

**LIST OF PENAL AND OTHER CHARGES**  
**(April 2024)**

## **Background:**

Bajaj Housing Finance Limited (“Company”) is a Public Limited Company incorporated under Companies Act, 2013 / 1956 and holds license of carrying out Housing Finance Business and is governed by the Directives of National Housing Bank / Reserve Bank of India (“RBI”).

## **Penal and Other Charges:**

Below is the list of Penal and other Charges that will be levied by the Company to the Borrower(s) in case of default / or non-compliance with the material terms and conditions on which credit facilities were sanctioned effective from April 1, 2024.

### **1. For Home Loans (HL), Loan Against Property (LAP), Top-up Loans & Unsecured Loans**

- 1.1. **Bounce charges:** Applicable in case of bounce of Equated Monthly Instalment (“EMI”), mentioned in below table.
- 1.2. **Late Payment Charges (LPC):** calculated daily for each EMI starting from the date of Unpaid / Partially paid EMI till full due EMI amount has been received, as mentioned in below table. LPC shall be accounted on receipt basis. These charges will not be Capitalized.

Sanctioned Loan Amount	Late Payment Charges (LPC) (chargeable per day for every partially or fully overdue EMI)			Bounce Charges (for every dishonour of cheque / ECS / NACH)
	HL (Rs.)	Top Up /Unsecured (Rs.)	LAP (Rs.)	(Rs.)
Up to Rs 15 Lakhs	3	3	3	500/-
> Rs 15 Lakhs to Rs 30 Lakhs	10	10	10	500/-
> Rs 30 Lakhs to Rs 50 Lakhs	15	15	15	1,000/-
> Rs 50 Lakhs to Rs 1 Crore	30	30	30	1,000/-
> Rs 1 Crore to Rs 5 Crores	125	125	125	3,000/-
> Rs 5 Crores to Rs 10 Crores	150	150	150	3,000/-
> Rs 10 Crores to Rs 25 Crores	175	175	175	10,000/-
> Rs 25 Crores to Rs 50 Crores	200	200	200	10,000/-
> Rs 50 Crores to Rs 100 Crores	400	400	400	10,000/-
> Rs 100 Crores to Rs 250 Crores	1,000	1,000	1,000	10,000/-
> Rs 250 Crores to Rs 500 Crores	2,000	2,000	2,000	10,000/-
> 500 Crores	4,000	4,000	4,000	10,000/-

- 1.3. **Covenant Perfection Charge (CPC) for Non-Compliance to Material Terms & Conditions:**

The Company shall levy the Covenant Perfection Charges in scenarios of non-compliance to material terms & conditions of the loan by the borrower. Various

scenarios for levy of covenant perfection charges along with their respective trigger points and levy as well as discontinuation are as detailed below.

Sr. No.	Material terms and conditions	Trigger point	Charge levy / discontinuation		CPC (chargeable per month) (Rs.)	
			Levy	Discontinuation	HL / LAP	Top Up/ Unsecured Loans
1	Non submission of Title document / security perfection document / MODT / MOE / Mortgage deed / ROC charge creation wherever applicable	90 days from first disbursement date	Levy	On non-compliance of any one or all heads in the category	HL / LAP	3,000/-
					Top Up/ Unsecured Loans	-
			Discontinuation	Next calendar month from date of curing	-	-
2	Non-submission of revised NACH / ECS debit mandate registration wherever existing mandate is invalid / inactive / bank account closed / bank account frozen / other technical issue	Non curing of mandate registration issue for 90 days period	Levy	On non-compliance of any one or all heads in the category	HL / LAP	1,000/-
					Top Up/ Unsecured Loans	600/-
			Discontinuation	Next calendar month from date of curing	-	-
3	Non-Submission of KYC-OVD within 90 days (where D-OVD was submitted at Disbursal).	90 days from first disbursement date	Levy	On non-compliance	HL / LAP / Top Up / Unsecured Loans	500/-
			Discontinuation	Next calendar month from date of curing	-	-
4	Non-submission of Re-KYC documents, wherever applicable.	90 days from receiving 1 <sup>st</sup> intimation for Re KYC	Levy	On non-compliance	HL / LAP / Top Up/ Unsecured Loans	500/-
			Discontinuation	Next calendar month from date of curing	-	-
5	Non-adherence to any terms and conditions, representations, warranties, covenants as defined in the Loan Agreement or Sanction Letter or on occurrence of any Event of Default	90 days from first disbursement date	Levy	On non-compliance of any one or all heads in the category	HL / LAP	3,000/-
					Top Up/ Unsecured Loans	500/-
			Discontinuation	Next calendar month from date of curing	-	-

The abovementioned charges are subject to modification by the Company and the revised charges as mentioned on the Company's website (<https://www.bajajhousingfinance.in/>) will be applicable. All the Charges mentioned above are excluding GST (if applicable) or any other government levies.

## 2. For Lease Rental Discounting Loans (LRD), Inventory Finance (IF) & Construction Finance (CF) Loans

2.1. **Bounce charges:** Applicable in case of bounce of EMI, mentioned in below table.

2.2. **Late Payment Charges (LPC):** LPC shall be calculated daily for each EMI starting from the date of Unpaid / Partially paid EMI till full due EMI amount has been received, as mentioned in below table. LPC shall be accounted on receipt basis. These charges will not be Capitalized.

Sanctioned Loan Amount	Late Payment Charges (LPC) (chargeable per day for every partially or fully overdue EMI)			Bounce Charges (for every dishonour of cheque / ECS / NACH)
	LRD (Rs.)	IF (Rs.)	CF (Rs.)	(Rs.)
Up to Rs 15 Lakhs	3	3	3	500/-
> Rs 15 Lakhs to Rs 30 Lakhs	10	10	10	500/-
> Rs 30 Lakhs to Rs 50 Lakhs	15	15	15	1,000/-
> Rs 50 Lakhs to Rs 1 Crore	30	30	30	1,000/-
> Rs 1 Crore to Rs 5 Crores	125	125	125	3,000/-
> Rs 5 Crores to Rs 10 Crores	150	150	150	3,000/-
> Rs 10 Crores to Rs 25 Crores	175	175	175	10,000/-
> Rs 25 Crores to Rs 50 Crores	200	250	250	10,000/-
> Rs 50 Crores to Rs 100 Crores	400	500	500	10,000/-
> Rs 100 Crores to Rs 250 Crores	1,000	1,200	1,200	10,000/-
> Rs 250 Crores to Rs 500 Crores	2,000	2,500	2,500	10,000/-
> 500 Crores	4,000	5,000	5,000	10,000/-

### 2.3. Covenant Perfection Charge (CPC) for Non-Compliance to Material Terms & Conditions:

The Company shall levy the Covenant Perfection Charges in scenarios of non-compliance to material terms & conditions of the loan by the borrower. Various scenarios for levy of covenant perfection charges along with their respective trigger points and levy as well as discontinuation are as detailed below.

Sr. No.	Material terms and conditions	Trigger point	Charge levy / discontinuation		CPC (chargeable per month) (Rs.)
1	Non submission of Title document / security perfection document / MODT / MOE / Mortgage deed / ROC charge creation wherever applicable	90 days from first disbursement date	Levy	On non-compliance of any one or all heads in the category	3,000/-
			Discontinuation	Next calendar month from date of curing	-

Sr. No.	Material terms and conditions	Trigger point	Charge levy / discontinuation		CPC (chargeable per month) (Rs.)
2	Non-submission of revised NACH / ECS debit mandate registration wherever existing mandate is invalid / inactive / bank account closed / bank account frozen / other technical issue	Non curing of mandate registration issue for 90 days period	Levy	On non-compliance of any one or all heads in the category	1,000/-
			Discontinuation	Next calendar month from date of curing	-
3	Non-Submission of KYC-OVD within 90 days (where D-OVD was submitted at Disbursal).	90 days from first disbursement date	Levy	On non-compliance	500/-
			Discontinuation	Next calendar month from date of curing	-
4	Non-submission of Re-KYC documents, wherever applicable.	90 days from receiving 1 <sup>st</sup> intimation for Re KYC	Levy	On non-compliance	500/-
			Discontinuation	Next calendar month from date of curing	-
5	<ul style="list-style-type: none"> <li>• Non-Submission of share certificate retrieved upon name change.</li> <li>• Milestones of Sales, Cashflow and construction as per sanction letter not adhered.</li> <li>• Non-renewal of Property Insurance.</li> <li>• Change in property Ownership or Beneficial Ownership structure without prior approval to the Company.</li> <li>• LEI not submitted or renewed.</li> <li>• Non-submission of End-Use certificate.</li> <li>• Failure to open escrow account.</li> <li>• Failure to deposit project receivables / rentals in the designated escrow account /escrow compliance.</li> </ul>	90 days from first disbursement date or date of noncompliance	Levy	On non-compliance of any one or all heads in the category	1,00,000/-
			Discontinuation	Next month from date of cure of breach	-
6	Non-compliance to any RBI Directions or regulations including specification on the pamphlets, brochures, advertisement hoarding, boards, mailers etc. that the project has been mortgaged to the Lender / Non-compliance of any directions	90 days from first disbursement date or date of noncompliance	Levy	On non-compliance of any one or all heads in the category	10,000/-
			Discontinuation	Next month from date of cure of breach	-

Sr. No.	Material terms and conditions	Trigger point	Charge levy / discontinuation		CPC (chargeable per month) (Rs.)
	or regulations issued by any other Regulatory body including NHB, RERA, Income Tax, etc.				
7	Non-adherence to any terms and conditions, representations, warranties, covenants as defined in the Loan Agreement or Sanction Letter or on occurrence of any Event of Default for Commercial Loans.	90 days from first disbursement date	Levy	On non-compliance of any one or all heads in the category	50,000/-
			Discontinuation	Next month from date of cure of breach	-

The abovementioned charges are subject to modification by the Company and the revised charges as mentioned on the Company's website (<https://www.bajajhousingfinance.in/>) will be applicable. All the Charges mentioned above are excluding GST (if applicable) or any other government levies.