

Revision of rate of interest on all loans w.e.f. 21/03/17

1. Individual Housing Loan (201)

Sl. No.	Loan amount / risk rating	ROI (floating)- Salaried & Professionals		
		S1	S2	S3
1	Rs. 30 lac & below	8.95	9.50	10.00
2	Above Rs. 30 lac to Rs. 50 lac. (with LTV up to 75%)	8.95	9.75	10.25
3	Above Rs. 30 lac to Rs. 50 lac. (with LTV above 75% up to 80%)	9.50	9.75	10.25
4	Above Rs. 50 lac	9.50	9.75	10.25

Sl. No.	Loan amount / risk rating	ROI (floating)- Self-employed and Non-Professionals		
		S1	S2	S3
1	Rs. 30 lac & below	9.50	10.00	10.50
2	Above Rs.30 lac	9.75	10.25	10.75

2. Composite Housing Loan (226)

Sl. No.	Loan amount / risk rating	ROI (floating)- Salaried & Professionals			ROI (floating)- Self-employed and Non-Professionals		
		S1	S2	S3	S1	S2	S3
1	Rs.30 lac & below	9.25	9.50	10.00	9.50	10.00	10.50
2	Above Rs.30 lac	9.50	9.75	10.25	9.75	10.25	10.75

3. Individual Housing Loan – Super (IHL-Super) (231)*- Fixed for 3 years

Sl. No.	Loan amount / risk rating	ROI - Salaried & Professionals (S&P)		
		S1	S2	S3
1	Rs. 30 lac & below	9.25	9.75	10.25
2	Above Rs. 30 lac to Rs. 50 lac. (with LTV up to 75%)	9.25	10.00	10.50
3	Above Rs. 30 lac to Rs. 50 lac. (with LTV above 75% up to 80%)	9.75	10.00	10.50
4	Above Rs. 50 lac	9.75	10.00	10.50

Sl. No.	Loan amount / risk rating	ROI - Self-employed and Non-Professionals (SENP)		
		S1	S2	S3
1	Rs. 30 lac & below	10.00	10.25	10.75
2	Above Rs.30 lac	10.25	10.50	11.00

- For women beneficiaries for loans up to Rs.25.00 lac in metro/urban centres, Naval/ Airforce/ Defence personnel (both in service and retired) and physically challenged persons 0.15% concession in applicable rate of interest (ROI) for one year will be given.
- No pre-closure charges will be charged for part payment / closure of loans except for IHL – Super (231)
- In respect of old housing loans, borrowers will have the option of reducing the rate of interest to the present card rates, by getting fresh risk rating by the branches as per norms and remitting interest adjustment charges, which shall be 0.50% of the outstanding liability, subject to a maximum of Rs. 15000/- with applicable ST on each time. However, this facility for reduction in ROI is available to the borrowers who are categorised as S1 & S2 categories only.

4. Site loans (203 and 204)

Sl. No.	Loan amount / risk rating	ROI (floating)- Salaried & Professionals			ROI (floating)- Self-employed and Non-Professionals		
		S1	S2	S3	S1	S2	S3
1	Loans for site Allotted by Govt Dev agencies (203)	11.75	12.00	12.50	12.00	12.25	12.75
	Purchase from private parties (204)	13.00	13.25	13.50	13.25	13.50	13.75

1. Commercial Housing loans (225)

3rd and 4th unit		Sl. No.	Loan amount / risk rating	ROI (floating)- Salaried & Professionals		
				S1	S2	S3
1. Purchase of a ready built house/ flat 2. Construction of house/ Flat 3. Composite loan 4. Extension, repairs, renovation, up gradation etc. 5. Take over the HL liability from other recognized Financial Institutions/ Banks		1	Rs. 30 lac & below	9.75	10.25	10.75
		2	Above Rs. 30 lac	10.25	10.50	11.00
		Sl. No.	Loan amount / risk rating	ROI (floating)- Self-employed and Non-Professionals		
				S1	S2	S3
		1	Rs.30 lac & below	10.25	10.75	11.25
		2	Above Rs.30 lac	10.50	11.00	11.50

5th unit onwards		Sl. No.	Loan amount / risk rating	ROI (floating)- Salaried & Professionals			ROI (floating)- Self-employed and Non-Professionals		
				S1	S2	S3	S1	S2	S3
1. Purchase of a ready built house/ flat 2. Construction of house/ Flat 3. Composite loan 4. Extension, repairs, renovation, up gradation etc. 5. Take over the HL liability from other recognized Financial Institutions/ Banks		1	Rs.30 lac & below	11.25	11.50	12.00	12.00	12.25	12.50
		2	Above Rs.30 lac	11.50	11.75	12.25	12.25	12.50	12.75

6. Other non-housing loans

Sl. No.	Name of the products/product code	ROI (floating)- Salaried & Professionals			ROI (floating)- Self-employed and Non-Professionals		
		S1	S2	S3	S1	S2	S3
1	Mortgage loans (205) Flexi LAP (222)	13.25	13.50	13.75	13.50	13.75	14.25
2	Loan against commercial properties (209)	13.00	13.25	13.50	13.25	13.50	14.00
3	Personal loans (220)	12.50	12.75	13.00	13.00	13.25	13.50

7. Other loans

Sl. No.	Product No.	Loan Product	ROI
1	224	Gruhalaksmi Rural Housing Scheme (GRHS)	8.85% - Fixed for 3 years ***
2	223	Loan for Urban Housing (LUH)	8.85% - Fixed for 5 years **
3	206	Builder loan Builder loan for affordable Houses	15.75%-Floating 13.50%-Floating
4	207	Line of Credit (LOC)	11.75%-Floating
5	208	<u>Loans against Rent Receivables (LRR)</u> • Registered lease deed with MNC's/Govt. agencies/PSU/Banks	11.50%-Floating
		• Registered lease deed with other organisations/firms of repute	12.50%-Floating
6	227	Special Urban Housing Refinance Scheme (SUHRS)-Direct	11% - Fixed for the entire tenure of loan *
7	228	Special Urban Housing Refinance Scheme (SUHRS)-Indirect	12% - Fixed for the entire tenure of loan *
8	230	Credit Link Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojana (PMAY)	Same as applicable to Individual Housing Loan (Product-201) based on borrower's category plus risk rating. Interest subsidy at the rate of 6.50% for the initial amount of Rs. 6 lac only.
9	232	Credit Link Subsidy Scheme (CLSS) for Middle Income Group (MIG)	Same as applicable to Individual Housing Loan (Product-201) based on borrower's category plus risk rating. Interest subsidy at the rate of 4%/3% for the initial amount of ₹ 9 lac/₹ 12 lac respectively.

* w.e.f. 05/05/15

** w.e.f. 11/05/15

*** w.e.f. 18/01/17

For all the above loans

- Interest will be charged on daily diminishing balance with interest at monthly rests
- Rate of interest for all loans is floating except for Product No.231
- For details of other charges applicable to all loans, please refer Most Important Terms and Conditions (MITC) and Fair Practice Code (FPC) appearing in this website in home page and announcements.
- For further details, contact nearest branch