

RETAIL LOANS – INTEREST RATES /PROCESSING CHARGES W.E.F.
05-08-2022

(All loans at floating ROI, Per Annum at monthly rests except otherwise mentioned)

<p>RATE OF INTEREST All linked to RBLR/MCLR <u>RBLR 8.25 % w.e.f. 05.08.2022</u> <u>& BOI MCLR 7.60 % w.e.f. 01.08.2022</u> <u>(Spread is from -0.45% to 1.60%)</u> <u>BSD is applicable from 01.07.2022 to 30.09.2022</u></p>	<p>PROCESSING CHARGES (All charges are Exclusive of GST)</p>
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**1 (a) (i) Star Home Loan/Star Smart Home Loan/
Star Diamond Home Loan**

No Processing Charges

Floating Category-Up to 30 years

	<u>Salaried</u>	<u>Non-salaried</u>
CIBIL- Personal Score of 800 and above	RBLR less BSD of 0.45%= 7.80% (no concession for women beneficiary)	
CIBIL- Personal Score between 750 to 799	RBLR less BSD 0.35%= 7.90% (no concession for women beneficiary)	
CIBIL- Personal Score between 700 and 749	RBLR less BSD 0.25%= 8.00% (no concession for women beneficiary)	
CIBIL-Personal Score below 700	RBLR + 1.20 % = 9.45	RBLR + 1.35% = 9.60%
	Salaried	Non Salaried
	(for women beneficiary)	
	RBLR + 1.25%=9.50 % (for others)	RBLR +1.40%= 9.65% (for others)
CIBIL-Personal Score of -1 and 0	RBLR less BSD 0.15%= 8.10% (no concession for women beneficiary)	

***Please note rate of interest for Star Home loan/Star Smart home loan & Star Diamond home loan will be based on CIBIL personal score.**

CRE-RH-Home Loans will attract 0.50% additional rate of interest

1 (A) (ii) Home Loans linked with CIBIL Personal Score (in case of Individuals)

(Note: ROI applicable for switchover of existing ROI from Base Rate/MCLR/BOIFRR/BPLR to RBLR)

As per respective Home Loan schemes

	REPO Linked (Star Home Loan) Irrespective of loan amount & for individuals PRESENTLY REPO + MARK-UP = RBLR i.e. 5.40 + 2.85 = 8.25% (Spread is from 0.10% to 1.15%)	
	<u>Salaried</u>	<u>Self Employed</u>
CIBIL- Personal Score of 760 and above	RBLR + 0.10%= 8.35% (no concession for women beneficiary)	
CIBIL- Personal	RBLR + 0.25%= 8.50%	RBLR + 0.35% = 8.60% (for women beneficiary)

Score between 725 to 759	(for women beneficiary)	
	RBLR + 0.30%= 8.55% (for others)	RBLR + 0.40%= 8.65% (for others)
CIBIL- Personal Score between 675 and 724	RBLR + 0.45%= 8.70% (for women beneficiary)	RBLR + 1.05%= 9.30% (for women beneficiary)
	RBLR + 0.50%=8.75% (for others)	RBLR +1.10%= 9.35% (for others)
CIBIL- Personal Score below 675	RBLR + 0.50%= 8.75% (for women beneficiary)	RBLR + 1.10%= 9.35% (for women beneficiary)
	RBLR + 0.55%=8.80% (for others)	RBLR +1.15%= 9.40% (for others)
CIBIL- Personal Score of -1 and 0	RBLR + 0.35%= 8.60% (for women beneficiary)	RBLR + 0.45%= 8.70% (for women beneficiary)
	RBLR + 0.40%= 8.65% (for others)	RBLR + 0.50%= 8.75% (for others)

1 (b) (i) Home Loans presently not linked to CIBIL i.e. entities

other than individuals & And Star Pravasi Loan:-
(Note: ROI applicable for sanctioning of all new home loans)

REPO Linked	
For Star Pravasi (Women Beneficiary)	RBLR less BSD 0.45% = 7.80%
For others (Star Pravasi, Corporates, etc.)	RBLR less BSD 0.35% 7.90%

<p>@additional 0.10% CRP will be charged for customers who intend to switchover from Base Rate/MCLR to RBLR.</p> <p>2. <u>Star Top Up Loan</u></p> <p>Rate of Interest applicable in respective Home Loan account plus premium of 0.50% subject to minimum RBLR</p>		<p>As per respective Home Loan schemes</p> <p>No Processing Charges</p>					
3	<p><u>Star Personal Loan Scheme</u></p>						
	<p><u>Irrespective of loan amount & for individuals</u></p> <p>Spread is from 4.50% to 5.50%</p>						
	1. Fully Secured	RBLR + 4.50% = 12.75%	<table><tr><td>Salaried/ECS</td><td>Non-Salaried</td></tr><tr><td>One time @ 0.50% of loan amount Min.Rs.500/- and Max.Rs.2500/-</td><td>One time @ 1.00% of loan amount Min.Rs.750/- and Max.Rs.5000/-</td></tr></table>	Salaried/ECS	Non-Salaried	One time @ 0.50% of loan amount Min.Rs.500/- and Max.Rs.2500/-	One time @ 1.00% of loan amount Min.Rs.750/- and Max.Rs.5000/-
	Salaried/ECS	Non-Salaried					
	One time @ 0.50% of loan amount Min.Rs.500/- and Max.Rs.2500/-	One time @ 1.00% of loan amount Min.Rs.750/- and Max.Rs.5000/-					
	2. Clean/Unsecured	RBLR + 5.50% = 13.75%					
For Senior Citizens aged 60 years and above & for loans up to Rs. 50000.00	RBLR + 3.50% = 11.75%						
3. Financing Secured under tie-up arrangements	RBLR + 4.50% = 12.75%						
		<p><u>Senior Citizen</u> (60 years & above) No Processing Charges</p>					
4	<p><u>Star Pensioner Loan Scheme</u></p>						
	Fully Secured/clean/unsecured as per Star Pensioner Loan Scheme	RBLR + 2.50% = 10.75%					
<p><u>Senior Citizen</u> (60 years & above) No Processing Charges For other One time @ 0.50% of loan amount Min.Rs.250/- and Max.Rs.1000/-</p>							
5.	<p>(a) (i) <u>Star Vehicle Loan for individuals</u> <u>Vehicle Loans linked to CIBIL Personal Score:</u> <u>(Note: ROI applicable for sanctioning of all new Vehicle loans)</u></p>						

4 Wheelers / 2 Wheelers : New & 2nd Hand Vehicle**No Processing Charges**

	REPO Linked (Star Vehicle Loan- New/Second Hand) <u>Irrespective of loan amount & for individuals</u> (Spread is from 0.00% to 1.70%	
	<u>Salaried</u>	<u>Self Employed</u>
CIBIL- Personal Score of 760 and above	RBLR + 0.00% = 8.25%	
CIBIL- Personal Score between 725 and 759	RBLR + 0.35% = 8.60%	
CIBIL- Personal Score between 675 and 724	RBLR + 0.90% = 9.15%	RBLR + 1.00% = 9.25%
CIBIL- Personal Score below 675 @	RBLR + 1.50% = 9.75%	RBLR + 1.70% = 9.95%
CIBIL- Personal Score of -1 & 0	RBLR + 0.75% = 9.00%	RBLR + 1.00% = 9.25%

****PLEASE NOTE RATE OF INTEREST WILL BE
BASED ON CIBIL PERSONAL SCORE FOR
INDIVIDUALS AND SELF EMPLOYED**

(a) (ii) Vehicle Loans linked to CIBIL Personal Score:
**(Note: ROI applicable for switchover of existing ROI
from Base Rate/MCLR to RBLR)**

	Proposed REPO Linked (Star Vehicle Loan- New/Second Hand) <u>Irrespective of loan amount & for individuals</u> Spread is from 0.60% to 1.35%	
	<u>Salaried</u>	<u>Self Employed</u>
CIBIL- Personal Score of 760 and above	RBLR + 0.60% = 8.85%	RBLR + 0.70% = 8.95%
CIBIL- Personal Score between 725 and 759	RBLR + 0.85% = 9.10%	RBLR + 0.95% = 9.20%
CIBIL- Personal Score	RBLR + 1.00% = 9.25%	RBLR + 1.10% = 9.35%

between 675 and 724		
CIBIL- Personal Score below 675	RBLR + 1.15% = 9.40%	RBLR + 1.35% = 9.60%
CIBIL- Personal Score of -1 & 0	RBLR + 1.10% = 9.35%	RBLR + 1.30% = 9.55%

5 (b) (i) In case of entities other than individuals including Doctor Plus

(Note: ROI applicable for sanctioning of all new Vehicle loans)

Existing Borrowers with credit facilities having immovable properties as primary or collateral securities	RBLR + 0.00% = 8.25%
New/Existing customers with internal rating of minimum entry based on ABS of 31-03-2021 and where CMR commercial CIBIL score is not applicable or, ECR of BBB and above	RBLR + 0.00% = 8.25%
New customers with internal rating of minimum entry based on ABS of 31-03-2021 and commercial CIBIL Score -CMR 5 and below	RBLR + 0.20% = 8.45%

@additional 0.10% CRP will be charged for customers who intend to switchover from BOIFRR/BPLR/Base Rate/MCLR to RBLR.

6. i. Star Educational Loans :

A. Educational Loan as per IBA scheme

Spread is from 1.70% to 2.50%

Up to Rs. 7.5 Lakhs covered under CGFSEL	RBLR + 1.70% = 9.95%
Above Rs. 7.50 Lakhs	RBLR + 2.50% = 10.75%

B. Star Vidya Loan :

For studies in India in Premier Institutes Max. Rs. 40.00 lacs

<u>Irrespective of loan amount</u>	
Spread is 0.00%	
Institutes as per List A	RBLR
Institutes as per List B	RBLR
Institutes as per List C	RBLR

No processing charges.

- No Processing charges – for study in India.
- For study abroad: Processing charges Rs.5,000/- (Processing charge excluding GST will be refunded once actual loan is availed. Applicant/s are suitably advised about this condition at the time of submission of application and consent letter will be obtained from the applicant/s to avoid dispute at later stage).

Concessions*:

- a) for Girl Students: 0.50 %
- b) All students pursuing professional courses (Like Engineering /Medical /Management etc.) are eligible for 0.50 % interest concession. Maximum concession under (a) & (b) is 1 % p.a. subject to, minimum RBLR

Student applicant may be required to pay fee/charges, if any, levied by third party service providers who operate common portal for lodging loan applications set up.

One time charges for any Deviations from the Scheme norms including approval of courses outside scheme

Up to Rs.4.00 lacs	Rs. 500/-*
Over Rs.4.00 lacs up to Rs.7.50 lacs	Rs.1,500/-*
Over Rs.7.50 lacs up to Rs.20.00 lacs	Rs.3,000/-*

***Per Deviation**

iii. **Pradhan Mantri Kaushal Rin Yojana**

NIL

RBLR + 1.50 = 9.75%

1 % interest concession may be provided for loanees, if the interest is serviced during the **study period** when repayment holiday is specified for interest/repayment under the scheme. No concession will be available after commencement of repayment.

7. Star Loan Against Property

(a) For individuals :

(Note: Applicable to both new/review of accounts)

	<u>REPO Linked Irrespective of loan amount & for individuals i.e. salaried and self employed Spread is from 2.00 to 3.50%</u>	
	<u>Term Loan</u>	<u>OD (Reducible)</u>
CIBIL-Personal Score of 760 and above	RBLR + 2.00% = 10.25%	RBLR + 2.25% = 10.25%
CIBIL-Personal Score between 675 and 759	RBLR + 2.50% = 10.75%	RBLR + 2.75% = 11.00%
CIBIL-Personal Score below 675 <u>(only for the purpose of reviewing of account and not</u>	RBLR + 3.00% = 11.25%	RBLR + 3.50% = 11.75%

For Loan (Repayable by installments)

One time @ 1% of sanctioned loan amount Min. Rs.5000/- and Max. Rs.50000/-.

For Mortgage OD (Reducible)

0.50% of the Sanctioned limit min.Rs.5,000/- and Max. Rs.30000/- for 1st year at the time of original sanction.

0.25% of the Reviewed limit min.Rs.2,500/- & Max. Rs.15000/- for subsequent years.

For Rural areas:

Processing charges will be 75% of those normal applicable charges in respect of loans availed by borrowers from rural areas from rural branches.

<u>meant for fresh sanction) @</u>				Mortgage fees:-	
				Limit upto Rs.10.00 lacs	Rs.5000/- + GST
CIBIL-Personal Score of -1 & 0		RBLR + 2.75% = 11.00%	RBLR + 3.00% = 11.25%	Limit exceeding Rs.10.00 lacs & upto 100 lakhs	Rs.10000/- + GST
				Loans over Rs.100 lakhs upto Rs.500 lakhs	Rs.20000/- + GST

7. (b) Other than Individuals:
(The entry level will be CMR-5. No deviation permitted for below CMR-5)

Spread is from 2.00% to 2.50%	
Loan/Reducible OD	RBLR + 2.00% = 10.25%

8. BOI STAR DOCTOR PLUS (RETAIL) SCHEME

(Note: ROI applicable for sanctioning of all new loans as well as switchover Base Rate/MCLR to RBLR)

Spread is from 2.00% to 3.00% for personal loans Spread is 0.00% to 0.75% for Vehicle loan	
Personal Loans	
1. Fully Secured	RBLR + 2.00% = 10.25%
2. Clean/Unsecured	RBLR + 3.00% = 11.25%

Vehicle Loan:4 Wheelers only (New & Second hand vehicles)	
Existing Borrowers with credit facilities having immovable properties as primary or collateral securities	RBLR + 0.00% = 8.25%
New/Existing customers with internal rating of minimum entry based on ABS of 31-03-2021 and where CMR commercial CIBIL score is not applicable or, ECR of BBB and above	RBLR + 0.00% = 8.25%
New customers with internal rating of minimum entry based on ABS of 31-03-2021 and commercial CIBIL Score -CMR 5 and below	RBLR + 0.20% =8.35%

50% concession in charges as applicable to Members of public for Personal Loan and Vehicle loan

9. Star IPO

(Note: ROI applicable for sanctioning of all new loans as well as switchover Base Rate/MCLR to RBLR)

Spread is from 3.25% to 4.50%	
Up to 60 days	RBLR + 3.25% = 11.50%
Over 60 days	RBLR + 4.50% = 12.75%

One time 2.00% of loan amount
Min. Rs.1,000/-
Max. Rs.10,000/-

Senior Citizen (60 years & above)
No Processing Charges

10. Earnest Money Deposit Scheme (Note: ROI applicable for sanctioning of all new loans as well as switchover Base Rate/MCLR to RBLR)		One time Rs.500 per application	
Spread is from 0.00% to 5.00%			
Short Term (below 12 months)	RBLR = 8.25%		
Long Term (12 months and above)	RBLR + 5.00% % = 13.25%		
I) STAR MITRA PERSONAL LOAN SCHEME:		Waived	
Fixed rate : 1 Year MCLR + 1.00% (CRP)+ 0.30 (BSS)			
II) STAR REVERSE MORTGAGE LOAN SCHEME		Loan Amount	Processing Charges
1 Year MCLR + 2.30% (CRP) + 0.30% (BSS): Fixed for initial period of 5 years subject to reset clause at the end of every 5 years period.		Upto Rs.5 lacs	Rs.1250 + GST
		Upto Rs.10 lacs	Rs.2500 + GST
		Upto Rs.20 lacs	Rs.5000 + GST
		Upto Rs.25 lacs	Rs.6250 + GST
		Valuation report fees and Advocates fees to be borne by the borrower. Annual Service Charge @ 0.25% on the loan amount outstanding/recoverable at the time of annual review.	

A. Access to own credit report – charges per report max. Rs.50/-

B. CERSAI registration Fees: As per Annexure.

Annexure-I
Fee Chargeable as specified in the Table under rule 7
All the charges are excluding GST

Serial No	Nature of transaction to be Register	Rule	Form .	Amount of fee payable
1.	Particulars of creation or modification of security interest by way of mortgage by deposit of title deeds.	Sub-rule (2) of rule 4.	Form I	Rs.100 for creation and for any subsequent modification of security interest for a loan above Rs.5 lakh. For a loan upto Rs.5 lakh, the fee would be Rs.50 for both creation and modification of security interest.
2.	Particulars of creation or modification of security interest by way of mortgage of immovable property other than by deposit of title deeds	Sub-rule (2A) of rule 4.	Form I	NIL
3.	Particulars of creation or modification of security interest in hypothecation of plant and machinery, stocks, debt including book debt or receivables, whether existing or future.	Sub-rule (2B) of rule 4.	Form I	Rs.100 for creation and for any subsequent modification of security interest for a loan above Rs.5 lakh. For a loan upto Rs.5 lakh, the fee would be Rs.50 for both creation and modification of security interest.

4.	Particulars of creation or modification of security interest in intangible assets, being know-how, patent, copyright, trade mark, Licence, franchise or any other business or commercial right of similar nature	Sub-rule (2C) of rule 4.	Form I	Rs.100 for creation and for any subsequent modification of security interest for a loan above Rs.5 lakh. For a loan upto Rs.5 lakh, the fee would be Rs.50 for both creation and modification of security interest.
5.	Particulars of creation or modification of security interest in any under construction residential or commercial building or a part thereof by an agreement or instrument other than by mortgage.	Sub-rule (2D) of rule 4.	Form I	Rs.100 for creation and for any subsequent modification of security interest for a loan above Rs.5 lakh. For a loan upto Rs.5 lakh, the fee would be Rs.50 for both creation and modification of security interest.
6.	Particulars of satisfaction of charge for security interest filed under sub-rule (2) and (2A) to (2D) of rule 4	Sub-rule (2), (2A), (2B), (2C), (2D) of rule 4.	Form II	NIL
7.	Particulars of securitization or reconstruction of financial assets	-	Form III	Rs.500/-
8.	Particulars of satisfaction of securitization or reconstruction transactions	-	Form IV	Rs.50/-
9.	Any application for information recorded/maintained in the Register by any person	-	-	Rs.10/-
10.	Any application for condonation of delay up to 30 days	Sub-rule (2) of rule 5.	-	Not exceeding 10 times of the basic fee, as applicable

ADDITIONAL FEE APPLICABLE FOR DELAY IN FILING OF RECORDS WEF 22.1.2016

Sr. No.	Number of days of delay in filing of chargeable transaction	Additional fee to be charged	Illustration
1	From 31 to 40 days	Twice the amount of applicable fee	If the applicable fee is Rs.100/- then additional fee applicable will be Rs.200/-
2	From 41 days to 50 days	Five times the amount of applicable fee	If the applicable fee is Rs.100/- then additional fee applicable will be Rs.500/-
3	From 51 days to 60 days	Ten times the amount of applicable fee	If the applicable fee is Rs.100/- then additional fee applicable will be Rs.1000/-

All the above charges are excluding GST

Provided that where particulars of transaction of creation or modification of more than one security interest are filed by a person, the fee payable by such person shall be the one that is the highest among the fee prescribed for security interest for which particulars of creation or modification are filed by such persons.