

खुदरा अस्तियाँ वर्टिकल
RETAIL ASSETS VERTICAL

Rate of Interest of Retail Lending Schemes Updated on 05.09.2023

EBLR as on 11-02-2023 is 9.30%; i.e. RBI Repo Rate (6.50%) + Spread (2.80%)

1. UNION HOME / AWAS: (From 05.09.2023 to 31.03.2024)

A. Floating rate:

The approved rate of interest will be effective for all new Union Home and Union Awas loan customers (including switchover from other Benchmark, viz. MCLR / Base Rate / BPLR to EBLR)

Loan Amount	CIC Score	LTV	Government / PSU Employees
Irrespective of the loan amt	750 and above	<=90	EBLR - 0.90% = 8.40%

Loan amount	CIC Score	LTV	Applicable ROI category wise
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			Salaried/ Professional		Non-Salaried	
			Male	Female	Male	Female
Irrespective of Loan amount	750 and above	As per quantum wise LTV Norms	EBLR-0.75% = 8.55%			
	From 700 to 749 (Including -1 & 1 to 5)		EBLR-0.10% = 9.20%	EBLR-0.15% = 9.15%	EBLR = 9.30%	EBLR-0.05% = 9.25%
	From 650 to 699		EBLR+0.20% = 9.50%	EBLR+0.15% = 9.45%	EBLR+0.25% = 9.55%	EBLR+0.20% = 9.50%
	From 600 to 649		EBLR+1.00% = 10.30%			
	Below 600		EBLR+1.50% = 10.80%			

* The above benefit of 5 bps concession will be applicable, only if the house is singly/jointly owned by female borrower.

B. Fixed Rate (for maximum 5 years)

Loan Amount	Rate of Interest
Upto Rs.30 Lakh	11.40%
Above Rs.30 Lakh to Rs.50.00 Lakh	12.40%
Above Rs.50 lakh to Rs.200 Lakh	12.65%

2. SMART SAVE:

Loan Amount	CIC Score	LTV	Salaried/Professional		Non-Salaried	
			Male	Female	Male	Female

Up to 30 Lakh	750 & Above	<=80	EBLR + 0.05% = 9.35%			
		>80&<=90	EBLR + 0.05% = 9.35%			
	From 700 to 749	<=80	EBLR + 0.30% = 9.60%	EBLR + 0.25% = 9.55%	EBLR + 0.35% = 9.65%	EBLR + 0.30% = 9.60%
		>80&<=90	EBLR + 0.35% = 9.65%	EBLR + 0.30% = 9.60%	EBLR + 0.40% = 9.70%	EBLR + 0.35% = 9.65%
	From 650 to 699	<=80	EBLR + 0.40% = 9.70%	EBLR + 0.35% = 9.65%	EBLR + 0.45% = 9.75%	EBLR + 0.40% = 9.70%
		>80&<=90	EBLR + 0.45% = 9.75%	EBLR + 0.40% = 9.70%	EBLR + 0.50% = 9.80%	EBLR + 0.45% = 9.75%
	From 600 to 649	<=80	EBLR + 0.95% = 10.25%			
		>80&<=90	EBLR + 0.95% = 10.25%			
	Below 600	<=80	EBLR + 1.45% = 10.75%			
		>80&<=90	EBLR + 1.45% = 10.75%			
Above 30 Lakh	750 & Above	<=80	EBLR + 0.05% = 9.35%			
		>80&<=90	EBLR + 0.05% = 9.35%			
	From 700 to 749	<=80	EBLR + 0.40% = 9.70%	EBLR + 0.35% = 9.65%	EBLR + 0.45% = 9.75%	EBLR + 0.40% = 9.70%
		>80&<=90	EBLR + 0.45% = 9.75%	EBLR + 0.40% = 9.70%	EBLR + 0.50% = 9.80%	EBLR + 0.45% = 9.75%
	From 650 to 699	<=80	EBLR + 0.50% = 9.80%	EBLR + 0.45% = 9.75%	EBLR + 0.55% = 9.85%	EBLR + 0.50% = 9.80%
		>80&<=90	EBLR + 0.55% = 9.85%	EBLR + 0.50% = 9.80%	EBLR + 0.60% = 9.90%	EBLR + 0.55% = 9.85%
	From 600 to 649	<=80	EBLR + 1.10% = 10.40%			
		>80&<=90	EBLR + 1.10% = 10.40%			
	Below 600	<=80	EBLR + 1.65% = 10.95%			
		>80&<=90	EBLR + 1.65% = 10.95%			

* The above benefit of 5 bps concession will be applicable, only if the house is singly/jointly owned by female borrower.

3. COMMERCIAL REAL ESTATE -

a) Residential Housing (CRE-RH) 3rd House: (From 05.09.2023 to 31.03.2024)

Loan Amount	CIC Score	LTV	Government / PSU Employees
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Irrespective of the loan amt	750 and above	<=90	EBLR - 0.65% = 8.65%
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Loan amount	CIC Score	LTV	Applicable ROI category wise
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			Salaried/ Professional	Non-Salaried
Irrespective of Loan amount	750 and above	As per quantum wise LTV Norms	EBLR-0.50% = 8.80%	
	From 700 to 749 (Including -1 & 1 to 5)		EBLR+0.15%= 9.45%	EBLR+0.25%= 9.55%
	From 650 to 699		EBLR+0.45% = 9.75%	EBLR+0.50% = 9.80%
	From 600 to 649		EBLR+1.25% = 10.55%	
	Below 600		EBLR+1.75% = 11.05%	

b) Residential Housing (CRE-RH) 4th House onwards: (From 05.09.2023 to 31.03.2024)

Loan Amount	CIC Score	LTV	Government / PSU Employees
Irrespective of the loan amt	750 and above	<=90	EBLR - 0.15% = 9.15%

Loan amount	CIC Score	LTV	Applicable ROI category wise
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			Salaried/ Professional	Non-Salaried
Irrespective of Loan amount	750 and above	As per quantum wise LTV Norms	EBLR% = 9.30%	
	From 700 to 749 (Including -1 & 1 to 5)		EBLR+0.65%= 9.95%	EBLR+0.75%= 10.05%
	From 650 to 699		EBLR+0.95% = 10.25%	EBLR+1.00% = 10.30%
	From 600 to 649		EBLR+1.75% = 11.05%	
	Below 600		EBLR+2.25% = 11.55%	

4. UNION MILES: (Applicable from 29-08-2023 to 31-12-2023)

Type of vehicle	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
New 4-Wheeler	800 & Above	EBLR	-0.45%	8.85%
	From 750 - 799			

	From 731 - 749	EBLR	0.20%	9.50%
	From 700-730 & -1 & 1 to 5	EBLR	0.50%	9.80%
	From 650-699	EBLR	1.00%	10.30%
	below 650	EBLR	1.20%	10.50%
New 2-Wheeler	700 & above	EBLR	3.10%	12.40%
	below 700	EBLR	3.20%	12.50%
Old 4 - Wheeler (Not older than 3 years)	700 & above	EBLR	3.60%	12.90%
	below 700	EBLR	3.70%	13.00%

4.1 UNION GREEN MILES: (Applicable from 29-08-2023 to 31-12-2023)

Type of vehicle	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
New 4-Wheeler	800 & Above	EBLR	-0.55%	8.75%
	From 750 - 799			
	From 731 - 749	EBLR	0.10%	9.40%
	From 700-730 & -1 & 1 to 5	EBLR	0.40%	9.70%
	From 650-699	EBLR	0.90%	10.20%
	below 650	EBLR	1.10%	10.40%
New 2-Wheeler	700 & above	EBLR	2.90%	12.20%
	below 700	EBLR	3.00%	12.30%

5. UNION EDUCATION:

Covered under CGFSEL					
Quantum of loan	Reference Rate (D)	Premium		Effective ROI	
		For Male Student (E)	For Female Student (F)	For Male Student (D+E)	For Female Student (D+F)
Up to ₹ 7.50 lakh	EBLR	2.00%	2.00%	11.30%	11.30%

Not covered under CGFSEL					
Quantum of loan	Reference Rate (D)	Premium		Effective ROI	
		For Male Student (E)	For Female Student (F)	For Male Student (D+E)	For Female Student (D+F)
Up to ₹ 4.00 lakh	EBLR	3.25%	2.75%	12.55%	12.05%
>₹4.00-₹7.50 lakh	EBLR	3.00%	2.50%	12.30%	11.80%
Above ₹ 7.50 lakh	EBLR	2.10%	1.60%	11.40%	10.90%

6. UNION EDUCATION PREMIER ABROAD:

Quantum of Loan	Rate of Interest	Effective ROI
Upto Rs. 40 Lakh	EBLR + 0.50% (without Collateral)	9.80%

Up to Rs.150.00 Lakh	EBLR+0.25% (50% Up to <100% Collateral)	9.55%
	100% and above collateral @ EBLR	9.30%

7. UNION EDUCATION- SPECIAL SCHEME FOR PREMIER MEDICAL INSTITUTES:

Quantum of Loan	Rate of Interest	Effective ROI
Upto Rs. 40 Lakh	EBLR + 1.00% (without Collateral)	10.30%
Up to Rs.200.00 Lakh	EBLR+0.75% (50% Up to <100% Collateral)	10.05%
	100% and above collateral @ EBLR	9.30%

8. Union Education Scheme: Tier I Premier Management & Technical Institutes for Indian Institutes of Technology (IITs):

Scheme	Rate of Interest	Effective ROI
Tier I Premier Management & Technical Institutes for Indian Institutes of Technology (IITs)	EBLR-1.15%	8.15%

9. UNION EDUCATION LOAN FOR ISB STUDENT:

Course Name	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Post Graduate Programme in Management (PGPM)	EBLR	-1.10%	8.20%
Post Graduate Programme in Management for working Professionals (PGP-PRO) - Upto Rs. 20.00 lakhs	EBLR	-1.10%	8.20%
Post Graduate Programme in Management for working Professionals (PGP-PRO) - Above Rs. 20.00 lakh	EBLR	-0.80%	8.50%
Post Graduate Programme in Management for Senior Executives (PGPMAX) - Upto Rs. 20.00 lakhs	EBLR	-1.10%	8.20%
Post Graduate Programme in Management for Senior Executives (PGPMAX) - Above Rs. 20.00 lakh	EBLR	-0.80%	8.50%

10. UNION EDUCATION-SPECIAL EDUCATION LOAN SCHEME:

Course Name	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Special Scheme for students of Tier-I Premier Management & Technical institutes			
Category 'A' Institutes	EBLR	-0.70%	8.60%
Category 'B' Institutes	EBLR	0.00%	9.30%
Special scheme for students of Tier-II Management & Technical Institutes			
For Male Student	EBLR	1.75%	11.05%
For Female/SC/ST/Minority Students	EBLR	1.25%	10.55%

11. UNION EDUCATION - SKILL DEVELOPMENT:

Quantum of loan			
	Reference Rate (D)	Premium	Effective ROI

		For Male Student (E)	For Female Student (F)	For Male Student (D+E=G)	For Female Student (D+F=H)
Skill Development Loan without deviation to be covered under CGFSSD	EBLR	1.50%	1.50%	10.80%	10.80%
Skill Development Loan with deviation if any & not covered under CGFSSD	EBLR	3.25%	2.75%	12.55%	12.05%

12. UNION MORTGAGE:

Type of Property	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Residential Property (Self occupied/tenanted); Excluding Open Plots	800 & Above	EBLR	1.30%	10.60%
	750 to 799	EBLR	1.50%	10.80%
	700 to 749 -1 & 1 to 5	EBLR	2.30%	11.60%
	Below 700	EBLR	3.10%	12.40%
Non-Residential property but Self-occupied commercial/industrial; Excluding open Plots	800 & Above	EBLR	1.70%	11.00%
	750 to 799	EBLR	1.90%	11.20%
	700 to 749 -1 & 1 to 5	EBLR	2.70%	12.00%
	Below 700	EBLR	3.60%	12.90%
Non-Residential property which are not self-occupied like Hospital Leased to third Parties, Multi-tenanted Commercial Building-; Excluding Open plots.	800 & Above	EBLR	2.15%	11.45%
	750 to 799	EBLR	2.35%	11.65%
	700 to 749 -1 & 1 to 5	EBLR	2.95%	12.25%
	Below 700	EBLR	3.85%	13.15%

13. UNION MORTGAGE PLUS:

- 0.75% above the ROI of Home Loan account against which Mortgage Plus loan is extended without factoring concession
- Borrowers with CIBIL Score of below 700 to be charged additional borrower risk premium of 0.10%
- In case of Staff Home loan borrowers, the applicable ROI for Union Mortgage PLUS will be 0.75% above the applicable ROI on the Union Home Loan Scheme.

14. UNION REVERSE MORTGAGE:

Quantum of loan	Rate of Interest (Fixed Rate)
Rs.1.00 Lakhs to Rs.100 Lakhs	11.30%

15. UNION PERSONAL:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Personal - Under Tie-up	700 & above	EBLR	4.10%	13.40%
	below 700	EBLR	4.20%	13.50%
Union Personal - Under Non Tie-up	700 & above	EBLR	5.10%	14.40%
	below 700	EBLR	5.20%	14.50%

Union Personal- For Non-Salaried Individuals	700 & above	EBLR	6.10%	15.40%
	below 700	EBLR	6.20%	15.50%

16. UNION PROFESSIONAL PERSONAL LOAN SCHEME:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Professional Personal - Salaried Under Tie-up	700 & above	EBLR	2.50%	11.80%
	below 700	EBLR	2.75%	12.05%
Union Professional Personal - Salaried Under Non Tie-up	700 & above	EBLR	3.00%	12.30%
	below 700	EBLR	3.25%	12.55%
Union Professional Personal - Non-Salaried	700 & above	EBLR	3.50%	12.80%
	below 700	EBLR	3.75%	13.05%

17. UNION ASHIYANA PERSONAL LOAN SCHEME:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Ashiyana Personal - Salaried	700 & above	EBLR	2.50%	11.80%
	below 700	EBLR	2.75%	12.05%
Union Ashiyana Personal - Non-Salaried	700 & above	EBLR	3.00%	12.30%
	below 700	EBLR	3.25%	12.55%

18. UNION ASHIYANA OVERDRAFT SCHEME:

Schemes	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Union Ashiyana Overdraft - Salaried	700 & above	EBLR	1.70%	11.00%
	below 700	EBLR	2.05%	11.35%
Union Ashiyana Overdraft - Non-Salaried	700 & above	EBLR	1.75%	11.05%
	below 700	EBLR	2.10%	11.40%

19. UNION WOMEN PROFESSIONAL PERSONAL LOAN SCHEMES:

Quantum of loan	CIC Score	Rate of Interest (Salaried)	Effective ROI	Rate of Interest (Non-Salaried)	Effective ROI
Up to Rs.50.00 lakh	700 & above	EBLR + 2.10%	11.40%	EBLR + 3.00%	12.30%
	Below 700	EBLR + 2.25%	11.55%	EBLR + 3.25%	12.55%

20. UNION CASH:

	Age at the time of Loan	Quantum of Loan	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
Pensioner	Upto 70 Years	Rs.10.00 Lakh	EBLR	2.10%	11.40%
	Above 70 Years	Rs.5.00 Lakh			
Family Pensioner	Any age Group	Rs.3.00 Lakh			

21. SPECIAL RETAIL LENDING SCHEME FOR GOVERNMENT EMPLOYEE, SRLGE:

Home Loan (Effective from 05.09.2023 to 31.03.2024)

Loan amount	CIC Score	LTV	Applicable ROI category wise			
			Salaried/ Professional		Non-Salaried	
			Male	Female	Male	Female

Irrespective of Loan amount	750 and above	As per quantum wise LTV Norms	EBLR-0.90% = 8.40%			
	From 700 to 749 (Including -1 & 1 to 5)		EBLR-0.10% = 9.20%	EBLR-0.15% = 9.15%	EBLR = 9.30%	EBLR-0.05% = 9.25%
	From 650 to 699		EBLR+0.20% = 9.50%	EBLR+0.15% = 9.45%	EBLR+0.25% = 9.55%	EBLR+0.20% = 9.50%
	From 600 to 649		EBLR+1.00% = 10.30%			
	Below 600		EBLR+1.50% = 10.80%			

* The above benefit of 5 bps concession will be applicable, only if the house is singly/jointly owned by female borrower.

UNION MORTGAGE	Type of Property	CIC score	Reference Rate (D)	Premium (E)	Effective ROI (D+E=F)
	Residential Property (Self occupied/tenanted); Excluding Open Plots	800 & Above	EBLR	1.20%	10.50%
		750 to 799	EBLR	1.40%	10.70%
		700 to 749 -1 & 1 to 5	EBLR	2.20%	11.50%
		Below 700	EBLR	3.00%	12.30%
	Non-Residential property but Self-occupied commercial/industrial; Excluding open Plots	800 & Above	EBLR	1.60%	10.90%
		750 to 799	EBLR	1.80%	11.10%
		700 to 749 -1 & 1 to 5	EBLR	2.60%	11.90%
		Below 700	EBLR	3.50%	12.80%
	Non-Residential property which are not self-occupied like Hospital Leased to third Parties, Multi-tenanted Commercial Building;- Excluding Open plots.	800 & Above	EBLR	2.05%	11.35%
750 to 799		EBLR	2.25%	11.55%	
700 to 749 -1 & 1 to 5		EBLR	2.85%	12.15%	
Below 700		EBLR	3.75%	13.05%	

UNION MILES (Applicable from 05-09-2023 to 31-12-2023)	Type of Vehicle	CIC score	Approved ROI		
	New 4-Wheeler	800 & Above	EBLR	-0.45%	8.85%
		From 750 - 799			
		From 731 - 749	EBLR	0.20%	9.50%
		From 700-730 & -1 & 1 to 5	EBLR	0.50%	9.80%
		From 650-699	EBLR	1.00%	10.30%
		below 650	EBLR	1.20%	10.50%
	New 2-Wheeler	700 & above	EBLR	3.10%	12.40%
		below 700	EBLR	3.20%	12.50%
	Old 4-Wheeler (Not older than 3 years)	700 & above	EBLR	3.60%	12.90%
below 700		EBLR	3.70%	13.00%	

UNION PERSONAL	Where employer undertaking is available	750 & Above	EBLR	2.10%	11.40%
		From 700 to 749	EBLR	2.20%	11.50%
		From 650 to 699	EBLR	2.40%	11.70%
		Less than 650	EBLR	2.70%	12.00%
	Where employer undertaking is not available	750 & Above	EBLR	3.60%	12.90%
		From 700 to 749	EBLR	3.70%	13.00%
		From 650 to 699	EBLR	3.90%	13.20%
		Less than 650	EBLR	4.20%	13.50%
	Where salary account is with our bank and employer undertaking is not available but guarantee of another co-employee is obtained. One Co-employee will be eligible to offer maximum 1 guarantee.	750 & Above	EBLR	2.70%	12.00%
		From 700 to 749	EBLR	2.80%	12.10%
		From 650 to 699	EBLR	3.00%	12.30%
		Less than 650	EBLR	3.30%	12.60%