

**HP. HOUSING & URBAN DEVELOPMENT AUTHORITY
NIGAM-VIHAR, SHIMLA-171002**

No.HIMUDA:OTS-Phase-IV/2026(EM & BD)

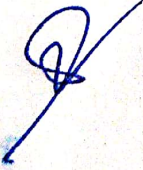
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Dated: 18/7/26

OFFICE ORDER

Consequent upon approval conveyed by the Board of Directors in its 59th meeting held on 06.07.2026 Agenda Item No. 59(13) regarding grant of One-Time Settlement (OTS) opportunity to the allottees of Phase-IV Housing Colony, Rakkar/Bharolian Khurd, Una for deposit of enhancement cost and other outstanding dues at relaxed rates of interest and charges, it is hereby ordered that the following One-Time Settlement (OTS) Scheme shall be implemented with immediate effect:-

1. The OTS Scheme shall remain operative for a period of three months from the date of this office order.
2. The outstanding First Enhancement Cost & second Enhancement cost shall be recoverable with interest at the concessional rate of 6% per annum instead of the existing rate of 12% per annum subject to the condition that the allottee desirous of availing the benefit under the Scheme shall furnish an Undertaking/Affidavit in the prescribed format accepting the OTS as full and final settlement of all liabilities covered under the Scheme and agreeing not to raise any further claim, dispute or litigation in respect of the matters settled under the OTS Scheme and to abide by the terms and conditions of the Scheme as approved by the Board.
3. The outstanding Balance Cost of plots/units shall be recoverable with interest at the concessional rate of 4% per annum instead of the existing rate of 12% per annum.
4. The Non-Construction Levy Charges shall be recoverable at the reduced rate of 1% instead of the prescribed rate of 5% of the total cost including enhanced cost if any for the relevant period.
5. The Watch and Ward Charges shall be recoverable at the rate of 0.1% during the validity period of the Scheme.
6. In cases involving transfer/sale of unit/plot/house/flat during the validity period of the Scheme, the transfer charges payable to HIMUDA shall be calculated on the basis of the original cost of the unit together with the First Enhancement Cost only, without taking into account the Second Enhancement Cost.



7. Allottees intending to avail the benefit of the Scheme shall be required to deposit the entire outstanding amount along with the applicable concessional interest and charges within the validity period of the Scheme.
8. Upon expiry of the aforesaid period of three months, all rates of interest, levy charges, watch and ward charges, transfer charges and other recoveries shall automatically stand restored to the rates as prescribed under the applicable Regulations, Rules and terms and conditions of HIMUDA without any further notice.

All concerned officers/officials shall take necessary action accordingly for wide publicity and implementation of the Scheme.


Dr. Surinder Kr. Vashisht,
CEO-cum-Secretary,
HIMUDA, Shimla-171002.

Copy forwarded to the following for information and necessary action:-

1. The Superintending Engineer (South) Kasumpti Shimla-9 & (North), Dharamshala Himachal Pradesh.
2. The Executive Engineer, HIMUDA Division, Ghumarwin, District Bilaspur, H.P. for ensuring wide publicity of the One-Time Settlement (OTS) Scheme amongst the allottees of Phase-IV Housing Colony, Rakkar/Bharolian Khurd, Una and for taking further necessary action accordingly.
3. The Assistant Engineer, HIMUDA Sub-Division, Una, District Una, H.P. for ensuring wide publicity of the One-Time Settlement (OTS) Scheme amongst the eligible allottees and for taking necessary action for implementation of the Scheme.
4. The Chief Finance Officer, HIMUDA, Shimla-171002 for information and necessary action with regard to calculation and recovery of dues under the OTS Scheme in accordance with the terms approved by the Board of Directors.


Dr. Surinder Kr. Vashisht,
CEO-cum-Secretary,
HIMUDA, Shimla-171002.

AFFIDAVIT-CUM-UNDERTAKING

I, Sh./Smt. _____, aged about _____ years, S/o/D/o/W/o Sh. _____, resident of _____, allottee/lessee of Plot/House/Flat/Unit No. _____, Phase-IV Housing Colony, Rakkar/Bharolian Khurd, Tehsil Haroli, District Una, H.P. (or similarly situated case), do hereby solemnly affirm and declare as under:-

1. That I am the lawful allottee/lessee of the above-mentioned property allotted by the Himachal Pradesh Housing and Urban Development Authority (HIMUDA).
2. That I have applied for and voluntarily opted to avail the benefit of the One-Time Settlement (OTS) Scheme approved by the Board of Directors of HIMUDA in respect of the outstanding Enhancement Cost and other dues relating to the aforesaid property.
3. That I hereby voluntarily and unconditionally accept the benefit available under the OTS Scheme & relief /relaxation offered by HIMUDA thereunder as full and final settlement of all liabilities and claims covered under the OTS Scheme in respect of the aforesaid property.
4. That I undertake that I shall not raise any further claim, dispute, objection or demand against HIMUDA in respect of the matters settled under the OTS Scheme.
5. That I further undertake that I shall not initiate, pursue or support any litigation, proceedings, claim, complaint or action before any Court, Tribunal, Consumer Forum, Authority or any other judicial or quasi-judicial forum in respect of the matters settled under the OTS Scheme.
6. That this undertaking shall be binding upon me and my legal heirs, successors, representatives and assigns.
7. That I hereby indemnify and keep HIMUDA indemnified against any future claim, dispute, litigation, liability, loss or damage arising out of or connected with the settlement effected under the OTS Scheme.

VERIFICATION

Verified at _____ on this _____ day of _____, 20____ that the contents of the above affidavit are true and correct to the best of my knowledge and belief and that nothing material has been concealed therefrom.

DEPONENT