

NOTICE ON REVISION OF RATE OF INTEREST ON ALL LOANS W.E.F 01/07/2020

1. Individual Housing Loan (201) & Flats under Construction TPA (239)

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	8.80	9.05	9.30	10.05
2	Above ₹ 30 lac to ₹ 75 lac.	9.30	9.55	9.80	10.55
3	Above ₹ 75 lac	10.05	10.30	10.55	11.05

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹. 30 lac & below	9.80	10.05	10.30	11.05
2	Above ₹ 30 lac to ₹ 75 lac.	10.40	10.65	10.90	11.65
3	Above ₹ 75 lac	11.30	11.55	11.80	12.30

2. Composite Housing Loan :

a) Composite Housing Loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale (238):

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	9.05	9.30	9.55	10.30
2	Above ₹ 30 lac to ₹ 75 lac.	9.55	9.80	10.05	10.80
3	Above ₹ 75 lac	10.30	10.55	10.80	11.30

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	10.05	10.30	10.55	11.30
2	Above ₹ 30 lac to ₹ 75 lac.	10.65	10.90	11.15	11.90
3	Above ₹ 75 lac	11.55	11.80	12.05	12.55

b) Composite Housing Loan on sites situated in approved private layouts including second sale (226):

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	9.80	10.05	10.30	11.05
2	Above ₹ 30 lac to ₹ 75 lac.	10.30	10.55	10.80	11.55
3	Above ₹ 75 lac	11.05	11.30	11.55	12.05

b) Composite Housing Loan on sites situated in approved private layouts including second sale (226):

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	10.80	11.05	11.30	12.05
2	Above ₹ 30 lac to ₹ 75 lac.	11.40	11.65	11.90	12.65
3	Above ₹ 75 lac	12.30	12.55	12.80	13.30

3. IHL - Super * (231)

SALARIED & PROFESSIONALS		Rate of Interest*			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	10.30	10.55	10.80	11.55
2	Above ₹ 30 lac to ₹ 75 lac.	10.90	11.15	11.40	12.15
3	Above ₹ 75 lac	11.80	12.05	12.30	12.80

SE & NP		Rate of Interest*			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	11.30	11.55	11.80	12.55
2	Above ₹ 30 lac to ₹ 75 lac.	12.00	12.25	12.50	13.25
3	Above ₹ 75 lac	13.05	13.30	13.55	14.05

*ROI fixed for 3 years

4. Commercial Housing loans

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Purchase/construction/repair and renovation of house (225)	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	9.30	9.55	9.80	10.55
	Above ₹ 30 lac	9.80	10.05	10.30	11.05
	Above ₹ 75 lac	10.55	10.80	11.05	11.55

3rd and 4th unit - SE & NP		Rate of Interest			
Purchase/construction/repair and renovation of house (225)	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	10.30	10.55	10.80	11.55
	Above ₹.30 lac	10.90	11.15	11.40	12.15
	Above ₹.75 lac	11.80	12.05	12.30	12.80

4. Commercial Housing loans

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan (238) (Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	9.55	9.80	10.05	10.80
	Above ₹ 30 lac	10.05	10.30	10.55	11.30
	Above ₹ 75 lac	10.80	11.05	11.30	11.80

4. Commercial Housing loans

3rd and 4th unit - SE & NP		Rate of Interest			
Commercial Housing Loan (238) (Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	10.55	10.80	11.05	11.80
	Above ₹.30 lac	11.15	11.40	11.65	12.40
	Above ₹.75 lac	12.05	12.30	12.55	13.05

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan (226) (Composite housing loan on site situated in approved private layouts including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	10.30	10.55	10.80	11.55
	Above ₹ 30 lac	10.80	11.05	11.30	12.05
	Above ₹ 75 lac	11.55	11.80	12.05	12.55

3rd and 4th unit - SE & NP		Rate of Interest			
Commercial Housing Loan (226) (Composite housing loan on site situated in approved private layouts including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	11.30	11.55	11.80	12.55
	Above ₹.30 lac	11.90	12.15	12.40	13.15
	Above ₹.75 lac	12.80	13.05	13.30	13.80

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Purchase / construction of house (IHL Super-231) *ROI fixed for 3 years	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	10.80	11.05	11.30	12.05
	Above ₹ 30 lac	11.40	11.65	11.90	12.65
	Above ₹ 75 lac	12.30	12.55	12.80	13.30

3rd and 4th unit - SE & NP		Rate of Interest			
Purchase / construction of house (IHL Super-231) *ROI fixed for 3 years	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	11.80	12.05	12.30	13.05
	Above ₹.30 lac	12.50	12.75	13.00	13.75
	Above ₹.75 lac	13.55	13.80	14.05	14.55

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Purchase/construction/repair and renovation of house (225)	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	9.80	10.05	10.30	11.05
	Above ₹ 30 lac	10.30	10.55	10.80	11.55
	Above ₹ 75 lac	11.05	11.30	11.55	12.05

5th unit onwards - SE & NP		Rate of Interest			
Purchase/construction/repair and renovation of house (225)	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	10.80	11.05	11.30	12.05
	Above ₹.30 lac	11.40	11.65	11.90	12.65
	Above ₹.75 lac	12.30	12.55	12.80	13.30

4. Commercial Housing loans

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan (238) (Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	10.05	10.30	10.55	11.30
	Above ₹ 30 lac	10.55	10.80	11.05	11.80
	Above ₹ 75 lac	11.30	11.55	11.80	12.30

5th unit onwards - SE & NP		Rate of Interest			
Commercial Housing Loan (238) (Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	11.05	11.30	11.55	12.30
	Above ₹.30 lac	11.65	11.90	12.15	12.90
	Above ₹.75 lac	12.55	12.80	13.05	13.55

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan (226) (Composite housing loan on site situated in approved private layouts including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	10.80	11.05	11.30	12.05
	Above ₹ 30 lac	11.30	11.55	11.80	12.55
	Above ₹ 75 lac	12.05	12.30	12.55	13.05

5th unit onwards - SE & NP		Rate of Interest			
Commercial Housing Loan (226) (Composite housing loan on site situated in approved private layouts including second sale)	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	11.80	12.05	12.30	13.05
	Above ₹.30 lac	12.40	12.65	12.90	13.65
	Above ₹.75 lac	13.30	13.55	13.80	14.30

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Purchase / construction of house (IHL Super-231) *ROI fixed for 3 years	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 30 lac & below	11.30	11.55	11.80	12.55
	Above ₹ 30 lac	11.90	12.15	12.40	13.15
	Above ₹ 75 lac	12.80	13.05	13.30	13.80

5th unit onwards - SE & NP		Rate of Interest			
Purchase / construction of house (IHL Super-231) *ROI fixed for 3 years	Loan amount / risk rating	S1	S2+	S2	S3
	₹.30 lac & below	12.30	12.55	12.80	13.55
	Above ₹.30 lac	13.00	13.25	13.50	14.25
	Above ₹.75 lac	14.05	14.30	14.55	15.05

5. Affordable Housing Loans :

SALARIED & PROFESSIONALS and SENP		Revised ROI w.e.f. 01/07/2020			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	CLSS - LIG/ EWS (230)	Same as IHL (201) for respective Loan Slab, Borrower & Risk Category			
	CLSS - MIG (232)				
2	Affordable Housing Loan -Rural [AHL- R] (241)	*Same as IHL (201) for respective Loan Slab, Borrower & Risk Category			
	Affordable Housing Loan -Rural [AHL- U] (242)				
* On receipt of refinance from NHB, ROI shall be revised prospectively based on the NHB refinance rate. Customers with S3 risk rating are not eligible for loan under the scheme.					

6. IHL - Cash Salary (240) - Max Loan upto Rs. 10 Lakh

SALARIED ONLY		Rate of Interest			
Sl. No.	Purpose / risk rating	S1	S2+	S2	S3
1	Construction of house on own land /Purchase of flat	10.30	10.55	10.80	11.55
2	Composite (Purchase of Site & Construction thereon)				
2.1	Site in layouts developed by Govt. Dev. Agencies including second sale	10.55	10.80	11.05	11.80
2.2	Site in approved private layouts including second sale	11.30	11.55	11.80	12.55

7. SITE LOANS

7. 1. Site loans (203): Loans for sites in layouts developed by Govt. Dev. Agencies including Second sale

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	10.05	10.30	10.55	11.30
2	Above ₹ 30 lac to ₹ 75 lac.	10.55	10.80	11.05	11.80
3	Above ₹ 75 lac	11.30	11.55	11.80	12.30

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	11.05	11.30	11.55	12.30
2	Above ₹ 30 lac to ₹ 75 lac.	11.65	11.90	12.15	12.90
3	Above ₹ 75 lac	12.55	12.80	13.05	13.55

7.2. Site loans (204): Loans for sites in approved private layouts/site purchase from private parties :

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	11.55	11.80	12.05	12.80
2	Above ₹ 30 lac to ₹ 75 lac.	12.05	12.30	12.55	13.30
3	Above ₹ 75 lac	12.80	13.05	13.30	13.80

7.2. Site loans (204): Loans for sites in approved private layouts/site purchase from private parties :

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 30 lac & below	12.55	12.80	13.05	13.80
2	Above ₹ 30 lac to ₹ 75 lac.	13.15	13.40	13.65	14.40
3	Above ₹ 75 lac	14.05	14.30	14.55	15.05

8. Other Non-housing loans

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Product / risk rating	S1	S2+	S2	S3
1	Mortgage loans (205)/ Flexi LAP (222)	11.80	12.05	12.30	12.80
2	Loan against commercial properties (209)	12.05	12.30	12.55	13.05
3	Personal loans (220)	11.05	11.30	11.55	12.05

SE & NP		Rate of Interest			
Sl. No.	Product / risk rating	S1	S2+	S2	S3
1	Mortgage loans (205)/ Flexi LAP (222)	12.80	13.05	13.30	13.80
2	Loan against commercial properties (209)	13.05	13.30	13.55	14.05
3	Personal loans (220)	12.05	12.30	12.55	13.05

9. Other loans

Sl. No.	Loan Product	Rate of Interest
1	Builder loan	13.80
	Builder loan for affordable Houses	12.80
2	Line of Credit (LOC)	12.05
3	Loans against Rent Receivables (LRR)	
	Registered lease deed with MNC's/Govt. agencies/PSU/Banks	11.05
	Registered lease deed with other organizations /firms of repute	12.05
4	Special Urban Housing Refinance Scheme (SUHRS)-Direct	11.30
5	Special Urban Housing Refinance Scheme (SUHRS)-Indirect	12.30
6	CFHL Top-up Loan	Applicable IHL/CHL/Comp Loan plus 0.25%
7	CFHL Nishchint-Loan for pensioners	10.05
8	I-Secure loan	Prevailing card ROI under respective loan product plus 0.50%.

Note:

1. For women beneficiaries for loans up to ₹25.00 lac in metro/urban centres, Naval/ Airforce/ Defence personnel (both in service and retired) and physically challenged persons 0.05% concession in applicable rate of interest (ROI) for one year will be given.
2. All loan accounts which are due for reset on or after 01/07/2020.
3. Existing borrowers can avail the benefit of reduced ROI by remitting applicable IAC. In case of loan sanctioned before 01/04/2017, borrowers have an option to avail the benefit of reduced ROI by remitting applicable IAC along with the link letter in the prescribed format as per ABM 35/17 dt. 02/05/2017. Branch to ensure that, wherever link letter is obtained from borrowers for switching over to annual resetting mode, same is uploaded in IBS.
