

The Lifestyle  
that's Designed  
Around You



ORERA Registered

Multi Storied Residential  
Apartment Complex  
at Dumduma PH-III



**ODISHA STATE HOUSING BOARD**

Government of Odisha Undertaking



## Project Highlights

- Prime Location in the City
- Ample Open Space
- 20 ft. Wide Internal Driveway
- Community Hall
- Landscaped Garden
- Lift for All MIG, LIG & EWS
- DG Set for Power Backup
- Linkage with City Water & Sewerage System
- Provision for STP & UGR

## A. Introduction

Odisha State Housing Board (OSHB), a Govt. of Odisha undertaking, the premier housing Institution of the State, is taking up one premium Residential Apartment complex 'Subhadra Enclave' over an area of Ac.2.105 dec. of Govt. land with provision of 198 nos. of flats of different categories at a prime locality at Dumduma under self financing scheme.

## B. Location

The site is located within the established housing colony of OSHB at Dumduma, Phase-III. It is situated at about 2 kms. from Khandagiri square, 6 kms from Airport, 3 kms from Baramunda Bus Stand and well connected by blacktopped road from National Highway. Important institutions like Hospital, Schools, Colleges, Market are available in nearby area with excellent connectivity to the City. OSHB has constructed around 3,500 nos of houses/flats in Dumduma, a well developed exiting housing colony in Bhubaneswar.

## C. Scheme Profile

The project is registered under **ORERA** with **Regd. No.RP/19/2021/00602**. The project provides for construction of total 198 number of different categories of flats in 9 nos. of Blocks i.e. 138 nos. of MIG (2BHK) flats with B+G+4 structure in 7 Blocks, 20 nos. of LIG flats (1BHK) with B+G+4 structure in 1 Block and 40 nos. of EWS flats ( One room) with B+G+4 structure in 1 Block in a gated complex with compound wall all around. All the units will be sold in finished shape.

The present offer is for sale of 160 nos. of flats with unit details as under:

Catagory of Flat	No. of Units	Carpet Area Including Balcony (in sqft.)	Built up Area (in sqft.)	Super Built up Area (in sqft.)	Sale Price per Unit (in Rs.)	E.M.D. (in Rs.)
MIG (2 BHK)	100	654	724	940	46,82,000/-	4,70,000/-
LIG (1 BHK)	20	418	466	605	23,95,000/-	2,40,000/-
EWS	40	289	328	425	11,99,000/-	1,20,000/-
<b>Total</b>	<b>160</b>					

- MIG-100 (Block Number -2, 3, 4, 6 & 7) ● LIG- 20 (Block Number - 9) and
- EWS- 40 (Block Number - 8)

1. The sale price includes the cost of the flat, community hall, free two-wheeler parking for all category, car parking for MIG category only.
2. The flat number with earmarked car parking area will be allotted through lottery for MIG category.
3. The flat numbers for LIG & EWS categories will be allotted through lottery.
4. EMD will be adjusted against the sale price. Balance cost is to be paid by allottees after allotment in installments as would be fixed by OSHB, during construction period.
5. GST and other statutory dues as applicable will be collected over & above the sale price. GST is to be paid along with installment amount which will be intimated later on by OSHB. GST on EMD will be collected after allotment along with 1st installment.
6. In case of allotment of a flat in the ground floor & 1st floor, the selected allottees in MIG category will have to pay Rs.25000/- extra over the sale price along with GST as applicable.

7. After allotment of particular flat number by lottery, there would be provision for exchange in flat number between two interested allottees on mutual consent subject to payment of option fees. Similarly, in case of available vacant units, allottees can apply for change of flat number within two months after allotment subject to deposit of option fees, excluding the sale price.

The option fees is kept at Rs.20,000/- plus GST for MIG, Rs.15,000/- plus GST for LIG, and Rs.10,000/- plus GST for EWS. The option for change of flat number can be availed only once by the allottees.

8. The balance 38 nos. of MIG (2BHK) Flats in Block - 1 & 5 will be advertised for sale separately after progress of construction works is achieved.
9. There is provision for Community Hall in the complex, one for MIG units in the ground floor of MIG Block No.-1 and another for both LIG & EWS units in the 1st floor of community shopping block. The Community hall will be handed over to the **"Association of Allottees"** after completion of the scheme. It is binding on the part of the allottees to form the Association, in consultation with OSHB, during allotment process before taking over possession.
10. Three nos. of shops in the ground floor of Community Centre Block will be sold separately amongst the allottees through auction process which will be notified after completion.

## D. Scheme Specification

**MIG : (Two BHK Flat)** - One MIG flat provides for two Bedrooms (one with attached toilet), Drawing Room, Dining Space, Kitchen, one Common Toilet and Balcony.

**LIG : (One BHK Flat)** - One LIG flat provides for one Bedroom with attached toilet, one Drawing cum Dining Hall, Kitchen, one common toilet and balcony.

**EWS : (One Room Flat)** - One EWS flat provides for one Multi Purpose Room with Kitchen, one Bath Room, one Water Closet and Balcony.

### Specifications

#### Foundation/Structure/

**Super Structure:** Earthquake resistant R.C.C. frame structure.

**Walls:** AAC blocks with Jointing materials.

**Flooring:** **Internal-** Vitrified tiles for MIG , LIG & Ceramic floor tiles for EWS category flats.

**Bathrooms-** Anti skid mat finish ceramic tiles for MIG, LIG & EWS category flats.

**Common Lobby / Staircase-** Kota Stone

**Door:** **Main Door:** Teak wood Shutter with Sal Wood frame for MIG & LIG categories. Factory made flush door both side laminated for EWS category.

**Door frame** - RCC Choukath for all category flats & internal doors.

**Other Doors** - Factory made flush door both side laminated.

**Bathroom** - WPC Choukath with shutter.







<b>Painting:</b>	<b>External</b> - Weather shield paint for all category. <b>Internal</b> - Plastic emulsion paint for all category.
<b>Kitchen:</b>	Granite stone Platform with stainless steel sink with CP fittings, glazed tiles up to 2' above the cooking platform.
<b>P.H. Fittings:</b>	CPVC fittings for water lines and PVC pipes for soil and waste lines. European Commode in attach toilets and Indo European Commode in common toilet.
<b>Electrical Fittings:</b>	All branded modular fittings for all category of flats. Concealed wiring with provisions of TV, AC and Telephone outlets in each flat.

*\*All the fittings are of reputed brands like Havels/Finox/Anchor/Cona/Cera/Neycer/Parryware/Hindware/Supreme/Astral/ Kajaria/Johnson/equivalent brands.*

#### **Infrastructure**

- Facilities:**
- Compound wall & gates.
  - Concrete paved driveway.
  - External electrification with Transformer and DG set for power backup.
  - Lift for all Blocks (OTIS/KONE/THYSSENKRUPP/ MITSUBISHI
  - Sewerage treatment plant.
  - Rainwater harvesting.
  - Fire fighting system.
  - Landscaping
  - Community Hall & Shops.

#### **E. Project Period**

The project period will be 42 calendar months from the date of intimation made to the allottees.

#### **F. Application Submission Procedure**

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

#### **I. Online Procedure**

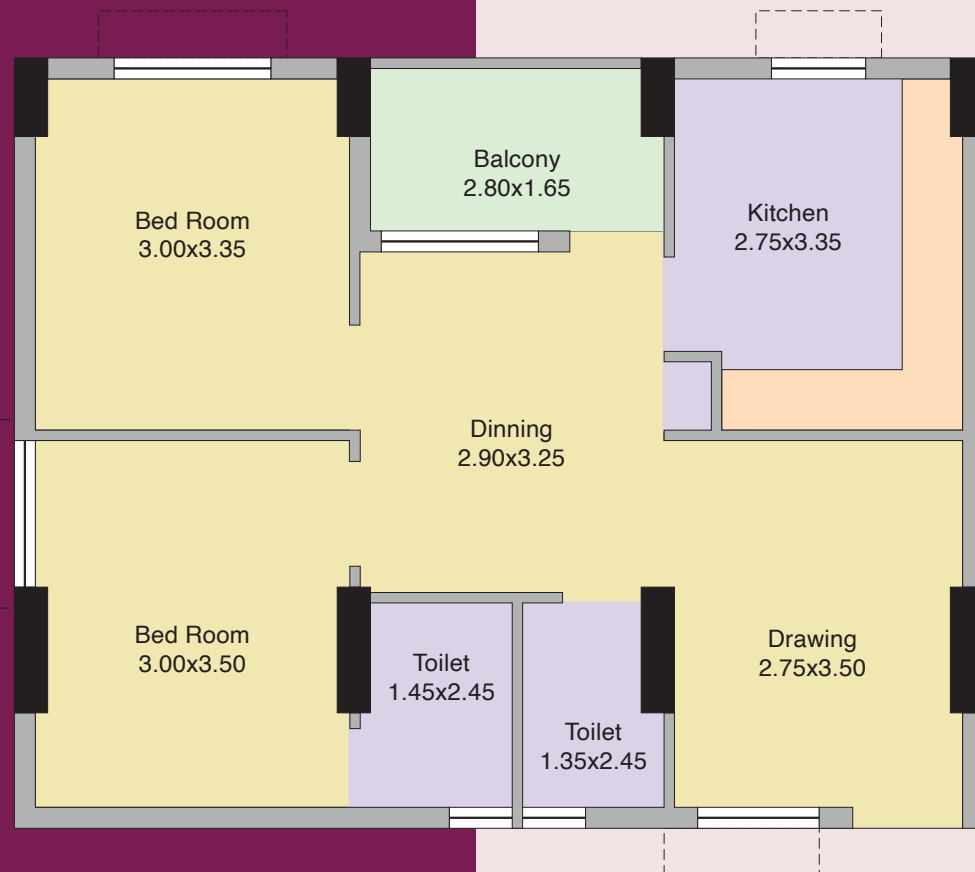
The applicants can submit filled-in application in online mode through the official website <https://oshb.org>. Applicants should also follow the instructions given in website of OSHB as well as follow the instructions given in the brochure.

01. The total process of downloading and filling up the application form will be through website of OSHB.
02. The particular details of application form will be filled up by applicant along with scanned copy of documents to be attached before submission to OSHB.
03. **All payments shall be made in Online Mode through Payment Gateway of OSHB, with link available in the OSHB website.**  
  
The applicant has to deposit the EMD, cost of application form of Rs.1,000/- plus GST Rs.50/- (total Rs.1,050/-) and processing fee for MIG- Rs.3,000/- plus GST Rs.540/- (total Rs.3,540/-, for LIG- Rs.1,500/- plus GST Rs.270/- (total Rs.1,770/-) & for EWS- Rs.1,000/- plus GST Rs.180/- (total Rs.1,180/-) at the time of online application in a single transaction. The on-line payment receipt/ deposit slip is to be attached with the filled-in application.
04. Applicants should attach the scanned copy of the following documents along with application while applying online.
  - a. Payment confirmation receipt and transaction number in JPG/PDF format(less than 1MB)
  - b. Scanned copy of Affidavit in prescribed format as given in application form in JPG/PDF format(less than 1MB).
  - c. Scanned copy of identity proof in JPG format(less than 1 MB).
  - d. Scanned copy of residential proof in JPG format(less than 1 MB)
  - e. Scanned copy of the document in support of claim for preference/reservation in particular category of allotment claimed in JPG format(less than 2 MB)
  - f. Scanned passport size photograph of the applicant 300 x 400 pixel (size less than 2 MB)
  - g. 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 documents.**
05. Applicant should fill the particulars of his own Bank Account correctly in the specified place so that the refund of money can be done online to the unsuccessful applicants. For any incorrect figure, OSHB shall not be held responsible for refunded amount.
06. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
07. The applicant will have to submit the original documents , after successful selection in allotment.

**For any clarification regarding procedure of submitting On-line application, please contact : Asst. Admn. Officer - (Computer) Mob. No.: 9437171704 and for online payment please contact : Accounts Officer - Mobile No.: 7978743866.**





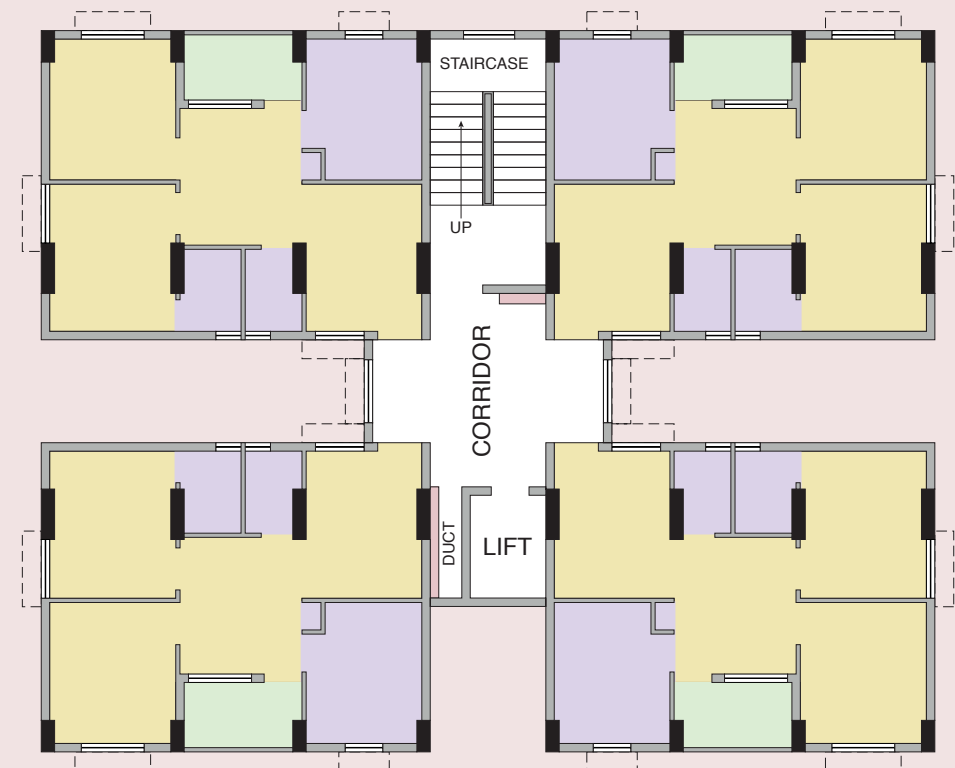
**Two Bedrooms  
Drawing, Dining  
Two Toilets  
Kitchen & Balcony**

\* Dimentions are in Meters

## Typical Unit Plan MIG Flats

### Area Statement

Carpet Area : 654 Sqft.  
(with Balcony) :  
Built Up Area : 724 Sqft.  
Super Built Up Area : 940 Sqft.



## Typical Floor Plan MIG Blocks

## II. Offline Pcedure

1. Brochure containing relevant information, terms and conditions with prescribed Application Form will be available on payment of Rs.1,000/- plus GST Rs.50/- by cash at Accounts section from OSHB Head Office, Sachivalaya Marg, Bhubaneswar-751001 during working hours **from 15.12.2021 to 31.01.2022**.
2. Persons intending to avail brochure with Application Form by post are required to send Demand Draft of Rs.1,250/- (Non-refundable) in favour **“Orissa Housing Board Fund”** payable at Bhubaneswar along with their letter of request to the Chief Accounts Officer, OSHB, Sachivalaya Marg, Bhubaneswar-751001, with complete postal address **from 15.12.2021 to 15.01.2022**.
3. **Application Forms can also be downloaded from OSHB website <https://oshb.org> and cost of brochure will have to be paid with the EMD.**
4. The filled-in Application Form with complete details (Annexure-I) must reach the office of the Housing Commissioner-cum-Secretary by **31.01.2022**. Applications received by post beyond **31.01.2022** will not be entertained and OSHB shall not be responsible for any postal delay. In case of application by Post, applicants should clearly mention “Application for MIG/LIG/EWS flats in **“Subhadra Enclave Multistoried Residential Apartment Scheme”** on the top of the envelope. In case the last date of receipt of application is declared as Govt. holiday, the last date of receipt will be the next working day.
5. **The applicants can deposit the EMD and the processing fees including GST in online mode as mentioned at pre page (online procedure Point-03) through payment gateway.**
6. Following documents should be furnished along with the filled-in application.
  - a. Earnest Money (EMD) of the flat along with non-refundable Processing fees as mentioned pre-page in online mode.
  - b. Original Money Receipt in support of purchase of Application Form.
  - c. Original Affidavit sworn in before Executive Magistrate/ Notary Public in the prescribed Format.
  - d. Recent passport size photograph 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 proof of residence.
  - f. Two nos. of self addressed envelope of size 12 cm x 26 cm.
  - g. One cancelled cheque of the applicant in case opting for on-line refund.
  - h. Attested copy of document in support of claim for preference/reservation in allotment claimed, if any at the time of application.

i. Any other document as felt necessary.

7. Applications received without full particulars, EMD, Processing Fees with GST, original Money receipt and other documents shall be rejected summarily.

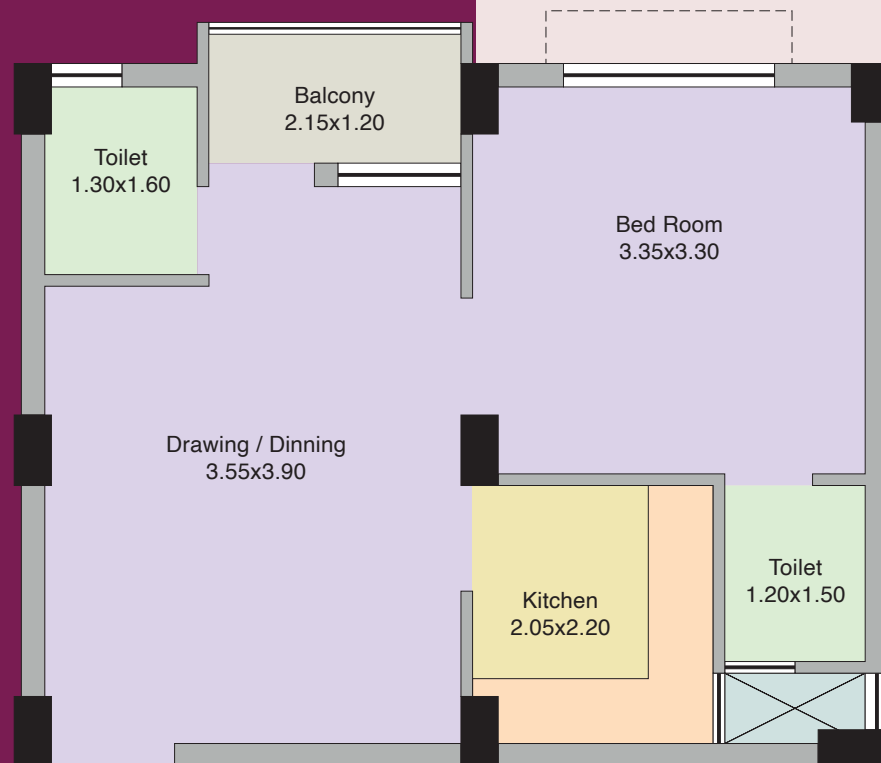
## G. Terms & Conditions of Allotment

### I. Eligibility

1. The applicant must be a citizen of India and a major.
2. In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
3. One family shall be eligible for only one allotment under one housing scheme. For the purpose, “Family” comprises of husband, wife and minor children.
4. 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 Bhubaneswar Municipal Corporation area, where the Housing Scheme is proposed to be undertaken.
5. Any family purchasing a residential plot/house/flat/SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency within Bhubaneswar Municipal Corporation area, where the housing scheme is proposed to be undertaken, under third party transfer, shall be deemed as allottee under the scheme and shall not be eligible to apply in this scheme floated by OSHB.
6. In case of transfer of allotment of a residential plot/ house/ flat/ SCR made by Odisha State Housing Board or any other Govt. Agency within Bhubaneswar Municipal area, where the housing scheme is proposed to be undertaken by the OSHB, it shall not entitle the family for further allotment in this scheme floated by OSHB
7. Any allotment made but cancelled due to non-payment of dues / suppression of facts/ violation of any other term & conditions of allotment / Agreement with OSHB or any other reasons, the family shall not be entitled for further allotment under this scheme.
8. The Income eligibility criteria: Family income should be;
  - a. EWS: Family income up to Rs.1,80,000/- per annum.
  - b. LIG: Family income from Rs.1,80,001/- to Rs.3,60,000/- per annum.
  - c. MIG: Family income above Rs.3,60,001/- per annum.Annual income is to be shown by self declaration in the application form and through affidavit to be sworn before Executive Magistrate/Notary Public.
9. Joint application is only permitted within family members. For the purpose, “Family” comprises of husband, wife and minor children.







## Typical Unit Plan LIG Flats

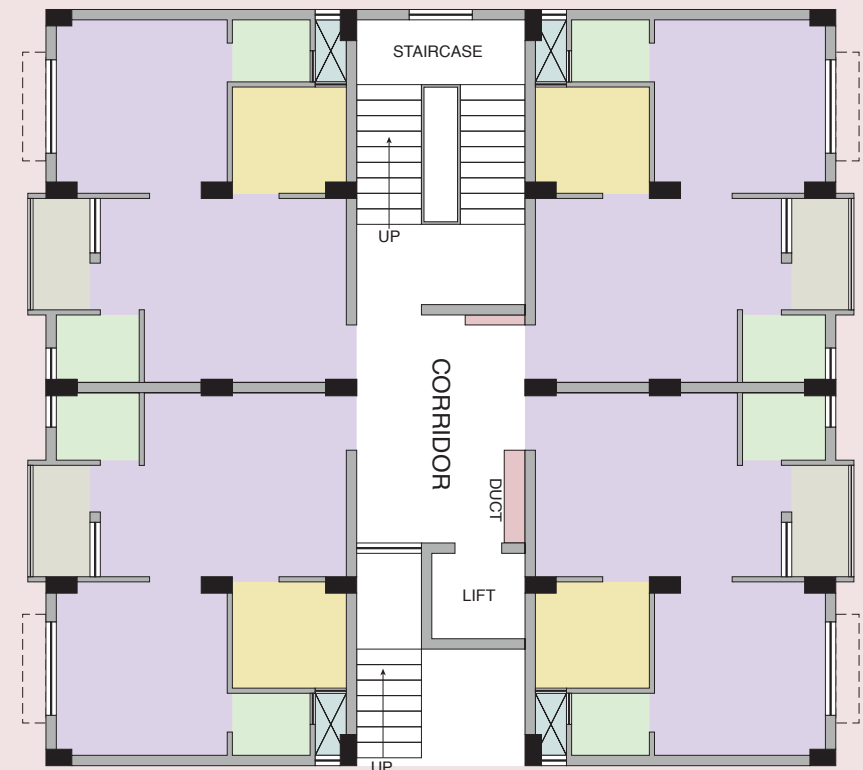
### Area Statement

Carpet Area : 418 Sqft.  
(with Balcony) :  
Built Up Area : 466 Sqft.  
Super Built Up Area : 605 Sqft.

**One Bedrooms  
Drawing/Dining  
Two Toilets  
Kitchen & Balcony**

\* Dimentions are in Meters

## Typical Floor Plan LIG Blocks





## II. Allotment Procedure

1. Allotment of flats will be made as per extant rules of the Board. All the flats shall be allotted by mode of lottery in a transparent manner from amongst all the eligible applicants who have successfully applied as per the conditions of the brochure and provision of OSHB.
2. **Outright Purchase Basis- 25% of the units in each category are reserved for outright purchasers, who will have to apply with following EMD amount (25% of cost )with the application (MIG- Rs.11,75,000/-, LIG- Rs. 6,00,000/- & EWS- Rs.3,00,000).They have to deposit the balance cost (75% of cost) within two months from date of allotment. There is a discount of 05% in sale price for such allottees.**

In case of more such applicants against number of flats , the selection will be decided by draw of lottery amongst them. Any unsuccessful outright applicant in such lottery , will be included again in selection process for normal allotment process. The outright purchase mode allottees will have preference in allotment of flat number i.e. lottery will be held for such category prior to the normal category.

3. Lottery will be done in two stages i.e; 1st for finalisation of successful applicants and 2nd for allotment of a particular flat in favour of the successful allottee. But in cases where total number of application received are less than the number of flats available for allotment, then selection of allottees will be decided by the OSHB Authority.
4. OSHB shall issue the allotment letter to the selected applicants after observation of all formalities as per the regulation in force.
5. As per allotment Regulation of the Board, the reservation in allotment for different categories of applicants is as under:

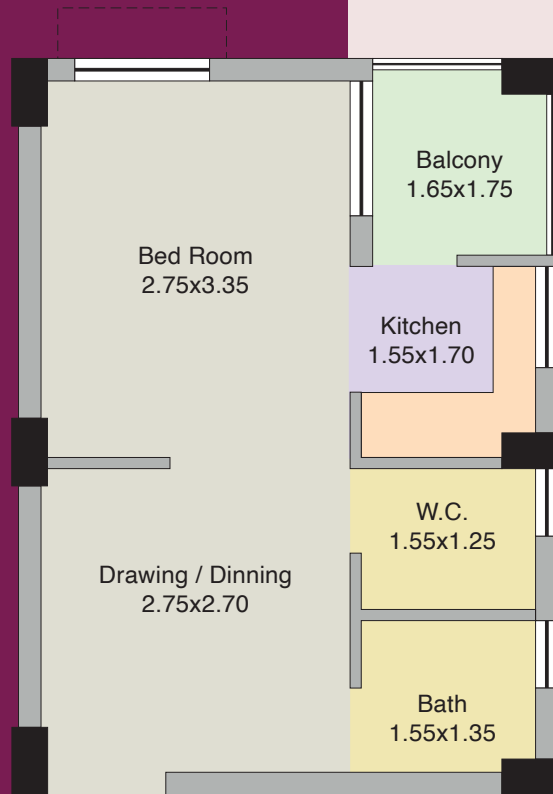
Sl.No.	Category	Percentage of Reservation
01.	General Public	55
02.	Employee	20
03.	Retired Employee	05
04.	SC/ST	08
05.	Defence/Ex-Serviceman	08
06.	Disabled Person	02
07.	Freedom Fighter	02

- Employee includes employee of State Govt., Central Govt., Undertakings, Local Authority, Corporation controlled by Central Govt. & State Govt.
- The persons claiming reservation should furnish necessary documents along with their applicatio to prove their claim. Non-submission of the required document will disqualify the applicant for reservation and the applicant will

be included among General Public Category. The applicant has to opt for single category in the appropriate column of the Application Form. If an applicant opts for more than one category, then first one will be taken into consideration.

- In case the numbers of applicants are less than the number of units in a particular category, all the eligible applicants will be accommodated. Similarly, in case of all the categories, except "General", if less number of applications are received, the vacant units will be added to General category.
6. Earnest Money Deposit shall not carry any interest and will be adjusted against sale price after allotment.
  7. No interest will be paid by the Board in case of advance payment of EMD/ Instalment and also in case of delay in construction due to the factors beyond the control of OSHB.
  8. **The allottee desirous of availing loan from any Financial Institution/ Employer may apply for NOC (No Objection Certificate) in prescribed form along with requisite processing fees & document after allotment of the flat.**
  9. The allottee is required to deposit the balance cost of the flat with GST as per the schedule of payment, to be intimated to the allottee in the allotment letter after allotment of flat.
  10. 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 from time to time on overdue amount will be charged for defaulted period and the allotment may be cancelled for default in two consecutive installments.
  11. The allottee(s) shall not use the flat for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the colony or those activities, which are against law or any directive of the Government or the local Authority. In such cases, the allotment is liable for cancellation.
  12. The allottee(s) shall always use the flat for residence only and shall not store any goods of hazardous or combustible nature or which can cause damage to the structure and/or flat of other occupants or the equipments in the colony or shall not use the asset for criminal or illegal activities or activities prohibited under law of the land.
  13. It is expressly understood that the internal security of the apartment/complex shall always be the sole responsibility of the concerned allottee(s) and their Association as per the conditions contained in the Special Conditions.
  14. The allottee(s) shall carry out the maintenance of the asset at his/her own cost. The insurance of the Flat as well as the interiors of the apartment shall be the responsibility of the allottee(s) and OSHB shall not in any case be held liable for any damage of loss incurred on account of any neglect or omission of the allottee(s) or any act of the third party. The allottee(s) shall abide by the conditions contained in the Special Conditions.





## Typical Unit Plan EWS Flats

### Area Statement

Carpet Area : 289 Sqft.  
(with Balcony) :  
Built Up Area : 328 Sqft.  
Super Built Up Area : 425 Sqft.

**One Bedroom  
Drawing/Dining  
W.C., Bath  
Kitchen & Balcony**

\* Dimentions are in Meters

## Typical Floor Plan EWS Block



15. The allottee(s) shall not display any name, address, signboard, advertisement materials etc. on the external façade of the apartment/tower/block of the project without written approval of OSHB
16. The allottee(s) shall abide by the laws of the land, including the local laws and directions of the statutory Authorities and terms and conditions of allotment. In case any penalty or fine is imposed by any Government / Statutory or other Local Authority for violation of any law by the allottee(s), the same shall be paid and satisfied by the allottee(s).
17. The allottee(s) shall not change the colour and facade of outer walls of his /her flat, shall not sub-divide or demolish any structure of the flat or any portion thereof or cause to make any new construction/ addition/ alterations in the allotted flat or in the allotted parking area (open/ covered) and in the common area of the complex, and/or cause any structural damage or encroachment on the structure of the building(s) in the colony and shall not encroach any area in the scheme beyond the allotted carpet area/built up area and open/covered parking space; which may cause interruption in the usage of the common areas and facilities within the colony. ***An undertaking to this effect in shape of an Affidavit is to be submitted by the allottee(s) before taking over possession of the flat.***
18. It is expressly understood that, the allotment is made by OSHB based on the information furnished by the applicant in the affidavit and application form submitted by him/her. If at any time, it is found that the allottee has made any mis-representation or false statement in his/her application/affidavit, The Board shall have the right to cancel the allotment and take possession of the allotted flat including parking. In the event of such cancellation, 25 % the deposited amount or EMD, whichever is higher, will be forfeited and criminal proceedings will be initiated against the allottees.
19. Allottees will take electric connection directly from TPCODL on their own, after taking possession of flat by depositing required fees to them.

### III. Refund/Withdrawal/Cancellation

1. In case of violation of any terms and conditions of allotment in the brochure/ allotment order and/or submission of false information in the affidavit by the allottee, the allotment will be liable for cancellation and the allottee will be held liable for consequential loss to OSHB.
2. If any applicant withdraws from the scheme before allotment, only the EMD will be refunded without interest after deduction of Rs.10,000/-.
3. After allotment, in case of refund due to voluntary withdrawal/cancellation due to default or any reason; the EMD will be forfeited.
4. The EMD of the unsuccessful applicants will be refunded without interest by Account Payee cheque/NEFT/RTGS in favour of the applicant within two months from the date of lottery.

5. Processing Fee and applicable GST on it, is non-refundable in all cases.

### IV. Delivery of Possession

1. While taking delivery of the flat, the allottee has to give an undertaking in shape of an Affidavit, to be submitted before taking over possession of the flat that, he/she is taking possession of the flat after exercising due diligence about construction and other facilities. He/she shall not raise any objection thereafter for any rectification or compensation in respect of allotted flat.
2. An allottee is required to take possession of the allotted flat within the stipulated date after execution of deed containing the terms and conditions of allotment. Beyond the said stipulated date and within a maximum period of six month 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. The allottees must occupy their respective flats for residential use within six months of taking over possession of the same, failing which the allotment will be liable for cancellation.

### V. Execution of Lease deed

The scheme will be taken up on lease hold land from the State Govt. After payment of full cost by the allottees, they will execute the lease deed with OSHB and Stamp duty, Registration charges and other miscellaneous dues will be borne by the allottees as per prevailing rate.

### H. Transfer of Ownership

Transfer of ownership shall only be permitted after expiry of 02 (two) years from the date of taking over possession of the asset and execution of Lease Deed in respect of the flat with clearance of all the dues. Such transfer shall be allowed on payment of required charges as per the OSHB Rules and Regulation as amendment from time to time.

### I. Other Details

1. Scheme specifications mentioned in the brochure may undergo minor changes as per field requirement during execution.
2. There may be minor variations in dimension of the rooms due to technical/ constructional requirements.
3. The flat thus allotted shall only be utilized for residential purpose. Any other use will entail cancellation of allotment.
4. The allottee has to pay the proportionate cost of the extra built-up area over the advertised built-up area and minimum parking area.







# Basement Parking Layout



5. The cost of the flat is inclusive of minimum parking area of 133 sqft. Persons allotted with parking area more than this will have to pay the proportionate extra parking cost as would be intimated by OSHB and payable at the time of handing over of the flat.
6. In case of any dispute regarding the meaning and interpretation of any words(s), clause(s) in this brochure, the decision of Chairman, OSHB by way of clarification is final and binding on the applicants/allottee.
7. The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
8. OSHB reserves the right to withdraw from or add to its offer of number of units/ change specification of units/ change certain conditions in the Brochure for the interest of project completion which shall be binding on the applicants/allottees.
9. The photographs and schematic drawings in this brochure are for illustration purpose only.
10. All taxes, duties and other Govt. levies, if any, as applicable from time to time shall be solely borne by the allottees.
11. All matters pertaining to the sale/registration of flats shall be subject to jurisdiction of District Sub-Registrar, Khandagiri, Bhubaneswar.
12. Any legal dispute, arising out of and concerning allotment and brochure condition shall be within the jurisdiction of Bhubaneswar only.

## **J. Special Conditions**

1. Allottees of the flats will have to abide by the provision of "The Odisha Apartment Ownership Act, 1982" and all such Rules & Regulations, Amendments framed in this connection from time to time.
2. Before taking over possession of the flats, during process of allotment, the allottees will have to form an Association 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 the Association. It is mandatory and binding on all the allottees to be a member of the Association by paying the membership fee of Rs.5,000/- for EWS, Rs.8,000/- for LIG, and Rs.10,000/- for MIG and one year maintenance fee of Rs.10,000/-, Rs.15,000/- and Rs.20,000 for EWS, LIG & MIG category respectively at the time of agreement which will be extra over the sale price towards maintenance charges by OSHB for the 1st year. OSHB shall have no responsibility towards maintenance of the building and infrastructure after completion/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 Association.
3. OSHB shall hand over all the system meant for common use including water supply system, sewerage system, STP, Lift and D.G. set to the Association of Allottees.

4. All Common area related facilities like road, drain, paved area, boundary wall, gates etc., shall be maintained by the owners of the flats through their Association.

## **K. Force Majeure**

OSHB agrees and understands that timely delivery of Possession of the Flat is the essence of the Agreement. If the construction of flat is delayed for reasons of "Force Majeure" which inter alia include delay on account of non-availability building material/ labour or water supply or electric power 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.

## **L. Address for Correspondence**

All postal correspondences shall be made to

### **Housing Commissioner Cum Secretary**

Odisha State Housing Board  
Sachivalaya Marg, Bhubaneswar-751 001

Phone No. : (0674) 2393524 / 2392587 / 2393277 / 2395818  
EPBAX : (0674) 2391542 / 2390141 (Ext.- 147/160/134/213)  
FAX : (0674) 2393952

**Website : <https://oshb.org>**

**ORERA Website : [rera.odisha.gov.in](http://rera.odisha.gov.in)**

**For further details, please contact during office hours only :**

Mr. R. K. Moharana, A.A.O	- 9090 90 9494
Mr. B. Mallick, A.A.O	- 8598 97 5497
Er. N. Majhi, Executive Engineer, Divn.-I	- 7008 79 2191





**Booking Opens**  
on 15.12.2021

**Booking Closes**  
on 31.01.2022  
(During Working Hour)

OSHB has made arrangement with SBI-State Bank Of India (Contact \_\_\_\_\_), BANK OF BARODA ( \_\_\_\_\_ ) for financing EMD (Earnest Money Deposit) and cost, to eligible applicants at the discretion of the bank, subject to their eligibility as per the terms of Bank.



# Committed to Build a Better 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 31568 nos of dwelling units, shops in different districts of the state. Around 59% of the total units constitute EWS and LIG HOUSES, catering to the poor and needy sections of the society. OSHB has a major role in planned urbanisation in the capital city of Bhubaneswar. Rourkela and other towns. Besides, the Board has also undertaken housing projects under self-financing schemes, Rental housing schemes for Govt. Employees at Bhubaneswar and Sundargarh, Various deposit works of State Govt. Further, the Board had also taken up a massive Rural Housing programme "Kalinga Kutira Project" in the State by financing about 20,000 beneficiaries for construction of fire-proof roof houses during 190-95.

## OSHB

### Building Houses- Building Odisha

**ODISHA STATE HOUSING BOARD** At Your Service for last 53 successful years

## 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-storeyed Apartment Projects at Dumduma, Phase- VI & VII
- Anugul**
- Anugul Enclave, Angul.

## Up-coming Projects of OSHB

- Bhubaneswar**
- Multi-storeyed Apartment Project of Ranasinghpur, Phase-II
  - Developed Plotted Scheme at Jagannath Prasad.
  - Residential Project at Suango (Near AIIMS)
  - Residential Project at Patrapada (Near AIIMS)
- Ganjam**
- Residential Project at Raghunathpur Berhampur
- Rourkela**
- Multi-Storeyed Residential Apartment at Basanti Colony.



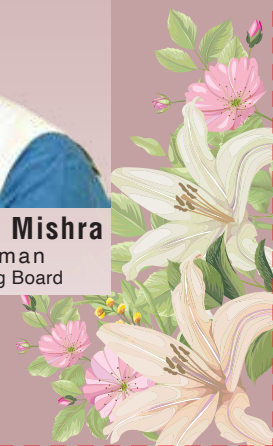
**S.J. Naveen Patnaik**  
Hon'ble Chief Minister, Odisha



**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





Location Map Not to Scale



## ODISHA STATE HOUSING BOARD

Sachivalaya Marg, A/32, Kharavela Nagar, Bhubaneswar-751 001

Phone : (0674) 2393524, 2393277, 2392587, Fax : (0674) 2391542

Phone : EPBAX : (0674) 2391542, 2390141, Extn. 160 / 163 / 147 / 142 / 155

[www.oshb.org](http://www.oshb.org)