

**RETAIL LOANS – INTEREST RATES /PROCESSING CHARGES W.E. F.**  
**22-09-2020**

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

<p><b>RATE OF INTEREST</b> All linked to RBLR/MCLR <b><u>RBLR 6.85 % w.e.f. 01.06.2020</u></b> <b><u>&amp; BOI MCLR 7.35 % w.e.f. 01.10.2020</u></b></p>	<p><b>PROCESSING CHARGES</b>  <b>(All charges are Exclusive of GST)</b></p>
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**1 (a) Star Home Loan/Star Smart Home Loan/  
Star Diamond Home Loan**

Floating Category-Up to 30 years

	<u>Salaried</u>	<u>Self Employed</u>
CIBIL-Personal Score of 760 and above	RBLR + 0.10% = 6.95% (no concession for women beneficiary)	
CIBIL-Personal Score between 725 to 759	RBLR + 0.25% = 7.10% (for women beneficiary)	RBLR + 0.35% = 7.20% (for women beneficiary)
	RBLR + 0.30% = 7.15% (for others)	RBLR + 0.40% = 7.25% (for others)
CIBIL-Personal Score between 675 and 724	RBLR + 0.35% = 7.20% (for women beneficiary)	RBLR + 0.95% = 7.80% (for women beneficiary)
	RBLR + 0.40% = 7.25% (for others)	RBLR + 1.00% = 7.85% (for others)
CIBIL-Personal Score below 675	RBLR + 1.30 % = 8.15 % (for women beneficiary)	RBLR + 1.45% = 8.30% (for women beneficiary)
	RBLR + 1.35% = 8.20 % (for others)	RBLR + 1.50% = 8.35% (for others)
CIBIL-Personal Score of -1 and 0	RBLR + 0.25% = 7.10% (for women beneficiary)	RBLR + 0.35% = 7.20% (for women beneficiary)
	RBLR + 0.30% = 7.15% (for others)	RBLR + 0.40% = 7.25% (for others)

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

**\*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 (b) Home Loans presently not linked to CIBIL i.e. entities other than individuals & And Star Pravasi Loan:-**

<u>REPO Linked</u>	
For women beneficiary (Star Pravasi)	RBLR + 0.15% = 7.00%
For others (Star Pravasi, Corporates, etc.)	RBLR + 0.20% = 7.05%

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

**Star Home Loan/Star Smart Home Loan/Star Pravasi Home Loan :**  
**For Individuals –**  
For all loans amounts:-  
0.25 % of loan amount  
**Min. Rs. 1500/- Max. Rs. 20000/-**

**For Partnership firms and Corporates:**

Processing charges to be double that of applicable to individuals. i.e. @ 0.50% of the loan amount **Min. Rs.3000/- and Max. Rs.40000/-**

**For Rural areas:-**

Processing charges 75% of that applicable to individuals in respect of loan availed by borrowers from rural branches.

**Min. rs.1500/- & Max. rs.20000/-**

**Star Diamond Home Loan :**

One time processing charge of Rs.50000/- or maximum as per Star Home Loan Scheme, whichever is higher

**100% WAIVER OF PROCESSING CHARGES ON HOME LOAN, TOP UP LOAN (FOR INDIVIDUALS ONLY), w.e.f. 01.09.2020 UPTO 31.03.2021**

**100% WAIVER OF PROCESSING CHARGES ON TAKEOVER OF HOME LOAN INCLUDING TOP UP LOAN (TERMS AND CONDITION APPLIED), UPTO 31.03.2021**

**As per respective Home Loan schemes**

<b>1. (C) Home Loans presently not linked to CIBIL Person</b> <b>Score: Pradhan Mantri Awas Yojana (PMAY): -</b> <b>(Note: ROI applicable for sanctioning of all new PMAY loans)</b>		As per respective Home Loan schemes	
<b>REPO Linked</b>			
Irrespective of loan amount	RBLR + 0.10% =		
<b>@additional 0.10% CRP will be charged for customers who intend to switchover from Base Rate/MCLR to RBLR.</b>		As per respective Home Loan schemes	
<b>2. Star Top Up Loan</b>  Rate of Interest applicable in respective Home Loan account plus premium of 0.50% subject to minimum RBLR			
<b>3</b>	<b><u>Star Personal Loan Scheme</u></b>		
	a. Fully Secured	RBLR + 4.50% = 11.35%	One time 2.00% of amount Rs.1,000/- Rs.10,000/-  <u>Senior Citizen (60 years &amp; above)</u> No Processing Charges
	b. Clean/Unsecured	RBLR + 5.50% = 12.35%	
	c. For senior Citizens aged 60 years and above & for loans up to Rs. 50000.00	RBLR + 3.50% = 10.35%	
	d. Financing Secured under tie-up arrangements	RBLR + 4.50% = 11.35%	
<b>4</b>	<b><u>Star Pensioner Loan Scheme</u></b>		
	Fully Secured/clean/unsecured as per Star Pensioner Loan Scheme		<u>Pensioners:</u> One time 2.00% of loan 500/- Max.Rs.2,000/- No Processing Charges for senior citizens (60 years & above)
<b>5.</b>	<b>(a) <u>Star Vehicle Loan for individuals</u></b>		

<b>4 Wheelers / 2 Wheelers including Super Bikes: New &amp; 2<sup>nd</sup> Hand Vehicle</b> –		<b>For New Four Wheeler Loan</b>	0.25% of limit, minimum Rs.1000/- and Max.Rs.5,000
		<b>For New Two wheeler/2<sup>nd</sup> hand vehicles (both 2/4 wheeler)</b>	1% of loan amount minimum Rs.500/- and Max.Rs.10,000
	<b>Salaried</b>		
CIBIL-Personal Score of 760 and above	$RBLR + 0.60\% = 7.45\%$		
CIBIL-Personal Score between 725 and 759	$RBLR + 0.85\% = 7.70\%$		
CIBIL-Personal Score between 675 and 724	$RBLR + 0.90\% = 7.75\%$		
CIBIL-Personal Score below 675	$RBLR + 1.50\% = 8.35\%$		
CIBIL-Personal Score of -1 & 0	$RBLR + 1.00\% = 7.85\%$		
<p><b>@additional 0.10% CRP will be charged for customers who intend to switchover from Base Rate/MCLR to RBLR.</b></p> <p><b>**PLEASE NOTE RATE OF INTEREST WILL BE BASED ON CIBIL SCORE FOR INDIVIDUALS AND SELF EMPLOYED</b></p> <p><b>(b) <u>Star Vehicle Loan In case of entities other than individuals</u></b></p>		<p>No processing charges for Senior Citizen, Retired Employees of the Bank and Pensioners drawing Pension from the Bank.</p> <p><b>For Rural areas:</b></p> <p>Processing charges will be 75% of that applicable to individual borrowers provided loan is availed by borrowers from rural areas/ from rural branches.</p> <p><b>Min. rs.1500/- &amp; Max. rs.20000/-</b></p> <p><b>100% WAIVER OF PROCESSING CHARGES ON VEHICLE LOAN (FOR INDIVIDUALS ONLY), w.e.f. 01.09.2020 UPTO <u>31.03.2021</u></b></p>	
<b>REPO Linked</b> $RBLR + 0.85\% = 7.70\%$		<b>In case of Partnership firms and Corporate</b> borrowers, processing charges will be double that applicable to individuals.	
<b>6. i. Star Educational Loans : Educational Loan as per IBA scheme</b>			
Up to Rs. 7.5 Lakhs covered under CGFSEL	$RBLR + 1.70\%$	<b>No processing charges.</b> a) No Processing charges – for study in India.	
Above Rs. 7.50 Lakhs	$RBLR + 2.50\%$		

**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

**HIGHER AMOUNTS ABOVE Rs.20.00 LACS ARE ALSO SANCTIONED ON CASE TO CASE BASIS.**

**ii. Star Vidya Loan**

For studies in India in Premier Institutes Max. Rs. 30.00 lacs

Institutes as per List A	R
Institutes as per List B	R
Institutes as per List C	R

b) 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).

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**

RBLR + 1.50 = 8.35%

NIL

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**

Loan/Reducible OD	RBLR + 2.00% = 8.8
OD-Non Reducible	RBLR + 2.50% = 9.3

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 1<sup>st</sup> year at the time of original sanction.

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

For Mortgage OD (Not reducible )  
0.50% of the Sanctioned/Reviewed limit min.Rs.5,000/- and Max. Rs.30000/- on annual basis.

**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.

		<b>Mortgage fees:-</b>	
		Limit upto Rs.10.00 lacs	Rs.5000/- + GST
		Limit exceeding Rs.10.00 lacs & upto 100 lakhs	Rs.10000/ + GST
		Loans over Rs.100 lakhs upto Rs.500 lakhs	Rs.20000/ + GST
<b>8. <u>BOI STAR DOCTOR PLUS (RETAIL) SCHEME</u></b>			
<b>Personal Loans</b>		50% concession in charges as applicable to Members of public for Personal Loan and Vehicle loan	
1. Fully Secured	RBLR + 2.00% =		
2. Clean/Unsecured	RBLR + 3.00% =		
<b>Vehicle Loan:4 Wheelers only</b>			
Doctor Plus (New vehicle & Second hand)	RBLR + 0.40% =		
<b>9. <u>Star Holiday Loan</u></b>			
1. Fully Secured	RBLR + 4.50% =	} One time 2.00% of loan amount Min. Rs.1,000/- Max. Rs.10,000/-	
2. Clean/Unsecured	RBLR + 5.50% =		
		Senior Citizen (60 years & above) No Processing Charges	
<b>10. <u>Star IPO</u></b>			
Up to 60 days	RBLR + 3.25% =	1% of limit sanctioned min. Rs.1000/- and max. Rs.5000/- per account to be recovered at the time of sanction of limit and at annual review.	
Over 60 days	RBLR + 4.50% =		
<b>11. <u>Earnest Money Deposit Scheme</u></b>			
Short Term (below 12 months)	RBLR =	One time Rs.500 per application	
Long Term (12 months and above)	RBLR + 5.00% =		
<b><u>LOANS NOT LINKED TO RBLR AS PER RBI GUIDELINES AND CONTINUE TO BE IN MCLR REGIME:</u></b>			
<b>I) <u>STAR MITRA PERSONAL LOAN SCHEME:</u></b>			
Fixed rate : 1 Year MCLR + 1.00% (CRP)+ 0.30 (BSS)		Waived	

<b>II) STAR REVERSE MORTGAGE LOAN SCHEME</b>		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 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.***