

Schedule of Charges



Sr. No	Items (INR)	Home Loans	Loan Against Property	Remarks
1	Processing Fees	Upto 10,000/-	Upto 1% as may be mutually agreed in the loan agreement.	Non-refundable, Applicable and payable upon loan application.
2	Annual Fees	NIL	Upto 1% as may be mutually agreed in the loan agreement	Applicable for Flexi Loan account Only
3	Other Charges			
	a Cheque bounce charges	NA	NA	
	b Document Retrieval Charges	NA	NA	
	c Statement of Account (Adhoc)	NA	NA	
	d Duplicate No Objection certificate / No Due Certificate	NA	NA	
	e Other Charges, eg Stamp duty, etc	On actuals	On actuals	
4	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 disbursement	2% per annum will be charged on the Outstanding Balance	Payable on quarterly 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
		Affirmative Covenants <ul style="list-style-type: none"> 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. 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 quarterly basis
		Negative Covenants <ul style="list-style-type: none"> 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 	2% per annum will be charged on the Outstanding Balance	Payable on quarterly basis

		<p>Secured Assets to HUF property.</p> <ul style="list-style-type: none"> 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. 		
		<p>Informative Covenants The Borrower shall as per timelines mentioned in the Loan Agreement inform the Lender of the happening of: -</p> <ul style="list-style-type: none"> 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 any circumstance which has direct impact on the repayment of the Loan by the Borrower. 	<p>2% per annum will be charged on the Outstanding Balance</p>	<p>Payable on quarterly basis</p>
	b Incidental charges & Expenses	<p>Incidental charges & expenses are levied to cover the costs, charges, expenses and other monies that may have been expended in connection with recovery of dues from a defaulting customer. Charged on actuals</p>		
5	Switch Fees	Upto Rs 5000/-as may be mutually agreed upon accepting the service request from customer	Upto Rs 5000/-as may be mutually agreed upon accepting the service request from customer	Switch Fees is applicable for Variable rate loans for conversion to Fixed / Hybrid account & vice versa.
6	Conversion Fees	Upto1% as may be mutually agreed upon accepting the service request from customer	Upto1% as may be mutually agreed upon accepting the service request from customer	Conversion Fees is applicable on the outstanding loan amount for Regular Loan to Flexi loan.
7	Re-pricing Fees	Upto Rs 5000/-as may be mutually agreed upon accepting the service request from customer	Upto Rs 5000/-as may be mutually agreed upon accepting the service request from customer	At the request of the borrower, bank at its sole discretion may permit the borrower for repricing of the loan.
8	Part payment fees			
	<ul style="list-style-type: none"> 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)	
	<ul style="list-style-type: none"> Variable rate home loans OR Hybrid rate loans during the period when the rate of interest is variable 	NIL	NIL	
9	Foreclosure charges			
	<ul style="list-style-type: none"> 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.	
	<ul style="list-style-type: none"> Variable rate home loans OR Hybrid rate loans during the period when the rate of interest is variable 	NIL	NIL	

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

* - Hybrid rate loan refers to a Loan facility whereby the Rate of interest offered remains fixed for an initial tenure and becomes variable thereafter, post the completion of the initial tenure becoming directly linked to the RBI Policy Repo Rate.

* - The Bank reserves the right to change these fees, rates/charges or re-negotiate them depending upon relationship of a customer.

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.

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