

**Customer Profile Info**
**Personal Details**

| Title               | First Name     | Last Name   | Customer Full Name  |
|---------------------|----------------|-------------|---------------------|
| MR                  | Shashank       | .K Sabitha  | Shashank .K Sabitha |
| Date of Birth (DOB) | Marital Status | Customer ID | Created Date        |
|                     | Single         | 11358       | 16 Jun 2021         |

**Status And Assignment Details**

| Customer Status       | Lead Status         | Prospect Status     | Contact Type            |
|-----------------------|---------------------|---------------------|-------------------------|
| Buyer                 | Sale Closed         | Good                | 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                   | booked villa no.177 | Nagarjuna M.        | Nagarjuna M.            |
| Re Assigned To        | Remarks             |                     |                         |
| Nagarjuna M.          | booked villa no.177 |                     |                         |

**Occupation Details**

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

**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 | Nacharam          |                |                           | hyderabad             | TG    | ind     |         | Yes     |
| SNo               |                | Phone Type        |                | Code                      | Phone Number          |       |         | Primary |         |
| 1                 |                | Mobile            |                |                           | 9866173591            |       |         | Yes     |         |
| SNo               |                | Email Type        |                | Email Address             |                       |       |         | Primary |         |
| 1                 |                | Work              |                | koana.shashanka@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    |
|                  |                 |                     |                      |

| Purpose               |            |         | Investment Dtls |                | Site Visited With    |              |       | Customer Requirement |            |           |
|-----------------------|------------|---------|-----------------|----------------|----------------------|--------------|-------|----------------------|------------|-----------|
| 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 |
| Silver Oak Villas III | III        | 177     |                 |                | 28 Jun 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 |
|--------------|--------------|-------------|------------------------------------------------------------------|----------------|----------------|--------------------------------------|--------------|
| Nagarjuna M. |              | 16 Jun 2021 | Other                                                            | 17 Jun 2021    | 09:30:00       | Other                                | Yes          |
| Nagarjuna M. | Phone        | 17 Jun 2021 | Customer did not pick up the phone                               | 23 Jun 2021    | 04:00:00       | Waiting for customer final decision. | No           |
| Nagarjuna M. | Phone        | 23 Jun 2021 | Customer interested in flat/vill no. and asking for discount for | 28 Jun 2021    | 04:00:00       | Waiting for customer final decision. | Yes          |

## Purchase Property Details

| Project Name          | Block Name | Unit No | Booking Date | Remarks        |
|-----------------------|------------|---------|--------------|----------------|
| Silver Oak Villas III | III        | 177     | 24 Jun 2021  | Booking ( New) |

## Customer Property Summary

| Project Name          | Block No - Unit No | Unit Area (Square Area) | Land Area (Square Yards) | Customer Name       |
|-----------------------|--------------------|-------------------------|--------------------------|---------------------|
| Silver Oak Villas III | III - 177          | 2040                    | 161.00                   | Shashank .K Sabitha |
| Sale Amount           | Total Other Amount | Total Amount            | Total Received           | Balance             |
| 8,500,000             | 592,592            | 9,092,592               | 9,112,000                | -19,408             |

## Flat Villa Info

| Unit Type      | Sold                  | Mortgaged        | Booked By    |
|----------------|-----------------------|------------------|--------------|
| Deluxe         | Yes                   | No               | Nagarjuna M. |
| Parking        | First Payment Date    | Booking After OC | OC Date      |
|                |                       | Yes              |              |
| 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 |
|--------------------|------------------------------------|--------------------------|-----------------------|
| 0                  | 8,500,000                          | 0                        | 0                     |

| Other Non-Taxable Amounts | GST Amount               | VAT Amount | Service Tax Amount     |
|---------------------------|--------------------------|------------|------------------------|
| 0                         | 612,000                  | 0          |                        |
| Registration Charges      | Maintenance charges From | Others     | Sale Deed Date (D/Y/M) |
| 9,558                     |                          | -28,966    |                        |
| 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 Jun 2021      | Booking amt                                                                                                 | 25,000    |            | Paid   | Agreement of Construction |
| Payment Terms       | 29 Jun 2021      | I Installment - within 15 days of booking                                                                   | 200,000   |            | Paid   | Agreement of Construction |
| Payment Terms       | 14 Jul 2021      | II Installment - within 30 days of booking                                                                  | 1,000,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 28 Aug 2021      | III Installment - within 7 days of completion of plinth beam                                                | 3,175,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 16 Nov 2021      | IV Installment - within 7 days of casting slab                                                              | 1,200,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 07 Mar 2022      | V Installment - within 7 days of completing brickwork and internal plastering                               | 1,200,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 04 Jul 2022      | VI Installment - within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint | 1,500,000 |            | Paid   | Agreement of Construction |
| Payment Terms       | 22 Oct 2022      | VII Installment - On completion / posession                                                                 | 200,000   |            | Paid   | Agreement of Construction |
| Other Payment Terms | 31 Dec 2022      | GST Plinth                                                                                                  | 144,000   |            | Paid   | GST                       |
| Other Payment Terms | 29 Apr 2023      | GST RCC                                                                                                     | 144,000   |            | Paid   | GST                       |
| Other Payment Terms | 30 Apr 2023      | GST Brick                                                                                                   | 144,000   |            | Paid   | GST                       |
| Other Payment Terms | 14 Dec 2023      | TSSPDCL                                                                                                     | 1,920     |            | Paid   | Other                     |
| Other Payment Terms | 29 Jun 2024      | water connection                                                                                            | 12,500    |            | Paid   | Other                     |
| Other Payment Terms | 29 Jun 2024      | Reg charges                                                                                                 | 9,558     |            | Paid   | Registration Charges      |
| Other Payment Terms | 29 Jun 2024      | stamp duty charges                                                                                          | 390       |            | Paid   | Other                     |
| Other Payment Terms | 30 Jun 2024      | GST Flooring                                                                                                | 144,000   |            | Paid   | GST                       |

| Payment Type        | Installment Date | Description       | Amount    | Due Amount | Status | Towards |
|---------------------|------------------|-------------------|-----------|------------|--------|---------|
| Other Payment Terms | 30 Jun 2024      | Gst on completion | 36,000    | 24,368     | Unpaid | GST     |
| Other Payment Terms | 30 Jun 2024      | extraspects       | -43,776   |            | Paid   | Other   |
| Total Amount        |                  |                   | 9,092,592 | 24,368     |        |         |

## Customer Receipts

| Receipt Type  | Receipt Num | Receipt Date | Description                  | Amount    | Paid Date   | Cheque No                        | Cheque Cleared |
|---------------|-------------|--------------|------------------------------|-----------|-------------|----------------------------------|----------------|
| payment_terms | 103034      | 28 Jun 2021  | Payment Received thru Chq    | 25,000    | 28 Jun 2021 | CH No 042880                     | Yes            |
| payment_terms | 103036      | 08 Jul 2021  | Payment Received thru Chq    | 200,000   | 08 Jul 2021 | CH No 042881                     | Yes            |
| payment_terms | 104091      | 05 Aug 2021  | payment received             | 475,000   | 05 Aug 2021 | 042884                           | Yes            |
| payment_terms | 105005      | 16 Aug 2021  | Payment received thru Online | 525,000   | 16 Aug 2021 | NEFT Ref No:<br>AXIR212283425526 | Yes            |
| payment_terms | 106055      | 28 Feb 2022  | Payment received             | 2,600,000 | 26 Feb 2022 | 000001                           | Yes            |
| payment_terms | 106088      | 12 May 2022  | Payment received             | 350,000   | 12 May 2022 | Ref No.213113602360              | Yes            |
| payment_terms | 106090      | 17 May 2022  | Payment received             | 225,000   | 14 May 2022 | ref No.RRR 213411626788          | Yes            |
| payment_terms | 111056      | 10 Aug 2022  | payment Received             | 700,000   | 10 Aug 2022 | refno:-1000228286                | Yes            |
| payment_terms | 111062      | 30 Aug 2022  | Payment received             | 200,000   | 10 Aug 2022 | Ref Online received              | Yes            |
| payment_terms | 111064      | 02 Sep 2022  | Payment received             | 100,000   | 02 Sep 2022 | Ref No.224516628892              | Yes            |
| payment_terms | 112008      | 26 Oct 2022  | Payment received             | 200,000   | 26 Oct 2022 | ref No.229911696299              | Yes            |
| payment_terms | 113030      | 10 Apr 2023  | Payment received             | 1,000,000 | 10 Apr 2023 | 693744                           | Yes            |
| payment_terms | 113099      | 28 Aug 2023  | Payment received             | 1,200,000 | 28 Aug 2023 | online                           | Yes            |
| payment_terms | 114007      | 21 Oct 2023  | Payment received             | 700,000   | 21 Oct 2023 | utibe2329429700562               | Yes            |
| payment_terms | 114038      | 19 Jan 2024  | Payment received             | 612,000   | 19 Jan 2024 | online                           | Yes            |

## Customer Remarks

| Remarks By   | Remarks Date | Remarks                                                                              |
|--------------|--------------|--------------------------------------------------------------------------------------|
| Naresh Gauri | 04 Oct 2021  | PPT NO:-149 1) Reg stamp duty & GST Charges are extra 2) corpus funds RS.50000 EXTRA |

## Customer Document Details

| SNo | Document Name                         | Remarks                                         | Last Update Date | Document Name                              |
|-----|---------------------------------------|-------------------------------------------------|------------------|--------------------------------------------|
| 1   | Booking form                          | 178 AGREEMENT OF SALE                           | 18 Jun 2024      | 150477_SOV_SOVIII_cust.docs_2023-06-27.pdf |
| 2   | Booking declaration form              | 177 BOOKIN DECLARATION FORM                     | 18 Jun 2024      | 150480_SOV_SOVIII_cust.docs_2023-06-27.pdf |
| 3   | CIS copy                              | III - 177-CIS copy                              |                  |                                            |
| 4   | Aadhar Cards                          | 177 AADHAR CARD                                 | 18 Jun 2024      | 150485_SOV_SOVIII_cust.docs_2023-06-27.pdf |
| 5   | Pan Cards                             | 177 PAN CARD                                    | 18 Jun 2024      | 150486_SOV_SOVIII_cust.docs_2023-06-27.pdf |
| 6   | Letter of confirmation(special offer) | III - 177-Letter of confirmation(special offer) |                  |                                            |
| 7   | Agreement of sale authorisation form  | 177 SALE AGREEMENT AUTHORIZATION FORM           | 18 Jun 2024      | 150482_SOV_SOVIII_cust.docs_2023-06-27.pdf |
| 8   | Agreement of sale                     | 177 COPY OF AGREEMENT OF SALE                   | 18 Jun 2024      | 150503_SOV_SOVIII_cust.docs_2023-06-27.pdf |
| 9   | Signed carpet area plan               | III - 177-Signed carpet area plan               |                  |                                            |
| 10  | Housing loan sanction letter          | III - 177-Housing loan sanction letter          |                  |                                            |
| 11  | Housing loan documents                | III - 177-Housing loan documents                |                  |                                            |
| 12  | Tripartite agreement                  | III - 177-Tripartite agreement                  |                  |                                            |
| 13  | Additions & alterations signed copy   | III - 177-Additions & alterations signed copy   |                  |                                            |
| 14  | Sale deed authorisation form          | III - 177-Sale deed authorisation form          |                  |                                            |
| 15  | Copy of sale deed                     | SALE DEED 177                                   | 18 Jun 2024      | 200375_SOV_SOVIII_cust.docs_2024-06-15.pdf |
| 16  | Copy of construction agreement        | AGREEMENT FOR CONSTRUCTION 177                  | 18 Jun 2024      | 200377_SOV_SOVIII_cust.docs_2024-06-15.pdf |
| 17  | Possession authorisation form         | III - 177-Possession authorisation form         |                  |                                            |
| 18  | Possession letter                     | III - 177-Possession letter                     |                  |                                            |
| 19  | No due certificate                    | III - 177-No due certificate                    |                  |                                            |
| 20  | Membership authorisation form         | III - 177-Membership authorisation form         |                  |                                            |
| 21  | Undertaking on possession             | III - 177-Undertaking on possession             |                  |                                            |
| 22  | Car parking allotment letter          | III - 177-Car parking allotment letter          |                  |                                            |
| 23  | QC stage III inspection report        | III - 177-QC stage III inspection report        |                  |                                            |
| 24  | Customer complaints                   | III - 177-Customer complaints                   |                  |                                            |
| 25  | Notices sent                          | III - 177-Notices sent                          |                  |                                            |
| 26  | Correspondences/ Emails               | III - 177-Correspondences/ Emails               |                  |                                            |
| 27  | Invoices                              | III - 177-Invoices                              |                  |                                            |
| 28  | Others                                | III 177-Others                                  | 18 Jun 2024      | 200664_SOV_SOVIII_cust.docs_2024-06-18.pdf |
| 29  | Old buyer info data                   | III - 177-Old buyer info data                   |                  |                                            |
| 30  | Monthly maintenance records           | III - 177-Monthly maintenance records           |                  |                                            |
| 31  | Association related documents         | III - 177-Association related documents         |                  |                                            |
| 32  | Case related documents                | III - 177-Case related documents                |                  |                                            |
| 33  | Other1                                | III - 177-Other1                                |                  |                                            |
| 34  | Other2                                | III - 177-Other2                                |                  |                                            |
| 35  | Other3                                | III - 177-Other3                                |                  |                                            |