

Dear Customer,

SITARA–SEWA GRIH RIN LIMITED has decided to offer fixed & floating rate of interest to its customers. In order to give better understanding to our customers, the company has prepared following explanation about the benefits of floating vs fixed rate of loans.

Buying a house involves a series of decisions which can have an impact on your life for years, or even decades. The decision to rent-or-buy a house is the first. Once that is decided in favour of 'buy', spotting the perfect home for your family is the next decision. And then comes the crucial **“Fixed interest rate or floating interest rate”** home loan decision. This decision has an impact on your financials and hence, requires careful consideration.

FLOATING RATE HOME LOAN AND ITS BENEFITS

Also referred to as 'adjustable-rate home loan', these loans are linked to the lender's benchmark rate, which, in turn, moves in sync with the market interest rate. If there is a change in the benchmark rate, the interest rate on the loan also changes proportionately.

The interest rate on such loans is re-set at specified intervals. It could be calendar periods like every quarter or half of a financial year, or it could be unique to each customer depending upon the date of first disbursement of his home loan.

Alternately, the reset could also be linked to your loan anniversary. Financial institutions generally reserve the right to alter the interest rate reset cycle. If there has been a change in the market rates during their view period, your rates too would be reset higher or lower as the case may be. In cases of such rate resets, **it is usually the tenure of the loan that gets re-adjusted to account for the changed interest rate. “If the rate increases, your remaining loan tenure would be extended and vice-versa”**. This is done to avoid frequent revisions to your EMI which could impact your cashflow. But if you so desire, you may request the lender to revise your EMI instead of the loan tenure.

To conclude, one cannot say that one kind of loan is better than the other; selecting the fixed option or floating home loan interest rate option will depend on your needs, preferences, and financial profile. You need to consider the factors discussed above to select the option that suits you best. Though your choice of loan has a material impact on the eventual cost of home, you have the flexibility to change how interest is levied on your home loan depending on the circumstances.

FIXED VERSUS FLOATING INTEREST RATE

FIXED	FLOATING
Interest rate on your home loan remains fixed throughout the loan tenure.	Interest rate on your home loan changes based on change in the lender's benchmark rate.
Fixed rates are slightly higher than floating rates.	Floating rates are slightly lower than fixed rates.
If you are comfortable with the prevailing interest rates are reasonably sure that interest rates will rise in future, opt for a fixed rate home loan.	If you are unsure about where interest rates are heading, opt for a floating rate home loan.
There is a prepayment penalty in case of fixed rate home loans.	There is no prepayment penalty in case of floating rate home loans.

Let's understand with an example of how floating rate loan can be better than fixed rate loan:

a) Floating Rate Loan Amortisation Schedule

Inputs	Home Loan Amount	8,00,000
	Loan Interest Rate	18%
	Loan Tenure (Years)	10
	Loan interest rate per month	0.01500
	Loan Tenure (Months)	120

Results	EMI	14,415.00
	Principal Repayment	8,00,000.00
	Total Payment	16,48,797.00
	Total Interest Payment	8,48,797

Amortization schedule on Floating Rate

Month	MonthlyEMI	Principal	ROI	ROI/Month	Interest	Principal % in EMI	Interest % in EMI	Outstanding Loan	Loan % Paid Off
0	-	-			-	-	-	8,00,000	0.0%
1	14,415	2,415	18.00%	0.0150	12,000	16.8%	83.2%	7,97,585	0.3%
2	14,415	2,451	18.00%	0.0150	11,964	17.0%	83.0%	7,95,134	0.6%
3	14,415	2,488	18.00%	0.0150	11,927	17.3%	82.7%	7,92,646	0.9%
4	14,415	2,525	18.00%	0.0150	11,890	17.5%	82.5%	7,90,121	1.2%
5	14,415	2,563	18.00%	0.0150	11,852	17.8%	82.2%	7,87,558	1.6%
6	14,415	2,601	18.00%	0.0150	11,813	18.0%	82.0%	7,84,957	1.9%
7	14,415	2,640	18.00%	0.0150	11,774	18.3%	81.7%	7,82,316	2.2%
8	14,415	2,680	18.00%	0.0150	11,735	18.6%	81.4%	7,79,636	2.5%
9	14,415	2,720	18.00%	0.0150	11,695	18.9%	81.1%	7,76,916	2.9%
10	14,415	2,761	18.00%	0.0150	11,654	19.2%	80.8%	7,74,155	3.2%
11	14,415	2,802	18.00%	0.0150	11,612	19.4%	80.6%	7,71,352	3.6%
12	14,415	2,845	18.00%	0.0150	11,570	19.7%	80.3%	7,68,508	3.9%
13	14,415	3,207	17.50%	0.0146	11,207	22.3%	77.7%	7,65,300	4.3%

14	14,415	3,254	17.50%	0.0146	11,161	22.6%	77.4%	7,62,046	4.7%
15	14,415	3,302	17.50%	0.0146	11,113	22.9%	77.1%	7,58,745	5.2%
16	14,415	3,350	17.50%	0.0146	11,065	23.2%	76.8%	7,55,395	5.6%
17	14,415	3,399	17.50%	0.0146	11,016	23.6%	76.4%	7,51,996	6.0%
18	14,415	3,448	17.50%	0.0146	10,967	23.9%	76.1%	7,48,548	6.4%
19	14,415	3,498	17.50%	0.0146	10,916	24.3%	75.7%	7,45,050	6.9%
20	14,415	3,550	17.50%	0.0146	10,865	24.6%	75.4%	7,41,500	7.3%
21	14,415	3,601	17.50%	0.0146	10,814	25.0%	75.0%	7,37,899	7.8%
22	14,415	3,654	17.50%	0.0146	10,761	25.3%	74.7%	7,34,245	8.2%
23	14,415	3,707	17.50%	0.0146	10,708	25.7%	74.3%	7,30,538	8.7%
24	14,415	3,761	17.50%	0.0146	10,654	26.1%	73.9%	7,26,777	9.2%
25	14,415	3,816	17.50%	0.0146	10,599	26.5%	73.5%	7,22,961	9.6%
26	14,415	3,872	17.50%	0.0146	10,543	26.9%	73.1%	7,19,089	10.1%
27	14,415	3,928	17.50%	0.0146	10,487	27.3%	72.7%	7,15,161	10.6%
28	14,415	3,985	17.50%	0.0146	10,429	27.6%	72.4%	7,11,176	11.1%
29	14,415	4,044	17.50%	0.0146	10,371	28.1%	71.9%	7,07,132	11.6%
30	14,415	4,102	17.50%	0.0146	10,312	28.5%	71.5%	7,03,030	12.1%
31	14,415	4,162	17.50%	0.0146	10,253	28.9%	71.1%	6,98,867	12.6%
32	14,415	4,223	17.50%	0.0146	10,192	29.3%	70.7%	6,94,644	13.2%
33	14,415	4,285	17.50%	0.0146	10,130	29.7%	70.3%	6,90,360	13.7%
34	14,415	4,347	17.50%	0.0146	10,068	30.2%	69.8%	6,86,013	14.2%
35	14,415	4,410	17.50%	0.0146	10,004	30.6%	69.4%	6,81,602	14.8%
36	14,415	4,475	17.50%	0.0146	9,940	31.0%	69.0%	6,77,127	15.4%
37	14,415	4,681	17.25%	0.0144	9,734	32.5%	67.5%	6,72,446	15.9%
38	14,415	4,748	17.25%	0.0144	9,666	32.9%	67.1%	6,67,698	16.5%
39	14,415	4,817	17.25%	0.0144	9,598	33.4%	66.6%	6,62,881	17.1%
40	14,415	4,886	17.25%	0.0144	9,529	33.9%	66.1%	6,57,995	17.8%
41	14,415	4,956	17.25%	0.0144	9,459	34.4%	65.6%	6,53,039	18.4%
42	14,415	5,027	17.25%	0.0144	9,387	34.9%	65.1%	6,48,012	19.0%

43	14,415	5,100	17.25%	0.0144	9,315	35.4%	64.6%	6,42,912	19.6%
44	14,415	5,173	17.25%	0.0144	9,242	35.9%	64.1%	6,37,739	20.3%
45	14,415	5,247	17.25%	0.0144	9,168	36.4%	63.6%	6,32,492	20.9%
46	14,415	5,323	17.25%	0.0144	9,092	36.9%	63.1%	6,27,169	21.6%
47	14,415	5,399	17.25%	0.0144	9,016	37.5%	62.5%	6,21,770	22.3%
48	14,415	5,477	17.25%	0.0144	8,938	38.0%	62.0%	6,16,293	23.0%
49	14,415	5,684	17.00%	0.0142	8,731	39.4%	60.6%	6,10,609	23.7%
50	14,415	5,765	17.00%	0.0142	8,650	40.0%	60.0%	6,04,845	24.4%
51	14,415	5,846	17.00%	0.0142	8,569	40.6%	59.4%	5,98,998	25.1%
52	14,415	5,929	17.00%	0.0142	8,486	41.1%	58.9%	5,93,069	25.9%
53	14,415	6,013	17.00%	0.0142	8,402	41.7%	58.3%	5,87,056	26.6%
54	14,415	6,098	17.00%	0.0142	8,317	42.3%	57.7%	5,80,958	27.4%
55	14,415	6,185	17.00%	0.0142	8,230	42.9%	57.1%	5,74,774	28.2%
56	14,415	6,272	17.00%	0.0142	8,143	43.5%	56.5%	5,68,501	28.9%
57	14,415	6,361	17.00%	0.0142	8,054	44.1%	55.9%	5,62,140	29.7%
58	14,415	6,451	17.00%	0.0142	7,964	44.8%	55.2%	5,55,689	30.5%
59	14,415	6,543	17.00%	0.0142	7,872	45.4%	54.6%	5,49,147	31.4%
60	14,415	6,635	17.00%	0.0142	7,780	46.0%	54.0%	5,42,511	32.2%
61	14,415	6,797	16.85%	0.0140	7,618	47.2%	52.8%	5,35,714	33.0%
62	14,415	6,892	16.85%	0.0140	7,522	47.8%	52.2%	5,28,822	33.9%
63	14,415	6,989	16.85%	0.0140	7,426	48.5%	51.5%	5,21,833	34.8%
64	14,415	7,087	16.85%	0.0140	7,327	49.2%	50.8%	5,14,745	35.7%
65	14,415	7,187	16.85%	0.0140	7,228	49.9%	50.1%	5,07,558	36.6%
66	14,415	7,288	16.85%	0.0140	7,127	50.6%	49.4%	5,00,270	37.5%
67	14,415	7,390	16.85%	0.0140	7,025	51.3%	48.7%	4,92,880	38.4%
68	14,415	7,494	16.85%	0.0140	6,921	52.0%	48.0%	4,85,386	39.3%
69	14,415	7,599	16.85%	0.0140	6,816	52.7%	47.3%	4,77,787	40.3%
70	14,415	7,706	16.85%	0.0140	6,709	53.5%	46.5%	4,70,081	41.2%
71	14,415	7,814	16.85%	0.0140	6,601	54.2%	45.8%	4,62,267	42.2%

72	14,415	7,924	16.85%	0.0140	6,491	55.0%	45.0%	4,54,343	43.2%
73	14,415	8,016	16.90%	0.0141	6,399	55.6%	44.4%	4,46,327	44.2%
74	14,415	8,129	16.90%	0.0141	6,286	56.4%	43.6%	4,38,198	45.2%
75	14,415	8,244	16.90%	0.0141	6,171	57.2%	42.8%	4,29,955	46.3%
76	14,415	8,360	16.90%	0.0141	6,055	58.0%	42.0%	4,21,595	47.3%
77	14,415	8,477	16.90%	0.0141	5,937	58.8%	41.2%	4,13,118	48.4%
78	14,415	8,597	16.90%	0.0141	5,818	59.6%	40.4%	4,04,521	49.4%
79	14,415	8,718	16.90%	0.0141	5,697	60.5%	39.5%	3,95,803	50.5%
80	14,415	8,841	16.90%	0.0141	5,574	61.3%	38.7%	3,86,962	51.6%
81	14,415	8,965	16.90%	0.0141	5,450	62.2%	37.8%	3,77,997	52.8%
82	14,415	9,091	16.90%	0.0141	5,323	63.1%	36.9%	3,68,906	53.9%
83	14,415	9,219	16.90%	0.0141	5,195	64.0%	36.0%	3,59,687	55.0%
84	14,415	9,349	16.90%	0.0141	5,066	64.9%	35.1%	3,50,337	56.2%
85	14,415	9,379	17.25%	0.0144	5,036	65.1%	34.9%	3,40,959	57.4%
86	14,415	9,514	17.25%	0.0144	4,901	66.0%	34.0%	3,31,445	58.6%
87	14,415	9,650	17.25%	0.0144	4,765	66.9%	33.1%	3,21,795	59.8%
88	14,415	9,789	17.25%	0.0144	4,626	67.9%	32.1%	3,12,006	61.0%
89	14,415	9,930	17.25%	0.0144	4,485	68.9%	31.1%	3,02,076	62.2%
90	14,415	10,072	17.25%	0.0144	4,342	69.9%	30.1%	2,92,004	63.5%
91	14,415	10,217	17.25%	0.0144	4,198	70.9%	29.1%	2,81,786	64.8%
92	14,415	10,364	17.25%	0.0144	4,051	71.9%	28.1%	2,71,422	66.1%
93	14,415	10,513	17.25%	0.0144	3,902	72.9%	27.1%	2,60,909	67.4%
94	14,415	10,664	17.25%	0.0144	3,751	74.0%	26.0%	2,50,245	68.7%
95	14,415	10,818	17.25%	0.0144	3,597	75.0%	25.0%	2,39,427	70.1%
96	14,415	10,973	17.25%	0.0144	3,442	76.1%	23.9%	2,28,454	71.4%
97	14,415	11,036	17.75%	0.0148	3,379	76.6%	23.4%	2,17,419	72.8%
98	14,415	11,199	17.75%	0.0148	3,216	77.7%	22.3%	2,06,220	74.2%
99	14,415	11,364	17.75%	0.0148	3,050	78.8%	21.2%	1,94,855	75.6%
100	14,415	11,533	17.75%	0.0148	2,882	80.0%	20.0%	1,83,323	77.1%

101	14,415	11,703	17.75%	0.0148	2,712	81.2%	18.8%	1,71,620	78.5%
102	14,415	11,876	17.75%	0.0148	2,539	82.4%	17.6%	1,59,743	80.0%
103	14,415	12,052	17.75%	0.0148	2,363	83.6%	16.4%	1,47,691	81.5%
104	14,415	12,230	17.75%	0.0148	2,185	84.8%	15.2%	1,35,461	83.1%
105	14,415	12,411	17.75%	0.0148	2,004	86.1%	13.9%	1,23,050	84.6%
106	14,415	12,595	17.75%	0.0148	1,820	87.4%	12.6%	1,10,455	86.2%
107	14,415	12,781	17.75%	0.0148	1,634	88.7%	11.3%	97,674	87.8%
108	14,415	12,970	17.75%	0.0148	1,445	90.0%	10.0%	84,704	89.4%
109	14,415	13,162	17.75%	0.0148	1,253	91.3%	8.7%	71,542	91.1%
110	14,415	13,357	17.75%	0.0148	1,058	92.7%	7.3%	58,186	92.7%
111	14,415	13,554	17.75%	0.0148	861	94.0%	6.0%	44,632	94.4%
112	14,415	13,755	17.75%	0.0148	660	95.4%	4.6%	30,877	96.1%
113	14,415	13,958	17.75%	0.0148	457	96.8%	3.2%	16,919	97.9%
114	14,415	14,165	17.75%	0.0148	250	98.3%	1.7%	2,754	99.7%

b) Fixed Rate Loan Amortisation Schedule

Inputs	Home Loan Amount	8,00,000
	Loan Interest Rate	18%
	Loan Tenure (Years)	10
	Loan interest rate per month	0.01500

Results	EMI	14,415.00
	Principal Repayment	8,00,000.00
	Total Payment	17,29,778.00
	Total Interest Payment	9,29,778.00

Amortization schedule on Fixed Rate

Month	Monthly EMI	Principal	ROI	ROI/Month	Interest	Principal % in EMI	Interest % in EMI	Outstanding Loan	Loan % Paid Off
0	-	-			-	-	-	8,00,000	0.0%
1	14,415	2,415	18.00%	0.01500	12,000	16.8%	83.2%	7,97,585	0.3%

2	14,415	2,451	18.00%	0.01500	11,964	17.0%	83.0%	7,95,134	0.6%
3	14,415	2,488	18.00%	0.01500	11,927	17.3%	82.7%	7,92,646	0.9%
4	14,415	2,525	18.00%	0.01500	11,890	17.5%	82.5%	7,90,121	1.2%
5	14,415	2,563	18.00%	0.01500	11,852	17.8%	82.2%	7,87,558	1.6%
6	14,415	2,601	18.00%	0.01500	11,813	18.0%	82.0%	7,84,957	1.9%
7	14,415	2,640	18.00%	0.01500	11,774	18.3%	81.7%	7,82,316	2.2%
8	14,415	2,680	18.00%	0.01500	11,735	18.6%	81.4%	7,79,636	2.5%
9	14,415	2,720	18.00%	0.01500	11,695	18.9%	81.1%	7,76,916	2.9%
10	14,415	2,761	18.00%	0.01500	11,654	19.2%	80.8%	7,74,155	3.2%
11	14,415	2,802	18.00%	0.01500	11,612	19.4%	80.6%	7,71,352	3.6%
12	14,415	2,845	18.00%	0.01500	11,570	19.7%	80.3%	7,68,508	3.9%
13	14,415	2,887	18.00%	0.01500	11,528	20.0%	80.0%	7,65,621	4.3%
14	14,415	2,931	18.00%	0.01500	11,484	20.3%	79.7%	7,62,690	4.7%
15	14,415	2,974	18.00%	0.01500	11,440	20.6%	79.4%	7,59,716	5.0%
16	14,415	3,019	18.00%	0.01500	11,396	20.9%	79.1%	7,56,697	5.4%
17	14,415	3,064	18.00%	0.01500	11,350	21.3%	78.7%	7,53,632	5.8%
18	14,415	3,110	18.00%	0.01500	11,304	21.6%	78.4%	7,50,522	6.2%
19	14,415	3,157	18.00%	0.01500	11,258	21.9%	78.1%	7,47,365	6.6%
20	14,415	3,204	18.00%	0.01500	11,210	22.2%	77.8%	7,44,161	7.0%
21	14,415	3,252	18.00%	0.01500	11,162	22.6%	77.4%	7,40,908	7.4%
22	14,415	3,301	18.00%	0.01500	11,114	22.9%	77.1%	7,37,607	7.8%
23	14,415	3,351	18.00%	0.01500	11,064	23.2%	76.8%	7,34,256	8.2%
24	14,415	3,401	18.00%	0.01500	11,014	23.6%	76.4%	7,30,855	8.6%
25	14,415	3,452	18.00%	0.01500	10,963	23.9%	76.1%	7,27,403	9.1%
26	14,415	3,504	18.00%	0.01500	10,911	24.3%	75.7%	7,23,900	9.5%
27	14,415	3,556	18.00%	0.01500	10,858	24.7%	75.3%	7,20,343	10.0%
28	14,415	3,610	18.00%	0.01500	10,805	25.0%	75.0%	7,16,734	10.4%
29	14,415	3,664	18.00%	0.01500	10,751	25.4%	74.6%	7,13,070	10.9%
30	14,415	3,719	18.00%	0.01500	10,696	25.8%	74.2%	7,09,351	11.3%

31	14,415	3,775	18.00%	0.01500	10,640	26.2%	73.8%	7,05,576	11.8%
32	14,415	3,831	18.00%	0.01500	10,584	26.6%	73.4%	7,01,745	12.3%
33	14,415	3,889	18.00%	0.01500	10,526	27.0%	73.0%	6,97,857	12.8%
34	14,415	3,947	18.00%	0.01500	10,468	27.4%	72.6%	6,93,910	13.3%
35	14,415	4,006	18.00%	0.01500	10,409	27.8%	72.2%	6,89,904	13.8%
36	14,415	4,066	18.00%	0.01500	10,349	28.2%	71.8%	6,85,837	14.3%
37	14,415	4,127	18.00%	0.01500	10,288	28.6%	71.4%	6,81,710	14.8%
38	14,415	4,189	18.00%	0.01500	10,226	29.1%	70.9%	6,77,521	15.3%
39	14,415	4,252	18.00%	0.01500	10,163	29.5%	70.5%	6,73,269	15.8%
40	14,415	4,316	18.00%	0.01500	10,099	29.9%	70.1%	6,68,953	16.4%
41	14,415	4,381	18.00%	0.01500	10,034	30.4%	69.6%	6,64,573	16.9%
42	14,415	4,446	18.00%	0.01500	9,969	30.8%	69.2%	6,60,126	17.5%
43	14,415	4,513	18.00%	0.01500	9,902	31.3%	68.7%	6,55,613	18.0%
44	14,415	4,581	18.00%	0.01500	9,834	31.8%	68.2%	6,51,033	18.6%
45	14,415	4,649	18.00%	0.01500	9,765	32.3%	67.7%	6,46,383	19.2%
46	14,415	4,719	18.00%	0.01500	9,696	32.7%	67.3%	6,41,664	19.8%
47	14,415	4,790	18.00%	0.01500	9,625	33.2%	66.8%	6,36,874	20.4%
48	14,415	4,862	18.00%	0.01500	9,553	33.7%	66.3%	6,32,013	21.0%
49	14,415	4,935	18.00%	0.01500	9,480	34.2%	65.8%	6,27,078	21.6%
50	14,415	5,009	18.00%	0.01500	9,406	34.7%	65.3%	6,22,070	22.2%
51	14,415	5,084	18.00%	0.01500	9,331	35.3%	64.7%	6,16,986	22.9%
52	14,415	5,160	18.00%	0.01500	9,255	35.8%	64.2%	6,11,826	23.5%
53	14,415	5,237	18.00%	0.01500	9,177	36.3%	63.7%	6,06,588	24.2%
54	14,415	5,316	18.00%	0.01500	9,099	36.9%	63.1%	6,01,272	24.8%
55	14,415	5,396	18.00%	0.01500	9,019	37.4%	62.6%	5,95,877	25.5%
56	14,415	5,477	18.00%	0.01500	8,938	38.0%	62.0%	5,90,400	26.2%
57	14,415	5,559	18.00%	0.01500	8,856	38.6%	61.4%	5,84,841	26.9%
58	14,415	5,642	18.00%	0.01500	8,773	39.1%	60.9%	5,79,199	27.6%
59	14,415	5,727	18.00%	0.01500	8,688	39.7%	60.3%	5,73,472	28.3%

60	14,415	5,813	18.00%	0.01500	8,602	40.3%	59.7%	5,67,659	29.0%
61	14,415	5,900	18.00%	0.01500	8,515	40.9%	59.1%	5,61,759	29.8%
62	14,415	5,988	18.00%	0.01500	8,426	41.5%	58.5%	5,55,771	30.5%
63	14,415	6,078	18.00%	0.01500	8,337	42.2%	57.8%	5,49,693	31.3%
64	14,415	6,169	18.00%	0.01500	8,245	42.8%	57.2%	5,43,523	32.1%
65	14,415	6,262	18.00%	0.01500	8,153	43.4%	56.6%	5,37,261	32.8%
66	14,415	6,356	18.00%	0.01500	8,059	44.1%	55.9%	5,30,905	33.6%
67	14,415	6,451	18.00%	0.01500	7,964	44.8%	55.2%	5,24,454	34.4%
68	14,415	6,548	18.00%	0.01500	7,867	45.4%	54.6%	5,17,906	35.3%
69	14,415	6,646	18.00%	0.01500	7,769	46.1%	53.9%	5,11,260	36.1%
70	14,415	6,746	18.00%	0.01500	7,669	46.8%	53.2%	5,04,514	36.9%
71	14,415	6,847	18.00%	0.01500	7,568	47.5%	52.5%	4,97,667	37.8%
72	14,415	6,950	18.00%	0.01500	7,465	48.2%	51.8%	4,90,717	38.7%
73	14,415	7,054	18.00%	0.01500	7,361	48.9%	51.1%	4,83,663	39.5%
74	14,415	7,160	18.00%	0.01500	7,255	49.7%	50.3%	4,76,503	40.4%
75	14,415	7,267	18.00%	0.01500	7,148	50.4%	49.6%	4,69,236	41.3%
76	14,415	7,376	18.00%	0.01500	7,039	51.2%	48.8%	4,61,860	42.3%
77	14,415	7,487	18.00%	0.01500	6,928	51.9%	48.1%	4,54,373	43.2%
78	14,415	7,599	18.00%	0.01500	6,816	52.7%	47.3%	4,46,774	44.2%
79	14,415	7,713	18.00%	0.01500	6,702	53.5%	46.5%	4,39,060	45.1%
80	14,415	7,829	18.00%	0.01500	6,586	54.3%	45.7%	4,31,231	46.1%
81	14,415	7,946	18.00%	0.01500	6,468	55.1%	44.9%	4,23,285	47.1%
82	14,415	8,066	18.00%	0.01500	6,349	56.0%	44.0%	4,15,220	48.1%
83	14,415	8,187	18.00%	0.01500	6,228	56.8%	43.2%	4,07,033	49.1%
84	14,415	8,309	18.00%	0.01500	6,105	57.6%	42.4%	3,98,724	50.2%
85	14,415	8,434	18.00%	0.01500	5,981	58.5%	41.5%	3,90,290	51.2%
86	14,415	8,560	18.00%	0.01500	5,854	59.4%	40.6%	3,81,729	52.3%
87	14,415	8,689	18.00%	0.01500	5,726	60.3%	39.7%	3,73,040	53.4%
88	14,415	8,819	18.00%	0.01500	5,596	61.2%	38.8%	3,64,221	54.5%

89	14,415	8,951	18.00%	0.01500	5,463	62.1%	37.9%	3,55,270	55.6%
90	14,415	9,086	18.00%	0.01500	5,329	63.0%	37.0%	3,46,184	56.7%
91	14,415	9,222	18.00%	0.01500	5,193	64.0%	36.0%	3,36,962	57.9%
92	14,415	9,360	18.00%	0.01500	5,054	64.9%	35.1%	3,27,601	59.0%
93	14,415	9,501	18.00%	0.01500	4,914	65.9%	34.1%	3,18,101	60.2%
94	14,415	9,643	18.00%	0.01500	4,772	66.9%	33.1%	3,08,457	61.4%
95	14,415	9,788	18.00%	0.01500	4,627	67.9%	32.1%	2,98,669	62.7%
96	14,415	9,935	18.00%	0.01500	4,480	68.9%	31.1%	2,88,735	63.9%
97	14,415	10,084	18.00%	0.01500	4,331	70.0%	30.0%	2,78,651	65.2%
98	14,415	10,235	18.00%	0.01500	4,180	71.0%	29.0%	2,68,416	66.4%
99	14,415	10,389	18.00%	0.01500	4,026	72.1%	27.9%	2,58,027	67.7%
100	14,415	10,544	18.00%	0.01500	3,870	73.1%	26.9%	2,47,483	69.1%
101	14,415	10,703	18.00%	0.01500	3,712	74.2%	25.8%	2,36,780	70.4%
102	14,415	10,863	18.00%	0.01500	3,552	75.4%	24.6%	2,25,917	71.8%
103	14,415	11,026	18.00%	0.01500	3,389	76.5%	23.5%	2,14,891	73.1%
104	14,415	11,191	18.00%	0.01500	3,223	77.6%	22.4%	2,03,700	74.5%
105	14,415	11,359	18.00%	0.01500	3,055	78.8%	21.2%	1,92,340	76.0%
106	14,415	11,530	18.00%	0.01500	2,885	80.0%	20.0%	1,80,811	77.4%
107	14,415	11,703	18.00%	0.01500	2,712	81.2%	18.8%	1,69,108	78.9%
108	14,415	11,878	18.00%	0.01500	2,537	82.4%	17.6%	1,57,230	80.3%
109	14,415	12,056	18.00%	0.01500	2,358	83.6%	16.4%	1,45,173	81.9%
110	14,415	12,237	18.00%	0.01500	2,178	84.9%	15.1%	1,32,936	83.4%
111	14,415	12,421	18.00%	0.01500	1,994	86.2%	13.8%	1,20,515	84.9%
112	14,415	12,607	18.00%	0.01500	1,808	87.5%	12.5%	1,07,908	86.5%
113	14,415	12,796	18.00%	0.01500	1,619	88.8%	11.2%	95,112	88.1%
114	14,415	12,988	18.00%	0.01500	1,427	90.1%	9.9%	82,124	89.7%
115	14,415	13,183	18.00%	0.01500	1,232	91.5%	8.5%	68,941	91.4%
116	14,415	13,381	18.00%	0.01500	1,034	92.8%	7.2%	55,560	93.1%
117	14,415	13,581	18.00%	0.01500	833	94.2%	5.8%	41,979	94.8%

118	14,415	13,785	18.00%	0.01500	630	95.6%	4.4%	28,194	96.5%
119	14,415	13,992	18.00%	0.01500	423	97.1%	2.9%	14,202	98.2%
120	14,415	14,202	18.00%	0.01500	213	98.5%	1.5%	-0	100.0%

Note:

- i) We have noticed total saving of Rs. 80,981.00 in interest payment.
- ii) Tenure in floating ROI is reduced by 5 months as compared to fixed ROI.