

# **Brochure for**

**Allotment of Residential Plots/ Flats/house  
At  
Dhenkanal, Bhawanipatna, Sambalpur & Bhubaneswar  
On  
“As is where is and whatever there is” Basis  
(E-Auction)**



## **ODISHA STATE HOUSING BOARD**

**Booking opens from: Dt.28.03.2025 at 11.00 A.M**

**Booking closes on : Dt. 30.04.2025 at 5.00 P.M**

**E-Auction on : Dt.15.05.2025 from 11 AM to 5 PM**

### 1. Introduction :

Odisha State Housing Board (OSHB), the premier housing institution of the state invites application for allotment of the vacant Residential plots/flat/house available in following mentioned completed housing schemes on “As is where is and whatever there is” basis through E-Auction bidding process . The construction of the vacant HIG flat in the Kharavela enclave is nearing completion and the same is available for allotment through the E-Auction bidding process.

- I. Kharavela Enclave, Jagamara at Bhubaneswar.
- II. Baji Rout ISHS ,Mahisapat Ph-I at Dhenkanal
- III. Paramanandpur, Bhawanipatana at Kalahandi
- IV. Modipada, Ph-II Housing Scheme at Sambalpur

### 2. Details of Plot/House/flat for E-Auction :

2.1 The intending applicants may submit online application in OSHB website and after intimation by OSHB, the eligible applicants are required to register in the E-Auction portal.

#### On going Scheme:-

Kharavela Enclave, Jagamara, Bhubaneswar is a Residential Apartment project situated on the main road leading from Khandagiri square to Jagamara Square and registered in ORERA. The cost includes car parking as per availability. The project provides for 104 number of HIG flats and the construction is nearing completion. The flat will be handed over after obtaining occupancy certificate and realization of all dues . GST will be charged on the quoted bid value as applicable.

Scheme	No. of units/ particular nos.	Carpet Area/ Built up area/ Super Built up area(in sq.ft.)	Reserve price /Unit (in Rs.)	EMD/Unit (in Rs.)
Kharavela Enclave, Bhubaneswar.	01- <b>HIG</b> (3BHK Flat- Tower-1- HI/1004) 10 <sup>th</sup> floor.	Carpet Area- 1121.61 Built up area- 1425.48 Super BuiltUp Area-1748	1,15,37,000/-	11,55,000/-

#### Completed Housing Scheme:-

The following housing schemes are completed schemes and the vacant left over house/plots/flats are proposed for allotment through E-Auction on “ As is where is Basis and whatever there is ” basis.

Scheme	No. of units/ particular nos.	Plot Area/plinth area (in sq.ft.)	Reserve price /Unit (in Rs.)	EMD/Unit (in Rs.)
Baji Rout ISHS, Mahisapat-Phase- 1Dhenkanal	05 ( <b>HIG</b> Plot No- 27,28,29,30 &31 )	Plot area-40'x50'=2000	19,55,000/-	2,00,000/-
Modipada -Phase-II- Sambalpur	01 ( <b>MIG-II</b> -flat no-7/3) Ground floor	Plinth area-530	12,47,166/-	1,25,000/-
Paramanandpur, Bhawanipatna-Kalahandi	01 ( <b>MIG-I</b> - House No-2)	Plot area-30'x50'=1500 Plinth area-358	9,15,000/-	92,000/-

- The Earnest Money Deposit (EMD) amount will not carry any interest & will be adjusted towards the Bid amount.
- Balance Bid amount will be paid within Four (04) months from the date of intimation by OSHB.
- Bids without required documents, processing fees and EMD amount will be rejected.
- Any other statutory dues towards registration charges, stamp duty, GST, 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 plot/house/flat to satisfy himself about the locality, existing scheme details, approach road and risks, before submission of bid. OSHB will facilitate the site visit for the intending bidders. Objections if any, after submission of bid concerning the plot/flat/house shall not be entertained.
- The area may increase or decrease subject to final measurement at the time of handing over possession. In that case, the payment shall be adjusted/payable on pro-rata basis.
- In case of the plots at Mahisapat Ph-I, the intending bidder will have to quote the bid amount for specific/ particular plot of the scheme.
- All the conditions applicable to previous/original allottees of the scheme will be applicable.

## 2.2. Processing Fees:

The applicant is required to pay the processing fees with GST as under along with the application.

Category	Processing fees in Rs	GST(18%) in Rs	Total in Rs
HIG	5000	900	5900
MIG	3000	540	3540

## 2.3. Bank details for payment to OSHB:

The applicant is required to pay the EMD, Processing Fees with GST at the time of submitting the duly filled in application in a single transaction. The payments will be made in online mode through NEFT/ RTGS as per following 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-(fifth letter is zero)

Type of Account : CURRENT

The online payment deposit slip with UTR Number is to be uploaded with the filled-in application. The applicant will have to remit the amount from his/her own bank account or from the account of his/her spouse.

## 3. Procedure for submission of application:

### 3.1-

- The applicant must be having valid Permanent Account Number (PAN) from the Income Tax Department.
- The applicant is required to submit filled in application in online mode through OSHB website <https://oshb.org> and upload the required documents along with EMD, processing fees with GST etc. before the due date.
- The applicant is required to download the acknowledgement slip after submission of application and documents for future reference.
- The successful highest bidder after completion of the bidding process will have to submit hard copies of uploaded documents along with original document in support of EMD & other deposits before issue of allotment.

- Applications received without full particulars, EMD, Processing fee with GST and other document, as specified below shall be rejected summarily.
- Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.
- The applicant shall be responsible for all of the costs associated with the submission of application and participation in this selection process including without limitation; any and all costs, direct or indirect incurred in verifying, gathering and collecting material, information and data, whether included in the Information or not, or on securing the services of advisors and / or consultant etc. and OSHB will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of this selection process.

### **3.2-Documents to be uploaded:**

The applicant is required to attach the scanned copy of the following documents along with application. Attachment in any format other than that specified below will be considered as non-submission of document. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form. The applicant is required to submit the original documents for verification as and when required.

- a. Payment confirmation receipt and transaction number in JPG/PDF format (less than 1MB).
- b. Affidavit in prescribed format as given in application form in JPG/PDF format (less than 1MB).
- c. Scanned copy of the Identity proof in JPG format (less than 1MB)
- d. Scanned copy of the Residence proof in JPG format (less than 1MB)
- e. Scanned passport size photograph of the applicant (300 X 400 pixel, size less than 2MB).
- f. Scanned image of Signature (300 X 150 pixel, Size less than 2 MB)
- g. Applicant should fill the particulars of his own Bank Account in the specified place so that the refund can be done online to the unsuccessful applicants.

### **4. E-Auction process:**

- 4.1** The eligible applicant after receipt of intimation from OSHB is required to get himself/herself registered on payment of Rs 1180/(Rupees one thousand one hundred eighty including GST) in the E-Auction portal of the service provider ([www.tenderwizard.com/OSHB](http://www.tenderwizard.com/OSHB)) with class-III digital signature. The registration will remain valid for one year from the date of registration. The registration charge is non-refundable, to be paid online payment mode only.
- 4.2** The applicant is required to obtain the Digital Signature Certificate of Class-III only. Without DSC, bidders will not be able to participate in the auction.
- 4.3** The bidding will be conducted in Indian Rupees (INR) only.
- 4.4** The bidding will trigger up from the Reserve price + one incremental value.  
**Incremental value:** Incremental value for the auction is **Rs.50,000/-**(Rupees fifty thousand). Minimum bid increment shall be available to the bidders at the start of the auction. The bidder can bid higher than the highest bid (H1) at any point of time in the auction by multiples of the minimum bid increment. The software will not accept any bid other than the multiple of incremental value.
- 4.5 H1 Price-** it is the highest bid value placed in the bid at any point of time during the auction process. It will be visible in the screen and the bidder can bid "H1 price + incremental value or multiples of incremental value" only.
- 4.6 Auto Extension of Closing Time:**
  - i) Auto Extension:** If any bidder submits the bid within less than 5 minutes prior to auction closing time, the system will automatically extend the auction closing time by 10 mins.

**For Example:** If the auction is closing at 17:00 Hrs and if any bidder bids between 16:55 and 17:00, the auto auction extension will extend the auction closing time to 17:10 and if any bidder bids between 17:05 and 17:10, it will be extended to 17:20 and so on.

**ii) Unlimited Auto auction extension:** As indicated above, if the bidder bids within the last 5 minutes of the auction closing time, the Auto Auction extension will continue to extend the Auction time till no bid is received within the last 10 minutes of the auction closing time.

**4.7 Auto Bid:** The Auto Bid feature allows Bidders to place an automated Maximum Bid in an auction and bid without having to enter a new amount each time a competing Bidder submits a higher offer. Bidders are supposed to quote their next highest price in confirmation to the incremental value and in multiples of thereof only. There is no restriction on changing of the Auto Max Bid/value. But once Auto Max Bid/value is clicked and frozen, the same cannot be withdrawn at any point of time during the auction period. However, if the auction is cancelled and new auction dates are announced, the earlier Auto Max Bid/value shall have no relevance. After fixing his highest limit, the manual Bid button will be disabled.

The system will automatically bid on his behalf, based in the auction's H1 price. His bidding dashboard will show his Rank, the H1 price and the highest bid ongoing in the auction. Until his auto-bid amount is not reached (in the H1 price Box) for a particular property in the e-auction, the manual Bid button on his screen will remain disabled. Once his auto bid amount reaches or crosses the Auto Max Bid/value amount, then he will have to bid manually otherwise the bidder may opt for auto bid again by setting a new maximum bid amount.

**4.8 Max multiples of increment value allowed per bid:** bidder can quote the next H1 price up to current H1 price + (plus) the maximum allowed multiple of incremental value.

**For these auction Max Multiples of increment value allowed is 10 Times of the incremental value.**

E.g.: Reserve price= Rs.19,55,000/- increment value Rs.50,000/- max multiple of increment allowed =10 times i.e. Rs.5,00,000/-

If Current H1 value = 20,00,000/- maximum next bid can be = 25,00,000/- i.e. 20,00,000/- (current H1) +(50,000/-(increment value) x 10(max multiple of increment))

**4.9 Successful Bidder:** At the end of the Forward Auction, OSHB will decide upon the winner based on the highest bid placed for the vacant unit under e-Auction and subsequent acceptance of OSHB. The decision of OSHB will be final & binding on all the bidders.

In case the highest bid gets cancelled or highest bidder withdraws from the bids process, OSHB shall have the right to forfeit the EMD/Bid security and e-bid participation charges of H1 bidder and OSHB at its own discretion may select the second highest (H2) Bidder for the Project (with negotiated price) or select the third highest (H3) Bidder for the Project (with negotiated price); or to start again the E-auction process from the point, where it ended during the earlier process; or take any such measure as may be deemed fit in the sole discretion of OSHB, including inviting other bidders H3, H4 for negotiation or fresh E-Auction from the qualified Bidders or annulling the entire Bid Process.

## **5. Highlights of E-Auction:**

**5.1 E-Auction portal Registration:** The applicant/bidder(s) is required to get himself/herself registered online in the e-auction portal with Class III Digital signature for the e-auction.

- 5.2** Any earlier registered bidder in the E-Auction portal may request for participation in the auction by applying afresh on or before due date of submission of application with EMD and after becoming eligible for the auction.
- 5.3** Online forward Auction bidding shall commence at 11:00 hr and continue till 17:00 hour on 15/05/2025 with auto extension facility as per condition.
- 5.4** Only eligible applicants after completion of all formalities can start bidding in the online forward auction from the Bid Start price (Reserve price + one incremental value) onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's Reserve Price by one increment or absolute multiples of increment.
- 5.5** The onwards bidding will have to be higher by one incremental value than the H1 rate as quoted and displayed on screen or higher than the H1 rate/price by multiples of the incremental value.
- 5.6** Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.
- Opening Bid Start Price & minimum Increment Value.
  - Leading (highest) Bid in the e-Auction.
  - Bidder himself is H1.
- 5.7** The bids will be taken as an offer to purchase the patch of land/flat/house as per terms & conditions of this Brochure. Bids once made by a Bidder, cannot be cancelled / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the EMD will be forfeited.
- 5.8** The Bidder must read the terms and conditions of the e-Auction Brochure very carefully before participating in the bidding process.
- 5.9** OSHB reserves rights to cancel the highest bid in any condition whatsoever. The Notice for such cancellation shall be duly notified in the website of OSHB/e-Auction portal.
- 5.10** OSHB reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.
- 5.11** OSHB reserves the right to postpone the date of auction due to technical issues. In such an event, all the applicants/ bidders will be intimated by e-mail and uploaded in OSHB website.
- 5.12** The highest bidder shall be allotted the land/flat/house on the basis of their bidding price subject to meeting other eligibility criteria.

## **6. Training:**

Interested Bidder can avail the training (online and offline) by a request mail/contacting the Auction support team (details are given below) before the start of Auction period of bidding.

### **Help Desk for e-auction:**

**Mail id:** [eauctionhelpdesk@etenderwizard.com](mailto:eauctionhelpdesk@etenderwizard.com).

**Contact:** E-Auction portal --Satamanyu Routray, 9937140591,

OSHB officials —AdministrativeOfficer(Scheme)-9090174700,

Administrative Officer( systems)-9437171704

**For other queries :**Time: 10.30 Hours to 17.30 Hours- working days):0674-2390141, 2391542 (Extn.-127/213/134/135),Mob:-9777249976.

**Mail id:**[schemeofficer.oshb@gmail.com](mailto:schemeofficer.oshb@gmail.com) / [aaoscheme.oshb@gmail.com](mailto:aaoscheme.oshb@gmail.com)  
[aaourban.oshb@gmail.com](mailto:aaourban.oshb@gmail.com)/[aaorural.oshb@gmail.com](mailto:aaorural.oshb@gmail.com)

## **7. Terms and Conditions of allotment:**

### **7.1. 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 in the same locality. 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.

### **7.2. Income criteria:**

- HIG& MIG: Family income from all sources must be above Rs.3, 60,001/- per annum.

## **8 .General conditions :**

**8.1.1-** The EMD amount will not carry any interest & be adjusted towards cost of the Plot/flat/House.

**8.1.2-** OSHB reserves its right to cancel whole or part of the auction process at any stage of the auction and thereafter, alter/modify the auction process and/or defer the date of auction, without assigning any reason and without cost and risk of OSHB.

**8.1.3-** The allotment order will be issued after verification of the original documents to the successful highest bidder. Only after payment of the total bid value and on execution of lease with OSHB, the possession of the Plot/flat/House will be handed over on "As is where is basis" to the successful bidder /allottee.

**8.1.4-** The allottee must take appropriate care, not to cause any inconvenience to other residents of the scheme during the development of the land.

**8.1.5-** The land will be allotted by OSHB on leasehold status to the bidder.

**8.1.6-** The successful bidder/allottee shall have to utilize the land/house/flat for residential purpose maximum within three(03) year of taking physical possession, failing which the allotment may be cancelled with forfeiture of EMD at the cost and risk of the allottee.

**8.1.7-** The allotment will be cancelled in case of withdrawal from the process/failure by the selected bidder/allottee to pay the balance of the quoted bid amount within the prescribed time limit and the EMD will be forfeited. No extension of time for payment of balance dues or withdrawal after completion of E-auction/selection/ allotment is allowed, under normal circumstances. The responsibility of making payment in time on or before the due date will be that of successful bidder OSHB will not be duty bound to issue any notice for making payment.

**8.1.8-** Any participation in the auction process or allotment made on the basis of false/fabricated information and/or suppression of facts in the application submitted by the applicant will cause cancellation of allotment with forfeiture of total payment made by the applicant, OSHB and consequential taking over of the possession by OSHB in respect of the allotted Plot/flat/House and or construction if any made over the plot. In addition, the allottee shall be liable for criminal prosecution of filing false affidavit(s) & information(s).

**09. Refund on cancellation/voluntary withdrawal:**

- The Processing Fee along with applicable GST on it, is non-refundable in all cases.
- The EMD amount of all unsuccessful applicants will be refunded to the bank account of the applicant by NEFT/RTGS in the account number mentioned in the application form within two months from date of E-Auction.
- After completion of E-auction, If the highest successful bidder/allottee fails to pay the due amount within the stipulated period of payment as per provisional allotment and or withdraws voluntarily from the process, the allotment may be cancelled along with the forfeiture of EMD amount.
- Any applicant shall not be eligible to participate in any new scheme of OSHB in future, if after being selected as a successful bidder, he withdraws from the process or his allotment gets cancelled due to default in payment.
- An applicant is not allowed to withdraw after closure of booking period till completion of the E-auction process under normal circumstances. In such case, EMD will be refunded after deduction of 25 % of the EMD. Applicants are therefore requested to take due care at time of submission of application.

**10. Delivery of physical possession:**

- a. An allottee is required to execute the agreement/deed for the house/plot/flat as & when intimated by OSHB. If the allottee fails to execute the agreement in time, watch and ward charges @ Rs.5,000/- per month will be levied starting from 60 days after the due date. In case of delay beyond six months of intimation, the allotment may be cancelled and the EMD will be forfeited along with other deductions as per extant Rules.
- b. An allottee is required to submit the xerox copy of the registered lease deed within 60 days from date of signing the deed, failing which watch and ward charges @ Rs.5,000/- per month will be levied from next of the due date. In case of delay beyond six months of intimation, the allotment may be cancelled and the EMD will be forfeited along with other deductions as per extant Rules.
- c. An allottee is required to take possession of the allotted house/plot/flat within the *stipulated date as per the possession order, failing which* watch and ward charges @ Rs.5,000/- per month will be charged. In case of delay beyond six months of intimation, the allotment may be cancelled and the EMD will be forfeited along with other deductions as per extant Rules.
- d. While taking delivery of the allotted house/plot/flat in the completed schemes, 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.

**11. Execution of lease deed :**

An allottee is required to bear all expenses including the stamp duty, registration charges and other miscellaneous dues as per prevailing rate.

**12. Transfer of ownership:**

An allottee is permitted subject to fulfilment of required criteria for transfer of ownership to any third party after expiry of 02(two) years from the date of taking over possession of the asset after execution of Lease Deed and after clearance of all dues. Such transfer shall be allowed on payment of required fees as per OSHB Rules & Regulations amended from time to time.



### **13. Other Conditions:**

- a. In case of violation of any terms and conditions of allotment by the allottee, the allotment will be liable for cancellation.
- b. The allottee will have to pay water tariff charges as intimated to OSHB as applicable to other allottees and decided by the Board at the time of handing over the plot/house/flat subject to changes from time to time.
- c. All the terms and conditions as applicable to the existing allottees of the scheme will also apply.
- d. All types of Tax including GST, Govt. Duties and other Govt. Levies, as applicable shall be solely borne by the allottee.
- e. An allottee is not allowed to encroach the road/common utility area, make any unlawful activities causing obstruction to other allottees in the locality/scheme area.
- f. The Authority reserves the right to cancel the offer at any stage without assigning any reason thereof.
- g. 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.
- h. The allottees of the Kharavela Enclave will have to abide by the provisions of "The Odisha Apartment Ownership Act-1982" and all such Rules and Regulations , amendments framed in this connection from time to time.
- i. After taking over possession of the flats in Kharavela Enclave , the allottee 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, at the time of signing agreement for advance possession with OSHB. The initial fees @ Rs15,000/- and one year subscription fees @ Rs 18000/- at Rs 1500/ per month is to be paid by allottees, which is extra over the cost of the flat. The subsequent monthly fees will be fixed by the society.
- j. All common area related facilities including the community center , etc., shall be maintained by the owners of the Kharavela Enclave through their Society.

### **14. Interpretation :**

In case of any dispute relating to the terms and conditions of the brochure or any other matter relating to the e-auction or the allotment, the decisions of Chairman, OSHB or Managing Director in absence of Chairman , shall be final and binding to the bidder/applicant.

### **15. Jurisdiction of Court:**

The Courts of Bhubaneswar shall have the jurisdiction over all matters for determination of disputes/litigation if arises between the OSHB and the bidder/applicant.

### **16. Force Majeure :**

In case of delivery of possession in different completed schemes or ongoing scheme is delayed for reasons of "**Force Majeure**" which inter alia include inordinate delay in obtaining occupancy certificate and other required approvals, 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 the brochure or 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.

**17. Booking period:**

- Booking startson— 11.00 AM of Dt.28.03.2025
- Booking Closes on —5.00 PM of Dt. 30.04.2025
- Date of E-Auction –Dt.15.05.2025 from 11.00 AM to 5.00 PM.(With auto extension till completion)

For further details, please contact :

**SECRETARY**  
**ODISHA STATE HOUSING BOARD**  
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(Extn.-134/213/135/127)