

RETAIL LOANS – INTEREST RATES /PROCESSING CHARGES W.E.F. 04-**05-2021**

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

RATE OF INTEREST All linked to RBLR/MCLR <u>RBLR 6.85 % w.e.f. 01.06.2020</u> <u>& BOI MCLR 7.35 % w.e.f. 01.10.2020</u>			PROCESSING CHARGES (All charges are Exclusive of GST)
1 (a) (i) Star Home Loan/Star Smart Home Loan/Star Diamond Home Loan Floating Category-Up to 30 years			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 As per respective Home Loan schemes
	Salaried	Non-salaried	
CIBIL- Personal Score of 760 and above	RBLR + 0.00%= 6.85% (no concession for women beneficiary)		
CIBIL- Personal Score between 725 to 759	RBLR + 0.15%= 7.00% (for women beneficiary)	RBLR + 0.25% = 7.10% (for women beneficiary)	
	RBLR + 0.20%= 7.05% (for others)	RBLR + 0.30%= 7.15% (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 BOIFRR/BPLR/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) (i) Home Loans presently not linked to CIBIL i entities

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

REPO Linked	
For women beneficiary (Star Pravasi)	RBLR + 0.05% = 6.90%
For others (Star Pravasi, Corporates, etc.)	RBLR + 0.10% = 6.95%

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

1. (C) (i) Home Loans presently not linked to CIBIL Personal

Score: Pradhan Mantri Awas Yojana (PMAY): -
(Note: ROI applicable for sanctioning of all new PMAY loans)

REPO Linked	
Irrespective of loan amount	RBLR + 0.10% = 6.95%

As per respective Home Loan schemes

As per respective Home Loan schemes

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

2. Star Top Up Loan

Rate of Interest applicable in respective Home Loan account plus premium of 0.50% subject to minimum RBLR

3 Star Personal Loan Scheme

Irrespective of loan amount & for individuals
Spread is from 4.50% to 5.50%

1. Fully Secured	RBLR + 4.50% = 11.35%
2. Clean/Unsecured	RBLR + 5.50% = 12.35%
For Senior Citizens aged 60 years and above & for loans up to Rs. 50000.00	RBLR + 3.50% = 10.35%
3. Financing Secured under tie-up arrangements	RBLR + 4.50% = 11.35%

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

Senior Citizen (60 years & above) No Processing Charges

4 Star Pensioner Loan Scheme

Fully Secured/clean/unsecured as per Star Pensioner Loan Scheme	RBLR + 2.50% = 9.35%
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Pensioners:
 One time 2.00% of loan amount
 Min. Rs. 500/- Max.Rs.2,000/-
 No Processing Charges for senior citizens (60 years & above)

5. (a) (i) Star Vehicle Loan for individuals

Vehicle Loans linked to CIBIL Personal Score:
(Note: ROI applicable for sanctioning of all new Vehicle loans)

4 Wheelers / 2 Wheelers : New & 2nd Hand Vehicle –

REPO Linked (Star Vehicle Loan-New/Second Hand) Irrespective of loan amount & for individuals
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For New Four Wheeler Loan	0.25% of limit, minimum Rs.1000/- and Max.Rs.5,000
For New Two wheeler/2nd hand vehicles (both 2/4 wheeler)	1% of loan amount minimum Rs.500/- and Max.Rs.10,000

No processing charges for Senior Citizen, Retired Employees of the

	Spread is from 0.50% to 1.70%	
	Salaried	Self Employed
CIBIL- Personal Score of 760 and above	RBLR + 0.50% = 7.35%	RBLR + 0.60% = 7.45%
CIBIL- Personal Score between 725 and 759	RBLR + 0.75% = 7.60%	RBLR + 0.85% = 7.70%
CIBIL- Personal Score between 675 and 724	RBLR + 0.90% = 7.75%	RBLR + 1.00% = 7.85%
CIBIL- Personal Score below 675 @	RBLR + 1.50% = 8.35%	RBLR + 1.70% = 8.55%
CIBIL- Personal Score of -1 & 0	RBLR + 1.00% = 7.85%	RBLR + 1.20% = 8.05%

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

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

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

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

REPO Linked
RBLR + 0.75% = 7.60%

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

Bank and Pensioners drawing Pension from the Bank.

For Rural areas:

Processing charges will be 75% of that applicable to individual borrowers provided loan is availed by borrowers from rural areas/ from rural branches.

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

In case of Partnership firms and Corporate borrowers,

processing charges will be double that applicable to individuals.

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% = 8.55%
Above Rs. 7.50 Lakhs	RBLR + 2.50% = 9.35%

B. Star Vidya Loan :

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

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

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

No Processing charges.

- a) No Processing charges – for study in India.
- 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**

NIL

iii. Pradhan Mantri Kaushal Rin Yojana

RBLR + 1.50 = 8.35%

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)

	REPO Linked Irrespective of loan amount & for individuals i.e. salaried and self employed Spread is from 2.00 to 3.50%	
	Term Loan	OD (Reducible)
CIBIL-Personal Score of 760 and above	RBLR + 2.00% = 8.85%	RBLR + 2.25% = 9.10%
CIBIL-Personal Score between 675 and 759	RBLR + 2.50% = 9.35%	RBLR + 2.75% = 9.60%

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.

CIBIL-Personal Score below 675 (only for the purpose of reviewing of account and not meant for fresh sanction) @	RBLR + 3.00% = 9.85%	RBLR + 3.50% = 10.35%
CIBIL-Personal Score of -1 & 0	RBLR + 2.75% = 9.60%	RBLR + 3.00% = 9.85%

Mortgage fees:-

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

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% = 8.85%

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 0.30% for Vehicle loan	
Personal Loans	
1. Fully Secured	RBLR + 2.00% = 8.85%
2. Clean/Unsecured	RBLR + 3.00% = 9.85%
Vehicle Loan:4 Wheelers only	
Doctor Plus (New vehicle & Second hand)	RBLR + 0.30% = 7.15%

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% = 10.10%
Over 60 days	RBLR + 4.50% = 11.35%

} 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)

Spread is from 0.00% to 5.00%	
Short Term (below 12 months)	RBLR = 6.85%

One time Rs.500 per application

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

Long Term (12 months and above)	RBLR + 5.00% % = 11.85%		
I) STAR MITRA PERSONAL LOAN SCHEME:			
Fixed rate : 1 Year MCLR + 1.00% (CRP)+ 0.30 (BSS)		Waived	
II) STAR REVERSE MORTGAGE LOAN SCHEME			
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.		Loan Amount	Processing Charges
		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.	

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),	Form II	NIL

		(2C), (2D) of rule 4.		
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.