

FAQ - Commercial Property loan for NRI

1. Who is an NRI?

An NRI is an Indian citizen who stays outside India:

- (a) for purposes of carrying out employment or any business or vocation;
- (b) under circumstances indicating an intention to stay outside India for an uncertain duration;
- (c) any Indian citizen deputed outside India for a temporary period in connection with employment

2. Who is a PIO?

A citizen of a foreign country (other than a citizen of Bangladesh or Pakistan) is a PIO if

- (a) he/ she at any time held an Indian passport; OR
- (b) he/ she or either of his/ her parents or any of his/ her grandparents was a citizen of India; OR
- (c) spouse (not being a citizen of Bangladesh or Pakistan) of an Indian citizen or (a) or (b) above.

3. Who can avail a NRI commercial property loan?

Salaried NRI/PIO can avail this loan.

4. How much finance can I avail against the property value?

You can borrow up to 65 % of the market value of your property subject to your income eligibility.

5. For how long a period can I get a commercial property loan?

We grant home loans from minimum 3 years to maximum 15 yrs.

6. What is the minimum income requirement?

For Middle East countries: 3, 00,000 AED (UAE Dhms) per annum
For USA and other countries: 80,000 USD per annum
For Merchant navy: 50,000 USD per annum

7. Do I need a co-applicant?

Yes. Co - applicant is required and should be a blood relative of the main applicant.

8. Which are approved countries for employment with Dhanlaxmi Bank?

Australia	Muscat
Bahrain	New Zealand
Brunei	Oman
Canada	Qatar
Germany	Singapore
Hong Kong	South Africa
Italy	U.A.E (Dubai, Sharjah, Abu Dhabi, Ras Al, Saudi Arabia)
Indonesia	U.S.A
Japan	United Kingdom
Kuwait	
Malaysia	

9. What is the applicable rate of interest?

The rate of interest varies depending upon your loan amount, property type, income etc and this will be communicated to you by our sales representatives.

10. What is a Power of Attorney (POA)?

A power of attorney is a resident Indian appointed to act on behalf of the NRI applicant through an execution of the General Power of Attorney (GPOA) deed. The resident Indian should be co-applicant to the loan.

11. Process when Power of Attorney (POA) is executed in India by resident/ non resident Indians?

The attorney (resident Indian) should preferably be a resident of the city / town from where the loan is availed.

The power of attorney is to be executed on a non-judicial stamp paper of appropriate value as applicable in the Indian State.

End of each page of the power of attorney (the "POA") is to be signed and wherever the blanks are filled in ink should be initialed by the grantor (applicant executing the POA). The POA should be signed by the attorney on the last page as token of acceptance.

Photographs of the grantor and the attorneys are to be affixed.

Signatures of the grantor and the attorney should be attested by a judicial magistrate or a notary public and duly stamped as per applicable stamp duty in India.

12. Process when Power of Attorney (POA) is executed outside India by non resident Indians?

The attorney (resident Indian) should preferably be a resident of the city / town from where the loan is availed.

End of each page of the POA is to be signed and wherever the blanks are filled in ink should be initialed by the grantor (applicant executing the POA).

Photographs of the grantor and the attorneys are to be affixed.

The signature of the grantor should be attested by any authorized official of the Indian embassy / Indian consulate / trade commissioner of India in the country where the grantor resides.

The POA is then sent to India where the attorney signs the POA on the last page.

The POA then needs to be duly stamped as per applicable stamp duty in India and duly notarized within 3 months of its arrival in India.

13. Do I have the option of pre-paying the entire loan amount?

Yes. One can pre-pay the loan at any time after 6 months from the date of final disbursement of the loan. Foreclosure charges will be levied as applicable.

14. What are the foreclosure charges?

Foreclosure charges will be 5% + service tax on the outstanding loan amount at the time of foreclosure if the loan is closed within 12 months from the date of 1st disbursement. Foreclosure charge will be 3% + service tax if loan is closed between 12- 24 months from the date of 1st disbursement. The foreclosure charge will be 2% + service tax if loan closed after 24 months from the date of 1st disbursement.

15. Can I make part pre-payment?

You can make part pre-payments of a minimum amount of Rs 50,000 after 6 months from the date of first disbursement of the loan. This payment can be made only once in a financial year subject to a maximum of 25% of the balance outstanding against your loan amount at the time of request.

All part prepayments made 12 months prior to the foreclosure of the loan will be charged at the applicable foreclosure rate at the time of foreclosure.

16. How do I repay the loan?

Dhanlaxmi Bank would have 2 modes of repayment – ECS or PDC from NRE/NRO or from such accounts as may be permitted by RBI from time-to-time.