



VERSA
SATTVA

APPLICATION FORM





SS Versatech Consummators Pvt.Ltd.

Discover the Essence of Luxurious Living



Application.No.....

Date.....

To,

M/s. SS Versatech Consummators Pvt. Ltd.

Flat No. 101, Parvati Villa,
Nageswar Tangi, Lewis Road, PO. Old Town,
PS. Lingaraj, Bhubaneswar,
Dist - Khurda, Odisha, PIN - 751002

I/We hereby make this application for booking of an apartment in your project "VERSA SATTVA" (hereinafter referred to as the "Project"), developed on a total ROR land area admeasuring Ac. 1.150 dec. with a total net project land area of 4655.57 sq. m., situated at Khata No. 1260, Plot Nos. 2848, 2847 and 2849 (hereinafter referred to as the "Project Land"), at Mouza-Bhubaneswar Sahara Unit No. 38, Pandara, P.S. New Capital No. 28, Hal Ps - Mancheswar, Tahasil - Bhubaneswar, District - Khordha, Odisha, PIN - 751010.

The Project comprises multi-storied residential apartments along with facilities and amenities. I/We have made this application after carefully inspecting and understanding all documents relating to the Project Land and the Project, including permissions and approvals obtained in accordance with applicable laws, sanctioned plans, title documents of the Project Land, and the plans and specifications of the proposed apartment(s), common areas, amenities, and facilities, in the Project being developed and constructed under a lawful arrangement by M/s. SS Versatech Consummators Pvt. Ltd. (hereinafter referred to as the "Promoter").

I/We agree and undertake to abide by the terms and conditions attached to this Application Form and forming part hereof. I/We clearly understand and acknowledge that this application does not constitute an Agreement for Sale and that no right, title, or interest in respect of the apartment shall accrue to me/us merely upon submission of this application or upon the issuance of any receipt by the Promoter acknowledging the amount tendered herewith. The allotment of the apartment shall become final and binding upon the Promoter only upon due execution of the Agreement for Sale and/or such other documents as may be required in accordance with applicable law.

I/We state that, in deciding to apply for the allotment of the apartment, I/we have exercised my/our independent judgment and due diligence. Save and except for the disclosures, representations, and information expressly set out in the statutory approvals, sanctioned plans, and the Agreement for Sale to be executed, I/we have not relied upon any oral statements, promotional materials, brochures, advertisements, or informal representations of any nature whatsoever made by the Promoter or any selling agents or brokers, including any statements relating to the description or physical condition of the Project or the apartment.

SIGNATURE OF FIRST APPLICANT

Name: _____

Mobile No. _____

SIGNATURE OF SECOND APPLICANT (IF ANY)

Name: _____

Mobile No.: _____

DETAILS OF THE APPLICANT IN CASE OF AN INDIVIDUAL

Photo of
Sole/First
Applicant

SOLE/FIRST APPLICANT

First Name _____

Middle Name _____

Surname _____

Father's/Husband's Name _____

Mother's/Wife's Name _____

Marital Status _____

If married, name of the spouse _____

Anniversary Date _____

Date of Birth _____

Residential Status: _____ Resident [☐] Non-resident [☐]

Person of Indian Origin [☐] Nationality _____ Passport No _____

Date of Issue _____

Aadhaar No _____ Caste _____

Income Tax Permanent Account No (PAN) _____

Permanent Address _____

Mobile No. _____ Email _____

Present Address for Correspondence (if different from permanent address)

Mobile No _____ Email _____

Fax No _____ Profession _____

Details of Place of work _____

Please tick the address to be mentioned in the agreement to sale and sale Deed

Permanent Address [☐] Present Address [☐]

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

SECOND APPLICANT (IF ANY)

Photo of
Second Applicant

First Name _____

Middle Name _____

Surname _____

Father's/Husband's Name _____

Mother's/Wife's Name _____

Marital Status _____

If married, name of the spouse _____

Anniversary Date _____

Date of Birth _____

Residential Status: _____ Resident [☐] Non-resident [☐]

Person of Indian Origin [☐] Nationality _____ Passport No _____

Date of Issue _____

Aadhaar No _____ Caste _____

Income Tax Permanent Account No (PAN) _____

Permanent Address _____

Mobile No. _____ Email. _____

Present Address for Correspondence (if different from permanent address)

Mobile No _____ Email _____

Fax No _____ Profession _____

Details of Place of work _____

Please tick the address to be mentioned in the agreement to sale and sale Deed

Permanent Address [☐] Present Address [☐]

Note-For additional co-applicant(s) use separate sheet

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

DETAILS OF THE APPLICANT INCASE OF OTHER THAN INDIVIDUALS

SOLE/FIRST APPLICANT

Type of Entity-Company/Firm/LLP/HUF/Any other legal entity

Name of the Company/Firm/LLP/HUF/Any other legal entity

Name of the Authorized Signatory/Director/Partner/Any other Designation Applying on behalf of their Company / Firm/ LLP/HUF/ Any other legal entity (Please Submit a copy of board resolution with signature of all the share holders)

Entity registered under which law

CIN/LLPIN/Any other registration no

Date of incorporation

Permanent Account No (PAN)

GST No. (If any)

Registered Address of the legal entity

Mobile No

Email

Present Address for Correspondence (if different from registered address)

Mobile No.

Email

Fax No

Details of authorization letter / Board resolution/any other resolution authorizing the applicant(s) to apply for booking

Date

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

SECOND APPLICANT (IF ANY)

Type of Entity-Company/Firm/LLP/HUF/Any other legal entity

Name of the Company/Firm/LLP/HUF/Any other legal entity

Name of the Authorized Signatory/Director/Partner/Any other Designation Applying on behalf of their Company / Firm/ LLP/HUF/ Any other legal entity (Please Submit a copy of board resolution with signature of all the share holders)

CIN/LLPIN/Any other registration no

Date of incorporation

Permanent Account No (PAN)

GST No. (If any)

Registered Address of the legal entity

Mobile No

Email

Present Address for Correspondence (if different from registered address)

Mobile No.

Email

Fax No

Details of authorization letter/Board resolution/any other resolution authorizing the applicant(s) to apply for booking

Dated

Note-For additional co-applicant(s) use separate sheet

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

BANK DETAILS OF THE APPLICANT(S)

1. Account Holder Name : _____

2. Bank account number : _____

3. Name of the Bank : _____

4. Account Type. : _____

5. Branch Details : _____

5. IFSC Code : _____

Note: In case of joint applicant(s), all correspondence/communication shall be sent to the first applicant and at the correspondence address of the first applicant which shall be deemed as delivered and served upon all the joint applicants. No separate communication shall be sent to other applicant(s). The first applicant shall inform the Promoter in writing of any change in the mailing / correspondence address mentioned herein failing which all demands, notices etc. by the Promoter shall be mailed at the address given in this application and shall be deemed to have been delivered to and received by the first and all joint applicant(s). In case there is any change in information provided, the Promoter must be immediately informed. A list of applicable documents required from the applicant(s) for booking is hereby listed in Annexure-A.

If any other account details available

1. Account Holder Name : _____

2. Bank account number : _____

3. Name of the Bank : _____

4. Account Type. : _____

5. Branch Details : _____

5. IFSC Code : _____

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

SCHEDULE-A DETAILS OF THE APARTMENT

1.	First/Sole Applicant Name	
2.	Second/Joint Applicant Name (if applicable)	
3.	Apartment No.& Type	
4.	Block No, Wing and Floor No.	
5.	Carpet Area	(Sqmt)
6.	Balcony Area	(Sqmt)
7.	Exclusive Open Terrace Area (if applicable)	(Sqmt)
8.	Car Parking Space (PARKING NUMBER)	
9.	Apartment Bounded by:	North - South - East - West -
10.	Payment Plan	Stage wise construction linked payment schedule

Land Details:

District: Khordha, Tahasil: Bhubaneswar, P.S.: New capital No. 28, Hal Ps - Mancheswar, Mouza: Bhubaneswar Sahara Unit. 38 Pandra, Khata No.: 1260 (Sthitiban), Plot No. 2848 - Ac. 0.780 (Gharabari), Plot No. 2847 - Ac. 0.140 (Gharabari), Plot No. 2849 - Ac. 0.230 (Gharabari), Total Area: Ac. 1.150 decimals.

*1sq.m =10.764 Sq.ft approx

- A list of specifications of the Apartment is hereby attached in Annexure-C
- A list of facilities, amenities and limited common areas of the Project to be provided is hereby attached in Annexure - D
- A detailed floor and unit layout plan is hereby attached in Schedule-B
- Apartment & Land details describe Schedule-A

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

Details of Pricing

Price Particulars		Amount (in Rs.)
A.	Unit Price	
B.	GST@ 5.00% on Taxable Value	
C.	Total Price (A + B)	

TERMS & CONDITIONS

1. The Total Price mentioned in above column-c in details of pricing is inclusive of Unit Price and GST, as per the prevailing rates.
2. The Total Price is inclusive of the right to use of 01 no. of car parking space only.
3. The above-mentioned prices are exclusive of the Stamp Duty and Registration charges as per applicable government norms and any other miscellaneous charges as per actual which shall be paid by the Allottees at the time of registration of the Agreement for Sale and Conveyance Deed.
4. The Total Price shall be paid as per the agreed stage wise construction linked payment schedule.
5. Under section 194-IA of the income Tax Act, in case of the transfer of any immovable property of Rs. 50 Lacs or more, TDS @ prevailing rate is required to be deducted by the transferee on amount payable to transferor.
6. Any delayed payment as per the payment schedule will attract interest at the rate prescribed in Odisha RERA Rules.
7. Delayed payment interest charged would attract additional applicable GST.
8. Demand note for payment will be on the basis of start of the milestone as mentioned in the application form and Agreement for Sale.
9. This pricing shall prevail over and supersede all previous pricing discussions or understandings, whether oral or written, and the parties agree that no prior oral discussion or communication shall be relied upon to have any legal effect
10. All Cheque(s) / Pay Order / Demand Draft/ Fund Transfer should be drawn in favour of **“SS Versatech Consummators Pvt. Ltd.”** Project name- **“VERSA SATTVA”**. Subject to realisation.

BANK Details

1. Account No : 44592280176
2. IFSC Code : SBIN0000041
3. Branch Details : SBI main Branch, Near Capital Police Station Unit-1, Bhubaneswar(Odisha)-751009
4. Account Type : Current Account
5. Name of the Bank : SBI (State Bank Of India)

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

Amount Paid towards Booking Amount:-

Rs. _____ (Rupees) paid towards the Booking Amount at the time of signing the application form through NEFT/UPI/RTGS/Cheque/DD/UTR No _____ dated _____ Drawn on (Bank) _____ Branch _____ City in Favour of

“SS Versatech Consummators Pvt. Ltd.” Project name- “VERSA SATTVA”.

Loan/Finance Required: Yes ☐ No ☐

If yes, preferred Financer _____

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

DECLARATION

I/we declare that the above terms and conditions have been read / understood and the same are acceptable to me/us. I/we have sought detailed explanations and clarifications from the Promoter and the Promoter has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/we have signed this Applications Form. I/We further undertake and assure the Promoter that in the event of rejection of my/our application for booking for whatsoever reason, including but not limited to non-compliance of the terms by me/us as set out in the terms and conditions provided in this application, I/we shall be left with no right, title, interest or lien under this Application qua the said unit. If any other Persons has signed this Application Form on my/ our behalf, then he shall be presumed to be duly authorized by me/ us through proper Authorization/Power of Attorney/ Resolution etc.

Name of Applicant(s)

1. _____

2. _____

Signature of Applicant(s)

1. _____

2. _____

Accepted For: M/s. SS Versatech Consummators Pvt. Ltd.

Authorized Signatory

Date _____

Place _____

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

Note:

1. The applicant(s) or the applicant's authorized signatory (in case of a company/firm/HUF/ Trust) duly authorized to execute this Application Form must manually sign by putting his/her full signature at the bottom of each page of this application including all its attached Annexures. The applicant(s) shall also place the organization stamp in case the applicant is other than an individual.
2. No alteration, erasure, correction, addition, deletion, cancellation and/or modification etc., should be made by the applicant(s) to any clause of this Application Form or to any of its attached Annexure.
3. Payment to be made by A/c Payee Cheque/Demand Draft / Online transfer in favour of "SS Versatech Consummators Pvt. Ltd" Project name- "VERSA SATTVA". In case the applicant(s) is minor, attested copy of Birth Certificate has to be produced in support of age.

TERMS AND CONDITIONS

Terms and Conditions given below are to enable the applicant(s) to acquaint himself / herself / itself / themselves with the terms and conditions as will be applicable till the time applicant(s) enters into an Agreement For Sale with the Promoter. Upon execution and registration of Agreement For Sale, the terms and conditions set out in the Agreement For Sale shall be applicable and in case of any inconsistency or conflict, the terms and conditions of the Agreement For Sale shall prevail. Furthermore, if the terms and conditions not mentioned in the Agreement For Sale are directly and substantially covered in the Application Form, then such terms and conditions shall prevail over the Agreement For Sale.

TITLE

1. The applicant(s) understands that the Land Owners are the absolute and lawful owner of the Project Land as described in "Schedule-A". The Land Owners and the Promoter have entered in to a Joint Development Agreement and General Power of attorney with respect to the Project Land. The applicant(s) has satisfied himself/herself/themselves about the interest of the Promoter in the land on which the said Project/ Apartment is being constructed and has understood all limitations and obligations in respect thereof and has thereafter made this application for booking of Apartment. The applicant(s) have fully verified and satisfied about the genuineness, validity and marketability of the title to the land over which the above Project is proposed to be built. In case of any dispute in future with respect to title, the applicant(s) shall not be allowed to claim any compensation from the Promoter.
2. The applicant(s) agrees that there will not be any further investigations or objections by applicant(s) in this respect.

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

ANNEXURE - A

APPLICANT(S) DOCUMENTS

1. Booking amount Cheque / Demand Draft / Online Payment (NEFT/RTGS/IMPS) Payment proof
2. Copy of PAN Card
3. Copy of Aadhaar Card
4. For Company: Copy of Certificate of Incorporation, Memorandum and Articles of Association and certified copy of Board Resolution authorizing the person executing the Application.
5. For Partnership Firm: Copy of Partnership Deed, Firm Registration Certificate, Consent / Authorization from all the partners and written authorization in favour of the Person/Partner executing the Application.
6. For Foreign Nationals of Indian Origin: Passport photo copy and funds from their own NRE/FCNR Account.
7. For NRI: Copy of passport and payment through their own NRE/NRO Account/FCNR Account.
8. Four photographs of each Applicant.
9. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Driving License/Aadhaar Card etc.
10. Specimen signatures duly verified by bankers (in original).
11. Cancel cheque

SCHEDULE - C

PAYMENT PLAN

PAYMENT SCHEDULE	AMOUNT (IN %)
At the Time of Booking/Execution of Agreement. (AFS).	10% of Unit Price+GST
Within 30 Days from the date of Booking (Post Execution and Registration of Agreement for Sale)	10% of Unit Price+GST
Upon Commencement of Excavation Work	10% of Unit Price+GST
On Completion of Foundation including Plinth beam.	10% of Unit Price+GST
Upon Start of 1 st Stilt Roof Casting	10% of Unit Price+GST
Upon Start of 2 nd Stilt Roof Casting	5% of Unit Price+GST
Upon Start of 2 nd Floor Roof Casting	5% of Unit Price+GST
Upon Start of 5 th Floor Roof Casting	5% of Unit Price+GST
Upon Start of 8 th Floor Roof Casting	5% of Unit Price+GST
Upon Start of 11 th Floor Roof Casting	5% of Unit Price+GST
Upon Start of Flooring	10% of Unit Price+GST
Upon Start of Doors or Windows Installation	5% of Unit Price+GST
Upon Starts of Electrical Wiring	5% of Unit Price+GST
On obtaining Occupancy Certificate from Authority and Offering Possession	5 % of Unit Price+GST.

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

ANNEXURE - C

SPECIFICATIONS OF THE APARTMENT

Foundation & Super Structure : Duly vetted structural Plan for foundation and RCC frame structure with fly ash bricks wall.

Flooring

All rooms : Vitrified design Tile.
Staircase/Lobby/Corridor : Combination of Granite and Vitrified Tile & MS Handrail for Staircase.
Lift Facade. : Granite/vitrified tiles.

Toilet

Flooring : Matt finished Vitrified Tile.
Wall : Glazed Vitrified/Ceramic tile.
CP Fittings : Reputed Brands.
Sanitary Fittings : Porcelain sanitary ware of reputed brands.
Others : Provision of Exhaust fan & Geyser

Wall Finishes

Internal : Acrylic Putty with oil bound distemper.
External : Weather coat paint.

Kitchen

Flooring : Vitrified Tile.
Wall Tiles : Vitrified/Ceramic tile upto 2ft from top of the Cooking platform.
Platforms : Vitrified/Granite top and SS Sinks.
Others : Provision of Exhaust Fan.

Window : Powder coated Aluminum/UPVC(Unplasticized Polyvinyl Chloride) Frame with glass Panel.

Doors : WPC (Wood Plastic Composite) Door frame with Flush door of veneer finishes.

Other door : WPC (Wood Plastic Composite) Door frame painted Flush door.

Water Supply : 24 Hour water supply through UGR & OHT of adequate capacity from Deep Bore well

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

ANNEXURE - D

FACILITIES AND AMENITIES

Facilities

Telecommunication	: Intercom Facility
Elevators	: High speed elevators with ARD facility
Fire Fighting and Detection system	: As per Fire safety recommendation/NBC
Wheel chair access	: To all blocks/wings
Sewage Treatment Plant (STP).	: High Quality
Streetlights	: Energy efficient LED Streetlights.
Solar Energy	: Solar Provision for hot water supply to kitchen.
CCTV	: CCTV Surveillance at Prime Locations
Power Backup	: 600 watt to 3BHK & 500 watt to 2 BHK FROM DG supply, 100 % power backup for all common area and lift through DGs.

Amenities

1. Refreshing resort-style swimming pool with elegant deck lounges.
2. Multi-purpose badminton and basketball court for active leisure.
3. Outdoor seating set amidst lush greenery.
4. Engaging and secure kids' play arena.
5. Open-air fitness zone for wellness enthusiasts.
6. A/C GYM
7. Society Room
8. Isolation room
9. EV Charging Area
10. Parking Space for Physically Challenged.
11. Guest Parking
12. 24/7 Security
13. ICT (Information and Communication Technology) Room

SIGNATURE OF FIRST APPLICANT

SIGNATURE OF SECOND APPLICANT (IF ANY)

SCHEDULE - B

FLOOR PLAN & LAYOUT

TYPICAL FLOOR PLAN 1ST FLOOR

Flat No. 107
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT.

Flat No. 106
Type 3 BHK
B.U.A 1337 SFT.
C.A 1093 SFT.
B.A 134 SFT.
S.B.A 2149 SFT.

Flat No. 103
Type 3 BHK
B.U.A 1337 SFT.
C.A 1093 SFT.
B.A 134 SFT.
S.B.A 2149 SFT.

Flat No. 102
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT.

Flat No. 108
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT.



SCHEDULE - B

FLOOR PLAN & LAYOUT

TYPICAL FLOOR PLAN 2ND FLOOR TO 10TH FLOOR

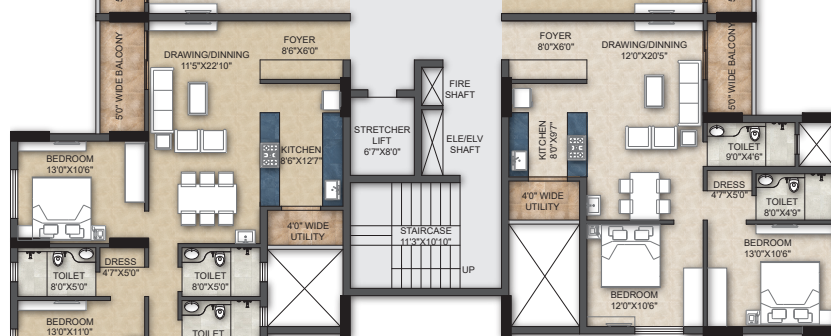
Flat No. 207-1007
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT



Flat No. 208-1008
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT.



Flat No. 206-1006
Type 3 BHK
B.U.A 1337 SFT.
C.A 1093 SFT.
B.A 134 SFT.
S.B.A 2149 SFT



Flat No. 205-1005
Type 2 BHK
B.U.A 930 SFT.
C.A 761 SFT.
B.A 80 SFT.
S.B.A 1495 SFT.



Flat No. 203-1003
Type 3 BHK
B.U.A 1337 SFT.
C.A 1093 SFT.
B.A 134 SFT.
S.B.A 2149 SFT.



Flat No. 204-1004
Type 2 BHK
B.U.A 930 SFT.
C.A 761 SFT.
B.A 80 SFT.
S.B.A 1495 SFT.



Flat No. 202-1002
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT



Flat No. 201-1001
Type 3 BHK
B.U.A 1291 SFT.
C.A 1088 SFT.
B.A 89 SFT.
S.B.A 2075 SFT.



Developer

M/s. SS Versatech Consummators Pvt. Ltd.

CIN: - U72200OR1999PTC005887

Registered Address: Flat No. 101, Parvati Villa, Nageswar Tangi, Lewis Road, PO. Old Town,
PS. Lingaraj, Bhubaneswar, Dist - Khurda, Odisha, India, PIN - 751002

Email Id: ssversatech@gmail.com
www.ssversatech.com

Contact : 9777622740, 9777632740

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