

Last checked: 26 September 2026

How to apply for the MHADA lottery

MHADA gives homes through a computerised lottery. Everything is done online on the official MHADA lottery portal or in its app. There is no paper form.

Apply: Online

Fee: Fee and EMD change with each scheme

Time: Document check: 1 to 2 working days

Official portal: Maharashtra Housing and Area Development Authority (MHADA)

Quick answer

Sign up on housing.mhada.gov.in or in the MHADA IHLMS 2.0 app with your PAN, verify your Aadhaar, and upload your documents. Then choose a MHADA Board and a scheme, pay the application fee and the EMD online, and your application is submitted. Winners are picked by a draw and told by SMS, email and the app.

What you need before you start

- Your Aadhaar number, and the mobile number linked to your Aadhaar. The OTP goes to that number.
- Your PAN card, and an email address.
- A domicile certificate issued after 1 January 2018 (see the guide on how to get it).
- Income proof: your income tax return and an income certificate from the Tehsildar. The same for your spouse if you are married.
- A way to pay online: card, UPI or net banking. You can pay from anyone's account or card.

Step by step

1. **Open the official portal or app.** Go to housing.mhada.gov.in, or install the app called MHADA IHLMS 2.0 (also shown as MHADA Housing Lottery System) from the Google Play Store or the Apple App Store. *MHADA says registration and application for its lottery are only through its official website and app. Do not use any other website or agent.*
2. **Sign up with your PAN.** Choose Sign up and enter your PAN number. Then enter your email, your mobile number and a password.
3. **Verify your email.** Enter the OTP that comes to your email. *If it does not come, check that the email is right and look in the spam folder.*
4. **Verify your Aadhaar.** Enter your Aadhaar number and verify it with the OTP sent to your Aadhaar linked mobile and your Digilocker TPIN. If you forgot the TPIN, choose Forgot TPIN and make a new one. *The OTP works for 2 minutes only. If it says invalid, choose Resend OTP. Your mobile number and address come from Aadhaar and cannot be changed here.*
5. **Upload your documents and choose your category.** Upload your Aadhaar, PAN, domicile certificate and the other documents asked. Select your caste, marital status and category, and upload the certificates for them. *The system reads the documents by itself and this usually takes 1 to 2 working days. Scan in good light and hold your phone upright. If the reading fails, scan again, preferably with a scanner.*
6. **Sign the self declaration.** View the self declaration form on the portal and sign it there.
7. **Wait for the lottery to open.** The start and end dates of each lottery are in its official advertisement and calendar. Read the brochure of the scheme first: it has the homes, prices, EMD and rules.
8. **Choose the Board and the scheme.** Go to the menu and choose Apply. Select the MHADA Board, then your preferred scheme.
9. **See the fee and the EMD, and pay.** Choose Apply and go to payment. The application fee and the EMD (earnest money deposit) are shown. Choose Confirm, then a payment mode: credit card, debit card, UPI, net banking or NEFT/RTGS, and pay. *The EMD is different for each scheme and is in the brochure or on the portal.*

10. **Your application is submitted.** When the payment is done, the application is submitted. You can apply for more than one scheme in a lottery, and for the same scheme again only under a different category.
11. **Follow your application.** In the app, go to Menu and then Application List to see all your applications and their status. The dates of the draft list, the final list and the draw are under Important Dates.

Documents

Identity

- Aadhaar card (yours, and your spouse's if you are married)
- PAN card (yours, and your spouse's if you are married)

Domicile

- Domicile certificate issued after 1 January 2018, with a barcode, from the Aaple Sarkar portal

Income

- Income tax return (yours, and your spouse's if you are married)
- Income certificate from the Tehsildar

Caste and category, only if it applies

- Caste certificate and its validity
- Artist: certificate from the Directorate of Cultural Affairs
- Journalist: certificate from the MHADA PRO department
- Freedom fighter: certificate from the Collector office
- Ex-servicemen and defence families: Zilla Sainik Welfare Office
- Person with a disability: Swavlamban card
- MP, MLA or MLC: Secretariat of Parliament or of the Legislature
- MHADA employee: ID card
- Central or State government employee: the competent authority of the department

For these categories the portal makes the certificate form for you. Open the app, go to Menu and then Certificate Generation, enter your PAN, choose your category and fill the details, then choose Generate Certificate or Mail Certificate. Print it, get it signed and stamped by the competent authority above, then scan it and upload the signed copy. Do not upload an old certificate. You can make one for each category you belong to.

After you apply

- The draw result comes by SMS and email, and shows in the app under Application Menu. The winner list is also on the MHADA lottery website. The lottery helpline is 022-69468100.
- You get a live webcast link for the draw by SMS and email.
- If you win, you download a Conditional Provisional Offer Letter (POL) from the app or your email. The final POL comes only after MHADA officers verify your documents. Read the guide on what to do after winning.
- If you do not win, get your EMD back: enter your own bank account and upload a photo of a cancelled cheque or passbook. MHADA checks the account by sending Rs 1, then starts the refund.
- If you are on the waiting list, you are told by SMS, email and a letter when your turn comes because a winner surrendered or was not eligible.

Official portal: <https://housing.mhada.gov.in/>

Official source: <https://www.mhada.gov.in/en/faq/lottery-application>

LABHLO: <https://labhlo.in/en/guides/mhada-lottery-apply/>



LABHLO Summary. Not an official government document.

LABHLO is an independent information platform. This guide is a summary of the official source and is not a government document. Rules, fees and websites can change, so check the official portal before you apply.