Proposed Developed Housing Plots at Chandrasekharpur, Bhubaneswar

on “As is where is and whatever there is” Basis through

(E-Auction Basis)

ODISHA STATE HOUSING BOARD
BHUBANESWAR

Submission of Application in online mode only.

Application opens from	**: Dt.10.11.2026 at 10.00 AM**
Last date for submission of application	**: Dt.10.12.2026 at 05.00 PM**
E-Auction on	**: Dt.23.12.2026 from 11 AM to 5 PM**

1. Introduction :

Odisha State Housing Board (OSHB), a Govt. of Odisha undertaking and the premier housing institution of the state offers to allot the vacant HIG plots within the completed housing scheme of C.S.Pur Ph-II to Ph-V, Bhubaneswar, through E-Auction basis.

2. Details of plots:

The following 05 number of HIG vacant residential plots are available for allotment on "**as is where is and whatever there is**" basis through E-Auction process for which intending bidders/applicants may submit application in online mode in OSHB website and register their name through E-Auction portal only after intimation by OSHB. The intending bidders/participants are free to inspect/visit the plot, its situational advantages/ risk/ issues attached to the plots, at their cost before submission of the application. Any objection, if any, after submission of application concerning plots shall not be entertained.

Category of Plots	No. of units	Plot no.	Plot Area/ unit appx.(in sq.ft.)	Reserve price/upset price per Unit (in Rs.)	EMD/Unit (in Rs.)
HIG	5	HN-1 HN-2 HN-3 HN-4 HN-5	3600 (40' X 90")	2,84,32,000/-	28,50,000/-
Total	**5**				

- The balance bidding amount (quoted bid value -EMD) of the successful bid will be deposited within (three) months of issue of provisional allotment.
- Extension of time for payment may be allowed maximum by 3 months on payment of simple interest @ 10.75% per annum or at highest prevailing SBI MCLR rate + 2%, whichever is higher with GST as applicable, on application by the provisional allottee and on due approval by Managing Director, OSHB. No further extension of time for payment of outstanding dues will be allowed and the EMD will be forfeited. The responsibility of making payment in time on or before the due date will be that of successful bidder/ applicant. OSHB will not be duty bound to issue any notice for making payment.

An applicant depositing Rs.28,50,000.00 (Rupees twenty eight lakh fifty thousand) only as EMD mentioned above will be allowed to participate in the bidding

Processing Fee (non-refundable):--

An applicant is required to deposit the non refundable one time processing fees of Rs 5000/- along with GST @18% i.e. Rs 5900/- along with the application.

- No application for withdrawal of bids will be entertained after the last date of submission of application i.e. 5.00 P.M. of 10.12.2026. In case the applicant withdraws his/her participation before the last date of submission of application, the EMD shall be refunded without any interest.
- Any other statutory dues towards registration charges, stamp duty, applicable taxes will have to be paid by the allottee/bidder, extra over the bid value.

- The area of land may increase or decrease subject to final measurement at the time of handing over possession. In that case, the payment for the land shall be adjusted/payable by the allottee on pro-rata basis on their quoted bid value.

3. APPLICATION PROCEDURE:

3.1-

- The applicants may submit filled-in applications along with required scanned copy of documents in On-line mode through the official website **https://oshb.org.,** as per the instructions given there in. All payments in online mode will be accepted through NEFT/RTGS/Payment Gateway system of OSHB as per the bank details given at point-**3.3** under the head **"Mode of payment of EMD/Processing fee".**
- The applicant will have to deposit the Earnest Money (EMD) of Rs.28,50,000/- (Rupees Twenty eight lakh fifty thousand) along with processing fee before the last date of submission of application.
- Application submitted without required documents, EMD, Processing fees will be rejected.

3.2-Documents to be uploaded-

Applicants shall have to attach/upload 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 than1MB).
b. Affidavit in prescribed format as given in application form sworn in before Executive Magistrate/Notary Public in JPG/PDF format (less than1MB).
c. Scanned copy of the Identity proof & PAN in JPG format (less than1MB)
d. Scanned copy of the Residence proof in JPG format (less than1MB)
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)
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 of application form, so that the refund of EMD can be transferred in online to the unsuccessful applicants.
h. After submission of the online application, a confirmation Mail will be given to the E-mail Id provided in the application form.
i. Applicant has to download the acknowledgement after submission of application and documents for future reference.

3.3- Mode of payment of EMD/ Processing Fee:-

The EMD along with Processing Fee & GST is to be deposited in the following bank account at the time of application in a single transaction through online mode by NEFT/ RTGS/Payment Gateway 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 number 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.

4. ELIGIBILITY:-

- The applicant must be a citizen of India and a major.
- For purpose of application, one family shall be eligible for only one allotment under one housing scheme in the same locality. The "Family" shall include the applicant, husband/wife of the applicant and minor children. Joint application is only permitted within family members. In case of minor child, the natural parents, de facto guardian or guardians appointed by the competent Court shall be eligible to apply**.**
- He/ She or his/her family members should not own/have been allotted any residential plot/ house/ flat/SCR/shop by Odisha State Housing Board or any other Govt. Agency in the locality/Municipality/ Municipal Corporation area (as the case may be) where this scheme is located.
- Any family purchasing a residential plot/house/ flat/ SCR/shop 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 this scheme is located, 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/shop made by Odisha State Board or any other Govt. Agency in the locality/Municipality/ Municipal Corporation area (as the case may be) where this scheme is located, 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.

4.1 Income Eligibility:

- Annual Family Income from all sources shall be above **Rs 9,00,000/-.**

5. Terms and Conditions of E-Auction/Allotment:

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

5.2-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.

5.3-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 which shall be binding on the applicants/allottees.

5.4-Only after payment of the total bid value and on execution & registration of Conveyance deed with OSHB, the possession of the plots will be handed over on "As is where is and whatever there is basis". The allottee can initiate development & construction activities after taking over possession.

5.5- The allottee(s) shall not use the plot for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the colony

or those activities, which are against the law or any directive of the Govt. or the Local Authority. In such cases, the allotment is liable for cancellation.

5.6-The land will be allotted by OSHB on free hold status subject to compliance of allotment terms and conditions along with No Objection/ Consent from the bank (if loan is availed towards payment of cost of the land to OSHB.

5.7-The selected bidder is required to pay the dues in respect of the plot as mentioned at Point- 02, failing which the allotment will be cancelled with forfeiture of EMD. 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.

5.8- It is expressly understood that, the allotment is made by OSHB in true spirit and good faith, 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(s) has made any misrepresentation or false statement in his/her application/affidavit, the Board shall have the right to cancel the allotment and resume possession of the allotted plot. In the event of such cancellation, EMD and all deposits will be forfeited along with initiation of criminal proceedings against the allottees.

5.9-The successful bidder/ allottee will not be allowed to transfer ownership on 3rd party transfer basis, any part of the plot.

5.10-The highest quoted bid will be declared as the successful bidder for allotment.

5.11-All other terms and conditions of allotment as applicable to the original/existing allottees of the scheme will also apply to the new allottees.

5.12-Any other statutory dues towards registration charges, stamp duty, all taxes as applicable will have to be paid by the allottee extra over the cost of plot.

5.13-The allottee shall be responsible for obtaining water supply and/or electricity connection from the concerned Department (TPCODL) at his/her own cost and also pay holding tax/ground rent and any other dues to the concerned Authorities.

5.14-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.

5.15-In case of violation of any terms and conditions of allotment in the brochure/allotment order by the allottees, the allotment will be liable for cancellation.

5.16-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).

5.17-While submitting application to purchase any plot in this scheme, the applicant should satisfy himself about the provisions in the scheme as

mentioned in the brochure and after exercising due diligence about location and other facilities available therein.

5.18- The allottees, who opt to avail housing loan from any bank/Employer, may apply for NOC (No Objection Certificate) in the prescribed form along with requisite processing fees & document only after provisional allotment of the plot. The deposits shall have to be made within specified time limit as per brochure. OSHB will not bear any responsibility towards re-payment of the loan.

5.19-Scheme specifications mentioned in the brochure may undergo changes as per field requirements during execution.

5.20-In case of any dispute regarding the meaning and interpretation of any word(s), clause(s) in this brochure, the decision of Managing Director/Chairman, OSHB by way of clarification is final and binding on the all matters pertaining to the sale/registration of plot shall be subject to jurisdiction of the concerned office of District Sub-Registrar, Khandagiri.

5.21- Any legal dispute, arising out of and concerning allotment and brochure condition shall be within the jurisdiction of Bhubaneswar only.

5.22- The allottee has to submit an undertaking in the shape of an Affidavit, before taking over possession of the plot that,

1. He/she shall not divide/sub-divide the allotted plot in any manner and shall not strictly make any encroachment beyond the allotted plot area or additions or alterations to the plot or in the common area which may cause an interruption in the usage of the common areas and facilities within the project. Any such action by him/her will straight away entail cancellation of allotment.
2. He/ She shall utilize the allotted plot for residential use within 03 years from the date of taking over possession, by constructing a residential house after obtaining necessary approvals from the Competent Authority, failing which the allotment of the plot will be cancelled, and OSHB will resume the possession.

6. MODE OF ALLOTMENT (e-Auction) :

I. The bidding will be conducted in Indian Rupees (INR) only.

II. The bid(s) will trigger off from the base prices and is the same as upset price of respective land + (Plus) one incremental value.

III. **Incremental Value**: Incremental Value for this auction is **Rs. 50,000/- (Rupees fifty thousand)** only for all plots. 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 Price) at any point of time in the auction by multiples of the minimum Bid increment. The minimum incremental value will be displayed against each property on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of incremental value.

IV. **H1 Price:** It is the highest value placed (for each plot) in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of "H1 price + (plus) incremental value or in multiples of incremental value" only.

V. Auto Auction extension of the Closing time.

(a) 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 minutes.

For Example: If the auction is closing at17:00Hrs and if any bidder bids between 16:55 and 17:00, the auto auction extension will extend the auction closing time to17:10 and if any bidder bids between 17:05 and 17:10, it will be extended to 17:20 and so on.

(b) 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 5 minutes of the auction closing time.

VI. **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 on 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.

VII. **Max multiples of increment value allowed per bid:** bidder can quote the next H1price 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. 2,84,32,000/-, increment value Rs.50,000/- max multiple of increment allowed = 10 times i.e. Rs. 5,00,000/-

If Current H1 value=2,84,82,000 maximum next bid can

be= 2,89,82,000/- i.e. 2,84,82,000/- (currentH1) + Rs.50,000/- (increment value) x 10 (max multiple of increment))

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

7. HIGHLIGHTS OF E-AUCTION:-

7.1 E-Auction portal Registration: The bidder(s) are required to get registered online in the-auction portal (www.tenderwizard.com/OSHB) with Class

III Digital signature (refer DSC Manual for details and support) and keep themselves ready for the e-auction with non refundable payment of Rs 1180/ (one thousand one hundred eighty) only including GST to the vendor.

7.2 Applicant has to upload the acknowledgement copy from OSHB at the time of registration in e-auction portal.

7.3 Any registered/approved bidder (approval by OSHB) can request for participation in the auction through the e-auction portal on or before the date and time of application as intimated by OSHB.

7.4 Online Forward Auction bidding shall commence at 11:00 hr and continue till 17:00hr on 15.12.2026 with auto extension facility as explained above.

7.5 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 (Reserve/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 Reserve/Upset Price by one increment or absolute multiples of increment.

7.6 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.

7.7 Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.

7.8 Opening Bid Start Price & minimum Increment Value.

7.9 Leading(highest) Bid in the e-Auction.

7.10 Bidder him self is H1.

7.11 The bids will be taken as an offer to purchase the plot as per terms & conditions of Brochure attached with the Auction. 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.

7.12 The Bidder must read the terms and conditions of the e-Auction Brochure very carefully for participating in bidding process.

7.13 OSHB reserves rights to cancel the highest bid in any condition whatsoever. The Notice for such cancellation shall be duly notified on the e-Auction portal.

7.14 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.

7.15 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.

8. 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.
- Bid value must not be less than the Reserve/Upset price and any such offer below the Upset price will be summarily rejected.
- 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 are non-refundable.

Applications received without full particulars, EMD, Processing Fee with GST as specified above, shall be rejected summarily.

9. TRAINING FOR AUCTION:

Interested Bidder can avail the training (online) 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):0674-2390141/2395918/2391542 (Urban Allotment branch/ computer cell) Mob:-9777249976/9040153088 (scheme) 9439179084 (TA to Chief Engineer- regarding field visit) 7978743866 (Accounts Officer- regarding deposits).

Mail Id:*schemeofficer.oshb@gmail.com / aaoscheme.oshb@gmail.com/ aaourban.oshb@gmail.com*

10. TIME SCHEDULE:

- Start Date of submitting application -**11.00 AM on Dt.10.11.2026**
- Due date for submission of application -**5.00 PM on Dt.10.12.2026.**
- Date of E-Auction- **Dt.23.12.2026 from11.00 AM to 5.00 PM.**

11. 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 02months 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.

12. DELIVERY OF POSSESSION:

- The OSHB will deliver the possession of the plot on **"as-is-where-is and what ever there is basis"** to the allottee within 30 days of submission of the duplicate copy of the registered conveyance deed by the allottee to the OSHB.
- An allottee is required to execute the Conveyance deed for the plots as & when intimated by OSHB. If the allottee fails to execute the Conveyance deed 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.
- An allottee is required to take possession of the allotted plot within the *stipulated date* after execution of Conveyance 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.
- 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 and whatever there is basis" and he/she shall not raise any objection thereafter, for any rectification or compensation in respect of allotted plot.
- The water supply and/or electricity connection needed by the allottee shall be obtained by the allottee from the concerned department agency at own cost. Further, the allottee shall pay the requisite holding tax/ground rent and any other dues to the concerned authorities. The OSHB shall not be responsible for the above in any manner whatsoever.
- The plot shall not be used for any purpose other than the end use specified in the brochure and allotment order.

13. EXECUTION OF CONVEYANCE DEED:

On payment of the required dues and completion of formalities, the allottee shall execute the conveyance deed in the prescribed format and register the same in the office of the DSR/SR, Bhubaneswar at his/her own cost towards stamp duty, Registration charges and other miscellaneous dues.

14. OWNERSHIP:

The allottee becomes the owner consequent upon Registration of conveyance deed and taking over possession. Allottee shall be entitled to heritable and transferable rights over the allotted property. Transfer of ownership may be permitted by express/written order of OSHB after completion of 2years of taking over physical possession of the allotted plot in line with existing rules and guidelines and rules to be in force at the time of application for transfer. The OSHB reserves the right to refuse such applications.

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. INTERPRETATION:

ln case of any disputes relating to the terms and conditions of the bid or any other matter relating to the auction or the allotment, the decision/s of the OSHB shall prevail and forthwith binding upon the applicant/bidder/allottee.

17.FORCE MAJEURE :

In case of delivery of possession in the scheme is delayed for reasons of "**Force Majeure**" which inter alia include inordinate delay in approvals, encroachments by outsiders, 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:

Sd/-
Managing Director
ODISHA STATE HOUSING BOARD
Sachivalaya Marg Bhubaneswar-751001,
Phone No-(0674)-2393524, 2392587
EAPBX- *0674-2390141, 2391542*