



Customer Profile Info

Personal Details

Title	First Name	Last Name	Customer Full Name
MR	Surya Prasad	Rao	Surya Prasad Rao
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
20 Jun 1976	Married	8275	05 Mar 2021
Spouse Title	First Name	Last Name	Spouse Full Name
MRS	Shailaja	Rani	Shailaja Rani
DOB Spouse	Anniversary Date		
03 Apr 1981			

Status And Assignment Details

Customer Status	Lead Status	Prospect Status	Contact Type
Buyer	Dead	Average	Phone Call
Source of Enquiry	Broucher Sent/Given	Visit Card Obtained	Executive Meet Customer
Modi Properties Website	Yes	yes	yes
Customer Visited Site	Smart Summary	Prepared By	Assigned To
yes	interested in villa no.179 sale closed	Nagarjuna M.	Nagarjuna M.
Re Assigned To	Remarks		
Nagarjuna M.	booked villa no.179 Sale closed		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
pvt.Employee	Other			

Communication Details

Address		Code	Primary Mobile Number		Email				
					roy.suryaprakash@gmail.com				
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	H.No. 12-3-127/90/20, Manikanta Nagar			Boddupal	TG	ind		Yes
SNo		Phone Type	Code	Phone Number				Primary	
1		Mobile		9346317765				Yes	

SNo	Email Type	Email Address	Primary
1	Work	suryaprasad.rao@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		
Discount Offered			Queries		Special Requirements			Home Town		
Other Information			Decision Makers							
			Family							

Project Name	Block Name	Unit No	Quoted Price	Expected Price	Visited Date	Visited Time	Liked	Visited	Interested	Is Active
Silver Oak Villas III	III	179			24 Mar 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.	Phone	05 Mar 2021	Other Default System Generated Record	06 Mar 2021	09:30:00	Other Default System Generated Record	Yes
Nagarjuna M.	Phone	06 Mar 2021	Other don't have the number	06 Mar 2021	09:30:00	Other don't have the number	No
Nagarjuna M.	Phone	24 Mar 2021	Customer not interested	24 Mar 2021	09:30:00	To see any response mail	No

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Silver Oak Villas III	III	179	24 Mar 2021	

Customer Property Summary

Project Name	Block No - Unit No	Unit Area (Square Area)	Land Area (Square Yards)	Customer Name
Silver Oak Villas III	III - 179	2040	161.00	Surya Prasad Rao
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
9,800,000	755,729	10,555,729	10,549,121	6,608

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	9,800,000	0	15,323
Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
5,750	705,600	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
0		29,056	
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	
	Yes	Yes	
Sanctioned Amount	HL Released amount	HL Bank/Company	
5,000,000	5,000,000	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	Yes	Yes
Possession Given/Sale Completed	No		

Customer Payment Terms

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Payment Terms	24 Mar 2021	Booking Amount	25,000		Paid	Agreement of Construction
Payment Terms	08 Apr 2021	1st installment	200,000		Paid	Agreement of Construction
Payment Terms	23 Apr 2021	2nd installment	1,000,000		Paid	Agreement of Construction
Payment Terms	17 Jun 2021	3rd installment	4,547,000		Paid	Agreement of Construction
Payment Terms	10 Sep 2021	4th installment	1,176,000		Paid	Agreement of Construction
Payment Terms	09 Dec 2021	5th Installment	1,176,000		Paid	Agreement of Construction

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Other Payment Terms	04 Mar 2022	nil for bank of baroda loan purpose and certified copy sales deed	3,658		Paid	Other
Payment Terms	19 Mar 2022	6th installment	1,476,000		Paid	Agreement of Construction
Payment Terms	22 Jun 2022	ON completion	200,000		Paid	Agreement of Construction
Other Payment Terms	30 Dec 2022	GST Plinth	167,400		Paid	GST
Other Payment Terms	30 Apr 2023	GST RCC	167,400		Paid	GST
Other Payment Terms	31 May 2023	GST Brick	167,400		Paid	GST
Other Payment Terms	30 Jun 2023	EC exp on sales deed	6,608		Paid	Other
Other Payment Terms	31 May 2024	GST FLOORING	167,400		Paid	GST
Other Payment Terms	30 Jun 2024	MODT CHARGES	5,900		Paid	Other
Other Payment Terms	07 Dec 2024	GST on completion	36,000		Paid	GST
Other Payment Terms	07 Dec 2024	water connection charges	12,500		Paid	Other
Other Payment Terms	07 Dec 2024	extraspects	15,323		Paid	Other Taxable Receipts
Other Payment Terms	07 Dec 2024	stamp duty charges	390		Paid	Other
Other Payment Terms	07 Dec 2024	Electricity charges	5,750		Paid	Other Non-taxable Receipts
Total Amount			10,555,729	0		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	103015	26 Apr 2021	Amount Received	225,000	26 Apr 2021	252444	Yes
payment_terms	104048	24 May 2021	payment received	1,000,000	24 May 2021	252445	Yes
payment_terms	106040	27 Jan 2022	payment Received	200,000	27 Jan 2022	RRR0272226583769	Yes
payment_terms	106041	28 Jan 2022	payment Received	200,000	29 Jan 2022	RRR0282226627492	Yes
payment_terms	106044	31 Jan 2022	payment Received	200,000	31 Jan 2022	refno:-HDFCR52022013193622673	Yes
payment_terms	106045	03 Feb 2022	payment Received	200,000	08 Feb 2022	RRR0342226823338	Yes

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	106047	08 Feb 2022	payment Received	200,000	08 Feb 2022	Refno:-RRR0392226933978	Yes
payment_terms	106048	10 Feb 2022	payment Received	1,000,000	18 Feb 2022	refno:-RRR0412226998765	Yes
payment_terms	106052	21 Feb 2022	Payment received	2,800,000	21 Feb 2022	RefNo:BARBR52022022100885152	Yes
payment_terms	107036	10 Oct 2022	Payment received	1,000,000	11 Oct 2022	ref No. hdfcr5202210115808185	Yes
payment_terms	113071	23 May 2023	Payment received	1,176,000	23 May 2023	online	Yes
payment_terms	107068	09 Jun 2023	Payment received	705,600	09 Jun 2023	rrn no. 1622354755288	Yes
payment_terms	114003	06 Oct 2023	Payment received	1,024,000	05 Oct 2023	REF No.barbr52023100500945696	Yes
payment_terms	107079	05 Oct 2023	Payment received	600,000	05 Oct 2023	online	Yes
payment_terms	0	05 Dec 2024	Payment received	18,521	05 Dec 2024	online	Yes

Customer Remarks

Remarks By	Remarks Date	Remarks
Naresh Gauri	23 Apr 2021	PPT NO:-1451) Reg stampduty & GST charges are Extra 2) Corpus fund Rs.50000 Extra

Customer Document Details

SNo	Document Name	Remarks	Last Update Date	Document Name
1	Booking form	III179-Booking form	30 Nov 2024	84908_SOVIII_cust.docs_2021-09-02.pdf
2	Booking declaration form	III179-Booking declaration form	30 Nov 2024	84909_SOVIII_cust.docs_2021-09-02.pdf
3	CIS copy	III - 179-CIS copy		
4	Aadhar Cards	III179-Aadhar Cards	30 Nov 2024	84910_SOVIII_cust.docs_2021-09-02.pdf
5	Pan Cards	III179-Pan Cards	30 Nov 2024	84911_SOVIII_cust.docs_2021-09-02.pdf
6	Letter of confirmation(special offer)	III - 179-Letter of confirmation(special offer)		
7	Agreement of sale authorisation form	III - 179-Agreement of sale authorisation form		
8	Agreement of sale	III179-Agreement of sale	30 Nov 2024	142226_SOV_SOVIII_cust.docs_2023-05-09.pdf
9	Signed carpet area plan	III179-Signed carpet area plan	30 Nov 2024	84912_SOVIII_cust.docs_2021-09-02.pdf
10	Housing loan sanction letter	III - 179-Housing loan sanction letter		
11	Housing loan documents	III - 179-Housing loan documents		
12	Tripartite agreement	III - 179-Tripartite agreement		
13	Additions & alterations signed copy	III - 179-Additions & alterations signed copy		
14	Sale deed authorisation form	III - 179-Sale deed authorisation form		
15	Copy of sale deed	SOV LLP -179 COPY OF SALE DEED	30 Nov 2024	149408_SOV_SOVIII_cust.docs_2023-06-20.pdf

SNo	Document Name	Remarks	Last Update Date	Document Name
16	Copy of construction agreement	SOV LLP -179 AGREEMENT FOR CONSTRUCTION	30 Nov 2024	149415_SOV_SOVIII_cust.docs_2023-06-20.pdf
17	Possession authorisation form	III - 179-Possession authorisation form		
18	Possession letter	III - 179-Possession letter		
19	No due certificate	III - 179-No due certificate		
20	Membership authorisation form	III - 179-Membership authorisation form		
21	Undertaking on possession	III - 179-Undertaking on possession		
22	Car parking allotment letter	III - 179-Car parking allotment letter		
23	QC stage III inspection report	III - 179-QC stage III inspection report		
24	Customer complaints	III - 179-Customer complaints		
25	Notices sent	III - 179-Notices sent		
26	Correspondences/ Emails	III - 179-Correspondences/ Emails		
27	Invoices	III - 179-Invoices		
28	Others	III 179-Others	30 Nov 2024	222540_SOV_SOVIII_cust.docs_2024-11-30.pdf
29	Old buyer info data	III - 179-Old buyer info data		
30	Monthly maintenance records	III - 179-Monthly maintenance records		
31	Association related documents	III - 179-Association related documents		
32	Case related documents	III - 179-Case related documents		
33	Other1	SOV LLP -179 MEMORANDUM OF EPOSIT OF TITLE DEEDS	30 Nov 2024	149411_SOV_SOVIII_cust.docs_2023-06-20.pdf
34	Other2	III179-Other2	30 Nov 2024	222541_SOV_SOVIII_cust.docs_2024-11-30.pdf
35	Other3	III - 179-Other3		

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