

**An offer to own
EWS, LIG, MIG, HIG SIMPLEX HOUSES AND FLATS
in
Bhubaneswar, Dhenkanal & Nayagarh**



ODISHA STATE HOUSING BOARD

O S H B

at your service for last 50 successful years since 1968



Location Maps

Nandighosa Enclave, Bhubaneswar



Baji Rout Integrated Social Housing Scheme at Mahisapat Dhenkanal Phase-I



Baji Rout Social Housing Scheme at Mahisapat Dhenkanal Phase-II



Pathani Samanta Composite Housing Scheme at Muktapur, Nayagarh



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Introduction :

Odisha State Housing Board (OSHB), the premier housing institution of the state offers on sale, vacant residential Flats & Houses in its on-going housing schemes at Dhenkanal and in its completed Residential Apartment Complex 'Nandighosh Enclave' at Ranasinghpur Bhubaneswar and in its completed Housing Scheme at Nayagarh.

1. Bhubaneswar

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 is **already complete**. 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. **This offer is for auction of 02nos vacant 3 Room (MIG) flats and Outright Sale of 03 nos of vacant 2 Room (LIG) flats.** All the units will be sold in finished shape with developed infrastructure and amenities in the scheme.

Unit Details :

Category of Flats	No. of Vacant Unit Flat No.		Carpet Area per unit (in sft.)	Unit Area of each flat (in sft.)	Super Built-up Area/Unit (in sft.)	Sale price per unit (in Rs.)	E.M.D. (in Rs.)
3 Room (MIG)	02	1/5	761.45	980	1062.227	50,62,000	5,10,000
		3/17	761.45	980	1062.227	49,67,000	5,00,000
2 Room (LIG)	03		383.48	513	581.255	24,67,000	2,50,000

- The selected allottees of ground floor, 1st floor and 2nd floor flats will have to pay Rs.25,000 extra for 2 Room flats and Rs.50,000 extra for 3 Room flats over the Sale Price with GST @ 18% on the extra amount as mentioned above.
- The Sale price of all the vacant units is 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 is varying due to different parking areas. For 2 Room LIG units, two-wheeler parking space is free of cost.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

The construction work for the project has been completed.

Infrastructure

- Individual Parking space at Basement floor.
- Community Hall with shopping.
- Concrete pavement roads & drains.
- Peripheral street lighting.
- Sewerage treatment plant.
- Earmarked visitors' parking.
- Scheme compound wall.
- Anti termite and water proofing treatment at various stages during construction.
- Concrete flooring in the basement floor.
- Pavements with interlocking blocks.
- Central courtyard.

2. Dhenkanal

A. Baji Rout Integrated Social Housing Scheme at Mahisapat Dhenkanal Phase-I

This housing scheme of Odisha State Housing Board spread over Govt. land Ac.10.40 dec. is located at Mahisapat, Dhenkanal. The scheme provides for 23 HIG, 71 MIG and 46 LIG Core houses. The offer is **sale of 01 HIG and 07 MIG vacant core houses**. **The construction work in the scheme is nearing completion.**

Unit Details :

Category of House	No. of Units vacant	Plot Area per unit (sq. ft.)	Plinth Area per unit (in sq.ft.)	Provisional Sale price per unit (in Rs.)	E.M.D. (in Rs.)
HIG	01	2000	1000	24,53,200/-	2,50,000/-
MIG	07	1500	715	16,94,400/-	1,70,000/-

- The plot area in core houses may vary as per site condition and for extra plot area beyond the standard plot size, proportionate cost of developed land will be charged.
- 10% extra over the sale price will be charged for houses built on corner plot with GST 18% on extra amount.
- GST and other statutory charges as applicable by Govt. will be charged in addition to sale price and will be payable along with instalment. At present the GST rate is 12%.
- Specific House/Flat No. will be allotted by lottery among the allottees.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

Specification

- Provision of septic tank with soak pit for MIG & HIG and ring bound septic tank soak pits for LIG and demarcated boundary up to ground level for each house.
- Provision of open foundation and earth quake preventive measures.
- Open space for public utility like park, commercial space etc.. Finishing work like flooring plastering, fixing of chookaths, shutters, windows, painting, wiring etc. will be done by allottees at their own cost.

Infrastructure facilities

- | | | | |
|---------------------------|-------------------------|-------------------------------|--|
| (i) Site development | (iii) Catch water drain | (v) Pipe water supply | (vii) Demarcative compound wall up to ground level |
| (ii) P.C.C. pavement Road | (iv) Masonry drain | (vi) External Electrification | (viii) HP Culverts & Arboriculture |

B. Baji Rout Social Housing Scheme at Mahisapat Dhenkanal Phase-II

This housing scheme of Odisha State Housing Board spread over Govt. land of Ac.15.00 dec. is located in a fast developing location of Dhenkanal town. The scheme provides for 104 nos. of HIG, 54 nos. of MIG, 82 nos. of LIG core houses and 28 nos. of finished EWS flats. The offer is for **sale of 30 nos. of HIG, 16 nos. of MIG, 05 nos. of LIG Core houses and 10 nos. of EWS flats** with infrastructure facilities and amenities. **The construction work in the scheme is nearing completion.**

Unit Details :

Category of House / Flat	No. of Units vacant	Plot Area per unit (sq. ft.)	Plinth Area per unit (in sq. ft.)	Super Built-up Area (in Sq. Ft.)	Provisional Sale price per unit (in Rs.)	E.M.D. (in Rs.)
HIG	30	2000	1000	—	24,44,600/-	2,45,000/-
MIG	16	1500	715	—	17,74,200/-	1,80,000/-
LIG	05	1040	445	—	9,04,700/-	90,000/-
EWS Flat	10	—	—	284	4,65,600/-	50,000/-

- The plot area in core houses may vary as per site condition and in case of extra plot area beyond the standard plot size, proportionate cost of developed land will be charged.
- GST and other statutory charges as applicable from time to time under the statute of the law will have to be paid by the allottees in addition to the sale price. At present the GST rate is 12%.
- 10% extra over the sale price will be charged for houses built on corner plot with GST 18% on extra amount.
- Specific House/Flat No. will be allotted by lottery among the allottees.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

Specification

A. EWS flat

- RCC framed structure(G+3 storied)
- 8" exterior and 4" filler wall with fly ash bricks
- AS flooring
- Exterior walls finished with cement paint
- Interior walls finished with cement wash
- Flush door shutter with iron angle chookaths for main door and balcony
- PVC door with chookath for toilet
- Glazed casement windows
- Internal electrification with casing and capping provision

Infrastructure facilities

- Site development
- P.C.C. road with Masonry drains
- Hume pipe culverts for C.D. works.
- Piped water supply to the scheme with tap point in EWS flats. Allottees of HIG, MIG, & LIG category will have to take individual water supply connection from the main line.
- Sewerage disposal through septic tank and soak pit for EWS flats only.
- External Electrification with transformers.
- Arboriculture.

B. HIG, MIG & LIG

- RCC framed structure
- 10" exterior and 5" filler walls with fly ash bricks

3. Nayagarh

Pathani Samanta Composite Housing Scheme at Muktapur, Nayagarh :

The Scheme is located at an upcoming strategic location of Nayagarh town, nearer to proposed Bus stand, Maharishi 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.

The scheme provides for 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 37 finished vacant EWS flats. The scheme is complete and all other houses have been allotted.**

Unit Details :

Category of Flat	No. of vacant Flats	Plinth Area / unit (in sq. ft.)	Super Built-up area / unit (in sq. ft.)	Provisional Sale price per unit (in Rs.)	E.M.D. (in Rs.)
EWS	37	276	307	4,92,000/-	50,000/-

Specification

- RCC framed structure.
- 0'-09" exterior and 0'-4.5" filler walls with Fly Ash Bricks.
- A. S. flooring.
- Exterior walls finished with Cement Paint.
- The interior walls finished with Cement Wash.

- Flush door shutter with MS angle iron chookaths.
- FRP doors to toilets and glazed casement windows.
- Internal electrical installations by surface wiring by casing capping with copper wire.
- Internal water supply.

Infrastructure facilities

- Site development.
- Internal blacktopped road with drains & culverts.
- External water supply by direct pumping from bore wells and sewerage disposal with septic tank and soak pit for each Block.
- External electrification with transformers.
- Arboriculture.

Application Procedure

Applicants have the facility of both offline and online submission of filled in application form and EMD.

A. Online Procedure :

The applicants for vacant units under On-going and completed schemes 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.

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-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.

B. 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.22.09.2018 to dt.22.10.2018.
- ii. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs. 1150/- (Non-refundable) in favour of "Orissa Housing Board Fund" payable at **Bhubaneswar** along with their letter of request to the Chief Accounts Officer with complete postal address from dt.22.09.2018 to dt.10.10.2018.
- 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) The Earnest money Deposit (EMD) of the preferred vacant unit.
 - (b) Processing Fee :

- Processing fees is NIL for EWS flats.
- Non-refundable Processing Fee including GST amounting to Rs.1180/- for LIG house/flat
- Non-refundable Processing Fee including GST amounting to Rs.2360/- for MIG house / flat
- Non-refundable Processing Fee including GST amounting to Rs.3540/- for HIG house/flat

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.

Payments in online mode will be accepted through NEFT/ RTGS only in a single transaction through the bank as detailed below.

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 Self-financing/ Outright sale in Dhenkanal, Nayagarh and LIG flats in Nandighosh Enclave :

The filled in application must reach the office of the Housing Commissioner-cum-Secretary by dt.22.10.2018. Applications received by post beyond dt.22.10.2018 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 / MIG / LIG /EWS Flat / House in _____ scheme" on top of the envelope.

: For Auction sale of MIG flats in Nandighosh Enclave(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 within dtd. 22.10.2018. Bids received beyond dtd. 22.10.2018 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 MIG Flat in Nandighosh Enclave" on the top of the sealed cover/ envelope.

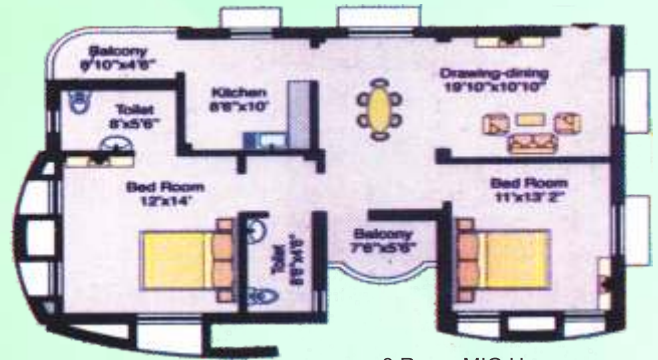
- vi. Applications received without full particulars, EMD, Processing Fee with GST, Original Money Receipt and other document, as specified above, shall be rejected summarily.
- vii. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor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

Floor Plan

Nandighosh Enclave, Bhubaneswar



2 Room LIG House
Unit Area : 513 Sqft
Super Builtup Area 581.255 Sqft



3 Room MIG House
Unit Area 980 Sqft
Super Builtup Area 1062.227 Sqft

Baji Rout Integrated Social Housing Scheme at Mahisapat Dhenkanal Phase-I

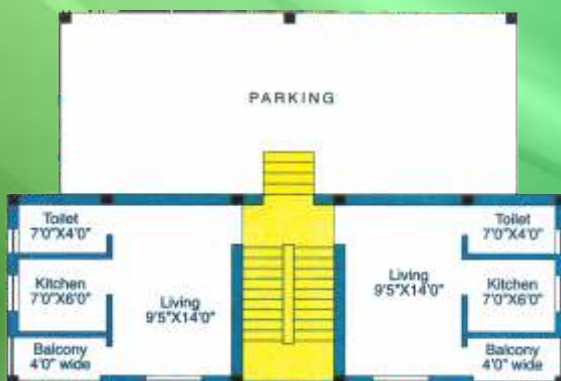


HIG House
Plot Area : 40' x 50' = 2000 Sqft
Plinth Area : 1000 Sqft

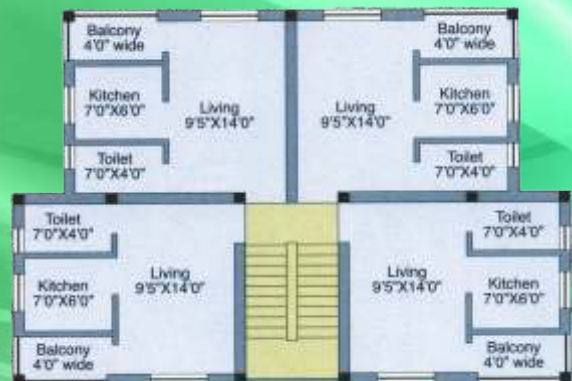


MIG House
Plot Area : 30' x 50' = 1500 Sqft
Plinth Area : 715 Sqft

Pathani Samanta Composite Housing Scheme at Muktapur, Nayagarh :



EWS Flat
Ground Floor
Plinth Area : 276 Sqft



EWS Flat
First Floor
Plinth Area : 276 Sqft

Floor Plan

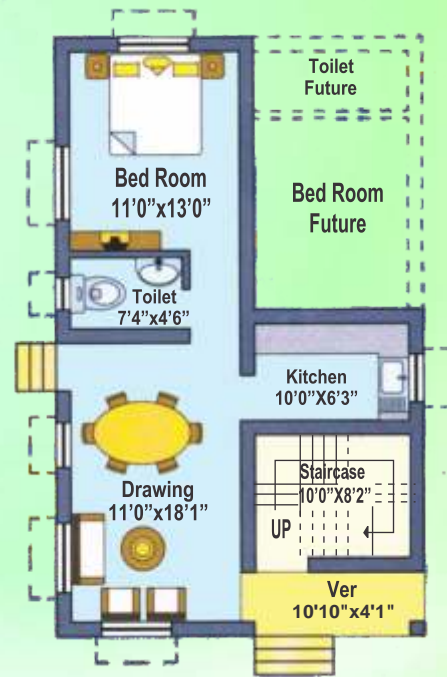
Baji Rout Housing Scheme
Phase-II, Mahisapat, Dhenkanal

Floor Plan HIG House



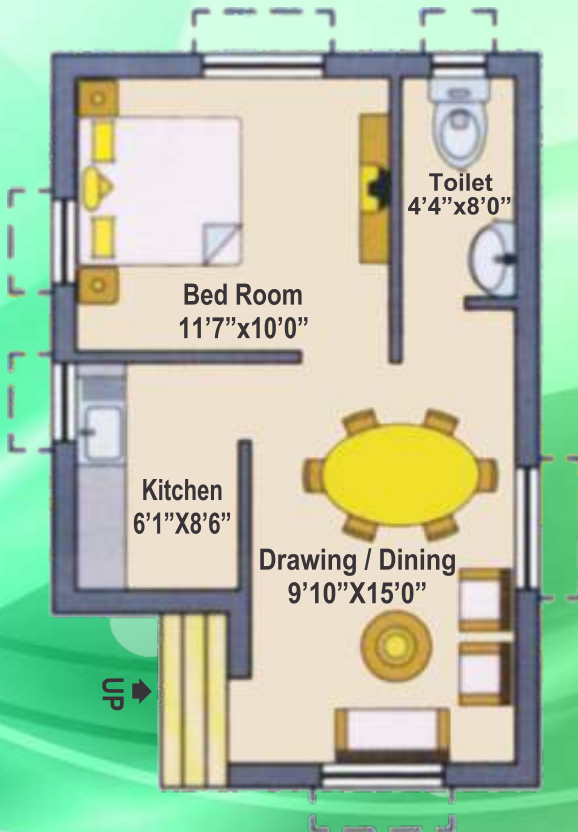
Plot Area : 40' x 50' = 2,000 Sqft.
Plinth Area : 1,000 Sqft.

Floor Plan MIG House



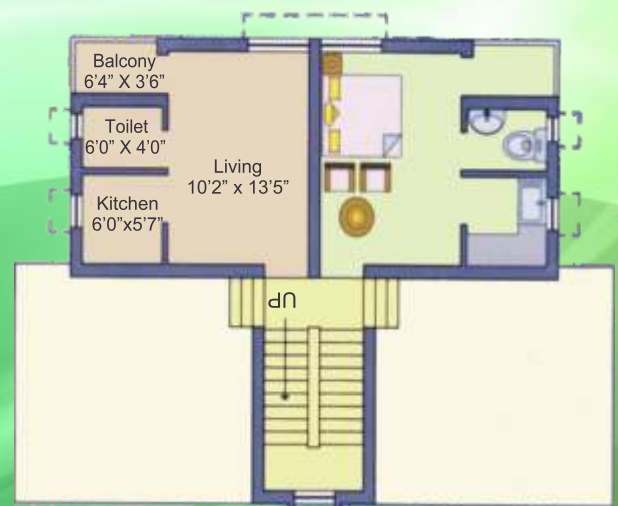
Plot Area : 30' x 50' = 1,500 Sqft.
Plinth Area : 715 Sqft.

Floor Plan LIG House



Plot Area : 26' x 40' = 1,040 Sqft.
Plinth Area : 445 Sqft.

Floor Plan EWS Flat



Ground Floor Plan
Super Builtup Area : 284 Sqft. (Each Unit)

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.
- ♦ 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/MIG : 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 Tahasildar/ 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 are open to applicants from all categories.

Allotment

- i. Allotment of Flats/Houses will be made as per existing rules of the Board.
- ii. In case of units under Self-finance/Outright sale at Mahisapat Ph-I & II Dhenkanal, Nayagarh, LIG flats at Nandighosh, if the number of applicants is more than the number of units available, allotment will be made by drawal of lottery and in case, the number of applicants is less than the number of units, allotment will be made to all eligible applicants.

All other terms and conditions of allotment as applicable to the original/existing allottees of the respective schemes will also apply to the new allottees.

iii. In case of On-going schemes at Baji Rout Social Housing Scheme at Mahisapat Dhenkanal Phase-I & II ;

- a) The allottee is required to deposit the balance cost of the House/Flat as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of house/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@10.45%p.a. or at highest prevailing SBI MCLR rate + 2%, whichever is higher, and GST as applicable on interest** will be charged for defaulted period on the defaulted amount. The allotment may be cancelled for default in two consecutive installments.
- d) The specific House/Flat No. will be allotted amongst allottees through a process of lottery after completion of the project.
- e) For all the units, GST and statutory dues, as applicable will be over and above the Sale Price.

iv. In case of Completed scheme at Nandighosh Enclave and Nayagarh scheme;

- The sale price is final. The allottee is required to deposit the balance cost of the flat as and when intimated by OSHB, after allotment within the stipulated time. The allotment will be cancelled for default in payment of the balance dues as per the schedule intimated by OSHB. The specific Flat No. will be allotted amongst allottees through a process of lottery.
- v. Earnest Money Deposit shall not carry any interest and will be adjusted against Sale Price after allotment.
 - vi. 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, due to factors beyond the control of the Board.
 - vii. 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.
 - viii. The allottee(s) shall not use the Flat/House 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.
 - ix. The allottee(s) shall always use the asset only for the purpose for which it is allotted, i.e. 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.
 - x. The allottee(s) shall make necessary insurance of the Flat/ House, carry out the maintenance of the Flat/House at his/her own cost, after taking over possession.
 - xi. 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).
 - xii. 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.
 - xiii. 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.
 - xiv. The allottee(s) shall abide by the conditions contained in the

special conditions.

- xv. 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.
- xvi. 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 Affidavits to be submitted by the allottee before taking over possession of the house/flat.*
- xvii. 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.*
- xviii. The allottees of core houses in Dhenkanal Ph-I & II, 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.
- xix. The allottee(s) shall not encroach any area in the scheme beyond the allotted plot area in case of Houses and allotted built-up area in case of flats.

Additional conditions for Auction Sale of MIG Flat in NANDIGHOSH ENCLAVE :

- 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 MIG flat in Nandighosh Enclave" on the top of the sealed cover.
- c) Bid value must not be less than the Upset sale price of particular flat number 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.22.10.2018 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) 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.
- h) 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 ongoing schemes at Dhenkanal, 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 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 Housing Scheme at Mahisapat Dhenkanal Phase-I & II , 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 @ 10.45% or such higher rate as would be fixed by SBI MCLR +2% 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 along with GST, as applicable.

For Nandighosh Enclave and Nayagarh, in case of refund for default in Payment / cancellation of allotment/ voluntary refund, EMD will be forfeited.

- (e) 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. 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.
- (g) 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 house/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 house/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, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the Flat/House 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" and he/she shall not raise any objection thereafter, for any rectification or compensation in respect of allotted Flat/ House.
- 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.

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) Nandighosh Enclave	Rs.10,000/-	Rs.12000/- @ Rs.1000/- p.m
ii) Pathani Samanta Housing (EWS Flats)	Rs.10,000/-	Rs.6,000/- @ Rs.500/- p.m
iii) Baji Rout Ph-II Scheme (EWS Flats)	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.

- (a) The allottees of all schemes will have to pay water tariff to OSHB as may be decided by the Board at the time of handing over the houses/flats subject to changes from time to time. OSHB shall maintain and operate the Water Supply System in all schemes. and also Sewerage Treatment Plant, in case of Nandighosh Enclave 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/houses.
- (b) 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 in Nandighosh Enclave

through their Society.

- (c) 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.
- Scheme specifications mentioned in the brochure are provisional which may change as per field requirement during execution.
 - There may be minor variations in dimension of the rooms due to technical / constructional requirements.
 - 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.
 - Final sale price of the House / Flats in ongoing scheme 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.
- (b) The Flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.
- (c) The allottee has to pay the proportionate cost of the extra built up area over the advertised/standard built up area.
- (d) The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
- (e) 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.
- (f) Any legal dispute, if arises, will be within jurisdiction of the local Courts of Bhubaneswar only.
- (g) All matters pertaining to the sale / registration of flats shall be subject to jurisdiction of District Sub Registrar, Bhubaneswar.
- (h) The interior photographs in this brochure are for illustration purpose only.
- (i) 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.

Force Majeure :

In case of On-going schemes, if the construction of houses / Flats 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.

For further details, please contact

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board, Sachivalaya Marg, Bhubaneswar-751001

Phone No-(0674) - 2393524,2393277, 2392587

Booking opens from : Dt.22.09.2018 11.00 A.M

Booking closes on : Dt. 22.10.2018 at 05.00 P.M

Committed to build a Better Odisha



Shri Bhupinder Singh

Hon'ble Chairman
Odisha State Housing Board



Shri Niranjana Pujari

Hon'ble Minister
Housing & Urban Development



The Odisha State Housing Board was set up in the year 1968 by an Act of State Legislature, with prime objective of providing affordable accommodation both in urban & rural areas, to alleviate the acute shortage of housing in the State.

In its successful journey of fifty years, OSHB has constructed about 31645 nos of dwelling units, shops in different districts of the state. Around 59% of the total units constitute EWS and LIG HOUSES, catering to the poor and needy sections of the society. OSHB has a major role in planned urbanisation in the capital city of Bhubaneswar, Rourkela and other towns. Besides, the Board has also undertaken housing projects under self-financing schemes, Rental housing schemes for Govt. employees at Bhubaneswar and Sundargarh, Various deposit works of State Govt. Further, the Board had also taken up a massive Rural Housing programme "Kalinga Kutira Project" in the State by financing about 20000 beneficiaries for construction of fire-proof roof houses during 1990-95.

SALIENT FEATURES OF THE HOUSING PROJECT OF THE BOARD

- ♦ Litigation free land with Houses in prime locations at affordable cost.
- ♦ Affordable installment scheme for allottees.
- ♦ Opportunity to stay in a colony of choice determined by socio-economic-cultural aspirations.
- ♦ Well-planned infrastructure facilities such as roads, drain, electrification, drinking water facility with ancillary provisions like schools, hospitals, parks, shopping complexes, etc.

O S H B

at your service for last 50 successful years since 1968



On-going Projects of OSHB

- Bhubaneswar** ❖ Kharavela Enclave, Jagamara
❖ Multi-storeyed Apartment Projects at Dumduma, Phase-VI & VII
- Cuttack** ❖ EWS Apartment Scheme, Bidyadharpur
- Dhenkanal** ❖ Baji Rout Social Housing Scheme, Phase-I & II

Up-coming Projects of OSHB

- Bhubaneswar** ❖ Multi-storeyed Apartment Project at Ransinghpur, Phase-II
❖ Multi-storeyed Apartment Project at Dumduma, Phase-III
❖ Residential Project at Jagannath Prasad
❖ Residential Project at Suango (Near AIIMS)
❖ Residential Project at Patrapada (Near AIIMS)
❖ Residential projects at Patrapada & Ranasinghpur
- Angul** ❖ Residential Apartment Project at Angul
- Ganjam** ❖ Residential Project at Raghunathpur, Berhampur
- Rourkela** ❖ Multi-Storied Residential Apartment at Basanti Colony
❖ Commercial –cum-Residential Complex, Basanti Colony



ODISHA STATE HOUSING BOARD

Sachivalaya Marg, Kharavela Nagar, Bhubaneswar - 751001

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