



इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

आपकी प्रगति का सच्चा साथी
Good people to grow with

February 2025

MONTHLY DIGEST

NRI

NON-RESIDENT INDIAN

**UNLOCK THE DOORS
TO GLOBAL BANKING!**

**EXPLORE TAILORED
NRI ACCOUNTS NOW!**

About IOB

Indian Overseas Bank, founded in 1937, serves customers domestically and internationally, offering diverse banking products and services.

Contact

📍 763, Central Office Complex, Anna Salai, Chennai, Tamil Nadu 600002 | 🌐 www.iob.in



FROM GENERAL MANAGER'S DESK

Dear valued NRI Customer,

We are delighted to bring the 4th edition of our NRI newsletter "NRI Monthly Digest." which will continue to keep you informed about the latest regulatory updates impacting NRI banking.

Our Diaspora is not only one of the largest in the world but also one that is deeply connected to the homeland, playing a vital role in its growth and development. January 9th marks the historic return of Mahatma Gandhi from South Africa to India in 1915, to commemorate this occasion, Pravasi Bharatiya Divas (PBD) was instituted in 2003. This January, the 18th 'Pravasi Bharatiya Divas' was celebrated, recognizing your invaluable contributions to the nation.

It's a day to celebrate the remarkable contributions of Non-Resident Indians (NRIs) to their motherland's progress and prosperity.

This year's Pravasi Bharatiya Divas holds special significance as it aligns with our nation's ambitious vision of a "Viksit Bharat" – a developed India. As India embarks on this transformative journey, the role of our NRI community becomes even more crucial. Your global expertise, innovative ideas, and unwavering commitment to India's growth are invaluable assets in realizing this dream. We acknowledge your role as ambassadors of India's culture and values on the global stage. We thank you for your trust in us and for being a part of our successful journey.

Warm Regards,

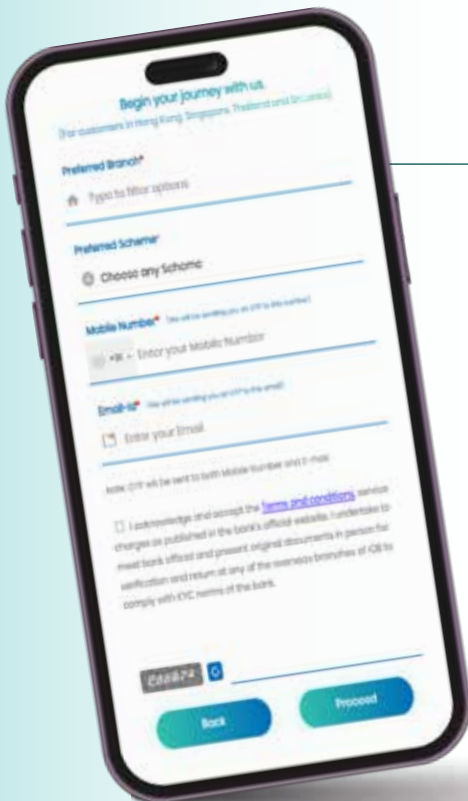
GOPAL S
GENERAL MANAGER



Banking Beyond Borders with IOB

Welcome to our NRI account gateway. Let's get started on your journey guided by our intuitive platform designed exclusively for your convenience.

NEW SELF SERVICE - NRI ACCOUNT GATEWAY



Get your Account in 3 simple steps



Sign up for an NRE/NRO Account



Get your KYC Verified



Your Account Opened!



RATES AT GLANCE

A. Interest Rates for USD FCNR (B) deposits

Currency	1 Yr	1 Yr < 2 Yrs	2 Yrs < 3 Yrs	3 Yrs < 4 Yrs	4 Yrs < 5 Yrs	5 Yrs
USD	5.40	5.40	3.20	3.15	3.15	3.15

B. Interest Rates for other currencies for FCNR(B) deposits

Currency	1 Yr<2 Yrs	2 Yrs<3 Yrs	3 Yrs<4 Yrs	4 Yrs<5 Yrs	5 Yrs
GBP	4.75	2.10	2.15	2.20	2.25
EUR	2.50	0.15	0.15	0.15	0.15
JPY	0.03	0.05	0.05	0.05	0.05
CAD	0.5	1.60	1.80	1.90	1.95
AUD	0.70	1.00	1.25	1.55	1.85
CHF	0.00	0.00	0.02	0.02	0.02
NZD	1.00	1.20	1.40	1.50	1.60
SGD	0.42	0.89	1.09	1.23	1.39

C. Interest Rates for USD RFC Deposits

Currency	Savings Bank Deposits	6 months to Less than 1yr	1 Year	1 yr <2 yrs	2 Yrs <3 Yrs	3 Yrs
USD	0.50	1.30	5.40	5.40	3.20	3.15

D. Interest Rates for other currencies for RFC deposits

Currency	Savings Bank Deposits	6 months to Less than 1yr	1 yr <2 yrs	2 Yrs <3 Yrs	3 Yrs
GBP	0.35	0.85	4.75	2.10	2.15
EUR	0.00	0.00	2.50	0.15	0.15
JPY	0.00	0.00	0.03	0.05	0.05
CAD	0.10	0.15	0.50	1.60	1.80
AUD	0.03	0.05	0.70	1.00	1.25



NEWS CORNER

1. RBIs allow NRIs to open Rupee accounts abroad with authorized banks

The Reserve Bank of India (RBI) has permitted overseas branches of banks to open rupee accounts for individuals residing outside India. According to a notification issued by RBI, individuals residing outside India will be able to settle transactions with other persons residing outside the country using balances in their rupee accounts. Experts believe that this move will significantly enhance the global usage of the Indian Rupee for cross-border transactions.

Where to open accounts?

Overseas branches of Authorised Dealer (AD) banks can now open rupee accounts. AD banks are those which are authorised by RBI to deal in foreign exchange transactions.

Who can do transactions?

Non-residents can now use balances in their rupee accounts to conduct transactions with other non-residents. This opens new avenues for rupee-based trade and settlements outside India.

Where can the surplus balance be utilised?

It can be invested in government securities. Balances in rupee accounts can now also be used for foreign investments, including foreign direct investment (FDI) in non-debt instruments, providing a new channel for rupee-based investments in India.

2. The possible complications NRIs may face when buying a home in India

As the global uncertainty rises, Indians residing in foreign countries are seeking to make a residential real estate purchase in their home country India. The sole goal here is to secure a safe haven amidst global chaos. Purchasing a home in India is a significant decision for Non-Resident Indians (NRIs) who seek to maintain a connection with their homeland, secure a lucrative investment, or plan for eventual repatriation. However, the process is not devoid of complications.

Below are some of the key issues that NRIs often face while buying property in India.

a. Legal and Regulatory Complexities

While the Foreign Exchange Management Act (FEMA) allows NRIs to buy residential and commercial properties without prior approval from the Reserve Bank of India (RBI) restrictions exist on the purchase of agricultural land, farmhouses, and plantations. Understanding these nuances is essential to avoid legal entanglements.

Title verification is another significant legal hurdle. NRIs must ensure that the property's title is clear, marketable, and free of encumbrances. Disputes related to ownership claims, pending litigation, or fraudulent documentation can derail the purchase process. Hiring a trusted legal advisor to conduct a title search and verify the property's ownership history is imperative.

Source: The Tribune, Jan 17, 2025



b. Power of Attorney (PoA) and Documentation Issues

Since most NRIs reside outside India, they often rely on a Power of Attorney (PoA) to facilitate property transactions. However, misuse or improper execution of a PoA can result in fraudulent transactions or disputes. It is crucial that the PoA is specific, well-drafted, and notarized in accordance with Indian laws. Buyers should avoid issuing a "General PoA" and instead opt for a "Special PoA" that grants only limited rights to the attorney-in-fact.

Additionally, document execution requires NRIs to deal with notarization and attestation processes, which can vary depending on the country of residence. For instance, documents may need to be attested by the Indian Embassy or Consulate in the respective country, adding another layer of complexity to the process.

c. Financial Challenges and Currency Fluctuations

Financial planning is crucial for NRIs since they must comply with RBI guidelines related to the source of funds. Payments for property purchases must be made through Non-Resident External (NRE) or Non-Resident Ordinary (NRO) bank accounts. Ensuring that all payments are made through these accounts provides a clear audit trail, which is critical for repatriating funds or dealing with taxation issues in the future.

d. Taxation and Compliance Issues

NRIs are subject to specific tax obligations under Indian law when purchasing property. They must pay stamp duty, registration charges, and property tax. Furthermore, if the property is sold at a later date, capital gains tax may apply. Long-term capital gains tax is levied at 20% if the property is held for

more than two years, and tax deduction at source (TDS) is applicable at the rate of 1% for resident buyers but at a higher rate for NRI sellers.

To avoid non-compliance, NRIs should familiarize themselves with India's tax laws or consult tax advisors who specialize in NRI property investments. Non-compliance could result in financial penalties and legal complications, making this aspect a crucial consideration.

e. Developer Credibility and Project Delays

NRIs often face issues related to the credibility of developers and delays in project completion. While the Real Estate (Regulation and Development) Act (RERA) has brought more transparency to the sector, issues like construction delays, non-fulfillment of promises, and deviations from approved plans continue to persist.

Since NRIs are not physically present to oversee project progress, they rely on regular updates from developers. However, miscommunication, lack of updates, or misrepresentation of facts can create anxiety and financial stress. To mitigate this risk, it is advisable to invest in projects registered under RERA and to research the developer's track record and reputation.

f. Property Management and Maintenance

Owning property in India while living abroad presents logistical challenges in terms of property management and maintenance. Tasks like tenant management, rent collection, and property upkeep require constant supervision, which is difficult for NRIs residing overseas. Without a local representative or a professional property management service, maintaining a property from a distance becomes a daunting task.

Many NRIs opt to hire property



management firms that handle tenant onboarding, rent collection, property inspections, and regular maintenance. While this adds to the cost, it provides peace of mind and ensures that the property remains in good condition.

Conclusion

The process of purchasing a home in India as an NRI is fraught with challenges, ranging from regulatory and legal complexities to financial and operational hurdles. While government reforms like RERA have introduced some degree of transparency, issues related to title verification, currency fluctuations, and property management remain persistent pain points.

To navigate these complexities, NRIs should adopt a strategic approach. Engaging experienced legal advisors, tax consultants, and property management firms can help avoid pitfalls. By ensuring due diligence, verifying legal documentation, and working with credible developers, NRIs can successfully overcome these challenges and achieve their goal of owning property in India.

Source: Economic Times, January 10, 2025

3. Flows in NRI deposits up 71% in April-November 2024, shows RBI data

The flow of money from Overseas Indians in non-resident Indian (NRI) deposit schemes rose by 71 per cent to \$ 12.5 billion between April and November, 2024 from \$ 7.30 billion that they put in these schemes during the same period in 2023, data released by the Reserve Bank of India (RBI) showed. The total outstanding NRI deposits as of November, 2024 stood at \$ 162.69 billion, revealed the data released on Friday in RBI's January 2025 bulletin.

The NRI deposit schemes include foreign currency non-resident (FCNR) deposits, non-resident external (NRE) deposits, and non-resident ordinary (NRO) deposits

Source: Business Standard, January 17, 2025.

5. Pravasi Bharatiya Divas highlights: India will fulfill world's demand for skilled talent, says PM Modi

Prime Minister Narendra Modi inaugurated the 18th Pravasi Bharatiya Divas convention on, January 9, 2025. This significant event, celebrated once every two years, honoured the contributions of the Indian diaspora to their homeland. The theme for this year was the "Diaspora's contribution to a Viksit Bharat".

The event was jointly organised by the Ministry of External Affairs and the Odisha government from January 8 to January 10. The 18th Pravasi Bharatiya Divas convention kicked off on Wednesday, with External Affairs Minister S Jaishankar calling upon NRIs and Persons of Indian Origin to actively participate in the quest for a 'Viksit Bharat'.

Acknowledging young diaspora's role in enhancing perception of India globally, the country has started its journey towards 'Viksit Bharat', Mr. Jaishankar said.

Source: The Hindu, January 9, 2025.



Know about: SNRR Account and How SNRR Account is different from NRO account

A person resident outside India, having business interest in India, may open a Special Non-Resident Rupee Account (SNRR account), with an authorised dealer in India or its branch outside India for the purpose of putting through permissible current and capital account transactions with a person resident in India in accordance with the rules and regulations for putting through any transaction with a person resident outside India.

The differences between SNRR account and NRO account are:

Feature	SNRR Account	NRO Account
Who can open	<ol style="list-style-type: none"> Any person resident outside India, having a business interest in India for putting through bonafide transactions in rupees. Opening of SNRR accounts by Pakistan and Bangladesh nationals and entities incorporated in Pakistan and Bangladesh requires prior approval of Reserve Bank of India. 	Any person resident outside India for putting through bonafide transactions in rupees. Individuals/ entities of Pakistan nationality/ origin and entities of Bangladesh origin require the prior approval of the Reserve Bank of India.
Type of Account	Non-interest bearing Current Account.	Current, Savings, Recurring or Fixed Deposit; Rate of interest – as per guidelines issued by RBI and bank
Permissible Transactions	Debits and credits specific/ incidental to the business proposed to be done by the account holder.	<p>Credits: Inward remittances, legitimate dues in India, transfers from other NRO accounts and any amount received in accordance with the Rules/Regulations/-Directions under FEMA, 1999.</p> <p>Debits: Local payments, transfer to other NRO accounts, remittance of current income, settlement of charges on International Credit Cards.</p>
Tenure	Concurrent to the tenure of the contract / period of operation / the business of the account holder.	No such restrictions on tenure..
Reparability	Repatriable	Not repatriable except for current income; and remittances by NRIs/ PIOs up to USD 1 million per financial year in accordance with the provisions of FEMA 13(R).



OUR CORRESPONDENT BANKS

Currency	Name & Address	Account No.	Swift Code
US Dollar (USD)	CITIBANK N.A. 399, Park Avenue, New York City, NY - 10043	36050915	CITIUS33
	DEUTSCHE BANK TRUST COMPANY AMERICAS 60, Wall Street, New York City, NY - 10005	04036174	BKTRUS33
	STANDARD CHARTERED BANK 1095, Avenue of Americas, New York, NY - 10010-3603	3582066753001	SCBL US33
	JP MORGAN CHASE BANK 270, Park Avenue, New York, NY - 10017, U.S.A.Tel: + 1 212 2706000	000000 765 902622	CHAS US 33
	BANK OF AMERICA N.A. 100 West, 33 rd Street, New York, NY - 10001 U.S.A.Tel: 646-733-4582	6550-3-92084	BOFAUS3N
	WELLS FARGO BANK N.A. 11, Penn Plaza, 4 th Floor, New York, NY – 10001	2000191061710	PNBPUS3NNYC
Australian Dollar (AUD)	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED 570 Church Street, Victoria Melbourne 301, Australia	925065 AUD00001	ANZBAU3M
Canadian Dollar (CAD)	BANK OF MONTREAL, CANADA Global Payment Services, 129, Rue Saint-Jacques, 10 th Floor, Montreal, PQ, Canada - H2Y 1L6	3169 1044 329	BOFMCAM2
Newzealand Dollar (NZD)	ANZ NATIONAL BANK LIMITED (Formerly Known as ANZ Banking Group – New Zealand Limited), 215-229, Lambton Quay, 6000 Wellington, New Zealand	925065 NZD00001	ANZBNZ22058
Hong Kong Dollar (HKD)	INDIAN OVERSEAS BANK 31F, Rutonjee House, 11, Dud dell Street, HONGKONG, Telex: 74795 OVRINHC, Tel: (852) 25256061/ 25245725, Fax: (852) 2845 1549 E-Mail: iobsm@netvigator.com	1916IN	IOBA HK HH
Danish Krone (DKK)	DEUTSCHE BANK AG Frankfurt H.O. Taunusanlage 12, 60325, Frankfurt am main, Germany	100953542800 DKK	DEUTDEFF DABADKKK (Only for Credits)
Norwegian Krone (NOK)	DEN NORSKE BANK, ASA International Division Stranden 21, P.O. Box 1171, Sentrum, N-0107 Oslo, Norway, Telex: 78175, Tel: 47-22-481433, Fax: 47-22-482993	70010204125	DNBANOKK
Great Britain Pound (GBP)	STANDARD CHARTERED BANK 1, Alderman bury Square, London EC 2 7SB, Telex: 885951, Tel: 44-20-72807500, Fax: 44-20-72807791	1708077801	SCBLGB2L
Japanese Yen (JPY)	SUMITOMO MITSUI BANKING CORPORATION International Operations 2-10, SHINBASHI 5 CHOME, MITATO – KU, TOKYO 100 0004	4914	SMBC JP JT
Swedish Krone (SEK)	DEUTSCHE BANK AG Frankfurt, H.O. Taunusanlage 12, 60325, Frankfurt am main, Germany	100953542800 SEK	DEUTDEFF ESSESESS (Only for Credits)
SWISS FRANC (CHF)	ZURECHER KANTONAL BANK P.O.Box CH 8010, ZURICH, EUROPE	0700 01009346	ZKBKCHZZ80A
Singapore Dollar (SGD)	INDIAN OVERSEAS BANK IOB Building, 64, Cecil Street, Singapore 049711	1102384752501	IOBASGSG
EURO (EUR)	DEUTSCHE BANK AG Frankfurt, H.O. Taunusanlage 12, 60325, Frankfurt am main, Germany	10095354280000	DEUTDEFF
	STANDARD CHARTERED BANK Germany Branch, Franklin Strasse 46-48, 60486 Frankfurt am Main, Germany	18160608	SCBLDEFXXXX
UAE DIRHAM (AED)	MASHREQ BANK PSC P.O.BOX 1250, DUBAI UAE	019030000394	BOMLAEADXXX



OVERSEAS BRANCHES

SINGAPORE BRANCH



Code No.	503
Full Address	64, Cecil Street, IOB Building, Singapore 049711
Branch Website	www.iobsingapore.com
Fax	62240221
E-Mail	relationshipmgr@iob.com.sg
General	+65 - 63724337
Chief Executive	Shri Rakesh Kumar Sharma Phone: +65 – 63724401 63724 402
E-Mail	chiefexecutive@iob.com.sg
Deputy Chief Executive	cmcredit@iob.com.sg
Head of IT	itmgr@iob.com.sg.
Dealer	iobforex@iob.com.sg
Head of Retail	smretail@iob.com.sg
Head of Credit Appraisal	smcredit@iob.com.sg
Banking Hours	Monday to Friday - 9:30 AM to 4:00 PM
Holiday	Closed on Saturday, Sunday & Public Holidays

HONG KONG MAIN BRANCH

Code No.	501
Full Address	3/F, Ruttonjee House 11, Duddell Street Hong Kong
Telex	74795 OVRIN HX
SWIFT	IOBAHKHH
Fax	2845 1549
Fax (Chief Executive)	00852-25213708, 28451549
E-Mail	iobsm@netvigator.com
General	2525 6061, 2522 7157
Chief Executive	Shri R. Vaidyanathan Phone: +00852-25231648, Fax: +00852-25213708, 28451549, E-Mail: ce@iobhongkong.com
E-Mail	ce@iobhongkong.com
Banking Hours	Week Days: 09:30 AM to 04:30 PM
Holiday	Saturday and Sunday





OVERSEAS BRANCHES

COLOMBO MAIN BRANCH



Code No.	502
Full Address	139, Main Street, Colombo - 11, Sri Lanka
P.B. No.	671
Country Head	Shri Sonwalkar H.A
Phone	+009411-5324411
Fax	+009411-2447900
E-mail	colomboch@iob.in
General Lines & Fax	Office: 5324422, Fax:2447900
E-Mail	iobcolombo@iobnet.co.in
SWIFT CODE	IOBALKLC
Timings	Working Hours – 08:24 a.m. to 05:24 p.m.
Holiday	Saturday & Sunday

BANGKOK MAIN BRANCH

Code No.	2154
Full Address	P.B. No. 372, No. 221 Rajawongse Road, Bangkok 10100, Thailand 00662 2245405
SWIFT CODE	BHOBTHBK
Chief Executive	Office: 00662-2245388 / 6225748, Residence: 00662-2041212
Country Head	Shri Sushanta Kumar Bhoi
Phone	+0066-22245388
Fax	+0066-22245405
E-Mail	agm@iob.co.th
Timings	Week Days: 09.00 AM to 03.30 PM
Holiday	Saturday & Sunday





JOB HOME ADVANTAGE

Unlock the door to own more homes

🏠 Why settle for less when you can have more !!!

1. Upto 75% of Fair Market Value of the Property.
2. Home Loan for those who own 2 or more houses.
3. Higher Repayment Period of upto 30 years.
4. Future Rental Income is included to amplify eligibility.
5. Competitive Rates: ROI starting at just 10.15%!
- 6 Convenience First: Execute loan documents through a Power of Attorney holder.
7. Freedom Guaranteed: No preclosure charges and seamless title deed management.

NRI HOUSING TOP UP LOAN

Unlock Extra Funds with Ease

🏠 Do You have Housing Loan with us?

1. Enjoy up to Rs. 2 Crores for any purpose other than speculation after repaying 12 EMI's of your existing home loan.
2. Avail Top Up loans as often as you like (Maximum Two loans at any point of time).
3. Repayment available upto 70 years of age.
4. Competitive Rates: ROI starting at just 10.15%!
5. Freedom Guaranteed: No preclosure charges and seamless title deed management.





इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

आपकी प्रगति का सच्चा साथी
Good people to grow with

NRI MONTHLY DIGEST

Our Specialised NRI Branch, Chennai

Address: First Floor, Labour Welfare Board Building,
DMS OFFICE CAMPUS, Teynampet - 600006, TAMILNADU

Contact: 044-24353640 | **Branch Code:** 2267

Working Hours - 10:00 A.M. to 05:00 P.M.

Holiday - 2nd & 4th Saturday, Sunday and Other public Holidays.

Reach out to us at

Toll free number

Overseas customers/ Global users

+91-44-35000124 | +91-44-24371140 (Available 24*7)

NRI Help Desk- +91-44-2851 9611, Email- nrihelp@iobnet.co.in
(Available on all working days in Chennai from 10 AM to 5 PM [IST])

**For further updates and information on our new products,
make sure to like and subscribe!**

