



सेन्ट बैंक होम फायनेन्स लिमिटेड
Cent Bank Home Finance Limited

सेन्ट्रल बैंक ऑफ इण्डिया की अनुषंगी Subsidiary of Central Bank of India

Annex A

Key Facts Statement

Part 1 (Interest rate and fees/charges)

1	LOS Id/ account No.	Type of Loan	HL/NHL
2	Sanctioned Loan amount (in Rupees)		
3	Disbursal schedule (i) Disbursement in stages or 100% upfront. (ii) If it is stage wise, mention the clause of loan agreement having relevant details	<p>Loan disbursal will be done as per the Loan Agreement clause 2.7</p> <p>a) A Disbursement under this Agreement shall mean any payment of the Loan Amount, or any part thereof, made by CBHFL in terms of Article 28 (Mode of Disbursement) of this Agreement.</p> <p>b) The Disbursement under the Loan shall be made through account payee cheque drawn in favour of the Borrower /Designated Representative/vendor of the Property/ supplier of material, goods or services or by credit to the Designated Account or, as the case may be, at the sole discretion of CBHFL.</p> <p>c) Disbursements shall be deemed to have been made to the Borrower on the date of cheque or pay order as the case may be. Interest on the Loan will begin to accrue in favour of CBHFL from the date of cheque or pay order, irrespective of the time taken in transit/collection/realization of the cheque by the Borrower or the payee of such cheque.</p> <p>d) The Loan Amount, or any part thereof, shall be disbursed either in lump sum, or in instalments as requested by the Borrower and agreed by CBHFL. The number of instalments shall be decided by CBHFL with reference to the need or progress of construction of the Property, which decision of CBHFL shall be final, conclusive and binding on the Borrower.</p> <p>e) Any disbursal request made by the Borrower shall form integral part of this Agreement. The Borrower undertakes to acknowledge the receipt of every Disbursement and shall agree to acknowledge receipts of all future disbursements (as applicable) in the form acceptable to CBHFL.</p> <p>f) In case Disbursement are in instalments, CBHFL shall have the right to demand that, before any Disbursement by CBHFL; the Borrower shall make full non - funded contribution towards the Purpose as specified by CBHFL at its sole discretion and provide documentary proof</p>	

		thereof to CBHFL. g) Collection charges, if any, in respect of all such disbursements shall be borne by the Borrower and to be decided on sole discretion of CBHFL. h) CBHFL shall be entitled, at its sole discretion, to pre-pone or postpone any Disbursement, either at the request of the Borrower, or otherwise. i) In the event CBHFL does not receive or otherwise accede to any request made by the Borrower in accordance with Article 2.7 within reasonable time period, in such case CBHFL shall not be bound to entertain any further request of disbursal of the Borrower after reasonable period, at sole discretion of CBHFL.				
4	Loan term (months)					
5	Instalment details					
	Type of instalments	Number of EPIS	EPI (₹)	Commencement of repayment, post sanction		
	Equated Monthly Installment					
6	Interest rate (%) and type (fixed or floating or hybrid)		 %	Fixed-O-Floating (Interest rate will be Fixed for initial 3 years from date of 1st disbursement and thereafter Interest rate will be Floating with same spread over prevailing Base Rate)	
7	Additional Information in case of Floating rate of interest					
	Reference Benchmark	Benchmark rate (%) (B)	Spread (%) (S)	Final rate (%) R = (B) + (S)	Reset periodicity ² (Months)	Impact of change in the reference benchmark (for 25 bps change in 'R', change in: S)
					B S	EPI (₹) No. of EPIS
8	Fee/ Charges⁴					
		Payable to the RE (A)		Payable to a third party through RE (B)		
		One-time/Recurring	Amount (in ₹) or Percentage (%) as applicable ⁵	One-time/Recurring	Amount (in ₹) or Percentage (%) as applicable ⁵	
(i)	Login Fee	One time	Rs.5000 plus GST			
(ii)	Processing fees	One time% of loan amount			
(iii)	Insurance charges	Recurring				
(iv)	Valuation fees	fifth tranche onwards	Rs.1500 plus GST			
(v)	Statement of Account	Recurring	Rs.200/- + GST as applicable			
(vi)	Change of repayment mode PDC to NACH	Free	Free			
(vii)	Change of repayment mode- ECS to NACH	Free	Free			
(viii)	Change of repayment	Recurring	Rs.500/- + GST as			

	mode - PDC of one Bank to PDC of another Bank		applicable		
(ix)	Change of repayment mode- NACH of one Bank to NACH of another Bank	Recurring	Rs.500/- + GST as applicable		
(x)	Cash payment fee on account of non submission of PDC/NACH (per Transaction)	Recurring	Rs.300/- + GST as applicable		
(xii)	Loan Pre-closure statement	One time	Rs.500/- + GST as applicable		
(xiii)	List of documents in custody of CBHFL	Recurring	Rs.500/- + GST as applicable		
(xiv)	Photocopy of Title deeds	Recurring	Rs.1000/- + GST as applicable		
(xv)	Document retrieval charges	One time	Rs.2500/- plus GST as applicable		
(xvi)	Cheque/NACH- Return (Dishonor)	Recurring	1 st Bounce: Rs.500/- + GST as applicable 2nd Bounce onwards :Rs.750/- + GST as applicable		
(xvii)	CERSAI charges for creation of security interest	One time	Loan amount below Rs.5 Lakh: Rs.50/- plus GST as applicable for original filing and every subsequent modification. Loan amount above Rs.5 Lakh: Rs. 100/- plus GST as applicable for original filing and every subsequent modification.		
(xviii)	Sanction Revalidation Charges	One time	Rs.1000/- +GST, plus Legal and Technical charges subject to minimum of Rs.5000/- + GST as applicable		
(xix)	Property Inspection charges	Recurring	₹1000 + GST as applicable per inspection of the property, (from 2nd inspection onwards in tranche disbursement of loan)		
(xx)	Satisfaction/Cancellation of Charge	One time	Rs.500/- + GST as applicable		
(xxi)	EMI reset charges	Recurring	Rs.1000/- +GST as applicable		
(xxii)	Conversion (Change of Rate of Interest) - Floating to Floating	Recurring	2% of Principal Outstanding + GST as applicable		
(xxiii)	Conversion (Change of Rate of Interest) - Floating to Fixed	Recurring	2% of Principal Outstanding + GST as applicable		
(xxiv)	Conversion (Change of Rate of Interest) - Fixed	Recurring	2% of Principal Outstanding + GST as applicable		

	to Floating		applicable		
(xxv)	Conversion (Change of Rate of Interest) - Fixed to Fixed	Recurring	2% of Principal Outstanding + GST as applicable		
(xxvi)	Recovery fees	Recurring	Actual expense incurred subject to minimum of Rs.500/- per visit		
(xxvii)	Legal fees	Recurring			
(xxviii)	Interest on Loan	Recurring	Interest would be applicable on the Outstanding Balance (Closing Balance) on the last day of the previous month		
9	Annual Percentage Rate (APR) (%) ⁶	%		
10	Details of Contingent Charges (in ₹ or %, as applicable)				
(i)	Penal charges, if any, in case of delayed payment		Late payment penal charges: 2% per month on the amount overdue for the number of days of delay. A month is reckoned as 30 days for calculation purpose.		
(ii)	Penal Charges for non-compliance of terms and conditions of loan contract/sanction letter.		<p>=> Commercial Rate of Interest will be charged (prospectively) if construction is not started within 12 months and/or construction is not completed within 36 months from 1st disbursement.</p> <p>=> Charges of Rs.1000/- plus GST per month shall be charged from expiry of stipulated time till compliance of the norms in following cases:</p> <p>a. Property Insurance not obtained within 1 month from date of final disbursement or completion of construction of property</p> <p>b. Registration / Mortgage of property wherever applicable not done within 1 month from execution of sale deed</p> <p>c. Encumbrance Certificate (EC) etc. wherever applicable not submitted within 1 month from execution of sale deed</p> <p>d. B-1 / P-II not submitted wherever applicable not submitted within 2 months from execution of sale deed</p> <p>e. If any term of sanction is not complied.</p> <p>(Company reserves the right to change the timeline and / or charges. Company may also charge the loan account for expenses incurred to ensure compliance of the norms)</p>		
(iii)	Foreclosure charges, if applicable		<p>. I. Housing Loans:</p> <ul style="list-style-type: none"> No prepayment charge for loans with floating rate of interest (RoI). For loans with fixed RoI, the prepayment charges will be Nil if paid from own sources*, else 3% on the amount prepaid plus GST as applicable. 		

		<p>II. Non-housing Loans:</p> <ul style="list-style-type: none"> No prepayment charge for loans with floating rate of interest. <p>For loans with fixed RoI the prepayment charge would be 3% on the loan amount prepaid plus GST as applicable.</p> <p>*Own sources mean funds raised through sources other than Bank/HFC/FI.</p> <p>*The Company reserves the right to call for documents evidencing source of funds.</p>
(iv)	Charges for switching of loans from floating to fixed rate and vice versa	2% of Principal Outstanding + GST as applicable
(v)	Any other charges (please specify)	NA

Part 2 (Other qualitative information)

² Fixed reset, other than on account of changes in credit profile

³ Please refer circular '[Reset of Floating Interest Rate on Equated Monthly Instalments \(EMI\) based Personal Loans](#)' dated August 18, 2023.

⁴ REs may disclose the amount net of any taxes such as GST

⁵ Mention frequency, where recurring

⁶ Please refer to the illustration in Annex B

1	Clause of Loan agreement relating to engagement of recovery agents	7.6 (b)
2	Clause of Loan agreement which details grievance redressal mechanism	
3	Phone number and email id of the nodal grievance redressal officer	Contact No. grievanceredressal@cbhfl.com
4	Whether the loan is, or in future maybe, subject to transfer to other REs or securitisation (Yes/No)	
5	In case of lending under collaborative lending arrangements (e.g., co-lending/ outsourcing), following additional details may be furnished:	
	Name of the originating RE, along with its funding proportion	Name of the partner RE along with its proportion of funding
	Not Applicable	Not Applicable
	Blended rate of interest	
	Not Applicable	
6	In case of digital loans, following specific disclosures may be furnished:	
	(i) Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan	
	(ii) Details of LSP acting as recovery agent and authorized to approach the borrower	

⁷ RE may furnish generic email id, provided a response is made within 1 working day

Illustration for computation of APR for Retail and MSME loans

Sr. No.	Parameter	Details
1	Sanctioned Loan amount (in Rupees) (SI no. 2 of the KFS template – Part 1)	20,000
2	Loan Term (in years/ months/ days) (SI No.4 of the KFS template – Part 1) Months
a)	No. of instalments for payment of principal, in case of non-equated periodic loans	Not Applicable
b)	Type of EPI Amount of each EPI (in Rupees) and nos. of EPIs (e.g., no. of EMIs in case of monthly instalments) (SI No. 5 of the KFS template – Part 1)	Monthly 970 24
c)	No. of instalments for payment of capitalised interest, if any	-
d)	Commencement of repayments, post sanction (SI No. 5 of the KFS template – Part 1)	30 days
3	Interest rate type (fixed or floating or hybrid) (SI No. 6 of the KFS template – Part 1)	Fixed'O'Floating
4	Rate of Interest (SI No. 6 of the KFS template – Part 1)	15 %
5	Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date (in Rupees)	3,274
6	Fee/ Charges payable ⁸ (in Rupees)	400
A	Payable to the RE (SI No.8A of the KFS template-Part 1)	240
B	Payable to third-party routed through RE (SI No.8B of the KFS template – Part 1)	160
7	Net disbursed amount (1-6) (in Rupees)	19,600
8	Total amount to be paid by the borrower (sum of 1 and 5)(in Rupees)	23,274 ⁹
9	Annual Percentage rate- Effective annualized interest rate(in percentage) ¹⁰ (SI No.9 of the KFS template-Part 1)	17.07%
10	Schedule of disbursement as per terms and conditions	Detailed schedule to be provided
11	Due date of payment of instalment and interest	DDMMYYYY

⁸ Where such charges cannot be determined prior to sanction, REs may indicate an upper ceiling

⁹ The difference in repayment amount calculated from the total of instalments given under the detailed repayment schedule i.e., ₹23,280 (=970*24) vis-à-vis the amount of ₹23,274 (₹20,000 (loan amount) + ₹3,274 (Interest charges) mentioned under (11) is due to rounding off the instalment amount of ₹969.73 to ₹970 under the detailed repayment schedule

¹⁰ Computed on net disbursed amount using IRR approach and reducing balance method

**Illustrative Repayment Schedule under Equated Periodic Instalment for the hypothetical loan
illustrated in Annex B**

Instalment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Instalment (in Rupees)
1	20,000	720	250	970
2	19,280	729	241	970
3	18,552	738	232	970
4	17,814	747	223	970
5	17,067	756	213	970
6	16,310	766	204	970
7	15,544	775	194	970
8	14,769	785	185	970
9	13,984	795	175	970
10	13,189	805	165	970
11	12,384	815	155	970
12	11,569	825	145	970
13	10,744	835	134	970
14	9,909	846	124	970
15	9,063	856	113	970
16	8,206	867	103	970
17	7,339	878	92	970
18	6,461	889	81	970
19	5,572	900	70	970
20	4,672	911	58	970
21	3,761	923	47	970
22	2,838	934	35	970
23	1,904	946	24	970
24	958	958	12	970