

Terms and conditions

01. The applicant must be a citizen of India and a major.
02. In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
03. 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 Bhubaneswar Municipal Corporation area, where the Housing Scheme is proposed to be undertaken.
04. The Scheme is applicable only for full premium paid residential plots allotted in favor of individuals on a leasehold basis. Premium free residential plots shall not be included under this Scheme.
05. Conversion will be allowed both in case of vacant plots and plots where the residential building has been constructed as per the approved plan of the competent authority and also in case of deviation from the approved building plan.
06. The lessee is only eligible to apply online in prescribed form available in the website along with required documents for conversion of the leasehold plots into freehold. The application will not be entertained if the same has not been made in prescribed form and accompanied with all required documents and fees.
07. The lessee/applicant will have to clear all arrear rent @12% interest or as determined by Government, from time to time whichever is higher, before permission is accorded for conversion. In case of the lessee/applicant who fails to deposit the revised rent, his/her freehold application shall be rejected and the conversion charges deposited earlier shall be forfeited.
08. If the plot has been mortgaged to one or more institutions with one mortgage or more, the conversion shall be considered only after submitting No Objection Certificates from all the mortgagors.
09. If there is any dispute over the right, title and interest of the leasehold property in any Court of Law, the freehold application shall be considered only after the case is disposed at prevailing rate.
10. If the mutation case over the leasehold land is pending, the freehold application shall be accepted only after disposal of the mutation case.
11. Lessees who have encroached or unauthorized occupied government land anywhere within Bhubaneswar Municipal Corporation limits would not be eligible to be covered under the Scheme unless they vacate the unauthorized occupation.
12. Any legal dispute will be under Bhubaneswar jurisdiction.

Terms and condition for Refund: -

01. In case of violation of any terms and conditions of allotment submission of false information in the online application from by the allottee, the application will be liable for cancellation and the allottee will be held liable for consequential loss to OSHB.
02. The Security deposit will be refunded without interest by Account Payee cheque/NEFT/RTGS in favour of the applicant within two months from the date submission of the copy of the Conveyance deed.
03. Processing Fee, Application money and applicable GST is non- refundable in all the cases.
04. In case the application is rejected, the conversion fee will be refunded without interest.
05. In case of delay in complying upload documents the conversion fee will be refunded within one year.