

NOTICE ON REVISION OF RATE OF INTEREST ON ALL LOANS W.E.F 01/01/2023

- Individual Housing Loan (201), Loans for Rural Housing (202 - Discontinued w.e.f. 19/02/14), Loans for Urban Housing (223 - Discontinued w.e.f. 25/04/2017), Gruhalakshmi Rural Housing Scheme (224 - Discontinued w.e.f. 25/04/17), CLSS - EWS & LIG (230 - Discontinued w.e.f. 31/03/22), IHL- Super (231 - Discontinued w.e.f. 24/08/2020), CLSS - MIG-1 & MIG-2 (232 - Discontinued w.e.f. 31/03/21), New Gruhalakshmi Rural Housing Scheme (233 - Discontinued w.e.f. 01/09/2018), Loans for Urban Housing (234 - Discontinued w.e.f. 01/09/2018), Flats under Construction TPA (239), *Affordable Housing Loan -Rural [AHL- R] (241), *Affordable Housing Loan -Rural [AHL- U] (242)

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 50 lac & below	9.60	9.85	10.10	10.60
2	Above ₹ 50 lac to ₹ 75 lac	9.85	10.10	10.35	10.85
3	Above ₹ 75 lac	10.10	10.35	10.60	11.10

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 50 lac & below	10.10	10.35	10.60	11.10
2	Above ₹ 50 lac to ₹ 75 lac	10.35	10.60	10.85	11.35
3	Above ₹ 75 lac	10.60	10.85	11.10	11.60

* 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.

2. Composite Housing Loan:

- 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	₹ 50 lac & below	9.70	9.95	10.20	10.70
2	Above ₹ 50 lac to ₹ 75 lac	9.95	10.20	10.45	10.95
3	Above ₹ 75 lac	10.20	10.45	10.70	11.20

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 50 lac & below	10.20	10.45	10.70	11.20
2	Above ₹ 50 lac to ₹ 75 lac	10.45	10.70	10.95	11.45
3	Above ₹ 75 lac	10.70	10.95	11.20	11.70

- 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	₹ 50 lac & below	9.85	10.10	10.35	10.85
2	Above ₹ 50 lac to ₹ 75 lac	10.10	10.35	10.60	11.10
3	Above ₹ 75 lac	10.35	10.60	10.85	11.35

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	₹ 50 lac & below	10.35	10.60	10.85	11.35
2	Above ₹ 50 lac to ₹ 75 lac	10.60	10.85	11.10	11.60
3	Above ₹ 75 lac	10.85	11.10	11.35	11.85

3. Commercial Housing loans (225):

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan - Purchase/construction/repair and renovation of house	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	9.70	9.95	10.20	10.70
	Above ₹ 50 lac to ₹ 75 lac	9.95	10.20	10.45	10.95
	Above ₹ 75 lac	10.20	10.45	10.70	11.20

3rd and 4th unit - SE & NP		Rate of Interest			
Commercial Housing Loan - Purchase/construction/repair and renovation of house	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.20	10.45	10.70	11.20
	Above ₹ 50 lac to ₹ 75 lac	10.45	10.70	10.95	11.45
	Above ₹ 75 lac	10.70	10.95	11.20	11.70

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan - Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	9.80	10.05	10.30	10.80
	Above ₹ 50 lac to ₹ 75 lac	10.05	10.30	10.55	11.05
	Above ₹ 75 lac	10.30	10.55	10.80	11.30

3rd and 4th unit - SE & NP		Rate of Interest			
Commercial Housing Loan - Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.30	10.55	10.80	11.30
	Above ₹ 50 lac to ₹ 75 lac	10.55	10.80	11.05	11.55
	Above ₹ 75 lac	10.80	11.05	11.30	11.80

3rd and 4th unit - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan - Composite housing loan on site situated in approved private layouts including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	9.95	10.20	10.45	10.95
	Above ₹ 50 lac to ₹ 75 lac	10.20	10.45	10.70	11.20
	Above ₹ 75 lac	10.45	10.70	10.95	11.45

3rd and 4th unit - SE & NP		Rate of Interest			
Commercial Housing Loan - Composite housing loan on site situated in approved private layouts including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.45	10.70	10.95	11.45
	Above ₹ 50 lac to ₹ 75 lac	10.70	10.95	11.20	11.70
	Above ₹ 75 lac	10.95	11.20	11.45	11.95

3. Commercial Housing loans

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan - Purchase/construction/repair and renovation of house	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	9.75	10.00	10.25	10.75
	Above ₹ 50 lac to ₹ 75 lac	10.00	10.25	10.50	11.00
	Above ₹ 75 lac	10.25	10.50	10.75	11.25

5th unit onwards - SE & NP		Rate of Interest			
Commercial Housing Loan - Purchase/construction/repair and renovation of house	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.25	10.50	10.75	11.25
	Above ₹ 50 lac to ₹ 75 lac	10.50	10.75	11.00	11.50
	Above ₹ 75 lac	10.75	11.00	11.25	11.75

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan - Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	9.85	10.10	10.35	10.85
	Above ₹ 50 lac to ₹ 75 lac	10.10	10.35	10.60	11.10
	Above ₹ 75 lac	10.35	10.60	10.85	11.35

5th unit onwards - SE & NP		Rate of Interest			
Commercial Housing Loan - Composite housing loan on sites situated in layouts developed by Govt. Dev. Agencies including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.35	10.60	10.85	11.35
	Above ₹ 50 lac to ₹ 75 lac	10.60	10.85	11.10	11.60
	Above ₹ 75 lac	10.85	11.10	11.35	11.85

5th unit onwards - SALARIED & PROFESSIONALS		Rate of Interest			
Commercial Housing Loan - Composite housing loan on site situated in approved private layouts including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.00	10.25	10.50	11.00
	Above ₹ 50 lac to ₹ 75 lac	10.25	10.50	10.75	11.25
	Above ₹ 75 lac	10.50	10.75	11.00	11.50

5th unit onwards - SE & NP		Rate of Interest			
Commercial Housing Loan - Composite housing loan on site situated in approved private layouts including second sale	Loan amount / risk rating	S1	S2+	S2	S3
	₹ 50 lac & below	10.50	10.75	11.00	11.50
	Above ₹ 50 lac to ₹ 75 lac	10.75	11.00	11.25	11.75
	Above ₹ 75 lac	11.00	11.25	11.50	12.00

4. 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	10.60	10.85	11.10	11.60
2	Composite (Purchase of Site & Construction thereon)				
2.1	Site in layouts developed by Govt. Dev. Agencies including second sale	10.70	10.95	11.20	11.70
2.2	Site in approved private layouts including second sale	10.85	11.10	11.35	11.85

5. SITE LOANS

5.1. 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	₹ 50 lac & below	10.85	11.10	11.35	11.85
2	Above ₹ 50 lac to ₹ 75 lac	11.10	11.35	11.60	12.10
3	Above ₹ 75 lac	11.35	11.60	11.85	12.35

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 50 lac & below	11.35	11.60	11.85	12.35
2	Above ₹ 50 lac to ₹ 75 lac	11.60	11.85	12.10	12.60
3	Above ₹ 75 lac	11.85	12.10	12.35	12.85

5.2. 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	₹ 50 lac & below	11.10	11.35	11.60	12.10
2	Above ₹ 50 lac to ₹ 75 lac	11.35	11.60	11.85	12.35
3	Above ₹ 75 lac	11.60	11.85	12.10	12.60

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 50 lac & below	11.60	11.85	12.10	12.60
2	Above ₹ 50 lac to ₹ 75 lac	11.85	12.10	12.35	12.85
3	Above ₹ 75 lac	12.10	12.35	12.60	13.10

6. IHL - Aam Awas (237) - Discontinued w.e.f. 29/08/2018

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 20 lac & below	10.85	11.10	11.35	11.85
2	Above ₹ 20 lac to ₹ 30 lac	11.35	11.60	11.85	12.35

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	₹ 20 lac & below	11.35	11.60	11.85	12.35
2	Above ₹ 20 lac to ₹ 30 lac	11.85	12.10	12.35	12.85

7. Other Non-housing loans

SALARIED & PROFESSIONALS		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	Mortgage loans (205)/ Flexi LAP (222)	10.85	11.10	11.35	11.85
2	Loan against commercial properties (209)	11.10	11.35	11.60	12.10
3	Personal loans (220)	10.60	10.85	11.10	11.60
4	I-Secure loan (243)	10.10	10.35	10.60	11.10

SE & NP		Rate of Interest			
Sl. No.	Loan amount / risk rating	S1	S2+	S2	S3
1	Mortgage loans (205)/ Flexi LAP (222)	11.35	11.60	11.85	12.35
2	Loan against commercial properties (209)	11.60	11.85	12.10	12.60
3	Personal loans (220)	11.10	11.35	11.60	12.10
4	I-Secure loan (243)	10.60	10.85	11.10	11.60

8. Other loans

Sl. No.	Loan Product	Rate of Interest
1	Builder loan (206)	15.40
	Builder loan for affordable Houses (206)	14.40
2	Line of Credit (LOC) (207)	13.65
3	Loans against Rent Receivables (LRR)	
	Registered lease deed with MNC's/Govt. agencies/PSU/Banks	10.60
	Registered lease deed with other organizations /firms of repute	11.10
4	Special Urban Housing Refinance Scheme (SUHRS)-Direct (227)	9.85
5	Special Urban Housing Refinance Scheme (SUHRS)-Indirect (228)	10.85

Sl. No.	Loan Product	Rate of Interest
6	CFHL Top-up Loan (235)	Applicable IHL/CHL/Comp Loan plus 1% - Floating
7	CFHL Nishchint-Loan for pensioners (236)	11.60

Note:

1. For women beneficiaries 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 card rate of interest (ROI) for one year will be given subject to fulfilment of eligibility criteria.
2. Additional ROI of 0.50% above the card rate shall be charged for properties under all loan products where the Building plan/Khata/Patta or similar documents issued by gram panchayat/society.
3. Revised card ROI is applicable for all loan accounts which are due for annual reset on or after 01/01/2023.
4. All Existing loans sanctioned prior to 19-07-2021 as per Cir. 5/15 shall carry additional ROI of 0.50% above the applicable card ROI.
5. For details of other charges applicable to all loans, please refer MITC and FPC (Most Important Terms and Conditions and Fair Practice Code) available in the company website.
6. **Loans availed before 01/04/2017:**

The automated system of risk rating and reset of ROI which facilitates annual resetting of ROI on the basis of risk rating has come in to force effective from 01/04/2017. Under the new system, the risk rating of all the live loan accounts shall be done on an anniversary basis. Vide this process the accounts will be reviewed and card rate of interest will be reset according to the risk rating of the borrowers.

- a) The borrowers who have availed loan before 01/04/2017 are given an option to switch over to the annual resetting mode by executing a link letter which forms a part of the loan documentation. If the borrower executes the link letter then the reset scheme will become applicable on anniversary basis, i.e. after one year from the month subsequent to month of submission of the link letter (without IAC).
- b) Those borrowers who are willing to avail the benefit of prevailing card rate shall get their accounts risk rated and reset the ROI after payment of applicable interest adjustment charges (IAC) with link letter. The ROI shall be reset effective from the month subsequent to the payment of IAC and the ROI will continue for one year from the date of reset.
