

RETAIL LOANS – INTEREST RATES /PROCESSING CHARGES

W.E.F. 01-07-2024

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

RATE OF INTEREST All linked to RBLR/MCLR RBLR 9.35% w.e.f. 01.04.2024 & BOI Yearly MCLR 8.90% w.e.f. 01.07.2024 (Spread is from -1.00% to 5.50%) BSD is applicable from 01.07.2024 to 30.09.2024		Processing charges							
1 (a) (i) Star Home Loan/Star Smart Home Loan/ Star Diamond Home Loan		I- Individuals: 0.25% of loan amt. Min Rs.2500/- & Max. Rs. 20000/- II-For Firms & corporates: 0.50% of loan amt. Min Rs.5000/- & Max. Rs. 40000/- III-For builder tie up projects 0.15% of loan amt. Max. Rs. 10000/-. IV-Star Diamond Home Loan: Rs. 50000/- irrespective of loan amount.							
Floating Category-Up to 30 years									
	<table border="1"><thead><tr><th>Salaried</th><th>Non-salaried</th></tr></thead></table>		Salaried	Non-salaried					
Salaried	Non-salaried								
CIBIL-Personal Score of 825 and above	RBLR + CRP 0.00% less BSD 0.95% presently 8.40%								
CIBIL-Personal Score between 800 to 824	RBLR + CRP 0.00% less BSD 0.85% presently 8.50%								
CIBIL-Personal Score between 760 and 799	RBLR + CRP 0.00% less BSD 0.65% presently 8.70%								
CIBIL-Personal Score between 725 and 759	RBLR + CRP 0.10% less BSD 0.65% presently 8.80%								
CIBIL-Personal Score between 675 and 724	No BSD RBLR + CRP 0.20% presently 9.55%								
	No BSD Women Beneficiary								
CIBIL-Personal Score below 675	<table border="1"><thead><tr><th>Salaried</th><th>Non-Salaried</th></tr></thead><tbody><tr><td>RBLR + 1.30 % presently 10.65%</td><td>RBLR + 1.45% presently 10.80%</td></tr><tr><td colspan="2">(For Others)</td></tr><tr><td>RBLR + 1.35% presently 10.70%</td><td>RBLR +1.50% presently 10.85%</td></tr></tbody></table>	Salaried	Non-Salaried	RBLR + 1.30 % presently 10.65%	RBLR + 1.45% presently 10.80%	(For Others)		RBLR + 1.35% presently 10.70%	RBLR +1.50% presently 10.85%
Salaried	Non-Salaried								
RBLR + 1.30 % presently 10.65%	RBLR + 1.45% presently 10.80%								
(For Others)									
RBLR + 1.35% presently 10.70%	RBLR +1.50% presently 10.85%								
CIBIL-Personal Score of -1 and 0	RBLR + CRP 0.30% less BSD 0.85% presently 8.80%								
1 (A) (ii) Home Loans presently not linked to CIBIL Personal Score : 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 + CRP 0.00% less BSD 0.65% presently 8.70%
For others.)	RBLR + CRP 0.10% less BSD 0.65% presently 8.80%

In Case of Home Loan Takeover, additional BSD of 0.10% is offered subject to minimum Rate of Interest 8.40%. Premium of 0.25% over and above the proposed rates of interest to be charged in case of Smart Home Loan of above Rs. 2.00 Cr.

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

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

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

	REPO Linked (Star Home Loan) Irrespective of loan amount & for individuals PRESENTLY REPO + MARK-UP = RBLR i.e. 6.50 + 2.75 = 9.25% (Spread is from 0.10% to 1.15%)	
	Salaried	Self Employed
CIBIL- Personal Score of 760 and above	RBLR + 0.10%= 9.45% (no concession for women beneficiary)	
CIBIL- Personal Score between 725 to 759	RBLR + 0.25%= 9.60% (for women beneficiary)	RBLR + 0.35% = 9.70 % (for women beneficiary)
	RBLR + 0.30%= 9.65% (for others)	RBLR + 0.40%= 9.75% (for others)
CIBIL- Personal Score between 675 and 724	RBLR + 0.45%= 9.80% (for women beneficiary)	RBLR + 1.05%= 10.40% (for women beneficiary)
	RBLR + 0.50%=9.85% (for others)	RBLR +1.10%= 10.45% (for others)
CIBIL- Personal Score below 675	RBLR + 0.50%= 9.85% (for women beneficiary)	RBLR + 1.10%=10.45% (for women beneficiary)
	RBLR + 0.55%=9.90%(for others)	RBLR +1.15%= 10.50% (for others)
CIBIL- Personal Score of -1 and 0	RBLR + 0.35%= 9.70% (for women beneficiary)	RBLR + 0.45%= 9.80% (for women beneficiary)
	RBLR + 0.40%= 9.75% (for others)	RBLR + 0.50%= 9.85% (for others)

2. Star Top Up Loan

Rate of Interest applicable in respective Home Loan account plus premium of 0.50%

As applicable to Home Loan

3.	<u>Star Suvridha Express Personal Loan(SSEPL)</u> <table border="1" data-bbox="215 107 1061 235"> <tr> <td>Salaried/Pensioner</td> <td><u>RBLR+1.50%=10.85%</u></td> </tr> <tr> <td>For Others</td> <td><u>RBLR+2.50%=11.85%</u></td> </tr> </table>	Salaried/Pensioner	<u>RBLR+1.50%=10.85%</u>	For Others	<u>RBLR+2.50%=11.85%</u>	Rs.1000/-							
Salaried/Pensioner	<u>RBLR+1.50%=10.85%</u>												
For Others	<u>RBLR+2.50%=11.85%</u>												
4.	<u>Star Personal Loan Scheme</u> <table border="1" data-bbox="215 336 973 750"> <tr> <td colspan="2"><u>Irrespective of loan amount & for individuals Spread is from 3.50% to 5.50%</u></td> </tr> <tr> <td>1. Fully Secured</td> <td>RBLR + 4.50% = 13.85%</td> </tr> <tr> <td>2. Clean/Unsecured</td> <td>RBLR + 5.50% = 14.85%</td> </tr> <tr> <td>For Senior Citizens aged 60 years and above & for loans up to Rs. 50000.00</td> <td>RBLR + 3.50% = 12.85%</td> </tr> <tr> <td>3. Financing Secured under tie-up arrangements</td> <td>RBLR + 4.50% = 13.85%</td> </tr> </table>	<u>Irrespective of loan amount & for individuals Spread is from 3.50% to 5.50%</u>		1. Fully Secured	RBLR + 4.50% = 13.85%	2. Clean/Unsecured	RBLR + 5.50% = 14.85%	For Senior Citizens aged 60 years and above & for loans up to Rs. 50000.00	RBLR + 3.50% = 12.85%	3. Financing Secured under tie-up arrangements	RBLR + 4.50% = 13.85%	<table border="1" data-bbox="1149 347 1492 515"> <tr> <td>One time @ 1.00% of loan amount Min.Rs.1000/- and Max.Rs.10000/-</td> </tr> </table> <p>Senior Citizen (60 years & above) No Processing Charges</p>	One time @ 1.00% of loan amount Min.Rs.1000/- and Max.Rs.10000/-
<u>Irrespective of loan amount & for individuals Spread is from 3.50% to 5.50%</u>													
1. Fully Secured	RBLR + 4.50% = 13.85%												
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One time @ 1.00% of loan amount Min.Rs.1000/- and Max.Rs.10000/-													
5.	<u>BOI Star Roof Top Solar Panel Finance</u> <table border="1" data-bbox="215 873 1101 1422"> <tr> <td>1. For Individuals</td> <td>Upto 3 KW – RBLR – 2.25% Minimum 7.10% p.a. Above 3 KW to 10 KW For Home Loan Customers same as applicable to new Home Loans For Non-Home Loan Customers – Home Loan ROI + 1.00 % subject to Minimum RBLR</td> </tr> <tr> <td>2. For Registered group housing societies/residential welfare associations</td> <td>RBLR + CRP 2.50%</td> </tr> </table>	1. For Individuals	Upto 3 KW – RBLR – 2.25% Minimum 7.10% p.a. Above 3 KW to 10 KW For Home Loan Customers same as applicable to new Home Loans For Non-Home Loan Customers – Home Loan ROI + 1.00 % subject to Minimum RBLR	2. For Registered group housing societies/residential welfare associations	RBLR + CRP 2.50%	NIL							
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2. For Registered group housing societies/residential welfare associations	RBLR + CRP 2.50%												
6.	<u>Star Pensioner Loan Scheme</u> <table border="1" data-bbox="215 1635 1013 1780"> <tr> <td>Fully Secured/clean/unsecured as per Star Pensioner Loan Scheme</td> <td>RBLR + 2.50% = 11.85%</td> </tr> </table>	Fully Secured/clean/unsecured as per Star Pensioner Loan Scheme	RBLR + 2.50% = 11.85%	<p>Senior Citizen (60 years & above) No Processing Charges</p> <p>For other One time @ 0.50% of loan amount Min.Rs.250/- and Max.Rs.1000/-</p>									
Fully Secured/clean/unsecured as per Star Pensioner Loan Scheme	RBLR + 2.50% = 11.85%												

7. (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 / Super Bikes (Above 5.00 Lakhs)

	REPO Linked (Star Vehicle Loan-New Four Wheeler/Super Bike (5.00 Lakh and above) for individuals) (Spread is from 0.00% to 1.50%)	
	Salaried	Self Employed
CIBIL- Personal Score/External Rating 825 and above/AAA/A A Rated	RBLR + CRP 0.00% Less BSD 0.50% presently 8.85%	
Between 800 & 824/ A Rated	RBLR + CRP 0.00% Less BSD 0.40% presently 8.95%	
Between 760 & 799/ BBB Rated	RBLR + CRP 0.00% Less BSD 0.40% presently 8.95%	
Between 725 & 759	RBLR + CRP 0.10% Less BSD 0.40% = 9.05%	
Below BBB Rated	No BSD RBLR + CRP 0.10% = 9.45%	
Between 675 & 724	No BSD RBLR + CRP 0.20% = 9.55%	
Below 675	No BSD	
	Salaried	Non-salaried
	RBLR + CRP 1.40% presently 10.75%	RBLR + CRP 1.50% presently 10.85%
Score of -1 and 0	RBLR + CRP 0.30% Less BSD 0.60% Presently 9.05%	

	Salaried	Non-Salaried/Non-Individuals
For Two Wheelers	RBLR + 1.75% presently 11.10%	RBLR + 1.85% presently 11.20%
For Second hand Vehicles	RBLR + 1.90% presently 11.25%	RBLR + 2.00% presently 11.35%

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

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

(WHERE External rating is Not Applicable) :

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

CMR-3 & Better	RBLR 9.35%+CRP 0.00% Less BSD 0.40% presently 8.95%
CMR-4 & CMR-5	RBLR 9.35%+CRP 0.10% Less BSD 0.40% presently 9.05%
CMR-6 onwards and No CMR	No BSD RBLR 9.35% + CRP 0.75% presently 10.10%

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

I- New Four Wheeler: 0.25% of limit, Min. Rs. 1000/- Max. Rs. 5000/-

II-Two Wheeler/ Old Vehicle: 1.0% of Loan amount Min. Rs. 500/- Max. Rs. 10000/-.

8. i. Star Education Loan :

No Processing Charges

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% = 11.05%
Above Rs. 7.50 Lakhs	RBLR + 1.50% = 10.85%

A. 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+CRP 0.00% Less BSD 1.00% presently 8.35% p.a.
Institutes as per List B	RBLR+CRP 0.00% Less BSD 0.50% presently 8.85% p.a
Institutes as per List C	@RBLR Presently 9.35% p.a.

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

iii. Pradhan Mantri Kaushal Rin Yojana

NIL

RBLR + 1.50 = 10.85%

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.

9. 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		
	Residential Property	Commercial/ Industrial Self occupied property	Commercial/ Industrial Self occupied property
CIBIL-Personal Score of 760 and above	RBLR + 0.75% = 10.10%	RBLR + 1.25% = 10.60%	RBLR + 1.50% = 10.85%
CIBIL-Personal Score between 700 and 759	RBLR + 1.25% = 10.60%	RBLR + 1.75% = 11.10%	RBLR + 2.00% = 11.35%
CIBIL-Personal Score below 700 (only for the purpose of	RBLR + 3.00% = 12.35%		

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>reviewing of account and not meant for fresh sanction) @</u>				Mortgage fees:-									
CIBIL-Personal Score of -1 & 0	RBLR + 1.50% = 10.85%	RBLR + 2.00% = 11.35%	RBLR + 2.25% = 11.60%	Limit upto Rs.10.00 lacs	Rs.5000/- + GST								
9. (b) Other than Individuals: (Only Review)				Limit exceeding Rs.10.00 lacs & upto 100 lakhs	Rs.10000/ + GST								
				RBLR+2.00% = 11.35%				Loans over Rs.100 lakhs upto Rs.500 lakhs	Rs.20000/ + GST				
<ul style="list-style-type: none"> • Additional 1.00% to be added in applicable ROI in for loan against open plots. • Additional 0.25% to be added in applicable ROI for Overdraft (Reducible) facility. 													
10. <u>BOI STAR DOCTOR PLUS (RETAIL) SCHEME</u> (Note: ROI applicable for sanctioning of all new loans as well as switchover Base Rate/MCLR to RBLR)													
<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">Spread is from 1.00% to 2.00% for personal loans</td> </tr> <tr> <td colspan="2">SSEPL</td> </tr> <tr> <td>Salaried</td> <td style="text-align: center;"><u>RBLR+1.50%=10.85</u></td> </tr> <tr> <td>Self employed</td> <td style="text-align: center;"><u>RBLR+2.50%=11.85</u></td> </tr> </table>				Spread is from 1.00% to 2.00% for personal loans		SSEPL		Salaried	<u>RBLR+1.50%=10.85</u>	Self employed	<u>RBLR+2.50%=11.85</u>	1000+ GST	
Spread is from 1.00% to 2.00% for personal loans													
SSEPL													
Salaried	<u>RBLR+1.50%=10.85</u>												
Self employed	<u>RBLR+2.50%=11.85</u>												
11. <u>Star IPO</u> (Note: ROI applicable for sanctioning of all new loans as well as switchover Base Rate/MCLR to RBLR)				<table style="border: none;"> <tr> <td style="font-size: 2em; vertical-align: middle;">}</td> <td>One time 2.00% of loan amount</td> </tr> <tr> <td></td> <td>Min. Rs.1,000/-</td> </tr> <tr> <td></td> <td>Max. Rs.10,000/-</td> </tr> </table> Senior Citizen (60 years & above) No Processing Charges		}	One time 2.00% of loan amount		Min. Rs.1,000/-		Max. Rs.10,000/-		
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<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">Spread is from 3.25% to 4.50%</td> </tr> <tr> <td>Up to 60 days</td> <td style="text-align: center;">RBLR + 3.25% = 12.60%</td> </tr> <tr> <td>Over 60 days</td> <td style="text-align: center;">RBLR + 4.50% = 13.85%</td> </tr> </table>				Spread is from 3.25% to 4.50%		Up to 60 days	RBLR + 3.25% = 12.60%	Over 60 days	RBLR + 4.50% = 13.85%				
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Up to 60 days	RBLR + 3.25% = 12.60%												
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12. <u>Earnest Money Deposit Scheme</u> (Note: ROI applicable for sanctioning of all new loans as well as switchover Base Rate/MCLR to RBLR)													
<table border="1" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;">Spread is from 0.00% to 5.00%</td> </tr> <tr> <td>Short Term (below 12 months)</td> <td style="text-align: center;">RBLR = 9.35%</td> </tr> <tr> <td>Long Term (12 months and above)</td> <td style="text-align: center;">RBLR + 5.00% = 14.35%</td> </tr> </table>				Spread is from 0.00% to 5.00%		Short Term (below 12 months)	RBLR = 9.35%	Long Term (12 months and above)	RBLR + 5.00% = 14.35%	One time Rs.500 per application			
Spread is from 0.00% to 5.00%													
Short Term (below 12 months)	RBLR = 9.35%												
Long Term (12 months and above)	RBLR + 5.00% = 14.35%												
13. <u>STAR MITRA PERSONAL LOAN SCHEME:</u> <table border="1" style="width: 100%;"> <tr> <td>Fixed rate : 1 Year MCLR + 1.00% (CRP)+ 0.30 (BSS) = 10.15%</td> </tr> </table>				Fixed rate : 1 Year MCLR + 1.00% (CRP)+ 0.30 (BSS) = 10.15%	Waived								
Fixed rate : 1 Year MCLR + 1.00% (CRP)+ 0.30 (BSS) = 10.15%													
14. <u>STAR REVERSE MORTGAGE LOAN SCHEME</u>													
<table border="1" style="width: 100%;"> <tr> <td>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.</td> </tr> </table>				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							
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.