

Borrowers need fair rates, not just waiver



FRANKLY SPEAKING
HARSH ROONGTA

A petition regarding the matter of lenders charging interest for the six-month moratorium period granted to borrowers is currently being heard in the Supreme court. The petitioners are demanding that the interest accrued during the moratorium be waived. The lenders have correctly argued interest cannot be waived as they continue to pay interest to their depositors. The six-month interest burden is too huge for the government to bear either.

According to reports, a via media has been found. The government has reportedly agreed to bear the compound interest (interest on interest) for the moratorium period. The cost of this concession being provided to retail and MSME (micro, small and medium enterprises) loans of up to ₹2 crore has been estimated at ₹6,000 crore.

While any relief will be welcomed by borrowers, this one is like providing a spoon of water to a thirsty man. For example, on a 10-year MSME loan of ₹2 crore with interest rate at 10 per cent, the EMI would be ₹2,64,000. The compound interest and simple interest for the six-month period would be ₹10,21,066 and ₹10,00,000 respectively. The benefit for a borrower is ₹21,066, less than 10 per cent of a single EMI.

The benefit is even smaller on a 20-year home loan of ₹50 lakh with 8 per cent per annum interest rate and EMI of about ₹42,000. The difference between compound and simple interest for six months is only ₹3,363, an insignificant sum for an individual borrower. Though the aggregate sum reportedly works out to about ₹6,000 crore, it is

unlikely to leave any borrower feeling grateful to the government.

Instead, if the Reserve Bank of India were required to enforce a "loan portability" policy, the relief will be significant. In India "floating rate loans" mean that rates float upwards swiftly when market interest rates rise. However, when they move downwards, as they have in recent times, the interest rates for borrowers move downward with a big-time lag and never to the full extent of the downward movement in market interest rates. Banks were required to shift to the transparent external benchmark-based lending system from October 2019 under pressure from the Supreme Court. But most borrowers are either those who have taken loans before October 1, 2019, or from non-banking finance companies (NBFCs) who are not covered by these regulations. Though borrowers can shift their loans to other borrowers without any charge, in practice they are prevented from doing so by logistical barriers put up by lenders. A "loan portability" system, where the title documents are

With portability, a large number of borrowers will move to a 1-2 percentage points lower rate and enjoy handsome savings

exchanged for payment from the new lender, would spur more borrowers to switch to the more transparent system. Most home loan borrowers would pay a rate that is 1-2 percentage points lower.

Let us take the same example of a 20-year home loan of ₹50 lakh at 8 per cent.

The current rate for the same borrower is around 7.25 per cent. If he gets this rate (which he is perfectly entitled to) due to the ease of the loan portability system, then he will get an interest free six-month moratorium period plus a reduction in EMIs. All at no cost to the taxpayer.

The cost of this magic is borne by the lenders. But then why should unfair practices be protected in the name of maintaining bank profitability? In any case, the profitability of private banks and NBFCs would be most affected. PSU banks would be less affected as the differential between rates charged from existing borrowers and new ones is lower in their case. I hope the petitioners in this case demand this relief.

The writer heads Fee Only Investment Advisers LLP, a Sebi-registered investment adviser

Is your fund manager taking too much risk?

While Sebi's new riskometer would answer this question, investors need to learn on their own where the risk is coming from

SANJAY KUMAR SINGH

The Securities and Exchange Board of India (Sebi) has modified its earlier risk-to-meter for mutual fund schemes and introduced a new one which fund houses have to begin carrying from January 1, 2021. Investors will, at a glance, be able to tell how risky is the scheme they plan to invest in. The risk level of schemes will be re-evaluated each month.

How is it different?

The new risk-o-meter has one additional risk category—"very high". It has six grades instead of five in the old one.

Earlier, a fund's risk level was determined primarily by the category it belonged to. "In the new riskometer, the risk level will be calculated using well-defined parameters. And it will depend on the securities it holds in its portfolio. The new approach is much more granular," says Kaustubh Belapurkar, director-manager research, Morningstar Investment Adviser India. Sebi has prescribed a detailed methodology for arriving at a fund's risk value.

The portfolio-based calculation of risk is significant. "Under the new methodology, different funds within the same category could have different levels of risk," says Arun Kumar, head of research, FundsIndia.com. In debt funds, a fund's risk score will be arrived at based on the credit, interest-rate, and liquidity risk levels of the securities it holds. Ultra-short duration funds take low interest-rate risk and are generally perceived to be safe. But investors have been unpleasantly surprised in the recent past to find that such funds held securities with low credit ratings. Fund houses will find it harder to get away with such shenanigans in the future as holding such papers will drive the fund's risk score up.

The new methodology assigns a lot of significance to the liquidity of securities (it was liquidity risk that caused the closure of Franklin Templeton's debt funds). The credit, interest-rate and liquidity risk scores of securities will be



FIVE THINGS TO KNOW ABOUT THE NEW RISKOMETER

- **Fund houses** must communicate changes in risk to investors via email, SMS
- **At the end of a financial year,** fund houses will disclose the final risk level
- **They will also have to disclose the level at the start of the year, and the number of times it changed during the year**
- **The risk-o-meter** will be displayed on scheme information document, key information memorandum, application forms, ads, etc
- **In equity schemes,** the risk value will be determined by the average of the score on these three parameters: market cap, volatility, and impact cost

Source: Sebi circular dated October 5, 2020

averaged to arrive at the final risk score. But if a scheme's liquidity risk score is higher than the average score, the former will become the final score.

Watch out for shifts

Investors often go only by past returns when selecting a fund. Experts say that with the introduction of the new risk-o-meter, hopefully, they will also pay heed to the risk the fund manager took to generate those returns. A shift to a higher risk grade will serve as a warning. "Ask your advisors or find out for yourselves where the risk is emanating from, or which parameter is causing the score to

rise," says Belapurkar. An investor could exit if a fund's risk rises above the level acceptable to him.

While the new risk-o-meter is an effective tool, investors must still do the due diligence. In the case of debt funds, they will need to examine the fund's portfolio. "A fund may hold 97 per cent AAA papers and 3 per cent below-investment-grade papers. Its overall risk level may not be very high. But a default by even 3 per cent holdings would hurt the investor," says Kumar. Investors still need to examine things like the quality of the non-AAA portfolio, yield to maturity, expense ratio, etc in debt funds.

COLOUR CODING OF HEALTH PLANS

Signalling complexity, not quality

The Insurance Regulatory and Development Authority of India (IRDAI) has come out with an exposure draft on colour coding that will indicate the complexity of individual health insurance plans. Green will signify the product is simple and easy to comprehend; orange, that it is moderately complex; and red, that it is more complex than its green and orange peers.

Colour coding is expected to make product selection easier. "With hundreds of health plans available, choosing the right one can be difficult. Colour coding will make the task easier. It will also bridge the trust deficit that exists at present due to lack of understanding of products," says S. Prakash, managing director, Star Health and Allied Insurance.

Often, customers buy what the agent pushes. "Colour coding will indicate product complexity at a glance and hopefully instigate customers to ask more questions and seek more information," says Indraneel Chatterjee, co-founder and principal officer, Renewbuy.com.

One key point here is that colour coding will reflect a product's complexity, not its quality. Red won't mean you should not buy the product. It will only mean that you should dig deeper and understand it better. Says Deepesh Raghav, founder, PersonalFinancePlan and Sebi registered investment advisor: "A plan may be complex because it offers numerous options. A complex plan could still be good because it is, say, more affordable," says Raghav.

Even after the introduction of colour coding, buyers must do their homework. "Pay attention to product features, claim settlement ratio, and price. Colour coding will focus on the first, but buyers will need to figure out the other two aspects themselves," says Kapil Mehta, co-founder and managing director, Secure Now Insurance Broker. Adds Amit Chhabra, head of health business, Policybazaar.com: "Enquire about sub-limit on room rent, co-payment, exclusions, and waiting period for pre-existing diseases."

Aadhar Housing Finance Ltd. **Aadhar Housing Finance Ltd**
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CORRIGENDUM

With reference to advertisement Published in this Newspaper on Dated **05.10.2020** regarding "PUBLIC NOTICE FOR AUCTION CUM SALE", of borrower No.2 **Parag Gulabbhai Parmar (App No. 00136903/Junagadh Branch), Please read Reserve Price as Rs. 6,40,000/-** in Place of **Rs. 5,12,000/- & EMD as Rs. 64,000/-** in Place of **Rs. 51,200/-**. All other details shall remain the same. Sd/- Authorised Officer- For : Aadhar Housing Finance Limited

Shrenik Limited
CIN: L51999GJ2012PLC073061
Registered Office: 505-508, TEN/11, Beside Mardia Plaza, C.G. Road, Ahmedabad - 380 009, Gujarat. Tel.: (079) 26440303
Telex: (079) 26406810 Email: cs@shrenik.co.in Website: www.shrenik.co.in

NOTICE

Pursuant to Regulation 29 read with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Notice is hereby given that a meeting of the Board of Directors of the Company is scheduled to be held on **Saturday, 17th October, 2020** to inter-alia, consider and approve Unaudited Financial Results of the Company for the quarter and half year ended on 30th September, 2020. The said notice may be accessed on the Company's website at www.shrenik.co.in and may also be accessed on the website of National Stock Exchange at www.nseindia.com.

Place: Ahmedabad Roshni Shah
Date: 10th October, 2020 Company Secretary and Compliance Officer

PUBLIC NOTICE FOR CHANGE OF ADDRESS OF SURAT BRANCH OFFICE

ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED
Registered Office : Plot No. 94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (East), Mumbai - 400059 • Website : www.orixindia.com, Tel : 022-67070100

With reference to the captioned subject, the company closed its Branch Office situated at Office D-222, I.T.C. Building, Near Majura Gate, Ring Road, Surat - 395002 Tel: 0261-4011222 / 4001222 effective 1st Nov, 2020 and shifted at D-221, I.T.C. Building, Near Majura Gate, Ring Road, Surat-395002 Tel: 0261-4011222 / 4001222. All accounts currently maintained at this branch will be transferred to our new office address as mentioned above. In case of any queries, the customers can contact the Company at our Ahmedabad branch office or at our registered office or can reach our customer care representatives at +91 9877333444 / customercare@orixindia.com.

DIRECTORATE GENERAL OF HYDROCARBONS
Ministry of Petroleum and Natural Gas, Government of India

NIO No.: DGH/MM/EMP/2020/ENQ-191

NOTICE INVITING OFFERS FOR EMANELMENT OF AGENCIES TO INDEPENDENTLY CARRY OUT AUCTIONS THROUGH AN ELECTRONIC AUCTION PLATFORM FOR THE PRICE DISCOVERY OF NATURAL GAS PRODUCED IN INDIA

Offers are invited for empanelment of agencies to independently carry out auctions for the price discovery of fair market price of natural gas through their electronic auction platform for the producers of natural gas in India.

The detailed NIO document is available at DGH's website www.dghindia.gov.in. The prospective bidders can participate in the empanelment process by downloading the detailed NIO document from the above-mentioned website and submit their offer before bid closing date and time.

Pre Bid Conference (Through VC) Time and Date: **15:00 HRS (IST) OF 15.10.2020**

Bid Closing Time and Date: **16:00 HRS (IST) OF 28.10.2020**

HOD(MM)
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