

Pathani Samanta

Composite Housing Scheme
At Muktapur, Nayagarh



ODISHA STATE HOUSING BOARD

Location Map





Introduction

Odisha State Housing Board (OSHB), the premier housing institution of the state offers to sell 28 vacant EWS flats in Pathani Samanta Composite Housing Scheme under Self-financing scheme at Muktapur, Nayagarh. The site is located at an upcoming strategic location of Nayagarh town nearer to proposed Bus stand, Maharshi Vidya Mndir, Novodya School, Collector's residence etc. by the side of the road leading to Muktapur village implemented over Govt. land measuring Ac.12.00 dec. at Muktapur, Nayagarh.

Scheme Profile

- The project provides for 70 nos of EWS flats, 81 nos of LIG, 79nos of MIG & 33 nos of HIG core houses. The offer is sale of balance 28 EWS vacant flats on **as is where is basis**.
- The scheme is complete and all other houses and flats have been allotted.

Unit Details

Category of Flat	No. of vacant Flats	Super Built-up Area/Unit (in sq. ft.)	Plinth/ Built up Area/ Unit (in sq.ft.)	Sale price/Unit (in Rs.)	EMD (in Rs.)
EWS (One Room Flat)	28	307	276	4,92,000/-	50,000/-

- EWS flat consists of living room, kitchen, toilet, balcony.
- Vacant flat Nos. Block A-03,04,& 13
Block C : 01, 06, 08 & 13
Block D : 01, 06, 07, 08, 09, 10, 11, 12, 13 &14
Block E : 02, 03, 04, 05, 06, 07, 09, 10, 11, 12 & 13
- Balance cost will be recovered in 9 months in 3 equated quarterly installment.
- No GST will be charged on Instalment/Sale Price as it is a Completed Scheme.
- Applicants may submit their choice for particular flat nos. In case of more than one choice for a particular flat, the same will be decided by lottery. The applicant who does not get his choice flat, will be given option for other vacant flats. They will submit their choice on the date of lottery.
- Specific Flat 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 unit.

Specifications

- a. RCC framed structure
- b. 0'-9" exterior and 0'-4.5" filler walls with flyash bricks
- c. AS flooring
- d. Exterior walls finished with cement paint
- e. Interior walls finished with cement wash
- f. Flush doors shutter with M.S.Angle iron chookaths
- g. FRP doors to toilets and glazed casement windows
- h. Internal electrical installations by surface wiring by casing capping with copper wire
- i. Internal water supply

Infrastructure

- a. Site Development
- b. Internal black topped road with drains and culverts
- c. External water supply by direct pumping from bore wells and sewerage disposal with septic tank and soak pits for each block
- d. External electrification with transformer
- e. Arboriculture

Application Procedure

1. Applicants have the facility of both off line and online submission of filled in application form and deposit of EMD. Intending applicants can apply off-line with deposit of EMD. 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, EMD from 16/11/2020 to 31/12/2020. The filled in application must reach the office of the Housing Commissioner Cum Secretary by 31/12/2020. Application received by post beyond 31/12/2020 will not be entertained and OSHB will not be held responsible for any postal delay.
2. Following documents should be furnished along with the filled in application.
 - a) The Earnest money Deposit (EMD).
 - b) The amount is to be deposited in shape of Bank draft/Pay order/Banker's Cheque drawn on any Commercial Bank in favour of **"Orissa Housing Board Fund"** payable at **Bhubaneswar**. Payments in online mode will also be accepted through NEFT/ RTGS only in a single transaction through the banks as detailed below.

Bank Name	Bank of Baroda
Branch	O.G.N.B,Bhubaneswar
Bank Account Name Bank A/C No	Orissa Housing Board Fund 78350200000330
Bank IFSC Code	BARB0VJORIS
Type of Account	CURRENT

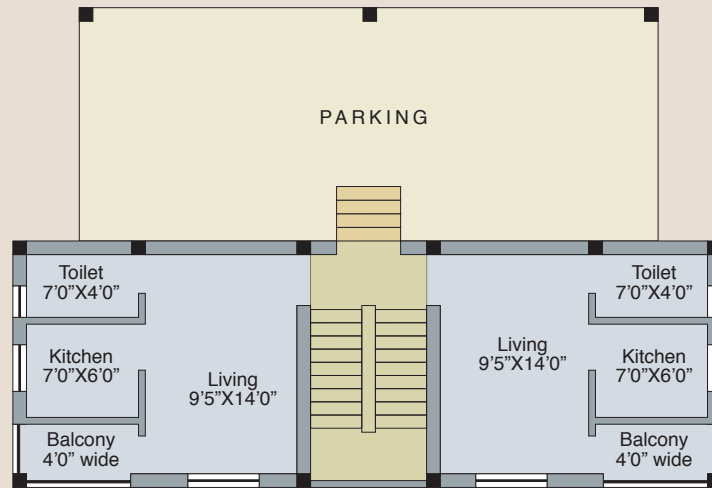
The online payment deposit slip with UTR Number is to be attached with the filled-in application.

- 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 License/ Aadhaar Card as proof of identity
 - f) 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.
3. Applications received without full particulars, required deposits and other documents shall be rejected summarily.
 4. The allottee desirous of availing loan from any bank/employer may apply for NOC (No Objection Certificate) along with requisite processing fees and documents after allotment in prescribed form.
 5. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.
 6.
 - a. Applicants should attach the scanned copy of the following documents along with application while applying online.
 - b. Payment confirmation receipt and transaction number in JPG/PDF format (less than 1MB).
 - c. Affidavit in prescribed format as given in application form in JPG/PDF format (less than 1MB).
 - d. Scanned copy of the Identity proof in JPG format (less than 1MB)
 - e. Scanned copy of the Residence proof in JPG format (less than 1MB)
 - f. Scanned passport size photograph of the applicant (300x400 pixel, size less than 2 MB)
Scanned image of Signature (300x150 pixel, Size less than 2 MB) Attachment in any format other than that specified above will be considered as non-submission of document.
 - g. 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.
 - h. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
 - i. The applicant should submit the original documents for verification as and when required.

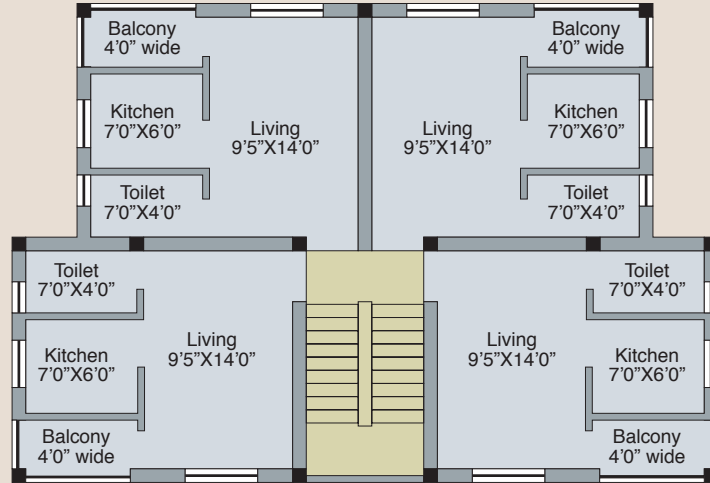
Floor Plan EWS Flat



Ground Floor
Plinth Area : 276 Sqft.

Site Plan





First Floor
Plinth Area : 276 Sqft.



Terms & Conditions of Allotment

Eligibility

- a. The applicant must be a citizen of India.
- b. He/she must be a major.
- c. In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
- d. One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- e. 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 (as the case may be) where the Housing Scheme exists.
- f. 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 (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.
- g. 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 (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.
- h. 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.

Income Criteria

- Family income up to Rs.1, 80,000/- per annum.
- The selected applicants are required to mention their income through affidavit sworn in before the Executive Magistrate/ Notary Public in the prescribed format.

Allotment

- a. Allotment of Flats will be made as per the existing rules of the Board.
- b. 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.
- c. The allottee is required to deposit the balance cost of the Flat within a period of 9 months as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of Flat. Any default in payment of required dues as per schedule will lead to cancellation of allotment.
- d. 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.
- e. The specific Flat No. will be allotted amongst allottees through a process of lottery, wherever applicable.

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

- a. If any applicant withdraws from the scheme before allotment, EMD will be refunded.
- b. If the allottee applies for refund after allotment or the allotment is cancelled due to default or any sort of reason including suppression of fact/wrong information in affidavit/violation terms of brochure etc. the EMD will be forfeited.



Delivery of Possession

- a. An allottee is required to execute the agreement/deed for the flat & 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 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.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 flat 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 flat.

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 flats will be sold on **"as is where is basis"**.
- b. In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation.
- c. 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.
- d. 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 of Rs.10,000/- and one year Subscription Fee of Rs. 6000/- @ Rs.500/- per month, at the time of agreement with OSHB.
- e. 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.

- f. The allottees will have to pay water tariff to OSHB as may be decided by the Board at the time of handing over the flats subject to changes from time to time.
- g. 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.
- h. 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.

Booking Opens : From 16/11/2020 to 31/12/2020

For further details, please contact:

HOUSING COMMISSIONER-CUM-SECRETARY

Odisha State Housing Board
Sachivalaya Marg Bhubaneswar-751001
Phone No-(0674)- 2393524, 2392587

Executive Engineer : 9437 22 6443

Asst. Admn. Officer : 9090 373 641

Building Houses Building Odisha

Sj. Naveen Patnaik
Hon'ble Chief Minister



Shri Pratap Jena
Hon'ble Minister
Housing & Urban Development,
Panchayati Raj & Drinking Water,
Law, Govt. of Odisha



Shri Priyadarshi Mishra
Hon'ble Chairman
Odisha State Housing Board



ODISHA STATE HOUSING BOARD

Building Houses - Building Odisha



The Odisha State Housing Board was set up in the year 1968 by an Act of State Legislature, with prime objective for 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 31301 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, deposit works of State Government. Further, the Board had also taken up a massive Rural Housing programme “**Kalinga Kutira Project**” in the State by financing about 20,000 beneficiaries for construction of fire-proof roof houses during 1990-95.

Salient Features of the Housing Projects of the Board

- Litigation free land with Houses in prime locations at affordable cost.
- Affordable instalment 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, parking, shopping complexes etc.

On-going Projects of OSHB

- Bhubaneswar ■ Kharavela Enclave, Jagamara
■ Multi-storied Apartment Projects at dumduma, Phase-VI&VII

Up-coming Projects of OSHB

- Bhubaneswar ■ Multi-storied Apartment Project of Ranasinghpur, Phase-II
■ Multi-storied 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
- Ganjam ■ Residential Project at Raghunathpur Berhampur
- Rourkela ■ Multi-Storied Residential Apartment at Basanti Colony
■ Commercial-Cum-Residential Complex at Basanti Colony



ODISHA STATE HOUSING BOARD

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OSHB at Your Service for last 52 Successful Years