

# SALE OF Residential Core Houses Flats • Plots • Shops



at  
Bhubaneswar • Dhenkanal  
Nayagarh • Sambalpur



ODISHA STATE HOUSING BOARD



# 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**



## INTRODUCTION

Odisha State Housing Board (OSHB), the premier housing institution of the state offers to sell vacant Plots/Houses/Flats/Shops available in completed & ongoing schemes on “as is where is” basis, through Auction/Outright Purchase/Self-financing norms at Bhubaneswar, Dhenkanal, Nayagarh and Sambalpur.

### 1. A. AUCTION SALE OF SHOPS AT NANDAN ENCLAVE, KALARAHANGA, BHUBANESWAR (Completed Scheme)

OSHB invites Sealed Bids for auction sale of the shops on “as is where is basis”. The Shopping Complex located within the existing housing colony, at Nandan Enclave, Kalarahanga.

#### Unit Details:

Sl. No.	Floor	Carpet area (in sft)	No. of Units	Sale Price/ Upset Price per Units (in Rs.)	EMD (in Rs.)
1.	Ground Floor	Shop Nos.-1,2,3,4,5 - 120 sqft. each	05	8,40,000/-	2,10,000/-
		Shop No. 6-108 sft.	01	7,56,000/-	1,89,000/-
2.	First Floor	Shop Nos.-7,8,9,10,11 - 120 sft .each	05	7,68,000/	1,92,000/-
		Shop No.12 - 108 sft.	01	6,91,200/-	1,73,000/-
		Shop No.13 - 265 sft	01	16,96,000/-	4,24,000/-

- Bid will be submitted for particular shop number with required EMD
- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid in 02(two) equal installments within 02 months from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- At the time of lease deed, the allottee may have to pay differential land cost as per lease premium fixed in the lease with the Govt.
- The intending applicant may visit the site to satisfy himself about locality, construction made by OSHB, approach to the site, site condition commercial potential, and after being fully satisfied, may submit their bids. OSHB will facilitate the site visit for the intending buyers.
- Other statutory dues as applicable will be extra.
- No GST will be charged.
- The common facilities in the Shopping Complex are to be handed over to the Association of allottees at the time of handing over of shops and maintained by them.

### B. AUCTION SALE OF PLOT AT JAGAMARA, BHUBANESWAR:

OSHB invites Sealed Bids for auction sale of plot with Revenue Khata No.1133/435 & 1133/451 and Plot No. 1157 & 1158/3181 respectively on “as is where is basis”. The plot is surrounded by existing housing colonies, near to main Jagamara road.

#### Unit Details:

Plot Area (in sqft.)	Upset Price ( in Rs.)	EMD (in Rs.)
25613 (Ac.0.588 dec.)	4,87,00,000/-	1,25,00,000/-

- The EMD amount will be adjusted towards Bid value. Balance Bid value will be collected in 03(three) equal installment in 03 months from date of intimation by OSHB. Sale deed will be executed with the bidder after payment of total bid value.
- Bids without required documents & EMD amount will be rejected.
- The plot may be utilized by the successful bidder on his own, after allotment as per ODA Rule, 2020 with necessary permission/conversion as applicable.
- Any other statutory dues as applicable will have to be paid by the successful bidder.
- No GST will be charged.
- The intending bidders may visit the site to satisfy himself about locality, site condition, approach to the site, commercial potential, etc., and after being fully satisfied, may submit their bid. OSHB will facilitate the site visit for the intending buyers.
- After successful bid, OSHB may facilitate and cooperate the buyer to utilize the plot within the ambit of permissible law.

### C. AUCTION SALE OF COMMERCIAL PLOT AT MAHISAPAT PH-I (Completed Scheme)

The integrated social housing scheme of Odisha State Housing Board at Mahisapat, Phase-I, Dhenkanal over Govt. Land has been completed. This offer is for auction sale of 02 commercial plots located within the scheme area 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	Plot No.1	2,000 (40' x 50')	15,74,000/-	1,58,000/-
	Plot No.2	2000 (40' x 50')	15,74,000/-	1,58,000/-

- The bid may be submitted for particular plot number with required EMD.
- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **02 months** from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- The commercial plot must be utilized maximum within **02 years** of taking over possession.
- The bidder of commercial plot will construct the shopping units / shopping complex for use of local residents of housing board colony.
- Any other statutory dues as applicable will have to be paid by the allottee.
- No GST will be charged.
- The intending bidders may visit the site to satisfy himself about locality, site condition, approach to the site, commercial potential, etc., and after being fully satisfied, may submit their bid. OSHB will facilitate the site visit for the intending buyers.

### D. AUCTION SALE OF FLAT AT MODIPARA, PHASE-I, SAMBALPUR (Completed Scheme):

The Social Housing Scheme at Modipada in Phase-I has been completed and handed over since long. This offer is for auction sale of one vacant MIG flat bearing no. M-II-9/1 in the 1st floor on "as is where is" basis.

Scheme	No. of Unit	Plinth Area (in sq. ft.)	Upset Price (in Rs.)	EMD (in Rs.)
Modipara, Sambalpur	01	383	4,61,610/-	1,50,000/-

- The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **02 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.
- No GST will be charged.
- The intending applicants may visit the site to satisfy himself about locality, condition, of the flat and after being fully satisfied, may submit their bids. OSHB will facilitate the site visit for the intending buyers.

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

### A. RESIDENTIAL FLAT AT KHARAVEL ENCLAVE, JAGAMARA, BHUBANESWAR (Ongoing Scheme)

The Project, spread over an area of Ac.1.720 dec. at Jagamara, Bhubaneswar, provides for 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 sale of 03 nos. of vacant 3BR flats**, located in Block A/B under Self-Financing/Outright purchase basis. The construction work of the scheme is under progress at the site.

#### Unit Details:

Category of Flats	No. of Vacant Flat	Carpet Area per Unit (in sqft.)	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.)
3BR(HIG) (Block-A/B)	03	1084 to 1108	1380 to 1419	1646 to 1686	79,39,000/-	8,00,000/-

- EMD will be adjusted towards cost of the flat after allotment.
- Applicants who opt for Outright purchase may deposit full cost along with the application during booking period. They will be given preference in allotment process over normal applicants under self financing norms. In case of more applicants than the number of units under outright purchase basis, allotment will be decided by lottery amongst the outright applicants.
- Balance cost will be recovered in one installment within 03 months of allotment, in case of allotment made under normal self-financing norms.
- 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.1,00,000/- extra + GST 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.
- There may be minor variations in dimensions of the rooms due to technical/construction requirements. The allottee has to pay the proportionate cost of extra built up area over the advertised standard built up area.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.
- The intending applicant may visit the site to satisfy himself about the locality, site condition, construction being made by OSHB, progress in construction etc. and after being fully satisfied, may submit his application.

**B. HIGH CORE HOUSES OVER LEFT OVER PLOTS AT KANANVIHAR, PHASE-I BHUBANESWAR: (Completed Scheme)**

OSHB proposes to construct 11 nos of HIGH single storied core houses over left over plots in the completed housing schemes in Kananvihar, Phase-I for which the Board invites application for sale of the same on outright purchase/self-financing basis.

**Unit Details**

No. of Units	Standard Plot Area	Plinth Area (in sqft.)	Sale Price (in Rs.)	EMD (in Rs.)
11	45' x 60' =2700	1645	1,27,62,000/-	31,90,000/-

**Infrastructure:**

Site development, Internal black topped road, external electrification, Water supply, Sewerage, Land scaping etc.

- The project period is 12 months from 01/04/2021 till 31/03/2022.
- The available plot/house nos are: 7,8,9,10,11,12,13,14,15, 181 & 186.
- The sale price will be proportionately higher towards extra area over standard plot area in case of particular plot number/house, which has to be paid as per intimation from OSHB
- GST and Other statutory charges will be extra as applicable from time to time on sale price. The present GST rate is 5%.
- Applicants who opt for Outright purchase may deposit full cost along with the application during booking period. They will be given preference in allotment process over normal applicants under self financing norms. In case of more applicants than the number of units under outright purchase basis, allotment will be decided by lottery amongst the outright applicants. Same principle will be followed for allotment in self-financing norm, after allotment made under outright purchase applicants.
- The EMD amount will be adjusted towards sale value. Balance cost will be paid within **03 months** from date of intimation by OSHB in case of allotment, under self financing norm.
- The core house must be utilized for residential use within two years of taking over possession.
- There is provision for allotment of specific plot number/house by choice for which the applicant may deposit Rs.3,20,000/- extra towards choice fees. GST will be extra payable after successful allotment.
- There are three nos. of corner plots i.e; 7,12,13 in this offer for sale. The applicant will have to deposit Rs.6,40,000/- extra towards corner plot allotment fees for allotment of corner plot /house which is excluding the choice fees of Rs.3,20,000/- as mentioned above. GST will be extra payable after successful allotment.
- In case of lottery in normal case if the allottee gets allotted a corner plot/house, he will pay the corner plot/house; charges of Rs.6,40,000/- along with GST extra.
- Specific plots/house number will be allotted by draw of lottery. In case there are more than two applications



with deposit of choice fees and fees for corner plot/house, for any particular plot/house; the selection will be made by draw of lots amongst these concerned applicants. The unsuccessful applicant after lottery will be included in the general lot, and his choice fees/corner allotment fees will be refunded.

- After allotment of plot/house number, there is provision of interchange of house number amongst the interested allottees with permission of OSHB, on payment of Rs.1,00,000/- (Rupees one lakh) towards processing fees. The allottee may avail this opportunity once only. GST as applicable will be extra.
- The intending applicant may visit the site to satisfy himself about locality, site condition, approach to the site, residential potential, and after being fully satisfied, submit his application. OSHB will facilitate the site visit for the intending buyers.

### 3. SALE OF EWS FLATS 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 05 nos. of EWS flats on 'as is where is basis'** with infrastructure facilities and amenities as available in the scheme. The construction work in the scheme has been completed.

#### Unit Details:

Category of House/Flat	No. of Units Vacant	Plinth Area per Unit (in sqft.)	Super Built-up Area (in sqft.)	Sale Price per Unit (Rs.)	E M D (Rs.)
EWS Flat	05	--	284	4,65,000/-	47,000/-

- Vacant EWS Flats- A-06, 07, 11, B-10 & 14
- Applicants who opt for Outright purchase may deposit full cost along with the application during booking period. They will be given preference in allotment process over normal applicants under self financing norms. In case of more applicants, than the number of units under outright purchase basis, allotment will be decided by lottery amongst the outright applicants. Same principle will be followed for allotment in self-financing norms, after allotment under outright purchase basis.
- No GST will be charged. All other statutory dues will be charged over the sale price, as applicable.
- Specific Flat No. will be allotted by choice. In case of more applications than the number of units this will be decided in lottery.
- Balance cost will be recovered within 02 months from date of intimation from OSHB in case of normal self-financing norms.
- All the conditions applicable to previous/original allottees will be applicable in case of fresh allotment of the vacant units.

### 4. SALE OF EWS FLATS AT MUKTAPUR, NAYGARH: (Completed Scheme)

- The project provides for 70 nos of EWS flats, 81 nos of LIG, 79nos of MIG & 33 nos of HIG core houses with existing infrastructure and other amenities as available The offer is sale of balance 23 EWS vacant flats on **"as is where is basis"**.
- The construction work in the scheme has been completed, and all other houses and flats have been handed over.

#### Unit Details:

Category of House/Flat	No. of Vacant Flat	Super Built-up Area/Unit (in sqft.)	Plinth/Built-up Area/Unit (in sqft.)	Sale Price/ Unit (Rs.)	E M D (in Rs.)
EWS	23	307	276	4,92,000/-	50,000/-

- Vacant Flats :- A-13, C-06, 08,13, D- 01, 06, 07, 08, 09, 10, 11, 12, 13, 14, E-03, 05, 07, 09, 10, 11, 12, 13 & 14.
- Balance cost will be recovered within 9 months in 3 equated quarterly installments.
- No GST will be charged.
- Specific Flat no. will be allotted by choice in normal case. In case of more applications, than number of units this will be decided by lottery.
- 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 in **off-line mode** only with deposit of EMD and processing fee. In case the applicant so desires, he may also opt to pay the EMD in online mode. But the application has to be submitted in offline mode. 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.

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

- a. The Earnest money Deposit (EMD).
  - b. Processing Fee with GST (for 3BR flat/HIG Core house/Commercial Plot/Shops-Rs.3540/-, MIG Flat-Rs.2360/-EWS-NIL), at the time of application in a single transaction.
  - c. 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** in offline mode or in online mode.
  - d. Payment in online mode will be accepted as mentioned in B (i) (b) in a single transaction and online payment deposit slip with UTR number is to be attached with filled in application.
  - e. Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
  - f. Recent passport size photograph duly self attested and affixed on the Application Form.
  - g. Copy of Voter ID/ PAN Card/ Driving License/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of Residential proof.
  - h. Two nos. of self addressed envelope (12 cm. x 26 cm.).
  - i. One cancelled cheque of the applicant, in case opting for online refund.
2. 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), after making necessary entry in the Register available with AAO(Urban) or sent by registered post/speed post to Housing Commissioner-cum-Secretary with required documents and deposits within **Dtd. 22/03/2021**. Bids received beyond **Dtd. 22/03/2021** 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/Flat/Shop at \_\_\_\_\_**" on the top of the sealed cover/ envelope.
  3. Bid value must not be less than the Upset sale price and any such offer below the Upset price will be summarily rejected and EMD will be refunded after deduction of 10% of the EMD. The processing fee along with GST is non-refundable.
  4. Applications received without full particulars, EMD, Processing Fee with GST, and other document, as specified above, shall be rejected summarily.
  5. Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

### B) FOR SELF FINANCING/OUTRIGHT 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:

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

Bank details for Kharavela Enclave		Bank details for Other schemes	
Bank Name	: Bank of Baroda	Bank Name	: Bank of Baroda
Branch	: O.G.N.B., Bhubaneswar	Branch	: O.G.N.B., Bhubaneswar
Bank Account Name	: Orissa Housing Board Fund	Bank Account Name	: Orissa Housing Board Fund
Bank A/C No .	: 78350200000324	Bank A/C No.	: 78350200000330
Bank IFSC Code	: BARB0VJORIS	Bank IFSC Code	: BARB0VJORIS
Type of Account:	: CURRENT	Type of Account:	: CURRENT

The applicant has to deposit the EMD/Full cost, Processing Fee with GST (for 3BR flat/HIG house /Plot/ Shops-Rs.3540/-, MIG Flat Rs.2360/-, 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.
- Payment confirmation receipt and transaction number in JPG/PDF format (less than 1MB).
  - Affidavit in prescribed format as given in application form in JPG/PDF format (less than 1MB).
  - Scanned copy of the Identity proof in JPG format (less than 1MB)
  - Scanned copy of the Residence proof in JPG format (less than 1MB)
  - Scanned passport size photograph of the applicant (300 X 400 pixel, size less than 2 MB)
  - 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.

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

## 2. Offline Procedure:

All vacant units under offer can also 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.02/03/2021** to **dt.22/03/2021** Interested persons can download the Application Form from OSHB Website and apply with required documents, processing fee and EMD/Full cost, as applicable

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

- The applicant has to deposit the EMD/Full cost, Processing Fee with GST (for 3BR flat/ HIG house/ Plot/Shops- Rs.3540/-, MIG Flat- Rs.2360/-, 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 above. The online deposit payment slip with UTR number is to be attached with filled in application.
- Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
- Recent passport size photograph duly self attested and affixed on the Application Form.
- Copy of Voter ID/ PAN Card/ Driving Licence/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Pass Book in support of Residential proof.
- Two nos. of self addressed envelope (12 cm. x 26 cm.).
- One cancelled cheque of the applicant, in case opting for online refund.
- Any other document, as felt necessary.

## TERMS & CONDITIONS OF ALLOTMENT:

### 1. 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. Authority 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. Authority 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. Authority 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.

### Category wise Income Eligibility.

EWS : Family income up to Rs.1, 80,000/- per annum.

LIG : Family income from Rs.1,80,001/- to Rs.3,60,000/- per annum.

HIG/MIG/PLOT : Family income above Rs.3, 60,001/- per annum.

### ALLOTMENT:

#### 2. Auction Sale:

- a. The bids will be opened on **dttd. 22/03/2021 at 5.15 PM** in the 3rd floor Conference Hall of OSHB. Applicants or their authorized 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 installment 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.

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

- a. Preference in allotment will be given to the applicants who opt for outright purchase and deposit full cost along with application during booking period.
- b. Allotment of the units will be made as per the existing rules of the Board.
- c. In case of sale offers under Self-finance scheme at Mahisapat Ph-II, Dhenkanal, Nayagarh & Kharavel Enclave and Kanarvihar housing scheme, 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 allotted unit as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment the units. 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 Flat No/House/Shop number 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 applies for withdrawal or the allotment is cancelled due to any reason after selection, the EMD will be forfeited under normal circumstances.

- 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 through/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 under normal circumstances.
- 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/shop 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 house/plot/flat/shop 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 forfeiture of EMD and other deductions as per rule.
- c. While taking delivery of the allotted house/plot/flat/shop, 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 house/plot/flat/shop.

## 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/houses/shops and flats in completed schemes 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. The ongoing schemes at 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. Similarly, the same rule applies for the proposed HIG core house in Kananhivhar, Phase-I.
- d. 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.
- e. 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) Kharavel Enclave	Rs.20,000/-	Rs.18000/- @ Rs.1500/- p.m
ii) Mahisapat Ph-II	Rs.10,000/-	Rs.6,000/- @ Rs. 500/- p.m
iii) Muktapur, Nayagarh	Rs.10,000/-	Rs.6,000/- @ Rs. 500/- p.m
iv) Kalarahanga	Rs.10,000/-	Rs.6000/- @ 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 shops/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.
- 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 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:**

- 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.

#### **FORCE MAJEURE :**

In case of Housing Schemes at Kharavel Enclave and HIG core houses at Kananvihar, Phase-I if the construction of Flats/Houses is delayed for reasons of “**Force Majeure**” which inter alia include inordinate delay in any legal suits/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, 2392587**

AND

For Dhenkanal, Cuttack	: Exe. Engineer-	9861211820
For Bhubaneswar	: Scheme Officer-	9861032436
	A.A.O (U) -	9090909494
	A.A.O (S) -	8598975497
For Nayagarh	: A.A.O (R) -	9090373641
Sambalpur	: A.A.O(Sambalpur)-	9658969396
For Online Application	: A.A.O(Computer)-	9437228444

**Booking opens from : Dt. 02/03/2021 at 11.00 A.M**

**Booking closes on : Dt. 22/03/2021 at 05.00 P.M**

# 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

Sachivalaya Marg, A/32, Kharavela Nagar, Bhubaneswar-751 001  
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**OSHB at Your Service for last 52 Successful Years**