

FEES AND CHARGES - Loan Against Property

Stage	Fee/Charge Description	Payable at	Amount in Rs.
Pre-disbursement	Processing fee (PF)	Sanction	1% plus GST and Statutory dues. (Non refundable)
	Documentation Charges	Application	INR 10000 plus GST and Statutory dues
Post-disbursement	Copy of Any Documents		
	Interest Certificate/ Statement of Account/ Amortisation Schedule	Event	Accessed via self service mode on Mobile Banking/Net Banking/Whatsapp Banking: Free Physical/Soft copy request through Customer Service/Branch: Rs. 250 (plus taxes and any other applicable statutory dues)
	Charges for copy of any documents (Duplicate NOC, No dues, Copy of property documents, etc.)	Event	Rs. 500 (plus taxes and any other applicable statutory dues)
	Change in Repayment mode		
	Repayment mode/ Account swap charges	Repayment mode change	Rs. 500 (plus taxes and any other applicable statutory dues)
	Conversion Fee		
	Switch Fee	On conversion	Switch to lower floating rate(with/without change in Benchmark): 0.5% of the principal outstanding and undisbursed amount(if any) at the time of conversion with a cap of Rs. 10,000 (plus taxes and any other applicable statutory dues)
	Prepayment Charges		

	<p>Prepayment/Foreclosure Charges (For floating rate loans)</p>	<p>Prepayment/Foreclosure</p>	<p>NIL for Term Loans given to Individual Borrowers for non-business end use.</p> <p>For Micro & Small Enterprises (MSE): MSE certified borrowers if loan is foreclosed from own source of fund: NIL MSE certified borrowers loan closed from borrowed funds: 3% (plus taxes and any other applicable statutory dues) of the prepayment/foreclosure amount</p> <p>Others (Individual borrowers for business end use and Non-individual borrowers) :</p> <ul style="list-style-type: none"> • No prepayment / foreclosure is allowed until a Lock-in Period of 6 months after EMI Commencement • Post lock– in period, part prepayment of minimum Rs. 25,000 and maximum of up to 25% of outstanding loan amount can be made without any prepayment charges every 6 months • The minimum period between any two prepayment shall be at least 6 months • For any Part Prepayment in excess of 25% of outstanding loan amount: 3% (plus taxes and any other applicable statutory dues) of the excess prepayment amount • For Full Prepayment any time after the Lock-in-Period: 3% (plus taxes and any other applicable statutory dues) of the Foreclosure Loan amount plus amounts prepaid during the last 12 months
	<p>Penal charges</p>		
	<p>Instrument (Cheque/ECS/Mandate) dishonour charges</p>	<p>Instrument dishonour</p>	<p>Rs. 500 (plus taxes and any other applicable statutory dues)</p>

	Substitute Interest (Penal Interest)	Late payment	2% per month (plus taxes and any other applicable statutory dues) on unpaid EMI amount for delayed period
	Collection charges (In case of default)	Late payment	30% (plus taxes and any other applicable statutory dues) of cheque/instrument dishonour charges plus penal interest E.g. EMI amount due for 30 days (a month) - Rs. 1,00,000 Penal interest (I) - Rs. 2000 Instrument dishonour charge (II) - Rs. 500 Total (I)+(II) - Rs. 2500 Collection charge excluding taxes - Rs. 750 (30% of Rs. 2500)
	Other charges		
	Levy of penal interest for non-compliance of sanction terms including but not restricted to increase in credit risk like non-submission of title documents, non-commencement of construction as per undertaking, adverse repayment behaviour, other breach of agreement terms	Event	2% incremental pricing over and above existing spread (plus taxes and any other applicable statutory dues)

	Loan cancellation: Charges applicable in the event of customer opting to cancel the loan post disbursement without encashing the Disbursement Cheque. (If encashed the same shall be treated as preclosure/foreclosure)	Event	0.10% of Loan Amount or Rs. 25,000 whichever is higher (plus taxes and any other applicable statutory dues) This will be over and above PF payable.
Charges specific to OD (Overdraft) facility			
Post-disbursement	Annual Renewal Charges	Renewal	0.25% (plus taxes and any other applicable statutory dues) of the OD limit (dropped limit after reduction of annual drop) shall be collected on the due date of renewal. Not Applicable for Smart Home Loan OD product.
	Non-utilization Charges	Event	0.25% of the non-utilized OD limit or Rs. 1250 whichever is higher (plus taxes and any other applicable statutory dues). Quarterly minimum OD Limit utilization threshold: 50% E.g. OD Limit : Rs. 50,00,000 OD threshold for Utilization (50% of OD Limit) : Rs. 25,00,000 OD Limit Utilized : Rs. 10,00,000 Differential : Rs. 15,00,000 Charges : Rs. 3750 (0.25% of Rs. 15,00,000)
	Overline rate/Penal interest in case of overline accounts	Overwithdrawal	3% (plus taxes and any other applicable statutory dues) per month over and above normal OD rate. This would be charged on the amount over the above OD limit.

Notes:

- Stamp Duty on Loan Agreement, Overdraft Agreement, Guarantor Agreement, Registration Charges etc. varies from State to State. Stamping/Notarisation of RBI and other Affidavits as applicable.

- **Charges for other Services would be specified as applicable when the Customer applies for those services and the same shall be payable by the borrower alone e.g. Revalidation of Sanction, Change in Property, Rescheduling of Loan, Change in EMI Date, Solvency Charges etc.**
- **Taxes/ other statutory levies may be charged to the Borrower if applicable as per Government/ RBI directives.**