



# **SALE OF VACANT HOUSES/FLATS & AUCTION OF SHOPS & PLOT**

**(on as is where is basis)**

**At**

**Badapatrapalli (Sundargarh)**

**Ambapua (Berhampur)**

**Chhend (Rourkela), Kendupadar (Phulbani)**

**&**

**Kapilaprasad (Bhubaneswar)**



**ODISHA STATE HOUSING BOARD**

## Introduction

Odisha State Housing Board, the premier housing institution of the state offers on sale, vacant houses/flats on **"as is where is basis"** through outright sale and vacant Shops & Plot through public auction in respect of following schemes.

### I. Houses to be sold through Outright Sale:

#### A. Badapatrapalli, Phase- II, Sundargarh (Core houses)

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-05 & LIG-21	1000	472	Rs.12,19,600/-	Rs. 1,22,000/-
MIG-31	1500	641	Rs. 16,76,300/-	Rs. 1,68,000/-

The houses will be sold on **"as is where is basis"** with existing infrastructure in the scheme.

#### B. Ambapua, Berhampur, Ganjam

Unit Details :

Category of Flat	Flat No.	Plinth Area per unit ( Sq. Ft.)	Sale Price per unit (Rs.)	EMD (Rs.)
EWS	BE-3/5	201	Rs.1,34,700/-	Rs. 13,500/-
LIG	L-11/7	265	Rs. 2,54,600/-	Rs. 25,500/-

The flats will be sold on **"as is where is basis"** with existing infrastructure in the scheme.

### II. Vacant Shops to be sold through Public Auction:

#### A. Birsa Munda Commercial Complex, Chhend, Phase-III, Rourkela

Unit Details :

Shop No.	Carpet Area ( Sq. Ft.)	Upset Price (Rs.)	E M D (Rs.)
B-304	136	5,10,000/-	51,000/-

The shop will be auctioned on **"as is where is basis"** with existing infrastructure in the complex.

#### B. Kendupadar, Phulbani

Unit Details :

Shop Type	Shop No.	Plinth area (Sq. Ft.)	Upset Price (Rs.)	E M D (Rs.)
K-Type	K-6	93.45	51,224/-	5500/-

The shop will be auctioned on **"as is where is basis"** with existing infrastructure in the scheme.

### III. Vacant Plot to be sold through Public Auction:

#### A. Kapila Prasad, Bhimtangi, Bhubaneswar

Unit Details :

Plot	Plot Area (Sq. Ft.)	Upset Price (Rs.)	E M D (Rs.)
Vacant plot adjacent to L-12	2047.50	22,67,500/-	3,00,000/-

The plot will be auctioned on **"as is where is basis"** with existing infrastructure in the scheme.



## 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.500/- (Non-refundable) by cash in the Cash Counter of Accounts Section, OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 or from the Division office of OSHB at Rourkela at Basanti Colony during working hours from 22.02.2017 to 15.03.2017.
- ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs 650/- (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 22.02.2017 to 07.03.2017.
- iii. Application Forms can also be downloaded from OSHB Website [www.oshb.org](http://www.oshb.org) and cost of brochure of Rs. 500/- 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 (EMD) of the EWS/LIG/MIG flat/house /Shop/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/flat, Non-refundable Processing Fee of Rs.2000/- and Service Tax with Cess of Rs.300/-, i.e. a total of Rs.2300/- for MIG house and Non-refundable Processing Fee of Rs.3000/- and Service Tax with Cess of Rs.450/-, i.e. a total of Rs.3450/- for Shop/Plot,

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 flat at Ambapua 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 15.03.2017. Applications received by post beyond 15.03.2017 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 EWS flat/LIG flat/LIG core House/MIG core house in \_\_\_\_\_ scheme"** on top of the envelope.

**For Auction sale :** 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 15.03.2017, 3 P.M. Bids received beyond 15.03.2017, 3 PM 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 Shop/Plot in \_\_\_\_\_ scheme"** 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.
- vii. 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. 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 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. MIG/ Shop/Plot : Family income above Rs.3,60,001/- per annum.
- All the units on offer for sale are available in General category only.

### Allotment :

- i. The vacant houses/flats/shops/Plot will be sold on "as is where is basis" with existing infrastructure in the scheme.
- ii. Allotment of houses/flats/shops/Plot will be made as per existing rules of the Board.
- iii. Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
- iv. No interest will be paid by the Board in case of EMD and advance payment of dues.



- v. 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.
- vi. The allottee(s) shall not use the flat/house/shop/plot for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the colony/complex 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.
- vii. The allottee(s) shall always use the asset only for the purpose for which it is allotted, ie. Residential/commercial, as applicable 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 colony or use the asset for criminal or illegal activities or activities prohibited under law of the land.
- viii. The allottee(s) shall make necessary insurance of the house/flat/shop, carry out the maintenance of the house/flat/shop at his/her own cost, after taking over possession.
- ix. 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).
- x. The allottee(s) shall not make any additions or alternations in the Flat or in the common area of Apartment/colony which may cause interruption in the usage of the common areas and facilities within the colony and/or cause any structural damage or encroachment in the colony.
- xi. The allottees of simplex LIG,MIG houses/shop shall not take up addition/ alteration of the allotted house/shop after taking over possession without prior approval of OSHB and competent authority of the locality.
- xii. The allottee (s) shall not encroach any area in the scheme beyond the allotted plot area in case of houses and plinth/carpet area in case of flats/shops.

### **I. Additional conditions for Outright Sale :**

- a) In case, the number of applicants is more than the number of units in any category, allotment will be made by drawal of lottery.
- b) Service tax, Cess and other statutory Govt. dues as applicable will be charged over and above the sale price.
- c) The allottee will have to pay the balance of the sale price in one instalment, as and when intimated by OSHB after allotment.
- d) The allotment will be cancelled for default in payment of the balance dues in time.

### **II.Additional conditions for Auction Sale:**

- a) Intending bidders are required to apply in prescribed application form and submit the same in sealed cover.
- b) Bid value must not be less than the upset sale price and any such offer bellow 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 15.03.2017 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, as and when intimated by OSHB.
- 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:**

In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation.

- (a) If any applicant withdraws from the scheme before allotment, only the EMD will be refunded.
- (b) In case of units under outright sale, if the allottee applies for refund after allotment but before due date of payment of balance dues, 1% of the Advertised cost of the house/flat along with service tax as applicable will be deducted from his/her EMD in addition to the non-refundable processing fee.
- (c) In case of auction, no withdrawal after selection / allotment is allowed.
- (d) The EMD of the applicants who are either unsuccessful in lottery/ 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.
- (e) The Processing Fee is non-refundable in all cases.

### **DELIVERY OF POSSESSION :**

- a) An allottee is required to execute the agreement for the allotted house/flat/Shop/Plot, as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.1,000/- 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/ flat/ shop/ plot, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the house/ flat/ shop/ plot 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/ flat/ shop/ plot 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.1,000/- 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 allottees must occupy their respective house/flat/shop 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 and 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.



## EXECUTION OF LEASE DEED :

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

## 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) The allottee has to pay the proportionate cost of the developed land for plots having extra area over the standard plot area.
  - d) 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 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

EPABX - (0674) 2391542, 2390141 - Ext.- 166 (Scheme)

135 (Accounts), 134 (Allotment), 147 (Computer)

FAX (0674) 2393952 , Website : [www.oshb.org](http://www.oshb.org)

Rourkela Division : (O) 0661-2420239

**Booking opens on : 22.02.2017 at 11.00 A.M.**

**Booking closes on : 15.03.2017 at 03.00 P.M. (For Auction sale)  
at 5.00p.m. (for outright sale)**

## On Going Project of

# 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

## Up Coming Project of

# OSHB

### Bhubaneswar

- Multi storied Apartment Project, Ranasinghpur, Phase-II
- Multi storied Apartment Project, Dumduma, Phase-III
- Residential Project, Jagannathprasad

### Angul

- Residential Apartment Project, Angul

### Ganjam

- Residential Project at Raghunathpur, Berhampur



## HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board, Sachivalaya Marg  
Bhubaneswar-751001, Phone No-(0674)- 2393524  
EPABX – (0674) 2391542,2390141 – Ext.- 166 (Scheme)  
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