

**Allotment of
Houses/Flats
At
Bhawanipatana (Kalahandi) & Nayagarh On
“As is where is” Basis
(Outright basis)**



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

1. INTRODUCTION

Odisha State Housing Board (OSHB), the premier housing institution of the state offers to allot the vacant houses & flats, available within the scheme areas of

- Paramanandapur, Bhawanipatana, Kalahandi
- Pathani Samanta SHS, Muktapur at Nayagarh,

on "as is where and whatever there is basis" through Outright purchase basis.

Outright Purchase Basis:

2. Details of Houses/Flats for Outright purchase:

Place/ Scheme	Category of House/ flats	No. of Units vacant	Plot/Super Built up Area per unit (in sq. ft.)	Plinth/ Built up Area per Unit (in sq .ft.)	Cost per unit (in Rs.)	E M D (in Rs.)
Paramanandapur, Bhawanipatana Kalahandi	LIG-II House	02	Plot Area- 1000	Plinth-215	5,16,100/-	51,600/-
Pathani Samanta SHS, Muktapur, Nayagarh	EWS Flat	07	SBA-307	BUA-276	4,92,000/-	49,200/-

(Vacancies-Bhawanipatana-LIG-II-44 & 45, Muktapur EWS Flat no- Block-D-11,12,13 & 14, Block-E-11,12 & 13).

3. APPLICATION PROCEDURE FOR OUTRIGHT PURCHASE :

Applicants have the facility of both off-line and on-line submission of filled in application form and EMD, wherever applicable.

3.1-Online Procedure:

The applicants for vacant units under self-financing schemes can submit filled-in applications in On-line mode through the official website <https://oshb.org>. Applicants should follow the instructions given in official website of OSHB. The total process of downloading and filling up the application form will be through website of OSHB. 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.

All payments in online mode will be accepted through NEFT/ RTGS/Payment Gateway system of OSHB as per the bank details given at point- 5 under the head "Payment details".

The applicant has to deposit the EMD/Full cost, Processing Fee with GST (as per 5.1) at the time of online application in a single transaction.

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 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 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.

3.2.Offline Procedure :

All vacant units under outright purchase offer can also be applied through Offline procedure.

Brochure containing relevant information, terms and conditions with prescribed Application Form will be available in OSHB website <https://oshb.org> from dt.02.02.2026 to dt.20.03.2026 up to 5.00 PM. Interested persons can download the Application Form from OSHB Website and apply with required documents, processing fee and EMD/Full cost, as applicable.

Following documents should be furnished along with the filled in application.

- a) Proof of deposit of EMD/Full cost, Processing Fee with GST. The applicants can 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- **5** under the head "**Payment details**". The online payment deposit slip with UTR Number is to be attached with the filled-in application.

- b) Original 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 Licence/ Aadhaar Card as proof of identity and Copy of Telephone Bill/ Electricity Bill / Bank Pass Book 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.

4. ELIGIBILITY:

- The applicant must be a citizen of India.
- He/she must be a major.
- In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply.
- One family shall be eligible for only one allotment under one housing scheme. For the purpose, "Family" comprises of husband, wife and minor children.
- He/She or his/her family members should not own/have been allotted any residential plot/house/flat/SCR by Odisha State Housing Board or any other Govt. Agency in the locality/Municipality/ Municipal Corporation area (as the case may be) where the Housing Scheme exists.
- Any family purchasing a residential plot/ house/ flat/ SCR under any scheme floated by Odisha State Housing Board or any other Govt. Agency in the locality/Municipality/ Municipal Corporation area (as the case may be) where the Housing Scheme exists, under third party transfer, shall be deemed as allottees under the scheme and shall not be eligible to apply in this scheme floated by OSHB.
- In case of transfer of allotment of a residential plot/ house/ flat/ SCR made by Odisha State Housing Board or any other Govt. Agency in the locality/Municipality/ Municipal Corporation area (as the case may be) where the Housing Scheme exists, it shall not entitle the family for further allotment in this scheme floated by OSHB.
- Any allotment made but cancelled due to non-payment of dues/suppression of facts/ violation of any other term & conditions of allotment or Agreement with OSHB or for any other reason, it shall not entitle the "family" for any further allotment under this scheme.
- 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 house/flat and or construction, if any, made over the house/flat. In addition, the allottee shall be liable for criminal prosecution of filing false affidavit(s) & information(s).

4.1-Category wise Income Eligibility:

- EWS : Family income up to Rs.3,00,000/- per annum.
- LIG : Family income from Rs.3,00,001/- to Rs.6,00,000/- per annum.
- The Annual Income is to be shown by self declaration in the Application Form and Affidavit to be sworn before Executive Magistrate/ Notary Public.

5. 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.

5.1-Processing Fee:

The processing fee for different categories are as follows;

Category	Processing Fee	GST(18%)	Total
EWS	1000	180	1180
LIG	2000	360	2360

6. TERMS & CONDITIONS OF ALLOTMENT:

6.1.1- 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.

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

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

6.1.4- Outright purchasers will apply with deposit of EMD @ 10% of the sale 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.

6.1.5- 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.

6.1.6- 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.

6.1.7- 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.

6.1.8- The allotment of particular flat no. 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.

6.1.9- 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.

7. 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).

8. REFUND/ WITHDRAWAL/ CANCELLATION:

- If any applicant withdraws from the scheme before allotment, only EMD will be refunded.
- In case the allottee applies for refund after allotment or the allotment is cancelled due to default or any sort of reason, the EMD will be forfeited.
- The Processing Fee and applicable GST on it, is non-refundable in all cases.
- 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 selection.

9. DELIVERY OF 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 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 house/flat 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 house/flat 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/ flat.

10. EXECUTION OF LEASE DEED:

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

11. 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.

12. 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 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 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.
- h. The allottees of the flat in Nayagarh 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, allottees of Nayagarh scheme 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 the allottees of above scheme to be a member of the society by paying initial fee and one year subscription fee as specified in clause no **6.1.9** at the time of agreement with OSHB.
- j. All common area related facilities like road, drain, paved area, boundary wall, gates, community center, garden etc., shall be maintained by the owners of the flats through their Society.

13. INTERPRETATION:

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

14. 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 applicant.

15. 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:

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