

**MODI
PROPERTIES**

N/A - 607

Customer Profile Info**Personal Details**

Title	First Name	Last Name	Customer Full Name
MR	Giridharan	M	Giridharan M
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
	Single	22465	21 Jan 2023

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	Customer is interested in 3 bhk flat will get back in couple of days.	Syed Mushtaq Ali	Syed Mushtaq Ali
Re Assigned To	Remarks		
	Looking for 3 bhk negotiation and booking will happen		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
Finance	Other	Mahavir finance infra Ltd.	Regional head	Mallapur

Communication Details

Registration 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 - Permanent	Mayflower Park	Mallapur		Hyderabad	TG	ind		Yes
SNo	Phone Type		Code	Phone Number			Primary		
1	Mobile			7330876576			Yes		
SNo	Email Type	Email Address						Primary	
1	Personal	giridharanmadambile@gmail.com						Yes	

Project Investment & Interest & Visit Details

Purpose	Investment Dtls	Site Visited With	Customer Requirement
Self Use		Family	3 BHK - Flat

Purpose			Investment Dtls		Site Visited With			Customer Requirement		
Projects Visited			Projects Liked		Projects Interested			Discount Expected		
Discount Offered			Queries		Special Requirements			Home Town		
Other Information			Decision Makers							
			Wife and husband							
Project Name	Block Name	Unit No	Quoted Price	Expected Price	Visited Date	Visited Time	Liked	Visited	Interested	Is A
No Entries										

Customer Calls

Made By	Type Of Call	Call Date	Outcome Of Call	Next Call Date	Next Call Time	Target	Shall Ren
Syed Mushtaq Ali		21 Jan 2023	Other	22 Jan 2023	09:30:00	Other	Yes
Syed Mushtaq Ali	Phone	24 Jan 2023	Want to meet the manager for discount	24 Jan 2023	09:30:00	To fix an appointment with manager.	Yes

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Nilgiri Heights	A	607	21 Jan 2023	New Booking

Customer Property Summary

Project Name	Block No - Unit No	Unit Area (Square Area)	Land Area (Square Yards)	Customer Name
Nilgiri Heights	A - 607	1450	43.61	Giridharan M
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
6,938,500	172,743	7,111,243	5,097,000	2,014,243

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By
Deluxe	Yes	No	Syed Mushtaq Ali
Parking	First Payment Date	Booking After OC	OC Date
		Yes	
Owner Category	Owned By		
Builder	Modi Realty Pocharam LLP		

Tax Info

Value Of Sale Deed	Value Of Agreement Of Construction	Land Development Charges	Other Taxable Amounts
6,938,500	0	0	

Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
0	172,743	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
0		0	
Date Of Possession	Agreement Of Sale Date		

Housing Loan Info

Is Housing Loan Required	Yes	HL Pre-sanction Obtained	HL Referred To Banker
HL Amount Required		Yes	
Sanctioned Amount	HL Released amount	HL Bank/Company	
4,000,000	2,525,000	BOB Muralidhar	
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	No	Yes
Possession Given/Sale Completed	No		

Customer Payment Terms

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	21 Jan 2023	New Booking	25,000		Paid	Sale Deed
Other Payment Terms	31 Jan 2023	GST	11,250		Paid	GST
Payment Terms	15 Feb 2023	I Installment - within 15 days of booking	200,000		Paid	Sale Deed
Payment Terms	20 Feb 2023	II Installment - within 30 days of booking	1,040,775		Paid	Sale Deed
Other Payment Terms	28 Feb 2023	GST	52,039		Paid	GST
Other Payment Terms	28 Feb 2023	GST	109,454		Paid	GST
Payment Terms	21 May 2023	III Installment - within 7 days of completion of plinth beam	0		Paid	Sale Deed
Payment Terms	18 Oct 2023	IV Installment - within 7 days of completing slab	2,189,090		Paid	Sale Deed
Payment Terms	26 Mar 2024	V Installment - within 7 days of completing brickwork and internal plastering	1,641,818	172,426	Unpaid	Sale Deed
Payment Terms	12 Sep 2024	VI Installment - within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	1,641,817	1,641,817	Unpaid	Sale Deed
Payment Terms	20 Jan 2025	VII Installment - On completion / possession	200,000	200,000	Unpaid	Sale Deed
Total Amount			7,111,243	2,014,243		