



Foreclosure Charges Policy

FORECLOSURE CHARGES APPLICABLE FOR LOANS SANCTIONED TILL DECEMBER 31, 2025

HOME LOAN PREPAYMENT CHARGES

Individual Borrower

Floating Rate Loan

- Nil prepayment/ foreclosure fees shall be applicable for partial or full pre-payments

Fixed & Floating Rate Loan

- Any partial or full pre-payment of a fixed rate loans or during the Fixed Interest Rate period (in case of dual rate option) of the loan will attract pre-payment charges of 2% or as specified in the borrowers' loan agreement, on the amount prepaid, unless such pre-payment by the borrower/s are out of their own sources (i.e. any source other than by borrowing from a bank/ HFC/ NBFC and/or any financial institution).
- No prepayment charges shall be payable once the loan under dual Rate option has been converted into Floating Interest loan post the expiry of the Fixed Interest Rate period.

Non-Individual Borrower

Floating Rate Loan

- Nil prepayment/ foreclosure fees shall be applicable for partial or full pre-payments

Fixed & Floating Rate Loan

- Prepayment charges of 2% or as specifically mentioned in the loan agreement applicable on any part or full prepayment of a fixed interest rate loan or during Fixed interest rate period (in case of loan under dual rate) as mentioned hereunder, unless such pre-payment by the borrower/s are out of their own sources (i.e. any source other than by borrowing from a bank/ HFC/ NBFC and/or any financial institution) –
 - No prepayment fees applicable for all pre-payments upto 25% of the principal outstanding (POS) inclusive of all prepayments made within preceding 12 months.
 - Where prepayment amount exceeds 25% of principal outstanding (POS), inclusive of all prepayments made within preceding 12 months, then the amount prepaid in excess of 25% of POS will attract pre-payment fees as applicable.
 - Prepayment / Foreclosure fees applicable on foreclosure payments shall be inclusive of all prepayments made within preceding 12 months.

- No prepayment charges shall be payable once the loan has been converted into Floating Interest rate loan post the expiry of the Fixed Interest Rate period (in case of loan under dual rate).

There is no lock-in period for prepayment.

Applicable taxes shall be levied on the pre-payment / foreclosure fees, as stipulated by the authorities, from time to time.

LOAN AGAINST PROPERTY PREPAYMENT CHARGES

Individual Borrower

Floating Rate Loan

1. No prepayment / foreclosure charges applicable on any part or full prepayment of loans granted for purposes other than business
2. In case loan has been availed for business purpose, Prepayment / Foreclosure charges of 5% shall be applicable for the initial 2 years from the date of first disbursement and 3% then-after; unless specifically mentioned in the borrower loan agreement, however benefit of no pre-payment charges for prepayments upto 25% of principal outstanding can be availed subject to Clauses (i) to (iii) below -
 - i. No prepayment charges applicable for all pre-payments upto 25% of the principal outstanding (POS) inclusive of all prepayments made within preceding 12 months
 - ii. Where prepayment amount exceeds 25% of principal outstanding (POS), inclusive of all prepayments made within preceding 12 months, then the amount prepaid in excess of 25% of POS will attract pre-payment charges as applicable.
 - iii. Prepayment/ Foreclosure charges applicable on foreclosure payments shall be inclusive of all prepayments made within preceding 12 months

Fixed & Floating Rate Loan

- No prepayment fees shall be payable for pre-payments, once the loan has been converted into Floating Interest loan post the expiry of the Fixed Interest Rate period subject to the condition that the loan is availed for purpose other than business.
- Any pre-payment during the Fixed Interest Rate period of loan and/or If the Loan is availed for **Business Purpose**, then prepayment will attract charges as mentioned below:
 - Pre-payment charges of 5% of the amount prepaid for the initial 2 years from the date of first disbursement and 3% then-after of the amount prepaid; unless specifically mentioned in the borrowers' loan agreement.
 - No prepayment fees applicable for all pre-payments upto 25% of the principal outstanding (POS) inclusive of all prepayments made within preceding 12 months.

- Where prepayment amount exceeds 25% of principal outstanding (POS), inclusive of all prepayments made within preceding 12 months, then the amount prepaid in excess of 25% of POS will attract pre-payment fees as applicable.
- Prepayment / Foreclosure fees applicable on foreclosure payments shall be inclusive of all prepayments made within preceding 12 months.

Non-Individual Borrower

Floating Rate Loan & Fixed and Floating Rate Loan

- Nil prepayment fees applicable for all pre- payments up to 25% of the principal outstanding (POS) inclusive of all prepayments made within preceding 12 months.
- Where prepayment amount exceeds 25% of principal outstanding (POS), inclusive of all prepayments made within preceding 12 months, then the amount prepaid in excess of 25% of POS will attract pre-payment fees as applicable.
- Prepayment / Foreclosure fees applicable on foreclosure payments shall be inclusive of all prepayments made within preceding 12 months.
- Prepayment / Foreclosure fees of 5% applicable for the initial 2 years from the date of first disbursement and 3% then-after; unless specifically mentioned in the borrowers' loan agreement.

In case of Home Loans, no prepayment charges are applicable during the Floating Rate period, however, any prepayment during Fixed Interest Rate period made by the Borrower/s out of funds other than own sources will attract pre-payment fees of 2% of the amount prepaid.

There is no lock-in period for prepayment.

Applicable taxes shall be levied on the pre-payment / foreclosure fees, as stipulated by the authorities, from time to time.

OTHER THAN TERM LOANS (OD FACILITY)

Prepayment/ Foreclosure fees and details

Prepayment / Foreclosure fees of 5% applicable for the initial 2 years from the date of first disbursement and 3% then-after on complete pre-closure, unless specifically mentioned in the borrowers' loan agreement irrespective of borrower type