

Customer Profile Info

Personal Details

Title	First Name	Last Name	Customer Full Name
MR	Rajendhar	Kodepaka	Rajendhar Kodepaka
Date of Birth (DOB)	Marital Status	Customer ID	Created Date
04 Oct 1986	Single	3547	19 Sep 2020

Status And Assignment Details

Customer Status	Lead Status	Prospect Status	Contact Type
Buyer	Sale Closed	Good	Cold Calls
Source of Enquiry	Broucher Sent/Given	Visit Card Obtained	Executive Meet Customer
Walk-in	Yes	yes	yes
Customer Visited Site	Smart Summary	Prepared By	Assigned To
yes	Cheque collected for villa no.148	Anitha	Anitha
Re Assigned To	Remarks		
Nagarjuna M.	Cheque collected for villa no.148		

Occupation Details

Bussiness/Occupation Profession	Company Type	Company Name	Designation	Company Address
	MNC		software engg	

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	Bhupalapally			Jayashankar	TG	ind		Yes
SNo		Phone Type		Code	Phone Number			Primary	
1		Mobile			7995707554			Yes	
SNo		Email Type		Email Address				Primary	
1		Work		rajender31@gmail.com				Yes	

Project Investment & Interest & Visit Details

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

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								
		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	148					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		19 Sep 2020	Other Default System Generated Record	20 Sep 2020	09:30:00	Other Default System Generated Record	Yes
Anitha	Phone	19 Sep 2020	Other Cheque collected for villa no.148	27 Sep 2020	12:30:00	Other Booking form pending	Yes

Purchase Property Details

Project Name	Block Name	Unit No	Booking Date	Remarks
Silver Oak Villas III	III	148	24 Sep 2020	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 - 148	2040	172.00	Rajendhar Kodepaka
Sale Amount	Total Other Amount	Total Amount	Total Received	Balance
8,600,000	702,539	9,302,539	9,302,539	

Flat Villa Info

Unit Type	Sold	Mortgaged	Booked By
	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

5,028,000	3,572,000	0	49,113
Other Non-Taxable Amounts	GST Amount	VAT Amount	Service Tax Amount
0	628,040	0	0
Registration Charges	Maintenance charges From	Others	Sale Deed Date (D/Y/M)
9,558		15,828	
Date Of Possession	Agreement Of Sale Date		
	29 Sep 2020		

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	
6,900,000	6,642,000	SBI A	
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	20 Sep 2020	Booking Amount	25,000		Paid	Sale Deed
Payment Terms	07 Oct 2020	1st Installment	200,000		Paid	Sale Deed
Payment Terms	25 Oct 2020	2nd Installment	1,000,000		Paid	Sale Deed
Payment Terms	30 Jan 2021	3rd Installment	3,660,200		Paid	Sale Deed
Payment Terms	30 Apr 2021	4th Installment	142,800		Paid	Sale Deed
Payment Terms	30 Apr 2021	4th Installment	928,800		Paid	Agreement of Construction
Payment Terms	25 Jul 2021	5th Installment	1,071,600		Paid	Agreement of Construction
Payment Terms	30 Oct 2021	6th Installment	1,371,600		Paid	Agreement of Construction
Other Payment Terms	30 Nov 2021	GST-plinth	151,740		Paid	GST
Payment Terms	23 Dec 2021	On Completion	200,000		Paid	Agreement of Construction
Other Payment Terms	30 Nov 2022	GST RCC	151,740		Paid	GST
Other Payment Terms	31 May 2023	GST Brick	151,740		Paid	GST
Other Payment Terms	16 Nov 2023	GST flooring	151,740		Paid	GST
Other Payment Terms	14 Dec 2023	TSSPDCL	2,938		Paid	Other
Other Payment Terms	18 Sep 2025	Registration charges	9,558		Paid	Registration Charges
Other Payment Terms	18 Sep 2025	water connection charges	12,500		Paid	Other

Payment Type	Installment Date	Description	Amount	Due Amount	Status	Towards
Other Payment Terms	18 Sep 2025	GST	12,240		Paid	GST
Other Payment Terms	18 Sep 2025	Stamp duty charges	390		Paid	Other
Other Payment Terms	18 Sep 2025	Ext aspects	49,113		Paid	Other Taxable Receipts
Other Payment Terms	18 Sep 2025	Gst on Ext aspects	8,840		Paid	GST
Total Amount			9,302,539	0		

Customer Receipts

Receipt Type	Receipt Num	Receipt Date	Description	Amount	Paid Date	Cheque No	Cheque Cleared
payment_terms	102062	26 Sep 2020	payment Received	25,000	26 Sep 2020	000055	Yes
payment_terms	101056	05 Dec 2020	payment Received	200,000	05 Dec 2020	online	Yes
payment_terms	101057	12 Dec 2020	Amount Received	500,000	12 Dec 2020	online	Yes
payment_terms	101097	23 Feb 2021	Payment Received	2,000,000	23 Feb 2021	113543	Yes
payment_terms	105100	14 Dec 2021	payment Received	2,500,000	15 Dec 2021	095290	Yes
payment_terms	111015	07 Jul 2022	payment Received	1,071,000	09 Jul 2022	096984	Yes
payment_terms	113708	06 Jun 2023	Payment received	1,071,000	06 Jun 2023	037773	Yes
payment_terms	114043	22 Feb 2024	Payment received	1,000,000	22 Feb 2024	Ref no.AXOIR450538645039	Yes
payment_terms	10266	28 Jan 2025	Payment received	500,000	28 Jan 2025	online	Yes
payment_terms	10102	13 Sep 2025	amount received	300,000	13 Sep 2025	online received	Yes
payment_terms	10105	16 Sep 2025	amount received	135,539	16 Sep 2025	online received	Yes

Customer Remarks

Remarks By	Remarks Date	Remarks
Lavanya D	11 Jan 2021	ppT NO:-135 Reg stamp duty & GST Charges Extra

Customer Document Details

SNo	Document Name	Remarks	Last Update Date	Document Name
1	Booking form	III148-Booking form	02 Sep 2025	62137_SOVIII_cust.docs_2021-01-21.pdf
2	Booking declaration form	III148-Booking declaration form	02 Sep 2025	62138_SOVIII_cust.docs_2021-01-21.pdf
3	CIS copy	III - 148-CIS copy		
4	Aadhar Cards	III - 148-Aadhar Cards		

SNo	Document Name	Remarks	Last Update Date	Document Name
5	Pan Cards	III - 148-Pan Cards		
6	Letter of confirmation(special offer)	III - 148-Letter of confirmation(special offer)		
7	Agreement of sale authorisation form	III148-Agreement of sale authorisation form	02 Sep 2025	62139_SOVIII_cust.docs_2021-01-21.pdf
8	Agreement of sale	III148-Agreement of sale	02 Sep 2025	62140_SOVIII_cust.docs_2021-01-21.pdf
9	Signed carpet area plan	III148-Signed carpet area plan	02 Sep 2025	63274_SOVIII_cust.docs_2021-01-25.pdf
10	Housing loan sanction letter	III148-Housing loan sanction letter	02 Sep 2025	84886_SOVIII_cust.docs_2021-09-02.pdf
11	Housing loan documents	III - 148-Housing loan documents		
12	Tripartite agreement	III148-Tripartite agreement	02 Sep 2025	84887_SOVIII_cust.docs_2021-09-02.pdf
13	Additions & alterations signed copy	III - 148-Additions & alterations signed copy		
14	Sale deed authorisation form	III - 148-Sale deed authorisation form		
15	Copy of sale deed	148 SALE DEED	02 Sep 2025	249110_SOV_SOVIII_cust.docs_2025-07-31.pdf
16	Copy of construction agreement	148 AGREEMENT FOR CONSTRUCTION	02 Sep 2025	249116_SOV_SOVIII_cust.docs_2025-07-31.pdf
17	Possession authorisation form	III - 148-Possession authorisation form		
18	Possession letter	III - 148-Possession letter		
19	No due certificate	III - 148-No due certificate		
20	Membership authorisation form	III - 148-Membership authorisation form		
21	Undertaking on possession	III - 148-Undertaking on possession		
22	Car parking allotment letter	III - 148-Car parking allotment letter		
23	QC stage III inspection report	III - 148-QC stage III inspection report		
24	Customer complaints	III - 148-Customer complaints		
25	Notices sent	III - 148-Notices sent		
26	Correspondences/ Emails	III - 148-Correspondences/ Emails		
27	Invoices	III - 148-Invoices		
28	Others	III - 148-Others		
29	Old buyer info data	III148-Old buyer info data	02 Sep 2025	62141_SOVIII_cust.docs_2021-01-21.pdf
30	Monthly maintenance records	III - 148-Monthly maintenance records		
31	Association related documents	III - 148-Association related documents		
32	Case related documents	III - 148-Case related documents		
33	Other1	III148-Other1	02 Sep 2025	252901_SOV_SOVIII_cust.docs_2025-09-02.pdf
34	Other2	III - 148-Other2		
35	Other3	III - 148-Other3		

*** The End ***