

ANNEXURE-I

For new schemes and schemes covered under RMCAs-149, 150, 151,153, 154, 160, 161, 165, 174 and 182 including sanctioned schemes where disbursements have not been affected.

(Effective from 13th June, 2025)

Sl.No.	Category	Applicable Card Rate of Interest		
		3-Year Fixed Rate of Interest (%)	1-Year Fixed Rate of Interest (%)	Floating Rate (%)
1	EWS & LIG Housing projects	9.05	8.60	9.75
2	Housing other than EWS & LIG, Core Infrastructure, integrated township, smart cities, Metro, Bus Stand/Terminals and Social Infrastructure	9.15	8.90	10.05
3	All other Infrastructure excluding Core, Social Infrastructure and Power Projects.	9.30	9.05	10.20
4	Power Sector projects			
	(a) Generation	10.35	10.10	11.25
	(b) Generation-Repair, upgradation and Maintenance; and Distribution	10.10	9.85	11.00
	(c) Transmission and non-conventional generation	9.35	9.10	10.25
5	Land Acquisition for all Projects	9.70	9.45	10.60
6	Special Term Loan to Government Undertakings / Public Agencies for Operational Requirements			
	(a) All other Infrastructure other than Power Projects	---	9.35%	--
	(b) Power Sector Projects	--	10.05%	--
Notes:				
1)	For floating rates category, in case of a Scheme where special floating rate is already approved, the special floating rate will continue up to the period for which the rate has been approved. If the special floating rate is not extended upon reset, then the prevailing floating card rate will be applicable.			
2)	The above financing pattern is applicable only for security of Govt. Guarantee with repayment as per acceptable structured repayment mechanism.			

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3)	In case security is other than Govt. Guarantee, applicable rates for project loan (for S. No. 1 to 5) shall be 0.35% more than above given rates and STL (for S. No. 6) shall be 0.25% more than above given rate.
4)	If a borrower/project is downgraded to Stage 3 Category (NPA) as per Ind-AS, Risk Charges of 0.35% will be charged from the date of down-grading of account till it is upgraded.
5)	Prepayment charges shall be levied in all cases except for those cases where prepayment is being made from the project revenue.
6)	The above rates of interest are monthly rest monthly payable and the equivalent quarterly rest quarterly payable rates of interest as per Annexure-I (a). This will be effective from 13 th June, 2025.
7)	The provision of not charging front-end-fees and application fees as per RMCA 154 to be continued.
8)	For Scheme Category at Sl. No.6, the following are applicable: a) Risk charge of 1% shall be applicable in case of delayed submission of government guarantee after disbursement of loan, till receipt of Govt guarantee. b) Loan tenure is above 1 year and upto 5 years c) prepayment charges @3% of outstanding loan are applicable on such loans except when prepayment is out of funds received from Internal resources of borrower/ Government of India/ State Government/ Multilateral Institutions (as per scheme).
9)	In case a borrower/project is downgraded to Stage 2 Category as per Ind-AS, Risk Charges of 0.25% will be charged from the date of down-grading of account till it is upgraded.

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ANNEXURE-I (a)

Table for equivalent Quarterly rest quarterly payable rates of interest

S.No.	Category	3 Year Fixed		1 Year Fixed		Floating Rate	
		Monthly	Qtrly	Monthly	Qtrly	Monthly	Qtrly
1	EWS & LIG Housing projects	9.05%	9.12%	8.60%	8.66%	9.75%	9.83%
2	Housing other than EWS & LIG, Core Infrastructure, integrated township, smart cities, Metro, Bus Stand/Terminals and Social Infrastructure	9.15%	9.22%	8.90%	8.97%	10.05%	10.14%
3	All other Infrastructure excluding Core, Social Infrastructure and Power Projects.	9.30%	9.37%	9.05%	9.12%	10.20%	10.29%
4	Power Sector projects:						
	(a) Generation	10.35%	10.44%	10.10%	10.19%	11.25%	11.36%
	(b) Generation-Repair, upgradation and Maintenance; and Distribution	10.10%	10.19%	9.85%	9.93%	11.00%	11.11%
	(c) Transmission and non-conventional generation	9.35%	9.42%	9.10%	9.17%	10.25%	10.34%
5	Land Acquisition for all Projects	9.70%	9.78%	9.45%	9.52%	10.60%	10.70%
6	Special Term Loan to Government Undertakings / Public Agencies for Operational Requirements						
	(a) All other Infrastructure other than Power Projects	--	--	9.35%	9.42%	--	--
	(b) Power Sector Projects	--	--	10.05%	10.13%	--	--

Annexure I

(Approved ROI for HUDCO Niwas Cases)

No.	Category	Loan Amount		
			Floating Rate	Fixed Rate
1.	Individual/Group of Individuals for construction/ purchase/ Composite loan/ Purchase of Plot/ Improvement max. upto 25 years. (For loan eligibility refer to HN-OM-23-2014 dated 18.11.2014).	Upto Rs.8.00 Lakh (covered by CRGF).	9.70%	9.75%
		Upto Rs.8.00 Lakh (not covered by CRGF).	9.70%	9.75%
		More than Rs.8.00 lakh- upto Rs.50.00 lakh.	9.70%	9.75%
		More than Rs.50.00 lakh upto Rs.100.00 lakh.	9.70%	9.75%
2.	Government Employees:			
i)	Income up to Rs. 6.00 lakh p.a. (applicant and co-applicant) and spouse to be co-applicant if married.	Up to Rs. 20.00 lakh	9.20%	9.30%
ii)	Income above Rs. 6.00 lakh p.a.	Up to Rs. 200.00 lakh	9.30%	9.50%
b	Others Borrowers	Up to Rs. 100.00 lakh	9.70%	9.75%

Note :

- 1) Above Rate are linked to MCLR of HUDCO
- 2) Above Interest rate are effective from 01.04.2025 for HUDCO Niwas cases



**Financing Pattern for Other Borrowers other than Government/Public Sector Borrowers and Individuals/ Group of
Individuals/Bulk Loan under HUDCO Niwas.
(Effective from 05-12-2018)**

Sl No.	Category	Extent of Max. Finance Upto (%)*	Reference Rate (RR) = 11.00%		***1 Year Fixed rate of interest
			Rol= RR (+/-) **Floating Rate	Rol= RR (+/-) ***Fixed Rate (3 year Fixed rate of interest)	
	OTHER BORROWERS				
1.	Power sector Consortium projects from Private Sector		+2.50% (13.50%) or consortium leader, whichever is higher (except PFC/REC, in which case HUDCO would follow the lead lenders rate subject to the rate not being less than the highest interest rate charged by HUDCO for Govt. projects)	+3.50% (14.50%)	
2.	(i) Private Sector Transport Projects incl. Roads & Ports, Airport, etc. (Non- Consortium) @@		+2.50% (13.50%)	+3.50% (14.50%)	
	(ii) Private Sector Transport Projects incl. Roads, Ports, Airport, etc. on Annuity Basis (Non- Consortium)@@		+2.25% (13.25%)	+3.25% (14.25%)	
	(iii) Consortium projects of Transport sector from Private Sector, incl. Roads & Ports@@		+1.00% (12.00%) or the lead lenders rate, whichever is higher. In any case, the applicable lending rate under this category will not be less	+2.00% (13.00%)	



			than the applicable highest rate for Govt. sector non-power sector projects.		
3.	Joint Venture/SPV projects with 40% or more share of State Govt./Central Govt./Central Profit making PSUs with management control of Govt.	70	+0.20% (11.20%)	0.10% (11.10%)	10.85%
4.	Other borrowers@	70			
i.	Not rated				
	Residential		+4.25% (15.25%)	+5.25% (16.25%)	
	Real Estate Projects (i.e. Malls, Market Complex, Office Complex, IT Parks, Hotels, Resorts, Entertainment, SEZ, SPA, Health Club, Wellness Centres constructed along with multiplexes)		+5.25% (16.25%)	+6.25% (17.25%)	
	Exclusive hotel projects and projects where Government extends duty concession / exemption such as SEZ (approved by the Government)		+4.75% (15.75%)	+5.75% (16.75%)	
	Private Sector Consortium financed projects (other than power and real estate- Commercial and residential)		+2.50% or consortium leader rate, whichever is higher	+3.50% or consortium leader rate, whichever is higher	
	'Others, covering sectors such as Social Infrastructure including medical and educational infrastructure, and stand alone power projects based on bio-mass'		+4.50% (15.50%)	+5.50% (16.50%)	
ii.	Rated Private Companies		A fixed rebate of 0.25 per cent shall be applicable to rated private sector agencies ('AA' and above or equivalent rating by SEBI and RBI registered Credit Rating Agencies) on their eligible fixed or floating base rate as per the option of the borrower. Private sector agencies rated as 'A' and above but below 'AA' or equivalent rating by SEBI and RBI registered Credit Rating Agencies would get a reduction in the interest rate by 0.15 per cent. Agencies rated as 'BBB' and above but below 'A' or equivalent rating by SEBI and RBI registered Credit Rating Agencies would get a reduction in the interest rate by 0.10 per cent.		

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			Subject to borrower maintaining the specified rating during entire tenure of loan. However, the rebate in interest rate as per specified norms shall be available during the validity of rating i.e., from the date of rating or date of release of loan whichever is later, and up to validity of rating. The borrower shall also submit annual rating before end of each financial year. Further, in case of subsequent downgrading of rating below the specified rating or non-submission of annual rating before end of financial year, interest rates applicable to 'Not rated' borrowers shall become applicable from first day of next billing date for the period rating remains downgraded/not submitted.		
iii.	Financing of affordable housing projects by private developers/builders reintroduced. For new projects under this category , interest rates are as follows				
	Sale Price of the Dwelling Unit up to Rs. 4.25 lakh	HUDCO's EWS/LIG interest rates			
	Sale Price of the Dwelling Unit above Rs. 4.25 lakh and upto Rs. 12 lakh		13.50%	14.50%	
	Sale Price of the Dwelling Unit above Rs. 12 lakh and upto Rs. 25 lakh		14.50%	15.50%	
	Sale Price of the Dwelling Unit is above Rs. 25 lakh		15.25%	16.25%	
	For already sanctioned schemes (prior to 15/7/2011), the interest rate would be as per RMC A No. 14/DF/2011 dated 28 th June 2011, maintaining the spread as per current reference rate (i.e. 11.00%)				
iv.	Co-operative Group Housing Societies				
	Government Sector agencies	Applicable interest rate under Govt. Sector			
	Private Sector agencies		+3.50% (14.50%)	+4.50% (15.50%)	
	INTEREST RATE REBATES AVAILABLE FOR ALL LOANS				
	Loan secured by Bank guarantee alone			0.25%	

Notes

- In respect of schemes where special rates of interest have been offered/applied the same shall be dealt separately.
- @ For Real Estate Housing & Commercial Consortium Projects for private sector, the rate of interest will be the applicable rate for private sector housing and commercial sectors.

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- * Extent of Finance is maximum available. However, actual loan will be based on Debt Equity Ratio, Means of Financing as per DPR, extent of security requirement or Maximum Extent of Finance, whichever is less.
- ** HUDCO reserves the right to review and revise the Floating Rate including the factor of plus (+)/minus(-) over the reference rate for each category.
- *** Loan sanctioned/released at fixed rate (FR) shall be automatically reset upon expiry of every 1/3/5 years at then prevailing fixed rate (FR) to make the revision in interest to be effective from the date on which the respective releases complete 1/3/5 years, i.e. from the date of release plus 1/3/5 years respectively. Necessary provision in the agreement will be necessary stating that "Borrower is agreeable for automatic reset upon expiry of 1/3/5 years at then applicable fixed rates (FR) and shall execute a supplementary agreement to this effect in case of resetting of loan on fixed rates (FR) as per this circular. However, borrowers are given an option to prepay the loan without prepayment charges after 1/3/5 years as an alternative to automatic reset."

@@ The projects should be undertaken through competitive bidding and should be duly approved by NHAI/State Highway Authority/ DEA, Ministry of Finance/Maritime Board/Tariff Authority for Major Ports, etc. as the case may be.

- Base Rate for existing Consortium schemes sanctioned prior to removal of Base rate system is as follows:

Category	Base Rate from 01.02.2014
EWS/LIG Housing by all borrowers	14.75%
Govt. Sector Borrowing / PSU's etc.	15.25%
Govt. Sector Borrowing /PSU's - Power projects	14.50%
Other Borrowers	15.25%

