HUDCO OFFICES

Ahmedabad
Regional Chief
4th Floor, GruhNirman Building, Ashram Road, Ahmedabad - 380 009 (GUJARAT)
Tel: 079-26687277
Fax: 079-26680804
Email aro@hudco.org

Bengaluru
Regional Chief
N-703 & 704, No.47, Manipal Centre, Dickenson Road, Bengaluru - 560 042
Tel: 080-25582602, 2530343
Fax: 080-25598748
Email br@hudco.org

Bhopal
Regional Chief
Block No.3, Parayvas Bhawan, Arera Hills, Bhopal - 462011
Tel: 0755-2763542
Fax: 0755-2763526
Email bbr@hudco.org

Bhubaneswar
Regional Chief
3rd Floor, Deendayal Bhawan, Ashok Nagar, Janpath, Bhubaneswar -751009
Tel: 0674-2531749
Fax: 0674-2534906
Email bbro@hudco.org

Chandigarh
Regional Chief
SCO 132-133, 1st & 2nd Floor, Sector 34-A, Chandigarh - 160022
Tel: 0172-2648956
Fax: 0172-2648955
Email chro@hudco.org

Chennai
Executive Director(F)
V Floor, CMDA Tower II No.1, Gandhi Irwin Road, Egmore, Chennai - 600008
Tel:044-28413141, 28558895
Fax:044-28589746
Email cro@hudco.org

Dehradun
Regional Chief
74/1, GMVN Building (1st Floor), Raipur Road, Dehradun - 248 001
Tel: 0135-2740182
Fax:0135-2748290
Email dr@hudco.org

Delhi (NCR)
Regional Chief
HUDCO House, 5th Floor, Lodhi Road, New Delhi - 110003
Tel:011-24308650, 51
Fax:011-24308667
Email ncr@hudco.org;roncrhudco@gmail.com

Guwahati
Regional Chief
Housefled Complex, Rukmimgon, G.S. Road, Guwahati-781 022
Tel: 0361-2339148, 2330098
Fax:0361-2339148
Email hudco.gro@gmail.com

Hyderabad
Executive Director
S-10-193, 1st floor HACA Bhavan, Opp: Public Gardens, Hyderabad - 500004
Tel:040-23321297,233210804
Fax:040-23243938
Email hbro@hudco.org

Jaipur
Regional Chief
Vidhyut Marg, Jyoti Nagar, Jaipur - 302 005
Tel:0141-2740874
Fax:0141-2740702
Email jro@hudco.org

Jamnagar
Regional Chief
HUDCO Bhawan, OB-8, Rail Head Complex Jamnagar-360004 (Guj)
Tel:0264-2743555, 2743640
Fax:0264-2743640
Email jro@hudco.org

Dimapur
House No. 221, United Colony
Half Nagarjan, Near Govt. High School, Dimapur - 797 312, NAGALAND
Tel: 03862-224365
Fax: 03862-224323
Email jro@hudco.org

Kolkata
Regional Chief
“HUDCO Bhawan”, Plot No. 11, DI Block, Sector-II, Karunamoyee, Salt Lake, Kolkata-700 091
Tel:033-2538 6141/0773/0778, 2538 7774/6846
Fax:033- 2538 5514
Email kro@hudco.org, hudcokro@gmail.com

Lucknow
Regional Chief
B-1, North East Block,Second Floor, PICUP Building,Vidhutkhand, Goroti Nagar, Lucknow-226 001
Tel:0522-2720834, 2720804, 2720744, 2720731, 2721571
Fax:0522-2720841
Email lro@hudco.org

Mumbai
Executive Director,
Shreyas Chambers, 2nd Floor, 175, Dr. DN Road, Fort, Mumbai - 400 001
Tel: 022-22690080
Fax: 022-22690086
Email wzo@hudco.org

Patna
Regional Chief
Block-82, 2nd Floor, Mohryalok Complex, Dakburglow Road, Patna - 800 001
Tel: 0612-2349949, 2323679,2204432
Fax:0612-2221886
Email hudcopro@gmail.com

Rajipur
Regional Chief
1-B, Surya Apartments, Katoratalab, Raipur - 492 001
Tel:0771-2423796, 2425517, 4053788
Fax:0771-2422023
Email rajipuro@hudco.org

Ranchi
Regional Chief
TACD Building, Shyamli, Doranda, Ranchi-834002
Telefax:0651-2411526, 2411236
Email rch_hudcom@sancharnet.in

Vijayawada
Executive Director,
36-14-1, Veeramachineni Complex, Jammichettu, Mogalrajapuram, Vijayawada – 520 010, Andhra Pradesh
Tel:0866-2493306, 2493307
Fax:0866-2493308
Email vro@hudco.org

Thiruvananthapuram
Executive Director,
3rd Floor, “SAPHTALAM Complex”, Palayam University, P.O., Thiruvananthapuram-695034
Tel:0471-2339742-45, Fax:0471-2329006
Email tro@hudco.org;hudcotro@eth.net

HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.
(A Government of India Enterprise)
CIN: U74899DL1970GO005276
Core 7A, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi – 110003
Website - www.hudco.org
email–hudconiwas@hudco.org, hudcorfw2@gmail.com
HUDCO offers financial assistance to individuals to enable them to acquire a home of their own through its “HUDCO NIWAS” Individual Housing Loan Scheme.

“HUDCO NIWAS” offers Home loan for:

a) Construction of a house;
b) Purchase of House or Flat;
c) Purchase of a plot from Public (Government) Agencies;
d) Extend or improve the existing House or Flat;
e) Refinancing of existing housing loans from other financing Institutions/Banks/Employers.

**ELIGIBILITY FOR LOAN**

1. Loan applications will be accepted from all individuals, with verifiable income (upto Rs.8.00 Lakh) and to Salaried Individuals with employment verification (upto Rs.50/40 Lakh – Loan upto Rs.50 Lakh in Mumbai, Delhi, Chennai, Kolkata, Bengaluru & Hyderabad and Rs.40 Lakh in other areas). Further, loan above Rs.50/40 Lakh and upto Rs.1.00 Crore is available to only Govt./PSU employees with repayment through Deduction at Source (DAS).

2. The loan amount will be up to 80% of the cost of the housing unit excluding incidental costs like stamp duty, registration and other documentation charges.

3. The actual loan amount will be determined on the basis of repayment capacity, which is based on factors such as income, age, spouse’s income, assets, liabilities, stability and continuity of occupation and savings history determined from details of bank accounts.

4. The loan will be available as per the slab structure given at the respective rates of interest.

**LOAN APPLICATION** - An application for loan shall be submitted in any “HUDCO NIWAS” Office in the prescribed form along with supporting documents. This form with a list of documents and procedures is available at all “HUDCO NIWAS” Offices i.e. all HUDCO Regional Offices and can also be downloaded from our website www hudco.org.

**LOAN REPAYMENT PERIOD** - It is normally up to 25 years, but the period will not extend beyond the age of 65 years (relaxable by another 5 years on the merits of case i.e. upto 70 years) of the applicant. However, “HUDCO NIWAS” will endeavour to determine the repayment period to suit the convenience of the applicant.

**ADMINISTRATIVE CHARGES** - The administrative charges shall be 0.25% of the loan amount sanctioned and is to be paid after sanction of the loan.

**RATES OF INTEREST**

Interest Rates* for Individuals and Group of Individuals under HUDCO Niwas are as under:

<table>
<thead>
<tr>
<th>Category</th>
<th>Loan Amount Upto</th>
<th>Floating Rate</th>
<th>Fixed Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. GOVERNMENT EMPLOYEES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Income upto Rs. 6.00 Lakh p.a. (applicant and co-applicant) &amp; spouse to be co-applicant, if married.</td>
<td>Rs. 20.00 Lakh</td>
<td>8.95%</td>
<td>9.15%</td>
</tr>
<tr>
<td>ii) Income above Rs. 6.00 Lakh p.a.</td>
<td>Rs. 100.00 Lakh</td>
<td>9.05%</td>
<td>9.25%</td>
</tr>
<tr>
<td>B. OTHER BORROWERS</td>
<td>Rs. 50.00 Lakh</td>
<td>9.45%</td>
<td>9.55%</td>
</tr>
</tbody>
</table>

Note - EWS/ LIG/MIG-IMIG-II category of beneficiaries qualifying under Credit Linked Subsidy Scheme (CLSS) guidelines of MoHUA can also avail interest subsidy of 6.50%/4%/3% on loan upto Rs.6.00/9.00/12.00/18.00 Lakh respectively.

* Interest rates are subject to revision from time to time.

**SECURITY FOR THE LOAN**

1. First mortgage of the housing unit to be financed.
2. Guarantee of one individual acceptable to “HUDCO NIWAS”.
3. Second mortgage of housing unit subject to (a) Central and State Govt. employees- assignment of benefits under Central/State Govt. Group Insurance Scheme or else the repayment of the loan is completed before superannuation, (b) Public Sector Undertaking Employees-loan is repaid by employee through salary deduction/Post Dated Cheques (PDCs)/ECDS and repayment of loan is completed before superannuation of the employee.

**DISBURSEMENT OF THE LOAN**

Loan will be disbursed after Technical Appraisal, Completion of Legal Documentation and Submission of Fire & Natural Calamity Insurance Policy assigned in favour of “HUDCO Ltd.” by the borrower and after proportionate investment of the applicant’s own contribution.

The loan will be disbursed in full or in suitable installments taking into account the requirements of funds and progress of construction.

Repayment normally commences from the month following the month in which the last installment of the loan is disbursed by “HUDCO NIWAS”. Until the loan is fully disbursed, pre-EMI interest is payable only on the portion of the loan availed, as on the last day of every month.

**OTHER ATTRACTIVE FEATURES/VALUE ADDED BENEFITS**

a) Most competitive interest rate.

b) No processing Fee.

c) Free charge on account of Prepayment of loan.

d) Interest subsidy @6.50% is available under Credit Linked Subsidy Scheme (CLSS) to eligible beneficiaries, as per Govt. of India guidelines.

e) Free Personal Accident Insurance cover to borrowers.

f) Transfers & Re-disbursements without hidden cost.

g) Mode of Payment - Applicant can make payment of fees, charges and loan repayment (EMI & Pre EMI) by means of Cheque/Deposit/EPS to “HUDCO NIWAS”, drawn on a bank in a city where HUDCO has an office.

**EMI FOR LOAN Rs.1,00,000/- (on monthly reducing balance method)**

<table>
<thead>
<tr>
<th>Term of Loan (Years)</th>
<th>Installment Amount (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Interest Rate 9.85% (Floating)</td>
</tr>
<tr>
<td>5</td>
<td>2073</td>
</tr>
<tr>
<td>10</td>
<td>1264</td>
</tr>
<tr>
<td>15</td>
<td>1011</td>
</tr>
<tr>
<td>20</td>
<td>897</td>
</tr>
<tr>
<td>25</td>
<td>836</td>
</tr>
</tbody>
</table>

**DISBURSEMENT OF THE LOAN**

Loan will be disbursed after Technical Appraisal, Completion of Legal Documentation and Submission of Fire & Natural Calamity Insurance Policy assigned in favour of “HUDCO Ltd.” by the borrower and after proportionate investment of the applicant’s own contribution.

The loan will be disbursed in full or in suitable installments taking into account the requirements of funds and progress of construction.

Repayment normally commences from the month following the month in which the last installment of the loan is disbursed by “HUDCO NIWAS”. Until the loan is fully disbursed, pre-EMI interest is payable only on the portion of the loan availed, as on the last day of every month.

**OTHER ATTRACTIVE FEATURES/VALUE ADDED BENEFITS**

a) Most competitive interest rate.

b) No processing Fee.

c) No charge on account of Prepayment of loan.

d) Interest subsidy @6.50% is available under Credit Linked Subsidy Scheme (CLSS) to eligible beneficiaries, as per Govt. of India guidelines.

e) Facility of resetting of existing loan from Fixed to Floating & visa-versa on nominal charges.

f) Free Personal Accident Insurance cover to borrowers.

h) Transfers & Re-disbursements without hidden cost.

**MODE OF PAYMENT** - Applicant can make payment of fees, charges and loan repayment (EMI & Pre EMI) by means of Cheque/Deposit/EPS to “HUDCO NIWAS”, drawn on a bank in a city where HUDCO has an office.

**TAX BENEFITS** - Tax benefits on principal repayment (u/s 80-C) up to Rs.1.50,000/- and interest (u/s 24 b) up to Rs.2,00,000/- in case of self occupied and actual interest (for rented properties) are available under the Income Tax Act, 1961. All these benefits may change as per Govt. notifications.

**DOCUMENTS REQUIRED**

1. Latest Salary slip (s)/Certificate (s) showing all the allowances, deductions and details of outstanding loan (if any), in respect of the applicant/co-applicant(s).

2. A statement showing computation of individual taxable income and tax returns for the last three years.

3. Copy of the Pension Certificate in case of retired applicants.

4. A copy of the rent/lease agreement with supporting bank statements and /or Income Tax return, if any additional income is accruing.

5. A letter from employer confirming that they will deduct the monthly installment payable to HUDCO from the salary and remit the same to HUDCO every month.

6. Copy of the Registered Sale/Deed/Lease Deed/Allotment Letter/Share Certificate of the Co-operative Society, Agreement for sale as executed on applicable stamp paper.

7. Copy of the House plan, approved by the Local Competent Authority (only in construction cases).

8. Detailed cost estimate for proposed construction prepared by a Civil Engineer / Registered Architect (in case of Construction/Extension/Improvement) or a letter from the society, in case the house is of a co-operative society.

9. Copy of the House Building Advance (HBA) sanction letter (if HBA has been taken from the employer) indicating the loan amount and the repayment terms.

10. Bank A/c statement indicating transactions for the last six months or a photocopy of the passbook (duly updated).

11. Particulars of one Guarantor of comparable age and income.

12. Age proof and Proof of residence (for applicant and co-applicant).