

OFFICE ORDER

In its 35th meeting held on 30.5.2015 the BOD has approved transfer charges of Plots, Built up Houses and Flats which are as under. The Service Tax @ 14% is also payable extra.

1. Transfer charges for Plots:-

Sr. No.	Description	Transfer Charges
I	Within tenancy period before execution of Lease deed/Conveyance deed	25%
II	Within One Year from the date of execution of conveyance deed	23%
III	Within Two years from the date of execution of conveyance deed	21%
IV	Within Three Year from the date of execution of conveyance deed	19%
V	Within four years from the date of execution of conveyance deed.	17%
VI	Within five years from the date of execution of conveyance deed.	15%

2. Transfer charges for built up houses:-

Sr. No.	Description	Transfer Charges
I	Within tenancy period	10%
II	Within One year from the date of execution of conveyance deed	9%
III	Within Two years from the date of execution of conveyance deed	7%
IV	Within Three years from the date of execution of conveyance deed	5%
V	Within Four years from the date of execution of conveyance deed	3%
VI	Within Five years from the date of execution of conveyance deed	2%

3. Processing fee in respect of Plots/Houses/Flats after 5 years from the execution of conveyance deed.

Sr. No.	Category	Transfer Charges
I	Cat-I	11,000/-
II	Cat-II	9,000/-
III	Cat-III	7,000/-
IV	Cat-IV & V	5,000/-

7 sets

4. Transfer charges up to 5 years of the execution of conveyance deed for according permission of Floor Wise area in respect of constructed houses by the allottees on their allotted plots.

Transfer Charges =
Final cost X Floor Area
Plot Area

Transfer Charges	
25% During Tenancy	
35% for 1 st Year	23% for 1 st Year
30% for 2 nd Year	21% for 2 nd Year
25% for 3 rd Year	19% for 2 nd Year
20% for 4 th Year	17% for 2 nd Year
15% for 5 th Year	15% for 5 th Year

5. Processing fee for granting floor-wise permission after 5 years from the date of execution of conveyance deeds:-

Sr. No.	Dimension	Transfer Charges
i	Covered area upto 100 Sqm.	5000/-
ii	Covered area upto 101 to 200 Sqm.	6000/-
iii	Covered area upto 201 and above	12000/-

6. Transfer charges/Processing fee in blood relation

Transfer Charges
5000/-

7. Commercial Properties

Transfer Charges
10% of the premium

Executive Director,
HIMUDA Shimla-2.

Copy forwarded for information and necessary action to:-

1. SE (S) HIMUDA Kasumpti Shimla-9
2. SE (N) HIMUDA Circle Dharamshala Distt. Kangra HP.
3. The Executive Engineer HIMUDA Division No. I & II Kasumpti Shimla-9, Parwanoo, Mandi, Dharamshala and Elect. Division Shimla & Dharamshala.
4. Supdt. A, B, & C Admn. Sections HIMUDA Nigam Vihar Shimla-2.

Executive Director,
HIMUDA Shimla-2.