Brochure for
Allotment of Flats & Commercial Plots on "As is where is and whatever there is" Basis
In completed Housing Schemes
At Nayagada On
(E-Auction and Outright Basis)

ODISHA STATE HOUSING BOARD
BHUBANESWAR

Submission of Application in online mode only.

Booking opens from : Dt.10.11.2026 at 11.00 A.M

Booking closes on : Dt. 10.12.2026 at 5.00 P.M

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 Flat & Commercial plots available within the completed housing scheme -"Pathani Samanta Composite Housing Scheme" at Muktapur, Nayagada on "as is where is and whatever there is basis", through E-Auction and outright purchase basis.

2. (A) Details of Commercial Plots for E-Auction :

The following vacant EWS Flat & Commercial plots are available for allotment on "as is where is and whatever there is" basis through E-Auction process for which intending applicants may submit application in online mode through OSHB website and after intimation by OSHB will have to register their name in the E-Auction portal.

Scheme	No. of units	Plot/House/ Shop	Plot Area (in sq.ft.)	Reserve price/ Unit (in Rs.)	EMD/Unit (in Rs.)
Pathani Samanta Housing Scheme at Muktapur, Nayagada	03 Commercial Plots	Patch-A	(60'x49')+ (20'x27')= 3480	47,97,000/-	4,80,000/-
		Patch-B	(57'x22'6")+ (51'x17')= 2150	33,31,000/-	3,33,500/-
		Patch-C	(33'x49')+ (51'x16')/2 = 2025	48,61,000/-	4,86,500/-

The construction of shops has earlier been taken up over the three patches and is at different stages for each patch and no further construction will be taken up by OSHB. The plots with the existing structure will be allotted and handed over on "as is where is and whatever there is" basis.

(B) Details of residential flats on Out right basis:

The following vacant flats are available put to allotment on "as is where is and whatever there is" basis through outright purchase basis for which intending applicants may submit application in online mode through OSHB website.

Scheme	No. of units	Residential flat No.	Plot Area/ SBA (in sq.ft.)	Cost/unit (in Rs.)	EMD (in Rs.)
1. Pathani Samanta Housing Scheme at Muktapur, Nayagada	03 Flats	EWS (D-11+12)	BUA-556 SBA-614	9,84,000/-	1,00,000/-
		EWS (D-13+14)	BUA-556 SBA-614	9,84,000/-	1,00,000/-
		EWS (E-11+12+13)	BUA-834 SBA-921	14,76,000/-	1,50,000/-

- The EMD amount will not carry any interest & will be adjusted towards quoted Bid value/Cost. Balance Bid value/cost will be paid within three (03) months from date of intimation by OSHB.
- Bids/applications without required documents, EMD & Processing fee amount will be rejected.
- Any other statutory dues towards registration charges, stamp duty, GST as applicable, will have to be paid by the allottee/bidder, extra over the bid value/cost.
- The intending bidder/applicant may inspect and confirm the plot and flat to satisfy himself about the locality, approach to the site, residential use, commercial potential & risks, etc., before submission of bid/application. OSHB will facilitate the site visit for the intending bidders/applicants. Objections there on, if any, after submission of bid/application concerning the Residential Flat & Commercial plots 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.

1. APPLICATION PROCEDURE:

3.1- The applicants for vacant units can 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.

- Go to the official website https://oshb.org.
- **Click on the " E-Auction/Outright" button.**
- Go through the scheme brief and download the brochure for detailed information.
- Click online application.

3.2-Documents to be uploaded (E-auction/Outright)-

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 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 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 so that the refund of money 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. The applicant will have to submit the original documents in support of EMD and other details for verification as and when required, before issue of allotment letter.
j. Applicant has to download the acknowledgement after submission of application and documents for future reference.

3.3- Processing Fee:-

The processing fee for different categories are as follows;

Category	Processing Fee (In Rs)	GST(18%)	Total (in Rs)
Commercial Plot	5000	900	5900
Residential Flat	2000	360	2360

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

Required EMD, Processing Fee & GST are 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.

4. ELIGIBILITY (For Both E-auction & Outright purchase basis):-

- 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. Joint application is only permitted within family members.
- 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 where the Housing Scheme exists.
- 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 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/shop made by Odisha State 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 along with forfeiture of total payment of consideration value received by OSHB and consequential loss of right to possess 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:

- Commercial Plot: Family Income above Rs.9,00,000/- per annum.
- Flats at Pathani Samanta CHS, Muktapur, Nayagada: Family Income upto Rs.6,00,000/- per annum.

5. TERMS & CONDITIONS OF ALLOTMENT:

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

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

5.3-Only after payment of the total bid value/cost and on execution of lease/ agreement for advance possession with OSHB, the possession of the Residential Flat & Commercial plots will be handed over on "As is where is and whatever there is basis". The buyer can initiate development & construction activities in the field, after taking over possession.

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

5.5- The successful bidder/applicant shall have to utilize the Residential Flat & Commercial plots without any deviation from the purpose of allotment within a maximum period of 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.

5.6- The selected bidder/applicant is required to pay the balance cost of the bid value/ cost within the prescribed time limit. Balance cost will be paid within **03 months** from date of intimation by OSHB in one installment.

5.7 - For default in payment of balance bid value/cost, simple interest @ 10.75%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 maximum **within 06 months** from date of intimation by OSHB. Any default in payment of required dues as per schedule may lead to cancellation of allotment. However, under normal circumstances, there will be no permission for extension of time for payment of balance dues or withdrawal after selection/allotment. 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. In case of cancellation due to default, the EMD will be forfeited and balance deposit will be refunded without interest.

In case, the applicant applies for withdrawal after selection, the EMD will be forfeited.

5.8-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 loss of right to possess the allotted Residential Flat & Commercial plots and or construction, if any, made over the Residential Flat & Commercial plots. In addition, the allottee shall be liable for criminal prosecution of filing false affidavit(s) & information(s).

5.9-The successful bidder cannot sell/ sublease on 3rd party transfer basis, any part of the plot or shops to any third party. However, he can sell/sublease the entire plot to any third party as per procedure and guideline of OSHB.

5.10-In case of Outright purchase, allotment of Flats 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 draw of lottery and in case the number of applicant is less than the number of units, allotment will be made to all eligible applicants. **In case of E-Auction**, the highest quoted bid will be declared as the successful bidder for allotment subject to verification of documents.

5.11-GST as applicable will be charged extra over the bid value/cost of the Residential Flat & Commercial plots.

5.12-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.

5.13-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 Residential Flat & Commercial plots.

5.14- The selected applicants for flats at Nayagada will have to pay Rs.20,000/- (for D-11+12 & D-13+14) & Rs.30,000/- (for E-11+12+13) towards society membership fee and Rs.12,000/-(for D-11+12 & D-13+14) & Rs.18,000/-(for E-11+12+13) towards one year maintenance fee, which is over and above the cost of flat.

6. E-AUCTION PROCESS:

6.1 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.

6.2 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.

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

6.4 The bid will be trigger up from Reserve price + one incremental value.

6.5 **Incremental value:** Incremental value for this auction is **Rs.20,000**/-(Rupees twenty 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.

6.6 **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.

6.7 **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 and17:00, 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.

6.8 **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.

6.9 **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.: Reserve price= Rs.27,55,000/- increment value Rs.20,000/- max multiple of increment allowed =10 times i.e. Rs.2,00,000/-

If Current H1 value = 30,00,000/- maximum next bid can be = 32,00,000/- i.e. 30,00,000/- (current H1) +(20,000/-(increment value) x 10(max multiple of increment).

6.10 **Successful Bidder:** At the end of the Forward Auction, OSHB will decide upon the winner based on the highest bid placed for the Residential Flat & Commercial plots 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 stands 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.

7. HIGHLIGHTS OF E-AUCTION:

7.1 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.

7.2 Any registered/approved bidder can request for participation in the auction through the e-auction portal for the Commercial plots on or before the date and time of application and by depositing the EMD within that period.

7.3 Online Forward Auction bidding shall commence at 11:00 hr and continue till 17:00 hr on **Dt.23.12.2026** with auto extension facility as per condition.

7.4 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 (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.

7.5 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.

7.6 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.

7.7 The bids will be taken as an offer to purchase the Commercial plots 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.

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

7.9 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.

7.10 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.

7.11 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.

7.12 The highest bidder shall be allotted the Residential House & Commercial plots on the basis of their bidding price.

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

9. TRAINING FOR AUCTION:

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.

Mob:-9777249976,9040153088, 9776800903.

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:

- Booking opens on -11.00 AM of Dt.10.11.2026
- Due date for submission of application -5.00 PM of Dt.10.12.2026 (Booking closes).
- Date of E-Auction- Dt.23.12.2026 from 11.00 AM to 5.00 PM.

11. REFUND/ WITHDRAWAL/ CANCELLATION:

- In case of cancellation of allotment due to default of payment or withdrawal of application by allottee, EMD amount shall be forfeited and balance deposit will be refunded.
- 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 2months from date of E-Auction/date of lottery.
- The Processing Fee and applicable GST on it, is non-refundable in all cases.
- If any applicant once selected as a successful bidder/through lottery 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:

a. An allottee is required to execute the agreement/deed for the Residential flat & Commercial plots as & when intimated by OSHB. If the allottee fails to execute the agreement/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.

b. An allottee is required to take possession of the allotted Residential flat & Commercial plots 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 Residential flat & Commercial plots 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 Residential Flat & Commercial plots.

13. EXECUTION OF LEASE DEED:

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

14. 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.

15. 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 Residential House, Flat & Commercial plots 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 hereof.
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.

16. 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.

17.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.

18. 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, 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, 2393277, 2392587
EAPBX- *0674-2390141, 2391542*
(Extn.-134/213/135/127)

Booking opens on : Dt.10.11.2026 at 11.00 AM
Booking closes on : Dt.10.12.2026 at 5.00 P.M
E-Auction on : Dt. 23.12.2026 from 11.00 AM to 5.00 PM