

Customer Profile Info

Personal Details

Title	First Name	Last Name	Customer Full Name
MRS	Shalina	Nair	Shalina Nair
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
	Single	6183	13 Dec 2020

Status And Assignment Details

Customer Status	Lead Status	Prospect Status	Contact Type
Buyer	Sale Closed	Excellent	Walk-in
Source of Enquiry	Broucher Sent/Given	Visit Card Obtained	Executive Meet Customer
Hoarding	Yes	yes	yes
Customer Visited Site	Smart Summary	Prepared By	Assigned To
yes	c/b on monday for opinion.booked villa no.142	Anitha	Anitha
Re Assigned To	Remarks		
Anitha	booked villa no.142		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
Servile - PVT	Other			

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	Sainikpuri			Hyderabad	TG	ind		Yes

SNo	Phone Type	Code	Phone Number	Primary
1	Mobile		9866334021	Yes
1	Mobile		9866134021	No

SNo	Email Type	Email Address	Primary
1	Work	shalinajc@yahoo.com	Yes

Project Investment & Interest & Visit Details

Purpose	Investment Dtls	Site Visited With	Customer Requirement
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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	142					Yes	Yes	Yes	

Customer Calls

Made By	Type Of Call	Call Date	Outcome Of Call	Next Call Date	Next Call Time	Target	Shall Remind
Anitha		13 Dec 2020	Other	14 Dec 2020	09:30:00	Other	Yes
Anitha	Phone	14 Dec 2020	Customer is busy, if interested get back to us.	14 Dec 2020	09:30:00	Waiting for customer final decision.	No

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Silver Oak Villas III	III	142	31 Dec 2020	New Booking

Customer Property Summary

Project Name	Block No - Unit No	Unit Area (Square Area)	Land Area (Square Yards)	Customer Name
Silver Oak Villas III	III - 142	2040	161.00	Shalina Nair
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
9,100,000	646,728	9,746,728	9,746,728	0

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By
Parking	Yes	No	Anitha
Owner Category	First Payment Date	Booking After OC	OC Date
Builder		Yes	
Modi Housing Pvt Ltd.		Owned By	

Tax Info

Value Of Sale Deed	Value Of Agreement Of Construction	Land Development Charges	Other Taxable Amounts
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4,550,000	4,550,000	0	
Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
0	650,483	0	
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
0		-3,755	
Date Of Possession	Agreement Of Sale Date		

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	
7,434,983	7,434,983	SBI R	
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	30 Dec 2020	Booking Amount	25,000		Paid	Sale Deed
Payment Terms	15 Jan 2021	1st installment	200,000		Paid	Sale Deed
Payment Terms	31 Jan 2021	2nd Installment	1,000,000		Paid	Sale Deed
Payment Terms	31 Jan 2021	3rd Installment	3,325,000		Paid	Sale Deed
Payment Terms	31 Jan 2021	3rd installment	774,000		Paid	Sale Deed
Payment Terms	30 Jun 2021	4th Installment	1,092,000		Paid	Agreement of Construction
Other Payment Terms	30 Jun 2021	GST-Plinth	154,800		Paid	Agreement of Construction
Payment Terms	30 Sep 2021	5th Installment	1,092,000		Paid	GST
Other Payment Terms	30 Nov 2021	GST-RCC	154,800		Paid	Agreement of Construction
Payment Terms	31 Dec 2021	6th Installment	1,392,000		Paid	GST
Other Payment Terms	25 Jan 2022	GST-Brick	154,800		Paid	Agreement of Construction
Payment Terms	28 Feb 2022	On completion	200,000		Paid	GST
Other Payment Terms	12 Jan 2023	GST flooring	154,800		Paid	Agreement of Construction
Other Payment Terms	12 Jan 2023	GST on completion	36,000	8,472	Unpaid	GST
Other Payment Terms	12 Jan 2023	Registration charges	9,558	9,558	Unpaid	Other
Other Payment Terms	12 Jan 2023	GST Extraspects	-4,717	4,717	Unpaid	GST
Other Payment Terms	12 Jan 2023	Ext aspects	-26,203		Paid	Other

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Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Other Payment Terms	12 Jan 2023	water connections	12,500		Paid	Other
Other Payment Terms	12 Jan 2023	stamp duty	390		Paid	Other
Total Amount			9,746,728	22,747		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	102099	31 Dec 2020	payment Received	25,000	31 Dec 2021	Trf	Yes
payment_terms	101075	20 Jan 2021	payment Received	200,000	20 Jan 2021	Trf	Yes
payment_terms	104013	15 Mar 2021	payment received	1,000,000	19 Mar 2021	Trf	Yes
payment_terms	104071	19 Jul 2021	Payment received thru Bankers Cheque	4,099,000	19 Jul 2021	094316	Yes
payment_terms	106001	14 Dec 2021	payment Received	1,092,000	15 Dec 2021	095293	Yes
payment_terms	111014	07 Jul 2022	payment Received	1,092,000	09 Jul 2022	096982	Yes
payment_terms	112023	05 Nov 2022	Payment received	10,000	07 Nov 2022	AXIR22309201199	Yes
payment_terms	112025	07 Nov 2022	Payment received	900,000	07 Nov 2022	097910	Yes
payment_terms	112027	11 Nov 2022	Payment received	1,033,000	11 Nov 2022	Ref No.urrr 52022111100260312	Yes
payment_terms	112053	14 Dec 2022	Payment received	251,983	14 Dec 2022	098058	Yes
payment_terms	112063	20 Jan 2023	Payment received	43,745	20 Jan 2023	Ref no. 2301966495656	Yes

Customer Remarks

Remarks By	Remarks Date	Remarks
Lavanya D	11 Jan 2021	PPT NO:-140 Reg stamp duty & Reg GST Charges are extra

Customer Document Details

SNo	Document Name	Remarks	Last Update Date	Document Name
1	Booking form	III142-Booking form	13 Dec 2022	62378_SOVIII_cust.docs_2021-01-21.pdf
2	Booking declaration form	III142-Booking declaration form	13 Dec 2022	62379_SOVIII_cust.docs_2021-01-21.pdf
3	CIS copy	III - 142-CIS copy		
4	Aadhar Cards	III - 142-Aadhar Cards		
5	Pan Cards	III - 142-Pan Cards		
6	Letter of confirmation(special offer)	III142-Letter of confirmation(special offer)	13 Dec 2022	62380_SOVIII_cust.docs_2021-01-21.pdf

SNo	Document Name	Remarks	Last Update Date	Document Name
7	Agreement of sale authorisation form	III142-Agreement of saleauthorisation form	13 Dec 2022	84873_SOVIII_cust.docs_2021-09-02.pdf
8	Agreement of sale	III - 142-Agreement of sale		
9	Signed carpet area plan	III142-Signed carpet area plan	13 Dec 2022	63273_SOVIII_cust.docs_2021-01-25.pdf
10	Housing loan sanction letter	III - 142-Housing loan sanction letter		
11	Housing loan documents	III - 142-Housing loan documents		
12	Tripartite agreement	III - 142-Tripartite agreement		
13	Additions & alterations signed copy	III - 142-Additions & alterations signed copy		
14	Sale deed authorisation form	III - 142-Sale deed authorisation form		
15	Copy of sale deed	III142-Copy of sale deed	13 Dec 2022	125097_SOV_SOVIII_cust.docs_2022-12-01.pdf
16	Copy of construction agreement	III142-Copy of construction agreement	13 Dec 2022	125098_SOV_SOVIII_cust.docs_2022-12-01.pdf
17	Possession authorisation form	III - 142-Possession authorisation form		
18	Possession letter	III - 142-Possession letter		
19	No due certificate	III - 142-No due certificate		
20	Membership authorisation form	III - 142-Membership authorisation form		
21	Undertaking on possession	III - 142-Undertaking on possession		
22	Car parking allotment letter	III - 142-Car parking allotment letter		
23	QC stage III inspection report	III - 142-QC stage III inspection report		
24	Customer complaints	III - 142-Customer complaints		
25	Notices sent	III - 142-Notices sent		
26	Correspondences/ Emails	III - 142-Correspondences/ Emails		
27	Invoices	III - 142-Invoices		
28	Others	III - 142-Others		
29	Old buyer info data	III142-Old buyer info data	13 Dec 2022	62381_SOVIII_cust.docs_2021-01-21.pdf
30	Monthly maintenance records	III - 142-Monthly maintenance records		
31	Association related documents	III - 142-Association related documents		
32	Case related documents	III - 142-Case related documents		
33	Other1	III - 142-Other1		
34	Other2	III - 142-Other2		
35	Other3	III - 142-Other3		

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