results published to the sponsor. NIIF-, EXIM- or SIDBI-anchored capital is a Model-3 choice, never a precondition.

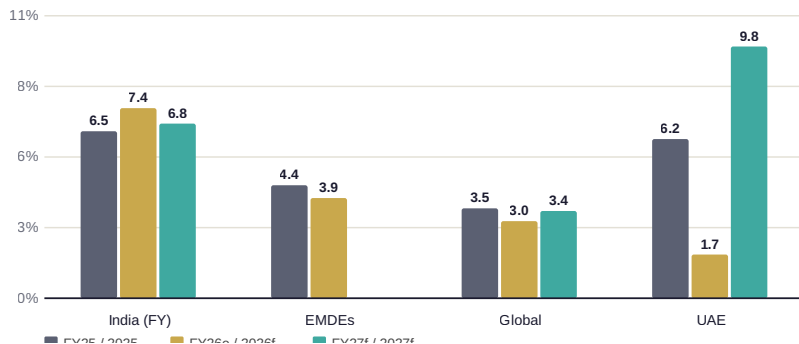


- BUILT FOR**
- DPIIT · DEA · Ministry of Finance
 - RBI · IFSCA · SEBI
 - NARCL / IDRCL & ARCs
 - Public-sector banks
 - NHB & housing finance companies
 - NIIF · EXIM Bank · SIDBI
 - Infrastructure PSUs & municipal bodies
 - Diaspora-facing institutions

The fastest large economy — with a migrated NPA stock and an unhedged rupee book

India grows at roughly twice the global rate, with reserves near USD 700 billion and inflation below target. That strength is precisely why the residual problems are ignored: they sit in state-backed vehicles and in cross-currency positions that domestic statistics do not see.

REAL GDP GROWTH · % (INDIA FISCAL YEARS; OTHERS CALENDAR)



India: MoSPI / RBI (FY25 actual; FY26 advance estimate; FY27 RBI projection). EMDE, global and UAE: IMF WEO June 2026 via CBUAE FSR 2025 / QER June 2026.

RATES AND PRICES — THE SET-UP



A cutting cycle with inflation below the 4% target midpoint is the best moment to lock floating books into fixed instalments — before the next reflation leg re-prices MCLR and EBLR-linked loans. Global headline inflation is forecast to rise to 4.4% in 2026.

~USD 700B

Foreign-exchange reserves — a deep buffer, but not a hedge for any individual borrower

~USD 135B

Inward remittances FY25 (RBI) — the largest corridor in the world; the UAE is the second-largest source

~USD 100B

India–UAE bilateral trade under the 2022 CEPA — goods rails already clearing through Dubai

~4 million

Indian nationals resident in the UAE — the largest diaspora property-owning cohort in the Gulf

FIVE INDIA-SPECIFIC FORCES



1 · Easing cycle, external reflation

Repo cuts have passed through to EBLR mortgages fast; MCLR books lag. If global inflation re-accelerates, the borrower who assumed one-way cuts is exposed. Fix while the window is open.



2 · Rupee drift

A managed float that has trended weaker against the dollar-pegged dirham. Every rupee-earning owner of a dirham liability — and every dirham-earner holding rupee assets — carries an open position.



3 · Credit growth with new stress pockets

Double-digit bank credit growth; RBI has tightened and then re-calibrated risk weights on unsecured retail; MSME and affordable-housing HFC arrears are the watch-list of 2027.



4 · Fiscal consolidation

A deficit glide-path toward ~4.4% of GDP leaves less room for recapitalisations or guarantee top-ups. Private-capital settlement with published results is the fiscally neutral option.



5 · Rails already built

CEPA (2022), RBI–CBUAE local-currency settlement MoU (2023), UPI–AANI linkage, GIFT City / IFSCA — the corridor's plumbing exists; it has not yet been used for settlement and hedging.

WHAT THE OUTLOOK MEANS FOR INDIA'S PACKAGE

- ✓ **Migrated NPA stock + new stress pockets** → Track A settlement demand from PSBs, ARCs and NARCL.
- ✓ **Easing cycle now, reflation risk later** → Track B fixed-instalment demand from HFC, PSU and municipal books.
- ✓ **Rupee drift + diaspora leverage** → INR–AED–USD pooled hedge demand from both sides of the corridor.
- ✓ **Fiscal constraint** → Govt prefers authorised, private-capital, results-published mechanisms.

SPARRING NOTE

The comfortable view in Delhi and Mumbai is that the NPA cycle is over and the rupee is someone else's problem. Both are half-true. The cycle is over for *banks*; it is not over for the vehicles the state guarantees. And the rupee is nobody's problem until a diaspora mortgage or a PSU's dollar bond resets — at which point it is the Finance Ministry's.

03 · INDIA'S NPA JOURNEY

From 11% to 2% in seven years — and why the mortgage book is where the stock still sits

~2.3%

Gross NPA ratio of scheduled commercial banks, Mar-2025; net ~0.5% (RBI FSR) — a bank-book average

₹2 lakh Cr

NARCL / IDRCL mandate to acquire stressed assets; Gol guarantee of ₹30,600 Cr on security receipts

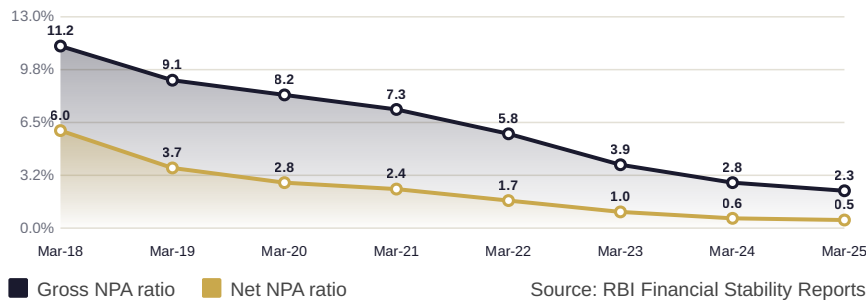
~₹45 lakh Cr

Property-backed credit — bank housing ~30, HFC books ~10, commercial real estate ~5 (₹ lakh Cr); the largest secured pool in the corridor

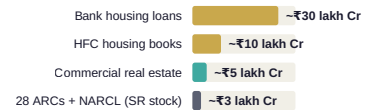
~32%

Average IBC recovery as a share of admitted claims (IBBI) — the price of a courtroom exit

SCHEDULED COMMERCIAL BANKS · GROSS AND NET NPA RATIO, %



THE PROPERTY-BACKED POOL THE HEADLINE HIDES · APPROX.



The 2.3% is averaged across ~₹185 lakh crore of bank credit. Beneath it sits ~₹45 lakh crore of property-backed lending where RBI flags stress rising fastest — sub-₹25 lakh housing loans, HFC and loan-against-property books, builder exposure. Even 2% of that pool is ~₹90,000 crore: the largest secured distressed pool in the corridor, and the one Track A is built for.

WHERE THE NINE POINTS WENT — THE STATE-BACKED MACHINERY

IBC 2016 · NCLT

Creditor-led resolution for large-ticket corporate NPAs. Strength: finality. Weakness: time and haircut — recoveries around a third of admitted claims; liquidation the modal outcome for small cases.

ARCs · security receipts

Loans sold at deep discounts; 15% cash, 85% security receipts; bank retains SR exposure. Property-backed retail and SME pools sit here — the natural Track A counterparty.

NARCL / IDRCL · bad bank

Aggregates large stressed accounts (₹500 Cr+) from PSBs with a Gol guarantee on SRs. The guarantee is the fiscal residual — every rupee not recovered is a rupee the Centre pays.

SARFAESI · DRT · OTS

Enforcement without court for secured loans; one-time settlements at discounts. Fast for the bank; the borrower loses the asset and the equity above the balance.

ANATOMY OF A SECURITY-RECEIPT SALE — WHERE THE FISCAL RESIDUAL IS BORN

1

Bank classifies

SMA-0 → SMA-2 → NPA; provisions rise to 25–100%; capital tied up

2

Sale at 20–40 cents

Bank sells to ARC / NARCL: 15% cash, 85% security receipts; writes off the rest

3

Gol guarantee

For NARCL the Centre guarantees the SR shortfall — a contingent liability is born

4

Resolution

NCLT, SARFAESI or OTS over 3–8 years; borrower loses the asset; recovery ~ a third

5

Shortfall

Guarantee called, tax base lost, asset idle — the state pays last and most

THE 2027 WATCH-LIST

- ✓ **Unsecured retail** — personal loans and cards after the 2023 risk-weight tightening.
- ✓ **MSME** — post-ECLGS cohort as guarantees roll off.
- ✓ **The mortgage book** — small-ticket housing, affordable-housing HFCs and loans against property: thin equity, rate-sensitive, and the largest absolute stressed pool in the system — exactly what Sleeping Period EMI India and co-ownership settlement are built for.
- ✓ **State-DISCOM and municipal exposure** — floating-rate, unhedged, sovereign-adjacent.

READING FOR THE MINISTRY OF FINANCE

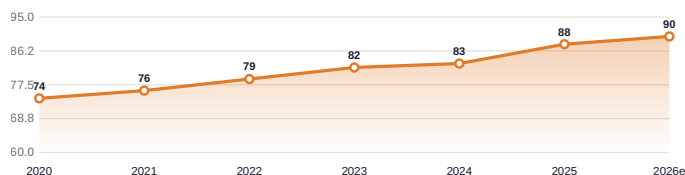
The ratio fell because loans left the banks, not because borrowers recovered. The exposure sits in vehicles the Centre guarantees, priced at 20–40 cents, resolving through courts. A counterparty that settles near par, keeps the borrower in the asset and publishes weekly results converts a contingent liability into a monitored programme — no new budget line. The mortgage book is where it starts: on a ₹40 lakh crore housing pool, even a low ratio is tens of thousands of crore.

04 · THE UNHEDGED RUPEE BOOK

Performing today, invisible to NPA statistics, one 10% move from the classified column

Book	Income / asset	Liability	Who carries it
Diaspora property	INR salary or rent	AED mortgage	~4M Indians in the UAE; Indians are the largest foreign buyer group in Dubai property
Reverse diaspora	AED income	INR home loan / NRE-funded asset	UAE-based NRIs holding Indian property and rupee liabilities
Corporate & PSU ECBs	INR revenue	USD / AED bonds and loans	The unhedged share the RBI flags each year
HFC / PSU / municipal	INR fixed revenue	MCLR / EBLR floating debt	Rate-reset exposure with no ISDA access

USD / INR · YEAR-END REFERENCE (ROUNDED)



A managed float with a persistent drift; against the dollar-pegged dirham the path is identical. Each step re-prices every unhedged cross-currency position on both sides of the corridor.

ILLUSTRATIVE POOL · WHAT A 10% RUPEE MOVE DOES

Unhedged NRI mortgage, AED 2M

INR instalment rises ~10%; a household at 45% instalment-to-income moves to ~50% — the classification threshold at many lenders.

Pooled, capped

Same household, capped rate: instalment unchanged; hedge cost embedded; no reclassification; no reserve defence needed.

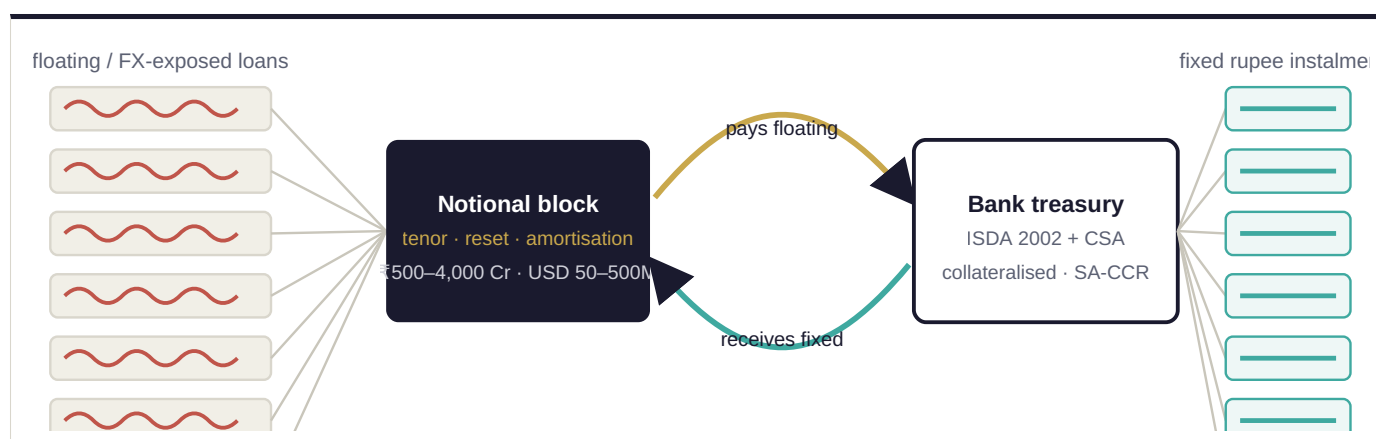
PSU USD bond, USD 500M

INR servicing cost rises ~₹400 Cr a year unhedged; hedged via pooled CCS the increase is nil and the spread is disclosed.

HFC book, ₹2,000 Cr floating

A 100 bps reset moves ₹20 Cr of annual interest; a pooled swap fixes it for the book's life at institutional pricing.

Illustrations only; re-run in MPCL's scenario engine on the sponsor's nominated pool. No return, spread or rate is stated or implied.



WHY THE MARKET DOES NOT CLOSE IT

Cross-currency and interest-rate swaps are priced and sized for banks and large corporates. An NRI household, an affordable-housing HFC or a municipal utility cannot enter an ISDA, cannot post collateral, and pays a punitive spread on a small ticket if it finds a dealer at all. Banks hedge their own book and pass the customer's risk straight through.

WHAT THE CORRIDOR CHANGES

MPCL pools the exposures into a notional block, executes one cross-currency or interest-rate swap at a DIFC bank treasury under ISDA 2002 + CSA, and passes through a fixed rupee instalment or a capped exchange rate. The onshore leg runs through an IFSCA unit at GIFT City facing an RBI-authorized dealer; the rails are the RBI-CBUAE local-currency settlement framework and the CEPA.

WHY IT MATTERS TO THE RESERVE BANK

Reserves smooth the rate; they do not hedge anyone's individual position, and every defence burns dollars. An aggregated, collateralised private hedge for the books the RBI already worries about — unhedged ECBs, NRI leverage, rate-reset risk at HFCs — is a supervisory gain, not a competing one. The RBI sees every pool through the authorised dealer and the IFSCA unit.

GIFT City ↔ DIFC: onshore supervision, offshore market, one return leg

India already built the regulatory mirror. The corridor connects it to the deepest swap and sovereign-capital market in its time zone, and brings every result back onshore in a form DPIIT, RBI and IFSCA can audit.



● Live: submission or discussion in progress
 ● Next: counterpart identified
■ Markets leg

WHY GIFT CITY IS THE MIRROR

- ✓ IFSCA is a unified regulator for banking, capital markets and insurance in the IFSC — one door for the onshore leg.
- ✓ Foreign-currency operations inside Indian jurisdiction; tax neutrality for IFSC units; established AIF and fund-feeder regime.
- ✓ India's own precedent: GIFT was built so Indian borrowers and funds could reach foreign-currency markets under Indian supervision. The corridor runs the same logic outward.
- ✓ SEBI Category I Special Situation AIF with a GIFT feeder — the first capital partner — is already in discussion.

WHY DIFC IS THE HUB

Common-law courts; ISDA/CSA enforceability; DFSA cooperation with Indian regulators; AED 5.56T banking system with AED 1T+ of derivative notional at a single bank; dollar peg as the reference leg; the largest Indian diaspora capital pool in the world; a two-hour flight and a 90-minute time difference from Mumbai.

1

Onshore sponsor

PSU bank, NARCL / ARC, NHB / HFC or PSU nominates a portfolio or pool; DPIIT / DEA and RBI / IFSCA agree the programme perimeter

2

GIFT City feeder

IFSCA-regulated unit and / or SEBI AIF feeder holds the onshore leg; RBI-authorized dealer for INR settlement and hedging pass-through

3

DIFC hub

MPCL programme vehicle under DFSA supervision; DIFC Client Wealth Account; ISDA/CSA lines with UAE bank treasuries; weekly audited reporting

4

International markets

Capital-protected instrument issuers, swap counterparties, sovereign and institutional investors, insurance wrap providers

5

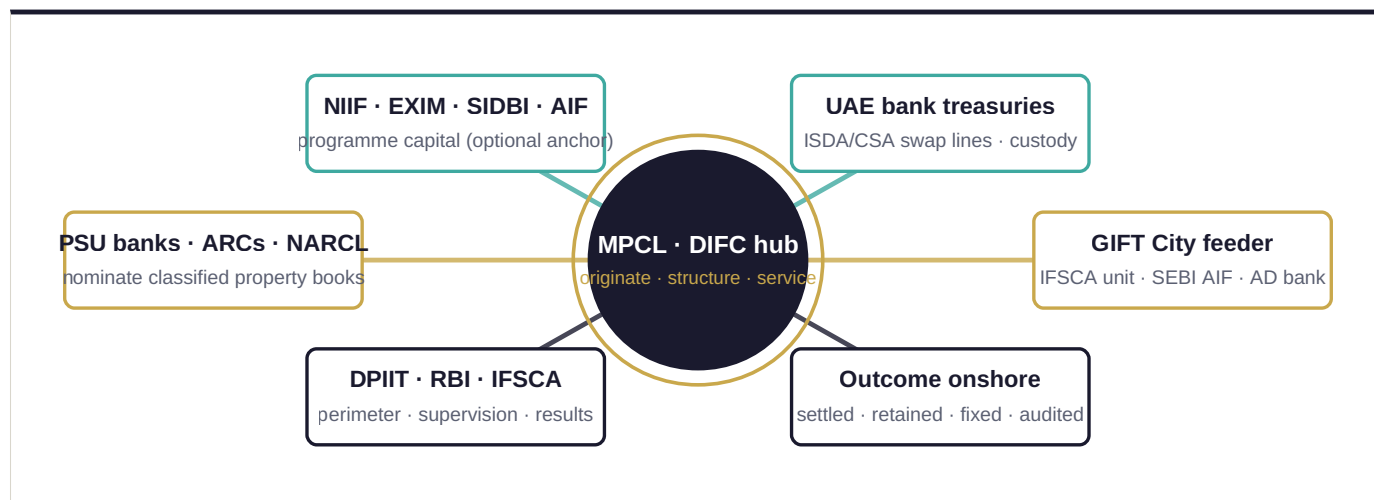
Return leg

Settled accounts, fixed rupee instalments and hedged cash-flows flow back onshore; results published to DPIIT / RBI / IFSCA

Function	India-side authority	Hub-side authority	Instrument / mechanism
Programme authorisation	DPIIT / DEA (corridor MoU) · RBI (banking perimeter) · IFSCA (IFSC unit)	DFSA (MPCL licence, Regulatory Business Plan)	Programme perimeter letter; regulator-to-regulator cooperation
Capital feeder	SEBI (Cat I Special Situation AIF) · IFSCA (GIFT feeder)	DFSA (Holding or Controlling Client Assets)	AIF units → DIFC managed account or programme vehicle
Settlement & registry hold	Sub-registrar mortgage / CERSAI charge · SARFAESI interplay — legal map required	Dubai Land Department mandate hold (for UAE assets)	Borrower mandate; off-title co-ownership contract; irrevocable hold
Rate / currency hedging	RBI-authorized dealer · IFSCA unit (offshore INR derivatives permitted at GIFT)	UAE bank treasury under ISDA 2002 + CSA	Pooled IRS / CCS; fixed instalment or capped rate pass-through
Settlement rails	RBI-CBUAE local-currency settlement · UPI-AANI	CBUAE · DIFC banks	INR / AED settlement without a USD leg where permitted
Reporting	Sponsor, RBI and IFSCA receive the weekly pack	DFSA periodic reporting	System-driven live risk reporting under continuous human oversight

06 · THE PACKAGE ADAPTED FOR INDIA

Three products, three Indian problems



TRACK A · A1 NPA settlement & co-ownership

Indian problem: property-backed retail, SME and small-corporate NPAs sitting with PSBs, ARCs and NARCL at 20–40 cent recoveries. **Adaptation:** settlement at par or negotiated discount from programme capital; off-title co-ownership under Indian contract law; charge and hold via registered mortgage / CERSAI with SARFAESI interplay mapped; five-year no-installment recovery; borrower keeps title and rent.

RBP-defined · legal map required

TRACK A · A2 Sleeping Period EMI India

Indian problem: affordable-housing and HFC borrowers migrating from SMA-2 to NPA as guarantees and moratoria roll off. **Adaptation:** the Mortgage EMI Sleeping Period™ framework as a standing relief policy for a defined cohort — instalment paused for a sleeping period while released equity in capital-protected instruments services the lender under coupon-first / springing-rental-second priority of payments; positioned to RBI / NHB as an authorised framework, not a case-by-case restructuring.

DFSA-approved framework · India variant

TRACK B · B1–B2 Pooled rupee rate & currency hedge

Indian problem: HFC, PSU, DISCOM and municipal floating books; NRI cross-currency mortgages; unhedged ECBs. **Adaptation:** Fixed EMI for Life™ pooled IRS on MCLR / EBLR-linked pools; INR–AED–USD cross-currency swaps for diaspora and ECB books; onshore leg through an IFSCA unit and RBI-authorized dealer; fixed rupee instalment or capped rate pass-through.

DFSA-approved · corridor extension

INDIA-SPECIFIC ADAPTATION REGISTER

Element	UAE model	India mapping (to be confirmed by Indian counsel)
Registry hold	DLD mandate hold	Registered mortgage at sub-registrar + CERSAI charge; hold by contractual undertaking; SARFAESI interaction mapped
Co-ownership	Off-title contract	Contractual co-ownership / participation agreement; stamp-duty treatment by state
Rental evidence	Ejari / RERA index	Registered leave-and-licence or lease deed; municipal rental benchmarks
Instrument custody	DIFC Client Wealth Account	GIFT City feeder account; FEMA / LRS routing for individuals
Hedge execution	ISDA/CSA at UAE treasury	IFSCA unit ↔ RBI AD bank; offshore INR derivatives at GIFT

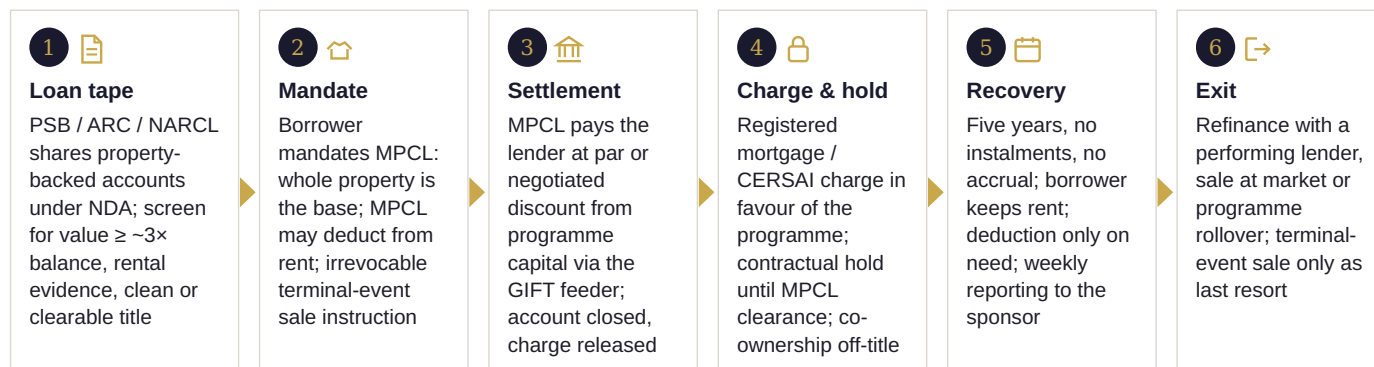
DESIGN PRINCIPLES THAT SURVIVE INDIAN DUE DILIGENCE

- **Settlement, not evergreening.** The bank receives cash and closes the account; no fresh credit to an NPA borrower; no regulatory-forbearance dependence.
- **Third-party capital.** Never the selling bank's own funds; AIF, sovereign or institutional money through the GIFT feeder.
- **Fair value.** Structured instruments are FVTPL under Ind AS 109 / IFRS 9 — designed on that basis.
- **Title stays with the borrower.** Co-ownership is contractual; no transfer, no stamp-duty event on the property itself.
- **Wholesale only.** MPCL faces institutions; any retail pass-through is the Indian bank's or HFC's own customer plumbing.

Naming. Sleeping Period EMI India is the India-market variant of Mortgage EMI Sleeping Period™; Fixed EMI for Life™ and Equity Release – Double Rental™ retain their registered names. All three are DFSA-approved and live in the UAE; India deployment is subject to the programme perimeter and legal mapping above.

07 · TRACK A IN INDIA

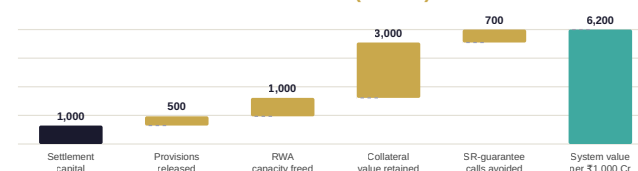
NPA settlement and co-ownership: the exit the bad bank cannot offer



WHO GAINS WHAT

Party	Gain
PSU bank	Cash at near par instead of 15% cash + 85% security receipts; provision and capital release; no NCLT
NARCL / ARC	A performing counterparty for property-backed SR pools; guarantee never triggered
Borrower	Keeps title and rent; five years without instalment pressure; no SARFAESI
Government of India	No SR-guarantee call; tax base retained; eviction avoided; weekly audited results
AIF / programme investor	Registry-protected co-ownership at a ~3× cushion, serviced by rental, terminal-event floor

ILLUSTRATIVE VALUE BRIDGE · PER ₹1,000 CR OF SETTLEMENT CAPITAL (₹ CR)



Placeholders: ₹2 Cr average settlement → ~500 accounts; 50% specific coverage; 100% risk weight; ~3× value cushion; ~70% bad-bank discount avoided on guaranteed SRs. Re-run on the sponsor's nominated book. No vehicle return is stated.

Outcome for a ₹2 Cr property-backed NPA	Sale to ARC / NARCL	SARFAESI enforcement / OTS	MPCL co-ownership settlement
Bank receives	~30% — 15% cash, rest in security receipts	Auction proceeds after 12–36 months, typically at a discount	Par or negotiated discount in cash at settlement
Borrower outcome	Faces a distressed-debt buyer; asset usually lost	Loses asset and the equity above the balance	Keeps title and rent; five-year recovery clock
Government exposure	SR guarantee (NARCL) — contingent liability	None direct; social and tax-base cost	None; weekly audited results
Timeline to closure	3–8 years	1–3 years	Settled day one; five-year recovery

ELIGIBILITY DISCIPLINE

- ✓ Property-backed only — residential, commercial, small industrial.
- ✓ Registered lease deed or municipal rental benchmark per file; never a blanket yield.
- ✓ Value-cushion test at entry; title clean or clearable; state stamp-duty regime mapped.
- ✓ Accounts in SMA-2 to NPA-D1 preferred: early enough to retain the borrower, late enough for the bank to want out.

SLEEPING PERIOD EMI INDIA AS POLICY

For the performing-but-stressed cohort — PMAY-linked and HFC borrowers heading for NPA as moratoria roll off — the framework pauses the instalment for a defined sleeping period, extendable, no forced sale, no out-of-pocket cost, while released equity services the lender. Presented to RBI and NHB as a standing authorised framework: a policy, not a thousand restructurings.

SPARRING NOTE FOR A PSB BOARD

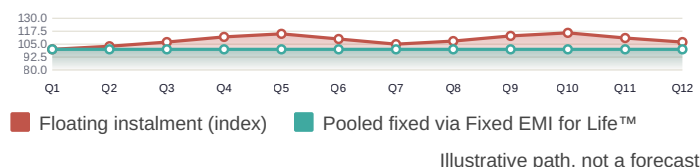
"We already sell to NARCL." Yes — at 15% cash, 85% guaranteed paper, and a courtroom timeline. A near-par cash settlement with the borrower retained is worth more to the bank, the borrower and the guarantor. The only party it is worth less to is the distressed-debt buyer.

08 · TRACK B IN INDIA

Pooled rupee hedging: fixed instalments for HFC, PSU and diaspora books

Indian banks hedge their own books industrially and pass rate-reset and currency risk straight through to borrowers who cannot enter an ISDA. Track B aggregates that risk into blocks a DIFC treasury prices off its own curve, with the onshore leg supervised by IFSCA and the RBI.

ILLUSTRATIVE INSTALMENT INDEX · MCLR-LINKED FLOATING VS POOLED-FIXED UNDER A ±150 BPS PATH



Illustrative path, not a forecast

HEDGE ECONOMICS · WHAT CHANGES

Item	Individual	Pooled via corridor
ISDA / CSA access	None	MPCL faces the DIFC desk; IFSCA unit onshore
Ticket	Sub-institutional	₹500–4,000 Cr notional blocks
Pricing	Retail margin or unavailable	Bank curve + disclosed spread
Basis / prepayment	Borne by borrower	Monitored, rebalanced weekly
Fiscal cost	Interest subvention if any	Nil — inside the fixed instalment

HFCs & NHB refinance

Affordable-housing books resetting on MCLR / EBLR. A pooled swap fixes the instalment for the life of the loan without the HFC taking basis risk; NHB refinance lines become rate-stable.

Infrastructure PSUs & DISCOMS

Floating-rate and dollar-denominated project debt against rupee revenue. Pooled IRS and CCS through the corridor; sovereign-adjacent credit at institutional pricing.

NRI & diaspora books

Rupee-income owners of dirham mortgages, dirham-income owners of rupee assets, NRE-funded property. INR–AED–USD pooled hedge; capped-rate pass-through via the partner bank.

Corporate ECBs

The unhedged share of external commercial borrowings the RBI flags each year. Pooled CCS blocks for mid-size borrowers who cannot economically hedge alone.

Pool candidate	Benchmark	Typical tenor	Block size	Pass-through	Onshore leg
HFC affordable-housing book	MCLR / EBLR (repo-linked)	10–20 years, amortising	₹500–2,000 Cr	Fixed rupee instalment for life of loan	IFSCA unit ↔ AD bank; HFC executes to borrower
PSU / DISCOM project debt	MCLR or USD SOFR	7–15 years	₹1,000–4,000 Cr	Fixed rate or capped USD-INR	PSU treasury via AD bank
NRI diaspora mortgages (UAE)	EIBOR (AED) vs INR income	15–25 years	AED 100–500M	Capped INR-equivalent instalment	Partner bank in the UAE; LRS / FEMA via AD bank
Mid-size corporate ECBs	SOFR / term USD	3–7 years	USD 50–300M	Fixed INR servicing cost	IFSCA unit; RBI ECB hedging norms

REGULATORY ROUTING

Track B is structured for treasury, market-risk and derivatives desks and documented under ISDA 2002 Master Agreement with Credit Support Annex; SA-CCR and CVA / XVA priced at institutional scale; deliberately kept out of credit-committee channels. Onshore: an IFSCA-regulated unit at GIFT City (where offshore INR derivatives are permitted) facing an RBI-authorised dealer for INR settlement and pass-through. Rails: RBI–CBUAE local-currency settlement framework; India–UAE CEPA. Every pool is visible to the RBI through the AD bank and to IFSCA through the unit.

WHAT TRACK B DOES NOT DO

- ✗ It does not guarantee coupons or capital — hedges are collateralised swaps with a bank counterparty and carry that counterparty's credit and the pool's basis risk.
- ✗ It does not speculate — every position mirrors an underlying liability, rebalanced weekly against pool drift and prepayment.
- ✗ It does not face retail — pass-through to individual borrowers is executed by the Indian bank or HFC inside its own customer relationship and FEMA compliance.
- ✗ It does not replace RBI reserves policy — it removes individual positions from the queue that would otherwise need defending.

09 · ENGAGEMENT MODELS

Five ways Indian institutions work with the corridor

Different layers for different sponsors — a framework authorised, a portfolio resolved, a hedge for the state's own books. Adopt one or sequence several. In every model the Indian counterparty provides authorisation and nomination; capital is optional and follows evidence.

Model	Indian counterparty provides	MPCL provides	Best first mover
 1 · Corridor framework authorisation	DPIIT / DEA corridor MoU; RBI and IFSCA agree a programme perimeter recognising co-ownership settlement and pooled hedging as permitted mechanisms for supervised institutions	Full documentation set, product rules, control regime, reporting template and audit trail; DFSA supervision as hub anchor; training for the onshore supervisor	DPIIT · DEA · RBI · IFSCA
 2 · Nominated-portfolio settlement	A PSB, NARCL / IDRCL or ARC nominates a property-backed classified book under NDA; release-on-settlement protocol; charge and hold cooperation	Screening, borrower mandates, settlement funding through the GIFT feeder, co-ownership contracting, five-year servicing, weekly audited results	PSB remedial vertical · NARCL · large ARC
 3 · Anchored programme vehicle	Anchor capital (debt or partial equity) from NIIF, EXIM, SIDBI or a state-backed fund into the AIF feeder / DIFC vehicle, or a guarantee that crowds in institutional and diaspora capital	Vehicle structuring, published audited NAV, 60–80% portfolio-backed release, mark-to-market and stop-loss controls, insurance wrap	NIIF · EXIM Bank · SIDBI · state funds
 4 · Hedging utility	Nomination of HFC, PSU, DISCOM, municipal or diaspora pools; AD-bank access; benchmark and settlement conventions	Pool aggregation, notional sizing, ISDA/CSA execution at a DIFC treasury, fixed-installment or capped-rate pass-through, weekly basis monitoring	NHB · HFCs · infrastructure PSUs · AD banks
 5 · Housing-affordability policy tool	Adoption of Sleeping Period EMI India as a standing relief framework for a defined cohort — PMAY-linked, moratorium-sunset, disaster-affected regions	Eligibility engine, scenario builder, priority-of-payments rules, bank / HFC integration, published outcomes	MoHUA · NHB · RBI

ASKED FIRST

- ✓ A named sponsor and a named portfolio or pool.
- ✓ A programme perimeter — not a market-wide rule change.
- ✓ Cooperation on charge / hold mechanics and the GIFT feeder.
- ✓ Weekly audited results published to the sponsor, RBI and IFSCA.

NOT ASKED

- ✗ No budget line, no guarantee call, no interest subvention.
- ✗ No retail-facing role for any Indian public body.
- ✗ No exclusivity beyond the nominated programme.
- ✗ No capital before evidence — anchor capital is a Model-3 choice.

MERIT-BASED DECISION TEST

(1) Does it settle the bank without new credit to an NPA borrower? **(2)** Does it keep the borrower in the asset with title? **(3)** Is the capital third-party and the accounting fair-value? **(4)** Are the results auditable weekly onshore? If all four are yes, the residual objections are about novelty — and novelty is what a programme perimeter is for.

THE COMMERCIAL LOGIC FOR A GOVERNMENT-BACKED INDIAN INSTITUTION

A PSB, NARCL, NHB, NIIF or EXIM that sponsors the first programme gains three things no private competitor can buy: **first-mover access** to a regulator-authorised corridor framework, **a published performance record** to cite to its board, the CAG and Parliament, and **a seat in the corridor** before it scales to Saudi Arabia, Africa and the United States on the same hub.

10 · GOVERNANCE, RISK & IMPACT

Who supervises this, what happens when the market moves, and what the Centre saves

3rd line · Independent assurance

2nd line · Risk & Compliance

1st line · Structuring & Servicing

1st line — per-file eligibility, rental evidence, value cushion, mandate execution. **2nd line** — mark-to-market (10% stop-loss), basis and prepayment monitoring, AML / sanctions, DFSA and IFSCA reporting. **3rd line** — statutory audit, independent valuation, transaction advisory, weekly published results.

REGULATORY PERIMETER — BOTH ENDS

- ✓ Hub: DFSA Category 3C · Licence CL7741 · F009299 · Holding or Controlling Client Assets; Professional Clients and public-sector counterparties only; products defined in the DFSA-approved Regulatory Business Plan.
- ✓ Onshore: IFSCA unit and / or SEBI AIF feeder; RBI-authorized dealer for INR legs; FEMA / LRS compliance via the partner bank; DPIIT / DEA corridor MoU as the umbrella.
- ✓ AML / CTF, sanctions (UN, OFAC, UAE, Indian lists), KYC / EDD, complaints handling, board risk committee; MLRO and Compliance Officer in place.

ACCOUNTING AND PRUDENTIAL TREATMENT

- ✓ Ind AS 109 / IFRS 9: structured instruments with embedded calls and barriers fail SPPI → FVTPL for every holder. Designed on that basis.
- ✓ Basel III SA / RBI standardised approach for real-estate exposures; CRE22 collateral haircuts mapped; SA-CCR and CVA / XVA for Track B swaps.
- ✓ Priority of payments: coupon-first, springing-rental-second. Any intra-group IP royalty arm's-length, auditor-set, disclosed.

RESIDUAL RISK MATRIX — STATED PLAINLY

Low impact	Medium impact	High impact
Regulatory novelty — Model-1 perimeter agreed before any portfolio programme	Concentration / liquidity — NAV published; rollover and refinance routes designed in	Property value fall — ~3× cushion; per-file rental evidence; registered charge; terminal-event mandate
Operational — three lines of defence; statutory audit; system-driven live reporting	Swap counterparty & basis — CSA collateral; weekly rebalancing; diversified desks	Instrument mark-to-market — stop-loss regime; insurance wrap; coupon-first priority
FEMA / LRS routing for individuals — AD-bank compliance; no retail facing	Enforceability — CERSAI / registered mortgage / SARFAESI interplay mapped by Indian counsel before launch; state stamp-duty regimes	Sovereign / political — merit-based authorisation; results published; no policy-maker leverage in bank communications

rows: likelihood ↑ · colour = residual severity after mitigant

ILLUSTRATIVE PROGRAMME SIZING — WHAT THE CENTRE SAVES

Per ₹1,000 Cr of Track A settlement capital	Illustrative
Accounts settled at ₹2 Cr average	~500
Bank provisions released (50% coverage)	~₹500 Cr
Risk-weighted capacity freed (100% RW)	~₹1,000 Cr
Collateral value retained (~3× cushion)	~₹3,000 Cr
SR-guarantee calls avoided (~70% discount)	up to ~₹700 Cr
Households / MSMEs kept in asset	~500

Per ₹2,000 Cr pooled notional (Track B): 1,000–5,000 loans; rate certainty for life of loan; a 150 bps move changes no instalment; fiscal cost nil. No forward return is stated for any vehicle.

Touchpoint	Indian authority	Hub authority	What each sees
Programme perimeter	DPIIT / DEA (corridor MoU) · RBI · IFSCA	DFSA	Product rules, control regime, reporting template, audit trail
Settlement & charge	Sub-registrar · CERSAI · SARFAESI framework	—	Mandate, charge, hold, co-ownership contract
Hedging	RBI (AD bank, ECB norms) · IFSCA	CBUAE (bank counterparties)	Pool notional, swap terms, collateral, weekly basis

Honest boundary. Capital-protected / asset-secured instruments carry issuer, market and counterparty risk and are fair-valued; hedges are collateralised swaps with counterparty and basis risk; co-ownership interests depend on collateral values and on charge / hold enforceability that Indian counsel must confirm state by state before launch. Nothing here is a guarantee, a forecast or legal, tax or regulatory advice.

11 · ROADMAP, CREDENTIALS & DISCLOSURES

Evidence first, then scale — and an exploratory session to start

ROADMAP



Route 1 · India

- DPIIT / DEA follow-up; RBI / IFSCA perimeter; AIF feeder term sheet; legal map
- GIFT feeder live; first PSB / ARC book and HFC or PSU pool screened under NDA
- First settlements and hedges executed; weekly results to DPIIT / RBI / IFSCA

Hub · UAE

- Programme vehicle structured; loan tape with a UAE remedial desk
- First UAE settlements; audited NAV; first pooled swap line
- First close USD 100–250M toward the USD 500M target; Sleeping Period™ framework to CBUAE

Year 2–3

- Corridor at steady state — multiple feeders and PSB programmes, standing hedge lines; playbook replicated to KSA, Africa and the US

REGULATORY STANDING

Entity	Money Protects Capital Limited, DIFC
Licence	DFSA Category 3C · CL7741 · F009299 · incl. Holding or Controlling Client Assets
India	Money Protects India Pvt. Ltd — representation office; corridor operations via GIFT City feeder
Group	MP Financial Services L.L.C. · MP L.L.C-FZ (Meydan)

IP AND VALIDATION

- ✓ European IP Depository Berlin — registered 29 December 2021 · Berne Convention · UAE Ministry of Economy (INTEROCO)
- ✓ Registered marks: Mortgage EMI Sleeping Period™ · Equity Release – Double Rental™ · Fixed EMI for Life™
- ✓ Crowe Mak — pre-money valuation · Baker Tilly International — transaction advisory · Suntech Auditors and Consultants LLC — statutory audit · Expert House — finance and accounting

LEADERSHIP

Mirza Ashraf Beg — Founder, Chairman and Senior Executive Officer. 25+ years in senior treasury and structured-finance roles across the UAE, Saudi Arabia and India (Commercial Bank of Dubai, ADIB, Sharjah Islamic Bank, Banque Saudi Fransi). Master's in Finance, B.A. Economics (Hons.), Aligarh Muslim University. Independent Director, MLRO and Compliance Officer in place; UAE strategic partner for government relations.

INDIA WORKSTREAMS AND PRECEDENTS

- India–UAE corridor proposal — DPIIT (cc PMO, DEA)
- Nirmaan Capital — SEBI Cat I Special Situation AIF, ₹1,000 Cr, GIFT feeder
- Sleeping Period EMI India product design
- Angola USD 2.0B sovereign facility mandate — facilitator / arranger
- Fixed EMI for Life™ pooled-IRS documentation
- UAE bank settlement engagement (ADCB, FAB, ENBD)

NEXT STEP

A forty-five-minute exploratory session under NDA with the sponsor's technical team — DPIIT / DEA, RBI / IFSCA, a PSB remedial vertical or NARCL — then nomination of one portfolio or pool and a private assessment through MPCL's scenario engine.
Mirza Ashraf Beg · +971 4 333 0181 · mirzabeg@moneyprotects.com · Park Tower B, DIFC, Dubai · moneyprotects.com

SOURCES AND DISCLOSURES

Sources. RBI Financial Stability Reports and MPC statements; MoSPI; IBBI, NARCL and SEBI releases; RBI–CBUAE MoU (2023); India–UAE CEPA (2022) — as at September 2026. CBUAE FSR 2025, QER June 2026, Credit Sentiment Survey Q1 2026; ADCB Annual Report 2025 and interim financial information Q1 / H1 2026; MPCL DFSA-approved Regulatory Business Plan and programme design notes (September 2026). **Disclosures.** Issued by Money Protects Capital Limited, regulated by the Dubai Financial Services Authority (Category 3C, Licence CL7741), exclusively to governments, sovereign and government-backed institutions and Professional Clients under DFSA COB 2.3; not directed at retail clients. A discussion document — not a financial promotion, offer, solicitation or recommendation; it creates no obligation. MPCL acts as originator, structurer and servicer and, where its DFSA-approved Regulatory Business Plan permits, guarantor; not a lender, deposit-taker or arranger of record. Money Protects India Pvt. Ltd is an unregulated representation office; India deployment is subject to the programme perimeter, IFSCA / RBI / SEBI requirements and the Indian legal mapping described herein. Impact figures are illustrative parameters, not forecasts; no forward return is stated or implied for any vehicle. Capital-protected / asset-secured instruments carry issuer, market and counterparty risk and are fair-valued; hedges are collateralised swaps carrying counterparty and basis risk. Third-party data are reproduced without independent verification. Nothing herein is legal, tax, accounting or regulatory advice. Product names are registered marks of MPCL. Every commercial parameter is subject to definitive documentation, due diligence and regulatory authorisation; programme documents require MPCL Compliance sign-off before external use. © 2026 Money Protects Capital Limited · Pause · Release · Fix