

SCHEDULE OF CHARGES FOR LOAN AGAINST PROPERTY

Version 1.0
Revised on March 2nd, 2024



SL.NO	CHARGE TYPE	CHARGES	Jab zindagi badalni ho
1	Login Fee	At the time of applying for the loan, a non-refundable Initial Login Fee of INR 1000/- + GST will be collected.	
	Disbursal Fee	Loan amount <10 Lakhs – INR 3500/- + GST Loan amount >10Lakhs – INR 5000/- + GST At the time of applying for the loan, a non-refundable Initial Login Fee of INR 1000/- + GST will be collected as part of the login fee and the rest of the fee will be collected at the time of processing the loan.	
2	Processing Fee*	Maximum 3% of the loan amount applied + GST	
3	Legal and inspection charges		
4	Title Search Fees	Collected as part of Disbursal fee	
5	Property valuation		
6	Memorandum of Deposit of Title Deeds - Registration of Charges - Creation/Cancellation	As per actuals	
7	Part or Full prepayment of loan* (Applicable from the date of first disbursement)	First Year - 8% of Principal Prepaid + GST. From 2nd to 5th year – 7.00% of Principal pre-paid + GST, From 5th year onward -- 5.00% of Principal pre-paid + GST, Part Payment is allowed up to maximum of 25% of the outstanding amount in a calendar year any time with the charges of 5% on Part payment (amount) + GST, beyond 25% will attract the applicable prepayment charges	
8	Cheque/NACH mandate form return (Bounce Charges)	INR 500/- + GST (1st Bounce)	
9	Penal Charges	1.5% per month on overdue/defaulted amount for the defaulted period	
10	Legal Recovery Fees	As per actuals	
11	Repayment Schedule Fee	Soft copy of repayment schedule can be downloaded free of cost from web/mobile portal. INR 500/- + GST will be charged if ad-hoc request received at Branch/ Email/Call Centre	
12	List of Documents Fee	Nil, if requested within initial 6 months of 1st disbursement. After 6 months from 1st disbursement - INR 750/- + GST, if request is received at Branch/Email/ Call Centre	
13	Fees for Loan Pre-closure statement	INR 750/- + GST	
14	Interest Certificate (for Income tax) for the current financial year	Interest Certificate will be sent through Email every year, free of cost	
15	Final Interest Paid Certificate (for Income tax) for previous financial year	No charge for any requests for Provisional Interest Certificate or Final Interest Certificate	
16	Fees for copy of Property Documents	INR 1000/- + GST, if printed copies	
17	Fees for swap of Re-payment	Free, if moving from PDC mode to NACH mode Free, if moving from NACH mode to E-NACH INR 500/- + GST, if physical mode - PDC/NACH	
18	Swap of Property Fee	INR 10000/- + GST	
19	Fees for ROI Change (Rescheduling/Retention)	a) Fixed to Floating 3% of POS + GST b) Floating to Floating GST (reduction rate) 0.50% of POS + GST c) Fixed/Floating to Fixed Conversion to "fixed" rate of interest is not available	
20	Fee for EMI Repayment in Cash/Single Cheque	INR 500/- + GST	
21	Custody Charges (for property documents not taken back after maturity/foreclosure of loan)	INR 1000/- + GST p.m. (after 1 months of Loan closure/maturity)	
22	Fees for Original Property documents retrieval (on request)	INR 1000/- + GST	
23	Charges for release of documents on loan closure	Nil - For delivery after 15 working days of loan closure Early delivery (on request) between 7-15 working days, INR 1250/- + GST Early delivery (on request) between 5 - 7 working days, INR 2500/- + GST	
24	Stamp Duty charges	As per actuals	
25	CERSAI Creation	As per actuals	
26	Field Visit Collection Charges	INR 250 + GST	
1) The effect of reschedule in loan account, i.e., part prepayment or rate of interest conversion, shall be given in the next instalment cycle as per the mutually agreed terms and conditions			
2) Customers are requested not to make any payment to third parties for services			
3) Full pre-payment requests can be accepted on all working days between 5th to 25th every month. Customers are requested to schedule their plans for part payment (if any) accordingly			
4) Any Loan Cancellation post sanction will attract cancellation charge of 1% + GST			
5. A) "In consideration of Purchase or Resale cases, it is hereby stipulated that a processing fee of 1% + GST on the loan value shall be collected upfront."			
B) "For Balance Transfer (BT) cases, it is hereby stipulated that a processing fee of 1% + GST on the BT value shall be collected upfront."			

NOTE:

The above given Part or Full Pre-payment of loan

- charges applicable for loans availed under fixed and floating rates.
- As per RBI circular number RB /DNBR/2016—17/45 Master Direction DNBR.PD.008/03.IO.119/2016-17 dated Sept. 01,2016, as amended up to date, The above charges are applicable if the use Of the loan amount is availed for the business purposes, Where loan is taken on Floating Rate of Interest.
- All the above charges Will be subject to compliance Of the RBI guidelines on the subject matter.