

Auction Sale of
MIG Core Houses
at
Nandan Enclave
Kalarahanga, Bhubaneswar



ODISHA STATE HOUSING BOARD



On Going Projects of **OSHB**

Bhubaneswar

- Nandighosa Enclave, Ranasinghpur
- Kharavela Enclave, Dharma Vihar

Cuttack

- EWS Flats, Bidyadharpur

Dhenkanal

- Integrated Social Housing Scheme, Mahisapat, Phase-I
- Integrated Social Housing Scheme, Mahisapat, Phase-II



Introduction

Odisha State Housing Board (OSHB), the premier housing institution of the state has implemented one social housing scheme "Nandan Enclave" at Kalarahanga, Bhubaneswar. At present, three number of MIG core houses have been newly constructed and completed inside the scheme area at Kalarahanga and lying vacant.

OSHB offers to sell the above vacant MIG core houses on "as is where is basis" on long term lease basis, by public auction through bids in sealed covers.

The scheme details are follows.

Sl. No.	Category	No. of Unit	House Number	Plot Area (in Sft.)	Plinth Area (in Sft.)	Upset Sale Price per Unit (in Rs.)	E.M.D. (in Rs.)
01	MIG	03	29	2400	993	40,04,000	5,00,000
			31	2400	993	40,04,000	5,00,000
			32	4768	993	62,31,000	7,00,000

- The 3 no.s of core houses have been constructed with specifications like Open foundation with P.C.C. (1:4:8), R.C.C. (1:1:5:3) in roof slab, plinth band, lintels, beams etc., 10" exterior and 5" filler walls with K.B. bricks, 5" thick K.B. bricks compound wall, are available with existing infrastructure like road, external electrification, water supply etc. in the scheme. The houses will be auctioned on as is where is basis.
- EMD will be adjusted against bid value for the successful bidder.
- In addition to the successful bid value, the buyer has to pay other statutory dues like VAT, tax, stamp charges as applicable from time to time.

Application Procedure :

- i. 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 12/09/2016 to 03/10/2016.
- ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs.450/- (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 12/09/2016 to 24/09/2016.
- 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.
- The Earnest money of the MIG house (EMD) and Non-refundable Processing Fee of Rs.2000/- and Service Tax with Cess of Rs.300/-, i.e. a total of Rs.2,300/- is 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.
 - Original money receipt in support of purchase of Application Form.
 - Original Affidavit sworn in before Executive Magistrate/Notary Public in the prescribed Format.
 - Recent passport size photograph duly self attested and affixed on the Application Form.
 - 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.
 - Two nos. of self addressed envelope (12 cm. x 26 cm.) .
 - Any other document as felt necessary.
- v. Submission of Completed filled-in Application Form :
- 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 within 03/10/2016. Bids received beyond 03/10/2016 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 house at Kalarahanga Housing scheme, Bhubaneswar" on the top of the envelope.
- vi. Applications received without full particulars, EMD, Processing Fee with Service tax & Cess, original Money receipt and other documents shall be rejected summarily.
- vi. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

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 in the same locality. 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 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 / Agreement with OSHB or any other reasons, it shall not entitle the "family" for any further allotment under this scheme.
- Locality refers to the area covered under Bhubaneswar Development Authority.
- The income eligibility criteria :
Family income should be above Rs.3,60,001/- per annum.
- All the units on offer for sale through auction are available in General category only.

Allotment :

Conditions of Sale :

- a) The Houses will be auctioned on **"as is where is basis"** with existing infrastructure in the scheme.
- b) Intending bidders are required to bid for specific House Number in prescribed application form and submit the same in sealed cover.
- c) One family is entitled to apply for one unit only.
- d) 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.
- e) The bids will be opened on 04/10/2016 at 11.30 A.M in the Conference Hall of OSHB. The Applicants/ their authorised representatives may remain present during opening of the bid.
- f) Highest bidder for specific house having all required documents will get selected for Allotment.
- g) Service tax, Cess, VAT 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 45 days from date of allotment.



- i) If the highest bidder fails to pay the balance money within 45 days from date of allotment, the EMD will be forfeited. No extension of time or withdrawal after selection / allotment is allowed. In case of withdrawal after selection, EMD will be forfeited.

Refund :

- (a) The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheque/NEFT in favour of the applicant within three months from the date of auction.
- (b) Processing Fee is non-refundable in all cases.

Delivery of Possession :

- a) An allottee is required to execute the agreement for the house 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) While taking delivery of the house, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the house that, he/she is taking possession on "**as is where is basis**" and that he/she shall not raise any objection thereafter.
- c) An allottee is required to take possession of the allotted house 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.
- d) The allottee must occupy the house after completing the balance work within one year of taking over possession, failing which the allotment will be liable for cancellation.

Execution of Lease Deed :

Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate. The lease deed will be made after completion of necessary formalities with Govt.

Other Details :

- a) All taxes, duties, and other levies, if any, shall be solely borne by the allottee.
- b) 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.



- c) 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.
- 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 Bhubaneswar only.

For further details, please contact :

**Housing Commissioner-Cum-Secretary
Odisha State Housing Board**

Bhubaneswar-751 001, Phone No. : (0674)- 2393524/2392587
EPBAX : 0674) 2391542,2390141 : Ext.- 134, 166, 155
FAX : (0674) 2393952 , Website : www.oshb.org

Booking Opens on : 12/09/2016 at 11.00 A.M.

Booking Closes on : 03/10/2016 at 05.00 P.M.

Opening of Bids : 04/10/2016 at 11.30 A.M.



Up Coming Projects of **OSHB**

Bhubaneswar

- Multistoried Apartment Project, Ranasinghpur, Phase-II
- Residential Apartment Project, Dumuduma, Extension Phase-III
- Housing Project, Suango, Patrapada etc.

Cuttack

- Integrated Housing Project, at Ramagarh

Rourkela

- Residential Apartment Project, Basanti Colony
- Commercial Complex, Basanti Colony

Angul

- Residential Apartment Projects at Angul



ODISHA STATE HOUSING BOARD

Sachivalaya Marg, Kharavela Nagar, Bhubaneswar - 751 001

Phone : (0674) 2393524, 2392587, EPBAX-2391542, 2390141, Extn. : 134/160/166/155, Fax : (0674) 2393952

Cuttack Division Office Phone : (0671) 2313769

www.oshb.org

OSHB *on the Path of Progress*