

FEEs AND CHARGES - Loan Against Property

Stage	Fee/Charge Description	Payable at	Amount in Rs.																																			
Pre-disbursement	Processing fee (PF)	Application	1% plus GST and Statutory dues. (Non-refundable)																																			
	Documentation Charges	Sanction	INR 10000 plus GST and Statutory dues																																			
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																																			
	Charges for copy of any documents (No dues, Copy of property documents, etc.)	Event	Rs. 500 (plus taxes and any other applicable statutory dues)																																			
	Charges for copy of any documents (Duplicate NOC)	Event	Rs. 100 (plus taxes and any other applicable statutory dues)																																			
	List Of Documents	Event	Rs. 500 (plus taxes and any other applicable statutory dues)																																			
	Any Other documents /letter (e.g. Subsidy Confirmation Letter, Credit Opinion Letter, Interest paid confirmation letter, 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 (Floating to Floating)	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)																																			
	Switch Fee (Floating to Fixed)	On conversion	Rs. 2500 (plus taxes and any other applicable statutory dues)																																			
	Rescheduling of Loan Tenure	On conversion	Rs. 500 (plus taxes and any other applicable statutory dues)																																			
Prepayment Charges																																						
			<p>NIL Floating Rate for Term Loans given to Individual Borrowers for non-business end use.</p> <p>For Micro & Small Enterprises (MSE)/ Micro Small & Medium Enterprise(MSME)/Individual Borrower:</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>Source</th> <th>Loan Amount (SOH)</th> <th>Rate</th> <th>End Use</th> <th>FC Applicable</th> <th>FC Charges</th> </tr> </thead> <tbody> <tr> <td>Individual</td> <td>Own Fund / Balance Transfer</td> <td>Any Loan Amount</td> <td>Fixed</td> <td>Business / Personal</td> <td>Yes</td> <td>1% of each year of residual period to original maturity at the time of prepayment of the loan shall be levied on the pre-payment amount, max cap of 3%</td> </tr> <tr> <td>Individual</td> <td>Own Fund / Balance Transfer</td> <td>Any Loan Amount</td> <td>Floating</td> <td>Business</td> <td>Yes</td> <td>2%</td> </tr> <tr> <td>MSE</td> <td>Own Fund / Balance Transfer</td> <td>Any Loan Amount</td> <td>Floating</td> <td>Business</td> <td>No</td> <td>-</td> </tr> <tr> <td>MSE</td> <td>Own Fund / Balance Transfer</td> <td><= 50 Lakhs</td> <td>Fixed</td> <td>Business</td> <td>No</td> <td>-</td> </tr> </tbody> </table>	TYPE	Source	Loan Amount (SOH)	Rate	End Use	FC Applicable	FC Charges	Individual	Own Fund / Balance Transfer	Any Loan Amount	Fixed	Business / Personal	Yes	1% of each year of residual period to original maturity at the time of prepayment of the loan shall be levied on the pre-payment amount, max cap of 3%	Individual	Own Fund / Balance Transfer	Any Loan Amount	Floating	Business	Yes	2%	MSE	Own Fund / Balance Transfer	Any Loan Amount	Floating	Business	No	-	MSE	Own Fund / Balance Transfer	<= 50 Lakhs	Fixed	Business	No	-
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Post-disbursement

Prepayment/Foreclosure Charges	Prepayment/ Foreclosure	MSE	Own Fund / Balance Transfer	> 50 Lakhs	Fixed	Business	Yes	2%
		Medium	Own Fund / Balance Transfer	Any Loan Amount	Fixed or Floating	Business	Yes	2%
		<ul style="list-style-type: none"> FOR DOD utilized limit to be considered for FCC FOR TL current O/S to be considered for FCC This is also applicable for Part Payment of minimum Rs. 25,000 and maximum of up to 25% of outstanding loan amount can be made without any prepayment charges once in every 6 months. Others (Individual borrowers for business end use and Non-individual borrowers) : 2% (plus taxes and any other applicable statutory dues) of the Foreclosure Loan amount plus amounts prepaid during the last 12 months The borrower shall be required to submit the Bank any suitable proof of funds being from own sources. 						
		<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: 2% (plus taxes and any other applicable statutory dues) of the excess prepayment amount For Full Prepayment any time after the Lock-in-Period: 2% (plus taxes and any other applicable statutory dues) of the Foreclosure Loan amount plus amounts prepaid during the last 12 months 						
Penal charges								
Instrument (Cheque/ECS/Mandate) dishonour charges	Instrument dishonour	INR 750/- per instance						
Delay/default in payment of principal or interest/ outstanding balance.	Late payment	8% pa on overdue amount plus applicable taxes						
Non-payment of dues/ charges/ fees payable under loan/facility Agreement.	Late payment	8% pa on overdue amount plus applicable taxes						
Other charges								
Levy of penal charge for non-compliance of sanction terms including but not restricted to non-submission of title documents, non-commencement of construction as per undertaking, adverse repayment behaviour, other breach of agreement terms	Event	Rs. 5.50 per day per lac + applicable taxes or proportionately shall become due & payable on underlying exposure (from the day of breach).						
		Penal charges at Rs. 5.50 per day per lac + applicable taxes or proportionately for any delay beyond stipulated days as per Sanction letter /Facility Agreement upto 180 days from the original due date ("ODD") Beyond 180 days, penal charges at Rs. 11 per day per lac + applicable taxes.						
Delay or non-creation/perfection of								

	Delay or non-creation/perfection of facility or security/guarantee, etc. documentation in favor of the Bank.	Event	(The said penal charges shall be calculated on sum of limits of revolving lines and outstanding of non-revolving lines of both fund and non-fund based limits to which the security extends) The term non-creation of security shall mean failure of the Borrower/Security Provider to create security in such form and manner as per the agreed terms mentioned in Sanction letter /Facility letters or Facility /Loan Agreements or any other document/instrument to secure the loan/financial facility availed from the Bank.
	Legal charges	Event	As Incidental/ At Actuals
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	If average utilization of facility limits for a quarter is below 25% of sanctioned limits, 0.40% pa on average non-utilize amount
	Penal charges in case of overline accounts or where the amount drawn by the Borrower is beyond the maximum Overdraft Limit	Over withdrawal	8% pa on overdue amount plus applicable taxes
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,			
• Taxes/ other statutory levies may be charged to the Borrower if applicable as per Government/ RBI directives.			