

Customer Profile Info

Personal Details

Title	First Name	Last Name	Customer Full Name
MR	Mr. V. V. N. S. Ramachandra	Murthy	Mr. V. V. N. S. Ramachandra Murthy
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
20 Jul 2021	Married	15228	13 Aug 2021
Spouse Title	First Name	Last Name	Spouse Full Name
MRS	V Phani Ratna	Sundari	V Phani Ratna Sundari
DOB Spouse	Anniversary Date		
20 Apr 1978	13 Oct 2005		

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	visited the site	Anitha	Anitha
Re Assigned To	Remarks		
Anitha	interested in villa no.119		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
Business	Other	Adept Enterprise Solutions India Pvt Ltd.,	Director	Visakhapatnam.

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	Bachupally			Hyderabad	TG	ind		Yes
SNo	Phone Type		Code		Phone Number			Primary	
1	Mobile				9849496688			Yes	
SNo	Email Type		Email Address					Primary	
1	Work		ramuvns@gmail.com					Yes	

Project Investment & Interest & Visit Details

Purpose	Investment Dtls	Site Visited With	Customer Requirement
Investment		Family	3 BHK - Villa
Projects Visited	Projects Liked	Projects Interested	Discount Expected
			300000
Discount Offered	Queries	Special Requirements	Home Town
175000			Visakapatnam
Other Information	Decision Makers		
	both		

Project Name	Block Name	Unit No	Quoted Price	Expected Price	Visited Date	Visited Time	Liked	Visited	Interested	Is Active
Silver Oak Villas III	III	119	10,100,000	9,925,000	14 Aug 2021		Yes	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 Aug 2021	Other	14 Aug 2021	09:30:00	Other	Yes
Anitha	Phone	14 Aug 2021	Other	16 Aug 2021	16:30:00	Other	Yes
Anitha	Phone	16 Aug 2021	Other	18 Aug 2021	16:00:00	Other	Yes
Anitha	Phone	18 Aug 2021	Other	20 Aug 2021	16:00:00	Other	Yes
Sanjeet Singh	Phone	19 Aug 2021	Other	19 Aug 2021	09:30:00	Other	Yes

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Silver Oak Villas III	III	119	15 Aug 2021	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 - 119	2040	161.00	Mr. V. V. N. S. Ramachandra Murthy
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
9,925,000	1,006,485	10,931,485	10,928,594	2,891

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By
Deluxe	Yes	No	Anitha
Parking	First Payment Date	Booking After OC	OC Date
		Yes	

Owner Category	Owned By
other	Mrs. Ruchi H. Mehta

Tax Info

Value Of Sale Deed	Value Of Agreement Of Construction	Land Development Charges	Other Taxable Amounts
1,225,000	8,700,000	0	67,624
Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
0	724,522	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
12,449		201,890	
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
		No	No
Sanctioned Amount	HL Released amount	HL Bank/Company	
0	0		
Pre-approved Housing Loan	HL Application Made	HL Application Approved	NOC Obtained
No	No	No	No
Tripartited Agr Executed	HL Documentation Completed	Sale Deed/Registration Done	I Tranche of HL Released
No	No	Yes	No
Possession Given/Sale Completed	No		

Customer Payment Terms

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	15 Aug 2021	Booking New	25,000		Paid	Sale Deed
Payment Terms	30 Aug 2021	I Installment - within 15 days of booking	200,000		Paid	Sale Deed
Payment Terms	14 Sep 2021	II Installment - within 30 days of booking	1,000,000		Paid	Sale Deed
Payment Terms	14 Oct 2021	III Installment - within 7 days of completion of plinth beam	4,627,000		Paid	Agreement of Construction
Payment Terms	12 Jan 2022	IV Installment - within 7 days of casting slab	1,191,000		Paid	Agreement of Construction
Payment Terms	12 May 2022	V Installment - within 7 days of completing brickwork and internal plastering	1,191,000		Paid	Agreement of Construction
Payment Terms	20 Sep 2022	VI Installment - within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	1,491,000		Paid	Agreement of Construction

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	31 Dec 2022	VII Installment - On completion / posession	200,000		Paid	Agreement of Construction
Other Payment Terms	28 Oct 2023	GST-Plinth	169,650		Paid	GST
Other Payment Terms	28 Oct 2023	GST-RCC	169,650		Paid	GST
Other Payment Terms	28 Oct 2023	GST-Brick	169,650		Paid	GST
Other Payment Terms	31 Dec 2023	GST FLOORING	169,650		Paid	GST
Other Payment Terms	26 Mar 2024	EC charges	2,891		Paid	Registration Charges
Other Payment Terms	26 Mar 2024	GST extraspects	9,922		Paid	GST
Other Payment Terms	26 Mar 2024	Ext aspects	55,124		Paid	Other Taxable Receipts
Other Payment Terms	26 Mar 2024	Water charges	12,500		Paid	Other Taxable Receipts
Other Payment Terms	26 Mar 2024	Registration charges	9,558		Paid	Registration Charges
Other Payment Terms	26 Mar 2024	interest amount	200,000		Paid	Other
Other Payment Terms	26 Mar 2024	electricity bill	1,500		Paid	Other
Other Payment Terms	26 Mar 2024	stamp duty charges	390		Paid	Other
Other Payment Terms	26 Mar 2024	GST on completion	36,000		Paid	GST
Total Amount			10,931,485	0		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	101012	21 Aug 2021	Amount received thru online	200,000	21 Aug 2021	Ref No:IDIBH21233110390	Yes
payment_terms	101013	18 Aug 2021	Payment Received thru Chq	25,000	18 Aug 2021	021289	Yes
payment_terms	101014	02 Sep 2021	payment Received	1,000,000	02 Oct 2021	ref no:-IDIBHK2124534946	Yes
payment_terms	101015	10 Jan 2022	payment Received	800,000	11 Jan 2022	refno:-IDIBH22005284353	Yes
payment_terms	101016	10 Jan 2022	payment Received	450,000	11 Jan 2022	REFNO:-IDIBH22007131182	Yes
payment_terms	101017	18 Apr 2022	Payment received	500,000	16 Apr 2022	Ref No.idibh22097167656	Yes

Receipt Type	ReceiptNum	ReceiptDate	Description	Amount	PaidDate	Cheque No	Cheque Cleared
payment_terms	101018	18 Apr 2022	Payment received	500,000	16 Apr 2022	Ref No.IDIBH2210449494525	Yes
payment_terms	101010	25 May 2022	Payment received	500,000	21 May 2022	Ref No.IDibh22141271258	Yes
payment_terms	101020	04 Nov 2022	Payment received	900,000	04 Nov 2022	ref No.IDIBH22307262496	Yes
payment_terms	101021	14 Dec 2022	Payment received	600,000	14 Dec 2022	Ref No. idibh22347358134	Yes
payment_terms	113014	20 Mar 2023	Payment received	650,000	20 Mar 2023	Ref no. IDibh23079252144	Yes
payment_terms	113028	03 Apr 2023	Payment received	375,000	03 Apr 2023	Ref No. 309309624123	Yes
payment_terms	113029	03 Apr 2023	Payment received	375,000	03 Apr 2023	Ref No. N093232398726433	Yes
payment_terms	113050	26 Apr 2023	Payment received	300,000	26 Apr 2023	idibh23116180612	Yes
payment_terms	113100	04 Sep 2023	Payment received	500,000	04 Sep 2023	Ref No.idibh23247156700	Yes
payment_terms	114013	01 Nov 2023	Part installment amt received	1,000,000	01 Nov 2023	IDFBR52023110100444241	Yes
payment_terms	114014	02 Nov 2023	Part of installment amt received.	1,000,000	02 Nov 2023	IDFBR52023110200460506	Yes
payment_terms	114015	03 Nov 2023	Payment received	964,000	03 Nov 2023	online	Yes
payment_terms	114023	21 Nov 2023	Payment received	200,000	22 Nov 2023	000003	Yes
payment_terms	114051	26 Mar 2024	Payment received	89,594	26 Mar 2024	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	III - 119-Booking form		
2	Booking declaration form	III - 119-Booking declaration form		
3	CIS copy	III - 119-CIS copy		
4	Aadhar Cards	III - 119-Aadhar Cards		
5	Pan Cards	III - 119-Pan Cards		
6	Letter of confirmation(special offer)	III - 119-Letter of confirmation(special offer)		
7	Agreement of sale authorisation form	III - 119-Agreement of sale authorisation form		

SNo	Document Name	Remarks	Last Update Date	Document Name
8	Agreement of sale	III - 119-Agreement of sale		
9	Signed carpet area plan	III - 119-Signed carpet area plan		
10	Housing loan sanction letter	III - 119-Housing loan sanction letter		
11	Housing loan documents	III - 119-Housing loan documents		
12	Tripartite agreement	III - 119-Tripartite agreement		
13	Additions & alterations signed copy	III - 119-Additions & alterations signed copy		
14	Sale deed authorisation form	III - 119-Sale deed authorisation form		
15	Copy of sale deed	III 119-Copy of sale deed	18 Dec 2023	169428_SOV_SOVIII_cust.docs_2023-11-15.pdf
16	Copy of construction agreement	VILL NO;119 AGREEMENT FOR CONSTRUCTION	18 Dec 2023	169429_SOV_SOVIII_cust.docs_2023-11-15.pdf
17	Possession authorisation form	III - 119-Possession authorisation form		
18	Possession letter	III - 119-Possession letter		
19	No due certificate	III - 119-No due certificate		
20	Membership authorisation form	III - 119-Membership authorisation form		
21	Undertaking on possession	III - 119-Undertaking on possession		
22	Car parking allotment letter	III - 119-Car parking allotment letter		
23	QC stage III inspection report	III - 119-QC stage III inspection report		
24	Customer complaints	III - 119-Customer complaints		
25	Notices sent	III - 119-Notices sent		
26	Correspondences/ Emails	III - 119-Correspondences/ Emails		
27	Invoices	III - 119-Invoices		
28	Others	III - 119-Others		
29	Old buyer info data	III - 119-Old buyer info data		
30	Monthly maintenance records	III - 119-Monthly maintenance records		
31	Association related documents	III - 119-Association related documents		
32	Case related documents	III - 119-Case related documents		
33	Other1	III - 119-Other1		
34	Other2	III - 119-Other2		
35	Other3	III - 119-Other3		

*** The End ***