

**Sale of Residential Flats / Houses/ Plots &
Commercial Plot**

At

**Bhubaneswar / Dhenkanal/ Nayagarh/
Sundargarh / Berhampur & Koraput**



ODISHA STATE HOUSING BOARD

INTRODUCTION

Odisha State Housing Board (OSHB), the premier housing institution of the state offers to sell Residential & Commercial plot/Houses/Flats on “as is where is” basis, through public Auction/Outright Purchase/Self-financing norms at Bhubaneswar, Dhenkanal, Nayagarh, Sundargarh, Berhampur & Koraput, available in its scheme areas.

1.AUCTION SALE:

A. AUCTION SALE OF COMMERCIAL PLOT AT AIGINIA, BHUBANESWAR:-

OSHB invites Sealed Bids for auction sale of the plot on “as is where is basis”. The plot is located facing the 100 ft. main black topped road with immense commercial potential in its developed housing colony “Khandagiri Enclave Ph-I”, surrounded by market, hospital, school, etc.

Unit Details:

Plot Area (in sq. ft.)	Upset price (in Rs.)	EMD (in Rs.)
16553	5,38,00,000	55,00,000

- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **03 months** from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- The commercial plot must be utilised maximum within **02** years of taking over possession.
- The bidder will have to comply all statutory requirements under ORERA and other Authorities, as required under rule
- The bidder will construct the commercial complex which must include provision of shops for use of local residents of housing board colony.
- In case of FAR being more than 2.00, the bidder will have to pay to OSHB @5000/- per sq. ft. for 50% of extra supper built up area. This amount will be payable within a period of two months from the date of approval of BDA.
- Any other statutory dues as applicable will have to be paid by the allottee.
- The intending applicant may visit the site to satisfy himself about locality, commercial potential, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers.

B. AUCTION SALE OF PLOT AT JAGAMARA, BHUBANESWAR:

OSHB invites Sealed Bids for auction sale of the plot on “as is where is basis”. The plot is surrounded by existing housing colonies, near to main Jagamara road.

Unit Details:

Plot Area (in sq. ft.)	Upset price (in Rs.)	EMD (in Rs.)
25613	63300000	6350000

- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **03** months from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- The plot must be utilised as per BDA rule, maximum within **02** years of taking over possession.

- Any other statutory dues as applicable will have to be paid by the allottee.
- The bidder will have to comply all statutory requirements under ORERA and other Authorities, as required under rule
- The intending applicant may visit the site to satisfy himself about locality, approach to the site, commercial potential, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers.

C. AUCTION SALE OF COMMERCIAL PLOT AT MAHISAPAT PH.-I & II:

The two housing scheme of Odisha State Housing Board spread over Govt. Land have been taken up and completed at Mahisapat, Dhenkanal in two phases, Ph-I & II. The offer is for Auction sale of **01 commercial plot in Ph-I & 05 commercial plots in Ph-II, on 'as is where is' basis.**

Unit Details:

Scheme	No. Of Unit	Plot Area (in sq. ft.)	Upset price (in Rs.)	EMD (in Rs.)
Mahisapat Ph-I	01	4000	31,48,000/-	3,15,000/-
Mahisapat Ph-II	Plot-1 Plot-2-5	1337 1080	9,21,193/- 7,44,200/-	92,000/- 75000/-

- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **03 months** from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- The commercial plot must be utilised maximum within **02** years of taking over possession.
- The bidder will have to comply all statutory requirements under ORERA and other Authorities, as required under rule
- The bidder will construct the shopping/ shopping units complex which must include provision of shops for use of local residents of housing board colony.
- Any other statutory dues as applicable will have to be paid by the allottee.
- The intending applicant may visit the site to satisfy himself about locality, approach to the site, commercial potential, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers.

D. AUCTION SALE OF PLOT AT AMBAPUA, BERHAMPUR:

OSHB invites Sealed Bids for auction sale of a plot on "as is where is basis". The plot is located within the developed Ambapua Housing Board Colony, facing the black topped road to National Highway.

Unit Details:

Plot Area (in sq. ft.)	Upset price (in Rs.)	EMD (in Rs.)
15274	10900000	1100000

- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **03 months** from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- Any other statutory dues as applicable will have to be paid by the allottee.
- The plot must be utilised as per Berhampur Development Authority Rules, within 02 years of taking over possession.
- The bidder will have to comply all statutory requirements under ORERA and other Authorities, as required under rule
- The intending applicant may visit the site to satisfy himself about locality, approach to the site, commercial potential, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers.

2. SALE UNDER SELF-FINANCING SCHEME/OUTRIGHT PURCHASE BASIS:

BHUBANESWAR:-

A. RESIDENTIAL FLAT AT DUMDUMA PH-VII (On-going Scheme)

This housing scheme of Odisha State Housing Board, spread over Govt. land Ac.3.851 dec. is located in the midst of the fast developing area, adjacent to the existing colony at Dumduma. The scheme provides for construction of 196 nos. of MIG flats in B+G/S+8 floor structure in 02 Blocks, 160 nos. of LIG flats in S+8 floor structure in 02 Blocks and 162 nos. of EWS flats in G/S +8 structure. This offer is for sale of vacant 01 LIG flat. The unit will be sold in finished shape with fittings & fixtures of reputed brand in the market. The construction work in the scheme is nearing completion.

Unit Details:

Category of Flats	No. of vacant Flat	Carpet Area per Unit (in sq. ft.)	Built Up Area of each flat (in sq .ft.)	Super Built-up Area/Unit (in sq. ft.)	Sale price/ Unit (in Rs.)	EMD (in Rs.)
LIG	01	409.89	519	622	19,21,000/-	2,00,000/-

- Vacant flat Nos.: L-1/704
- EMD will be adjusted towards cost of the flat after allotment.
- Balance cost will be recovered within 03 months from date of intimation from OSHB in one instalment.
- GST & other statutory dues will be charged extra over the sale price as applicable.
- Outright purchasers may apply with deposit of full cost of the flat, along with the application form during booking period & they will be given preference in the allotment. In case of more than one such application, allotment will be decided by lottery amongst the outright applicants.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

B. RESIDENTIAL FLAT AT KHARAVEL ENCLAVE, JAGAMARA , BHUBANESWAR(On-going Scheme):

The Project, spread over an area of Ac.1.720 dec. at Jagamara, Bhubaneswar, provides 104 flats in 02 Blocks in Basement + 13 storied structure. Block-A consists of 52 nos. of 3BR flats and Block-B consists of 13 nos. of 3BR, 26 nos. of 4BR & 13 nos. of 4BR(Delux) flats. This offer is for 01 no. of vacant 4BR flat. The construction work in the scheme is nearing completion.

Unit Details:

Category of Flats	No. of vacant Flat	Carpet Area per Unit (in sq. ft.)	Built Up Area of each flat (in sq .ft.)	Super Built-up Area/Unit (in sq. ft.)	Sale price/ Unit (in Rs.)	EMD (in Rs.)
4BR	01		1432	1706	80,91,000/-	8,10,000/-

- EMD will be adjusted towards cost of the flat after allotment.
- Outright purchasers, who deposits full cost along with the application, will be given preference in allotment. In case of more than one such application, allotment will be decided by lottery amongst the outright applicants.
- Balance cost will be recovered within 03 months of allotment.
- GST & other statutory dues will be charged extra over the sale price as applicable.
- The selected allottees on Ground floor, First floor & 2nd floor will have to pay Rs.150000/- extra + GST as applicable for 4BR flats, towards situational advantage over & above the sale price.
- The sale price includes covered parking.
- Specific flat nos. will be allotted through draw of lottery, amongst all allottees after completion.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

DHENKANAL:-

C. SALE OF CORE HOUSE AT MAHISAPAT PH-I SCHEME (Completed Scheme):

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 & 3 plots. The offer is for **sale of 01 HIG & 01 MIG vacant core house on 'as is where is' basis**. The construction work in the scheme has been completed.

Unit Details:

Category of House	No. of Units vacant	Plot Area per unit (Sq. ft.)	Plinth Area per Unit (Sq. ft.)	Sale Price per unit (Rs.)	E M D (Rs.)
HIG	01	2000	1000	21,26,000/-	2,13,000/-
MIG	01	1500	715	15,64,000/-	1,57,000/-

- The vacant nos. are-HIG-03, MIG-70
- Houses will be sold on "as is where is basis".
- No GST will be charged. All other statutory dues, as applicable, will be paid over the sale price.
- Outright purchasers, who deposits full cost along with the application, will be given preference in allotment. In case of more than one such application, allotment will be decided by lottery amongst the outright applicants.
- Balance cost will be recovered within 03 months of allotment.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

D. SALE OF CORE HOUSE AT MAHISAPAT PH-II SCHEME (Completed Scheme):

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 01 no. of HIG core house and 07 nos. of EWS flats on 'as is where is' basis** with infrastructure facilities and amenities. The construction work in the scheme has been completed.

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.)	Sale Price per unit(Rs.)	E M D (Rs.)
HIG	01	2000	1000	--	25,36,600/-	2,54,000/-
EWS Flat	07	--	--	284	4,65,000/-	47,000/-

- Vacant houses are-HIG-79, EWS- A-4,6,7,8 & B-10,11,14.
- 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.
- Outright purchasers may apply with deposit of full cost along with the application form during booking period. In case of more than one such application for any particular flat, it will be decided by lottery amongst the outright applicants.
- No GST will be charged . All other statutory dues will be charged over the sale price, as applicable.
- Specific Flat No. in EWS category will be allotted by lottery.
- Balance cost will be recovered within 03 months from date of intimation from OSHB.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

NAYAGARH:-**E. PATHANI SAMANTA COMPOSITE HOUSING SCHEME AT MUKTAPUR
(Completed Scheme):**

The scheme provides for 33 HIG, 79 MIG, 81 LIG core houses and 70 EWS flats with existing infrastructure & basic amenities, out of which **this offer is for Sale of vacant 02 MIG, 05 LIG core houses & 31 finished EWS flats on “as is where is” basis. The scheme has been completed.**

Unit Details :

Category of Flat	No. of vacant Flats	Plot /Super Built-up Area/Unit (in sq. ft.)	Plinth/ Built up Area/ Unit (in sq.ft.)	Sale price/Unit (in Rs.)	EMD (in Rs.)
MIG	02	1500	608	18,20,000/-	1,82,000/-
LIG	05	1000	485	10,79,000/-	1,08,000/-
EWS	31	307	276	4,92,000/-	50,000/-

- Vacant houses/ EWS flats are- MIG- 8 & 27, LIG- 14,16,24,34,&37, EWS- A- 3,4,13, C-1,6,8,13, D-1, 4 to 14, & E- 2 to 7 and 9 to 14.
- No GST will be charged. All other statutory dues will be charged over the sale price, as applicable.
- Balance cost will be recovered within 03 months from date of intimation from OSHB.
- Outright purchasers may apply with deposit of full cost along with the application form during booking period. In case of more than one such application for any particular flat, it will be decided by lottery amongst the outright applicants. The losing applicant can be given 2nd chance for his choice of another flat/house, as available.

- Specific Flat/House No. will be allotted by lottery in normal case.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

SUNDARGARH:-

F. SOCIAL HOUSING SCHEME AT BADAPATRAPALI, SUNDARGARH(completed scheme):

The scheme provides for 31 LIG and 73 MIG core houses, out of which this offer is for vacant **01 LIG & 02 MIG** core house to be sold on “**as is where is basis**”. The scheme has been completed and houses handed over.

Unit Details :

Category of House	No. of vacant unit	Plot Area (in sq.ft.)	Plinth Area/Unit (in sq. ft.)	Sale price/Unit (in Rs.)	EMD (in Rs.)
MIG	02	1500	641	20,38,000/-	2,04,000/-
LIG	01	1000	472	14,86,300/-	1,50,000/-

- Vacant houses are-MIG-11 & 52A, LIG-6
- EMD will be adjusted towards cost of the house after allotment.
- Balance cost/bid value will be recovered within 03 months from date of intimation by OSHB.
- Outright purchasers, who deposits full cost along with the application will be given preference in allotment. In case of more than one such application for any particular flat, it will be decided by lottery amongst the outright applicants. The losing applicant can be given 2nd chance for his choice of another house, as available.
- All statutory dues will be charged extra over the sale price as applicable.
- In case of revision of land premium by Govt. at the time of lease sanction, the differential amount, if any, will be payable by the allottee proportionately, before execution of lease deed.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

KORAPUT:-

G. SOCIAL HOUSING SCHEME AT KUMBHA PH-II:

The scheme provides for 27 LIG and 157 MIG houses in the area, out of which this offer is for vacant **02 MIG** houses to be sold on “**as is where is basis**”. The scheme has been completed and all the houses handed over to the allottees.

Unit Details :

Category of House	No. of vacant unit	Plot Area (in sq.ft.)	Plinth Area/Unit (in sq. ft.)	Sale price/Unit (in Rs.)	EMD (in Rs.)
MIG	02	1125	228	5,75,500/-	58,000/-

- Vacant houses are-MIG-I-61 & 62.
- EMD will be adjusted towards cost of the house after allotment.
- Balance cost will be recovered within 03 months from date of intimation by OSHB.
- Outright purchasers, who deposits full cost along with the application will be given preference in allotment. In case of more than one such application for any particular flat, it will be decided by lottery amongst the outright applicants.

- All statutory dues will be charged extra over the sale price as applicable.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

APPLICATION PROCEDURE :

A) FOR AUCTION SALE-

1. Intending applicants can apply off-line with deposit of EMD and processing fee. However EMD can be paid online. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available in OSHB website <https://oshb.org>. Interested persons can download the same and apply with required documents, processing fee and EMD.
2. Following documents should be furnished along with the filled in application.
 - a) The Earnest money Deposit (EMD).
 - b) Processing Fee with GST (for HIG & Commercial Plot-Rs.3540/-, MIG-Rs.2360/-, LIG-Rs.1180/- & EWS-NIL), at the time of application in a single transaction.
 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 also be accepted through NEFT/ RTGS only in a single transaction through the banks as detailed bellow.

Bank Name	: Vijaya Bank (Now Bank of Baroda)
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 Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
 - d) Recent passport size photograph duly self attested and affixed on the Application Form.
 - e) 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.
 - f) Two nos. of self addressed envelope (12 cm. x 26 cm.).
 - g) One cancelled cheque of the applicant, in case opting for online refund.
3. Intending bidders can apply through **Offline procedure only** in prescribed application form and submit the same in sealed cover. 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. **08.06.2020**. Bids received beyond dtd. **08.06.2020** 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 Residential/Commercial Plot at _____**" on the top of the sealed cover/envelope.
4. 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 Rs. 10% of the EMD. The processing fee along with GST is non-refundable.

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

B) FOR OTHER SALES (EXCEPT AUCTION SALE)

Applicants have the facility of both off-line and on-line submission of filled in application form and EMD, wherever applicable.

1. Online Procedure (Except Auction sale) :

The applicants for vacant units under Ongoing and Completed schemes can submit filled-in applications in On-line mode through the official website <https://oshb.org> . Applicants should follow the instructions given in official website of OSHB.

The total process of downloading and filling up the application form will be through website of OSHB.

- a) 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.
- b) All payments in online mode will be accepted through NEFT/ RTGS only in below mentioned bank details.

Bank Name	: Vijaya Bank (Now Bank of Baroda)
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/Full cost, Processing Fee with GST (for HIG-Rs.3540/-, MIG-Rs.2360/- & LIG/Plots-Rs.1180/-, EWS-NIL), at the time of online application in a single transaction.

- c) 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.
- d) 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.
- e) After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
- f) The applicant should submit the original documents for verification as and when required.

2. Offline Procedure :

All vacant units under offer can be applied through Offline procedure. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available in OSHB website <https://oshb.org> from dt.**20.05.2020** to dt.**08.06.2020**. Interested persons can download the Application Form from OSHB Website and apply with required documents, processing fee and EMD/Full cost, as applicable

Following document should be furnished along with the filled in application.

- a) The applicant has to deposit the EMD/Full cost, Processing Fee with GST (for HIG-Rs.3540/-, MIG-Rs.2360/- & LIG/Plots-Rs.1180/-, EWS-NIL), at the time of application in a single transaction.

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 banks as detailed bellow.

Bank Name : Vijaya Bank (Now Bank of Baroda)
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.

- b) Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
c) Recent passport size photograph duly self attested and affixed on the Application Form.
d) 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.
e) Two nos. of self addressed envelope (12 cm. x 26 cm.).
f) One cancelled cheque of the applicant, in case opting for online refund.
g) Any other document, as felt necessary.

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/Municipality/ Municipal Corporation area(as the case may be) 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/Municipality/ Municipal Corporation area(as the case may be) 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/Municipality/ Municipal Corporation area(as the case may be) 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.

Allotment:

1.Auction Sale:

- a) The bids will be opened on dt.08.06.2020 at 5.30 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.
- b) Highest bidder with all required documents will get selected for Allotment.
- c) In case of a tie in the bid value, allotment will be made by drawal of lottery amongst the highest bids.
- d) 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.**
- e) 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, under normal circumstances.

2.Self-financing/Outright Sale (Except Auction Sale):

- a) Preference in allotment will be given to the applicants who deposit full cost along with application during booking period.
- b) Allotment of Flats/Houses will be made as per the existing rules of the Board.
- c) In case of units under Self-finance scheme at Mahisapat Ph-I & II, Dhenkanal/ Nayagarh/ Sundargarh/ Kumbha, Koraput/Dumduma ph-VII & Kharavel Enclave, 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.
- d) 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.
- e) 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.
- f) The specific House/Flat/Plot No. will be allotted amongst allottees through a process of lottery, wherever applicable.
- g) For all the schemes, GST and statutory dues, as applicable will be over and above the Sale Price .

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.

REFUND/ WITHDRAWAL/ CANCELLATION :

1. Auction Sale:

- (a) No withdrawal after selection / allotment is allowed. In case the applicant apply for withdrawal after selection, the EMD will be forfeited.
- (b) The EMD of the applicants who are either unsuccessful in 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 auction.
- (c) The Processing Fee and applicable GST on it, is non-refundable in all cases.

2. Other Sales:

- (a) If any applicant withdraws from the scheme before allotment, only EMD will be refunded.
- (b) In case of all schemes, if the allottee applies for refund after allotment or the allotment is cancelled due to default or any sort of reason, the EMD will be forfeited.
- (c) 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/deed for the house/flat/plot as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.5,000/- per month will be levied and beyond 6 months of intimation, the allotment will be cancelled and the deposited amount shall be refunded after forfeiture of EMD and other deduction as per rule.
- b) An allottee is required to take possession of the allotted 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.5,000/- 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 plot, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession that, he/she is taking possession on "as is where is basis" and he/she shall not raise any objection thereafter, for any rectification or compensation in respect of allotted plot.

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) The plots and houses in completed schemes will be sold on "as is where is basis".
- (b) The flats under on-going schemes will be sold in complete shape.
- (c) In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation.
- (d) **The ongoing schemes at Dumduma Ph-VII & Kharavel Enclave are under implementation as per the provisions of OPWD Code and the provision of the code will be applicable for completion of the scheme & costing.**
- (e) Allottees of the Flats in all schemes 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.

- (f) 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	*Membership Fee	One Year Subscription Fee
i) Dumduma Ph-VII(LIG)	Rs.8000/-	Rs. 9600/- @ Rs. 800/- p.m
ii) Kharavel Enclave	Rs. 20000/-	Rs.18000/- @ Rs.1500/- p.m
iii) Nayagarh	Rs.10,000/-	Rs.6,000/- @ Rs.500/- p.m
iv) Baji Rout Ph-II	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.

- (g) 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.
- (h) 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 through their Society.
- (i) Terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.

OTHER DETAILS :

- ◆ All types of Tax, including GST, Govt. Duties and other Govt. Levies, as applicable shall be solely borne by the allottee.
- ◆ 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 the area put under sale / change certain conditions in the Brochure, which shall be binding on the parties.
- ◆ Any legal dispute, if arises, will be within jurisdiction of the local Courts of respective Scheme area.
- ◆ 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.
- ◆ Pictures given in the brochure are for illustrative purpose only.

FORCE MAJEURE :

In case of Housing Schemes at Dumduma Ph-VI & VII, Kharavel Enclave, if the construction of Flats/Houses 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.20.05.2020 at 11.00 A.M

Booking closes on : Dt. 08.06.2020 at 05.00 P.M