

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



By



ODISHA STATE HOUSING BOARD

Introduction

Odisha State Housing Board (OSHB), the premier housing institution of the state offers on sale some vacant residential Flats / Houses / Plots in its On-going and Completed schemes in Bhubaneswar and other districts of Odisha.

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 and about 3 km from Khandagiri Square, connected by black topped road from National Highway No.-16. Lease deed for the land has been already executed with the Govt. on payment of the land premium and other dues, as applicable. The project was launched in the year 2015 with 126 nos of HIG flats (3 BHK with extra room for servant) in two Blocks of B+S+9 floor structure, out of which **this offer is only for 29 vacant HIG flats**. All the units will be handed over in finished shape with developed infrastructure and amenities as per the scheme provision.

Unit Details

Category of Flat	No. of Flats	Built up Area Per Unit (Sq. Ft.)	Carpet 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.)
HIG	29	1402 to1437	1154.98 to 1184.26	1815 to 1866	67,97,423 to 69,70,501	6,80,000

- The HIG flats in the scheme, are available in three different sizes with slight variation in Built up 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 with GST as applicable, over the Provisional Sale Price.
- Provisional Sale Price is inclusive of one covered Parking. There will be option for 2nd covered car parking, subject to availability and payment of extra cost. There is free two wheeler parking space.
- GST and other statutory dues, as applicable will be extra. Prevailing rate of GST is 12% over the Sale Price.
- 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 the developed residential colonies of Odisha State Housing Board & about 3 km from Khandagiri Square, connected by black topped road from National Highway-16. Lease deed for the land has been already executed with the Govt. on payment of the land premium and other dues, as applicable. The project was launched in the year 2015 with 196 nos. MIG flats in B + G/S+8 floor structure in 02 Blocks, 160 no.s LIG flats in S+8 floor structure in 02 Blocks and 162 EWS flats in G/S+4 structure, out of which **this offer is only for 03 vacant MIG and 18 vacant LIG flats**. All the units will be handed over in finished shape with developed infrastructure and amenities in the scheme.

Unit Details

Category of Flat	No. of Flats	Carpet Area per Unit (insq.ft.)	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	03	732.13	870	1033	36,66,177	3,70,000/-
LIG	18	409.89	519	622	17,09,037	1,70,000/-

- The selected allottees of MIG category for Ground and First floor will have to pay Rs.50,000/- extra for situational advantage.
- GST and other statutory dues, as applicable will be extra. Prevailing rate of GST is @ 12% of Sale Price.
- Provisional Sale Price is inclusive of one covered Parking.

C. Nandighosh Enclave, Bhubaneswar

An Apartment project of Odisha State Housing Board spread over Govt. land of Ac.2.300 dec., located close to AIIMS, Bhubaneswar, around 1 km. from NH-16 and 3 km. from Khandagiri square. Lease deed for the land has been already executed with the Govt. on payment of the land premium and other dues, as applicable. The project provides for 60 nos. of 3 Room (MIG) flats in B+5 floor structure in 03 Blocks and 150 nos. of 2 Room (LIG) flats in B+5 floor structure in 05 Blocks, out of which **this offer is for Auction of 02no.s vacant 3 Room (MIG) flats and Outright Sale of 11 vacant 2 Room (LIG) flats**. All the units will be sold in finished shape with developed infrastructure and amenities in the scheme. The construction work for the project has been completed.

Unit Details

Category of Flat	No. of vacant Flat	Carpet Area per Unit (in sq.ft.)	Unit Area of each flat (in sq.ft)	Super built-up Area per unit (Sq. Ft.)	Sale price/Unit (in Rs.)	E.M.D. Amount (Rs.)	
3 Room (MIG)	02	MIG-1/17	761.45	980	1062.227	47,66,096	4,80,000
		MIG-3/17	761.45	980	1062.227	47,97,006	4,80,000
2 Room (LIG)	11	383.48	513	581.255	23,83,479	2,40,000	

- The selected allottees for ground floor & 1st floor flats will have to pay extra cost over the Sale Price with GST on extra cost. Prevailing rate is 18% on the extra cost.
- The Sale price of all the vacant units are inclusive of cost of Community Hall.
- For 3 Room MIG units, the Sale Price is inclusive of designated covered Parking. The Sale Price of two MIG units are varying due to different parking areas.
- The allottee is required to pay the balance of the Sale price as & when intimated by OSHB after allotment of the flat. Any default in payment of required dues as per schedule will lead to cancellation of allotment.

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 and by the side of the road leading to Muktapur village, implemented over Govt. land measuring Ac.12.00 at Muktapur, Nayagarh. Lease deed for the land has been already executed with the Govt. on payment of the land premium and other dues, as applicable.

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 35 finished vacant 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	35	276	307	4,92,000	49,500

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 01 MIG-II plot through Public Auction and 03 LIG-II plots through **Outright Sale**, on “**as is where is basis**”.

Unit Details

Category of Plot	No. of vacant Plots	Plot Area (in sq.ft.)	Sale Price/Upset Price per Unit (in Rs.)	EMD (in Rs.)	Mode of Sale
MIG-II	01 (No.-69)	2400	8,62,201	86,500	Auction
LIG-II	03 (No.-59,141,183)	1125	3,56,970	35,700	Outright

- As Govt. lease for the land has not been sanctioned, 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 allottee proportionately, before execution of lease deed.

C. Badapatrapalli, Phase- II, Sundargarh

The housing scheme provides for 31 LIG and 73 MIG core houses, out of which this offer is for 01 (one) vacant LIG core house to be sold through **Outright Sale**, on “**as is where is basis**”.

Unit Details:

Category House No.	Plot Area per unit (sq. ft.)	Plinth Area per unit (sq. ft.)	Sale price per unit (Rs.)	EMD (Rs.)
LIG- 21	1000	472	Rs.12,19,600/-	1,22,000/-

- As Govt. lease for the land has not been sanctioned, 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 allottee proportionately, before execution of lease deed.

D. Ambapua, Berhampur, Ganjam

The housing scheme provides for 48 nos MIG, 96 nos LIG and 40 nos EWS flats, out of which this offer is for 01 (one) vacant LIG flat to be sold through **Outright Sale** on “**as is where is basis**”.

Unit Details

Category of Flat	Flat No.	Plinth Area per unit (sq. ft.)	Sale Price per unit (Rs.)	E M D (Rs.)
LIG	L-11/7	265	2,54,600/-	25,500/-

E. Toshali Apartment (Block-IV), Bhubaneswar

The Block-IV of Toshali Apartment, Satyanagar, Bhubaneswar has 44 units of 2 BR & 3 BR flats. OSHB offers one vacant 2-BR flat in Block-IV for sale through Auction on “**as is where is basis**” with existing infrastructure in the scheme.

Unit Details

Category of Flat	Flat No.	Floor Area (sq. ft.)	Super Built-up Area (sq.ft.)	Upset Price (Rs.)	E M D (Rs.)
2-BR	B-406	803.05	1105.70	26,09,240/-	2,61,000/-

- As Govt. lease for the land has not been sanctioned, 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 allottee proportionately, before execution of lease deed.
- Society membership fees, as applicable for the Block will be deposited by the allottee in consultation with the office bearer of the Society, after allotment.

F. Plots

OSHB offers sale of vacant plots in its completed schemes along with existing, developed infrastructure in the scheme. The details of the units are as under.

Unit Details

Vacant Plot particulars	Plot Area (sq. ft.)	Dimension (ft.)	Sale/ Upset Price	EMD (Rs.)	Mode of Sale
LIG (L-37A), Pathani Samanta Composite Housing Scheme, Muktapur, Nayagarh	1138.34	N- 46'.5” S- 44'.3” E- 25'.0” W- 25'.4”	3,05,713	30,600/-	Outright
Plot adjacent to EM-107, Basanti Colony, Rourkela	2000	50' * 40'	26,94,000/-	2,69,500/-	Auction
Plot adjacent to LCR-502, Chhend, Phase-I, Rourkela	1935	45' * 43'	25,15,500/-	2,51,600/-	Auction

APPLICATION PROCEDURE :

A. Online Procedure :

The applicants for vacant units under all On-going schemes(except MIG category of Nandighosa Enclave), EWS flats under Completed scheme at Pathani Samanta Composite Housing scheme, Nayagarh, LIG house under Badapatrapalli, Sundargarh and LIG Plots under Laltikira, Bolangir, 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.

Dumduma, Ph.-VI

Bank Name : UCO Bank
Branch : O.G.S., Bhubaneswar Branch, Secretariate
Bank Account Name : Orissa Housing Board Fund
Bank A/C No. : 06640200000001
Bank IFSC Code : UCBA0000664
Type of Account : CURRENT

Dumduma, Ph.-VII

Bank Name : Vijaya Bank
Branch : O.G.N.B., Bhubaneswar
Bank Account Name : Orissa Housing Board Fund
Bank A/C No. : 748100601000003
Bank IFSC Code : VIJB0007481.
Type of Account : CURRENT

Other Schemes (Nandighosa Enclave, Pathani Samanta Composite Housing scheme, Nayagarh, Badapatrapalli, Sundargarh and LIG units under Laltikira, Bolangir)

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

The applicant has to deposit the EMD, cost of Application Form inclusive of GST (Rs.1000/- non-refundable), Processing Fee with GST (for HIG-Rs.3540/-, MIG-Rs.2360/- & LIG-HIG/2BR/Plots at Basanti & Chhend, Rourkela Rs.1180/-, EWS-NIL), at the time of online application in a single transaction.

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.

A. Offline Procedure :

All vacant units under offer can be applied through 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/- (inclusive of GST & Non-refundable) by cash in the Cash Counter of Accounts Section, OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 during working hours from dt.16.04.2018 to dt.15.05.2018.
- 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 dt.16.04.2018 to dt.30.04.2018.
- 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 preferred vacant unit.
 - ii. Processing Fee :
 - Non-refundable Processing Fee including GST amounting to Rs.1180/- for all LIG House/ Flat and LIG Plot at Bolangir & Nayagarh.
 - Non-refundable Processing Fee including GST amounting to Rs.2360/- for MIG Flat at Dumduma Nandighosh Enclave and MIG Plot at Bolangir.
 - Non-refundable Processing Fee including GST amounting to Rs.3540/- for HIG Flat at Dumduma/ 2 BR flat at Toshali Apartment and Plots at Basanti Colony & Chhend, Rourkela.

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.

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 banks as detailed below.

Dumduma, Ph.-VI

Bank Name : UCO Bank
 Branch : O.G.S., Bhubaneswar Branch, Secretariat
 Bank Account Name : Orissa Housing Board Fund
 Bank A/C No. : 06640200000001
 Bank IFSC Code : UCBA0000664
 Type of Account : CURRENT

Dumduma, Ph.-VII

Bank Name : Vijaya Bank
 Branch : O.G.N.B., Bhubaneswar
 Bank Account Name : Orissa Housing Board Fund
 Bank A/C No. : 748100601000003
 Bank IFSC Code : VIJB0007481.
 Type of Account : CURRENT

Other Schemes

Bank Name : Vijaya Bank
 Branch : O.G.N.B., Bhubaneswar
 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.

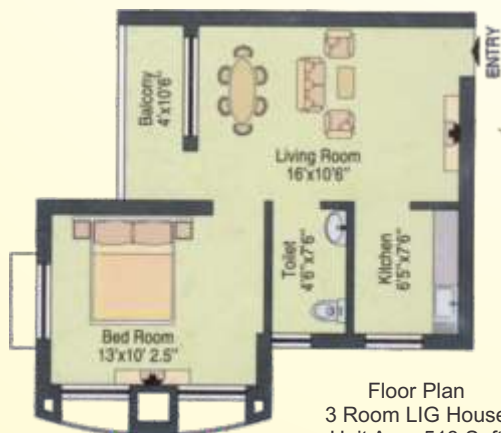
- (e) Recent passport size photograph duly self attested and affixed on the Application Form.
 - (f) Copy of Voter ID/ PAN Card/ Driving Licence/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of Residential proof.
 - (g) Two nos. of self addressed 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 dt.15.05.2018. Applications received by post beyond dt.15.05.2018 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/ 2BR/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 (Urban) or sent by registered post/speed post to Housing Commissioner-cum-Secretary with required documents and deposits with in dt.15.05.2018. Bids received beyond dt.15.05.2018 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 Flat/Plot in _____ scheme**" on the top of the sealed cover/ envelope.

- vi. Applications received without full particulars, EMD, Processing Fee with GST, Original Money Receipt and other document, as specified above, shall be rejected summarily.
- vii. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

NANDIGHOSH ENCLAVE



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.



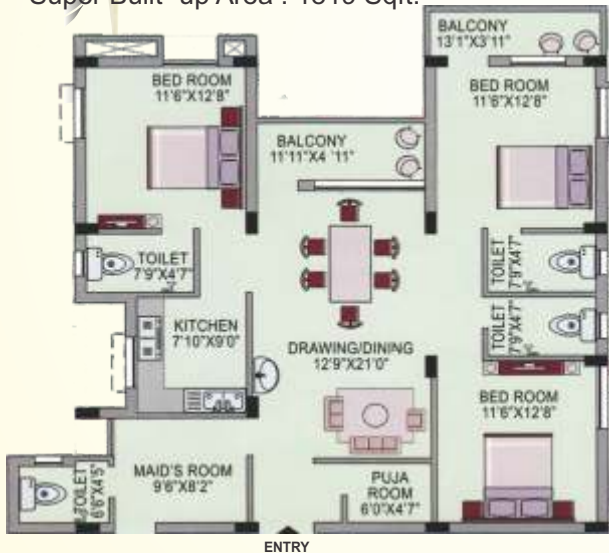
Dumduma (Ph-VI)

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.



LIG Flat

Built-up Area : 519 Sqft.

Super Built -up Area : 662 Sqft.



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/Municipal Corporation/Local Authority 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 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.
- Category wise income eligibility criteria :
 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/2BR/MIG/ : Plots at Basanti Colony & Chhend, Rourkela, 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 under EWS and LIG category 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 offered under different residential

schemes is open to applicants from all categories.

Allotment :

- i. Allotment of Flats/Houses/Plots will be made as per existing rules of the Board.
- ii. In case of units under Outright sale, if the number of applicants in any category is more than the number of units available, allotment will be made by drawal of lottery and 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. All other terms and conditions of allotment as applicable to the existing allottees of the scheme will also apply to the new allottees.
- iv. In case of **On-going schemes**, Dumduma, Ph.-VI & Dumduma, Ph.-VII,
 - a) The allottee is required to deposit the balance cost of the Flat as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of Flat. Any default in payment of required dues as per schedule will lead to cancellation of allotment.
 - b) The final Sale Price of units 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 GST and any other dues, shall be payable by the allottee before taking over possession.
 - c) For default in payment of installment, 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 No. will be allotted amongst allottees through a process of lottery after completion of the project.
 - v. In case of units under Outright sale in Nandighosa Enclave, Bhubaneswar and other Completed schemes, the allottee is required to deposit the balance cost of the flat as and when intimated by OSHB, after allotment. The allotment will be cancelled for default in payment of the balance dues as per the schedule intimated by OSHB.
 - vi. For all the units, GST and statutory dues, as applicable will be over and above the Sale Price / Bid value.
 - vii. Earnest Money Deposit shall not carry any interest and will be adjusted against Sale Price after allotment.
 - viii. No interest will be paid by the Board in case of advance payment of EMD/Instalment/ balance dues and in case of delay in construction of On-going schemes, Dumduma, Ph.-VI & Dumduma, Ph.-VII due to factors beyond the control of the Board.
 - ix. 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.

- x. 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.
- xi. 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.
- xii. 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.
- xiii. 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).
- xiv. 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.
- xv. 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.
- xvi. The allottee(s) shall abide by the conditions contained in the special conditions.
- xvii. 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.
- xviii. 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).
- xix. 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 Affidavits to be submitted by the allottee before taking over possession of the flat.

- xx. 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.
- xxi. The allottees of simplex LIG 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.
- xxii. 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 can apply through Offline procedure only.
- b) Intending bidders are required to apply in prescribed application form and submit the same in sealed cover. The applicants should clearly mention “**Application for 2 BR Flat/ MIG flat/ Plot (_____ sq. ft.) in _____ scheme**” on the top of the sealed cover.
- c) 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 along with GST.
- d) The bids will be opened on dt.16.05.2018 at 04.00 P.M in the 3rd. floor Conference Hall of OSHB. The Applicants/ one of their authorised representatives may remain present during opening of the bid.
- e) Highest bidder with all required documents will get selected for Allotment.
- f) In case of a tie in the bid value, allotment will be made by drawal of lottery amongst the highest bids.
- g) GST and other statutory Govt. dues, as applicable will be over and above the bid value.
- h) The highest bidder will have to pay balance of the bid value (Bid Value – EMD) in one instalment within the time period intimated by OSHB after allotment.
- i) If the highest/selected bidder fails to pay the balance of the bid value within the prescribed time limit, 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.
- © In case of On-going schemes, **Dumduma, Ph.-VI and Dumduma, Ph.-VII** and units for outright sale in

other schemes, if the allottee applies for refund after allotment but before due date of payment of subsequent payment(s) / balance due(s), 1% of the advertised Sale Price of the Flat/House/Plot along with GST, as applicable will be deducted from his/her EMD in addition to the non-refundable Processing Fee & GST over the same.

- (d) In case of On-going schemes, **Dumduma, Ph.-VI and Dumduma, Ph.-VII**, if 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 Sale Price of the Flat/House/Plot along with GST, as applicable.
- (e) In case of On-going schemes, **Dumduma, Ph.-VI and Dumduma, Ph.-VII**, 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 and GST on the same. However, if the allottee continues in the scheme in spite of aforesaid circumstances, no extra financial benefits can be given to him/her.
- (f) In case of Auction, no withdrawal after selection / allotment is allowed.
- (g) 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 two months from the date of selection/lottery/auction.
- (h) The Processing Fee and applicable GST on it, is non-refundable in all cases.

DELIVERY OF POSSESSION :

- a) An allottee is required to execute the agreement for the flat as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.3,000/- per month will be levied and beyond 6 months of intimation, the allotment

will be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.

- b) An allottee is required to take possession of the allotted flat within the stipulated date after execution of agreement/deed containing the terms and conditions of allotment. Beyond the said stipulated date and within a maximum period of six months, possession can be given on payment of watch and ward charges @ Rs.3,000/- per month. If the allottee fails to take possession within six months from the stipulated date, the allotment made shall be cancelled and the deposited amount shall be refunded after due deduction as per Board's guideline.
- c) 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.
- d) The allottees must occupy their respective Flat/House within one year of taking over possession of the same, failing which the allotment will be liable for cancellation.
- e) 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) Duduma, 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) Nandighosa Enclave	Rs.10,000/-	Rs.12000/- @ Rs.1000/- p.m
iv) PathaniSamant Housing	Rs.10,000/-	Rs.6,000/- @ Rs.500/- p.m

The above Fees will be extra and over the 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 in all Ongoing schemes & Pathani Samant Composite Housing scheme, Nayagarh, 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 apartment schemes and also Sewerage Treatment Plant, in case of Nandighosa Enclave, 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 all Ongoing schemes, OSHB shall hand over the lift and D.G. set to the Society with three months' notice.
- (e) In case of Toshali Apartment (Block-IV), the allottee will deposit the Society charges in consultation with the existing Allottees Society/Association, after allotment of the flat.
- (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) Terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.

OTHER DETAILS :

- (a) All taxes, duties, and other levies, if any, shall be solely borne by the allottee.
- (b) In case of Dumduma, Ph.-VI & VII;
- 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.
- (c) 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 schemes where, Govt. lease for the land has not been sanctioned the differential amount, if any, due to revision of land premium by Govt. at the time of sanction of lease will be payable by the allottee before execution of lease deed.

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.
- 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.

For further details, please contact :

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board, Sachivalaya Marg
Bhubaneswar-751001, Phone No-(0674)- 2393524

Booking opens from : Dt.16.04.2018 at 11.00 A.M

Booking closes on : Dt. 15.05.2018 at 05.00 P.M

Ongoing Projects

- Bhubaneswar- Kharavela Enclave, Jagamara Multistoried Apartment Projects at Dumduma, Phase-VII & VIII
- Cuttack- EWS Apartment Scheme, Bidyadharpur
- Dhenkanal- Baji Rout Social Housing Scheme, Phase-I & 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
 - Residential Project at Suango (Near AIIMS)
 - Residential Project at Patrapada (Near AIIMS)
- Residential PPP projects at Patrapada&Ransinghpur

Angul- Residential Apartment Project at Angul

Ganjam- Residential Project at Raghunathpur, Berhampur



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