

A Study of Home Loan Scheme Offered By Sbi

Harshada Raut and Pradip Dhamdar

Jhulelal Institute Of Technology

Department Of Business Administration Rashtrasant Tukdoji Maharaj University, Nagpur

Abstract : Every human being want their own house. House is a profitable and useful in the future and furnished propulsion to economic development. But the today scenario buying the home is a challenge chore. Because it is a major expenditure. A middle class family cannot afford this expenditure. To resolve this activity. Government provides housing finance loan facility for every person at lower interest rate . housing finance sector encourage tax rebates. Housing finance means to take a home on loan basis in which we pay monthly installment with favourable interest rates.

Keywords: interest rate, home loan, financial institution, fixed and floating interest rate.

I. Introduction

Housing, being one of the basic needs of making in terms of safety, security, self-esteem, social status, cultural identity, satisfaction and achievement, is one of the major determinants of economic well-being

In India there are many prominent nationalized banks and private banks that offer easy home loans to the prospective buyers. These banks offer Home loans to the prospective buyers to purchase either fresh or old house. Further loans are also provided for home upgrading or repair, extension of houses etc. The facilities provided by these banks include Low interest rates, Door-step service, Can transfer your existing high-interest rate loan, Free personal accident insurance, Up to 100% funding for selected properties.

Unique Features of House Loan

- ❖ **Purpose:** For purchase of house from builder/resale and construction/ extension of existing house.
- ❖ **Loan Amount:** You can avail for Home loans ranging from Rs.1 lakh to Rs.100 lakh depending on your eligibility, income, and repayment capacity.
- ❖ **Security:** Home loan is a secured loan wherein collateral are required.
- ❖ **Loan Tenor:** The maximum loan tenure is 25 years.

Interest Rates:-

- **Fixed interest loans**
- **Floating rate loan**

Objective Of Study

- ❖ To study the process of home loan.
- ❖ To study how to calculate EMI on home loan.
- ❖ To learn about various aspect of SBI home loan.
- ❖ To know the idea of customer about interest pay on home loan.

Scope Of Study

- ❖ There are greater number of borrower of home loan .so by this study we can find out satisfaction level customer and problem faced by them in obtaining home.
- ❖ This study will be provide knowledge related to housing loan specially regarding the SBI .

Indentations And Equations

1. Research methodology :-

Research is application of human intelligence systematic manner to a problem.

1. Data collection :-

Both the primary and secondary method of data collection are use for present study. Under the primary data collected method questionnaire and secondary data for the present data include webservice.

2. Sampling work:-

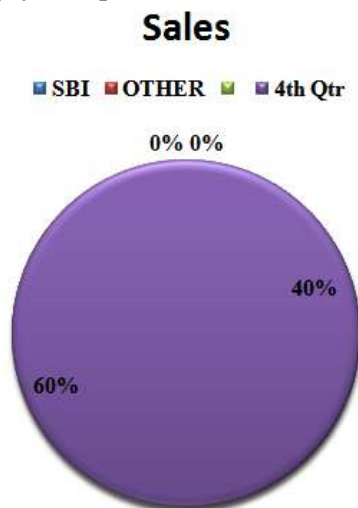
1. Population definition:- the population for research include customer , relative of Nagpur and koradi city.

3. Sample size :- 50

4. Sapling techniques :- survey techniques

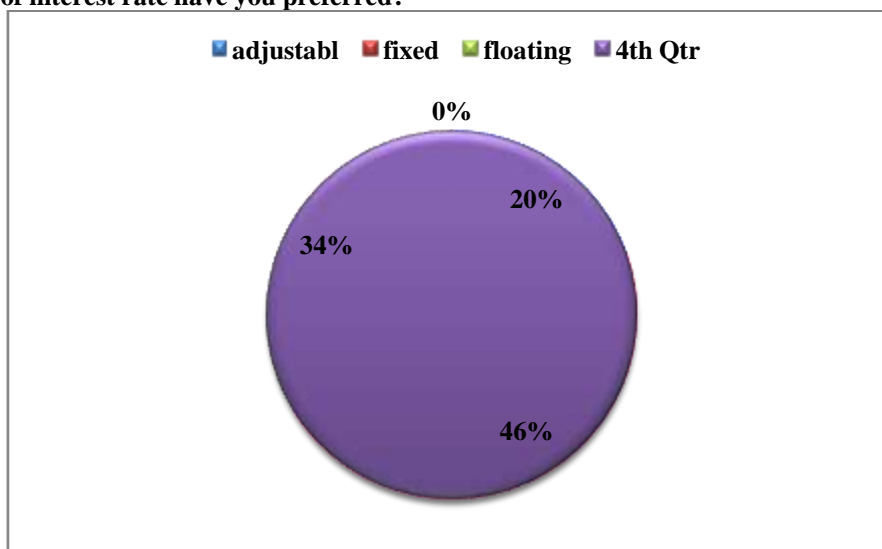
II. Data analysis and interpretation

Q.1.Which bank provide flexible repayment period?



INTERPRETATION:- Among 50 respondents, 40% persons say that SBI provide flexible repayment period, 60% says that Other Bank provide flexible repayment period.

2.which type of interest rate have you preferred?



INTERPRETATION:- Among the 50 respondent 34% person say that floating interest rate better while taking home loan. 20% people say that adjustable and 46% people say that fixed interest rate better while taking home loan.

III. Conclusions

- SBI provide more attractive interest rate than other bank.
- Loan amount disbursement process is easy when compare to other bank.
- The loan sanction process is low when compare to other bank.

- Home loan have long period when compare to other bank.
- The study limited only 50 person.

Bibliography

BOOKS

- [1]. C.R. KOTHARI (Research methodology: Method and technology)
- [2]. VINOD KOTHARI(Guide to housing finance)

WEBSOURCE

- [3]. www.sbi.com