

## Customer Profile Info

*New Buyer info*

## Personal Details

| Title               | First Name       | Last Name    | Customer Full Name      |
|---------------------|------------------|--------------|-------------------------|
| MR                  | Vaddempudi       | Bhanu Prasad | Vaddempudi Bhanu Prasad |
| Date of Birth (DOB) | Marital Status   | Customer ID  | Created Date            |
| 28 Oct 1974         | Married          | 5616         | 26 Nov 2020             |
| Spouse Title        | First Name       | Last Name    | Spouse Full Name        |
| MRS                 | Vaddempudi       | Nalini       | Vaddempudi Nalini       |
| DOB Spouse          | Anniversary Date |              |                         |
| 15 Aug 1984         | 21 May 2003      |              |                         |

## Status And Assignment Details

| Customer Status       | Lead Status                                 | Prospect Status     | Contact Type            |
|-----------------------|---------------------------------------------|---------------------|-------------------------|
| Buyer                 | Sale Closed                                 | Good                | Other                   |
| Source of Enquiry     | Broucher Sent/Given                         | Visit Card Obtained | Executive Meet Customer |
| Others/cannot say     | Yes                                         | No                  | yes                     |
| Customer Visited Site | Smart Summary                               | Prepared By         | Assigned To             |
| yes                   | Sale closed for Villa no 18, 3 bhk - Duplex | Harika              | Harika                  |
| Re Assigned To        | Remarks                                     |                     |                         |
| Harika                | He is interested in Villa No.18             |                     |                         |

## Occupation Details

| Bussiness/Occupation Profession | Company Type | Company Name        | Designation | Company Address |
|---------------------------------|--------------|---------------------|-------------|-----------------|
| Contractor                      | Other        | Ashok Constructions |             |                 |

## Communication Details

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 | Hno :- 2-22-38/1/1/4, Plot No 146 & 147, Flat no 202, Ashok Regent, Eenadu Society, Kukutpally |                |                       | Hyderabad | TG    | ind     | 500002  | Yes     |
| SNo               |                | Phone Type                                                                                     | Code           | Phone Number          |           |       |         | Primary |         |
| 1                 |                | Mobile                                                                                         |                | 9866314722            |           |       |         | Yes     |         |
| SNo               |                | Email Type                                                                                     | Email Address  |                       |           |       |         | Primary |         |

|   |          |                            |     |
|---|----------|----------------------------|-----|
| 1 | Personal | bhanuprasad.v202@gmail.com | Yes |
|---|----------|----------------------------|-----|

## Project Investment &amp; Interest &amp; Visit Details

Project Investment & Interest & Visit Details

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

| Project Name | Block Name | Unit No | Quoted Price | Expected Price | Visited Date | Visited Time | Liked | Visited | Interested | Is Active |
|--------------|------------|---------|--------------|----------------|--------------|--------------|-------|---------|------------|-----------|
| No Entries   |            |         |              |                |              |              |       |         |            |           |

## Customer Calls

| Made By | Type Of Call | Call Date   | Outcome Of Call | Next Call Date | Next Call Time | Target | Shall Remind |
|---------|--------------|-------------|-----------------|----------------|----------------|--------|--------------|
| Harika  |              | 26 Nov 2020 | Other           | 27 Nov 2020    | 09:30:00       | Other  | Yes          |
| Harika  | Phone        | 28 Nov 2020 | Other           | 05 Dec 2020    | 11:30:00       | Other  | Yes          |
| Harika  | Phone        | 05 Dec 2020 | Out of Station  | 11 Dec 2020    | 09:30:00       | Other  | Yes          |
| Harika  | Phone        | 11 Dec 2020 | Out of Station  | 17 Dec 2020    | 09:30:00       | Other  | Yes          |

## Purchase Property Details

| Project Name       | Block Name | Unit No | Booking Date | Remarks     |
|--------------------|------------|---------|--------------|-------------|
| AVR Gulmohar Homes | A          | 18      | 11 Dec 2020  | New Booking |

## Customer Property Summary

| Project Name       | Block No - Unit No | Unit Area (Square Area) | Land Area (Square Yards) | Customer Name           |
|--------------------|--------------------|-------------------------|--------------------------|-------------------------|
| AVR Gulmohar Homes | A - 18             | 2340                    | 179.00                   | Vaddempudi Bhanu Prasad |
| Sale Amount        | Total Other Amount | Total Amount            | Total Received           | Balance                 |
| 7,500,000          | 765,843            | 8,265,843               | 8,175,000                | 90,843                  |

## Flat Villa Info

| Unit Type      | Sold                         | Mortgaged        | Booked By |
|----------------|------------------------------|------------------|-----------|
|                | Yes                          | No               | Harika    |
| Parking        | First Payment Date           | Booking After OC | OC Date   |
|                |                              | Yes              |           |
| Owner Category | Owned By                     |                  |           |
| Builder        | Modi Reality Miryalaguda LLP |                  |           |

## Tax Info

| Value Of Sale Deed        | Value Of Agreement Of Construction | Land Development Charges | Other Taxable Amounts  |
|---------------------------|------------------------------------|--------------------------|------------------------|
| 3,750,000                 | 3,750,000                          | 0                        | 88,995                 |
| Other Non-Taxable Amounts | GST Amount                         | VAT Amount               | Service Tax Amount     |
| 0                         | 676,458                            | 0                        | 0                      |
| Registration Charges      | Maintenance charges From           | Others                   | Sale Deed Date (D/Y/M) |
| 390                       |                                    | 0                        |                        |
| Date Of Possession        | Agreement Of Sale Date             |                          |                        |

## Housing Loan Info

| Is Housing Loan Required | No |
|--------------------------|----|
|--------------------------|----|

## Customer Payment Terms

| Payment Type        | Installment Date | Description                      | Amount    | Due Amount | Status | Towards                   |
|---------------------|------------------|----------------------------------|-----------|------------|--------|---------------------------|
| Payment Terms       | 14 Dec 2020      | Booking Amount                   | 25,000    |            | Paid   | Sale Deed                 |
| Payment Terms       | 31 Dec 2020      | 1st Installment                  | 200,000   |            | Paid   | Sale Deed                 |
| Payment Terms       | 31 Jan 2021      | 2nd Installment                  | 1,125,000 |            | Paid   | Sale Deed                 |
| Payment Terms       | 28 Feb 2021      | 3rd Installment - Plinth         | 1,785,000 |            | Paid   | Sale Deed                 |
| Payment Terms       | 31 Mar 2021      | 4th Installment - RCC            | 615,000   |            | Paid   | Sale Deed                 |
| Payment Terms       | 30 Apr 2021      | 4th Installment - RCC            | 1,170,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 31 May 2021      | 5th Installment B/w & Plastering | 1,190,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 30 Jun 2021      | 6th Installment - Flooring       | 1,190,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 31 Jul 2021      | On Completion                    | 200,000   |            | Paid   | Agreement of Construction |
| Other Payment Terms | 30 Nov 2021      | GST On Plinth stage              | 159,750   |            | Paid   | GST                       |
| Other Payment Terms | 30 Nov 2021      | GST On RCC Stage II              | 159,750   |            | Paid   | GST                       |
| Other Payment Terms | 30 Nov 2021      | GST On RCC Stage III             | 159,750   |            | Paid   | GST                       |
| Other Payment Terms | 31 Jan 2022      | GST On flooring stage            | 159,750   |            | Paid   | GST                       |
| Other Payment Terms | 23 Mar 2022      | GST on completion Vth stage      | 36,000    |            | Paid   | GST                       |
| Other Payment Terms | 19 Sep 2023      | Registration Charges             | 8,100     | 8,100      | Unpaid | Other Taxable Receipts    |
| Other Payment Terms | 19 Sep 2023      | GST                              | 1,458     | 1,458      | Unpaid | GST                       |
| Other Payment Terms | 19 Sep 2023      | Extra Spects                     | 68,555    | 68,555     | Unpaid | Other Taxable Receipts    |
| Other Payment Terms | 19 Sep 2023      | GST amt                          | 12,340    | 12,340     | Unpaid | Other Taxable Receipts    |
| Other Payment Terms | 19 Sep 2023      | Registration charges             | 390       | 390        | Unpaid | Registration Charges      |
| Total Amount        |                  |                                  | 8,265,843 | 90,843     |        |                           |

## Customer Receipts

| Receipt Type  | Receipt Num | Receipt Date | Description                                      | Amount    | Paid Date   | Cheque No | Cheque Cleared |
|---------------|-------------|--------------|--------------------------------------------------|-----------|-------------|-----------|----------------|
| payment_terms | 103005      | 16 Dec 2020  | Booking Amount                                   | 25,000    | 16 Dec 2020 | 000066    | Yes            |
| payment_terms | 0           | 28 Dec 2020  | Adjusted against On A/c                          | 2,500,000 | 28 Dec 2020 |           | Yes            |
| payment_terms | 0           | 31 Dec 2020  |                                                  | 0         | 31 Dec 2020 |           | No             |
| payment_terms | 0           | 12 Apr 2021  | Payment adjusted from Ashok Constructions        | 2,395,000 | 12 Apr 2021 | jv        | Yes            |
| payment_terms | 0           | 20 Apr 2021  | Payment adjusted from Ashok Constructions        | 1,190,000 | 20 Apr 2021 | jv        | Yes            |
| payment_terms | 105017      | 14 Jan 2022  | Payment adjusted from Ashok Constructions        | 1,390,000 | 14 Jan 2022 | JV        | Yes            |
| payment_terms | 0           | 02 Apr 2021  | Payment adjusted from villa no 72 to villa no 18 | 25,000    | 02 Apr 2021 | JV        | Yes            |
| payment_terms | 0           | 23 Mar 2022  | GST Amount adjusted from Ashok Constructions     | 650,000   | 23 Mar 2022 | JV        | Yes            |

## Customer Remarks

| Remarks By | Remarks Date | Remarks                                                     |
|------------|--------------|-------------------------------------------------------------|
| Swathi K   | 14 Dec 2020  | Booked under PPT no.166 . Reg. GST. Stampduty Charges Extra |

## Customer Document Details

| SNo | Document Name                         | Remarks                                      | Last Update Date | Document Name                             |
|-----|---------------------------------------|----------------------------------------------|------------------|-------------------------------------------|
| 1   | Booking form                          | A18-Booking form                             | 02 Aug 2023      | 74592_MRMLLP_AGH_cust.docs_2021-05-16.pdf |
| 2   | Booking declaration form              | A18-Booking declaration form                 | 02 Aug 2023      | 74593_MRMLLP_AGH_cust.docs_2021-05-16.pdf |
| 3   | CIS copy                              | A - 18-CIS copy                              |                  |                                           |
| 4   | Aadhar Cards                          | A - 18-Aadhar Cards                          |                  |                                           |
| 5   | Pan Cards                             | A - 18-Pan Cards                             |                  |                                           |
| 6   | Letter of confirmation(special offer) | A - 18-Letter of confirmation(special offer) |                  |                                           |
| 7   | Agreement of sale authorisation form  | A18-Agreement of sale authorisation form     | 02 Aug 2023      | 74594_MRMLLP_AGH_cust.docs_2021-05-16.pdf |
| 8   | Agreement of sale                     | A18-Agreement of sale                        | 02 Aug 2023      | 74595_MRMLLP_AGH_cust.docs_2021-05-16.pdf |
| 9   | Signed carpet area plan               | A18-Signed carpet area plan                  | 02 Aug 2023      | 74596_MRMLLP_AGH_cust.docs_2021-05-16.pdf |
| 10  | Housing loan sanction letter          | A - 18-Housing loan sanction letter          |                  |                                           |
| 11  | Housing loan documents                | A - 18-Housing loan documents                |                  |                                           |
| 12  | Tripartite agreement                  | A - 18-Tripartite agreement                  |                  |                                           |
| 13  | Additions & alterations signed copy   | A - 18-Additions & alterations signed copy   |                  |                                           |
| 14  | Sale deed authorisation form          | A - 18-Sale deed authorisation form          |                  |                                           |

| SNo | Document Name                  | Remarks                                | Last Update Date | Document Name                              |
|-----|--------------------------------|----------------------------------------|------------------|--------------------------------------------|
| 15  | Copy of sale deed              | FLAT-18 SALE DEED                      | 02 Aug 2023      | 155386_MRMLLP_AGH_cust.docs_2023-08-02.pdf |
| 16  | Copy of construction agreement | VILLA NO-18 AGREEMENT FOR CONSTRUCTION | 02 Aug 2023      | 155388_MRMLLP_AGH_cust.docs_2023-08-02.pdf |
| 17  | Possession authorisation form  | A - 18-Possession authorisation form   |                  |                                            |
| 18  | Possession letter              | A - 18-Possession letter               |                  |                                            |
| 19  | No due certificate             | A - 18-No due certificate              |                  |                                            |
| 20  | Membership authorisation form  | A - 18-Membership authorisation form   |                  |                                            |
| 21  | Undertaking on possession      | A - 18-Undertaking on possession       |                  |                                            |
| 22  | Car parking allotment letter   | A - 18-Car parking allotment letter    |                  |                                            |
| 23  | QC stage III inspection report | A - 18-QC stage III inspection report  |                  |                                            |
| 24  | Customer complaints            | A - 18-Customer complaints             |                  |                                            |
| 25  | Notices sent                   | A - 18-Notices sent                    |                  |                                            |
| 26  | Correspondences/ Emails        | A - 18-Correspondences/ Emails         |                  |                                            |
| 27  | Invoices                       | A - 18-Invoices                        |                  |                                            |
| 28  | Others                         | A18-Others                             | 02 Aug 2023      | 121192_MRMLLP_AGH_cust.docs_2022-10-12.pdf |
| 29  | Old buyer info data            | A - 18-Old buyer info data             |                  |                                            |
| 30  | Monthly maintenance records    | A - 18-Monthly maintenance records     |                  |                                            |
| 31  | Association related documents  | A - 18-Association related documents   |                  |                                            |
| 32  | Case related documents         | A - 18-Case related documents          |                  |                                            |
| 33  | Other1                         | A - 18-Other1                          |                  |                                            |
| 34  | Other2                         | A - 18-Other2                          |                  |                                            |
| 35  | Other3                         | A - 18-Other3                          |                  |                                            |

\*\*\* The End \*\*\*