

Chandrama COMPLEX



Duplex Flat
Unit-III, Bhubaneswar



A Joint Venture Project of OSHB &
B. Engineers & Builders Ltd.,
Bhubaneswar



ODISHA STATE HOUSING BOARD

www.oshb.org

On Going Projects of OSHB

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar

Dhenkanal

- Mahisapat, Integrated Social Housing Scheme

Sundargarh

- Badapatrapalli, LIG/MIG Social Housing Scheme

Nayagarh

- Pathani Samanta, Composite Housing Scheme at Muktapur, Nayagarh



Up Coming Projects of OSHB

Bhubaneswar

Ranasinghpur Multistored Apartment Project

Cuttack

Ramagarh Integrated Housing Project

Angul

Residential Apartment Projects at Angul

OSHB *on the Path of Progress*

Introduction

Odisha State Housing Board, a Govt. of Odisha Organization and the premier housing institution of the State, offers to sell through sealed auction 1(one) number of Duplex flat in Chandrama Apartment-a Joint Venture Project of OSHB with M/s B. Engineers and Builders Ltd., Unit-III, Bhubaneswar on "as is where is" basis and under self financing scheme.

The Chandrama Complex is spread over 4 Acres approximately of land and is located at Master Canteen Square near Railway Station, Bhubaneswar. 1.5 Km. from Secretariat /Assembly & 3 Km. from Airport (Location Map at Last Page).

Flat Profile

The details of the flat are given below

Category	Block & Flat No.	Particular	Earmarked Garage No.	Built up Area of Garage (in sft.)	Super built up Area of Garage (in sft.)	Built up Area of Flat (in sft.)	Super built up Area of Flat (in sft.)	Upset Sale Price (in Rs.)	E.M.D. (in Rs.)
DUPLEX	C – C/D3-2	3rd floor	09 in the stilt	249.39	293.22	1692.84	1983.07	92,76,000/- Including Garage	9,00,000/-

The Flat will be sold on "as is where is" basis. The applicants are free to visit the flat from **25.04.2016** to **10.05.2016** on all working days between 3.00 PM. to 5.00 PM.

- 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 allottee in addition to the bid value.

Specifications

Block - C

1. **Structure** : R.C.C. framed structure
2. **Masonry** : Concrete Blocks
3. **Flooring** : Mosaic Tiles flooring with dado inside the flat area
4. **Wall Plaster** : Cement mortar plaster with plaster of Paris paint (OBD)
5. **Doors** : Doors are factory made phenol bonded flush/panel doors fixed to wooden frames
6. **Windows** : Aluminum sliding/side hung windows with 4 m.m. pin headed glass having all accessories
7. **Kitchen** : Kitchen table top is of green marble with Built-in sink and glazed tiles up to 2'-0" height over kitchen table top
8. **Bath and latrine** : Flooring is of white marble and walls with glazed tiles
9. **Sanitary & Plumbing** : Concealed pipe line in the interior walls clad with ISI marked quality fixtures
10. **Electrical** : Concealed wiring with quality ISI marked Anchor Noa switches
11. **Power back-up** : Power back-up by generator 400 watts. (2 AMP)

Application Procedure

- A. Brochure containing relevant information, terms and conditions with prescribed application form will be available at OSHB Head Office on payment of Rs.300/-(Non-refundable) by cash in the Cash Counter of Accounts Section, OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 during working hours from **25.04.2016** to **10.05.2016**.
- B. Application Forms can be downloaded from OSHB Website (www.oshb.org) with payment of Rs. 300/-(Non-refundable) to be submitted along with the E.M.D. & processing fee as separate cost towards application form.
- C. (i) Complete filled in application form (Annexure-I) in sealed cover, superscribing the name of the Scheme **"Application for Duplex Flat indicating the flat No. in Chandrama Apartment, Unit-III, Bhubaneswar"** accompanied with the following documents must be put in the Auction Box, kept in the room of AAO(Urban) on or before 10.05.2016 by 5.00 PM. Applicant can also apply and submit bids by Registered Post/Speed Post/Courier to Housing Commissioner-cum-Secretary with required documents, EMD and other Fees to reach before 10.05.2016 by superscribing the name of the scheme **"Application for duplex flat indicating the flat No., in Chandrama Apartment, Bhubaneswar"** on the envelope. Applications received beyond the stipulated dateline mentioned in the Brochure will not be entertained. The offers will be opened in presence of the applicants or their authorised representatives on 11.05.2016 at 11.30 A.M in the conference hall of OSHB.
- (ii) The E.M.D. and processing fees (Non-refundable) of Rs. 3,000/- along with service tax of Rs. 435/- i.e. Rs. 3,435/- for Duplex Flat can either be deposited in shape of Bank draft/Pay orders/Bankers Cheque drawn on in any Commercial Bank/Nationalized Bank in favour of **"Orissa Housing Board Fund"** payable at Bhubaneswar or by cash in Vijaya Bank, OSHB Main Building.
- (iii) Original money receipt in support of purchase of Application form.
- (iv) Original affidavit sworn in before Executive Magistrate/Notary Public in the prescribed format.
- (v) Recent passport size photograph duly self attested and affidavit on the Application form.
- (vi) Self attested copy of voter ID/PAN Card/Driving License/ Aadhar Card as proof of identity and copy of Telephone Bill/ Electricity Bill/ Bank Passbook in support of proof of residence.
- (vii) Two nos. of self addressed envelopes of size 12 cm.x 26 cm.
- (viii) Any other document as felt necessary.
- D. Application received without full particulars, required deposit, the original money receipt and other documents shall be rejected.
- E. The scheme is a Self-Financing Scheme.

Terms & Conditions of Allotment

Eligibility

- The applicant must be a citizen of India & 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 have been allotted any house/plot/flat/SCR by the OSHB/Bhubaneswar Development Authority/G.A./any other Govt. Agency under Bhubaneswar Municipal Area.
- Any family purchasing a house/plot/flat/SCR under any scheme floated by OSHB under third party transfer shall be deemed as an allottee under the scheme and shall not be eligible to apply under any other housing scheme floated/to be floated by OSHB.
- Incase of transfer of allotment residential plot or a house/flat/SCR made by the OSHB, it shall not entitle the family for further allotment.
- Any allotment made but cancelled due to non-payment of dues/ suppression facts/ violation of any other term & condition of allotment/ agreement with OSHB or any other reasons, it shall not entitle the family for any further allotment in this scheme.
- Annual family income should be more than Rs.3,60,001/- per annum.

Allotment

- Intending bidders are required to apply in prescribed format in sealed cover mentioning the bid value along with the required E.M.D. & Non-refundable processing fee with service tax amounting to Rs.3,435/-.
- **Bid price must not be less than the upset sale price and any such offer below the upset price will be summarily rejected and Rs. 10,000/- will be deducted from the E.M.D. The E.M.D. is Non-interest-bearing. The highest bidder will be chosen for allotment. The balance cost is to be deposited within 60 days of issue of allotment. If the highest bidder fails to pay the balance money within stipulated date, the E.M.D. is to be forfeited. No extension of time for withdrawal after selection/allotment is allowed.**



Refund/Withdrawal/Cancellation

- If any applicant withdraws from the scheme before auction, Rs.10,000/- will be deducted from his total deposit along with the non-refundable processing fee.
- If the highest bidder applies for refund after selection in the auction or in case he fails to deposit the balance money within the stipulated date, the E.M.D. will be forfeited.

- The E.M.D. of the un-successful bidders (except cost of the Brochure and the non-refundable processing fees & service tax on it) will be refunded immediately after the opening of the bids on submission of proper proof of Identity. The applicants have to submit separate drafts for processing fee with service tax and E.M.D.
- Incase of any allotment made but cancelled due to suppression of facts shall not entitle the "family" for any further allotment under the scheme or any other scheme.
- Incase of cancellation of allotment for non payment of dues of OSHB, it shall be deemed as an allotment and accordingly the family shall not be entitled to any further allotment under the scheme or any other scheme.

Delivery of Possession

- After deposit of the full cost, the possession of Flat will be effected after compliance of all official procedure.
- While taking delivery of the Flat, the allottee has to give an undertaking in shape of affidavit that he/she is taking possession of the flat after exercising due diligence about construction and other facilities. He/she shall not raise any objections thereafter.
- The allottee is required to take possession of the allotted Flat within the stipulated date. Beyond the said stipulated date & within a maximum period of 6 months, possession can be given on payment of watch & ward charges @ Rs. 5,000/- per month. If the allottee fails to take possession of Flat within 6 months beyond the given period, the allotment made in his/her favour shall be cancelled.

Execution of Lease-cum-Sale Deed

- Stamp duty, registration charges & other miscellaneous dues will be borne by the allottee as per prevailing rate.

Other Details

- The Flat thus allotted shall only be utilized for residential purpose only. Any other use will entail cancellation of allotment.

Special conditions

- The allottee will have to abide by the provision of "The Orissa Apartment Ownership Act 1982" and Rules and Regulations framed / amended there under from time to time.
- After taking over possession of the flat by the allottee, they will have to pay the membership entry fees, if any, to the society and enroll as a member in the Society. They will have to abide by the rules and regulation of the Society.
- In addition to the cost of the flat, the allottee has to pay Rs.10,000/- to OSHB towards external EI Work and cost of Service Cable, Meter Panel in advance, before taking possession of the flat.
- The allottee has to apply to CESU for electric connection to his/her flat.
- Service taxes, Govt. duties and other Govt. levies, as applicable shall be solely borne by the allottee.
- All matters pertaining to the sale of the apartment shall be subject to jurisdiction of courts at Bhubaneswar.
- In case of any dispute regarding any Interpretation /Clarification of any word(s)/ clause(s) in this Brochure, the decision of Chairman, OSHB is final and binding.
- The authority reserves the right to cancel the bid at any stage without assigning any reason thereof.
- The interior photographs in this brochure are for illustration purpose only.

For further details, please contact :

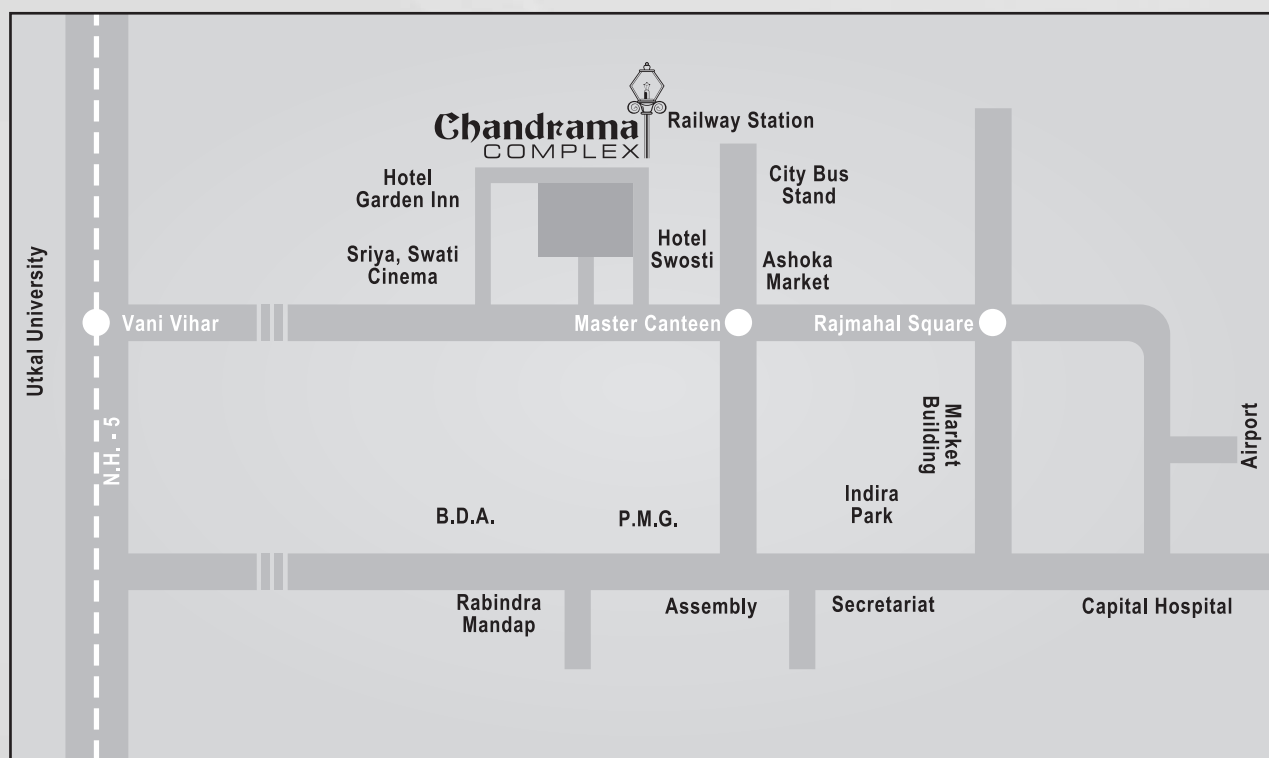
Housing Commissioner -Cum-Secretary
Odisha State Housing Board
Sachivalaya Marg, Bhubaneswar-751001
Phone No. - (0674) 2393524



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Location Map



Not to Scale



ODISHA STATE HOUSING BOARD

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or visit us at : www.oshb.org