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16/12/16

Credit on No. DB2/563/16

# हडको निवास / HUDCO NIWAS

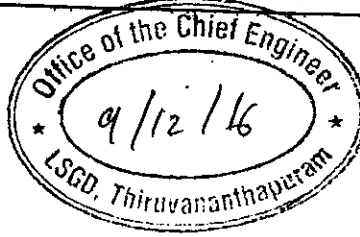
Housing & Urban Development Corporation Ltd. (A Govt. of India Enterprise)  
HUDCO Niwas: (Retail Finance Unit) "Saphalyam" 3<sup>rd</sup> floor, Palayam, Thiruvananthapuram - 695034  
Tel: (0471) 2339746-47, Fax: (0471) 2329006, Email: tro@hudco.org, hudcotro@eth.net

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AEE	Date: 07.12.2016
AA	
SS	

CIN: U74899DL1970GO1005276

No. HUDCO/TRO/RFU/G-29/2016-17 1568

Chief Engineer  
LSGD Engineering Wing  
Public Office ( New Building), Museum.P.O  
Thiruvananthapuram-695033



Sub: Housing Loan under Pradhan Mantri Awas Yojana (PMAY) of Govt. of India - Credit Linked Subsidy Scheme (CLSS) & Additional Housing Loan to State Govt. Employees on Second Mortgage basis.

Dear Sir/Madam,

As you are aware, Housing and Urban Development Corporation Limited (HUDCO) is a public sector undertaking, wholly owned by the Union Government and is under the administrative control of the Ministry of Housing and Urban Poverty Alleviation, and one of the leading public financial institutions in our country with the major objective of financing and encouraging housing activity thereby alleviating the housing shortage in the country. HUDCO has so far extended its financial assistance for millions of houses throughout the country thereby become a household name today as it has helped realize the dream of "owning a home" of millions in our country. HUDCO is also committed to play its unique social role with a special focus on the needs for the economically weaker sections and lower groups.

HUDCO, through its Retail Housing Finance Window of "HUDCO NIWAS" offers most competitive interest rates coupled with broad based user friendly option and value added services as a part of its scheme and extend financial assistance to individuals directly to enable them to acquire a home of their own, for the purpose of - \* Construction of House, \* Purchase of House or Flat, \* Purchase of Plots from public agencies/Co-operative Societies of Govt. employees/Reputed Builders, \* Extend or improve the existing house or flat, \*Refinancing/Takeover of existing housing loan from other HFIs/Banks/Employers.

Hudco Niwas is also offering additional loan to Govt. employees who have availed House Building Advance for the completion of their houses. Govt. of Kerala have issued GO(Rt)No. 8279/2016/Fin dated 20.10.2016 according sanction to Govt. employees for availing the same from HUDCO. (Copy enclosed).

Further, we would like to draw your kind attention to the fact that HUDCO is one of the Central Nodal Agency (CNA) for the implementation of Govt. of India's most prestigious flagship programme - Pradhan Mantri Awas Yojana (PMAY). Under the PMAY - Credit Linked Subsidy Scheme (CLSS), Hudco Niwas is offering housing loans up to Rs. 6 Lakhs with an interest subsidy of 6.5% p.a. for a period of 15 years for Construction / Purchase of House/Flat to individuals satisfying the following criteria:

- The beneficiary family should not own any house any where in India.
- Annual family income should not exceed Rs. 6 Lakhs
- Proposed house should be in urban area

Interest subsidy of Rs. 2.2 Lakhs (approx.) will be discounted and credited into the beneficiary's account upfront, thereby the beneficiary has to pay only the reduced EMI.

We would like to assist your employees in fulfilling their housing dreams by providing home loans and extending Govt. of India subsidy to eligible persons. Kindly circulate/ notify this letter/GO among your employees. For any further information/clarification, please feel free to contact us at 0471-2339746, 47/ Mob: 9446501500.

Thanking you,

Yours faithfully,  
  
Branch Manager

पंजीकृत कार्यालय: हाडसिंग एण्ड अर्बन डेवलपमेन्ट कॉर्पोरेशन लिमिटेड (एक भारत सरकार उपक्रम), आई एस ओ 9001 : 2008 प्रमाणित कम्पनी, हडको भवन, इंडिया हैबिटेड सेन्टर, नई दिल्ली-110003 दूरभाष: 011-24649610-23 फैक्स: 011- 24625308 website : www.hudco.org  
Registered Office : Housing & Urban Development Corporation Ltd. (A Govt. of India Enterprise) An ISO 9001 : 2008 Certified Company  
HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110 003. Tel: 011-24649610-23, Fax: 011-24625308 website : www.hudco.org

**HUDCO Offers Lowest Cost Individual Housing Loans**



GOVERNMENT OF KERALA

Abstract

Finance Department – Extending House Building Advance by HUDCO NIWAS/Bank to State Government Employees on First/Second Mortgage basis under Credit Linked Subsidy Scheme (CLSS)-Sanctioned Orders Issued.

FINANCE (HBA) DEPARTMENT

G.O.(Rt)No. 8279/2016/FIN

Dated, Thiruvananthapuram, 20/10/2016

- Read: 1) G.O(P) No.505/09/ Fin dated 12/11/2009  
2) G.O (P) No. 76/08/Fin dated 11/02/2008  
3) G.O (P) No. 486/13/Fin dated 25/09/2013  
4) G.O (P) No. 44/2016//Fin dated 28/03/2016  
5) Letter No.HUDCO/TRO/RFU/G-31/2016-17/731-dated 22.08.2016

ORDER

As per the G.O. read 3<sup>rd</sup> and 4<sup>th</sup> above Government have accorded sanction to avail the housing loan facility extended by HUDCO on optional basis up to 25 lakh to state Government Employees who resides within TRIDA limits of 5 panchayats namely Kalliyoor, Vilayoorkkal, Vilappil, Pallichal and Venganoor. Vide reference 5<sup>th</sup> cited the HUDCO has requested the Government to consider them for providing Housing loan of Rs.6.00 Lakh with an interest subsidy of 6.5% p.a. for a period of 15 years under CLSS to Government employees on the following terms and conditions.

1. The family should not own any house any where in India (family comprising of husband,wife and unmarried children).
2. The annual family income should not exceed Rs.6.00 Lakh.
3. The proposed house should be in urban areas.

Government have examined the matter in detail and are pleased to accord sanction to avail housing loan facility of Rs 6.00 Lakh with an interest subsidy of 6.5% p.a. for a period of 15 years to Government employees in urban areas on second mortgage basis and the employees who are not completed in 5 years service, if so they desire.The monthly instalment of loan recovery would be made by respective HODs/CCOS/DDOS as the case may be from the salary of the respective employee and remitted with HUDCO on monthly basis by deducting from their salary at source.

By order of the Governor

V. RAJAPPAN  
ADDITIONAL SECRETARY(Finance)

To:- The Principal Accountant General (Audit) Kerala, Thiruvananthapuram  
The Accountant General (A&E/E&RSA) Kerala, Thiruvananthapuram,  
All Heads of Departments and Officers.

All Departments (All Sections) of the Secretariat.  
The Secretary, Kerala Public Service Commission, Thiruvananthapuram.  
The Registrar, University of Kerala/Cochin/Calicut/Kannur.  
The Registrar, Mahatma Gandhi University, Kottayam.  
The Registrar, Kerala Agricultural University, Thrissur.  
The Registrar, Sree Sankaracharya Sanskrit University, Kaladi.  
The Secretary, Kerala State Electricity Board, Thiruvananthapuram.  
The Managing Director, Kerala State Road Transport Corporation, Thiruvananthapuram.  
The Registrar, High Court of Kerala, Ernakulam.  
All Principal Secretaries/ Secretaries/Special Secretaries/Additional Secretaries/ Joint Secretaries/Deputy Secretaries and Under Secretaries to Government.  
The Secretary to Governor, Raj Bhavan.  
The Principal Secretary to Speaker of the Legislative Assembly.  
The Private Secretaries, Chief Minister and other Ministers.  
The Private Secretary to Leader of Opposition.  
The Joint Secretary to the Chief Secretary.  
The Director of Public Relations, Thiruvananthapuram.  
The Director of Treasuries, Kerala, Thiruvananthapuram.  
The Registrar, Kerala Lokayukta, Thiruvananthapuram.  
The Ombudsman for Local Self Government Institutions, Thiruvananthapuram.  
The Secretary to Governor.  
The Additional Secretary to Chief Secretary.  
The Nodal Officer, Website, Finance Department ([www.finance.kerala.gov.in](http://www.finance.kerala.gov.in))  
The Stock file/ Office copy

Forwarded/By order

SKB Pillay

Section officer

D.B.C



*A home at hand, a smile on the face*

## **HUDCO NIWAS**

Individual Housing Loan Scheme

*Offers loan assistance for:*

- Construction of House
- Purchase of House or Flat
- Composite loan
- Purchase of plot
- Extension/Improvement
- Refinancing of existing housing loan

**Avail Interest subsidy**

**@ 6.5%**

*under*

**Credit Linked Subsidy Scheme (CLSS)**  
of Pradhan Mantri Awas Yojana (PMAY) of Govt of India

for assistance please contact

**9446501500 / 8879172896**

Registered Office . . . . .  
HUDCO Bhavan, India Habitat Centre, Lod...

**HUDCO Offers Lowest Cost**

# HUDCO NIWAS Individual Housing Loan Scheme

EMI for Rs.1,00,000/-

Loan term(yrs)	9.3% *	9.5%	9.75%
5	2091	2101	2113
10	1284	1294	1308
15	1033	1045	1060
20	920	933	949
25	860	874	892

\* For Govt. Employees with annual income upto Rs. 6 lakhs and Loan amount up to 20 lakhs

## Attractive features .....

- Flexible repayment options –
  - Fixed EMI, Step Up EMI (SURF) for young professionals,
  - stepped down EMI (FLIP) for employees nearing retirement,
  - Bullet payments
- Free personal accident insurance
- No processing charges
- Spot approval
- Personalised Customer Services
- Excellent Office Environment



## Housing and Urban Development Corporation Limited

(A Govt. of India Enterprise)

CIN: U74889DL1970GOI005276

### HUDCO Regional Office

Saphalyam 3rd Floor, Palayam,

Thiruvananthapuram – 695034.

Tel: (0471) 2339746, 47, Fax: 0471-2329006

Email: tro@hudco.org, hudcotro@bsnl.in

Website: www.hudco.org

**Toll Free No: 1800-116-163**