

Sale of Vacant Flats / Houses / Plots in On-going and Completed Residential Schemes



By



ODISHA STATE HOUSING BOARD

Introduction

Odisha State Housing Board, the premier housing institution of the state offers on sale, vacant residential Flats / Houses / Plots in its On-going schemes at Bhubaneswar, Dhenkanal and Completed schemes at Nayagarh & Bolangir.

I. On-going Schemes :

A. Dumduma, Phase-VI, Bhubaneswar

A multi storied Apartment project of Odisha State Housing Board, spread over Govt. land of Ac.2.137 dec., located in the midst of one of the fast developing areas of Bhubaneswar, adjacent to developed residential colonies of Odisha State Housing Board & about 3 km from Khandagiri Square, connected by black topped road from National Highway No.-16. The project provides for 126 HIG flats (3 BHK with extra room for servant) in two Blocks of B+S+9 floor structure, out of which **this offer is for 27 vacant HIG flats**. All the units will be sold in finished shape with fittings and fixtures of reputed brands in the market.

Unit Details

Category of Flat	No. of Flats	Built up Area Per Unit (Sq. Ft.)	Super built-up Area per unit (Sq. Ft.)	Provisional Sale Price per unit (Rs.)	E.M.D. Amount (Rs.)
HIG	27	1402 to1437	1815 to 1866	63,95,688 to 65,70,688	6,60,000

- The HIG flats in the scheme, are available in three different sizes with slight variation in built up area and Super Built up area and the allotment of particular flat will be made by draw of lottery amongst allottees.
- The selected allottees in 1st. & 2nd. floor will have to pay Rs.50,000/- extra over the Provisional Sale Price.
- The cost of covered car parking space in Basement & Stilt floor will be Rs.4,00,000/- for each allottee which will be over and above the final Sale Price and will be paid by the allottee, as and when intimated by OSHB. There will be option for 2nd covered car parking, subject to availability and payment of extra cost. There is free two wheeler parking space.
- Service Tax, Cess, Sales Tax(VAT) and any other taxes as applicable from time to time under the statute of law will be charged over and above the Provisional Sale price.
- **All other terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.**
- Submission of PAN No. is mandatory.

B. Dumduma, Phase-VII, Bhubaneswar

A multi storied Apartment project of Odisha State Housing Board spread over Govt. land of Ac.3.851dec., located in the midst of one of the fast developing areas of Bhubaneswar, adjacent to developed residential colonies of Odisha State Housing Board & about 3 km from Khandagiri Square, connected by black topped road from National Highway-16. The project provides for 276 EWS flats in G/S+4 structure in 5 Blocks, 160 nos. LIG flats in S+8 structure in 2 Blocks, 196 nos. MIG flats in B + G/S+8 in 02 Blocks and 06 Shops, out of which this offer is for 17 vacant MIG flats. All the units will be sold in finished shape with fittings and fixtures of reputed brands in the market.

Unit Details

Category of Flat	No. of Flats	Built up Area /Plinth Area per Unit (in.Sq.Ft.)	Super built-up Area per unit (Sq. Ft.)	Provisional Sale Price per unit (Rs.)	E.M.D. Amount (Rs.)
MIG	17	870	1033	34,27,302	3,50,000/-

- The selected allottees for Ground and First floor will have to pay Rs.50,000/- extra over the Provisional Sale Price.
- The cost of covered car parking of Rs.2,50,000/- for each flat will be over and above the final Sale Price and will be paid by the allottee, as and when intimated by OSHB.
- Service Tax, Cess, Sales Tax(VAT) and any other taxes as applicable from time to time under the statute of law will be charged over and above the Provisional Sale price.
- **All other terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.**

C. Baji Rout Social Housing Scheme, Mahisapat, Ph.-II, Dhenkanal

An on-going project of Odisha State Housing Board (OSHB) with simplex core houses for LIG, MIG & HIG category and flats in finished shape for EWS category under self-financing scheme over Govt. land measuring

Ac. 15.00 dec. at Mahisapat, Dhenkanal situated in a fast developing locality of Dhenkanal town. The scheme provides for 97 nos. of HIG, 50 nos. of MIG, 79 nos. of LIG simplex core houses and 84 nos. of finished EWS flats (in G+3 structure), out of which **this offer is for 21 HIG, 15 MIG & 01 LIG simplex core houses and 65 finished EWS flats.**

Unit Details

Category of Flat/ House	No. of vacant Flat /House	Plot Area (in sq. ft)	Plinth Area/Unit (in sq.ft.)	Super Built-up Area/Unit (in sq.ft.)	Provisional sale price/Unit (in Rs.)	E.M.D. (in Rs.)
HIG	21	2000	1000	---	22,19,760	2,22,000
MIG	15	1500	715	--	16,13,235	1,61,500
LIG	01	1040	445	--	8,22,249	82,500
EWS Flat	65	--	--	284	4,04,000	40,500

- The Plot area in core houses may vary as per site conditions and in case of extra plot area beyond the standard plot size, proportionate cost of developed land will be charged.
- Service tax and all other statutory charges as applicable from time to time under the statute of the law will have to be paid by the allottees in addition to the Sale Price.
- **All other terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.**

II. Completed Schemes :

A. Pathani Samant Composite Housing Scheme, Muktapur, Nayagarh

The Scheme is located at an upcoming strategic location of Nayagarh town, nearer to proposed Bus stand, Maharshi Vidyamandir, Navodaya School, Collector's residence etc. and by the side of the road leading to Muktapur village, implemented over land measuring Ac.12.00 at Muktapur, Nayagarh. The scheme comprises of 33 HIG, 79 MIG, 81 LIG core houses and 70 EWS flats with existing infrastructure & other amenities, out of which **this offer is for Outright Sale of 34 finished EWS flats.**

Unit Details

Category of Flat	No. of vacant Flats	Plinth Area/ Unit (in sq.ft.)	Super Built-up/ Plinth Area/Unit (in sq.ft.)	Provisional sale price/Unit (in Rs.)	EMD (in Rs.)
EWS	34	276	307	4,92,000	49,500

- All statutory taxes / levies as applicable will be charged in addition to the Sale price.
- **All other terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.**

B. Laltikira, Bolangir

The scheme has been implemented over Govt. land measuring Ac.25.00 at Laltikira, Bolangir. Odisha State Housing Board offers for sale of vacant MIG-II, MIG-I plots through Public Auction and LIG-II & LIG-I plots through Outright Sale on **“as is where is basis”**.

Unit Details

Category of Plot	No. of vacant Plot	Plot No.	Plot Area (in sq.ft.)	Sale Price/Upset Price per Unit (in Rs.)	E.M.D. (in Rs.)	Mode of Sale
MIG-II	01	M-II-69	2400	7,83,819	78,500	Auction
MIG-I	01	M-I-70	1800	4,59,236	46,000	Auction
LIG-II	14	L-II- 02, 05, 59, 75, 124,125,134, 136,137,138,139, 141,182,183	1125	3,24,723	32,500	Outright
LIG-I	01	11	416	88,728	9,000	Outright

- The plots will be auctioned on **“as is where is basis”** with existing infrastructure in the scheme.
- Service Tax, Cess and other statutory charges, as applicable will be paid by the allottees in addition to the Sale Price/ Bid Value.
- In case of revision of land premium by Govt. at the time of lease sanction, the differential amount, if any, will be payable by the allottees before execution of lease deed.
- **All other terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.**

APPLICATION PROCEDURE :

Application for all the vacant units in On-going schemes (Dumduma, Ph.-VI, Dumduma, Ph.-VII, Baji Rout Housing scheme) and units under Outright Sale in Completed schemes can be submitted by either Offline or Online procedure. However, the vacant units under Auction, ie. MIG-II & MIG-I Plots at Laltikira, Bolangir can be applied through Offline procedure only.

A. Offline Procedure :

- i. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available at OSHB Head Office on payment of Rs.1000/- (Non-refundable) by cash in the Cash Counter of Accounts Section, OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 during working hours from 20.04.2017 to 20.05.2017.
- ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs 1150/- (Non-refundable) in favour “**Orissa Housing Board Fund**” payable at **Bhubaneswar** along with their letter of request to the Chief Accounts Officer with complete postal address from 20.04.2017 to 05.05.2017.
- iii. Application Forms can also be downloaded from OSHB Website www.oshb.org and cost of brochure will have to be paid with the EMD.
- iv. Following document should be furnished along with the filled in application.
 - (a) i The Earnest money Deposit (EMD) of the HIG/MIG/LIG/ EWS Flat/ House/Plot.
 - ii. Non-refundable Processing Fee of Rs.1000/- & Service Tax with Cess of Rs.150/-, i.e. a total of Rs.1150/- for LIG House/Plot, Non-refundable Processing Fee of Rs.2000/- and Service Tax with Cess of Rs.300/-, i.e. a total of Rs.2300/- for MIG Flat/ House/Plot and Non-refundable Processing Fee of Rs.3000/- and Service Tax with Cess of Rs.450/-, i.e. a total of Rs.3450/- for HIG Flat/ House.

The amounts are to be deposited in shape of Bank draft/Pay order/Banker's Cheque drawn on any Commercial Bank in favour of “**Orissa Housing Board Fund**” payable at **Bhubaneswar** or by cash at Vijaya Bank, Odisha Griha Nirman Bhawan Branch, Bhubaneswar.

Applicants for EWS Flats are exempted from deposit of Processing Fee.

- (b) Payments in online mode will be accepted through NEFT/ RTGS only in a single transaction through the bank as detailed bellow.

Bank Name : Vijaya Bank

Branch : O.G.N.B., Bhubaneswar-751001 (Odisha)

Bank Account Name : Orissa Housing Board Fund

Bank A/C No . : 748100300005001

Bank IFSC Code : VIJB0007481

Type of Account : CURRENT

The online payment deposit slip with UTR Number is to be attached with the filled in application.

- (c) Original money receipt in support of purchase of Application Form.
- (d) Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
- (e) Recent passport size photograph duly self attested and affixed on the Application Form.
- (f) Copy of Voter ID/ PAN Card/ Driving Licence/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of Residential proof.
- (g) Two nos. of self addressed envelope (12 cm. x 26 cm.) .
- (h) One cancelled cheque of the applicant, in case opting for online refund.
- (i) Any other document, as felt necessary.

v. Submission of completed filled-in Application Form -

For Outright sale : The filled in application must reach the office of the Housing Commissioner-cum-Secretary by 20.05.2017. Applications received by post beyond 20.05.2017 will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention “**Application for HIG/ MIG/ LIG/ EWS Flat/ House/Plot in _____ scheme**” on top of the envelope.

For Auction sale (Through Offline Mode only) : Sealed bids (filled-in application indicating the bid value in sealed cover / envelope) can be dropped at the “Drop Box” kept in the office room of Asst. Administrative Officer (Rural) or sent by registered post/speed post to Housing Commissioner-cum-Secretary with required documents and deposits within 20.05.2017, 3 P.M. Bids received beyond 20.05.2017, 3 P.M. will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention “**Application for MIG-II / MIG-I Plot in Laltikira, Bolangir scheme**” on the top of the sealed cover/ envelope.

- vi. Applications received without full particulars, EMD, Processing Fee with Service tax & Cess, Original Money Receipt and other document shall be rejected summarily.
- vii. Joint application is only permitted within family members. For the purpose, “Family” comprises of husband, wife and minor children.

B. Online Procedure :

The applicants for vacant units under **all On-going schemes** and only EWS/ LIG units in Completed schemes can submit filled-in applications in Online mode through the official website www.oshb.org. Applicants should follow the instructions given in official website of OSHB.

01. The total process of downloading and filling up the application form will be through website of OSHB.
02. The particular details of application form will be filled up by applicant along with scanned copy of documents to be attached before submission to OSHB.
03. All payments in online mode will be accepted through NEFT/ RTGS only in below mentioned bank details. The applicant has to deposit the EMD, cost of Application Form, Processing Fee including Service Tax & Cess at the time of online application in a single transaction.

Bank Name : Vijaya Bank
Branch : O.G.N.B., Bhubaneswar
751001 (Odisha)
Bank Account Name: Orissa Housing Board Fund
Bank A/C No. : 748100300005001
Bank IFSC Code : VIJB0007481
Type of Account : CURRENT

TERMS & CONDITIONS OF ALLOTMENT :

Eligibility:

- The applicant must be a citizen of India.
- He/she must be a major.
- In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
- One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- He/ She or his/her family members should not own/ have been allotted any residential plot/ house/ flat/SCR by Odisha State Housing Board or any other Govt. Agency in the locality where the Housing Scheme exists.
- Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency in the locality where the Housing Scheme exists, under third party transfer, shall be deemed as allottees under the scheme and shall not be eligible to apply in this scheme floated by OSHB.
- In case of transfer of allotment of a residential plot/ house/ flat/ SCR made by Odisha State Housing Board

04. Applicants should attach the scanned copy of the following documents along with application while applying online.
 - a. Payment confirmation receipt and transaction number in JPG/PDF format (less than 1MB) .
 - b. Affidavit in prescribed format as given in application form in JPG/PDF format (less than 1MB) .
 - c. Scanned copy of the Identity proof in JPG format (less than 1MB)
 - d. Scanned copy of the Residence proof in JPG format (less than 1MB)
 - e. Scanned passport size photograph of the applicant (300 X 400 pixel, size less than 2 MB)
 - f. Scanned image of Signature (300 X 150 pixel, Size less than 2 MB)Attachment in any format other than that specified above will be considered as non-submission of document.
05. Applicant should fill the particulars of his own Bank Account in the specified place so that the refund of money can be done online to the unsuccessful applicants.
06. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
07. The applicant should submit the original documents for verification as and when required.

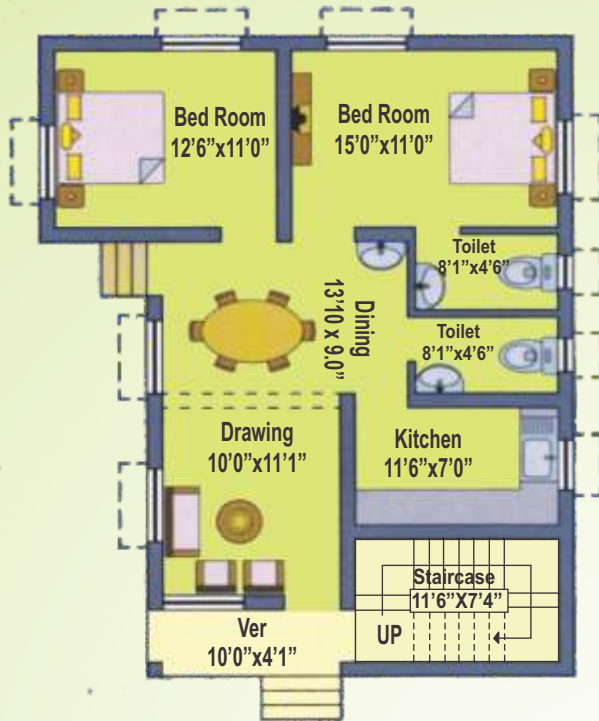
or any other Govt. Agency in the locality where the Housing Scheme exists, it shall not entitle the family for further allotment in this scheme floated by OSHB.

- Any allotment made but cancelled due to non-payment of dues / suppression of facts/ violation of any other term & conditions of allotment or Agreement with OSHB or for any other reason, it shall not entitle the "family" for any further allotment under this scheme.
- The income eligibility criteria : Family income should be;
 1. EWS : Family income up to Rs.1,80,000/- per annum.
 2. LIG : Family income from Rs.1,80,001/- to Rs.3,60,000/- per annum.
 3. HIG/MIG : Family income above Rs.3,60,001/- per annum.
 - Annual income is to be shown by self declaration in the Application Form and Affidavit. However, the selected applicants for EWS flats and LIG core Houses are required to submit original Income Certificate from Tahsildar/ Municipal Officer of the concerned area in support of his/ her annual family income, before issue of allotment order.
- The units under offer for sale is open to applicants from all categories.

Floor Plan

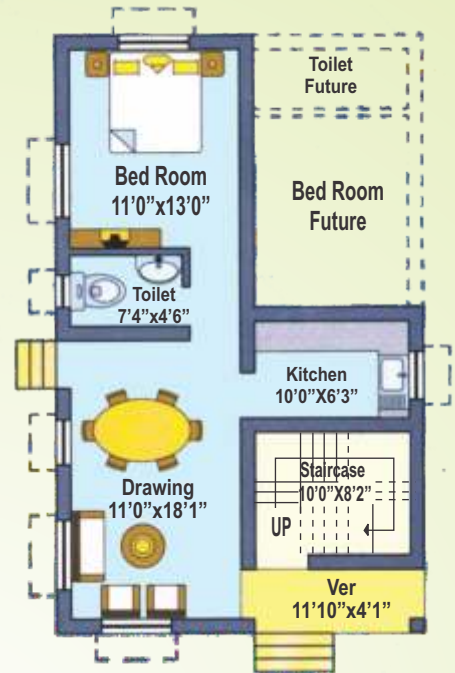
Baji Rout Housing Scheme
Phase-II, Mahisapat, Dhenkanal

Floor Plan HIG House



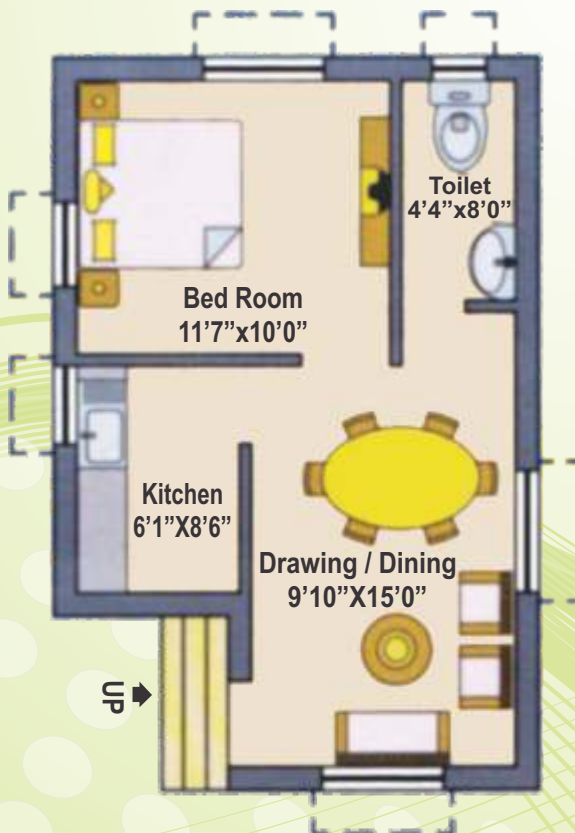
Plot Area : 40' x 50' = 2,000 Sqft.
Plinth Area : 1,000 Sqft.

Floor Plan MIG House



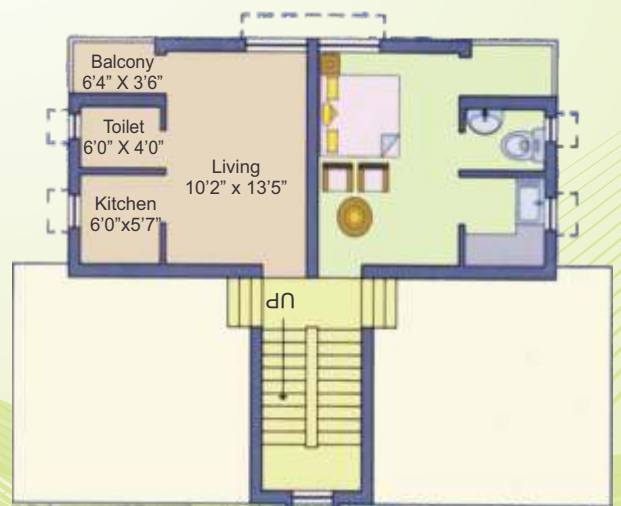
Plot Area : 30' x 50' = 1,500 Sqft.
Plinth Area : 715 Sqft.

Floor Plan LIG House



Plot Area : 26' x 40' = 1,040 Sqft.
Plinth Area : 445 Sqft.

Floor Plan EWS Flat



Ground Floor Plan
Super Builtup Area : 284 Sqft. (Each Unit)

Floor Plan

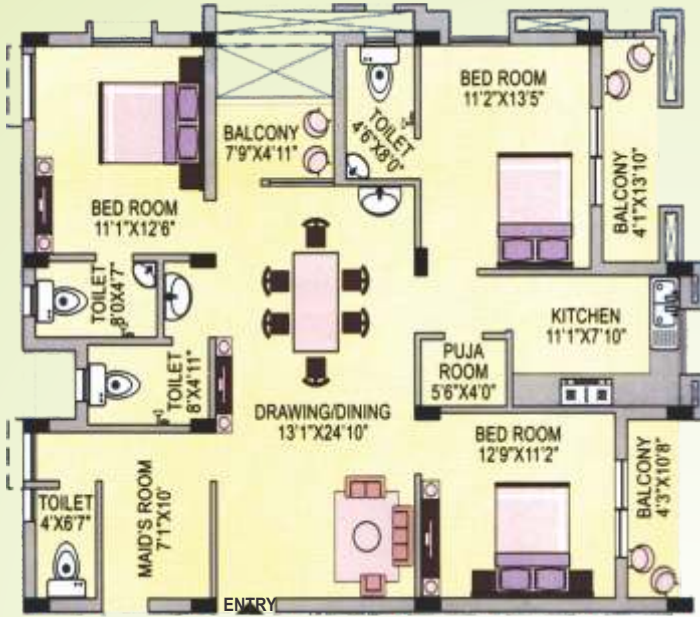
Dumduma (Ph-VI)

HIG Block A

Type-I

Built-up Area : 1437 Sqft.

Super Built -up Area : 1866 Sqft.



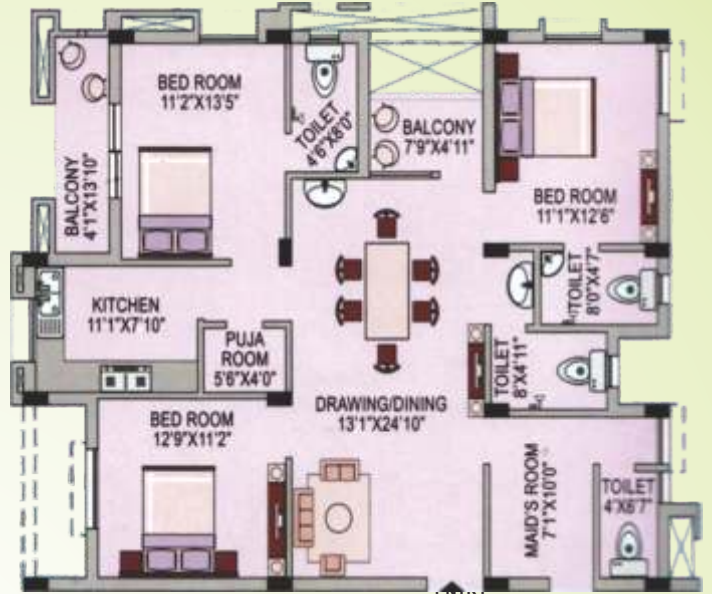
Dumduma (Ph-VI)

HIG Block A

Type-II

Built-up Area : 1437 Sqft.

Super Built -up Area : 1815 Sqft.



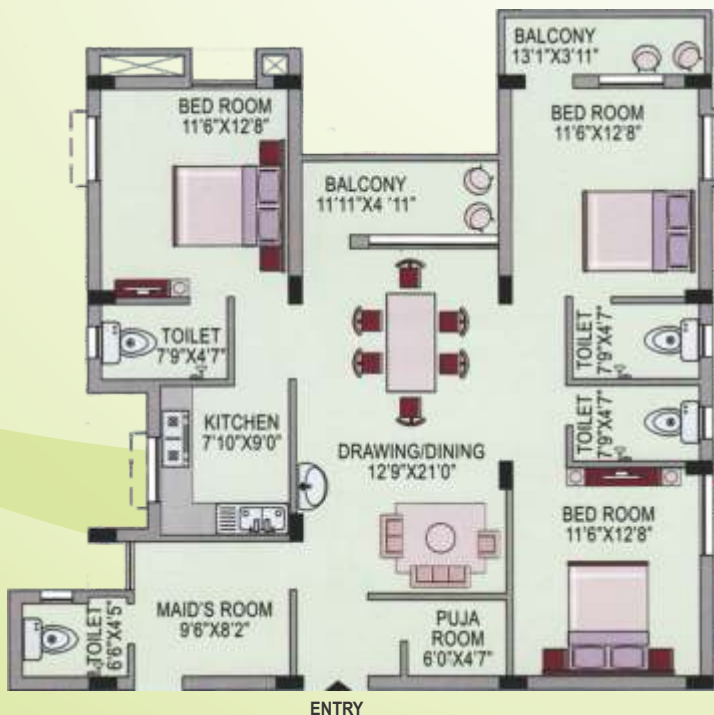
Dumduma (Ph-VI)

HIG Block B

Type-III

Built-up Area : 1402 Sqft.

Super Built -up Area : 1819 Sqft.



Dumduma (Ph-VII)

MIG Flat

Built-up Area : 870 Sqft.

Super Built -up Area : 1,033 Sqft.



Allotment :

- i. Allotment of Flats/Houses/Plots will be made as per existing rules of the Board. In case, the number of applicants is more than the number of units in any category, allotment will be made by drawal of lottery.
- ii. In case the number of applicants under any category is less than the number of units, allotment will be made to all eligible applicants.
- iii. In case of On-going schemes;
 - a) The allottee is required to deposit the balance cost of the Flat/House as per the schedule of payment, to be intimated by to the allottee in the allotment letter after allotment of Flat/House.
 - b) Final Sale Price will be intimated to the allottees after completion of the project. The differential sale price, if any, over and above the Provisional Sale Price along with any other dues, shall be payable by the allottee before taking over possession.
 - c) For default in payment of installment as per schedule, simple interest @ 18% per annum on overdue amount will be levied for the defaulted period and the allotment may be cancelled for default in two consecutive installments. Once allottee becomes a defaulter, any amount received from him/her will be adjusted first towards the interest outstanding for the default and then towards Installment amount (Principal), as fixed in the schedule of payment.
 - d) The specific Flat/ House No. will be allotted amongst allottees through a process of lottery after completion of the project.
- iv. In case of units under Outright sale in **Completed schemes**, the allottee is required to deposit the balance cost of the flat in one instalment, as and when intimated by OSHB after allotment. The allotment will be cancelled for default in payment of the balance dues in time.
- v. Earnest Money Deposit shall not carry any interest and will be adjusted against Sale Price after allotment.
- vi. No interest will be paid by the Board in case of advance payment of EMD/Installment/ balance dues and in case of delay in construction due to factors beyond the control of the Board.
- vii. The allottee desirous of availing loan from any Bank/Financial Institution/Employer may apply in the prescribed format of OSHB for NOC (No Objection Certificate) along with requisite processing fees & document, after allotment.
- viii. The allottee(s) shall not use the Flat/House/Plot for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the complex/ colony or those activities, which are against law or any directive of the Government or the local Authority. In such cases, the allotment is liable for cancellation.
- ix. The allottee(s) shall always use the asset only for the purpose for which it is allotted, ie. Residential and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and/or other occupants or the equipments in the complex/colony or use the asset for criminal or illegal activities or activities prohibited under law of the land.
- x. The allottee(s) shall make necessary insurance of the Flat/House/Plot, carry out the maintenance of the Flat/House/Plot at his/her own cost, after taking over possession.
- xi. The allottee(s) shall abide by the laws of the land, including the local laws and directions of the statutory Authorities and terms and conditions of allotment. In case, any penalty or fine is imposed by any Government / Statutory or other Local Authority for violation of any law by the allottee(s), the same shall be paid and satisfied by the allottee(s).
- xii. It is expressly understood that the internal security of the apartment shall always be the sole responsibility of the allottee (s) and Society / Association as per the conditions contained in the Special Conditions.
- xiii. The allottee(s) shall carry out the maintenance of the asset at his/her own cost. The insurance of the apartment as well as the interiors of the apartment shall be the responsibility of the allottee(s) and OSHB shall not in any case be held liable for any damage or loss incurred on account of any neglect or omission of the allottee(s) or any act of the third party.
- xiv. The allottee(s) shall abide by the conditions contained in the special conditions.
- xv. The allottee(s) shall not display any name, address, signboard, advertisement materials etc. on the external façade of the apartment/tower/block of the project without written approval of OSHB Authority.
- xvi. The allottee(s) shall abide by the laws of the land, including the local laws and directions of the statutory Authorities and terms and conditions of allotment. In case of any penalty or fine is imposed by any Government / Statutory or other Local Authority for violation of any law by the allottee(s), the same shall be paid and satisfied by the allottee(s).
- xvii. The allottee(s) shall not make any additions or alternations in the flat or in the common area which may cause interruption in the usage of the common areas and facilities within the complex/colony and/or cause any structural damage or encroachment on the structure of the building(s) in the colony. An undertaking to this effect in shape of an Affidavit is to be submitted by the allottee before taking over possession of the flat.
- xviii. The allottee(s) shall not sub-divide or demolish any structure of the flat or any portion thereof or cause to make any new construction in the flat. The allottee should undertake in shape of an Affidavit, to be submitted before taking over possession of the flat that, he/she shall not divide /sub-divide the flat in any manner.
- xix. The allottees of simplex LIG, MIG, HIG houses shall not take up addition/ alteration of the allotted house after taking over possession without prior approval of OSHB and competent authority of the locality.
- xx. The allottee(s) shall not encroach any area in the scheme beyond the allotted plot area in case of Houses/Plots and allotted built-up area in case of flats.

Additional conditions for Auction Sale:

- a) Intending bidders are required to apply in prescribed application form and submit the same in sealed cover. The applicants should clearly mention “**Application for MIG-II / MIG-I Plot in Laltikira, Bolangir scheme**” on the top of the sealed cover.
- b) Bid value must not be less than the Upset sale price and any such offer below the Upset price will be summarily rejected and EMD will be refunded after deduction of non-refundable processing fee and Service tax & Cess on it.
- c) The bids will be opened on 20.05.2017 at 04 P.M in the Conference Hall of OSHB. The Applicants/ their authorised representatives may remain present during opening of the bid.
- d) Highest bidder having all required documents will get selected for Allotment.
- e) In case of a tie in the bid value, allotment will be made by drawal of lottery within the highest bids.
- f) Service tax, Cess and other statutory Govt. dues as applicable will be over and above the bid value.
- g) The highest bidder will have to pay balance of the bid value (Bid Value - EMD) in one instalment.
- h) If the highest/selected bidder fails to pay the balance of the bid value within 60 (sixty) days from the date of issue of allotment letter, the EMD will be forfeited. No extension of time for payment of balance dues or withdrawal after selection / allotment is allowed.

REFUND/WITHDRAWAL/CANCELLATION:

- (a) In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation.
- (b) If any applicant withdraws from the scheme before allotment, only the EMD will be refunded.
- (c) In case of **all units in On-going schemes and units under outright sale in Completed schemes**, if the allottee applies for refund after allotment but before due date of payment of subsequent payments / balance dues, 1% of the Advertised cost of the Flat/House/Plot along with service tax as applicable will be deducted from his/her EMD in addition to the non-refundable Processing Fee. In case, the allotment is cancelled due to default in subsequent payments / balance dues or if the allottee requests for refund/cancellation of allotment after due date of subsequent payments / balance dues, the simple interest accrued @ 18% p.a on due amount till the order of cancellation or date of receipt of refund/cancellation application will be deducted from the deposited amount in addition to 1% of the advertised cost of the flat along with Service Tax.
- (d) In case of **On-going schemes**, an allottee is free to withdraw in case of (i) delay in giving possession of the flat beyond 5 years from date of allotment (ii) escalation of the unit cost beyond 25% of the price announced in this brochure and in such cases , full refund shall be given along with interest as paid in Postal Saving Account except the Non-refundable Processing Fee. However, if the allottee continues in the scheme inspite of aforesaid circumstances, no extra financial benefits can be given to him/her.
- (e) In case of Auction, no withdrawal after selection / allotment is allowed.
- (f) The EMD of the applicants who are either unsuccessful in lottery/Bid or whose applications are rejected on any ground will be refunded without interest by Account Payee cheque/NEFT/RTGS in favour of the applicant within three months from the date of selection /lottery /auction.
- (g) The Processing Fee is non-refundable in all cases.

DELIVERY OF POSSESSION :

- a) While taking delivery of the allotted Flat/House/Plot, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the Flat/House/Plot that, he/she is taking possession after exercising due diligence about construction and other facilities, in case of Flat/House and on “as is where is basis” in case of Plot and he/she shall not raise any objection thereafter for any rectification or compensation in respect of allotted Flat/ House/Plot.
- b) The allottees must occupy their respective Flat within one year of taking over possession of the same, failing which the allotment will be liable for cancellation.
- c) In case of core House, it should be brought into habitable condition within three years, from the date of taking over possession of the house.
- d) In case of Plot, the construction work should be completed within five years from taking over of possession of the Plot.



EXECUTION OF LEASE DEED :

Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate.



SPECIAL CONDITIONS :

- (a) Allottees of the Flats will have to abide by the provisions of "The Odisha Apartment Ownership Act, 1982" and all such Rules & Regulations, Amendments framed in this connection from time to time.
- (b) After taking over possession of the flats, allottees will have to form a Society in accordance with the provisions of "The Odisha Apartment Ownership Act, 1982" and Rules, Amendments made there under from time to time, for the management, upkeep and maintenance of common facilities and services. OSHB will facilitate for constituting and registering the society. It is mandatory and binding on all the allottees to be a member of the Society by paying Initial Fee and one year Subscription Fee as detailed under, at the time of agreement with OSHB.

Scheme	Initial Fee	One Year Subscription Fee
i) Dumduma, Ph.-VI	Rs.20,000/-	Rs.18,000/- @ Rs.1,500/- p.m
ii) Dumduma, Ph.-VII	Rs.10,000/-	Rs.12,000/- @ Rs.1,000/- p.m
iii) Baji Routhousing scheme	Rs.10,000/-	Rs.6,000/- @ Rs.500/- p.m
iv) Pathani Samant Housing scheme	Rs.10,000/-	Rs.6,000/- @ Rs.500/- p.m

The above Fees will be extra and over the final Sale Price, towards maintenance charges by OSHB for the first year. OSHB shall have no responsibility towards maintenance of the building and infrastructure after expiry of 12 months period from the date of issue of first possession in the scheme to any allottee. The subsequent monthly fees after first year will be fixed by the Society.

- (c) In case of Flats, the allottees will have to pay water tariff to OSHB as may be decided by the Board at the time of handing over the flats subject to changes from time to time. OSHB shall maintain and operate the Water Supply System in all schemes and also Sewerage Treatment Plant, in case of Dumduma, Ph.-VI & VII and charge tariff to the apartment owners through their Owners Society. OSHB shall handover the management and maintenance of the entire system to the Society with three months' notice. The allottees will have to pay one year water tariff in advance before taking possession of the flat.

- (d) In case of core simplex Houses in Baji Rout Social Housing scheme, Dhenkanal, the allottees shall pay water tariff as fixed by OSHB from the date of connection. The allottees will have to pay one year water tariff in advance before taking over possession of the houses.
- (e) In case of Dumduma, Ph.-VI & VII schemes, OSHB shall hand over the lift and D.G. set to the Society with three months' notice.
- (f) All Common area related facilities like road, drain, paved area, boundary wall, gates, community centre, garden etc., shall be maintained by the owners of the flats through their Society.
- (g) In case of any dispute regarding the meaning of any words(s), clause(s) in this brochure, the decision of Chairman, OSHB by way of clarification is final.

OTHER DETAILS :

- (a) All taxes, duties, and other levies, if any, shall be solely borne by the allottee.
- (b) In case of On-going schemes;
- i) Scheme specifications mentioned in the brochure are provisional which may change as per field requirement during execution.
- ii) There may be minor variations in dimension of the rooms due to technical / constructional requirements.
- iii) Objection/Complaints on construction/other common facilities in the scheme or any complaint on provisions in the scheme will be examined by OSHB within a maximum period of one year from completion of the project or issue of first possession order to any allottee in the scheme.
- iv) Final sale price of the Flat/House will be intimated to the allottees after completion of the project. The differential sale price, if any, over and above the provisional sale price, shall be payable by the allottee before taking possession.
- © The Flat/House/Plot thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.
- (d) The allottee has to pay the proportionate cost of the developed land for core Houses/Plots having extra area over the advertised / standard plot area.
- (e) In case of revision of land premium by Govt. at any later stage, the allottee has to pay the differential amount, if any, before execution of lease deed.
- (f) In case of any dispute regarding the meaning of any words(s), clause(s) in this brochure, the decision of Chairman, OSHB by way of clarification is final.

FORCE MAJEURE :

In case of On-going schemes, if the construction of Flats/Houses is delayed for reasons of "Force Majeure" which inter alia include inordinate delay in approval of tenders, delay on account of non-availability of steel, cement or any other building material/ labour or water supply or electric power back-up or slow down strike or due to dispute with the construction agency employed by OSHB, civil commotion or war or criminal action or earthquake or any act of God, delay in certain decision /clearances from the statutory bodies or any notice, order, rule or notification of the Govt. or any other public or competent Authority or for any other reason beyond the control of OSHB and in any of the aforesaid events, OSHB shall be entitled to a reasonable extension of time stipulated for delivery of possession of the asset. OSHB also reserves the right to alter any term or condition of allotment in the event of any such contingencies, as aforesaid and if the circumstances are beyond the control of the Authority, it may defer or suspend the scheme for such period as it may consider expedient and the allottee agrees that in such an event, no compensation or damage of any nature whatsoever will be claimed by the allottee for such delay or suspension.

- The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
- OSHB reserves the right to withdraw from or add to its offer of number of units / change certain conditions in the Brochure, which shall be binding on the parties.
- Any legal dispute, if arises, will be within jurisdiction of the local Courts of respective Scheme area.

For further details, please contact :

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board, Sachivalaya Marg
Bhubaneswar-751001, Phone No-(0674)- 2393524
Booking opens from : 20.04.2017 at 11.00 A.M
Booking closes on : 20.05.2017 at 3.00 P.M (for Auction sale)
at 5.00 P.M (for Others)

Ongoing Projects

OSHB

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur, Phase-I
 - Kharavela Enclave, Jagamara
- Multi Storied Apartment Project, Phase-VI & Phase-VII, Dumduma

Cuttack

- EWS Flats, Bidyadharpur

Dhenkanal

- Bajirout Social Housing Scheme, Mahisapat Ph.-I & Ph.-II

Proposed/ Up Coming Projects of

OSHB

Bhubaneswar

- Multistoried Apartment Project at Ransinghpur, Phase-II
- Multistoried Apartment Project at Dumduma, Phase-III
 - Residential Project at Jagannath Prasad

Angul

- Residential Apartment Project at Angul

Ganjam

- Residential Project at Raghunathpur, Berhampur



HOUSING COMMISSIONER-CUM-SECRETARY

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134, 163 (Allotment), 147(Computer), FAX (0674) 2393952, Website : www.oshb.org.