

Customer Profile Info

Personal Details

Title	First Name	Last Name	Customer Full Name
MRS	Mamta	Tiwari	Mamta Tiwari
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
21 May 1977	Married	3451	14 Sep 2020
Spouse Title	First Name	Last Name	Spouse Full Name
MR	Sudhir	Tiwari	Sudhir Tiwari
DOB Spouse	Anniversary Date		

Status And Assignment Details

Customer Status	Lead Status	Prospect Status	Contact Type
Buyer	Sale Closed	Good	Phone Call
Source of Enquiry	Broucher Sent/Given	Visit Card Obtained	Executive Meet Customer
Agent	Yes	yes	yes
Customer Visited Site	Smart Summary	Prepared By	Assigned To
yes	Booked villa no. 153	Anitha	Anitha
Re Assigned To	Remarks		
	Booked villa no.153		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
Teacher	Other		Teacher	

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	Mallapur			Hyderabad	TG	ind		Yes

SNo	Phone Type	Code	Phone Number	Primary
1	Mobile		8106933992	Yes

SNo	Email Type	Email Address	Primary
1	Work	tiwarisudhirdr@gmail.com	Yes

Project Investment & Interest & Visit Details

Purpose	Investment Dtls	Site Visited With	Customer Requirement
Self Use		Family	3 BHK - Flat
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 Residency	A						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		14 Sep 2020	Other	15 Sep 2020	09:30:00	Other	Yes
Satish Kumar G	Phone	15 Sep 2020	Customer did not picked up the phone	16 Sep 2020	18:30:00	Waiting for customer final decision.	Yes
Satish Kumar G	Phone	22 Sep 2020	Not yet decided want sometime.	26 Sep 2020	18:30:00	Waiting for customer final decision.	Yes
Satish Kumar G	Phone	28 Sep 2020	Out of Station	02 Oct 2020	15:30:00	Waiting for customer final decision.	Yes
Nagarjuna M.	Phone	04 Oct 2020	Prices are very high.	04 Oct 2020	09:30:00	Other	No

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Silver Oak Villas III	III	153	01 Nov 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 - 153	2040	161.00	Mamta Tiwari
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
9,100,000	656,994	9,756,994	9,756,994	

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By

Parking	Yes	No	Satish Kumar G
	First Payment Date	Booking After OC	OC Date
Owner Category		Yes	
Builder	Owned By Modi Housing Pvt Ltd.		

Tax Info

Value Of Sale Deed	Value Of Agreement Of Construction	Land Development Charges	Other Taxable Amounts
5,460,000	3,640,000	0	0
Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
-20,654	655,200	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
9,558		12,890	
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	
7,262,968	7,262,968	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	01 Nov 2020	Booking Amount	25,000		Paid	Sale Deed
Payment Terms	16 Nov 2020	I Inst with 15days of Booking	200,000		Paid	Sale Deed
Payment Terms	30 Nov 2020	II Inst within 30days of Booking	1,000,000		Paid	Sale Deed
Payment Terms	28 Feb 2021	III Inst within 7days of completion of plinth beam	4,099,000		Paid	Sale Deed
Payment Terms	31 May 2021	IV Inst within 7 days of casting slab	136,000		Paid	Sale Deed
Payment Terms	31 May 2021	IV Inst within 7 days of casting slab	956,000		Paid	Agreement of Construction

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	31 Aug 2021	V Inst within 7days of completing brickwork and internal Plastering	1,092,000		Paid	Agreement of Construction
Payment Terms	25 Nov 2021	VI Inst within 7days of completing flooring bathroom tiles	1,392,000		Paid	Agreement of Construction
Other Payment Terms	30 Dec 2021	GST-plinth	154,800		Paid	GST
Payment Terms	26 Jan 2022	VII Inst on completion /Possession	200,000		Paid	Agreement of Construction
Other Payment Terms	12 Jun 2023	GST RCC	154,800		Paid	GST
Other Payment Terms	12 Jun 2023	GST BRICK	154,800		Paid	GST
Other Payment Terms	12 Jun 2023	GST FLOORING	154,800		Paid	GST
Other Payment Terms	12 Jun 2023	GST ON COMPELTION	36,000		Paid	GST
Other Payment Terms	12 Jun 2023	GST EXTRASPECTS	-20,654		Paid	Other Non-taxable Receipts
Other Payment Terms	12 Jun 2023	REGISTRATION CHARGES	9,558		Paid	Registration Charges
Other Payment Terms	12 Jun 2023	Water connection charges	12,500		Paid	Other
Other Payment Terms	12 Jun 2023	stamp duty charges	390		Paid	Other
Total Amount			9,756,994	0		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	102083	10 Nov 2020	Payment received	200,000	16 Nov 2020	624984	Yes
payment_terms	101042	01 Dec 2020	Payment received	535,000	01 Dec 2020	106082	Yes
payment_terms	101043	01 Dec 2020	Payment received	135,000	01 Dec 2020	390618	Yes
payment_terms	101044	01 Dec 2020	Payment received	180,000	01 Dec 2020	202465	Yes
payment_terms	101063	15 Jan 2021	payment Received	100,000	15 Jan 2021	106083	Yes
payment_terms	101081	06 Feb 2021	payment Received	50,000	06 Feb 2021	106084	Yes
payment_terms	105039	30 Sep 2021	payment received	200,000	30 Sep 2021	094764	Yes
payment_terms	106022	28 Dec 2021	payment Received	4,000,000	03 Jan 2022	095397	Yes
payment_terms	110045	11 Apr 2022	Payment received	1,092,000	23 Mar 2022	096174	Yes
payment_terms	111084	03 Oct 2022	Payment received	1,092,000	03 Oct 2022	097514	Yes
payment_terms	112077	16 Feb 2023	Payment received	600,000	16 Feb 2023	0605446064	Yes
payment_terms	112079	20 Feb 2023	Payment received	500,000	20 Feb 2023	Ref no. 0606126946	Yes
payment_terms	113026	03 Apr 2023	Payment received	878,968	03 Apr 2023	037469	Yes
payment_terms	113081	12 Jun 2023	Payment received	169,026	12 Jun 2023	106093	Yes

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	113084	13 Jun 2023	Payment received	25,000	13 Jun 2023	online	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	III153-Booking form	09 Jun 2023	62398__SOVIII_cust.docs_2021-01-21.pdf
2	Booking declaration form	III153-Booking declaration form	09 Jun 2023	62399__SOVIII_cust.docs_2021-01-21.pdf
3	CIS copy	III - 153-CIS copy		
4	Aadhar Cards	III - 153-Aadhar Cards		
5	Pan Cards	III - 153-Pan Cards		
6	Letter of confirmation(special offer)	III153-Letter of confirmation(special offer)	09 Jun 2023	62400__SOVIII_cust.docs_2021-01-21.pdf
7	Agreement of sale authorisation form	III153-Agreement of sale authorisation form	09 Jun 2023	62401__SOVIII_cust.docs_2021-01-21.pdf
8	Agreement of sale	SOVLLP 153 AGREEMENT OF SALE	09 Jun 2023	147970__SOV_SOVIII_cust.docs_2023-06-08.pdf
9	Signed carpet area plan	III153-Signed carpet area plan	09 Jun 2023	63279__SOVIII_cust.docs_2021-01-25.pdf
10	Housing loan sanction letter	III - 153-Housing loan sanction letter		
11	Housing loan documents	III - 153-Housing loan documents		
12	Tripartite agreement	III - 153-Tripartite agreement		
13	Additions & alterations signed copy	III - 153-Additions & alterations signed copy		
14	Sale deed authorisation form	SOV LLP 153 SALE DEED AUTHORIZATION FORM	09 Jun 2023	147956__SOV_SOVIII_cust.docs_2023-06-08.pdf
15	Copy of sale deed	III153-Copy of sale deed	09 Jun 2023	132460__SOV_SOVIII_cust.docs_2023-02-27.pdf
16	Copy of construction agreement	III153-Copy of construction agreement	09 Jun 2023	132461__SOV_SOVIII_cust.docs_2023-02-27.pdf
17	Possession authorisation form	III - 153-Possession authorisation form		
18	Possession letter	III - 153-Possession letter		
19	No due certificate	III - 153-No due certificate		
20	Membership authorisation form	III - 153-Membership authorisation form		
21	Undertaking on possession	III - 153-Undertaking on possession		
22	Car parking allotment letter	III - 153-Car parking allotment letter		
23	QC stage III inspection report	III - 153-QC stage III inspection report		
24	Customer complaints	III - 153-Customer complaints		
25	Notices sent	III - 153-Notices sent		
26	Correspondences/ Emails	III - 153-Correspondences/ Emails		
27	Invoices	III - 153-Invoices		
28	Others	III - 153-Others		
29	Old buyer info data	III - 153-Old buyer info data		

SNo	Document Name	Remarks	Last Update Date	Document Name
30	Monthly maintenance records	III - 153-Monthly maintenance records		
31	Association related documents	III - 153-Association related documents		
32	Case related documents	III - 153-Case related documents		
33	Other1	III - 153-Other1		
34	Other2	III - 153-Other2		
35	Other3	III - 153-Other3		

*** The End ***