

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



ODISHA STATE HOUSING BOARD

Booking opens from : Dt.02.02.2026 at 11.00 A.M

Booking closes on : Dt. 20.03.2026 at 5.00 P.M

E-Auction on : Dt. 09.04.2026 from 11 AM to 5 PM

1. INTRODUCTION

Odisha State Housing Board (OSHB), the premier housing institution of the state offers to allot the vacant Residential plots & HIG plot available within the housing scheme areas of

- Kalarahanga at Bhubaneswar
- Basanti Colony at Rourkela
- Baji Rout SHS, Mahisapat Ph-I at Dhenkanal, on “as is where is basis”, through E-Auction purchase basis.

2. Details of Plots for E-Auction :

The following plots are put to allotment on “as is where and whatever there is” basis through E-Auction process for which intending bidders/applicants may submit online application in OSHB website and get registered through E-Auction portal.

Scheme	No. of units	Residential Plot No.	Plot Area (in sq. ft.)	Upset price /Unit(in Rs.)	EMD/Unit (in Rs.)
1.Nandan Enclave, Kalarahanga, Bhubaneswar	01 (One) no. of Plot	HIG Plot No-15(A)	1647	56,26,150/-	5,63,000/-
3.Basanti Colony, Rourkela	01 (One) no. of Plot	MIG Plot No-EM-122(A)	1414 (23'-7"x60'-0")	97,38,292/-	9,75,000/-
4.Baji Rout ISHS, Mahisapat, Ph-I Dhenkanal	01 (One) no. of Plot	HIG Plot No-29	2000 (40'x50')	27,55,000/-	2,76,000/-

- The EMD amount will not carry any interest & will be adjusted towards Bid value. Balance Bid value will be paid within Four (04) months from date of intimation by OSHB.
- Bids without required documents & EMD amount will be rejected.
- 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 plot 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 bidders. Objections there on, if any, after submission of bid concerning the plot shall not be entertained.
- The area of land 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 will also be applicable to new allottees.

3. APPLICATION PROCEDURE FOR E-AUCTION:

3.1-

- The applicants have to submit filled in application in online mode through OSHB website <https://oshb.org> and upload the required documents, EMD, processing fee & GST deposit slip, etc. before the due date.
- Applicant has to download the acknowledgement after submission of application and documents for future reference.
- After scrutiny of the documents and confirmation of deposits, the eligible applicants will be intimated by OSHB to get themselves registered in the E-Auction portal as mentioned at clause **04**.
- The successful bidder in the bidding process will have to submit hard copies of uploaded documents along with original document in support of EMD & other deposits.

3.2- MANDATORY REQUIREMENT FOR E-AUCTION:

- The applicant must have a valid Permanent Account Number (PAN) of the Income Tax Department.
- The applicant must have been registered on-line in the official website of OSHB/E-Auction portal.
- The bidder must have a (DSC) Digital Signature Certificate of Class-III only. Without DSC, bidders will not be able to participate in the auction.

Note: For any difficulty/inconvenience faced by bidder in registration and Digital Signature Certificate, interested applicants may take support from OSHB helpdesk.

- *Interested applicants are requested to take early step for obtaining DSC to avoid last minutes rush.*

3.3-Documents to be uploaded for E-Auction:

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. Affidavit in prescribed format as given in application form sworn in before Executive Magistrate/Notary Public 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 2 MB).
- f. 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.
- g. Applicant should fill the particulars of his/her own Bank Account in the specified place so that the refund of money can be done online to the unsuccessful applicants.
- h. After submission of the online application, a confirmation SMS will be given to the mobile number provided in the application form.
- i. The applicant should submit the original documents for verification as and when required.

3.4- Bid value must not be less than the Upset price and any such offer below the Upset price will be summarily rejected.

3.5- No application for withdrawal of bids will be entertained after the due date of submission of application. In case the applicant withdraws his/her participation after the due date, the EMD deposited shall be forfeited. The processing fee along with GST is non-refundable.

3.6- The Bidder shall be responsible for all of the costs associated with the preparation of its Bid and its 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. OSHB will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of this selection process.

3.7- Applications received without full particulars, EMD, Processing Fee with GST, and other document, as specified above, shall be rejected summarily.

3.8- Joint application is only permitted within family members. For the purpose, "Family" comprises of husband, wife and minor children.

4. E-AUCTION PROCESS:

- 4.1** The intending applicant/bidder after confirmation by OSHB is required to get registered online in e-auction portal (www.tenderwizard.com/OSHB) with class-III digital signature.
- 4.2** The registration is valid for one year from the date of registration. Registration charges will be Rs.1180/- (Rupees one thousand one hundred eighty including GST) & is non-refundable, to be paid online payment mode only.
- 4.3** The bidding will be conducted in Indian Rupees (INR) only.
- 4.4** The bid will be trigger up from upset price + one incremental value.
- 4.5** **Incremental value:** Incremental value for this 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.
- 4.6** **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.
- 4.7** **Auto Extension of Closing Time:**
i) Auto Extension: If any bidder submits the bid 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.
- 4.8** **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 freezed, 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.

- 4.9** **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.: Upset price= Rs.27,55,000/- 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).

- 4.10** **Successful Bidder:** At the end of the Forward Auction, OSHB will decide upon the winner based on the highest bid placed for the plot of land 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 stood cancelled or highest bidder withdraws from the bids process, OSHB shall have the right to forfeit the 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 bidder(s) are required to get registered online in the e-auction portal with Class III Digital signature and keep themselves ready for the e-auction.
- 5.2** Any registered/approved bidder can request for participation in the auction through the e-auction portal for the plot of land/core house on or before the date and time of application and by depositing the EMD within that period.
- 5.3** Online Forward Auction bidding shall commence at 11:00 hr and continue till 17:00 hr on **Dt.09.04.2026** with auto extension facility as per condition.
- 5.4** Applicants who have completed the Auction formalities and paid the prescribed charges and EMD can start bidding in the online forward auction from the Bid Start price (Upset 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 Upset 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/core 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 Earnest Money will be forfeited.
- 5.8** The Bidder must read the terms and conditions of the e-Auction Brochure very carefully for 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 this will be advertised in the newspapers.
- 5.12** The highest bidder shall be allotted the land on the basis of their bidding price.

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

Contact: Satamanyu Routray, 9937140591

Contact for other queries(Time: 10.30 Hours to 17.30 Hours on working days):
0674-2390141, 2391542 (Extn.-127/213/134/135),

Mob:-9777249976,9861214679

Mail id: schemeofficer.oshb@gmail.com / aaoscheme.oshb@gmail.com / aaourban.oshb@gmail.com

7. 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.

7.1- Income Eligibility:

- HIG Plot/ PLOT : Family Income above Rs.9,00,000/- per annum.

8. PAYMENT DETAILS:

Required EMD, Processing Fee & GST is to be deposited at the time of application in a single transaction.

Payments in online mode will also be accepted through NEFT/ RTGS as detailed below.

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 account or from the account of his/her spouse.

9 -Processing Fee:

The processing fee for different categories are as follows;

Category	Processing Fee	GST(18%)	Total
HIG Plot/ Plot	5000	900	5900

10. TERMS & CONDITIONS OF ALLOTMENT:

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

10.1.2- 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.

10.1.3- Only after payment of the total bid value and on execution of lease with OSHB, the possession of the plot will be handed over on “As is where is basis”. The buyer can initiate development & construction activities in the field, after taking over possession.

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

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

10.1.6- The successful bidder shall have to take all required steps to utilize the land maximum within three (03) years of taking physical possession, failing which the deposits will be forfeited and the lease/allotment will be cancelled at the cost and risk of the allottee.

10.1.7- If the highest/selected bidder fails to pay the balance of the bid value within the prescribed time limit, the EMD will be forfeited. No extension of time for payment of balance dues or withdrawal after selection/allotment is allowed, under normal circumstances. Also in case the applicant applies for withdrawal after selection, the EMD will be forfeited. 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.

10.1.8- 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).

11. TIME SCHEDULE:

- Booking opens on - 11.00 AM of Dt. 02.02.2026
- Due date for submission of application -5.00 PM of Dt. 20.03.2026(Booking closes).
- Date of E-Auction - Dt.09.04.2026 from 11.00 AM to 5.00 PM.

12. REFUND/ WITHDRAWAL/ CANCELLATION:

- In case of default of payment after issue of Provisional allotment letter, allotment will be cancelled & EMD amount shall be forfeited.
- If the bidder fails to pay the due amount after issuance of provisional allotment and within the stipulated period of payment or withdraws from the process, OSHB shall cancel the provisional allotment in addition to the forfeiture of EMD amount.
- The EMD amount of all unsuccessful applicants will be refunded to the Account of the applicant by NEFT/RTGS in the account number mentioned in the application form within 2 months from date of E-Auction.
- The Processing Fee and applicable GST on it, is non-refundable in all cases.
- If any applicant once selected as a successful bidder and his/her candidature is withdrawn or cancelled due to default, he/she shall not be eligible to participate in any further scheme to be launched by OSHB in future.

13. DELIVERY OF POSSESSION:

- a. An allottee is required to execute the agreement/deed for the plot 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 due deduction as per rule.
- b. An allottee is required to take possession of the allotted plot 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.
- c. While taking delivery of the allotted plot 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.

14. EXECUTION OF LEASE DEED:

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

15. 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 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.

16. SPECIAL 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 plot subject to changes from time to time.
- c. Terms and conditions as applicable to the existing allottees of the scheme will also apply to the new allottees.
- 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.

18. INTERPRETATION:

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

19. 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.

20. FORCE MAJEURE :

In case of delivery of possession in different completed schemes is delayed for reasons of “**Force Majeure**” which inter alia include inordinate delay in 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 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:

Managing Director

ODISHA STATE HOUSING BOARD

Sachivalaya Marg Bhubaneswar-751001,

Phone No-(0674)- 2393524, 2393277, 2392587

EAPBX- 0674-2390141, 2391542

(Extn.-134/213/135/127)

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