

**Brochure for
allotment of House/ flats in completed
housing scheme
at
Sundargarh & Nayagarh On
“As is where is and whatever there is” Basis
(Outright purchase)**



ODISHA STATE HOUSING BOARD

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

Bookingcloses on : Dt.30.04.2025at 5.00 P.M

1. Introduction :

Odisha State Housing Board (OSHB), the premier housing institution of the state invites applications for allotment of the vacant houses & flats available in the following completed housing schemes on “as is where is basis and whatever there is” through Outright purchase basis.

- Badapatrapali Phase-1 at Sundargarh
- Pathani Samanta SHS, Muktapur at Nayagarh.

2. Details of Houses/Flats:

Place/ Scheme	Category of House/ flats	No. of vacant Units	Plot Area per unit (in sft.)	Plinth Area per Unit (in sft)	Cost per unit (in Rs.)	E M D (in Rs.)
Badapatrapali, Sundargarh	LIG(Ph-I)	01	Plot area- 1000	158.5	13,74,200/-	1,38,000/-
Pathani Samanta CHS, Muktapur, Nayagarh	EWS Flat	14	--	276 (Built up Area)	4,92,000/-	50,000/-

House/flat number:

Sundargarh- Ph-I-House No-LIG -10,
Nayagarh -14nos. --(A Block-13, BBlock- 8& 13, D Block- 7 to14,
E Block- 11,12 &13)

- The Earnest Money Deposit (EMD) amount will not carry any interest & will be adjusted towards the cost of the house.
- Balance cost will be paid within Four (04) months from date of intimation by OSHB.
- Applications 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 sale price.
- The intending applicant may inspect/visit/ascertain/confirm the house/flat to satisfy himself about the locality, existing scheme details, approach road and risks, before submission of application. OSHB will facilitate the site visit for the intending applicants. Objections if there are any, after submission of application concerning the 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.
- 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 fee (in Rs.)	GST(18%) (in Rs.)	Total (in Rs.)
EWS	1000	180	1180
LIG	2000	360	2360

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 also may be made in online mode through NEFT/ RTGS as per following details.

BankName : Bank of Baroda
Branch : O.G.N.B., Bhubaneswar
BankAccountName : Orissa Housing Board Fund
Bank A/CNo : **78350200000330**
BankIFSCCode : BARB0VJORIS-(fifth letter is zero)
TypeofAccount : 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:

The applicants may apply in either the off-line or the on-line mode as suitable.

3.1-Online Procedure:

- 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 feewith GST etc. before the due date.
- The applicantis required to download the acknowledgement slip after submission of application and documents for future reference.
- Applications received without full particulars, EMD, Processing fee with GST and other documents, as specified below shall be rejectedsummarily.
- Joint application is only permitted within family members. For the purpose, “Family” comprises of husband, wife and minorchildren.
- The payments will be accepted as mentioned above at 2.3.
- After submission of the online application, a confirmation e-mail will be given to the mail ID provided in the application form.
- The applicant is required to submit the original documents for verification as and when required.

Documents to be uploaded:

- a. Payment confirmation receipt and transaction number in JPG/PDF format (less than1MB).
- b. Affidavit in prescribed format as given in application form in PDF format (less than1MB).
- c. Scanned copy of the Identity proof in JPG format (less than1MB)

- d. Scanned copy of the Residence proof in JPG format (less than 1MB)
- e. Scanned passport size photograph of the applicant in JPG format (300 X 400 pixel, size less than 1MB).
- f. Scanned image of Signature in JPG format (300 X 150 pixel, Size less than 1 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.

Attachment in any format other than that specified above will be considered as non-submission of document.

3.2. Off-line Procedure:

The interested applicants may download the brochure and the application form from OSHB Website and apply with following required documents, processing fee and EMD/Full cost, as applicable.

- a) Proof of deposit of EMD/Full cost, Processing Fee with GST.

The applicants may deposit the amount in shape of Bank draft 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/Payment Gateway system of OSHB as per the bank details given at point- **2.3** under the head “**Bank details for payment to OSHB**”. The online payment deposit slip with UTR Number is to be attached with the filled-in application.

- b) Original copy of the affidavit sworn in before Executive Magistrate /Notary Public in the prescribed Format.
- c) Recent passport size photograph duly self-attested and affixed on the Application Form.
- d) Copy of Voter ID/ PAN Card/ Driving License/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Passbook in support of Residential proof.
- e) One cancelled cheque of the applicant, in case opting for online refund.
- f) Any other document, as felt necessary.
- g) Joint application is only permitted within family members. For the purpose, “Family” comprises of husband, wife and minor children.

In both the offline and online mode, 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.

4. Terms and Conditions of allotment:

4.1. 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.

4.2. Income criteria:

- 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.

5. General conditions of allotment :

5.1.- Allotment of Flats/houses will be made as per the existing rules of the Board. If the number of applicants are more than the number of units available, allotment will be made by drawal of lottery and in case the number of applicant is less than the number of units, allotment will be made to all eligible applicants.

5.2.- The EMD amount will not carry any interest & be adjusted towards cost of the house.

5.3.- GST as applicable will be charged extra over the cost of the house/flat.

5.4.- Outright purchasers will apply with a deposit of EMD @ 10% of the cost price along with the application form during booking period. Balance cost will be paid within 04 months from date of intimation by OSHB in one installment.

5.5- 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 . Any default in payment of required dues as per schedule may lead to cancellation of allotment.

5.6- 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.

5.7- 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 cost of the flat/house.

5.8- The allotment of particular flat number in Nayagarh scheme will be decided through draw of lottery. That means lottery will be done in two phases, i.e 1st for finalization of successful applicant and 2nd for particular flat to the successful applicant.

5.9- The selected applicants for EWS flats at Nayagarh will have to pay Rs.10,000/- towards society membership fee and Rs.6,000/- towards one year maintenance fee, which is over and above the cost of flat.

5.10.- Only after payment of the total cost and on execution of lease/agreement for advance possession with OSHB, the possession of the flat/House will be handed over on "As is where is basis and whatever there is" to the allottee.

5.11- The allottee must take appropriate care, not to cause any inconvenience to other residents of the scheme.

5.12- The house/flat will be allotted by OSHB on leasehold status.

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

5.14- The responsibility of making payment in time on or before the due date will be that of allottee OSHB will not be duty bound to issue any notice for making payment.

5.15- Any allotment made on the basis of false/fabricated information and/or suppression of facts shall be cancelled on forfeiture of total payment of consideration received by OSHB and consequential possession of the allotted plot 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).

06. Refund on cancellation/voluntary withdrawal:

- The Processing Fee along with the 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.
- In case, the 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 an allottee, 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 allotment 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.

07. Delivery of physical possession:

- a. An allottee is required to execute the agreement/deed for the house/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/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/flat the allottee is required 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 whatever there is ” and he/she shall not raise any objection thereafter, for any rectification or compensation in respect of allotted house/flat.

08. 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.

09. Transfer of ownership:

An allottee is permitted subject to fulfillment 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.

10. 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 to OSHB as may be decided by the Board at the time of handing over the flat/house subject to changes from time to time.
- c. 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. Allottees shall not encroach the road/common utility area, make any unlawful activities causing obstruction to others 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 flat in all scheme 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 Nayagarh, the 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 constituting and registering the society. It is mandatory and binding on all the allottees to be a member of the society by paying an initial fee and one year subscription fee, at the time of signing agreement for advance possession with OSHB. The initial fees Rs10,000/ and one year subscription fees @ Rs 6000/ at Rs 500/ 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 EWS flats in Nayagarh through their Society.

11. Interpretation:

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

12. Jurisdiction of Court:

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

13. 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 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.

14. Booking period:

- Booking opens on--Dt.28.03.2025 At 11.00 A.M.
- Booking closes on —5.00 PM ofDt. 30.04.2025

For further details, please contact:

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