



Foreclosure Charges Policy

FORECLOSURE CHARGES APPLICABLE FOR LOANS SANCTIONED ON OR AFTER JANUARY 1, 2026

HOME LOAN PREPAYMENT CHARGES

Individual Borrower

Floating Rate Loan

- Nil prepayment/ foreclosure fees shall be applicable for partial or full pre-payments

Fixed & Floating Rate Loan

- Any partial or full pre-payment of a fixed rate loans or during the Fixed Interest Rate period (in case of dual rate option) of the loan will attract pre-payment charges of 2% or as specified in the borrowers' loan agreement, on the amount prepaid, unless such pre-payment by the borrower/s are out of their own sources (i.e. any source other than by borrowing from a bank/ HFC/ NBFC and/or any financial institution).
- No prepayment charges shall be payable once the loan under dual Rate option has been converted into Floating Interest loan post the expiry of the Fixed Interest Rate period.

Non-Individual Borrower

Floating Rate Loan

- Nil prepayment/ foreclosure fees shall be applicable for partial or full pre-payments

Fixed & Floating Rate Loan

- Prepayment charges of 2% or as specifically mentioned in the loan agreement applicable on any part or full prepayment of a fixed interest rate loan or during Fixed interest rate period (in case of loan under dual rate), unless such pre-payment by the borrower/s are out of their own sources (i.e. any source other than by borrowing from a bank/ HFC/ NBFC and/or any financial institution).
- No prepayment charges shall be payable once the loan has been converted into Floating Interest rate loan post the expiry of the Fixed Interest Rate period (in case of loan under dual rate).

There is no lock-in period for prepayment.

Applicable taxes shall be levied on the pre-payment / foreclosure fees, as stipulated by the authorities, from time to time.

LOAN AGAINST PROPERTY PREPAYMENT CHARGES

Individual Borrower

Floating Rate Loan

1. No prepayment / foreclosure charges applicable on any part or full prepayment of loans granted for purposes other than business
2. No prepayment charges applicable for any part or full pre- payments of loans Sanctioned up-to Rs 50 Lacs and granted for purpose of Business.
3. On Loans Sanctioned for more than Rs 50 lacs and granted for purpose of business:-
 - Prepayment / Foreclosure charges of 5% applicable for the initial 2 years from the date of first disbursement and 3% then-after; unless specifically mentioned in the borrowers' loan however benefit of no pre-payment charges for prepayments upto 25% of principal outstanding can be availed as per Clauses (i) to (iii) below -
 - i. No prepayment charges applicable for all pre-payments upto 25% of the principal outstanding (POS) inclusive of all prepayments made within preceding 12 months
 - ii. Where prepayment amount exceeds 25% of principal outstanding (POS), inclusive of all prepayments made within preceding 12 months, then the amount prepaid in excess of 25% of POS will attract pre-payment charges as applicable.
 - iii. Prepayment/ Foreclosure charges applicable on foreclosure payments shall be inclusive of all prepayments made within preceding 12 months

Fixed & Floating Rate Loan

Fixed Interest Rate -

- Any part or full pre-payment of a fixed interest rate loan or during the Fixed Interest Rate period (in case of dual rate option), will attract charges of 5% of the amount prepaid for the initial 2 years from the date of first disbursement and 3% then-after of the amount prepaid; unless specifically mentioned in the borrowers' loan agreement.

Floating Interest Rate -

- Once the loan has been converted into Floating Interest loan post the expiry of the Fixed Interest Rate period (in case of loan under dual rate) applicability of pre-payment charges on part or Full Pre-payment will be as defined above for Individual Floating rate Loans

Non-Individual Borrower

Floating Rate Loan

MSE (Micro & Small Enterprises, as defined in Micro, Small and Medium Enterprises Development (MSMED) Act, 2006

- No pre-payment charges applicable for any part or full pre- payments for loans Sanctioned up-to Rs 50 Lacs and granted for purpose of Business

Others (i.e. Other than loans granted to MSEs and/or for purposes other than business and/or sanctioned amount more than Rs 50 lacs

- Prepayment / Foreclosure charges of 5% applicable for the initial 2 years from the date of first disbursement and 3% then-after; unless specifically mentioned in the borrowers' loan agreement loan however benefit of no pre-payment charges for prepayments upto 25% of principal outstanding can be availed as per Clauses (i) to (iii) below -
 - i. No prepayment charges applicable for all pre-payments upto 25% of the principal outstanding (POS) inclusive of all prepayments made within preceding 12 months
 - ii. Where prepayment amount exceeds 25% of principal outstanding (POS), inclusive of all prepayments made within preceding 12 months, then the amount prepaid in excess of 25% of POS will attract pre-payment charges as applicable.
 - iii. Prepayment / Foreclosure charges applicable on foreclosure payments shall be inclusive of all prepayments made within preceding 12 months

Fixed & Floating Rate Loan

Fixed Interest Rate -

- Any part or full pre-payment of a fixed interest rate loan or during the Fixed Interest Rate period (in case of dual rate option), will attract charges of 5% of the amount prepaid for the initial 2 years from the date of first disbursement and 3% then-after of the amount prepaid; unless specifically mentioned in the borrowers' loan agreement.

Floating Interest Rate -

- Once the loan has been converted into Floating Interest loan post the expiry of the Fixed Interest Rate period (in case of loan under dual rate) applicability of pre-payment charges on part or Full Pre-payment will be as defined above for Individual Floating rate Loans

There is no lock-in period for prepayment.

Applicable taxes shall be levied on the pre-payment / foreclosure fees, as stipulated by the authorities, from time to time.

FORECLOSURE CHARGES APPLICABLE FOR LOANS SANCTIONED TILL DECEMBER 31, 2025

The information pertaining to foreclosure charges applicable for loan accounts sanctioned on or before December 31, 2025 is available on the below mentioned link –

<https://www.sammaanfinserve.com/policy.php>