

Customer Profile Info
Personal Details

Title	First Name	Last Name	Customer Full Name
MR	Iruvanti Ram Aakarsh and	Truvanti Kameswari	Iruvanti Ram Aakarsh and Truvanti Kameswari
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
	Single	2724	27 Aug 2020

Status And Assignment Details

Customer Status	Lead Status	Prospect Status	Contact Type
Buyer	Sale Closed	Excellent	Other
Source of Enquiry	Broucher Sent/Given	Visit Card Obtained	Executive Meet Customer
Walk-in	Yes	yes	yes
Customer Visited Site	Smart Summary	Prepared By	Assigned To
yes	Booked villa no. 116		
Re Assigned To	Remarks		
Nagarjuna M.	Booked villa no. 116		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
-				

Communication Details

Address		Code		Primary Mobile Number			Email		
Work Phone Number		Home Phone Number		Alt mobile Number			Other		
SNo	Address Type	Address Line 1	Address Line 2	Address Line 3	City	State	Country	Pincode	Primary
1	Home - Present			Flat no 350, block no 4, Janapriya Abodes, Ghandi Nagar, ,H no:1-4-945-950, Hyderabad AP 500080		TG			Yes
SNo		Phone Type		Code	Phone Number			Primary	
1		Mobile			7702224055			Yes	
SNo		Email Type		Email Address				Primary	
1		Personal		aakarsh1206@gmail.com				Yes	

Project Investment & Interest & Visit Details

Purpose			Investment Dtls		Site Visited With			Customer Requirement			
Self Use					Family			3 BHK - Villa			
Projects Visited			Projects Liked		Projects Interested			Discount Expected			
Discount Offered			Queries		Special Requirements			Home Town			
Other Information			Decision Makers								
			family								

Project Name	Block Name	Unit No	Quoted Price	Expected Price	Visited Date	Visited Time	Liked	Visited	Interested	Is Active
Silver Oak Villas III	III	116					Yes	Yes	Yes	

Customer Calls

Made By	Type Of Call	Call Date	Outcome Of Call	Next Call Date	Next Call Time	Target	Shall Remind
No Entries							

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Silver Oak Villas III	III	116	01 Feb 2020	

Customer Property Summary

Project Name	Block No - Unit No	Unit Area (Square Area)	Land Area (Square Yards)	Customer Name
Silver Oak Villas III	III - 116	2040	161.00	Iruvanti Ram Aakarsh and Truvanti Kameswari
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
8,300,000	642,126	8,942,126	9,145,100	-202,974

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By
Deluxe	Yes	No	Nagarjuna M.
Parking	First Payment Date	Booking After OC	OC Date
		No	01 Jan 2050
Owner Category	Owned By		
Builder	Modi Housing Pvt Ltd.		

Tax Info

Value Of Sale Deed	Value Of Agreement Of Construction	Land Development Charges	Other Taxable Amounts
4,980,000	3,320,000	0	0

Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
0	597,600	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
0		44,526	
Date Of Possession	Agreement Of Sale Date		
	07 Feb 2020		

Housing Loan Info

Is Housing Loan Required	Yes		
HL Amount Required	HL Pre-sanction Obtained	HL Referred To Banker	
	Yes	Yes	
Sanctioned Amount	HL Released amount	HL Bank/Company	
7,400,000	7,322,500	SBI A - NRI	
Pre-approved Housing Loan	HL Application Made	HL Application Approved	NOC Obtained
Yes	Yes	Yes	Yes
Tripartited Agr Executed	HL Documentation Completed	Sale Deed/Registration Done	I Tranche of HL Released
Yes	Yes	Yes	Yes
Possession Given/Sale Completed	No		

Customer Payment Terms

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	01 Feb 2020	Booking Amount	25,000		Paid	Sale Deed
Payment Terms	16 Feb 2020	I Inst with in 15days of Booking	200,000		Paid	Sale Deed
Payment Terms	01 Mar 2020	II Inst with in 30 days of Booking	1,000,000		Paid	Sale Deed
Payment Terms	30 Jul 2020	III Inst within 7 days of Completion of Plinth	3,587,000		Paid	Sale Deed
Payment Terms	30 Sep 2020	IV Inst within 7 days of Casting Slab	168,000		Paid	Sale Deed
Payment Terms	30 Sep 2020	IV Inst within 7 days of Casting Slab	828,000		Paid	Agreement of Construction
Payment Terms	30 Nov 2020	V Inst With in 7 days ofCompletion of Brickwork & Plast	996,000		Paid	Agreement of Construction
Other Payment Terms	30 Jan 2021	GST-Plinth	140,400		Paid	GST
Payment Terms	28 Feb 2021	VI Inst within 7days of Completion of Flooring & B.ro	1,296,000		Paid	Agreement of Construction
Payment Terms	30 Apr 2021	VII Inst on completion / Possession	200,000		Paid	Agreement of Construction
Other Payment Terms	25 Jul 2022	GST RCC	59,760		Paid	GST
Other Payment Terms	25 Jul 2022	RCC	140,400		Paid	GST

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Other Payment Terms	25 Jul 2022	GST brick	140,400		Paid	GST
Other Payment Terms	25 Jul 2022	GST flooring	80,640		Paid	GST
Other Payment Terms	25 Jul 2022	water connection	12,500		Paid	Other
Other Payment Terms	25 Jul 2022	stamp duty	390		Paid	Other
Other Payment Terms	25 Jul 2022	corpus fund	30,000		Paid	Other
Other Payment Terms	25 Jul 2022	membership fee	50		Paid	Other
Other Payment Terms	25 Jul 2022	mmc amount	21,420		Paid	Other
Other Payment Terms	25 Jul 2022	GST ON completion	36,000		Paid	GST
Other Payment Terms	25 Jul 2022	Reg charges	9,558		Paid	Other
Other Payment Terms	25 Jul 2022	extraspects	-29,392		Paid	Other
Total Amount			8,942,126	0		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	0	18 Feb 2020	Payment received	225,000	18 Feb 2020	000018	Yes
payment_terms	102031	10 Mar 2020	Payment received	1,000,000	10 Mar 2020	000019	Yes
payment_terms	101007	30 Jun 2020	Payment received	3,587,000	30 Jun 2020	859795	Yes
payment_terms	105011	25 Aug 2021	Payment Received thru Chq	996,000	25 Aug 2021	Ch No:094497	Yes
payment_terms	105081	22 Nov 2021	payment Received	597,600	22 Nov 2021	000023	Yes
payment_terms	106017	21 Dec 2021	payment Received	996,000	28 Dec 2021	095118	Yes
payment_terms	110056	02 May 2022	Payment received	1,296,000	27 Apr 2022	096411	Yes
payment_terms	111011	07 Jul 2022	payment Received	447,500	09 Jul 2022	096985	Yes

Customer Remarks

Remarks By	Remarks Date	Remarks
No Entries		

Customer Document Details

SNo	Document Name	Remarks	Last Update Date	Document Name
1	Booking form	III116-Booking form	12 Jul 2022	62847__SOVIII_cust.docs_2021-01-22.pdf

SNo	Document Name	Remarks	Last Update Date	Document Name
2	Booking declaration form	III116-Booking declaration form	12 Jul 2022	62848__SOVIII_cust.docs_2021-01-22.pdf
3	CIS copy	III - 116-CIS copy		
4	Aadhar Cards	III116-Aadhar Cards	12 Jul 2022	62849__SOVIII_cust.docs_2021-01-22.pdf
5	Pan Cards	III116-Pan Cards	12 Jul 2022	62850__SOVIII_cust.docs_2021-01-22.pdf
6	Letter of confirmation(special offer)	III - 116-Letter of confirmation(special offer)		
7	Agreement of sale authorisation form	III116-Agreement of sale authorisation form	12 Jul 2022	62851__SOVIII_cust.docs_2021-01-22.pdf
8	Agreement of sale	III116-Agreement of sale	12 Jul 2022	62852__SOVIII_cust.docs_2021-01-22.pdf
9	Signed carpet area plan	III - 116-Signed carpet area plan		
10	Housing loan sanction letter	III116-Housing loan sanction letter	12 Jul 2022	84822__SOVIII_cust.docs_2021-09-02.pdf
11	Housing loan documents	III - 116-Housing loan documents		
12	Tripartite agreement	III116-Tripartite agreement	12 Jul 2022	62853__SOVIII_cust.docs_2021-01-22.pdf
13	Additions & alterations signed copy	III - 116-Additions & alterations signed copy		
14	Sale deed authorisation form	III116-Sale deed authorisation form	12 Jul 2022	113518__Modi_SOVIII_cust.docs_2022-07-12.pdf
15	Copy of sale deed	III116-Copy of sale deed	12 Jul 2022	107478__SOVIII_cust.docs_2022-05-09.pdf
16	Copy of construction agreement	III116-Copy of construction agreement	12 Jul 2022	107479__SOVIII_cust.docs_2022-05-09.pdf
17	Possession authorisation form	III - 116-Possession authorisation form		
18	Possession letter	III - 116-Possession letter		
19	No due certificate	III - 116-No due certificate		
20	Membership authorisation form	III - 116-Membership authorisation form		
21	Undertaking on possession	III - 116-Undertaking on possession		
22	Car parking allotment letter	III - 116-Car parking allotment letter		
23	QC stage III inspection report	III116-QC stage III inspection report	12 Jul 2022	107515__SOVIII_cust.docs_2022-05-09.pdf
24	Customer complaints	III - 116-Customer complaints		
25	Notices sent	III - 116-Notices sent		
26	Correspondences/ Emails	III - 116-Correspondences/ Emails		
27	Invoices	III - 116-Invoices		
28	Others	III116-Others	12 Jul 2022	62854__SOVIII_cust.docs_2021-01-22.pdf
29	Old buyer info data	III - 116-Old buyer info data		
30	Monthly maintenance records	III - 116-Monthly maintenance records		
31	Association related documents	III - 116-Association related documents		
32	Case related documents	III - 116-Case related documents		
33	Other1	III116-Other1	12 Jul 2022	62855__SOVIII_cust.docs_2021-01-22.pdf
34	Other2	III116-Other2	12 Jul 2022	62856__SOVIII_cust.docs_2021-01-22.pdf
35	Other3	III - 116-Other3		