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

**At**

**Bhubaneswar / Dhenkanal/Sundargarh**



ODISHA STATE HOUSING BOARD

**INTRODUCTION**

 Odisha State Housing Board (OSHB), the premier housing institution of the state offers to sell Shops/Residential & Commercial plots/Core Houses/Flats on “as is where is” basis, through Auction/Outright Purchase basis in the following completed schemes at Bhubaneswar, Dhenkanal & Sundargarh available in its scheme areas. For auction sale, sealed bids are invited from the intending buyers and for outright purchase, the intending buyers have to deposit full cost along with the application for preference in allotment.

1. ***AUCTION SALE:***

**I.AUCTION SALE OF SHOPS IN THE RESIDENTIAL APARTMENT PROJECT AT**

**DUMDUMA PH-VI, BHUBANESWAR(Completed Scheme):**

 The scheme provides for 126 nos. of HIG flats in two blocks of B+S+9 floor structure and 05 no. of shops ,1(one) number of department store in the ground floor of 3rd block of G +2 structure, with other two floors earmarked for community purposes for the allottees. The construction work has been completed. The HIG flats have already been allotted and handing over of possession will start soon. The offer is for auction sale of 05 number of shops and 01 department store on “ as is where is” basis .

**Unit Details :**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Scheme** | **Category & No. of units** | **Shop Nos.** | **Super Built up area****(in sq.ft.)** | **Upset price****( in Rs.)** | **EMD****(in Rs.)** |
| Residential Apartment project atDumduma Ph-VI Bhubaneswar | Type-I- 04 nos.Type-II- 01 no.Department Store- 01 no. | 123456 | 2512512512512591005 | 9,52,000/-9,52,000/-9,52,000/-9,52,000/-9,82,000/-38,09,000/- | 2,00,000/-2,00,000/-2,00,000/-2,00,000/-2,00,000/-4,00,000/- |

* Bid will be submitted for particular shop with required EMD.
* The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **02 months** from date of opening of bid document.
* Bids without required documents & EMD amount will be rejected.
* Any other statutory dues towards registration charges, stamp duty, all taxes, Association Membership fee, maintenance fee, etc. as applicable, will have to be paid by the allottee extra over the bid value.
* No GST will be charged.
* The intending bidder/applicant may inspect/visit/ascertain/confirm the shops/store to satisfy himself about the locality, approach to the site, commercial potential & risks, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers. Objections there on, if any, after submission of bid concerning the shops shall not be entertained.
* All other conditions applicable to the allottees of this scheme will also be applicable to the successful bidder/ new allottee.

**II. AUCTION SALE OF SHOPS AT NANDAN ENCLAVE, KALARAHANGA, BHUBANESWAR(Completed Scheme):**

OSHB has completed the construction of one shopping complex in the existing housing colony, at Nandan Enclave, Kalarahanga. The complex consists of 13 nos. of shops in G+1 structure. 10 nos. of shops have already been sold through auction. OSHB now invites Sealed Bids for auction sale of the vacant 03 number of shops on “as is where is basis” in the first floor.

**Unit Details:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Scheme** | **Shop Nos.****(First floor)** | **Carpet Area****(in sq. ft.)** | **Upset price****( in Rs.)** | **EMD****(in Rs.)** |
| Nandan Enclave, Kalarahanga, Bhubaneswar | 111213 | 120108265 | 7,68,000/-6,91,200/-16,96,000/- | 1,50,000/-1,40,000/-4,25,000/- |

* Bid will be submitted for particular shop with required EMD.
* The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **02 months** from date of opening of bid document.
* 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 the land premium fixed in the lease with Govt.
* Any other statutory dues towards registration charges, stamp duty, all taxes, Association Membership fee, maintenance fee, etc. as applicable, will have to be paid by the allottee extra over the bid value.
* 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.
* The intending bidder/applicant may inspect/visit/ascertain/confirm the shops to satisfy himself about the locality, approach to the site, commercial potential & risks, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers. Objections there on, if any, after submission of bid concerning the shops shall not be entertained.
* All other conditions applicable to the allottees of this scheme will also be applicable to the successful bidder/ new allottee.

**III. AUCTION SALE OF RESIDENTIAL PLOTS/COMMERCIAL PLOT/ MIG CORE HOUSE IN BAJI ROUT SOCIAL HOUSING SCHEME AT MAHISAPAT PH-I, DHENKANAL(Completed Scheme):**

The two housing schemes 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 scheme at Ph-I has been completed with construction of 23 nos. of HIG, 71 nos. of MIG and 46 nos. of LIG core houses, which have already been allotted. Now, 8 number of HIG plots have been developed on vacant patch in the scheme for sale. The offer is for auction sale of the vacant 01 commercial plot, 08 number of residential plots and 01 MIG Core house in Ph-I on “as is where is” basis, with available infrastructure in the schem**e.**

**Unit Details:**

1. **Residential Plots:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Scheme** | **Category** | **No. Of****Units** | **Plot Nos.** | **Plot Area****(in sq. ft.)** | **Upset price****( in Rs.)** | **EMD****(in Rs.)** |
| Mahisapat Ph-I | HIG | 08 | 24 to 31 | 2000 | 18,05,000/- | 1,80,000/- |

1. **Commercial Plot:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Scheme** | **Category** | **No. Of****Units** | **Plot Area****(in sq. ft.)** | **Upset price****( in Rs.)** | **EMD****(in Rs.)** |
| Mahisapat Ph-I | Commercial plot | 01 | 4000 | 34,22,000/- | 3,50,000/- |

1. **MIG Core House:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Scheme** | **Category** | **No. Of****Units** | **House No.** | **Plot Area****(in sq. ft.)** | **Upset price****( in Rs.)** | **EMD****(in Rs.)** |
| Mahisapat Ph-I | MIG | 01 | 70 | 1500Plinth-715  | 18,23,000/- | 2,00,000/- |

* Bid will be submitted for particular plot/house with required EMD.
* The EMD amount will be adjusted towards Bid value. Balance Bid value will be paid within **02 months** from date of opening of bid document.
* Bids without required documents & EMD amount will be rejected.
* The commercial plot must be utilized maximum within **03** years after taking over possession.
* The bidder of commercial plot will have to construct the shopping units for use of local residents of Housing Board colony.
* The bidder of residential plots and core house will utilize the same for residential purpose within 03 years after taking over possession.
* Any other statutory dues towards registration charges, stamp duty, all taxes, etc. as applicable, will have to be paid by the allottee extra over the bid value.
* The intending bidder/applicant may inspect/visit/ascertain/confirm the house/plots to satisfy himself about the locality, approach to the site, commercial potential & risks, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers. Objections there on, if any, after submission of bid concerning the shops/plots/house shall not be entertained.
* All other conditions applicable to the allottees of this scheme will also be applicable to the successful bidders/allottees.

**2. SALE UNDER OUTRIGHT PURCHASE BASIS:**

**I. OUTRIGHT SALE OF EWS FLATS IN BAJI ROUT SOCIAL HOUSING SCHEME AT MAHISAPAT PH-II, DHENKANAL(Completed Scheme):**

This housing scheme of Odisha State Housing Board spread over Govt. land, in phase II, at Mahisapat, Dhenkanal town has been completed and most houses have been handed over. The offer is for outright **sale of 03 nos. of vacant EWS flats on ‘as is where is basis’** with infrastructure facilities and amenities, as available in the scheme , on outright purchase mode.

**Unit Details:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Category of Flat** | **No. of Units vacant** | **Super Built-up Area (in****sq. ft.)** | **Sale Price per unit(Rs.)** | **E M D (Rs.)** |
| EWS Flat | 03 | 284 | 4,65,600/- | 47,000/- |

* Vacant EWS Flats are-- A-11 & 12, B-14.
* 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.
* In case, an applicant desires, he may apply with EMD and after selection, he will have to deposit the balance amount within two months of intimation by OSHB. Preference will be given to the applicants who have deposited full cost with application.
* No GST will be charged.
* Any other statutory dues towards registration charges, stamp duty, all taxes, Association Membership fee, maintenance fee, etc. as applicable, will have to be paid by the allottee extra over the bid value.
* Specific Flat No. will be allotted by lottery.
* All other conditions applicable to the allottees of this scheme will also be applicable to the successful allottee.
* The intending bidder/applicant may inspect/visit/ascertain/confirm the flats to satisfy himself about the locality, approach to the site, commercial potential & risks, etc., before submission of bid. OSHB will facilitate the site visit for the intending buyers. Objections there on, if any, after submission of bid concerning the flats shall not be entertained.
1. **OUTRIGHT SALE OF CORE HOUSE AT BADAPATRAPALLI Ph-II, SUNDARGARH (Completed Scheme):**

 The scheme has been completed with provision of for 31 LIG and 73 MIG core houses, which have been allotted and of out of which this offer is for 01 vacant LIG core house to be sold on “as is where is basis” on outright purchase mode.

**Unit Details :**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Category of House** | **No. of Units vacant** | **Plot Area per unit****( sq.ft.)** | **Plinth Area per Unit****(in sq .ft.)** | **Sale Price per unit(Rs.)** | **E M D (Rs.)** |
| LIG | 01 | 1000 | 472 | 17,74,000/- | 2,00,000/- |

* EMD will be adjusted towards cost of the house after allotment.
* Balance cost will be recovered within **02** months from date of intimation by 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 flat, it will be decided by lottery amongst the outright applicants.
* In case, an applicant desires, he may apply with EMD and after selection, he will have to deposit the balance amount within two months of intimation by OSHB. Preference will be given to the applicants who have deposited full cost with application.
* No GST will be charged.
* Any other statutory dues towards registration charges, stamp duty, all taxes, etc. as applicable, will have to be paid by the allottee extra over the bid value.
* At the time of Lease Deed, the allottee may have to pay differential land cost as per the premium fixed in lease with Govt.
* All other conditions applicable to the allottees of this scheme will also be applicable to the successful allottee.

**APPLICATIONPROCEDURE:**

***A.FOR AUCTIONSALE-***

1 ) .Intending applicants can apply off-line with deposit of EMD and processing fee. However EMD can also 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.

* 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/Shops-Rs.3540/-, LIG-Rs.1180/- MIG- 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 also be accepted through NEFT/ RTGS only in a single transaction through the banks as detailed bellow.

Bank Name : Bank of Baroda

Branch : O.G.N.B., Bhubaneswar Bank Account Name : Orissa Housing Board Fund Bank A/C No. : **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) Passport size photograph duly self attested and affixed on the Application Form.

e) Copy of self-attested 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.

f) Two nos. of self addressed envelope (12 cm. x 26cm.).

g) 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) with name of scheme on top of the envelop** 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. **10.11.2021**. Bids received beyond dtd. **10.11.2021 at 5.00 p.m.** 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/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 bellow 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**) **OUTRIGHT PURCHASE :**

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 : Bank of Baroda

Branch : O.G.N.B., Bhubaneswar

 Bank Account Name: Orissa Housing Board Fund

Bank A/C No. **78350200000330**

Bank IFSC Code : BARB0VJORIS

Type of Account: : CURRENT

The applicant has to deposit the EMD/Full cost, Processing Fee with GST (for HIG/Commercial Plot/ Shops-Rs.3540/-, LIG- Rs.1180/-, MIG- 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.

1. Payment confirmation receipt and transaction number in JPG/PDF format (less than1MB).
2. Affidavit in prescribed format as given in application form in JPG/PDF format (less than1MB).
3. Scanned copy of the Identity proof in JPG format (less than1MB)
4. Scanned copy of the Residence proof in JPG format (less than1MB)
5. Scanned passport size photograph of the applicant (300 X 400 pixel, size less than 2MB)
6. 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.

1. 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.
2. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
3. The applicant should submit the original documents for verification as and when required.
4. **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.**07.10.2021**to dt.**10.11.2021.** Interested persons can download the Application Form from OSHB Website and apply with required documents, processing fee and EMD/Full cost, as applicable

Following 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/Commercial Plot/ Shops-Rs.3540/-, LIG- Rs.1180/-, MIG- Rs2360/, EWS-NIL), at the time of online 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 : Bank of Baroda

Branch : O.G.N.B., Bhubaneswar

 Bank Account Name: Orissa Housing Board Fund

Bank A/C No. **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.

1. Original Affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
2. Recent passport size photograph duly self attested and affixed on the Application Form.
3. Copy of self-attested 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.
4. Two nos. of self addressed envelope (12 cm. x 26cm.).
5. One cancelled cheque of the applicant, in case opting for online refund.
6. 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. 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.

**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/SHOPS : Family income above Rs.3, 60,001/- per annum.

**2. Allotment: Auction Sale:**

1. The bids will be opened on dt.**10.11.2021**at 5.30 P.M in the 3rd. floor Conference Hall of OSHB. The Applicants/ one of their authorized representatives may remain present during opening of the bid.
2. Highest bidder with all required documents will get selected for Allotment.
3. In case of a tie in the bid value, allotment will be made by drawal of lottery amongst the highest bids.
4. The highest bidder will have to pay balance of the bid value (Bid Value – EMD) in one installment within two months from date of opening of bid document..
5. 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.

**3. Allotment-Outright Sale :**

1. Preference in allotment will be given to the applicants who deposit full cost along with application during booking period.
2. Allotment of Flats will be made as per the existing rules of the Board. 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.
3. The allottee is required to deposit the balance cost of the Flat as per intimation from OSHB. Any default in payment of required dues as per schedule will lead to cancellation of allotment.
4. 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.
5. 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 in all cases..

 **4.REFUND/ WITHDRAWAL/ CANCELLATION :**

**1.AuctionSale:**

1. No withdrawal after selection / allotment is allowed. In case the applicant apply for withdrawal after selection, the EMD will be forfeited.
2. 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.
3. The Processing Fee and applicable GST on it, is non-refundable in all cases.

**2.Outright Sales:**

1. If any applicant withdraws from the scheme before allotment, only EMD will be refunded.
2. 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.
3. The Processing Fee and applicable GST on it, is non-refundable in all cases.

 **5. DELIVERY OF POSSESSION:**

1. 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.
2. An allottee is required to take possession of the allotted 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 due deduction as per Board’s guideline.
3. While taking delivery of the allotted 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 plot/flat/shop.

**6. EXECUTION OF LEASE DEED:**

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

**7. SPECIAL CONDITIONS:**

1. The plots and flats in completed schemes will be sold on **“as is where is basis”.**
2. **In case of violation of any terms and conditions of the brochure, submission of wrong information in the application forms, affidavits submitted by bidder/applicant, or subsequently detected by OSHB, the allotment will be liable for cancellation and suitable penalty will be levied as applicable from time to time.**
3. 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.
4. 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 Name | Membership Fee (Rs.) | One year Subscription fee(Rs.) |
| MahisapatPh-II | 10,000/- | 6000/- @ Rs.500/- p.m |
| Dumduma ph-VI  | 10,000/- | 6000/- @ Rs.500/- p.m |
| Kalarahanga | 10,000/- | 6000/- @ Rs.500/- p.m |

 The above Fees will be extra and over the successful bid value/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.

1. 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.
2. 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.
3. Terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.

 **8. 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.

**9. FORCE MAJEURE :**

In the housing schemes under offer for sale, in case of any delay in hand over, 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**

 **AND**

 **Executive Engineer, Cuttack-9861211820**

**Asst. Admn. Officers- 8598975497/**

**9090909494/ 9437171704/ 9090373641**

**Booking opens from : Dt.07.10.2021 at 11.00 A.M**

**Booking closes on : Dt.10.11.2021 at 05.00P.M**