

Schedule of Charges - Affordable Housing Loan (AHL) Product



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Sr. No	Items	Home Loans / Home Loan Extension	Home Loan Top Up / Loan Against Property	
1	Application Fees			
	Non-refundable. Applicable and payable upon loan application.	₹ 5000 + applicable taxes	₹ 5000 + applicable taxes	
	Processing Fees			
	Non-refundable. Applicable and payable upon loan disbursal.	Upto 3% of the Sanction Amount + applicable taxes <i>(As mutually agreed in the loan agreement).</i>	Upto 3% of the Sanction Amount + applicable taxes <i>(As mutually agreed in the loan agreement).</i>	
2	Other Charges			
a)	Cheque bounce charges	₹ 500 + taxes	₹ 500 + taxes	
b)	Document Retrieval Charges	₹ 500 + taxes	₹ 500 + taxes	
c)	Reduction in loan term/schedule accelerated payment	Upto 1% of the Sanction Amount + applicable taxes <i>(As mutually agreed in the loan agreement).</i>	Upto 1% of the Sanction Amount + applicable taxes <i>(As mutually agreed in the loan agreement).</i>	
d)	Loan Cancellation	₹ 5000 + taxes	₹ 5000 + taxes	
e)	Duplicate List of documents (LOD) statement	₹ 500 + taxes	₹ 500 + taxes	
f)	CERSAI charges creation	₹ 200 + taxes	₹ 200 + taxes	
g)	CERSAI charges cancellation/Satisfaction	₹ 200 + taxes	₹ 200 + taxes	
h)	Statement of Account (Ad hoc)	Nil	Nil	
i)	No Objection certificate/No Due Certificate	Nil	Nil	
j)	Other Charges, e.g. Stamp duty, etc	On actuals	On actuals	
3	Charges on account of delayed payments/defaults			
a)	Default Penal charges	Material Breach	Amount or % p.a to be charged	Frequency
		Financial Breach - Non-payment of EMI or any other charges and amount as per terms of this Loan Agreement	3% per annum on the overdue amount will be charged for the defaulted period	Payable on Monthly basis on EMI due date
		Security Perfection - Borrower's default in creation and perfection of first and exclusive mortgage over the Property ("Secured Assets") within 30 days from the date of disbursal	2% per annum will be charged on the Outstanding Balance	Payable on monthly basis
		Non - Financial Breach - Borrower's breach of any of the below mentioned Affirmative, Negative & Informative Covenants	Amount or % p.a to be charged	Frequency
b)				

Affirmative Covenants

- In case the Secure Asset is vacant plot of land, the Borrower's shall commence the construction on the Property within a period (as mentioned in the Loan agreement) from the date of availing of the Loan.

2% per annum will be charged on the Outstanding Balance

Payable on monthly basis

- The Borrower shall not carry out any structural changes in the Secured Assets in contradiction to the terms of Loan Agreement.

2% per annum will be charged on the Outstanding Balance

Payable on monthly basis

Negative Covenants

- Borrower shall not create security over or otherwise part with the possession of or encumber in any manner, the Secured Assets, or any part of it.
- Borrower shall not subject the Secure Assets to any family arrangement or partition or convert the Secured Assets to HUF property.
- Borrower shall not amalgamate or merge the Secured Assets with any other property of the Borrower or with any other adjacent property nor create any right of way or any other easement on the Secured Assets.

Borrower shall not change the residential use of the Secured Assets.

2% per annum will be charged on the Outstanding Balance

Payable on monthly basis

Informative Covenants

The Borrower shall as per timelines mentioned in the Loan Agreement inform the Lender of the happening of :-

- receiving a notice of application/petition being filed/intended to be filed for the bankruptcy /insolvency of the Borrower;
- if any damage is caused to the Secured Asset
- if any structural alterations or additions are made to the Secured Asset

2% per annum will be charged on the Outstanding Balance

Payable on monthly basis

		<ul style="list-style-type: none"> any circumstance which has direct impact on the repayment of the Loan by the Borrower. 	
	Incidental charges & Expenses <i>(Applicable to overdue loan accounts)</i>	Incidental charges & expenses are levied to cover the costs, charges, expenses, legal fees and other monies that may have been expended in connection with recovery of dues from a defaulting customer. Charged on actuals	
4	Switch fees		
	Switch fees applicable for conversion from floating to fixed	Upto ₹ 5000 as maybe mutually agreed upon accepting the service request from customer	Upto ₹ 5000 as maybe mutually agreed upon accepting the service request from customer
5	Part payment fees		
	- Floating rate loans	Nil	Nil
	- Fixed rate loans	For part prepayments more than 25% of the opening principal in the financial year, charges will be levied at the rate of 2% (plus taxes)	For part prepayments more than 25% of the opening principal in the financial year, charges will be levied at the rate of 2% (plus taxes)
6	Foreclosure charges		
	- Floating rate loans	Nil	Nil
	- Fixed rate loans	2% (plus taxes) of the outstanding loan amount plus the undisbursed portion of the sanctioned loan.	2% (plus taxes) of the outstanding loan amount plus the undisbursed portion of the sanctioned loan.

*-All taxes levied by the government (Central/State/any other government bodies) will be applicable on all fees and charges.

Note: The above stipulated Schedule of Charges is subject to be revised from time to time by the Bank as will be updated on the official website of the Bank.