

REMARKS

☐ SOB ☐ VSC ☐ VOC ☐ PMR ☐ MFH ☐ GWE ☐ MNM ☐ GMR ☒ NGH

FLAT NO.A-707, Mr. ANIL THEJ K & Mrs. PRAVALIKA

Date. 09-02-2023

Sir,

Mr. K. Ramesh (Agent) has introduced the following customer and they have paid more than 40% so we need to pay the entire balance commission.

Sl. No	F.NO	Customer Name	Sale value (Rs)	Received Value(Rs)	%	Commission @2%	TDS@ 5%	Payable amount(Rs)	Paid amount (Rs)	Final payable amount (Rs)
1	707	Mr.Anil Thej k & Pravalika	68,94,000	39,76,400	57	1,37,800	6,890	1,30,910	10,000/-	1,20,910/-

Encl : Copy of agent letter of confirmation, booking declaration form & buyer information sheet.

By: K. Krishna Prasad



NCH-707

----- Forwarded message -----

From: "Modi Properties" <webmaster@modiproperties.com>**To:** "promotions@modiproperties.com" <promotions@modiproperties.com>, "info@modiproperties.com" <info@modiproperties.com>, "prudvi@modiproperties.com" <prudvi@modiproperties.com>, "sohammodi@modiproperties.com" <sohammodi@modiproperties.com>, "sales@modiproperties.com" <sales@modiproperties.com>, "anandkumar@modiproperties.com" <anandkumar@modiproperties.com>, "anandkumar@modiproperties.com" <anandkumar@modiproperties.com>**Cc:****Sent:** Sat, 19 Nov 2022 at 13:58**Subject:** ESTATE AGENT FORM

ESTATE AGENTS FORM

Agent Name :	Kolanti Ramesh
Agent Mobile :	9502233950
Customer Name :	Anil Thej K
Customer Mobile :	9441113340
Customer Phone :	
Customer EmailID :	pravalikadarla@gmail.com
Project Name:	NILGIRI HEIGHTS
Additional Info:	Customer Working with Indian Overseas Bank in Tamilnadu, Enquiry for 3 Bhk with East & North facing Options,

Terms & Conditions:

1. The term company shall mean and include M/s. Modi Properties Pvt Ltd., its associated companies and subsidiaries.
2. Only broker/estate agents/channel partner who have a valid letter of appointment are eligible for brokerage commission.
3. Brokerage shall be 2% of the net sale consideration. However, this may vary based on other arrangements agreed with the Broker/Channel Partner/ Estate Agent.
4. A sum of Rs. 10,000/- shall be paid to you, within 7 days of the customer signing the agreement of sale. The balance brokerage shall be paid to you (after deducting TDS), within 15 days of receiving 40% of total sale consideration from the customer for their flat /villa (T & C shall apply).
5. Brokerage shall be paid for customers introduced by you only if the sale is closed within 3 months from this date.
6. You shall not offer any discount to prospective customers. The discussion on discount will be handled by our sales team. Your primary target is to bring the customer to our site.
7. You may contact the respective sale managers for any further information or arranging a site visit.
8. Modi Properties shall have right to terminate this agreement at any time without assigning any reason at its discretion.

Booking declaration form

Scan id no.:

Project	NGH	Constructed area in sft	1450
Flat/Villa No.	A - 707	Total land area in Sq. yds.	Nil
Name of customer	Mr. Anil Thej K & Mrs. Pravalika	PPT No.	131
Date of Birth	20-10-1985	PPT base price (Rs. Per sft)	4349/-
Spouse Name	Mrs. Pravalika Darla	List price (without extra land) - A	69,66,000/-
Spouse's date of Birth	01-01-1989	Rate for extra land - B	Nil
Spouse Company	Nil	Additional land area - C	Nil
Spouse designation	Nil	Additional land charges -D = B x C (Floor rise charges)	1,45,000/-
Wedding anniversary	16-12-2010	Total list price -E = A+D	71,11,000/-
Date of completion	18 months	Discount on land in Rs. - F	Nil
Booking taken by	K Mahesh Prasad	Discount in Rs. per sft	150/-
Booking Amount	25,000/-	Discount in Rs. - G	Rs. 2,17,500/-
Booking amount received on	21-11-2022	Net sale consideration (after discount - before on time payment discount) - H = E-F-G	68,94,000/-
Cheque No. / Reference no.	004295	On time payment discount in Rs. per sft	50/-
Booking form no.	101025	On time payment discount in Rs.	72,500/-
Booking form date	20-11-2022	Type	Deluxe
HL required	YES	CIS No	21960
Preferred bank	Indian Overseas Bank	Source of Enquiry	Agent
Country of residence	India	First Contact type	Phone call
Pan card no.	BNMPK8446C	Pan card scan ID	124227
Aadhar card no	523972147729	Aadhar scan ID	124227
Co-applicant Pan no.	ARGPD4397N	Co-applicant Pan scan ID.	124228
Co-applicant Aadhar no.	468161878859	Co-applicant Aadhar scan ID.	124228
From customer referral - gold coin offer		Booking through agent	No
Referred by	Nil	Agent name	Ramesh Kolanti
Corporate discount	Nil	Corporate discount form signed	Nil
Special offer	Nil		
Details of special offer, if any:			
Remarks : 1. Letter of confirmation (OTPD) attached			
2.			
3.			

Project Investment & Interest & Visit Details

Project Summary & Interest & Visit Details										
Purpose			Investment Dtls		Site Visited With			Customer Requirement		
Self Use					Agent			3 BHK - Flat		
Projects Visited			Projects Liked		Projects Interested			Discount Expected		
								450		
Discount Offered			Queries		Special Requirements			Home Town		
150								West Godavari		
Other Information			Decision Makers							
			Self and family							
Project Name	Block Name	Unit No	Quoted Price	Expected Price	Visited Date	Visited Time	Liked	Visited	Interested	Is Active
Nilgiri Heights	A	707			21 Nov 2022	15:30	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
Mahesh Prasad		20 Nov 2022	Other	21 Nov 2022	09:30:00	Other	Yes
Mahesh Prasad	Phone	21 Nov 2022	Other	21 Nov 2022	09:30:00	Other	No

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Nilgiri Heights	A	707	20 Nov 2022	New Booking

Customer Property Summary

Project Name	Block No - Unit No	Unit Area (Square Area)	Land Area (Square Yards)	Customer Name
Nilgiri Heights	A - 707	1450	43.61	Anil Thej Kolanti / Pravallika
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
6,894,000	11,250	6,905,250	3,976,400	2,928,850

Flat Villa Info

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