HIMACHAL PRADESH HOUSING & URBAN DEVELOPMENT AUTHORITY (HIMUDA)

(A Government of Himachal Pradesh Undertaking)

GOLDEN OPPORTUNITY TO OWN A HOME IN HIMACHAL PRADESH

Notice for Allotment of Residential Plots and Flats on "free hold basis which are ready for possession in different Colonies of HIMUDA

Applications are hereby invited from intending **Citizens of India**, Organizations, Companies, and Non-Resident Indians (NRIs) for the allotment of premium **Residential Plots and Flats**. These units are available under the **Partially Self-Financing Scheme** on a free-hold basis across various beautifully developed housing colonies in Himachal Pradesh which are ready to possession.

MODE OF ALLOTMENT & ELIGIBILITY

Process: Allotments will follow a strict **draw of lots** method, tracking the exact date and timestamp of your application submission.

Eligibility: Any individuals who have attained the age of majority (18 years) are legally qualified to apply.

Prior Registrations: Applicants registered under past Demand Surveys will be considered as per provisions, but they must apply fresh using this notice; their prior token amount will be adjusted accordingly .

APPLICATION PROCEDURE & IMPORTANT FINANCIAL TERMS

Brochure Cost: Scheme brochures and standard application forms & alongwith detail of property can be collected from **HIMUDA Head Office (Nigam Vihar, Shimla)** or any of the Divisional Offices (Shimla, Parwanoo, Mandi, Ghumarwin) for **₹ 1,180/- in cash** or via registered post for ₹1,236 by Demand Draft & **₹1180/- alongwith application form [DD/ Cash] in case downloaded from website** . The detail of property are available at HIMUDA office website: himuda.hp.gov.in .

Earnest Money Deposit (EMD): A mandatory **10% earnest money payment** computed from the property's cost must be enclosed with your application form.

Mode of Payment: Payments must be made via **Demand Draft** in favour of *CEO-cum-Secretary HIMUDA*, payable at Shimla, or electronically via **RTGS/NEFT** directly to the authorized HIMUDA bank accounts mentioned in the brochure. *Cheques will not be accepted under any circumstances.*

Key Registration Timeline

Application Window Opens: September 29-9-2026
Closing Date for Submissions: October 29-10-2026 (by 05:00 PM)
Draw of Lots will be held on 3-11-2026 at11:00 AM HIMUDA Head Office Nigam Vihar Shimla-171002

Contact & Support Helpdesk

For inquiries, documentation guidance, or site visits, please reach out to our team:

HIMUDA Head Office: Nigam Vihar, Shimla - 171002
Phone Lines: 0177-2623860, 0177-2623790
Divisional Desks: Contact respective Executive Engineers HIMUDA Divisions at Shimla, Parwanoo , Ghumarwin , or Mandi offices.

Website: himuda.hp.gov.in | **Email:** info@himuda.com | **Phone:** +91-177-2623860

26/09/26
CEO-cum-Secretary,
HIMUDA Shimla-2

H.P. HOUSING & URBAN DEVELOPMENT AUTHORITY

(A State Government Undertaking)

BROCHURE FOR ALLOTMENT OF RESIDENTIAL FLATS IN HOUSING COLONY AT CHABROTI KASUMPTI [SHIMLA] , FLOWERDALE [SHIMLA] , KAMLI [PARWANOO] ,JARJA [NAHAN] BADDI PHASE-I , HAMIRPUR & DHAUNDI [MANDI] AND PLOT IN HOUSING COLONY BHAROLIAN KHURD [UNA] PHASE-IV HIMACHAL PRADESH.

Cost of Brochure

HIMUDA offices:	**Price Rs. 1,180/-**
By registered post:	**Price Rs. 1,236/-**

From HIMUDA website: www.himuda.hp.gov.in (Price Rs. 1000/-)

Contact Details:

Executive Engineer {E.M. & B.D}: ☎ 0177-2623860& 2623790

Chief Finance Officer: ☎ 0177-2622681 & 2628044

Website: *www.himuda.hp.gov.in*

e-mail (✉) : info@himuda.com; ceo@himuda.com

THE DRAW OF LOTS WILL BE HELD ON 3-11-2026 AT 11:00AM AT HIMUDA HEAD OFFICE NIGAM VIHAR SHIMLA

(In case due to administrative reasons change in above dates take place please see our website.)

BROCHURE FOR ALLOTMENT OF RESIDENTIAL FLATS IN HOUSING COLONY AT CHABROTI KASUMPTI [SHIMLA] , FLOWERDALE [SHIMLA] , KAMLI [PARWANOO] ,JARJA [NAHAN] BADDI PHASE-I , HAMIRPUR & DHAUNDI [MANDI] AND PLOT IN HOUSING COLONY AT BHAROLIAN KHURD [UNA] PHASE-IV HIMACHAL PRADESH.

1. Terms and conditions will be followed generally but the HP Housing and Urban Development Authority reserves the right to change any of them in its absolute discretion if and when considered necessary.
2. **SCOPE OF THE SCHEME :** HIMUDA announces Partially Self Financing Scheme for allotment of units in the Housing Colonies on free hold basis as per details attached is at **Annexure-I** .
3. **ELIGIBILTY:** All citizen of India who have attained the age of majority are eligible to apply. Applications from an organization/ Establishment/ Institution or a registered company / partnership firm will also be entertained. Non –resident Indians are also eligible to app to the scheme .
4. **RESERVATIONS:**

[a] Out of total units available for allotment in the Colonies 50% of the units shall remain unreserved.

[b] 25% shall be reserved for the applicants who had applied in response to Demand Survey during 2010 and 2011 . The demand survey applicant may be considered for allotment of house/ flats/plots in housing Scheme to be developed by HIMUDA anywhere in the State of Himachal Pradesh, subject to availability of units and fulfillment of eligibility conditions as may be prescribed in the respective scheme .

[c] Remaining 25% of units will be reserved for categories as per detail given as under:

[i] 26 % of the units of the units for eligible persons belonging to SC/ST communities.

[ii] 20 % of the units will be reserved for allotment to the eligible defence personnel belonging to HP State as under.

[a] Widows or other dependents of defence personnel who have been killed in action.

[b] Disabled service personnel who have been invalidated out of service.

[c] Ex-Service men and

[d] Serving personnel.

[iii] 16 % unit will be reserved for Government servants , which will include the employee of both Central and State Government and also the employee of Public Undertaking , constituted by HP State Government and the Central Government.

[iv] 4 % of the units for the employee of the HIMUDA. In case full or any part 4% quota is not utilized by the HIMUDA employee that will be reverted to the quota of the Government employee as referred against [iii] above

[v] 10 % units will be reserved for handicapped persons of Himachal Pradesh.

[vi] 4 % unit will be reserved for freedom fighter and their wards of Himachal Pradesh.

[vii] 10 % units will be reserved for senior citizen of Himachal Pradesh.

[viii] 10 % units will be reserved for women of Himachal Pradesh.

The above reservation will be applicable subject to any change / amendment by the Government from time to time and subject to availability of sufficient units in the respective colony.

5. EXPLANATION

[a] In case sufficient number of applicant under Sub para- [i], to [viii] of conditions No. 4 are not available ; the balance quota will be allotted to the demand survey applicant.

[b] In case sufficient number of applicant are not available under Demand survey category then the same will be utilized by applicants of unreserved category.

[c] If an applicant is eligible/ falls under more than one category for which reservation are available he / she shall specifically opt for the category under which he intends to be considered in the application itself. This option shall be treated as final..

[d] The reservation to various categories will be given only at the time of initial allotment and there would be no carry forward of any quota , subsequently. In case any applicant of the reserved category surrender his allotment ,same will go to the un-reserved category after cancelation .

[e] 5% Rebate shall be allowed on balance consideration amount payable in equal installment with interest, in case the allottee opts to make full & final payment [lump-sum payment within 45 days from the date of issue of the allotment letter.

6. HOW TO APPLY

(i) All columns of application form should be filled in CAPTIAL LETTERS neatly and duly signed by the applicant.

(ii) Applications without earnest money shall not be entertained and application found incomplete in any respect whatsoever are liable to be rejected. Applications on prescribed form duly complete in all respect along with earnest money@ 10% of the tentative cost of unit in the shape of demand draft payable at Shimla may either be sent to **CEO- cum- Secretary, HIMUDA, Nigam Vihar, Shimla directly or the amount can be remitted through RTGS/NEFT as per bank detail given below**

[a] Account Holder :	**CEO-Cum-Secretary HIMUDA Shimla,**
[b] Bank Name and address: -	**UCO Bank , Branch office at Nigam Vihar Shimla-171002 [HP]**
[c] Bank Account No. :	**09810200000049**
[d] IFSC Code No.	**UCBA0000981 by clearly mentioning transaction ID No. & date, name(s) of the applicant(s), housing colonies & categories of /Plots in the application form.**

(iii) Every applicant will be issued a slip, indicating therein amount of earnest money deposited and acknowledging the receipt of application form.

7. PROCEDURE FOR ALLOTMENT

[i] The allotment will be made by draw of lots, in case of more than one application for a unit.

[ii] The draw of lots will be done as per reservation given at Sr. No.5 of the brochure of the Scheme.

[iii] After the selection of the applicants for final allotment , a waiting list may be prepared out of the applicants appearing in the priority list , which may not exceed 25% of the

unit available for allotment. An applicant appearing in the waiting list will be informed and he same will also be uploaded on HIMUDA website. In case the applicant does not want to remain in waiting list he may request to HIMUDA authority for refund of earnest money. An applicant shall not be entitled to any interest on the amount of earnest money.

[iv] In case an allottee wants allotment of a particular Plot/Flats out of available units/plots 6% of the cost will be charged extra for choice of a particular unit/plot. In case of flat, 2% of the cost (at the time of allotment) will be charged extra for choice of a particular block. Similarly 2% will be charged extra for choice of a particular floor (4% for both block and floor). 6% of the cost will be charged extra for choice of a particular unit which is required to be deposited with earnest money.

Note:- In case the cost of unit increases/ decreases at later stage , the choice money so taken / calculated shall not be changeable/ adjustable / refundable.

[v] In case of a tie for particular unit the allotment will be decided by draw of lots.

[vi] Choice will be considered only for the applicant successful in General Draw of lots.

[vii] The choice money will not be refunded , if the allotment is cancelled subsequently in accordance with the provisions contained in these terms and conditions.

8. PAYMENT SCHEDULE

I) Partially Self Financing Scheme

(i) 10% earnest money (with application) of the cost (Rupees 5,000/- deposited by demand survey applicants as initial amount is adjustable towards earnest money if the Colony falls under his/ her place for which he /she applied under demand survey).

(ii) 40% of the cost within 45 days of issue of Allotment Letter. Possession will be offered only after payment of cost payable as per this para and execution of Hire Purchase Tenancy agreement within 45 days of issue of allotment letter failing which Watch and Ward charges as per rate prescribed under sub condition- (vi) of condition No.21 along with GST as applicable from time to time.

(iii) Balance 50% of the cost in 10 half yearly instalments alongwith interest @ 11% P.A. First half yearly instalment will due after six month from the date of allotment and allottee will have to execute conveyance deed after making full payment

NOTE:- Payment schedule indicating amount(s) and date(s) will be supplied with allotmentletter after draw of lots.

9. The allotment letter will indicate the prescribed dates by which the payment of cost shall be required to be made as per above schedule. **No separate letter will be issued for any of the subsequent installments. It will be obligatory on the part of the allottee to make the payments before the due dates indicated therein**. For payment of delayed installments, requests can be considered for grant of extension beyond the due date on payment of interest @ 12% per annum. In the event of default, beyond the extended date, the allotment of the unit will be liable to be cancelled without making any further reference to the allottee.

10. The earnest money will be refunded to the applicant at any time before allotment of unit if a request for the same is made in writing. However, administrative charges @ 10% of the earnest money along with GST will be deducted.

11. GST applicable will be charged extra as per Govt. norms from time to time.

12. MIS REPRESENTATION AND SUPPRESSION OF FACTS:

If it is found that applicant has given false information and suppressed any material fact(s) in application, registration & allotment may be liable to be cancelled. In such circumstances, full earnest money shall be forfeited besides any dues on account of interest, litigation, watch & ward and other losses which shall be recovered from the deposits of the allottee, if any, and the remaining will be refunded without any interest. This will be without prejudice to the rights of the Authority to initiate legal proceedings, if the situation so warrants in individual cases.

13. **CANCELLATION/SURRENDER:**

[a] In case the applicant withdraws after draw of lots/issue of allotment letter within 30 days, 20% of the earnest money shall be forfeited and the balance refunded to the applicant.

[b] If allotment of units is cancelled (either on the allottee's own request or due to non fulfillment of the terms and conditions of allotment by allottee) after the expiry of one month from the date of issue of allotment, 50% earnest money will be forfeited along with interest calculated @ 12% (thirteen percent) per annum on the installments remaining due from time to time shall be charged/deducted. Such interest will be calculated from the day the payment of amount becomes due as per allotment letter up to the date of receipt of application for cancellation of allotment, whichever is earlier. In case application for cancellation of allotment is received during the currency of a particular half yearly period, interest @ 12% will be recoverable on principal cost only for broken period from the first day of commencement of that half yearly period to the date of receipt of application.

[c] The above provision will be applicable only up to one year from the date of allotment. If an allottee withdraws after one year or his allotment is cancelled for default or non- fulfillment of the terms and conditions of allotment by the allottee, in that event full earnest money shall be forfeited. However, penal interest, if any, paid shall not be refunded and the penal interest due will also be deducted from refundable amount. Provided that the above provisions will not apply in case of death of the allottee. In such eventuality all deposits made by the allottee except penal interest & choice money will be refunded.

[d] The unit cancelled within one month can be offered to the applicant in waiting list and in case of such allotment , no interest should be charged. After one month if cancellation occur, unit should be treated as vacant and it should be re-advertised for allotment on updated cost. The Chief Executive Officer –cum- Secretary in exceptional cases where he is satisfied about the genuineness of the reasons given by the allottees for non payment of total amount, may allow the payments in installments with interest @11% per annum within such period determined by him.

14. CHANGE OF CATEGORY:

In case the allottee wants change of allotment from one category to other after allotment in the same colony, the Chief Executive Officer- cum- Secretary may consider such requests subject to the following**:**

[i] The allottee is required to deposit up to date dues of original allotment.

[ii] The change will be considered if no application is pending for the category for which change has been requested.

[iii] If there is more than one applicant for such change, the allotment will be decided by draw of lots.

[iv] The allottee shall have to deposit the administrative charges @ Rs.5000/- + GST or as fixed by the Authority from time to time for change of allotment

provided that such requests will be considered only as a special case at the sole discretion of the Chief Executive Officer-cum- Secretary.

[v] The allottee will not be given any credit for the amount deposited by him on account of Choice Money, Watch & Ward charges, penal interest & GST in respect of original allotment.

15. TRANSFER OF REGISTRATION/ ALLOTMENT:

[i] No transfer of registration is allowed before draw of lots. The allotment made to an applicant can be transferred with in his/her blood relations subject to the approval of the Chief Executive Officer- cum-Secretary on payment of charges as fixed bythe Authority from time to time at any time after allotment . The "blood relation" would include, wife or husband, as the case may be, father, mother and brother, sister, son and daughter (both married and un- married) or in case of addition of name in blood relation.

[ii] The Chief Executive Officer-cum-Secretary may allow transfer of allotment by an allottee to another person other than the blood relation during tenancy period and after execution of conveyance deed on payment of transfer charges as fixed by the Authority from time to time. The transfer permission will be accorded at absolute discretion of the CEO-cum-Secretary.

16. CONVEYANCE DEED/LEASE DEED:

Conveyance Deed to be prescribed by the Chief Executive Officer- cum- Secretary will be executed and got registered after full cost of the units has been paid by the allottee. The documentation charges and the registration fee shall be borne by the allottee.

17. FIXATION OF COST:

[i] That the price of any unit shall not be changed to the dis- advantage of the allottee after execution of Conveyance Deed as the case may be, except:

[ii]Recovery of enhanced cost of land awarded by any competent court of law at any subsequent stage including during the pendency of appeals in the higher courts.

[iii]Recovery of any amount awarded by any Arbitrator or any court of law arising out of any dispute between the HIMUDA and Contractors/allottees etc.

The amount to be Recovered under [ii] &[iii] above shall be determined by the Chief Executive Officer-cum-Secretary and the same shall be binding on the allottee/vendee.

18. SAVING CLAUSE :

Save as otherwise expressly provided by these terms and conditions, notice inviting applications and any other documents exchanged between the allottee and the HIMUDA authorities, cost, plot area and the other relevant information may be varied by the Chief Executive Officer- cum- Secretary from time to time at his absolute discretion and if in connection with exercise of the powers and discharge of his functions, any dispute arises between the Chief Executive Officer- cum- Secretary and the allottee, the decision of the Chairman, HIMUDA on such disputes shall be final and binding

19. HANDING OVER POSSESSION:

The Flats/plots will be handed over to the allottee after making prescribed payment and completion of formalities as stipulated in allotment letter. HIMUDA shall not have any responsibility or obligation for any damage occurring to the units and/or the services, like roads, paths, water supply/sewerage, electric supply and/other development works after the units are handed over.

20. MISUSE, ADDITIONS, ALTERATIONS ETC:

The Flats/plots shall not be used for any purpose other than residential for which these are allotted. The allottee shall not be entitled to sub-divide the units or amalgamate it with any other dwelling units or make any additions/alterations without the prior written permission of HIMUDA. The allottee shall not be entitled to sell, mortgage, transfer or otherwise part with the possession of the whole or any part of the units for without the permission of the Chief Executive Officer-cum-Secretary who may consider such requests on payment of transfer charges as prescribed from time to time. If the allottee make full cost of the unit then he/ she first required to execute the conveyance deed , then permission to transfer the unit to other person will be permitted after completing the formalities required and after depositing the transfer charges as fixed by the HIMUDA from time to time.

21. GENERAL:

[i] Above terms and conditions contained in the brochure will be followed Generally, but HIMUDA reserves right to alter any of them in its absolute discretion, if any, when considered necessary.

[ii] HIMUDA reserves the right to withdraw the scheme at any time.

[iii] All rates, taxes, including GST , fees assessment, Maintenance Charges, GST, Municipal or otherwise and other levies of whatsoever nature levied upon the property by NAC/Municipal Corporation/Authority/State Government from time to time shall be payable by the allottee directly.

[iv] Expenses for execution of HPTA/Conveyance Deed and another incidental expenses shall be borne by the allottee.

[v] The allottee shall execute the HPTA/Conveyance Deed with HIMUDA within such period, as may be prescribed before taking over possession of the unit and Conveyance deed shall be signed by him/her after the recovery of full cost of the property including the amount of interest by HIMUDA.

[vi] The possession of the plot shall be handed over on receipt of the dues, documents and on fulfillment of conditions, stipulated in the allotment letter. If physical possession is not taken over at site within 45 days of the issue of the allotment letter, the allottee shall pay watch & ward charges@ 0.1%of the final cost per month for first three month. If allottee fails to take over the possession within 3 months (after expiry of 45 days as mentioned above), watch & ward charges @ 0.2% per month will be recoverable beyond three months. In case allottee fails to take over possession within one year, the allotment will be liable to be cancelled. For calculation of watch & ward charges period of 45 days mentioned in the

letter offering possession shall not be counted. The units are offered purely on as is where is basis and no representation regarding repairs etc. will be entertained.

22. All the open spaces, parks, parking, or tot-lots, public amenities, shopping centers etc. as approved in the layout plan shall be the property of HIMUDA & HIMUDA reserves the rights to use such spaces for any other purpose at its discretion as and when required. HIMUDA will only provide basic services like roads, water supply, sewerage and electricity etc. in units and will not be responsible for providing other amenities mentioned in the layout plan which are for the purpose of land use only.

(i) For the maintenance of essential services unless the colony/area has been transferred to the local body by any specific or general order of the State Govt. the HIMUDA may raise funds by levying suitable maintenance charges. For delay in payment of maintenance charges, within prescribed period, the allottee will be liable to pay penal interest@12% per annum.

(ii) Water, electric and sewerage connections shall be arranged by the allottee at his/her own level and at his/her own expenses directly from the concerned authorities.

(iii) All disputes shall be subject to the jurisdiction of Courts within Himachal Pradesh only .

(iv) Mere submission of application form along with initial deposit shall not entitle the applicant to the allotment of a unit and inclusion of applicant's name in the draw of lots/allotment shall be subject to fulfillment of the terms and conditions of the schemes. Inadvertent inclusion of the name of an ineligible applicant in the draw of lot/allotment shall not vest any right of allotment on the applicant and in case an applicant is found ineligible at any stage, the registration as well as allotment of the unit shall be cancelled and the deposits made shall be liable to be forfeited.

(v) All payments will be accepted through demand draft drawn on any scheduled bank located at Shimla, in favour of the Chief Executive Officer- cum-Secretary, HIMUDA Shimla directly or by depositing the requisite amount with the authorized Branches of **HIMUDA Bank Account No.09810200000049 UCO Bank, Nigam Vihar, Shimla IFSC Code No. UCBA0000981** by clearly mentioning transaction ID No. & date, name(s) of the applicant(s), housing colonies & categories of Houses/Flats/Plots in the application form.

(vi) The applicant must initial additions, over-writing/cuttings in the application form.

(vii) Incomplete or defective or conditional application will not be entertained and shall be liable to be rejected. In case requisite information has not been furnished by filling in the necessary columns of the application form or if the necessary certificate has not been furnished regarding the eligibility of the applicant or any other requisite certificate, the application shall be deemed to being complete.

(viii) The allottees will be bound to form society of HIMUDA Colony for maintenance & upkeep of the common areas & facilities. It will be binding upon allottee to become a member of the said society and allottee will have bring proof to this effect from society in shape of NOC etc. at the time of execution of HPTA, conveyance deed, seeking permission for transfer, mortgaging the unit and other NOC from HIMUDA. Beside this allottee will rendered himself/herself liable to take legal course of action for breach of terms & condition of allotment.

(ix) In case of plots, allottee is required to construct the house within 5 years from the date of issue of final allotment letter after getting the plans approved from HIMUDA/Local Authority, as the case may be. If the allottee fails to construct the house within a period of 5 years from the date of final allotment, the allottee shall be liable to pay HIMUDA a levy @ 5% of the cost of the plot per year or as fixed by the Authority from time to time provided that extension in exceptional cases will be granted up to 10 (ten years from the date of final allotment letter and there after no further extension will be granted and rather proceedings for resumption of plot will be initiated at the risk and cost of Vendee/allottee. The plan of the building to be constructed on the plot shall be approved by the HIMUDA/Local Authority, as the case may be, strictly as per zoning plan of the colony. The cost of the common wall i.e. boundary wall/partly Wall (which appears common in the zoning plan) shall be shared equally by both the allottees In case of any dispute, the decision of the CEO-cum-Secretary shall be final and binding on both the parties. But still if difference persists the parties will seek redressed from Court of Law at their own and HIMUDA will have nothing to do. The building plan will be examined on receipt of requisite fee as prescribed by the HIMUDA from time to time.

(x) The building so constructed on the allotted plot shall not be used for a purpose other than residential for which the plot has been allotted. Use of premises for guest-house etc. will be considered as breach of terms and conditions.

(xi) The vendee shall not use or permit to be used the premises of the flats /plots for other purpose except residential because the unit has been allotted for residential purpose only. In case the vendee uses the unit for any other purpose i.e. commercial or any other activities, the vendor reserves the right to resume the unit without payment of any refund.

(xii) If any damages are caused to the house/flat/plot after handing over possession and in the occupancy of the allottee due to natural calamity or for any reasons not attributable to the HIMUDA, the HIMUDA will not be responsible for the same and it will be the responsibility of the allottee to repair the damages at his risk and cost.

(xiii) The price of the unit shall not be enhanced to the disadvantage of the allottee after the execution of the conveyance deed except where the award of the land on which plot/flat has been constructed/developed has been enhanced by the competent court of Law at any stage including during pendency of appeals in higher courts and also recovery of any amount awarded by any Arbitrator or any Court of law arising out of any dispute between the HIMUDA and contractor/ allottees etc. In case of increase in such circumstances, the allottee will have to pay the additional cost worked out by the CEO- cum-Secretary which will be final and binding on the allottee.

(xiv) Breach of any of the conditions of the brochure shall make the allotment liable to be cancelled and after payment of cost and execution of conveyance deed/Lease Deed, the Authority shall be within its right to take legal action for remedy of breach including claiming damages.

(xv) The Authority may revoke cancellation of any unit if the lessee/allottee pay all outstanding dues along with interest, litigation and penalty charges as decided by the authority and also agree not to breach any of the terms and conditions of the scheme in future.

(xvi) Both husband and wife are eligible as per terms and condition of the scheme and can apply for allotment of plots separately alongwith the requisite initial deposit. However , if both husband and wife are successful for allotment , one of them will have to surrender his/her allotment within 30 days of the issue of allotment letter and earnest money will be refunded to him/ her on request. In case allotment of the second unit is not surrender within the prescribed period , the allotment of both the plot shall be cancelled & deposits refunded to condition -12 of the scheme.

(xvii) If the flat / plots is left abounded and in depleted/ deteriorated conditions which affects the surrounding environment and cause disturbance to other residents of the block / colony , the same can be taken over by HIMUDA. The possession will only be handed over back after clearing all dues and giving an affidavit to the effect that no such act will be repeated in future, otherwise for second default the property will be taken over by the HIMUDA free of cost.

(xviii) The applicant will not be entitled for allotment of a residential unit in a particular colony in case , he/ she and other family member [s] including [minor] owns a residential unit in that colony.

(xix) If at any later stage there is a requirement due to any compulsory legislation or regulation of any common expenditure such as roof painting etc. which are unforeseen expenditure shall have to be equally shared by all allottee of concerned unit.

(xx) HIMUDA shall be at liberty to issue any instruction to disconnect or recommended disconnection of water , sewerage or electricity connection in case of any breach of clause.

(xxi) It will be binding on the each allottee to pay all dues to RWA on account of common expenditure incurred for maintenance of the Colony if handed over to RWA.

(xxii) If the RWA is not framed, HIMUDA will be at liberty to nominate any representative to take the decision on behalf of the RWA.

(xxiii) Leakage of water tanks is to be repaired by the individual allottee at their own so that this may not damage the HIMUDA property and create nuisance to other allottees and same will be plugged by HIMUDA / other bodies at the expenses of defaulter after prior notice by HIMUDA.

23. **Mortgage / Charge with Bank or Financial Institution:**

(i)The allottee may mortgage the auctioned/allotted flat/house/plot with any scheduled Bank, Financial Institution, Housing Finance Company or such other lending institution for raising loan subject to prior permission of HIMUDA and subject to such terms and conditions as may be prescribed by the Authority from time to time.

(ii) In the event of default by the allottee and consequent enforcement of security interest by the Bank/Financial Institution under the provisions of the SARFAESI Act, 2002 or under any other law for the time being in force, the Bank/Financial Institution shall obtain prior permission/NOC from HIMUDA before conducting auction/transfer of the mortgaged property.

(iii) In such eventuality, all transfer charges, processing fees, outstanding dues, penalties, lease money, maintenance charges and any other amount payable to HIMUDA in respect of the said property shall first be cleared before recognition of transfer/change of title in the records of HIMUDA.

(iv) In the eventuality if Bank/Financial Institution fails to take prior permission from HIMUDA and auction / transfers the mortgaged property, the auction purchaser / transferee shall be liable to pay transfer charges, processing fees outstanding dues , penalties , lease moany , maintenance charges and any other amount payable to HIMUDA in respect of the said property , as applicable under the policies/regulations of HIMUDA prevailing at the relevant time. However , the NOC/ transfer permission shall be subject to the prior approval of competent authority only after realization of all pending dues with a minimum penalty of Rs. 1.00 Lacs. .

(v) Mere auction of the mortgaged property by the Bank/Financial Institution shall not automatically bind HIMUDA to recognize the transfer unless all codal formalities and conditions prescribed by HIMUDA are fulfilled.

24. **Maintenance and Upkeep of Property:**

(i) Every allottee shall maintain the allotted flat/house/plot in proper, safe, hygienic and habitable condition and shall not permit the property to fall into disrepair, dilapidation or unhygienic condition causing inconvenience, nuisance or hazard to neighbouring residents or adversely affecting the planned environment and reputation/image of HIMUDA.

(ii) In case any allottee fails to maintain the property properly or commits such acts/omissions which result in degradation of the colony, inconvenience to other allottees or damage to common infrastructure/facilities, HIMUDA shall be competent to issue notice requiring rectification within such period as may be specified.

(iii) In the event of failure to comply with such directions, HIMUDA may, after affording reasonable opportunity of being heard to the allottee, cancel the allotment and resume possession of the property.

(iv) Upon such cancellation/resumption, all deposits/payments made by the allottee shall stand forfeited wholly or partly as may be determined by HIMUDA and the Authority shall further be entitled to recover from the allottee all expenditure incurred for restoration, repair, demolition, cleaning, maintenance or bringing the property to its original/planned condition together with applicable interest and recovery charges.

(v) The decision of the CEO-cum-Secretary, HIMUDA regarding adequacy of maintenance and determination of restoration charges shall be final and binding upon the allottee.

25. **Compliance with Municipal, Environmental and Building Laws:**

The allottee shall comply with all applicable municipal laws, environmental laws, fire safety norms, building regulations, zoning regulations and directions issued by competent authorities from time to time. Any violation thereof shall be solely at the risk and cost of the allottee.

26. **Unauthorized Construction / Alteration:**

No addition, alteration, encroachment, extra construction or structural modification in the flat/house/plot shall be carried out except with prior written approval of the competent authority and in accordance with approved building plans. HIMUDA shall be competent to remove/demolish unauthorized construction at the risk and cost of the allottee besides taking action for cancellation of allotment.

27. **Encroachment upon Common Areas:**

No allottee shall encroach upon roads, passages, parking spaces, parks, staircases, terraces, set-backs, green areas or any other common/public utility space. HIMUDA shall have the right to remove such encroachment without prior notice at the cost of the allottee.

28. **Recovery as Arrears of Land Revenue:**

Any amount due towards premium, installments, penalties, restoration charges, maintenance charges, transfer charges or any other dues payable to HIMUDA shall be recoverable as arrears of land revenue besides any other remedy available under law.

29. **Change in Government Policy / Statutory Levies:**

In case of any change in Government policy, taxation structure, GST, duties, development charges, statutory levies or any other charges imposed by Government or competent authority after allotment, the same shall be payable by the allottee in addition to the allotment cost of unit .

30. **Liability regarding Third Party Disputes:**

HIMUDA shall not be responsible for any private dispute amongst co-allottees, legal heirs, family members, purchasers, tenants, occupants or any third party claiming interest in the property and the allottee shall indemnify HIMUDA against all such claims.

31. **Indemnity Clause:**

The allottee shall keep HIMUDA indemnified and harmless against all losses, claims, liabilities, damages, litigation expenses, penalties and actions arising out of misuse, unauthorized occupation, illegal activities, violation of laws or breach of terms and conditions by the allottee or any person claiming through him/her.

32. **Restriction on Commercial Activities:**

No commercial activity, trade, business, coaching centre, guest house, hostel, homestay, godown, office or any other activity inconsistent with residential use shall be permitted except to the extent specifically allowed under applicable policies/laws.

33. **Right of Inspection:**
HIMUDA or its authorized officers/officials shall have the right to inspect the property at reasonable times for verification of compliance of terms and conditions, maintenance standards, misuse, encroachment or unauthorized construction.

34. **Service of Notices:**
Any notice issued by HIMUDA at the address/e-mail provided by the allottee shall be deemed to have been duly served. It shall be the responsibility of the allottee to intimate any change in address/contact details to HIMUDA.

35. **Delay due to Court Orders / Force Majeure:**
HIMUDA shall not be liable for any delay in handing over possession, execution of documents or provision of services due to court orders, natural calamities, strikes, riots, governmental restrictions, force majeure events or circumstances beyond its control.

36. **No Claim for Interest / Compensation:**
No allottee shall be entitled to claim any interest, compensation, damages, escalation, loss of profit or litigation expenses from HIMUDA on account of delay, cancellation, withdrawal of units from allotment list of unit , policy changes or any action taken in accordance with law and terms of the brochure.

37. **Applicability of Future Policies:**
The allotment shall also be governed by such policies, regulations, office orders and instructions as may be issued by HIMUDA/Government from time to time and the allottee shall be bound by the same.

38. **Residual Powers:**
In respect of matters/issues not specifically provided herein, the decision of the CEO-cum-Secretary, HIMUDA shall be final and binding subject to provisions of the HIMUDA Act, Regulations and applicable law in such matters.

39. **Interpretation Clause:**
If any doubt arises regarding interpretation of any clause of the brochure or allotment terms, the interpretation given by HIMUDA shall prevail.

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Annexure-I

DETAIL OF RESIDENTIAL UNITS IN DIFFERENT COLONIES DEVELOPED BY HIMUDA WHICH ARE AVAILABLE FOR ALLOTMENT .

SR. NO.	NAME OF COLON Y	CATEGOR Y OF UNIT	BLOC K NO.	FLAT / PLOT / HOUSE NO.	AREA OF UNIT	Cost of Unit
1.	**HOUSING COLONY BADDI PHASE I**	Cat-II	A	5& 6 [Phase-I 2BHK]	99.26.Sqm.	Rs. 35,00,000/- each
2.	**HOUSING COLONY AT HAMIRPUR**	Cat-I without attic Floor [with exclusive parking slot]	8	1,2,3& 4 [3BHK]	124.82 Sqm. each	Rs. 96,00,000/- each
			9	1& 2 [3BHK]	124.82 Sqm. each	Rs. 96,00,000/- each
		Cat-I with attic Floor [with excusive parking floor]	8	5&6 [3BHK with attic floor]	212.2 Sqm each	Rs. 1,45,00,000/- each
			9	5 [3BHK with attic floor]	212.2 Sqm .	Rs. 1,45,00,000/-
3.	**HOUSING COLONY AT DHAUNDI [MANDI]**	Cat-I , with provision of lift [excusive parking slot	1	6,7 &8 [3BHK]	130.12. Sqm. each	Rs. 95,50,000/-
		Cat-II with provision of lift [excusive parking slot	2	1,3 & 5	103.95.Sqm. each	Rs. 76,30,000/-
4.	**HOUSING COLONY AT BHAROLIAN KHURD [UNA], PHASE-IV**	Cat-I B		42	320.00Sqm.	Rs. 51,15,000/-
5.	**HOUSING COLONY CHABROTI , KASUMPATI [SHIMLA]**	Cat-II	1	12-A [2BHK]	94.64.Sqm.	Rs. 77,00,000/-
		Cat-III	3	29 [1BHK]	70.58.Sqm.	Rs. 66,00,000/-
6.	**HOUSING COLONY AT FLOWERDALE [BASEMENTS]**	Cat-IV	1	A-1 & A-2 [Single Room]	37.06.Sqm.	Rs. 31,00,000/- each
		Cat-IV	2	A-1 & A-2 [Single Room]	34.70.Sqm.	Rs. 31,00,000/- each
		Cat-II	8	A-1 & A-2	104.90.Sqm	Rs. 61,00,000/-

				[2BHK]	& 100.05.Sqm.	Rs.59,00,000/-
		Cat-II	15	A-1 & A-2 [1BHK]	62.15.Sqm.	Rs. 39,50,000/- each
		Cat-II	16	Sub Basement [1BHK]	61.69.Sqm.	Rs. 35,00,000/-
7.	**HOUSING COLONY KAMLI ROAD [PARWANOO]**	Cat-I	1	1&2	126.10. Sqm. each	Rs. 62,00,000/- each
		Cat-I	1	3&4	126.50.Sqm each	Rs. 65,00,000/- each
		Cat-I	2	1&2	126.10.Sqm. each	Rs. 62,00,000/- each
		Cat-II	3	1& 2 3 &4	103.00.Sqm each	Rs. 52,00,000/- each Rs. 55,00,000/- each
8.	**HOUSING COLONY AT JARJA [NAHAN]**	Cat-II	12	1 to5	92.01 Sqm. each	Rs. 55,15,000/- each

Application No. **Downloaded**

Last date of receipt of Application 29-10-2026

Date of Draw of Lots 3-11-2026

HIMACHAL PRADESH HOSUING AND URBAN DEVELOPMENT AUTHORITY "NIGAMVIHAR" SHIMLA 171002

(Please read instructions, terms and conditions of Brochure before filling the application)

To

The CEO-cum-Secretary,

HIMUDA,Nigam Vihar, Shimla-171002.

Affix stampsize photograph

Sir

I/we apply for registration under HIMUDA's scheme for purchase of residential House/Flat/Plot No………….. and Category________________________in Housing Colony at____(category, place & Housing colony may be mentioned strictly as per detail attached with Brochure**)** as per terms and conditions specified in the brochure and as per details given below:

All columns of application form should be filled in CAPTIAL LETTERS

Applicant's Name

Father/Husband's name:

Postal address for correspondence

Permanent address

Date of birth/age

Day		Month			Year		

Sex:- Male/ Female

Marital Status Married/ Un-married/ Single

Contact No. with STD code:- Mobile No.

E-mail ID:_____________________________.PAN No._______ Aadhar No. [if any}______________________

Choice of particular Plot No.__________________

[Please see Condition No. 7 [iv] to [vii] and condition No. 8 of the Brochure] [Please remit amount of choice money with the amount of earnest money]

Whether you have applied under demand survey in 2010 and 2011? Yes/No If Yes name of place for which applied for_____________ Registration No.____date______ and receipt No._________ Date________ Receipt No_______ [Rt. No. of initial amount of Rs.5000/].

Whether you want reservation under demand survey category yes/no [please see the condition No. 5 of the Brochure]

Sr. No.	Category	Certificate attached	Issue Authority
1.	Scheduled Caste/Tribe	Yes/ No	Competent Authority
2.	Serving military personnel/ Ex-serviceman /Disabled solder/ war widow /dependents of those who killed in action	Yes / No	Incharge of the unit / Zila Sainik Board of the concerned District as the case may be
3.	Govt. Servants both Central and State or the employee of HP Public Undertakings of Central Govt. Public Undertaking	Yes / No	Head Of Department / Organization or Head Of Office
4.	HIMUDA's employees	Yes/ No	Head Office
5.	N.R.Is	Yes / No	Competent Authority
6.	Freedom Fighter or their wards	Yes/ No	Competent Authority
7.	Handicapped person	Yes/ No	Competent Authority
8.	Older person having age of 65 years	Yes/ No	Proof of date of Birth

Note:- 1 Application without proof of category mentioned shall be considered in general category

Note:- 2 If an applicant is eligible / falls under more than one category for which reservation are available he shall specifically opt for the category under which he intends to be considered in the application itself. This option shall be treated as final .In case of any ambiguity the option will be considered as per decision taken by the allotment committee which will be final

I/we hereby remit a sum of Rs.__________(Rupees____ a earnest money/choice money by demand draft No._________ dated___________favouring Chief Executive Officer-cum-Secretary, HIMUDA, Shimla- 171002 payable on any scheduled Bank at Shimla OR by depositing the requisite amount **through RTGS/NEFT to CEO- Cum-Secretary HIMUDA Shimla, Bank Of Maharashtra Branch Office at Bhardwaj Niwas Opp Community Centre No. 2 Lane 1 New Shimla Bank Account No. 60391278621 New Shimla IFSC Code No. MAHB0001234 by clearly mentioning transaction ID No. & date, name(s) of the applicant(s), housing colonies & categories of Houses/Flats/Plots in the application form** (**Note:-Applications not accompanied with earnest money will not be entertained**).

I /we hereby declare that I/we have carefully read and understood the terms and conditions of HIMUDA Self/ Partially Self Financing Schemes in respect of above colony supplied by HIMUDA,Nigam Vihar, Shimla-2 and do hereby agree to abide by them.

Date :

Place:

Yours faithfully

,
Signature of applicant(s)

Three specimen signature of the applicant
(Duly attested by a Gazetted officer/Notary Public).

1._______________________2.________________________3._______________________