THE SMART INVESTOR 11

TAX BENEFITS ON TOP-UP HOME LOANS

Infosys slumps to 5-mth low on modest guidance

Firm expects BFSI to recover, which could be a key catalyst for revenue growth

DEEPAK KORGAONKAR Mumbai, 19 April

hares of Infosys dipped 3 per cent to ₹1,379.70, hitting a five-month low **O**on the BSE in Friday's intraday trade. This comes after the IT services major projected a revenue growth guidance of 1-3 per cent in constant currency (CC) for the financial year 2024-25 (FY25).

However, the stock closed 0.63 per cent down at ₹1,411.60, its lowest level since November 13, 2023. In comparison, the S&P BSE Sensex ended 0.83 per cent higher at 73,088. Infosys has corrected 18.5 per cent from its 52-week high level of ₹1.731 touched on February 6, 2024.

Despite anticipating muted revenue growth in FY25, the management is optimistic about driving margins upward and has maintained its guidance to the earlier band of 20-22 per cent.

Meanwhile. Infosys' headcount for FY24 was down by 25,994 employees, making it the first-ever decline in the number of workers for the Bengaluru-based company since 2001.

Infosys's lower-than-expected guidance for FY25 and declining headcount reflect weakness, according to analysts.

Amid persistent weakness in discretionary spending due to caution on macro recovery, Infosys provided an underwhelming USD CC revenue growth guidance

Infosys' headcount

for FY24 was down

making it the

by 25,994 employees,

of 1 per cent to 3 per cent year-on-year (Y-o-Y) for FY25, significantly below our estimates, Motilal Oswal Financial Services (MOFSL) said.

first-ever decline in Although deal wins the number of should support the workers for the medium-term growth out-Bengaluru-based firm since 2001 look. It has maintained its margin guidance but continues to see upside potential in the medium term.

which we see as encouraging, MOFSL said in the result update.

Despite the near-term weakness, the brokerage firm expects Infosys to be a key beneficiary of the acceleration in IT spending in the medium term. MOFSL expects the company to deliver FY25 Ebit margin of 21.1 per cent, up 40bp Y-o-Y,



near the mid-point of its 20-22 per cent Ebit margin guidance. The company should improve its Ebit margins over the next two years to 22.2 per cent in FY26E, leading to a 12 per cent PAT CAGR over FY24-26E, it added.

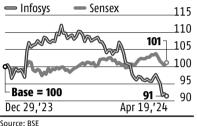
In spite of recording the highest-ever deal total contract value (TCV) in FY24, the company has given out a muted reve-

nue guidance to the tune of 1 to 3 per cent Y-o-Y CC. Analysts at Prabhudas Lilladher expect the conversion challenges to persist in FY25 on account of a slowdown in discretionary spending and delay in decision-making, which might lead to further pausing or deferring programmes that are non-critical to business enterprises

"We believe the company's meaningful dependency on discretionary spends

is leading to execution challenges and affecting its near-term growth. The project re-scoping and negotiations have again created a knee-jerk reaction to its executions and deliverables. We believe the current macro environment is not to us, the analyst said.

THE DOWNFALL



favouring its service mix, leading to nearterm leakages, otherwise, the long-term story remains intact," the brokerage firm said in the result update.

Infosys expects banking, financial services and insurance (BFSI) to recover, which could be a key catalyst for revenue growth and margin surprise, according to an analyst at BNP Paribas Securities India. Infosys acquired an Automotive ER&D company, in-tech, which the brokerage firm sees as a high-growth and margin business. Infosys is trading at a 20 per cent discount to TCS on one-year forward P/E. at the upper end of the historical range of 8-20 per cent discount and looks attractive

Top-up home loans work best when repaid quickly

Avoid overleveraging or using these funds to finance non-essential lifestyle expenses

Top-up loans utilised for house

renovation qualify for interest

of the Income-Tax Act, 1961

Interest deduction cap for self-

occupied properties: ₹2,00,000; for

repairs and renovation: ₹30,000

Full interest deduction available for

let-out properties (no cap

deductions under Section 24(b)

purchase, construction, or

SANJAY KUMAR SINGH & KARTHIK JEROME

Recent media reports suggest that the Reserve Bank of India is closely monitoring top-up home loans. These are supplementary loans granted to existing home loan borrowers. Top-up loans function in the same manner as personal loans. Borrowers use them for any purpose they like. The concern for the regulator is that lenders may be prompting borrowers to take on this debt. Excessive debt burden could lead to a surge in default rates, which would jeopardise the stability of the financial sector.

How does it work?

This loan is versatile and can be used for various purposes including home renovations, financing a child's education, or managing a medical crisis. "The loan amount can go up to the difference between the originally sanctioned home loan amount and the current outstanding principal," says

Adil Shetty, chief executive officer (CEO), Bankbazaar.com. For example, if you initially borrowed ₹30 lakh and have since repaid ₹5 lakh, your outstanding balance is ₹25 lakh. You would be eligible to receive a top-up loan of upto₹5 lakh.

The interest rate for a top-up home loan typically mirrors that of the underlying home loan.

"Some lenders could charge a markup of 100 to 200 basis points) above the home loan rate," says Abhishek Kumar,

(RIA) and founder of SahajMoney. The tenure of the top-up loan

Since these are secured loans, the interest rates on top-up home loans are

applicable) Source: RSM India lower than on unsecured loans such

as personal loans or credit cards. "This makes top-up home loans one of the cheapest borrowing options for existing home loan borrowers," says Chaudharv.

The processing of a top-up loan is easy. "As you get a top-up on an existing home loan, there is little to no additional paperwork because all the checks would have been already done." savs Shetty.

Chaudhary says some lenders have started offering pre-approved instant top-up home loans, where the loan amount is disbursed within the same day of making the loan application.

"These loans also offer tax benefits if the proceeds are used for home renovation," says Kumar.

Longer tenure, higher interest cost

One downside of these loans can arise if the borrower repays the top-up loan over an extended period. For instance, if vou need ₹5 lakh, vou could take a personal loan at the rate of, say, 15 per cent and repay it within two years. Alternatively, you can opt for a top-up loan on your existing home loan for the same amount with an interest rate of, say, 8 or 9 per cent and repay it over 15 years.

"You will end up paying significantly

construction

more in total interest in case of the topup home loan," says Shetty. Chaudhary warns that some

Interest from pre-construction can be

Construction of self-occupied

deducted over five years starting from

the year of acquisition or construction

property must be completed within

five years from the end of the fiscal

year in which the loan was taken

repayment under Section 80C up to

₹1,50,000 for home purchases or

Taxpayers can deduct principal

lenders take two to three weeks to disburse top-up home loans from the date of the loan application.

Using these loans, borrowers often overspend on home improvements, or worse, on exotic holidays. Some even use the money to do day trading. "Many of them could ultimately find themselves in a debt trap," says Kumar.

Avoid overleveraging

If you urgently need funds and have an ongoing home loan, you may consider a top-up loan. "But prepay it as fast as possible," says Shetty.

Kumar recommends establishing a realistic budget for home improvements and adhering strictly to it. He cautions that this loan should not be used to finance exotic holidays or extravagant purchases.

"Limit your total EMI outgo to not more than 35 per cent of your monthly take-home income." he adds.

Other loans you may consider

If you do not have an active home loan, consider other forms of secured loans such as a loan against a fixed deposit or a loan against gold. Only if you lack an asset to pledge should you opt for a personal loan, which typically carries a higher interest cost.



Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to The Shriram Housing Finance Limited, The Physical possession of which have been taken by the Authorized Officer of Shriram Housing Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 09/05/2024 for recovery of the

Axis Bank Ltd, Retail Lending and Payment Group (Local Office/Branch): Axis Bank Ltd-RAC, Plot No 165A & 166 1st **AXIS BANK LIMITED** Floor Star Arcade Mp Nagar Zhone 1 Bhopal Madhya Pradesh Pin No. 4 **DEMAND NOTICE** (Under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 with Rule (3) of the Security Interest Enforcement Rules, 2002). Whereas, at the request of you, the below mentioned person(s), have been granted various credit facilities from time to time by way of financial assistance against various assets creating security interest in favour of the Bank. The particulars of property (ies) mortgaged by you by way of deposit of title deeds creating security interest in favou of the bank are mentioned here under. As you have failed to discharge the debt due to the Bank, your accounts have been classified as Non-Performing Assets as per the guidelines issued by the Reserve Bank of India. As the Demand Notices that were sent by Regd. Post calling upon to discharge the debt due to the Bank were returned

	by the Postal Department, this notice is issued.										
SI. No	Name of the Applicant / Co - Applicant / Gurantors/ Ac.No	Liability in Rs	;	Properties offered Equitable Mortgage							
1	(1). M/S CHARBHUJA TRADERS (BORROWER/MORTGAGOR) 14 Krishi Upaj Mandi Prangan Mandsaur, Madhya Pradesh 458001. (2). MR. MANNALAL SOMANI (Guarantor 1) S/O Prabhulal Somani Ward No. 06 11/02 Patil Colony Gali 3, Gita Bhavan Road Mandsaur Madhya Pradesh (3)MRS. MADHUBALA SOMANI (Mortgagor/Guarantor 2) W/O Mannalal Somani Ward No. 06 11/02 Patil Colony Gali 3 Gita Bhavan Road Mandsaur Madhya Pradesh Also At: Mrs. Madhubala Somani (Property Address 1) Plot No. 10, Old House No. 11/2, New House No. 21, Ward No 03, Patil Colony, Lal Ghati Marg, Mandsaur, Tehsil & District Mandsaur, Madhya Pradesh, 458001. Also At: Mrs. Madhubala Somani (Property Address 2) Plot No. 10, Old House No. 11/2, New House No. 21, Ward No. 03, Patil Colony, Lal Ghati Marg, Mandsaur, Tehsil & District Mandsaur, Madhya Pradesh, 458001. Loan Acocunt No: 92103000146051 Demand Notice Date: 29/02/2024 Date of NPA: 23/12/2023	Rs. 92,85,178.12 (Ninty Two Laki Eighty Five Thousand One Hundred Seven Eighty And One And Two Paise Only) As On 17/02/2024	h Adn Old Old ty Pra e Mar e Plot Tiva Pro No. Pati Mar Son Bak	Property 1: All That Piece And Parcel Of Residential Property Admeasuring Area Of 750 Sq. Ft. Situated At Part Of Plot No.10, Old House No. 11/2, New House No. 21, Ward No 03, Patil Colony, Lal Ghati Marg, Mandsaur, Tehsil & District Mandsaur, Madhya Pradesh, 458001. In The Name Of Madhubala Somani W/O Mannalal Somani Boundaries:- East: Rest Land Of Seller West: Plot Of Kiranbala North: Road 20 Feet South: House Of Mr. Tivariji. Property 2: All That Piece And Parcel Of Residential Property Admeasuring Area Of 375 Sq. Ft. Situated At Part Of Plot No. 10, Old House No. 11/2, New House No. 21, Ward No. 03, Patil Colony, Lal Ghati Marg, Mandsaur, Tehsil & District Mandsaur, Madhya Pradesh, 458001. In The Name Of Madhubala Somani W/O Mannalal Somani Boundaries:- East: Land Of Baklival West: Part Of Plot No.10 North: Road 20 Feet South: House Of Mr. Tivariji							
2). M/S SARVESHWAR TRACTORS (Borrower/Mortgagor) (Through Propritor Shyam Singh Rs. 18,11,104/- All That Piece And Parcel Of Diverted										
	Choudhary) Gram Uiyakhurd Post Kanwar Tah. Bareli Kahwar, Dist. Raisen Madhya (2). SHYAM SINGH CHOUDHARY (Mortgagor /Guarantor 1) S/O Gyarsi Lal Choudh			(Eighteen Lakh Eleven Ward No. 5, P.C. No.30 (20) Bareli Tehsil Bar							
	Jj Road Udaipur Tah. Udaipura, Dist. Raisen Madhya Pradesh 464770 Also At: Shy	am Singh Choudha	ary The	ousand One	Distt. Raisen Madhya Pradesh. In The Name Of						
	(Property Address 1) Ward No. 5, P.C. No.30 (20) Bareli Tehsil Bareli Dist. Raisen M Loan Acocunt No: 921030005586205 Demand Notice Date: 29/02/2024	Madhya Pradesh.	. Hundred And Four Only) As		Shyam Singh Choudhary S/O Gyarsi Lal Choudhary. Boundaries: East: 5 Fit Wide Gali						
	Date of NPA: 28/01/2024		On 17/02/2024		West: Sold House To Baliram Dhakad North: House Of Kandactor South: 12 Fit Wide Way						
3	(1). Shashank Shekhar Shykla(Borrower/Mortgagor) S/O Shashi Kant Shukla 25	nk Shekhar Shukla/Borrower/Mortragor) S/O Shashi Kant Shukla 25/477 Chankva									
3	Nagar Near Bansagar Colony, Behind Pentacostal Church Near Union Bank, Sama	(Tweleve	.12,42,733.60/- All That Piece And Parcel Of Property leve Lakh Fourty Admesuring Area Of 29.67 Sq.Mt. Situated At								
	Madhya Pradesh 486001 (2). PRABHANSHU SHUKLA S/O SHASHIKA				Rewa Shilpi Plaza Shop No. Fb-3/5 (First						
	(MORTGAGOR /GUARANTOR 1) C/O Shashikant Shukla Flat No. 401 4th f Compound Royal Near Royal Delite Apartment, South Jabalpur Madhya Prac				Floor) Part Of Nazul Plot No3497/1 (Commercial Cum Office Complex Shilpi Plaza						
	Shashank Shekhar Shykla (Property Address 1) Rewa Shilpi Plaza Shop No	Fb-3/5 (First On 17/02/2024			Complex), Block No. B, Ward No. 18, Patwari						
	Floor) Part Of Nazul Plot No3497/1 (Commercial Cum Office Complex Shilpi Pla Block No. B, Ward No. 18, Patwari Halka Rewa, R.I. Circle Rewa, Tehsil Huzur Naga	Thousand Sovon			Halka Rewa, R.I. Circle Rewa, Tehsil Huzur Nagar, Disst, Rewa Madhya Pradesh. In The						
	Madhya Pradesh. Also At: Prabhanshu Shukla (Property Address 1) Rewa Shilpi P	aza Shop No. Hundred And Four Only) Name Of Shashank Shekhar Shykla S/O						
	Fb-3/5 (First Floor) Part Of Nazul Plot No3497/1 (Commercial Cum Office Comple	ex Shiipi Plaza	Shiipi Plaza Amount Includes		Shashi Kant Shukia & Prabhanshu Shukia S/O						
	Complex), Block No. B, Ward No. 18, Patwari Halka Rewa , R.I. Circle Rewa, Tehsil Disst, Rewa Madhya Pradesh. Loan Acocunt No: 923030070813792 & 92303007	Interest A		st Applied Till							
	Demand Notice Date: 29/02/2024 Date of NPA: 02/08/2021		17/02/2024only)		No Fb-3/6 South: Shop No Fb-3/6						
4		I). MR. GAMBHIR SINGH KANASH S/O NOOR SINGH (BORROWER/MORTGAGOR) Rs.66,84,812/- (Sixty Six Lakh All That Piece And Parcel Of Hou									
	ram. Beklya. Balwari 226 Beklya, Near Siment Factory Ke Pass, Dhar, Madhya Pradesh Eighty Four Thousand Eight Admeasuring Area Of 4850 Sq. Ft. Situated A 54646. Also At: Mr. Gambhir Singh Kanash S/O Noor Singh Mangla Colony Madawar Near Hundred And Twelve Only) As Bearing Survey No. 343/1 Ward No. 14										
	tangla Dehi, Mandir Manawar Dhar Madhya Pradesh 454446. Also At: Mr. Gambhir Singh Jergen S. A. Marking and S.										
	Kanash S/O Noor Singh (Property Address 1) Bearing Survey No. 343/1 Ward Upadhyay Ward Manawar, Tehsil: Manawar, District: Dhar, Madhya Pradesh 45444	NO. 14, Five Hur		dred Ninty Six And Two Gambhir Singh Kanash S/O Noor Singh							
	Loan Acocunt No: 920030009071144 & 920030009071160	Faise P	Paise As On 17/02/2024 (This Amount Includes Interest Applied								
	Demand Notice Date: 29/02/2024 Date of NPA: 06-12-2023 Till 17/02/2024 Only) South: Remaining Part Of Seller's Landon Control										
5	(1). MR. HINDU SINGH S/O SHIVLAL (BORROWER/MORTGAGOR) Graam Rs. 16,97,137/- (Sixteen Lakh All That Piece And Parcel Of Resi Pipliya Ramdi, Karedi, Ujjain, Madhya Pradesh, 456770 (2). MRS. MOHANBAI Ninty Seven Thousand One Admeasuring Area Of 92.964 Sq. Mt. Si										
			undred And Thirty Seven		Admeasuring Area Of 92.964 Sq. Mt. Situated At Bearing Nagar Parishad No. 9/1 (Serial No. 567/1), (As Per Det Of Version 2010 Serial No. 567/1), (As Per						
	Madhya Pradesh, 456665. Also At: Mr. Hindu Singh S/O Shivlal (Property of	Only) As On 17/02/2	2024&Rs	Registered	Sale Deed) Over Part Of Land Bearing Survey Situated At Phn 72, Ward No. 11, Bajrang						
	Address 1) Bearing Nagar Parishad No. 9/1 (Serial No. 567/1), (As Per Registered Sale Deed) Over Part Of Land Bearing Survey No. 886/5 Situated At Phn 72, Ward	3,42,853.61 (Thre Fourty Two Thousa		Colony Ta	rana Tehsil Tarana, District Ujjain Madhya						
	No. 11, Bajrang Colony Tarana Tehsil Tarana, District Ujjain Madhya Pradesh	Hundred Fifty Three		I nadesin D	earing Nagar Parishad No. 456 (Serial No. As Per Mutation Certificate) Situated At Ward						
	Bearing Nagar Parishad No. 456 (Serial No. Naveen), (As Per Mutation Certificate) Situated At Ward No. 10, Bajrang Colony Tarana Madhya Pradesh In	One Paise) As		No. 10, Ba	rang Colony Tarana Madhya Pradesh In The						
	The Limit Of Nagar Parishad Tarana, District Ujjain Madhya Pradesh.	17/02/2024 (This / Includes Interest Ap		Pradesh. II	agar Parishad Tarana, District Ujjain Madhya n The Name Of Hindu Singh S/O Shiv Pal.						
	Loan Acocunt No: 921030003653068 & 921030003653084 Demand Notice Date: 29/02/2024 Date of NPA: 14-01-2024	17/02/2024 or		Boundaries: East: Lane West: Way North: House Of Sunil Patidar South: House Of Mukesh Soni							
	bu the above mentioned person/s fail to repay the above-mentioned amount due by			d incidental ex	penses, costs as stated above in terms of this						
notice under Section 13(2) of SARFAESI Act. Within 60 days from the date of this notice the Bank will exercise all or any of the rights detailed under Section 13(4) of SARFAE- SI Act and other applicable provisions of the said Act. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings, as it deem necessary											
under any other Provisions of Law.											
Date	Date: 20.04.2024, Place: Madhya Pradesh Authorised Officer, Axis Bank limited										

points (1-2 percentage a Sebi-registered investment advisor

cannot go beyond the remaining period of the initial home loan. "Most lenders cap the tenure of their top-up home loans at 15 years," says Ratan Chaudhary, head of home loans, Paisabazaar.

Inexpensive debt

YOUR

MONEY

balance due to The Shriram Housing Finance Limited from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price (Rs.) & Bid Increment	Earnest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date				
 Mrs. Mohini Paspul W/o Mr. Raju Paspul Mr. Raju Paspul S/o Mr. P. Shiv Shankar Address: House No. 146 D, Rajved Colony, Village Nayapura, Kolar Road, Bhopal, MP - 462042 Loan Account No. SHLHBHOP0000779 Date of Possession & Possession Type 30/01/2024 - Physical Possession Encumbrances known Not Known 	Rs. 27,83,610/- (Rupees Twenty Seven Lakh Eighty Three Thousand Six Hundred Ten Only) due and payable as on 14.09.2023plu sfurther interest and cost charges. Demand Notice Date: 14.09.2023	Residential House constructed on Plot No. 146-D, Part of Khasra No. 68/1/1/2kh, 73/1/2, 73/1/1, Rajved Colony, developed by Rajved Grah Nirman Sahkari Samiti Maryadit Bhopal, Village Nayapura, Patwari Halka No. 38, Ward No 83, Tehsil Kolar (Old Tehsil Huzur), District Bhopal, MP, Admeasuring 600 Sq. ft. Bounded by: North:- Plot No. 147 South:- Plot No. 143	Rs. 21,60,000/- (Rupees Twenty One Lakhs Sixty Thousand Only) Bid Increment Rs.10,000/- and in such multiples Earnest Money Deposit (EMD) (Rs.) Rs. 2,16,000/- (Rupees Two Lakhs Sixteen Thousand Only) Last Date for Submission of EMD : 08/05/2024 Time 10.00 a.m. to 05.00 p.m.	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below: BANK NAME- AXIS BANK LIMITED BRANCH- BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT N 0 - Current Account No. 91102004567763 3 IFSC CODE- UTIB0000230	09th May 2024 & Time. 12.00 p.m. to 02.00 p.m.	Customer Care No. 022-40081572 Mr. Brajendra Singh Gurjar + 91 9977219366 Mr. Ashfaq Patka + 91 9819415477 Property Inspection Date: 07/05/2024 Time 11.00 a.m. to 04.00 p.m.				
For detailed terms and conditions of the sale, please visit website of Shriram Housing Finance Limited at http://shriramhousing.in/e-auction-Residential Place : Bhopal Sd/- Authorised Officer Date : 20-04-2024 Shriram Housing Finance Limited										

Opinion, Insight Out

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