

**ANDHRA PRADESH GRAMEENA BANK**

(Scheduled bank owned by Government)

Head Office:: GUNTUR

Department:: CREDIT

Circular No: 187

Reference: Credit/56

Date: 03.09.2025

APGB Home Plus (Fixed ROI)

The Andhra Pradesh Grameena Bank (APGB) had earlier issued guidelines on Housing Top-up Loans to the general public in the Loan Policy and Guidelines (Limited) formulated at the time of amalgamation of erstwhile RRBs. Subsequently, several modifications and clarifications were issued through multiple circulars to address business requirements and align with regulatory directions.

In order to consolidate all these instructions and provide a uniform framework, the Bank has now revised the scheme under the name "APGB Home Plus Loan," duly approved by the Board vide Resolution No. 229 dated 05.08.2025. The revised scheme incorporates updated eligibility, features, security norms, documentation, and operational guidelines, and shall serve as the single reference document for sanction and monitoring of Housing Top-up Loans henceforth.

In this connection, the detailed guidelines on APGB Home Plus Loan are enclosed herewith for ready reference and uniform adoption across all branches. The guidelines clearly outline the objectives, eligibility criteria, permissible purposes, repayment structure, and procedural aspects to be meticulously followed by the branches.

All functionaries are advised to go through the revised guidelines carefully and ensure strict compliance so as to achieve the intended objectives of the scheme. These guidelines supersede all earlier guidelines/circulars issued with reference to Housing Top-up Loans to the general public.

Kallur Janardhana Rao
General Manager



APGB HOME PLUS LOAN**1.1 Purpose**

Loans under the scheme can be availed for any of the following purpose

- For personal needs.
- Debt consolidation.
- Loan not to be utilized for speculative purpose.

1.2 Eligible individuals (Permitted applicant/co-applicant)

- Existing home loan borrowers.
- Borrowers whose home loans are taken over from other Bank/Fl. In case of takeover of home loans, the loan can be sanctioned simultaneously with housing loan.
- Staff Housing loan borrowers.
- Eligible applicant/co-applicant norms shall be as per the APGB Home Loan.

Note:

- APGB Home plus loan scheme is for existing borrowers (existing/ takeover housing loan). Addition of any applicant/co-applicant should not be treated as deviation subject to the applicant/co-applicant is within permitted list of applicant/co-applicant.
- Satisfactory track of repayment in existing housing loan (either with our bank/ other bank/Fl in case of takeover) for at least 12 months should be present i.e. no EMI shall be overdue for a period of 30 days.
- Property should be in the name of the borrower. Loan can't be considered in case of under construction properties.
- Loan can't be considered against commercial properties.
- All co-owners of the property against which the loan is applied shall mandatorily join as co-applicant to the loan.
- All co-applicants of existing home loan shall join as co-applicants to the loan. Deletion of any co-applicant shall be done only with prior approval from RCAC.

1.3 Nature of the facility : Term Loan.**1.4 Quantum of the Loan**

- Minimum: Rs.2 Lakhs.
- Maximum: Rs.75 Lakhs in case of urban/semi-urban properties and Rs.10 Lakhs in case of rural properties.



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Note:

- For proposals greater than Rs.75 Lakhs in urban/semi-urban areas and Rs.10 Lakhs in rural properties, deviation approval shall be obtained from GCAC prior to taking up proposal.
- The classification of area in which property is present (Urban/Semi-urban/Rural) shall be based on the Engineer Valuation Report given by our panel engineer.

1.5 LTV norms

Loan Amount	LTV
Up to & inclusive of ₹30 Lakh	90% of NRV
Above ₹30 Lakh and up to & inclusive of ₹75 Lakh	80% of NRV
Above ₹75 Lakh	75% of NRV

- LTV to be always calculated on the Net Realizable Value (NRV) of the property.
- Valuation of the property to be considered as per the valuation report taken anytime during the past three years. In case of valuation report beyond three years, fresh valuation to be obtained.
- Age of the property norms should be in line with APGB Home Loan scheme.
- Outstanding in the home loan shall be considered for purpose of LTV calculation.

1.6 Repayment tenure

Repayment tenure must be Lower of the following:

- 20 years from the date of sanction
- Borrower attaining age of 70 years (subject to assessment at the time of sanction the adequacy of income to meet repayment till the age of 70 years).
- Five years prior to residual age of the building i.e. loan should be liquidated 5 years prior to the residual age of the building.
- Co-terminus with the home loan account in other words residual repayment of Home Loan.

1.7 Moratorium Period :

No moratorium period is allowed. Repayment of the EMI shall commence immediately from the next month.

1.8 Rate of Interest (ROI)

- 0.75% higher than the rate of interest applicable for APGB Home Loan as on date of the sanction. The ROI shall be fixed as per the norms applicable for APGB Home Loan.



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1.9 Reckoning of Income for calculation of quantum of the loan

- Reckoning of the income for calculation of quantum of the loan shall be as per APGB home loan. However, Self-employed individuals & agriculturists having filed ITR for last two years with a minimum gap of six months only will be considered.
- Self-employed individuals/agriculturists who have not filed ITRs for last two years shall not be eligible under this scheme.

1.11 Security: Extension of the security mortgaged for the purpose of APGB Home loan.

1.12 Guarantee

- If any guarantee is obtained for APGB home loan, the same to be obtained for APGB Home plus loan. However, in cases where an exemption is sought – such as when the borrower wishes to avail the APGB Home Plus Loan without the guarantor who was provided for the original APGB Home Loan – the deviation shall require prior approval from the RCAC.

1.13 Disbursement

- Loan proceeds shall be directly credited to the operative account of the borrower/s with our bank.

1.14 Processing charges

- 0.50% of the loan amount + GST. The same to be collected prior to disbursement.
- No processing charges are to be taken in case of staff members (existing/ retired) irrespective of whether they are availing APGB Home Plus loan against staff housing loan or APGB Home Loan.

1.15 Delegation Powers

(Amount in Rs. Lakhs)

Sanctioning Authority	Branch Manager	CPC Credit Approval Committee
OJM Grade-I	--	--
MM Grade-II	--	20
MM Grade - III	10	40
SM Grade - IV & Above	10	50
RCAC		70
HCAC		75
GCAC		100
CCAC		125



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- If any case, the APGB Home loan has been sanctioned by RCAC or higher delegation, then the minimum sanctioning authority for the APGB Home plus loan shall be RCAC subject to the current APGB Home plus application falls within the discretion of RCAC as per lending powers.

1.16 CIBIL Score: Minimum CIBIL score acceptable shall be 650.

1.17 Other terms & Conditions

- All other terms & conditions viz. sustenance norms, charges other than processing fees and any other terms & conditions not specified shall be applicable as per APGB Home Loan.

