Bajaj Housing Finance Limited

Moratorium Policy

(Approved by Board of Directors through Circular Resolution dated 29 March 2020)
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INTRODUCTION

Bajaj Housing Finance Limited (hereinafter referred to as “BHFL” or “Company”) is a Public Limited Company incorporated under Companies Act, 1956 and regulated & supervised by Reserve Bank of India and National Housing Bank (NHB) respectively.

In view of recent global stress in financial and social conditions caused by Covid-19 (CORONA Virus), every government agency is taking measures to curb the negative impact of pandemic.

Reserve Bank of India (RBI) has taken multiple measures on March 27, 2020 to mitigate the negative effect of virus, to revive growth and to preserve financial stability.

Through this document, the Company has proposed moratorium to customers who are facing financial difficulty due to this pandemic in line with RBI’s Circular number RBI/2019-20/ 186 DOR.No.BP.BC.47/21.04.048/2019-20 dated March 27, 2020 titled “Covid-19 – Regulatory Package”.

POLICY APPLICABILITY

This is with reference to the RBI’s Press Release dated March 27, 2020 on “Statement on Developmental and Regulatory Policies”. The Statement sets out, inter alia, various developmental and regulatory policies that directly address the stress in financial conditions caused by COVID-19. Extract of the Press release is as below - Point No.5 reads as under: -

5. Moratorium on Term Loans

All commercial banks (including regional rural banks, small finance banks and local area banks), co-operative banks, all-India Financial Institutions, and NBFCs (including housing finance companies and micro-finance institutions) (“lending institutions”) are being permitted to allow a moratorium of three months on payment of instalments in respect of all term loans outstanding as on March 1, 2020. Accordingly, the repayment schedule and all subsequent due dates, as also the tenor for such loans, may be shifted across the board by three months.”

Second para of point 6 reads as follows: “The moratorium / deferment is being provided specifically to enable borrowers to tide over the economic fallout from COVID-19. Hence, the same will not be treated as change in terms and conditions of loan agreements due to financial difficulty of the borrowers and, consequently, will not result in asset classification and/or downgrade. The lending institutions may accordingly put in place a Board approved policy in this regard.”

Pursuant to the above, RBI has also issued a Circular for the COVID – 19 Regulatory Package vide RBI/2019-20/ 186 DOR.No.BP.BC.47/21.04.048/2019-20, dated March 27, 2020 titled “Covid-19 – Regulatory Package” also states as follows:

“(i) Rescheduling of Payments – Term Loans and Working Capital Facilities

2. In respect of all term loans (including agricultural term loans, retail and crop loans), all commercial banks (including regional rural banks, small finance banks and local area banks), co-operative banks, all-
India Financial Institutions, and NBFCs (including housing finance companies) (“lending institutions”) are permitted to grant a moratorium of three months on payment of all instalments falling due between March 1, 2020 and May 31, 2020. The repayment schedule for such loans as also the residual tenor, will be shifted across the board by three months after the moratorium period. Interest shall continue to accrue on the outstanding portion of the term loans during the moratorium period.”

### 3.0 CUSTOMER IDENTIFICATION AND OBJECTIVE CRITERIA

Identification of borrowers will be based on guidelines issued by RBI/NHB

- Moratorium would be provided on payment of all instalments falling due between March 1, 2020 and May 31, 2020.
- Customers already categorized as fraud/willful defaulters will be excluded.
- Customers already categorized as NPA will not be covered in the ambit of the policy.

### 4.0 MORATORIUM PERIOD AND METHODOLOGY

Since it is not mandatory for HFCs to offer moratorium to all borrowers, the Company may offer moratorium/deferment from one to three EMIs to borrowers on need based and who have been impacted by the COVID – 19 crises.

Customers who are requesting for moratorium/deferral will be informed about financial implications of such moratorium/deferment including the applicable interest on such action.

- EMI would not be charged to the customer whom moratorium is granted.
- Interest amount of the EMI deferred would be capitalized in the loan
- Residual tenor would remain same though EMI for subsequent months will be increased to give effect of the capitalization of interest or keeping EMI constant, residual tenor will increase for EMI capitalized portion and repayment schedule will be redrawn, decision for the same will be taken by the Committee of officers formed for this purpose on a case to case basis.
- Company would continue to present EMI dues as per normal process for the period March to May’20 for all its customers, unless such customers specifically requested for moratorium after explaining the additional financial implication on their loan because of the moratorium/deferment.
- Moratorium/deferment of EMI would be done month wise or up to 3 months at a time for EMI’s falling due between 1st March 2020 to 31st May 2020, decision for the same will be taken by the Committee of officers on a case to case basis.
5.0 COMMITTEE & APPROVAL PROCESS

Decision for implementation of these guidelines at each customer loan level shall be entrusted to a Committee of officers, as under:

- Chief Risk Officer;
- Chief Collections Officer; and
- Chief Financial Officer

Approval of minimum 2 out of 3 members shall be required in this regard.

6.0 ASSET CLASSIFICATION

The loan accounts to whom relief has been granted by way of moratorium within the ambit of this policy and as governed by RBI/NHB circular, will not result in asset classification and/or downgrade.

7.0 DISPLAY ON WEBSITE

The Board Approved – Moratorium Policy will be hosted on The Company’s website for our Customer’s benefit and as mentioned in the RBI’s Circular.