

ARVO BMS®

Business Management System for Builders

USER MANUAL

Oga Technologies Private Limited



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Following instructions must be followed before using this software

- Do not press the browser back and refresh button while using this software.
- Internet speed must be 125 Kbps or more.
- Any form must be filled within 20 minutes before expiring the session.
- Date must be filled by using calendar only, do not use keyboard for entering the date manually.
- Use print button only to print the form. Make sure while taking the print, page orientation must be portrait. Do not use CTRL + P.
- To go back to the previous page use “Back” button only.
- While uploading the applicant photo in an application form, photo must be a recent passport size colour picture. Dimensions 200 x 230 pixels (preferred). Size of file should be between 20kb–100 kb. Ensure that the size of the scanned image is not more than 100KB. If the size of the file is more than 100 KB, then adjust the settings of the scanner such as the DPI resolution, no. of colours etc., during the process of scanning.
- For uploading the documents in document section use PDF, JPG, JPEG and PNG format.

1. GETTING STARTED WITH ARVO BMS - BUSINESS MANAGEMENT SYSTEM FOR BUILDERS

ARVO BMS is a Business management system for builders through which builder can manage day to day sales activities with respect to the customers in better and effective way.

This manual is designed to provide easy explanations of various functionalities of ARVO BMS.

Kindly get in touch with us in case you need any further clarification on the tool or any assistance.

We also invite you to share your feedback to us for further improvement our services.

You can write to: info@ogatechnologies.com

HOME SCREEN

We begin with a welcome screen of this product on the top of the page there are four buttons.

- Home
- About
- Copyright
- License

It contains information of the company and about the license agreement. At the bottom of the page there are three tabs.

- 1.1. Login.
- 1.2. Reset password.
- 1.3. User Manual. As shown in Fig 1

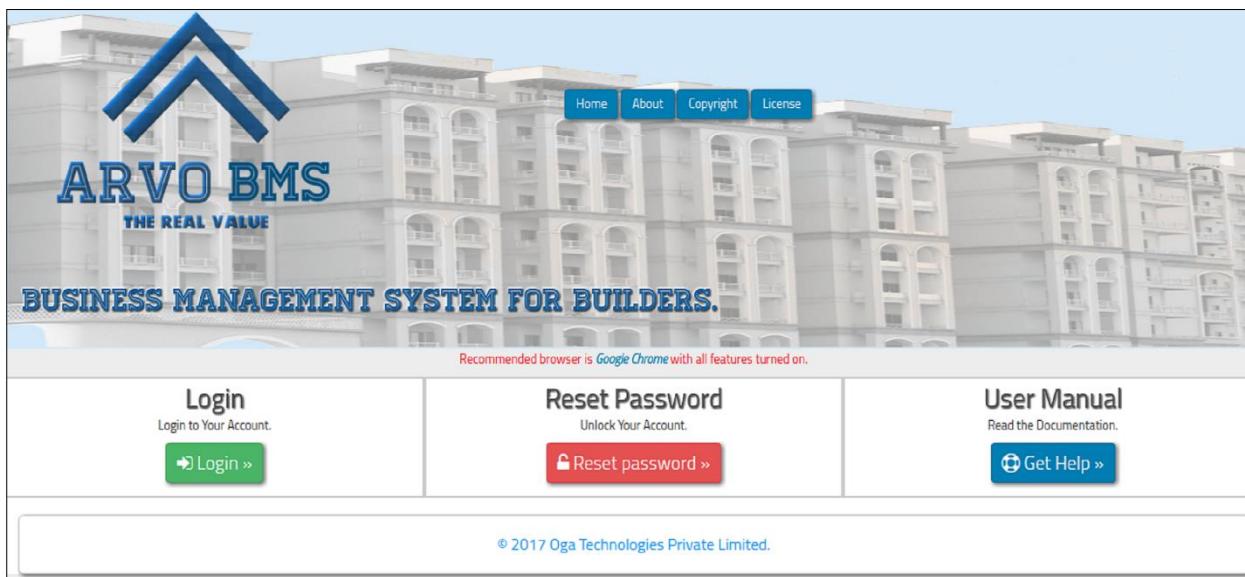


Fig 1

1.1. Login

For executive login, click on login button as shown in Fig 1. The login screen will be appeared on the screen as shown in Fig 1.1.

Fig 1.1

- Enter Username and Password which is provided by the Company then click on “Login” button, as shown in Fig 1.1.
- If executive wants to go back to the home screen then he has to click on [Home](#) link as shown in Fig 1.1.

- If Username or Password is incorrect then it displays login failure message as shown in Fig 1.1(a).

The screenshot shows a login interface with a blue header bar. At the top, there is a red error message box containing the text "Failure! Invalid Credentials Try again". Below the header is a large blue circular user icon. The main form area has fields for "Username" (containing "essarjee") and "Password" (containing "*****"). There is a checked "Remember me" checkbox, a green "Login" button, a red "Cancel" button, and a "Forgot Password" link. At the bottom left is a note "Authorised Persons Only.", and at the bottom right is a "Home" link.

Fig 1.1(a)

1.2. Reset Password

This feature allows the executive/admin to reset/change their password by clicking on “Reset Password” button as shown in Fig 1

- After clicking on “Reset Password” button, “Reset your Password” screen will be displayed on the screen as shown in Fig 1.2

The screenshot shows a password reset page with a pink header bar. The title "Reset Your Password" is at the top. Below the header is a large red padlock icon. The form contains fields for "UserName" (with placeholder "Enter UserName") and "Email" (containing "abc@gmail.com"). There is a green "Reset Password" button and a red "Cancel" button. At the bottom left is a note "Authorised Persons Only.", and at the bottom right is a "Home" link.

Fig 1.2

- From this screen, executive/admin has to enter valid “username” and “email” to change their password and then click on “Reset Password” button as shown in Fig 1.2.

- Create New Password screen will be displayed on the screen as shown in Fig 1.2(a). From this screen enters the “New Password” and “Confirm Password” and then click on “Reset Password” button. Click on [Home](#) to go back to home screen.

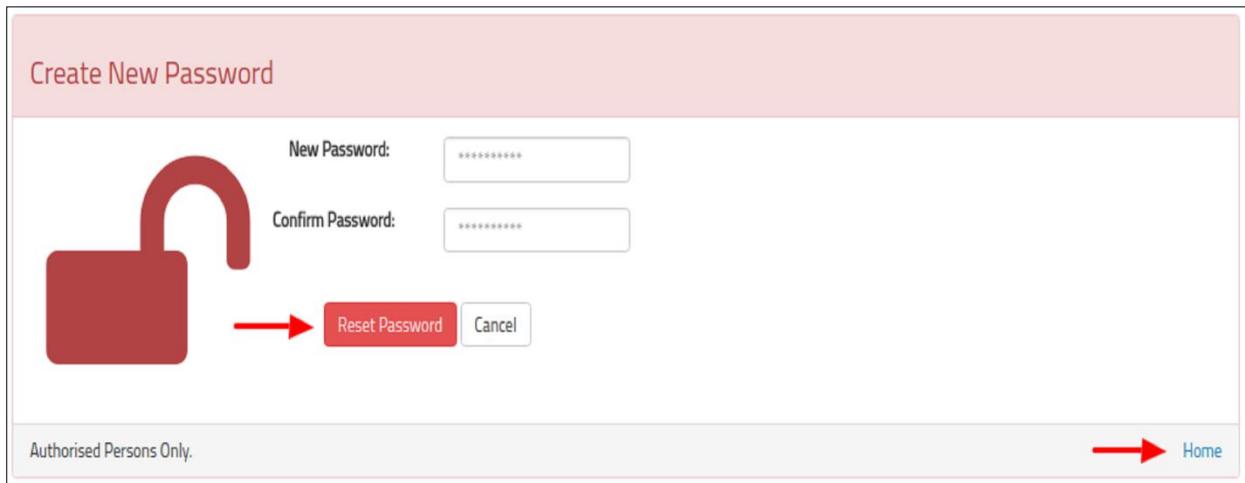


Fig 1.2(a)

1.3. User Manual

This feature guides you the full functionality of the software, for Instructions and help click on “User Manual” button as shown in Fig 1.

2. A TOUR TO REAL ESTATE SOFTWARE INTERFACE

Now, we're ready to take a look at Real Estate Software Interface. There are four basic regions: the Top-Bar and the Pre-dashboard, the Side-Menu, and the Work Area (The work area will change according to the user navigation).

3. Top Bar

The Top Bar displays the Company Information, Notifications and Profile setting. As shown in Fig 3.

4. Side Bar

It contains all the Menu Items which vary according to the modules.

5. Pre-Dashboard

The Pre-Dashboard contains four modules i.e. Pre-Sales, Sales, Procurement and Contractor management. As shown in Fig 3.



Fig 3

6. Pre Sales

Presales provide the feature to add a new prospect as well as you can view the existing prospects, convert the prospect into a customer and also revert the customer (from customer to prospect). Provides the facility to do cost calculation/negotiation of that prospect as well as edit the cost calculation according to the requirement. Pre-sales executive can also add /view/delete discussions.

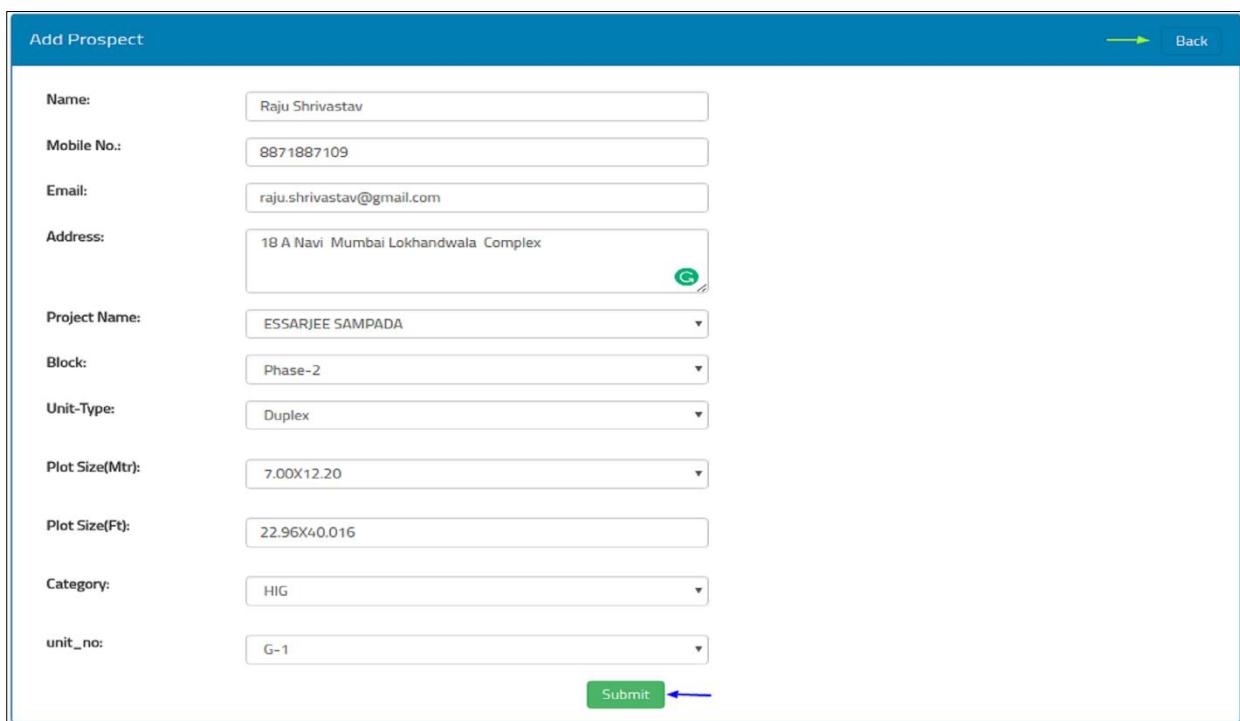
6.1 Create New Prospect

For creating new prospect, click on Pre-Sales module as shown in Fig 3. Pre sales executive can add the new prospect by clicking the “New Prospect” from the side bar or by clicking on “Add New” button to add new Prospect as shown in Fig 6.1.

All Prospects:				
→ + Add New Back				
<input type="text"/> Search for names..				
Prospect Name	Project Name	Unit No	Status	Action
Raju	ESSARJEE SAMPADA	B-14	Prospect	→ View
Amita Shrivastava	ESSARJEE SAMPADA	G-2	Customer	View C Revert ←
New prospect	ESSARJEE SAMPADA	A-18	Prospect	View

Fig 6.1

The following information will be filled here then click on the submit button as shown in Fig 6.1(a).



Add Prospect

Name: Raju Shrivastav

Mobile No.: 8871887109

Email: raju.shrivastav@gmail.com

Address: 18 A Navi Mumbai Lokhandwala Complex

Project Name: ESSARJEE SAMPADA

Block: Phase-2

Unit-Type: Duplex

Plot Size(Mtr): 7.00X12.20

Plot Size(Ft): 22.96X40.016

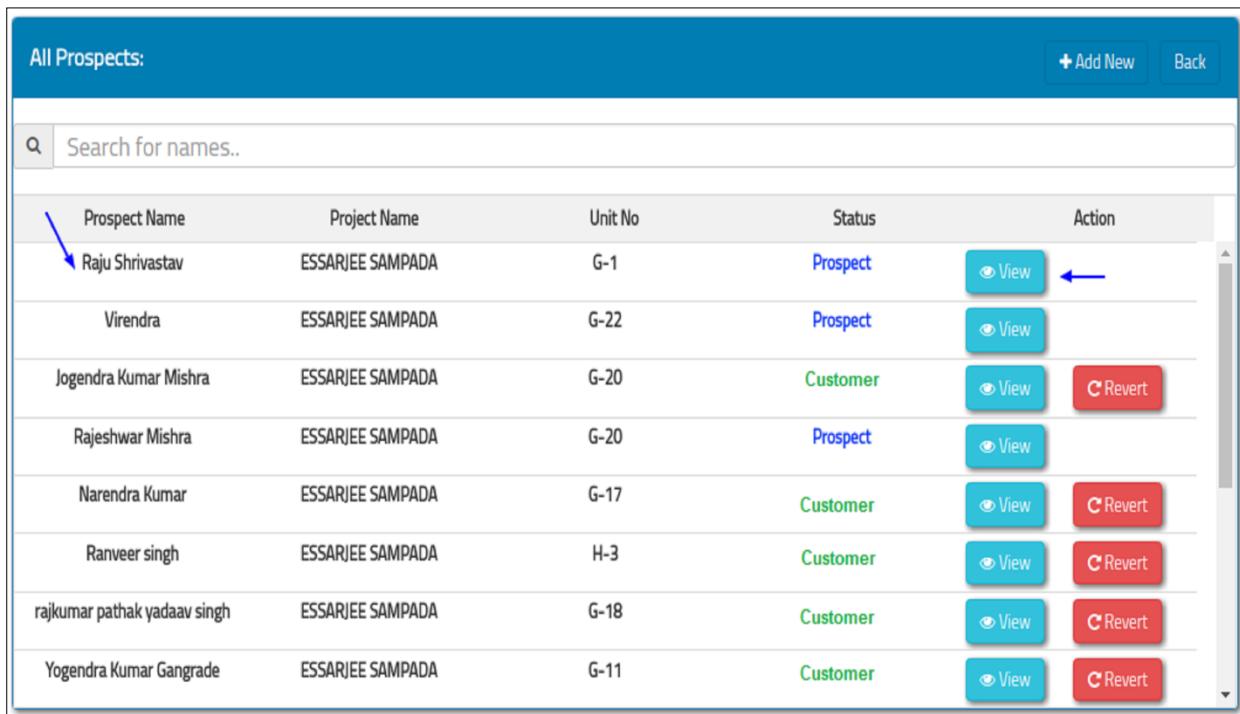
Category: HIG

unit_no: G-1

Submit

Fig 6.1(a)

After clicking on submit button, the prospect will be added and also displayed in the “All prospects list” as shown in Fig 6.1(b)



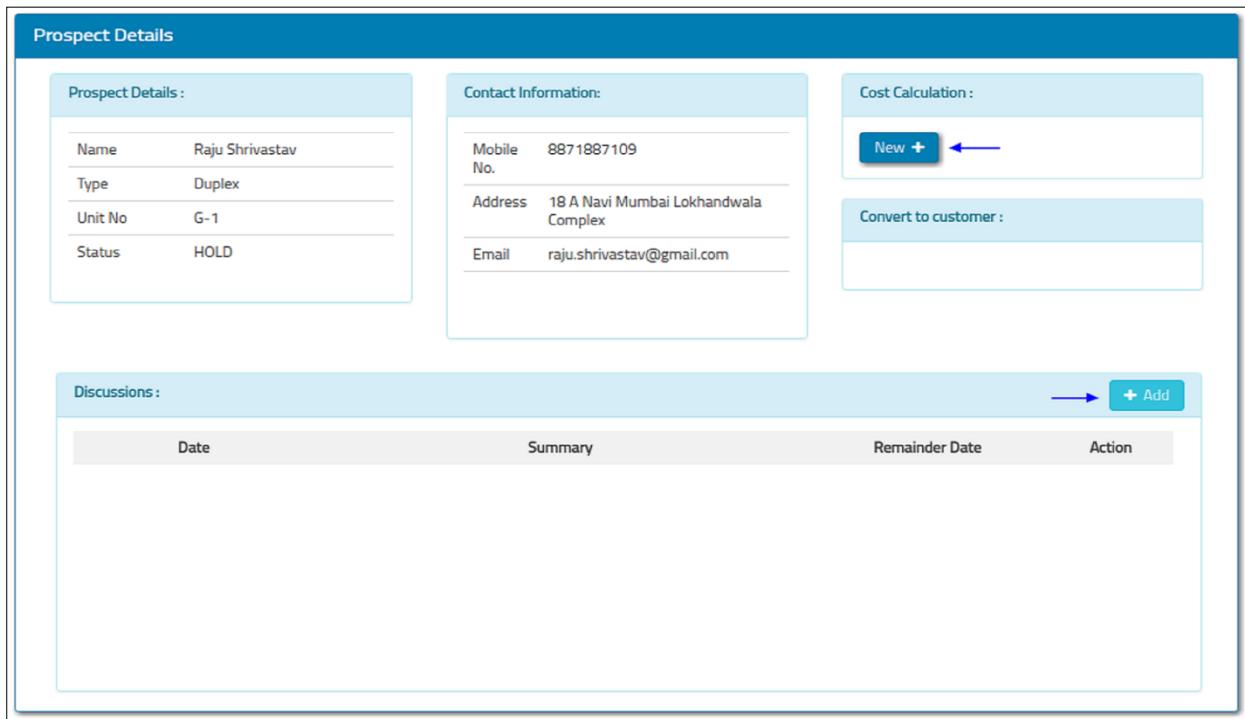
All Prospects:

All Prospects:				
<input type="button" value="Add New"/> <input type="button" value="Back"/>				
<input type="text" value="Search for names.."/>				
Prospect Name	Project Name	Unit No	Status	Action
Raju Shrivastav	ESSARJEE SAMPADA	G-1	Prospect	<input type="button" value="View"/> <input type="button" value="Revert"/>
Virendra	ESSARJEE SAMPADA	G-22	Prospect	<input type="button" value="View"/> <input type="button" value="Revert"/>
Jogendra Kumar Mishra	ESSARJEE SAMPADA	G-20	Customer	<input type="button" value="View"/> <input type="button" value="Revert"/>
Rajeshwar Mishra	ESSARJEE SAMPADA	G-20	Prospect	<input type="button" value="View"/> <input type="button" value="Revert"/>
Narendra Kumar	ESSARJEE SAMPADA	G-17	Customer	<input type="button" value="View"/> <input type="button" value="Revert"/>
Ranveer singh	ESSARJEE SAMPADA	H-3	Customer	<input type="button" value="View"/> <input type="button" value="Revert"/>
rajkumar pathak yadaav singh	ESSARJEE SAMPADA	G-18	Customer	<input type="button" value="View"/> <input type="button" value="Revert"/>
Yogendra Kumar Gangrade	ESSARJEE SAMPADA	G-11	Customer	<input type="button" value="View"/> <input type="button" value="Revert"/>

Fig 6.1(b)

6.2 View Prospect

To View Prospect, click on "View" button as shown in Fig 6.1(b), the Prospect Details Information will appear on the screen as shown in Fig 6.2.



The screenshot shows a software interface titled 'Prospect Details'. It is divided into several sections:

- Prospect Details :** Contains fields for Name (Raju Shrivastav), Type (Duplex), Unit No (G-1), and Status (HOLD).
- Contact Information:** Contains fields for Mobile No. (8871887109), Address (18 A Navi Mumbai Lokhandwala Complex), and Email (raju.shrivastav@gmail.com).
- Cost Calculation :** Contains a 'New +' button with a blue arrow pointing to it, and a 'Convert to customer : [empty field]' section.
- Discussions :** A table with columns for Date, Summary, Remainder Date, and Action. It has a header row and one empty data row.

Fig 6.2

6.3 Cost Calculation

For doing cost calculation of the particular prospect, click on "view" button as shown in Fig 6.1(b). Now click on "New" button which displays under cost calculation section as shown in Fig 6.2. The Cost Calculation sheet will appear on the screen as shown in Fig 6.3.

- The pre-sales executive can modify the "Rates per Sq. Ft." at the time of negotiations (done by MD or sales Executive).
- Enter the Other fix charges and Premium location charges as well as description related to other fix charges and Premium location charges.

Note: - Other Fix charges and premium location charges must be filled first before filling the discount.

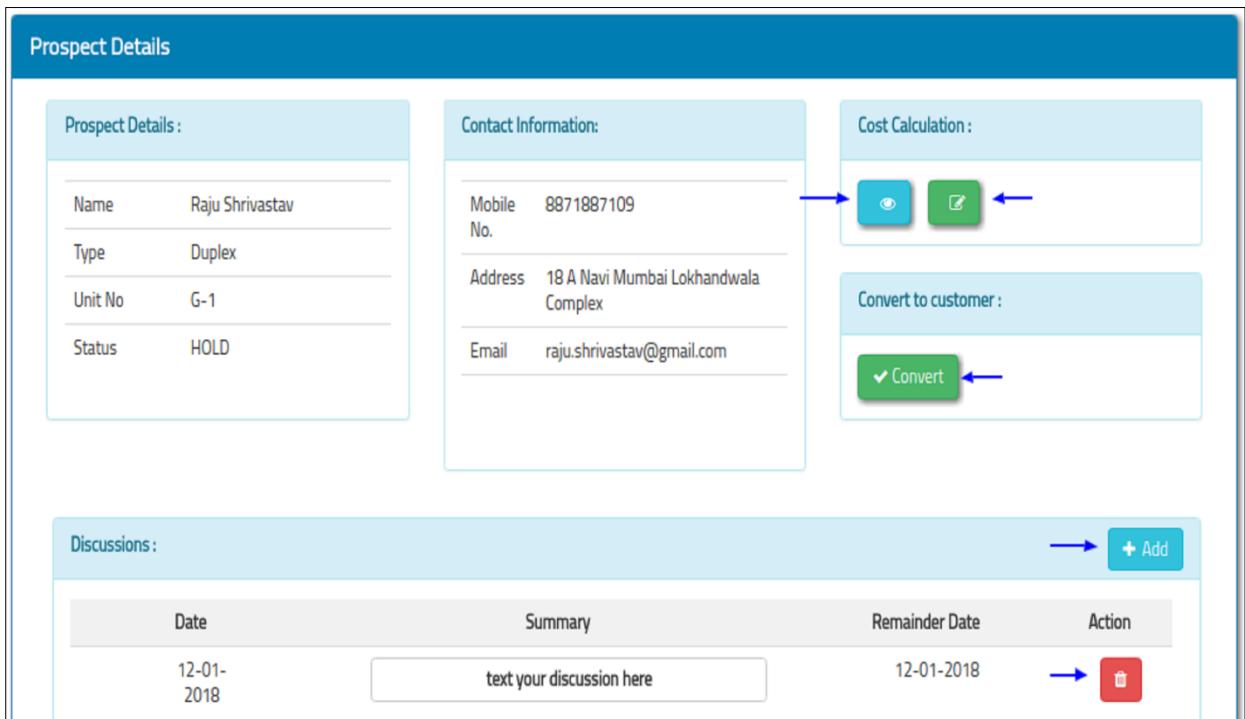
- Enter discount in rupees if required.
- Enter your discussion with prospect inside the “discussion section” at the bottom of the sheet (optional) and click on “submit” button.
- After click on "submit" button, the cost calculation sheet appears on the screen with a Print button. For print, click on "print" button appears on the top bar. If you don't want to print the page then click on "Back" button. As shown in Fig 6.3(a).
- When you click on “Back” button, Prospect Detail screen will appear on the screen as shown in Fig 6.3(b).

Back				
SHEET NO. 1				
12-01-2018				
Name	Raju Shrivastav			
Mobile	9871887109			
Project	ESSARJEE SAMPADA Phase-2			
Unit No	G-1			
Type	Duplex			
Plot Size	7.00 X 12.20		Mtr	
Plot Area	85.40		sqmt.	
Duplex Carpet Area	84.91		sqmt.	
Duplex Carpet Area	913.63		sqft.	
	Sq. Mt.	Rate per Sq. Ft.	1 Sq. Mt. = 10.76 Sq. Ft.	Amount per Sq. Mt.
Unit Cost as per carpet area	84.91	Rs. 3000.00	10.76	Rs. 2740894.80
Covered Balcony Area(1)	6.82	Rs. 950.00	10.76	Rs. 69714.04
Open Terrace Area (Front)	2.77	Rs. 800.00	10.76	Rs. 23844.16
Open Terrace Area (Back)	3.96	Rs. 800.00	10.76	Rs. 34087.68
Car Porch Area (1)	9.60	Rs. 700.00	10.76	Rs. 72307.20
Wash Area G. F. (1)	10.50	Rs. 700.00	10.76	Rs. 79086.00
Total				Rs. 3019933.88
GST Tax				Rs. 365992.06
Maintainance 5 Years	Rs. 120000.00		@18 for GST	Rs. 141600.00
Other Fix Charges	For Full furnishing			Rs. 10000
Premium location charges	Near Lake			Rs. 20000
Total Cost				Rs. 3567525.94
Discount				Rs. 7525.94
Total Unit Cost Including GST after Discount	Registry + Society + Monthly Operational Charges + Mutation		Shall be Born by allottee	Rs. 3560000.00
Note Registration charges of Duplex registry shall be charged as per actual additionally				
Other Charges to be born by the customer				
<p>Note :</p> <ol style="list-style-type: none"> 1. Registration Stamp duty, Fees & other charges as per actual. (shall be born by the customer). 2. Membership charge of Society Shall be paid additionally at the time of possession @ Rs. 550.00 as & Rs. 25000.00 for Common Corpus fund for residents welfare Society. 3. Bank Documentation Charges Extra (shall be born by the customer). 4. Mortgage Stamp Fees & Other Charges shall be born by the customer. 5. Namantarans Charges (Advocate fees) shall be Charged Extra. 6. Meter Connection Charges As per actual Shall be the responsibility of the allottee. 7. Water Meter Application with department shall be the responsibility of the allottee. 				
<p>Discussion</p> <div style="border: 1px solid #ccc; padding: 5px; height: 40px; margin-bottom: 5px;"></div> <div style="text-align: right; margin-top: -5px;"> G → submit Cancel </div>				

Fig 6.3

Cost Calculation				
Print  Back 				
SHEET NO. 1				
	Name	Raju Shrivastav		
	Mobile No.	8871887109		
	Project	ESSARJEE SAMPADA Phase-2		
	Unit No.	G-1		
	Type	Duplex		
	Plot Size	7.00 X 12.20	Mtr	
	Plot Area	85.40	Sq. Mt.	
	Duplex Carpet Area	84.91	Sq. Mt.	
	Duplex Carpet Area	913.63	Sq. Ft.	
		Sq. Mt.	Rate per Sq. Ft.	1 Sq. Mt. = 10.76 Sq. Ft.
	Unit Cost as per carpet area	84.91	Rs. 3000.00	10.76
	Covered Balcony Area(1)	6.82	Rs. 950.00	10.76
	Open Terrace Area (Front)	2.77	Rs. 800.00	10.76
	Open Terrace Area (Back)	3.96	Rs. 800.00	10.76
	Car Porch Area (1)	9.6	Rs. 700.00	10.76
	Wash Area G. F. (1)	10.5	Rs. 700.00	10.76
	Total			Rs. 3019933.88
	GST Tax			Rs. 365992.06
	Maintainance 5 Years	Rs. 120000.00	18% for GST	Rs. 141600.00
	Other Fix Charges	For Full furnishing		Rs. 10000.00
	Premium location charges	Near Lake		Rs. 20000.00
	Total Cost			Rs.3567525.94
	Discount			Rs. 7525.94
	Total Unit Cost Including GST after Discount	Registry + Society + Monthly Operational + Charges + Mutation	Shall be Born by allottee	Rs. 3560000.00
	Note Registration charges of Duplex registry shall be charged as per actual additionally			
	Other Charges to be born by the customer			
	Note :	1. Extra charges will be taken for premium location. 2. Registration Stamp duty, Fees & other charges as per actual. (shall be born by the customer). 3. Membership charge of Society Shall be paid additionally at the time of possession @ Rs. 550.00 as & Rs. 25000.00 for Common Corpus fund for residents welfare Society. 4. Bank Documentation Charges Extra (shall be born by the customer). 5. Mortgage Stamp Fees & Other Charges shall be born by the customer. 6. Namantarana Charges (Advocate fees) shall be Charged Extra. 7. Meter Connection Charges As per actual Shall be the responsibility of the allottee. 8. Water Meter Application with department shall be the responsibility of the allottee.		
	Discussion	Discussion		

Fig 6.3(a)



Prospect Details:

Name	Raju Shrivastav
Type	Duplex
Unit No	G-1
Status	HOLD

Contact Information:

Mobile No.	8871887109
Address	18 A Navi Mumbai Lokhandwala Complex
Email	raju.shrivastav@gmail.com

Cost Calculation:

Buttons:

Convert to customer:

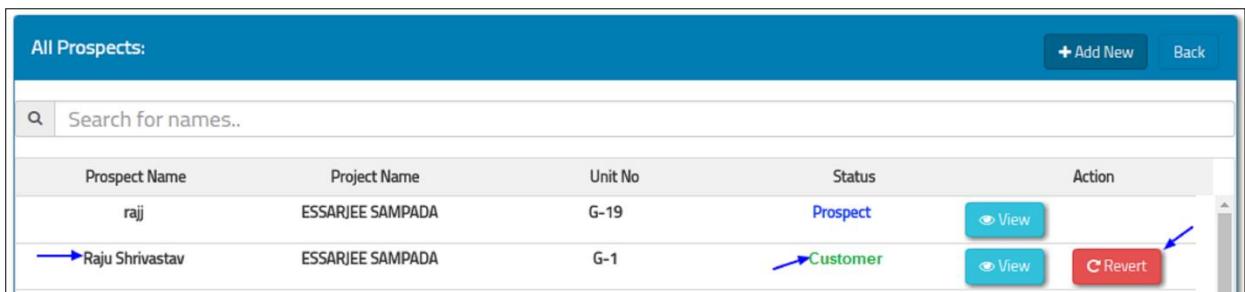
Buttons:

Discussions:

Date	Summary	Remainder Date	Action
12-01-2018	text your discussion here	12-01-2018	

Fig 6.3(b)

- From this screen, you can view the cost calculation sheet by clicking on “view (eye)” button and can also edit the cost calculation sheet by clicking on “Edit” button.
- Discussion can be added by clicking on “Add” button. As well as also view the discussion and can also delete the discussion by clicking on “Delete” button.
- Prospect can be converted into customer by clicking on convert button. The All prospects screen will be displayed as shown in Fig 6.3(c).



All Prospects:

Prospect Name	Project Name	Unit No	Status	Action
raji	ESSARJEE SAMPADA	G-19	Prospect	
Raju Shrivastav	ESSARJEE SAMPADA	G-1	Customer	

Fig 6.3(c)

To convert the customer into prospect click on “Revert” button as shown in Fig 6.3(c). Now you can see the status “Customer” changed into “Prospect” again and the Revert button disappears. As shown in Fig 6.3(d).

All Prospects:				
<input type="button" value="Add New"/> <input type="button" value="Back"/>				
<input type="text" value="Search for names.."/>				
Prospect Name	Project Name	Unit No	Status	Action
Raju Shrivastav	ESSARJEE SAMPADA	G-1	→ Prospect	<input type="button" value="View"/>

Fig 6.3(d)

- To add discussion click on “Add” button as shown in Fig 6.3(b), the discussion screen will be appeared as shown in Fig 6.3(e).

Discussions

Enter remainder date using calendar

Discussions :

Enter Discussion

Reminder Date

15-01-2018

Jan 2018

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Submit Close

Fig 6.3(e)

- Set the remainder date by using calendar and enter the discussion and click on “Submit” button.

Note: Notifications are visible at the top menu according to the reminder date which will be selected by the executive.

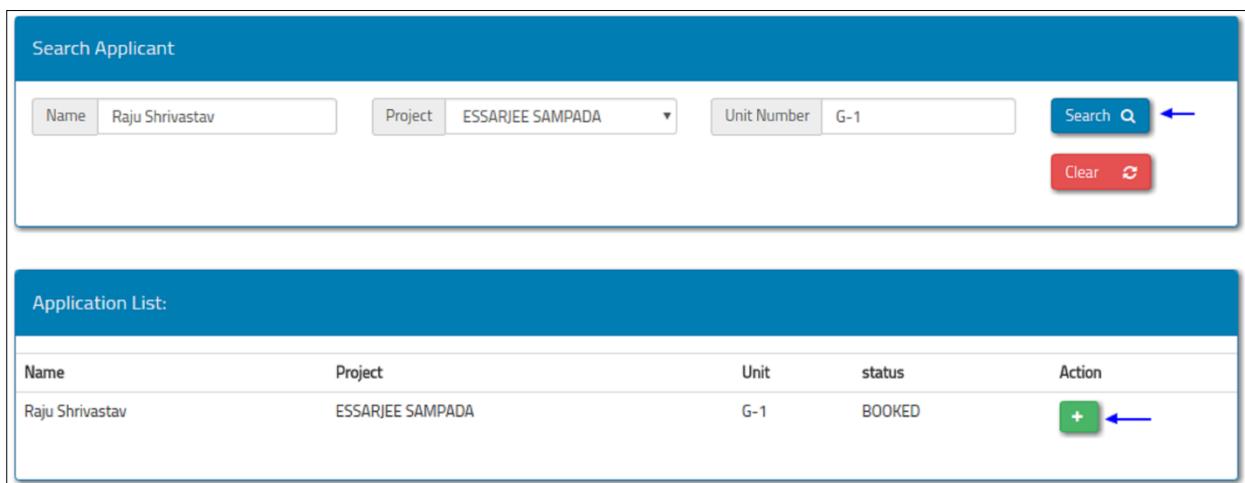
After this select the Sales module from Pre-Dashboard as shown in Fig 3.

7. Sales

Sales module provides the following features which can be described below and used after the completion of Pre-Sales module features.

7.1 Application

This feature allows you to search the applicant using three ways, either by entering a name or by selecting a project or by unit number and then click on “Search” button. The Application list will display on the screen as shown in Fig 7.1.



Search Applicant

Name	Raju Shrivastav	Project	ESSARJEE SAMPADA	Unit Number	G-1	Search
------	-----------------	---------	------------------	-------------	-----	--------

Clear

Application List:

Name	Project	Unit	Status	Action
Raju Shrivastav	ESSARJEE SAMPADA	G-1	BOOKED	

Fig 7.1

- To fill the application form, click on button as shown in Fig 7.1. The application form will be displayed on the screen as shown in Fig 7.1(a).
- Now fill the project, Professional and Personal details and click on “submit” button as shown in Fig 7.1(a).

Application Form

Rera Regd No. No : P-BPL-17-445.	Application Number 93	Date : 12/1/2018																																																					
Project Details -																																																							
Project : ESSARJEE SAMPADA - Phase-2																																																							
 Applicant <input type="button" value="Choose file"/>	 Co-Applicant <input type="button" value="Choose file"/>	 Co-Applicant <input type="button" value="Choose file"/>																																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Type</td> <td>Duplex</td> </tr> <tr> <td>Category</td> <td>HIG</td> </tr> <tr> <td>Unit No.</td> <td>G-1</td> </tr> <tr> <td>Status.</td> <td>BOOKED</td> </tr> <tr> <td>Plot Size</td> <td>7.00 x 12.20</td> <td>Sq. Mt.</td> <td>85.40</td> <td>Sq. Mt.</td> </tr> <tr> <td>Ground Floor Carpet Area</td> <td>45.07</td> <td>Sq. Mt.</td> <td>484.95</td> <td>Sq. Ft.</td> </tr> <tr> <td>First Floor Carpet Area</td> <td>39.84</td> <td>Sq. Mt.</td> <td>428.68</td> <td>Sq. Ft.</td> </tr> <tr> <td>Total Carpet area</td> <td>84.91</td> <td>Sq. Mt.</td> <td>913.63</td> <td>Sq. Ft.</td> </tr> <tr> <td>Roof Covered Area</td> <td>115.50</td> <td>Sq. Mt.</td> <td></td> <td></td> </tr> <tr> <td>East By</td> <td colspan="4">ICICI BANK</td> </tr> <tr> <td>West By</td> <td colspan="4">TOP N TOWN</td> </tr> <tr> <td>North By</td> <td colspan="4">SANGAM CINEPLEX</td> </tr> <tr> <td>South By</td> <td colspan="4">LAKE</td> </tr> </table>			Type	Duplex	Category	HIG	Unit No.	G-1	Status.	BOOKED	Plot Size	7.00 x 12.20	Sq. Mt.	85.40	Sq. Mt.	Ground Floor Carpet Area	45.07	Sq. Mt.	484.95	Sq. Ft.	First Floor Carpet Area	39.84	Sq. Mt.	428.68	Sq. Ft.	Total Carpet area	84.91	Sq. Mt.	913.63	Sq. Ft.	Roof Covered Area	115.50	Sq. Mt.			East By	ICICI BANK				West By	TOP N TOWN				North By	SANGAM CINEPLEX				South By	LAKE			
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Roof Covered Area	115.50	Sq. Mt.																																																					
East By	ICICI BANK																																																						
West By	TOP N TOWN																																																						
North By	SANGAM CINEPLEX																																																						
South By	LAKE																																																						

Professional Details

Applicant	Co-Applicant	Co-Applicant	
1. Name *	Mr. <input type="button" value="▼"/> Raju Shrivastav	Mrs. <input type="button" value="▼"/> Reena Shrivastav	
2. S/o. or W/o. or D/o	S/o. <input type="button" value="▼"/> Mr. <input type="button" value="▼"/> Hari Ram Shrivastav	W/o. <input type="button" value="▼"/> Mr. <input type="button" value="▼"/> Raju Shrivastav	D/o. <input type="button" value="▼"/> Mr. <input type="button" value="▼"/> Raju Shrivastav
3. Present Address	18 A Navi Mumbai Lokhandwala Complex	18 A Navi Mumbai Lokhandwala Complex	18 A Navi Mumbai Lokhandwala Complex
4. Permanent Address	Same as above <input checked="" type="checkbox"/>	Same as above <input checked="" type="checkbox"/>	Same as above <input checked="" type="checkbox"/>
5. Pin Code	462011	462011	462011
6. Date of Birth	02-05-1984 <input type="button" value="Calendar"/> Age <input type="button" value="33"/>	01-01-1987 <input type="button" value="Calendar"/> Age <input type="button" value="31"/>	12-03-1993 <input type="button" value="Calendar"/> Age <input type="button" value="24"/>
7. Mobile number *	8871887109	8817448280	8817448282
8. Email address	raju.shrivastav@gmail.com	reena.shrivastav@gmail.com	rati.shrivastav@gmail.com
9. Aadhar No.	7897971730123	464645457896	010102030456
10. PAN No.	ABHJJ1111B	BHBHJ1111V	CCRFF4545C
11. Qualification	MCA	BE	BCOM
12. Occupation	<input type="radio"/> Business <input type="radio"/> Service <input type="radio"/> Others <input type="radio"/> None	<input type="radio"/> Business <input type="radio"/> Service <input type="radio"/> Others <input type="radio"/> None	<input type="radio"/> Business <input type="radio"/> Service <input type="radio"/> Others <input type="radio"/> None
13. Employer Name	OGA Technologies Pvt Ltd	TCS	ICICI Bank
14. Date of Joining	05-01-1977 <input type="button" value="Calendar"/>	09-01-1980 <input type="button" value="Calendar"/>	07-01-2016 <input type="button" value="Calendar"/>
15. Designation	Project Manager	Software Engineer	Sales executive
16. Department	Information Technology	Information Technology	Sales
17. Monthly Income	200000	100000	20000
18. Address Of Employer	Mumbai	Mumbai	Mumbai
19. Pin code	462030	459656	456920

Personal Details

20. No. of Earning Members

21. No. of Dependents

22. Dependents Details

23. Co-Owner/Sole Owner

24. Loan Required Yes No

25. Amount of Loan Required

26. Salary Account No.

27. Bank Name

28. Mode of Payment

29. Booking Amount ₹

Amount

Cheque/TxN No.

Date

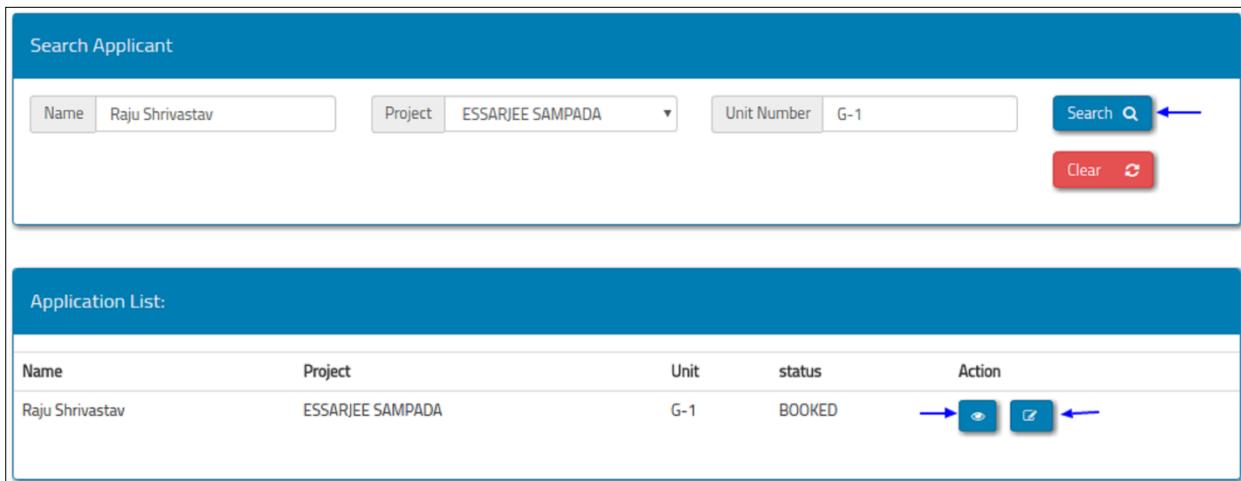
30. Documents Submitted by Customer

31. Any Additional Information/Specific Requirement

Fig 7.1(a)

7.1.1 View Application Form

- To view the application form, select the Application menu from the Side-menu bar.
- Now search the applicant using three ways either by entering a name or by selecting a project or by unit number and then click on "Search" button as shown in Fig 7.1.1
- Now click on  button to view Application form as shown in Fig 7.1.1. The "View Application Form" will be displayed on the screen as shown in Fig 7.1.1(a).
- To print application form click on "print" button , if you want to go back to the previous page click on "go back" button as shown in Fig 7.1.1(a).



The screenshot shows two main sections of a web-based application:

Search Applicant: This section contains three input fields: "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), and "Unit Number" (G-1). It also features a "Search" button with a magnifying glass icon and a "Clear" button with a circular arrow icon.

Application List: This section displays a table with one row of data. The columns are labeled: Name, Project, Unit, status, and Action. The data row is: Raju Shrivastav, ESSARJEE SAMPADA, G-1, BOOKED. The "Action" column contains two buttons: a blue eye icon and a blue square icon with a diagonal line. Blue arrows point from the "View" and "Print" steps in the instructions above to these respective buttons.

Fig 7.1.1

View Application Form

Print  Go Back

Executive Name :- Sunil Gupta

Rera Regd No. : P-BPL-17-445.	Application Number:- 93	Date: 12-01-2018																		
Project : ESSARJEE SAMPADA - Phase-2    <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Unit No.</td> <td style="width: 10%;">G-1</td> </tr> <tr> <td>Type</td> <td>Duplex</td> </tr> <tr> <td>Category</td> <td>HIG</td> </tr> <tr> <td>Plot Size</td> <td>7.00 x 12.20 Sq. Mt.</td> </tr> <tr> <td>Plot Area</td> <td>85.40 Sq.Mt</td> </tr> <tr> <td>Ground Floor Carpet Area</td> <td>45.07 Sq. Mt. 484.95 Sq. Ft.</td> </tr> <tr> <td>First Floor Carpet Area</td> <td>39.84 Sq. Mt. 428.68 Sq. Ft.</td> </tr> <tr> <td>Total Carpet area</td> <td>84.91 Sq. Mt. 913.63 Sq. Ft.</td> </tr> <tr> <td>Roof Covered Area</td> <td>115.50 Sq. Mt.</td> </tr> </table>			Unit No.	G-1	Type	Duplex	Category	HIG	Plot Size	7.00 x 12.20 Sq. Mt.	Plot Area	85.40 Sq.Mt	Ground Floor Carpet Area	45.07 Sq. Mt. 484.95 Sq. Ft.	First Floor Carpet Area	39.84 Sq. Mt. 428.68 Sq. Ft.	Total Carpet area	84.91 Sq. Mt. 913.63 Sq. Ft.	Roof Covered Area	115.50 Sq. Mt.
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Type	Duplex																			
Category	HIG																			
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Roof Covered Area	115.50 Sq. Mt.																			
Applicant	Co-Applicant	Co-Applicant																		
1. Name	Mr. Raju Shrivastav	Mrs. Reena Shrivastav																		
2. Date of Birth	02-05-1984 Age 33	01-01-1987 Age 31																		
3. S/o, or W/o, or D/o	S/o Mr. Hari Ram Shrivastav	W/o Mr. Raju Shrivastav																		
4. Present Address	18 A Navi Mumbai Lokhandwala Complex	18 A Navi Mumbai Lokhandwala Complex																		
5. Permanent Address	18 A Navi Mumbai Lokhandwala Complex	18 A Navi Mumbai Lokhandwala Complex																		
6. Pin Code	462011	462011																		
7. Mobile number	8871887109	8817448280																		
8. Email address	rmaihlye575@gmail.com	reena.shrivastav@gmail.com																		
9. Aadhar No.	787971730123	464645457896																		
10. PAN No.	ABHJJ1111B	BHBHJ1111V																		
11. Qualification	MCA	BE																		
12. Occupation	Service	Service																		
13. Company Name	OGA Technologies Pvt Ltd	TCS																		
14. Date of Joining	05-01-1977	09-01-1980																		
15. Designation	Project Manager	Software Engineer																		
16. Department	Information Technology	Information Technology																		
17. Monthly Income	200000.00	100000.00																		
18. Address Of Employer	Mumbai	Mumbai																		
19. Pin Code	462030	459656																		
20. No. of Earning Members	3																			
21. No.of Dependent	1																			
22. Dependent Details	Tanu Shrivastav																			
23. Co-Owner/Sole Owner	Co-Owner																			
24. Loan Required	Yes																			
25. Amount of Loan Required	50000.00																			
26. Bank Name	SBI																			
27. Account No.	35522196738																			
28. Mode of Payment	Cheque																			
29. Booking Amount Rs.	Amount Rs. 20000.00 Cheque No. 01036 Cheque Date. 12-01-2018																			
30. Documents	PAN,																			
31. Any Additional Information	Please provide me duplex as soon as possible																			
Ref. Shri.																				
Place	Sign. of Applicant	Sign. of Co-Applicant																		
Date																				

Fig 7.1.1(a)

7.1.2 Update Application Form

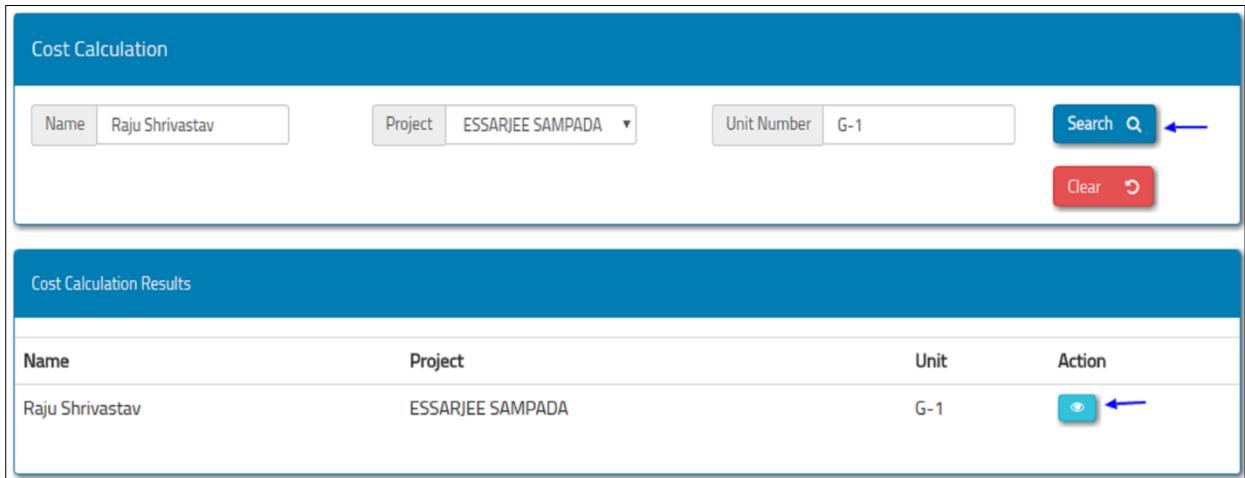
- To update application form click  button as shown in Fig 7.1.1.
- The “Application Form Update” screen displays on the screen, you can edit/update the information and click on “submit” button as shown in Fig 7.1.2
- To go back to the previous page click on “go back” button as shown in Fig 7.1.2

Rera Regd No.No P-BPL-17-445.		Application Number:- 93	Date: 12-01-2018																																													
Project : ESSARJEE SAMPADA-Phase-2   																																																
<input type="button" value="Choose file"/>		<input type="button" value="Choose file"/>																																														
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Unit No.</td> <td>G-1</td> </tr> <tr> <td>Type</td> <td>Duplex</td> </tr> <tr> <td>Category</td> <td>HIG</td> </tr> <tr> <td>Plot Size</td> <td>7.00 x 12.20 Sq. Mt.</td> </tr> <tr> <td>Plot Area</td> <td>85.40 Sq. Mt.</td> </tr> <tr> <td>First Floor Carpet Area</td> <td>39.84 Sq. Mt. 428.60 Sq. Ft.</td> </tr> <tr> <td>Ground Floor Carpet Area</td> <td>45.07 Sq. Mt. 484.95 Sq. Ft.</td> </tr> <tr> <td>Total Carpet area</td> <td>84.91 Sq. Mt. 913.63 Sq. Ft.</td> </tr> <tr> <td>Roof Covered Area</td> <td>115.50 Sq. Mt.</td> </tr> <tr> <td>Status</td> <td>BOOKED</td> </tr> <tr> <td>East By</td> <td>ICICI BANK</td> </tr> <tr> <td>West By</td> <td>TOP N TOWN</td> </tr> <tr> <td>North By</td> <td>SANGAM CINEPLEX</td> </tr> <tr> <td>South By</td> <td>LAKE</td> </tr> </table>				Unit No.	G-1	Type	Duplex	Category	HIG	Plot Size	7.00 x 12.20 Sq. Mt.	Plot Area	85.40 Sq. Mt.	First Floor Carpet Area	39.84 Sq. Mt. 428.60 Sq. Ft.	Ground Floor Carpet Area	45.07 Sq. Mt. 484.95 Sq. Ft.	Total Carpet area	84.91 Sq. Mt. 913.63 Sq. Ft.	Roof Covered Area	115.50 Sq. Mt.	Status	BOOKED	East By	ICICI BANK	West By	TOP N TOWN	North By	SANGAM CINEPLEX	South By	LAKE																	
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Pan Card
Voter id
Bank statement last six months
Tax returns"/></td> </tr> <tr> <td>31. Any Additional Information <input type="text" value="Please provide me duplex as soon as possible"/></td> <td colspan="3"></td> </tr> <tr> <td>Ref. Shri. _____ Place _____ Date _____</td> <td>Sign. of Applicant</td> <td>Sign. of Co-Applicant</td> <td>Sign. of Co-Applicant</td> </tr> <tr> <td colspan="4" style="text-align: center;"> <input type="button" value="submit"/> <input type="button" value="Cancel"/> </td> </tr> </tbody> </table>				Applicant	Co-Applicant	Co-Applicant	1. Name <input type="text" value="Mr."/> <input type="text" value="Raju Shrivastav"/>	2. Date of Birth <input type="text" value="02-05-1984"/> <input type="button" value="Age"/> 33	3. S/o, W/o, or D/o <input type="text" value="Mrs."/> <input type="text" value="Reena Shrivastav"/>	4. Present Address <input type="text" value="18 A Navi Mumbai Lokhandwala Complex"/> <input type="checkbox" value="Same as above"/>	5. Permanent Address <input type="text" value="18 A Navi Mumbai Lokhandwala Complex"/> <input type="checkbox" value="Same as above"/>	6. Co-Applicant Address <input type="text" value="18 A Navi Mumbai Lokhandwala Complex"/> <input type="checkbox" value="Same as above"/>	7. Pin Code <input type="text" value="462011"/>	8. Mobile number <input type="text" value="8871887109"/>	9. Email address <input type="text" value="nmalviya575@gmail.com"/>	10. Aadhar No. <input type="text" value="789791730123"/>	11. PAN No. <input type="text" value="ABHJJ1111B"/>	12. Qualification <input type="text" value="MCA"/>	13. Occupation <input type="text" value="Service"/>	14. Company Name <input type="text" value="OGA Technologies Pvt Ltd"/>	15. Designation <input type="text" value="Project Manager"/>	16. Department <input type="text" value="Information Technology"/>	17. Monthly Income <input type="text" value="200000.00"/>	18. Address Of Employer <input type="text" value="Mumbai"/>	19. Pin Code <input type="text" value="462030"/>	20. No. of Earning Members <input type="text" value="3"/>	21. No.of Dependent <input type="text" value="1"/>	22. Dependent Details <input type="text" value="Tanu Shrivastav"/>	23. Co-Owner/Sole Owner <input type="text" value="Co-Owner"/>	24. Loan Required <input type="text" value="Yes"/>	25. Amount of Loan Required <input type="text" value="50000.00"/>	26. Bank Name <input type="text" value="SBI"/>	27. Account No. <input type="text" value="35522196738"/>	28. Mode of Payment <input type="text" value="Cheque"/>	29. Booking Amount Rs. <input type="text" value="Amount Rs. 20000.00"/> <input type="text" value="Cheque No. 01036"/> <input type="text" value="Cheque Date. 12-01-2018"/>	30. Documents <input type="text" value="Aadhar Card
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<input type="button" value="submit"/> <input type="button" value="Cancel"/>																																																

Fig 7.1.2

7.2 Cost Calculation

This feature allows you to view the cost calculation of the customer. There are three ways to search cost calculation. Either by entering a customer name or by selecting a project or by unit number and then click on Search button, “Cost Calculation Results” appeared on the screen as shown in Fig 7.2



The screenshot shows two main sections: 'Cost Calculation' and 'Cost Calculation Results'.

Cost Calculation:

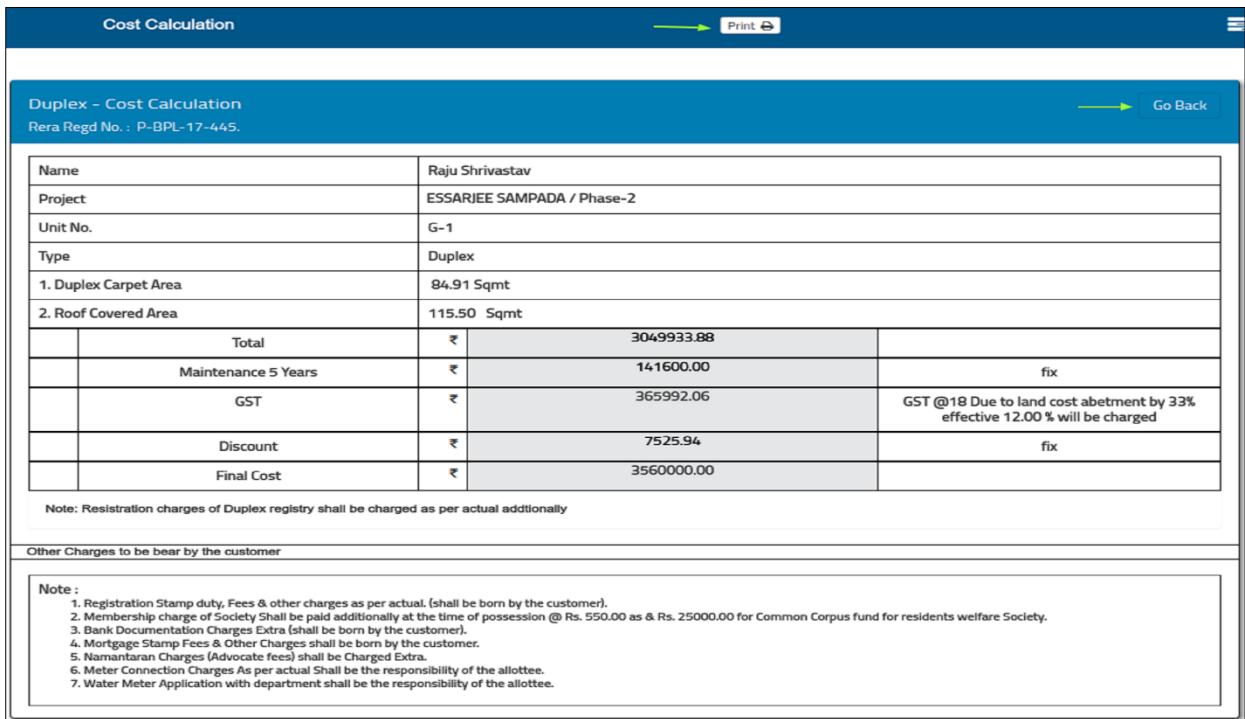
- Name: Raju Shrivastav
- Project: ESSARJEE SAMPADA
- Unit Number: G-1
- Search Button: A blue button with a magnifying glass icon and a blue arrow pointing to it.
- Clear Button: A red button with a circular arrow icon.

Cost Calculation Results:

Name	Project	Unit	Action
Raju Shrivastav	ESSARJEE SAMPADA	G-1	 A blue arrow points to this icon.

Fig 7.2

- To view the cost calculation sheet/form click on “view (Eye)” button as shown in Fig 7.2. The Cost Calculation sheet/form will be displayed on the screen as shown in Fig 7.2(a).
- To print cost calculation sheet/form click on “print” button .To go back to the previous page then click on “go back” button as shown in Fig 7.2(a).



The screenshot shows a 'Cost Calculation' page for a 'Duplex - Cost Calculation' entry. The project is 'ESSARJEE SAMPADA / Phase-2'. The unit number is 'G-1'. The total cost breakdown includes:

	Total	₹ 3049933.88	
Maintenance 5 Years	₹ 141600.00	fix	
GST	₹ 365992.06	GST @18 Due to land cost abatement by 33% effective 12.00 % will be charged	
Discount	₹ 7525.94	fix	
Final Cost	₹ 3560000.00		

Note: Registration charges of Duplex registry shall be charged as per actual additionally

Other Charges to be bear by the customer

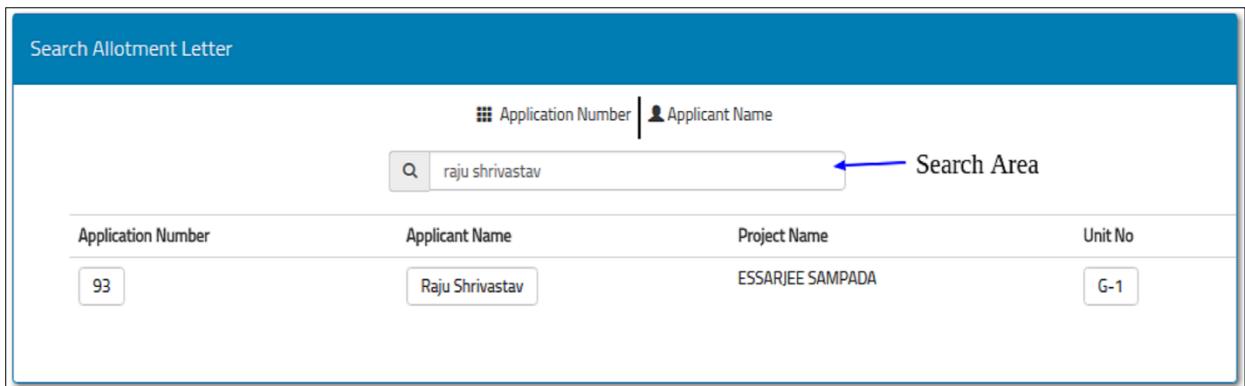
Note :

- 1. Registration Stamp duty, Fees & other charges as per actual. (shall be born by the customer).
- 2. Membership charge of Society Shall be paid additionally at the time of possession @ Rs. 550.00 as & Rs. 25000.00 for Common Corpus fund for residents welfare Society.
- 3. Bank Documentation Charges Extra (shall be born by the customer).
- 4. Mortgage Stamp Fees & Other Charges shall be born by the customer.
- 5. Namantaral Charges (Advocate fees) shall be Charged Extra.
- 6. Meter Connection Charges As per actual Shall be the responsibility of the allottee.
- 7. Water Meter Application with department shall be the responsibility of the allottee.

Fig 7.2(a)

7.3 Allotment

This feature allows you to view the allotment letter. For this search the allotment letter. There are three ways to search allotment letter: Either by entering application number or by applicant name or unit number in a Search Area (Enter single value at a time) as shown in Fig 7.3

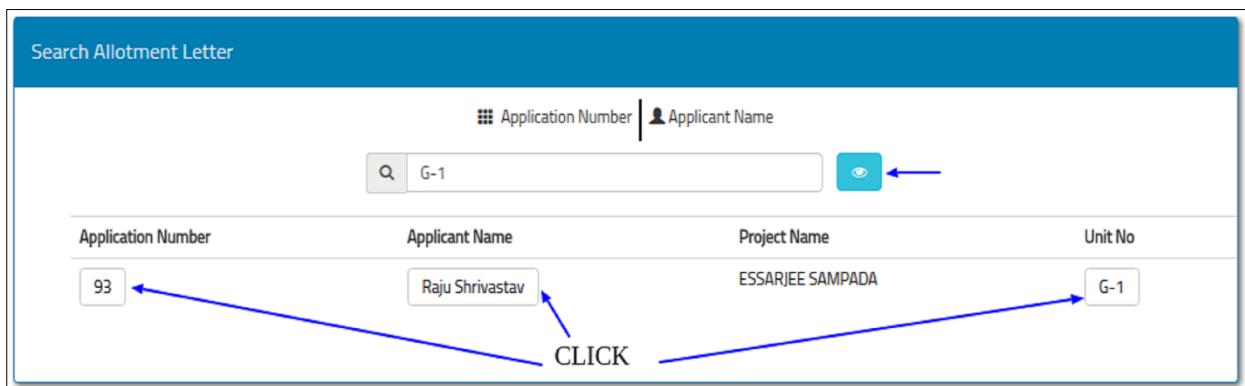


The screenshot shows a 'Search Allotment Letter' interface. The search area contains the application number '93' and the applicant name 'raju shrivastav'. The search results table displays the following information:

Application Number	Applicant Name	Project Name	Unit No
93	Raju Shrivastav	ESSARJEE SAMPADA	G-1

Fig 7.3

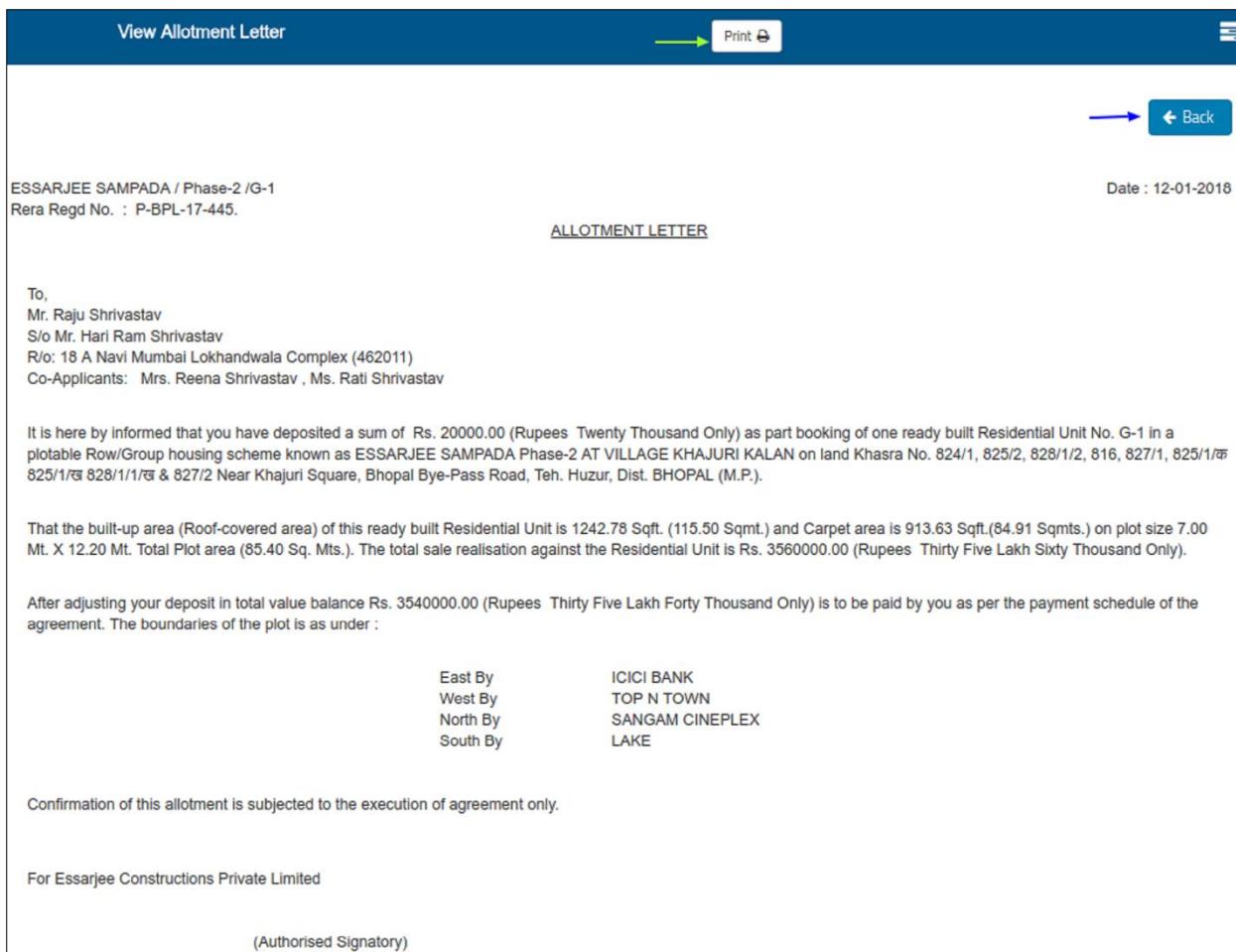
- Now click on any one of the option as shown in Fig 7.3(a).



Search Allotment Letter			
Application Number Applicant Name			
G-1	<input type="button" value="View (Eye)"/>		
93	Raju Shrivastav	ESSARJEE SAMPADA	G-1

Fig 7.3(a)

- Now click on “View (Eye)” button as shown in Fig 7.3(a). The View Allotment letter displays on the screen as shown in Fig 7.3(b).
- To print Allotment letter click on “print” button or to go back to the previous page then click on “go back” button as shown in Fig 7.3(b).



View Allotment Letter

[Print](#)

← Back

ESSARJEE SAMPADA / Phase-2 / G-1
Rera Regd No. : P-BPL-17-445.

Date : 12-01-2018

ALLOTMENT LETTER

To,
Mr. Raju Shrivastav
S/o Mr. Hari Ram Shrivastav
R/o: 18 A Navi Mumbai Lokhandwala Complex (462011)
Co-Applicants: Mrs. Reena Shrivastav , Ms. Rati Shrivastav

It is here by informed that you have deposited a sum of Rs. 20000.00 (Rupees Twenty Thousand Only) as part booking of one ready built Residential Unit No. G-1 in a plotable Row/Group housing scheme known as ESSARJEE SAMPADA Phase-2 AT VILLAGE KHAJURI KALAN on land Khasra No. 824/1, 825/2, 828/1/2, 816, 827/1, 825/1/825/1/क 828/1/1/क & 827/2 Near Khajuri Square, Bhopal Bye-Pass Road, Teh. Huzur, Dist. BHOPAL (M.P.).

That the built-up area (Roof-covered area) of this ready built Residential Unit is 1242.78 Sqft. (115.50 Sqmt.) and Carpet area is 913.63 Sqft.(84.91 Sqmts.) on plot size 7.00 Mt. X 12.20 Mt. Total Plot area (85.40 Sq. Mts.). The total sale realisation against the Residential Unit is Rs. 3560000.00 (Rupees Thirty Five Lakh Sixty Thousand Only).

After adjusting your deposit in total value balance Rs. 3540000.00 (Rupees Thirty Five Lakh Forty Thousand Only) is to be paid by you as per the payment schedule of the agreement. The boundaries of the plot is as under :

East By	ICICI BANK
West By	TOP N TOWN
North By	SANGAM CINEPLEX
South By	LAKE

Confirmation of this allotment is subjected to the execution of agreement only.

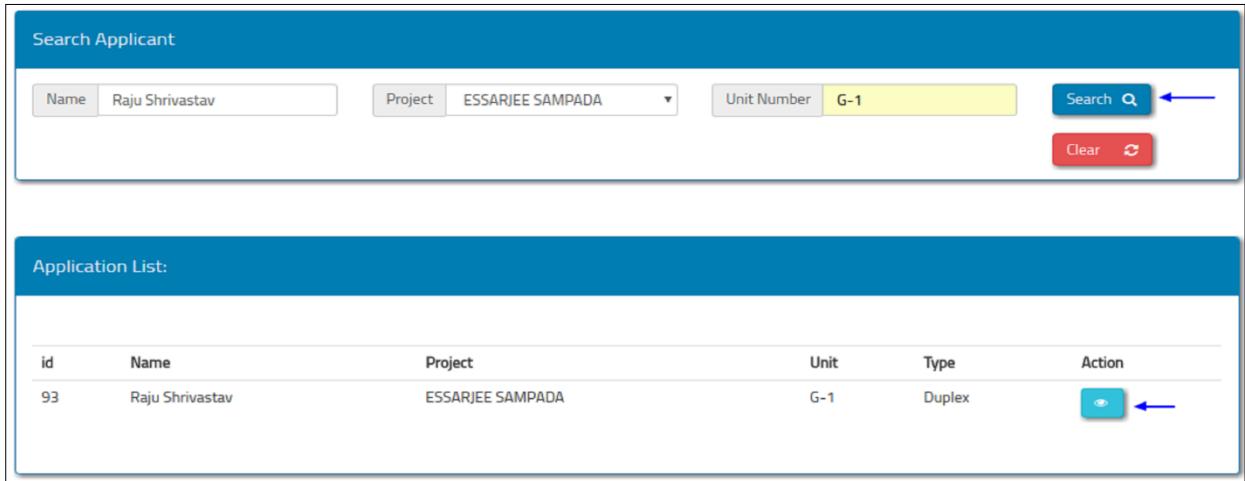
For Essarjee Constructions Private Limited

(Authorised Signatory)

Fig 7.3(b)

7.4 Agreement

This feature allows you to view the agreement letter. There are three ways to search agreement letter. Either by entering a customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.4



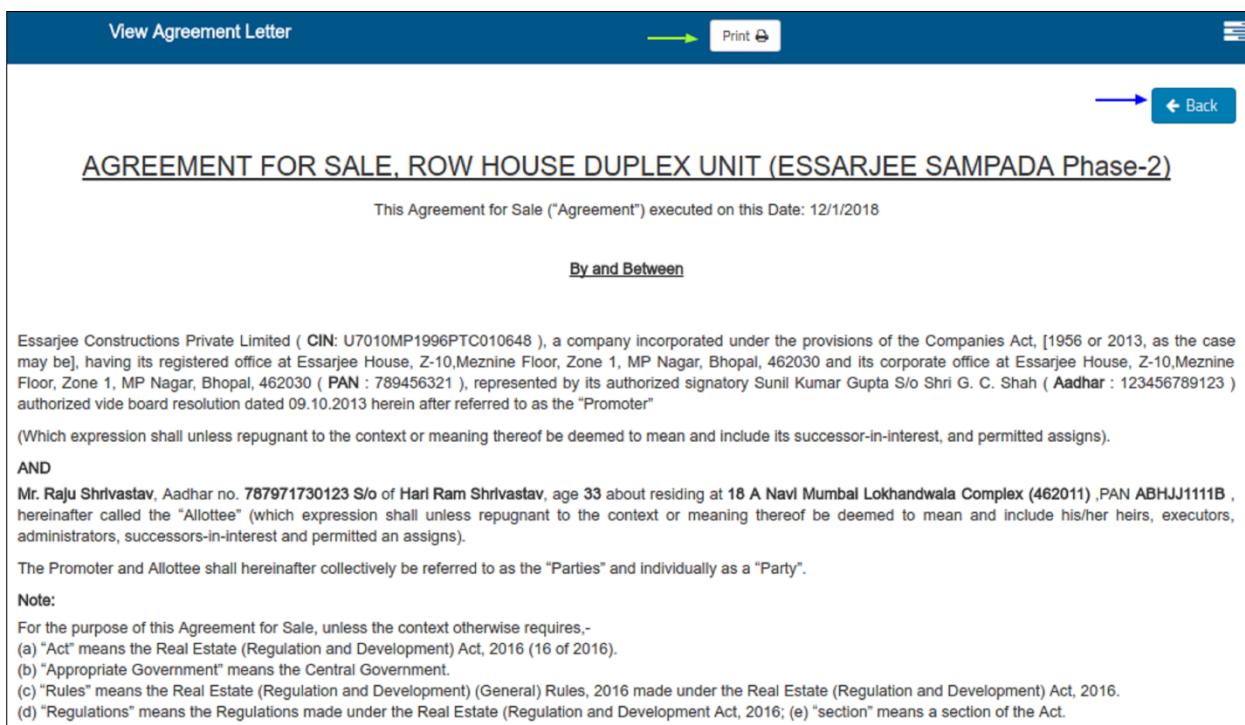
The screenshot shows a web-based application titled "Search Applicant". At the top, there are three input fields: "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), and "Unit Number" (G-1). To the right of these fields are two buttons: "Search" (with a magnifying glass icon) and "Clear" (with a circular arrow icon). A blue arrow points from the text "as shown in Fig 7.4" to the "Search" button. Below the search bar is a section titled "Application List:" containing a table with one row of data.

id	Name	Project	Unit	Type	Action
93	Raju Shrivastav	ESSARJEE SAMPADA	G-1	Duplex	

A blue arrow points from the text "as shown in Fig 7.4" to the "View (Eye)" button in the "Action" column.

Fig 7.4

- Now click on “View (Eye)” button as shown in Fig 7.4. The View Agreement letter displays on the screen as shown in Fig 7.4(a).
- To print Agreement letter click on “print” button or to go back to the previous page then click on “Back” button as shown in Fig 7.4(a).



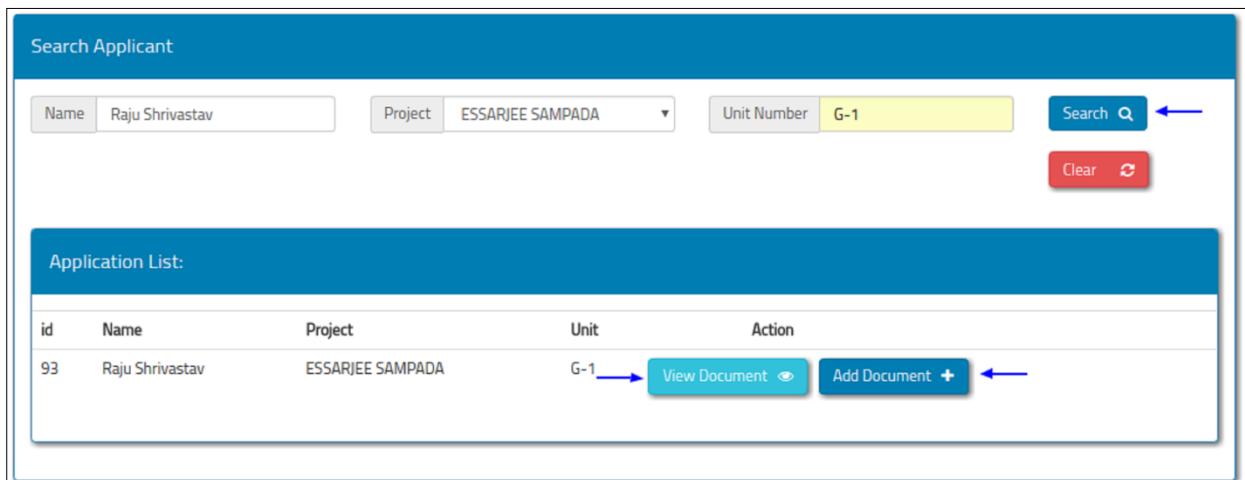
This screenshot shows a digital document titled "AGREEMENT FOR SALE, ROW HOUSE DUPLEX UNIT (ESSARJEE SAMPADA Phase-2)". At the top, there are buttons for "View Agreement Letter" (with a green arrow), "Print" (with a yellow arrow), and "Back" (with a blue arrow). The document text includes the date "12/1/2018" and a section titled "By and Between". Below this, there is a detailed description of the parties involved, mentioning "Essarjee Constructions Private Limited" and "Mr. Raju Shrivastav". The document also specifies the location as "18 A Navl Mumbai Lokhandwala Complex (462011) PAN ABHJJ111B" and defines terms like "Promoter" and "Allottee". A note at the bottom provides legal definitions for "Act", "Government", "Rules", and "Regulations".

Fig 7.4(a)

7.5 Documentation

This feature allows you to add/view documents of a particular customer such as Pan Card, Aadhar Card etc.

- To view/add document of a particular customer, first search the applicant. There are three ways to search the Applicant, Either by entering a customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.5



This screenshot shows a search interface for finding applicants. It includes fields for "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), and "Unit Number" (G-1). There are "Search" and "Clear" buttons. Below the search bar, a table titled "Application List" displays results for the entered criteria. The table has columns for "id", "Name", "Project", "Unit", and "Action". One row is shown, corresponding to the search parameters. The "Action" column contains two buttons: "View Document" (with a blue arrow) and "Add Document" (with a blue arrow).

Fig 7.5

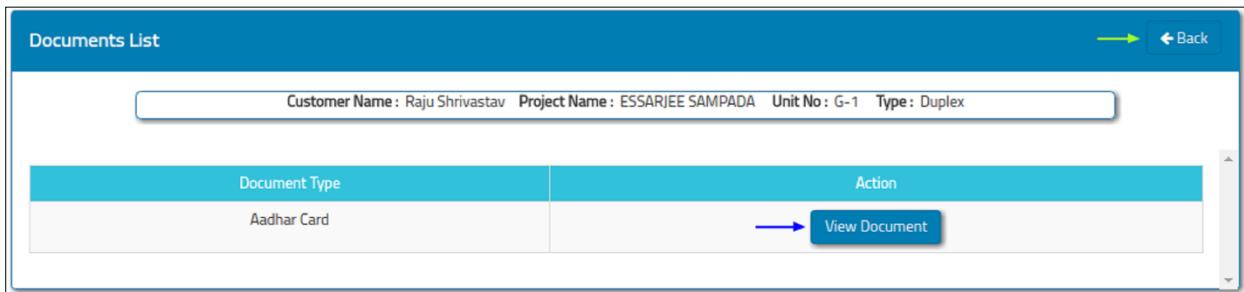
- Now click on “Add Document” button as shown in Fig 7.5. The “Upload Document” screen will be displayed on the screen as shown in Fig 7.5(a).



Document Type	Action
Aadhar Card	

Fig 7.5(a)

- From this screen select the document type and browse the document from the local drive and click on "Submit" button as shown in Fig 7.5(a).
- You can also delete the document by click on button as shown in Fig 7.5(a).
- To go back to the previous page, click on “Back” button as shown in Fig 7.5(a).
- To view documents click on “View Document” button as shown in Fig 7.5. The “Document List” screen will be displayed on the screen as shown in Fig 7.5(b)



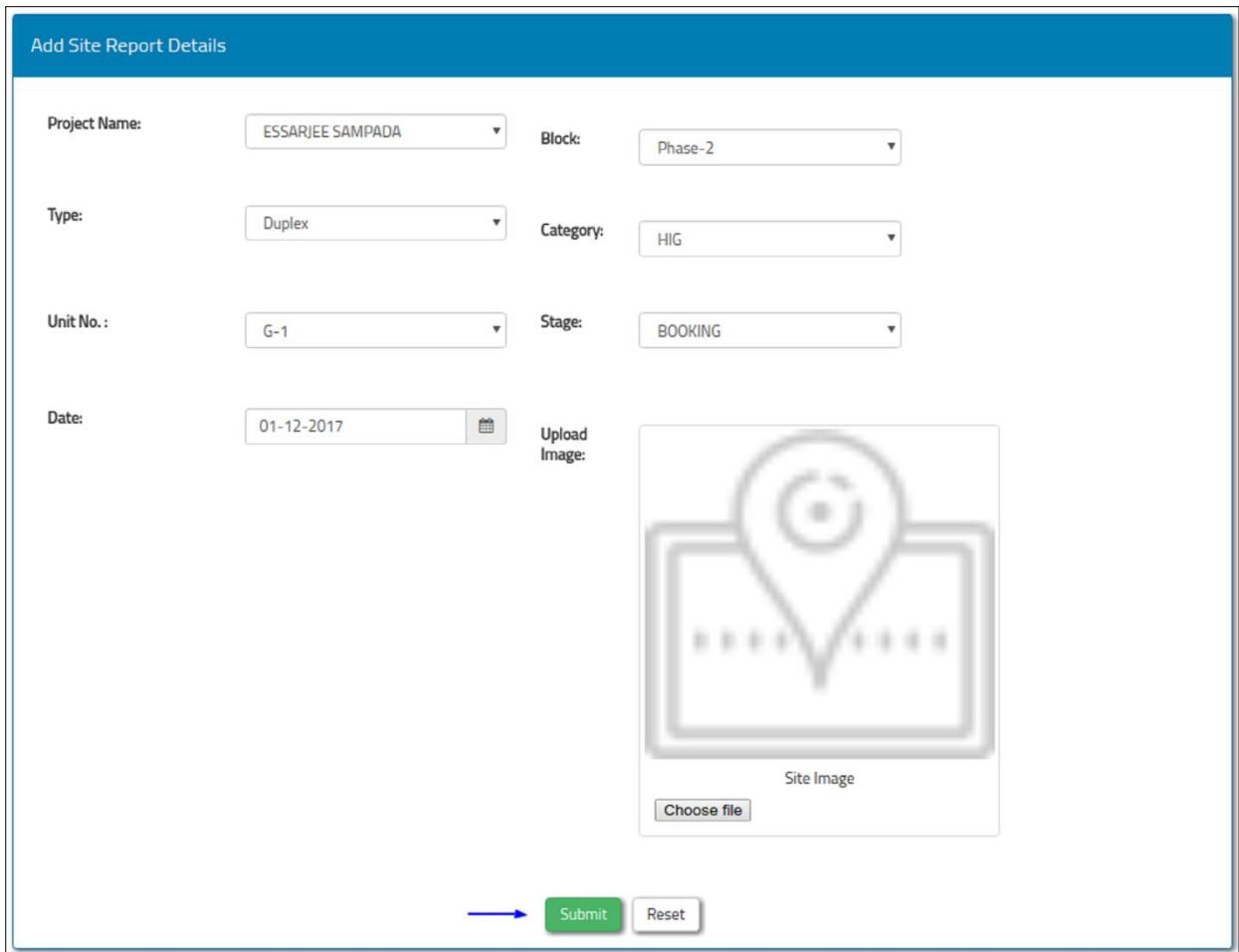
Document Type	Action
Aadhar Card	

Fig 7.5(b)

7.6 Site Report

This feature allows the site manager to create site report of Duplex/Flat etc. in two ways.

- Sequential site report (Booking, Foundation, Plinth, GF slab, FF slab, Brick work, Plaster work, Painting/Finishing, Possession)
- Bulk site report (Booking, FF slab, Possession). As shown in Fig 7.6.
- After completion of every stage, the demand letter of the individual stage is sent to the customer's E-mail Id. And one cumulative Demand Letter is also sent to the customer's E-mail id which shows the due amount of all the previous stage.



The screenshot shows a web-based application for adding site report details. The form is titled "Add Site Report Details". It contains the following fields:

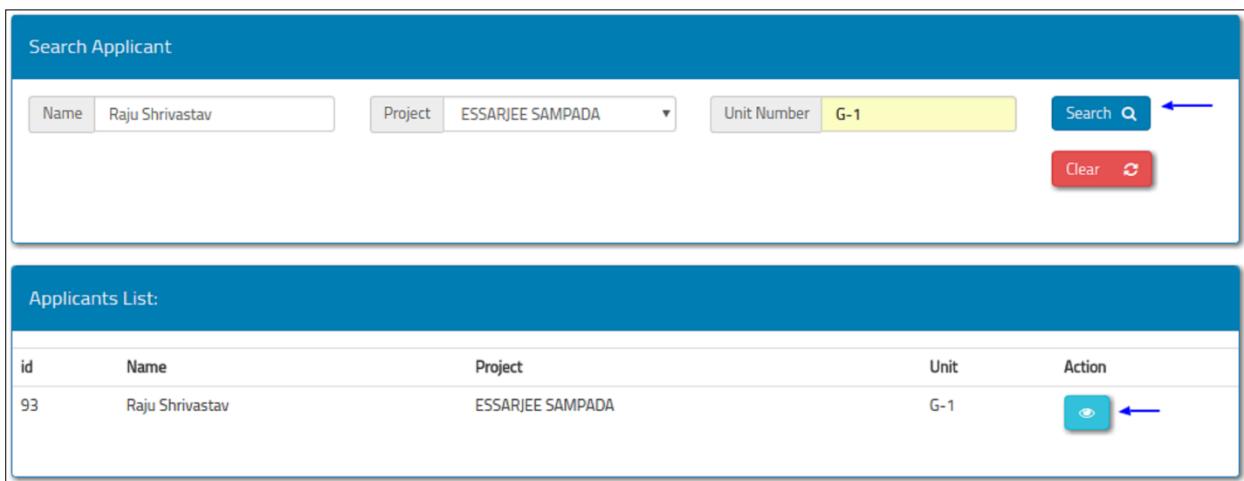
- Project Name:** ESSARJEE SAMPADA (dropdown menu)
- Block:** Phase-2 (dropdown menu)
- Type:** Duplex (dropdown menu)
- Category:** HIG (dropdown menu)
- Unit No.:** G-1 (dropdown menu)
- Stage:** BOOKING (dropdown menu)
- Date:** 01-12-2017 (date input field with calendar icon)
- Upload Image:** A placeholder area showing a map pin icon, labeled "Site Image" and "Choose file".
- Buttons:** A green "Submit" button with a blue arrow icon, and a "Reset" button.

Fig 7.6

7.7 Demand Letter

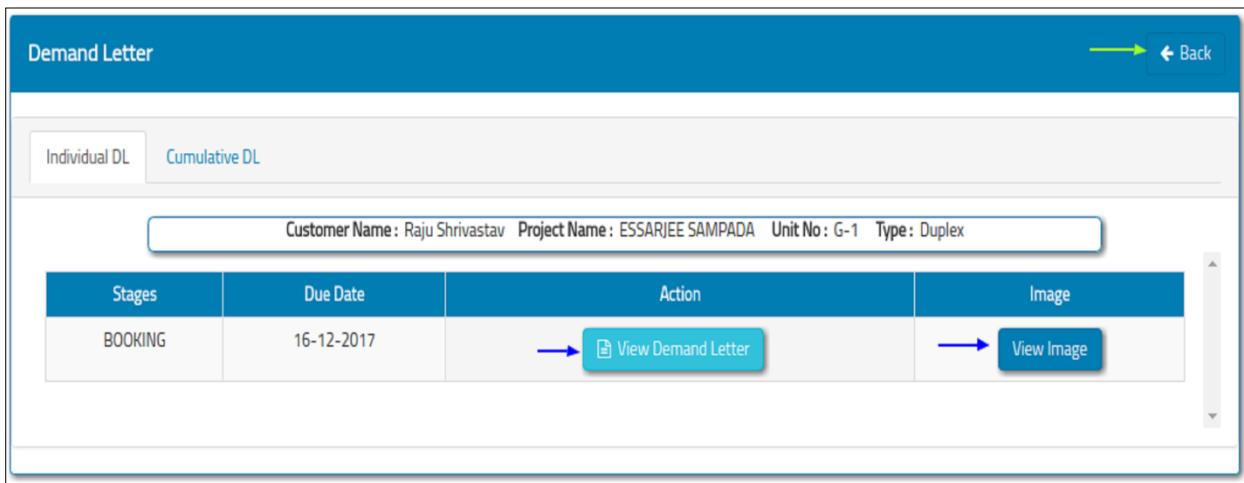
This feature allows you to view the demand letter of the particular customer. There are three ways to search demand letter. Either by entering a customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.7. The “demand letter stages” screen will be appeared on the screen as shown in Fig 7.7(a).

Note: The Demand Letter is generated only after the site report is filled by the site manager.



The screenshot shows a search interface titled "Search Applicant". It includes fields for "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), "Unit Number" (G-1), a "Search" button, and a "Clear" button. Below this, a table titled "Applicants List" displays one result: id 93, Name Raju Shrivastav, Project ESSARJEE SAMPADA, Unit G-1. A blue arrow points to the "View" icon in the "Action" column for this row.

Fig 7.7



The screenshot shows a "Demand Letter" page with tabs for "Individual DL" and "Cumulative DL". The "Individual DL" tab is selected. At the top, it shows Customer Name: Raju Shrivastav, Project Name: ESSARJEE SAMPADA, Unit No: G-1, Type: Duplex. Below this is a table with columns: Stages, Due Date, Action, and Image. The first row shows Stages: BOOKING, Due Date: 16-12-2017, Action: View Demand Letter (with a blue arrow pointing to it), and Image: View Image. A blue arrow also points to the "View Demand Letter" button.

Fig 7.7(a)

- Now click on “Individual DL” Tab as shown in Fig 7.7(a).

- Click on “View Demand Letter” button as shown in Fig 7.7(a). The Demand letter will be displayed on the screen as shown in Fig 7.7(b).
- To go back to the previous page, click on “Back” button as shown in Fig 7.7(a).
- To print demand letter click on “print” button or to go back to the previous page then click on “Back” button as shown in Fig 7.7(b).
- The Individual DL shows the complete amount of a particular stage. And the Cumulative DL shows only the remaining due amount of a stage.

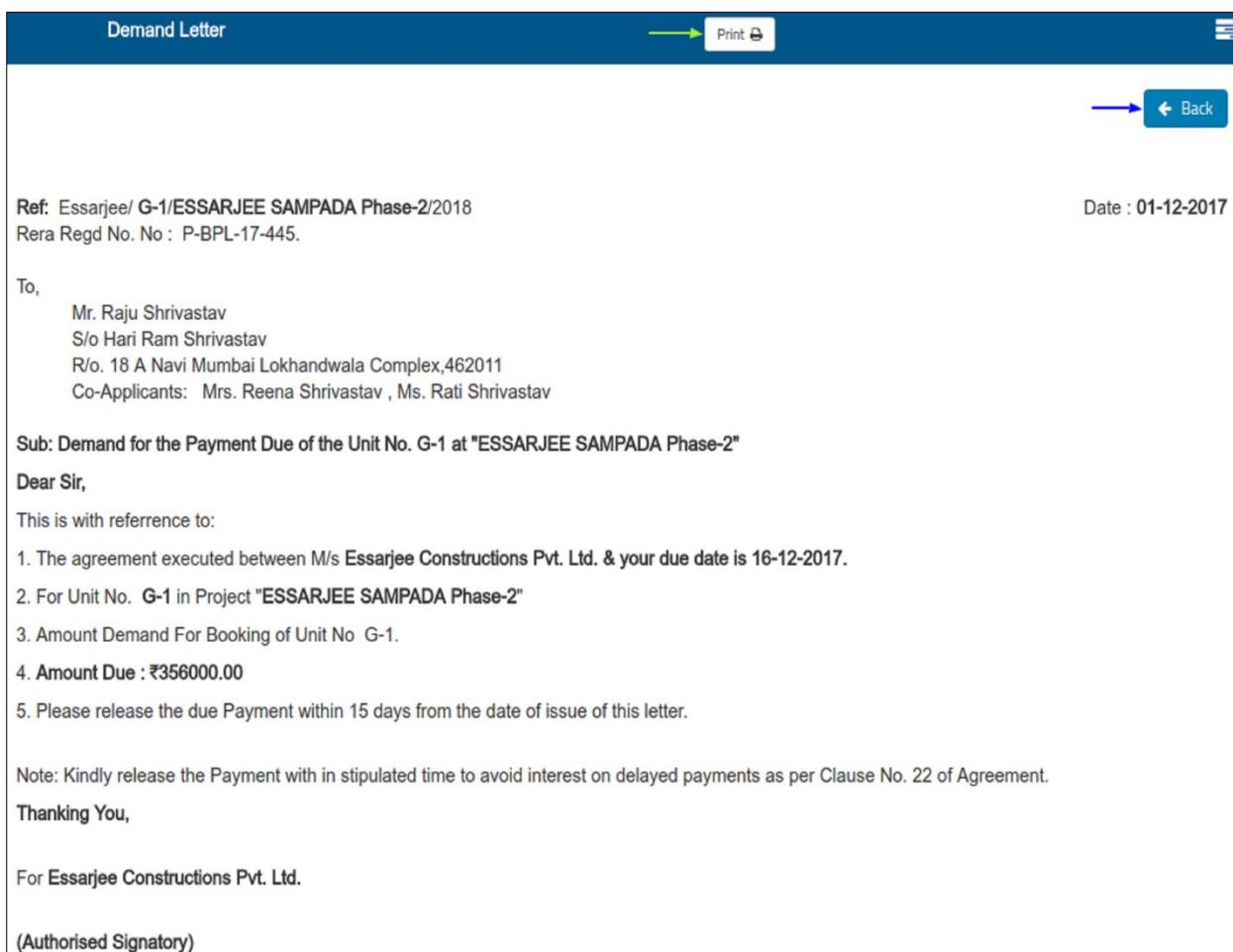
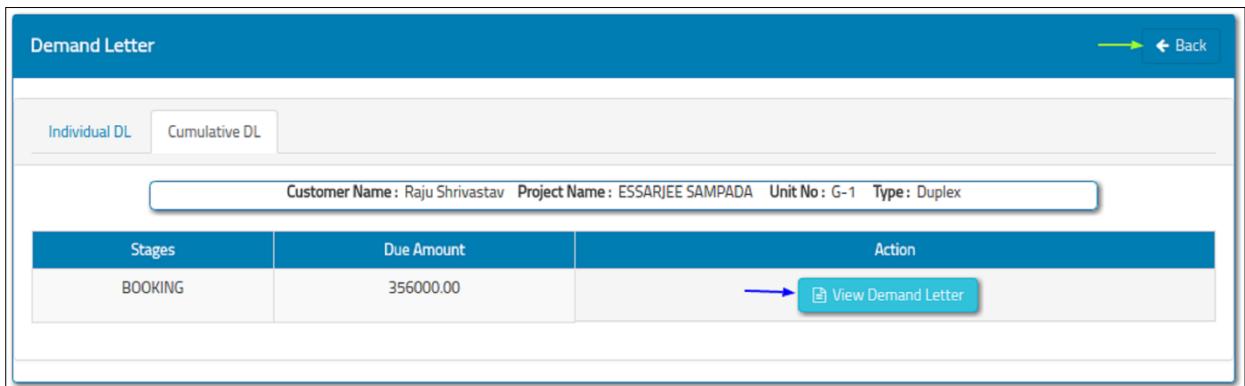


Fig 7.7(b)

- To view “Cumulative DL” click on “Cumulative DL” Tab as shown in Fig 7.7(a). Displays the “Cumulative DL” screen as shown in Fig 7.7(c).



Demand Letter

Customer Name: Raju Shrivastav Project Name: ESSARJEE SAMPADA Unit No: G-1 Type: Duplex

Stages	Due Amount	Action
BOOKING	356000.00	View Demand Letter

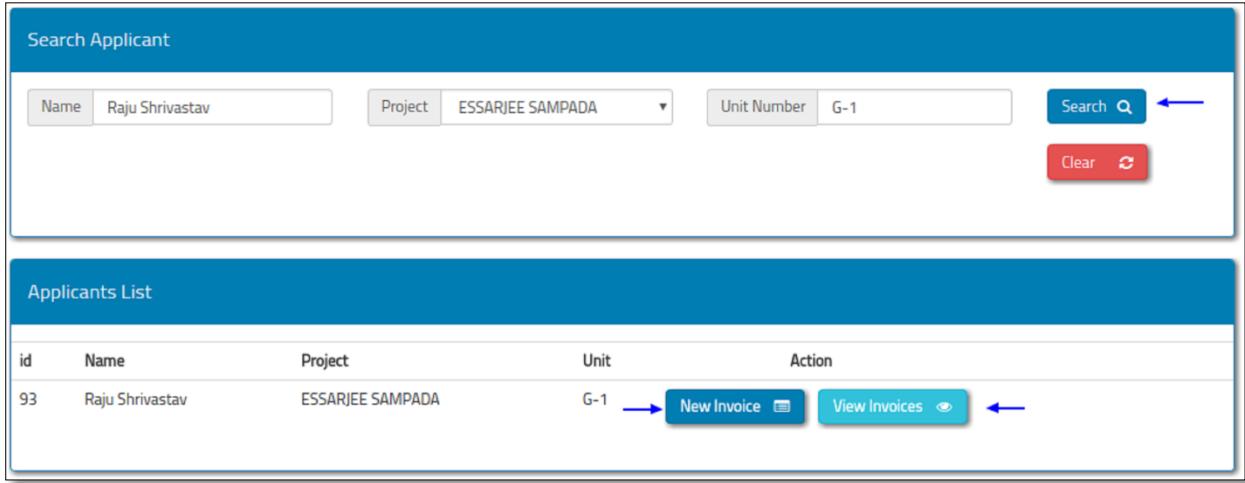
Fig 7.7(c)

- Click on “View Demand Letter” button to view the demand letter as shown in Fig 7.7(c).

7.8 Invoices & Payments

This feature is for generating invoices against the demand letter of the particular stage after generating the invoice, sales executive can creates the payment receipt.

- To generate invoice and payment receipt, search the applicant using three ways, Either by entering a customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.8.



Search Applicant

Name: Raju Shrivastav Project: ESSARJEE SAMPADA Unit Number: G-1

Search 

Clear 

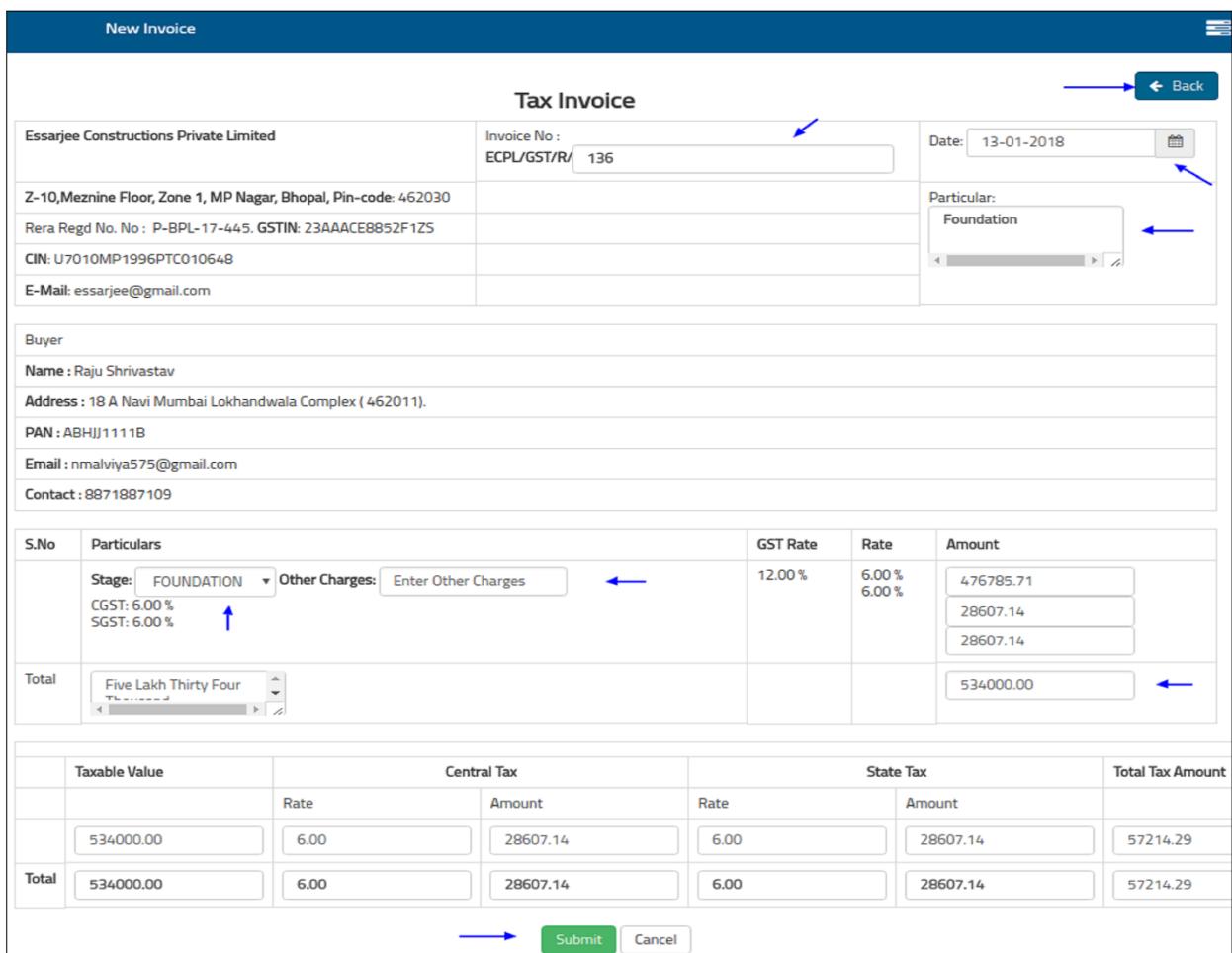
Applicants List

ID	Name	Project	Unit	Action
93	Raju Shrivastav	ESSARJEE SAMPADA	G-1	New Invoice  View Invoices 

Fig 7.8

- To generate invoice click on the “New Invoice” button as shown in Fig 7.8, Tax Invoice screen will be displayed as shown in Fig 7.8(a).

- Sales Executive has to select the date and stage for generating the invoice and has to enter the stage amount that can be fully or partially.
- In Tax Invoice an auto generated invoice number appeared at the top, if sales executive wants to give any description can fill in the particular area and other charges area as shown in Fig 7.8(a)



New Invoice

Tax Invoice

Back

Essarjee Constructions Private Limited	Invoice No : ECPL/GST/R/ 136	Date: 13-01-2018
Z-10, Meznine Floor, Zone 1, MP Nagar, Bhopal, Pin-code: 462030		Particular: Foundation
Rera Regd No. No : P-BPL-17-445. GSTIN: 23AAACE8852F1ZS		
CIN: U7010MP1996PTC010648		
E-Mail: essarjee@gmail.com		

Buyer

Name : Raju Shrivastav

Address : 18 A Navi Mumbai Lokhandwala Complex (462011).

PAN : ABHJJ1111B

Email : nmalviya575@gmail.com

Contact : 8871887109

S.No	Particulars	Stage:	Other Charges:	GST Rate	Rate	Amount
	FOUNDATION	CGST: 6.00 % SGST: 6.00 %	Enter Other Charges	12.00 %	6.00 % 6.00 %	476785.71 28607.14 28607.14
Total	Five Lakh Thirty Four					534000.00

	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	534000.00	6.00	28607.14	6.00	28607.14	57214.29
Total	534000.00	6.00	28607.14	6.00	28607.14	57214.29

Submit Cancel

Fig 7.8(a)

- After generating the invoice, invoice and payment screen will be displayed as shown in Fig 7.8(b).

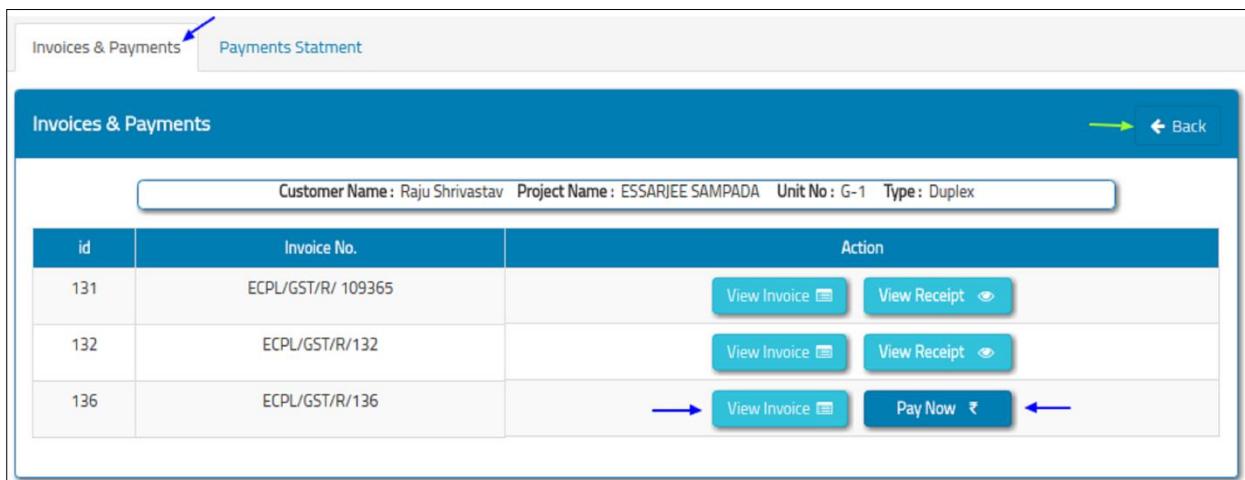
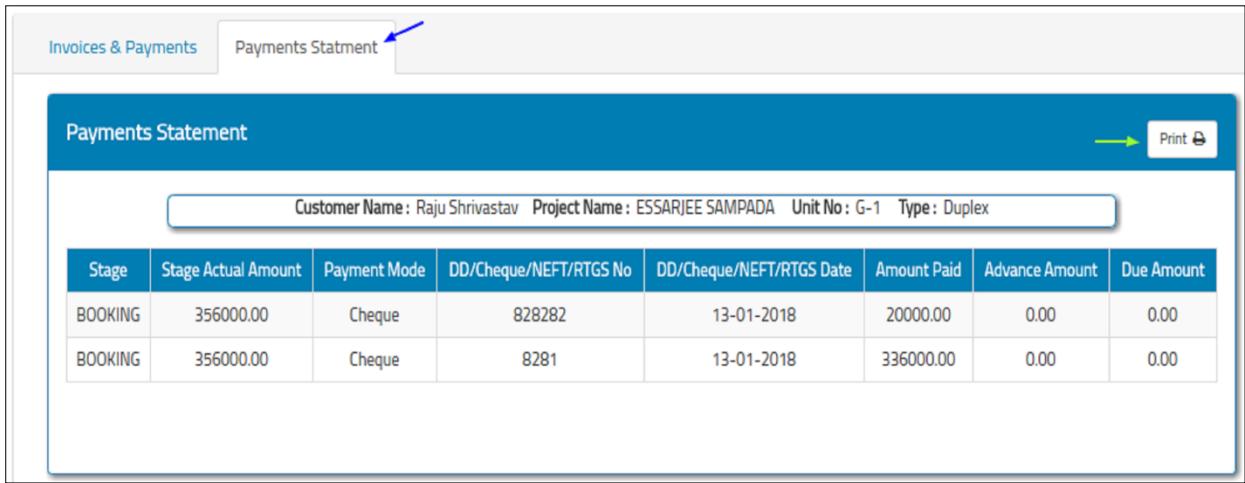


Fig 7.8(b)

- Two Tabs are there, one is for invoice and payments that displays the invoice numbers and the action to be performed as shown in Fig 7.8(b). And other one is payment statements that displays the payment statements of the stages and also displays the information as shown in Fig 7.8(c).



The screenshot shows a table of payment statements with the following data:

Stage	Stage Actual Amount	Payment Mode	DD/Cheque/NEFT/RTGS No	DD/Cheque/NEFT/RTGS Date	Amount Paid	Advance Amount	Due Amount
BOOKING	356000.00	Cheque	828282	13-01-2018	20000.00	0.00	0.00
BOOKING	356000.00	Cheque	8281	13-01-2018	336000.00	0.00	0.00

Fig 7.8(c)

- To view receipt click on “view invoice” button. View invoice screen will be displayed as shown in Fig 7.8(d) and two copies will be generated one is ‘Customer copy’ and other is ‘Office Copy’.

View Invoice		Print		Back			
Executive Name :- Sunil Gupta		Tax Invoice		Customer copy			
ESSARJEE CONSTRUCTIONS PVT. LTD.		Invoice No : ECPL/GST/R/136		Customer id. 93			
		Buyer Name : Raju Shrivastav Address : 18 A Navi Mumbai Lokhandwala Complex (462011). PAN : ABHJJ1111B Email : nmalviya575@gmail.com Contact : 8871887109 Particular: Foundation					
Z-10, Mezzanine Floor, Zone 1, MP Nagar, Bhopal, Pin-code: 462030 Rera Regd No. : P-BPL-17-445, GSTIN: 23AAACE8852F1ZS CIN: U7010MP1996PTC010648 PAN: 789456321 E-Mail: essarjee@gmail.com							
S.No	Particulars			Rate	Amount		
	Stage: FOUNDATION Other Charges: 0.00			CGST SGST	476785.71 28607.14 28607.14		
Total	Five Lakh Thirty Four Thousand Only/-			12.00 %	534000.00		
	Taxable Value	Central Tax		State Tax		Total Tax Amount	
	534000.00	6.00%	28607.14	6.00%	28607.14	57214.28	
Total	534000.00	6.00%	28607.14	6.00%	28607.14	57214.28	
NOTE :GST @18 Due to land cost abatement by 33% effective 12 % will be charged 13-01-2018 (INVOICE NO. ECPL/GST/R/136 of Raju Shrivastav) of 13-01-2018							
Declaration We declare that this invoice shows the actual price of the service described and that all particulars are true and correct.						Company's Bank Details Bank Name : Allahabad Bank Account Number: 50000847363 IFS Code : ALLA0210197	
Customer Signature		for Essarjee Constructions Private Limited					
		Authorised Signatory					
Executive Name :- Sunil Gupta		SUBJECT TO BHOPAL JURISDICTION This is a Computer Generated Invoice					
Executive Name :- Sunil Gupta		Tax Invoice				Office copy	
ESSARJEE CONSTRUCTIONS PVT. LTD.		Invoice No : ECPL/GST/R/136		Customer id. 93		Date : 13-01-2018	
		Buyer Name : Raju Shrivastav Address : 18 A Navi Mumbai Lokhandwala Complex (462011). PAN : ABHJJ1111B Email : nmalviya575@gmail.com Contact : 8871887109 Particular: Foundation					
Corporate Office: "ESSARJEE HOUSE", P-10, Zone-I, M.P. Nagar, Bhopal 462011 . Tel: (0755) 2558221, 2559665. Z-10, Mezzanine Floor, Zone 1, MP Nagar, Bhopal, Pin-code: 462030 Rera Regd No. : P-BPL-17-445, GSTIN: 23AAACE8852F1ZS CIN: U7010MP1996PTC010648 PAN: 789456321 E-Mail: essarjee@gmail.com							
S.No	Particulars			Rate	Amount	Rate	Amount
	Stage: FOUNDATION Other Charges: 0.00			CGST SGST	476785.71 28607.14 28607.14	6.00% 6.00 %	534000.00
Total	Five Lakh Thirty Four Thousand Only/-			12 %	534000.00	6.00%	57214.28
	Taxable Value	Central Tax		State Tax		Total Tax Amount	
	534000.00	6.00%	28607.14	6.00%	28607.14	57214.28	
Total	534000.00	6.00%	28607.14	6.00%	28607.14	57214.28	
NOTE :GST @18 Due to land cost abatement by 33% effective 12 % will be charged 13-01-2018 (INVOICE NO. ECPL/GST/R/136 of Raju Shrivastav) of 13-01-2018							
Declaration We declare that this invoice shows the actual price of the service described and that all particulars are true and correct.						Company's Bank Details Bank Name : Allahabad Bank Account Number: 50000847363 IFS Code : ALLA0210197	
Customer Signature		for Essarjee Constructions Private Limited					
		Authorised Signatory					
Executive Name :- Sunil Gupta		SUBJECT TO BHOPAL JURISDICTION This is a Computer Generated Invoice					

Fig 7.8(d)

- After generating invoice, click on “pay now” button, new payment screen will be displayed as shown in Fig 7.8(e).
- Fill the following information and click on “Submit” button as shown in Fig 7.8(e)

New Payment

Payment

Applicant Name: Raju Shrivastav

Project: ESSARJEE SAMPADA

Block: Phase-2

Type: Duplex

Unit Number: G-1

Stage: FOUNDATION

Other Charges: 0.00

Payment Date: 13-01-2018

Mode of Payment: Cheque

Bank Details: Bank of Baroda

Cheque no: 82810

Invoice Number: ECPL/GST/R/136

Amount Paid: ₹534000.00

Cumulative: ₹356000.00

Submit Cancel

Fig 7.8(e)

- To view the receipt click on the “view receipt” button as shown in Fig 7.8(b).

Note: - If sales executive created the direct payment receipt first and wants to create the invoice then salesperson has to enter the invoice no. manually which is same as in direct payment receipt i.e. (Receipt No.).

If sales executive wants to make payment against invoice then salesperson has to select the same mode of payment example cheque no. etc. and bank name manually, which should be same as in direct payment receipt as shown in below Fig 7.8(f).

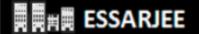
Executive Name :- Sunil Gupta		Direct Payment Receipt	
 ESSARJEE ESSARJEE CONSTRUCTIONS PVT. LTD. <small>Corporate Office: "ESSARJEE HOUSE", Z-10, Zone-I, M.P. Nagar, Bhopal 462011 . Tel.: (0755) 2558221, 2559665.</small>			
		Date : 15-01-2018	
		Receipt No. : 109365	←
		Rera Regd No. : P-BPL-17-445.	
Project Name	ESSARJEE SAMPADA	In words	Twenty Thousand Rupees Only /-
Block	Phase-2	Installment No	-
Unit-Type	Duplex	Arrears	-
Category	HIG	Other Charges	-
unit_no	G-1	Mode of Payment	Cheque ←
Received from	Raju Shrivastav	Drawn on	Bank of Baroda ←
Amount	17857.14	Cheque	828282 ←
CGST 6.00 %	1071.43	Description	Paid Partially
SGST 6.00 %	1071.43	Date	12-01-2018
Total Amount	20000.00		
Note : Cheque subjected to Realisation.		Essarjee Constructions Private Limited	
		Authorized Signatory	

Fig 7.8(f)

7.9 Direct Payment Receipt

This feature allows you to generate the direct payment receipt against the payment done by the customer.

The Receipt no. is auto generated displays at the top.

- To generate the receipt, click on “Create receipt” Tab and fill the information and click on submit button as shown in Fig 7.9.
- To view the receipt of a particular customer, click on “View Receipt” Tab as shown in Fig 7.9.
- Search the applicant using three ways either by entering the name of the customer or by selecting a Project or by unit number and then click on "Search" button as shown in Fig 7.9(a).
- Now click on “eye icon”  button as shown in Fig 7.9(a).

- A list of receipt is appeared on the screen as shown in Fig 7.9(b).
- To view receipt click on view receipt button 

Direct Payment Receipt

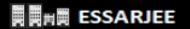
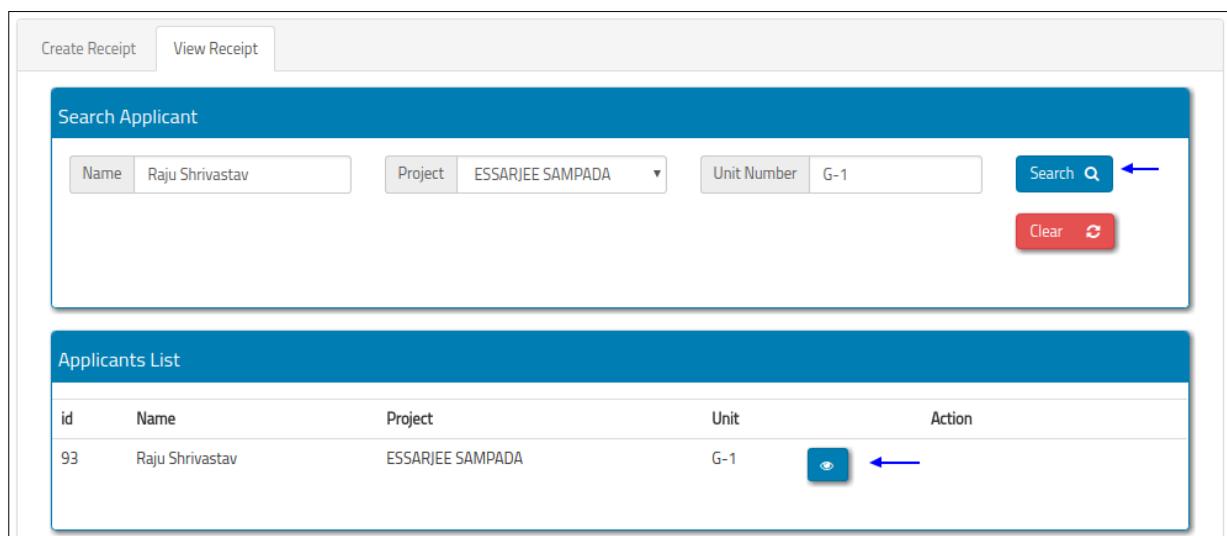
		Create Receipt	View Receipt
 ESSARJEE CONSTRUCTIONS PVT. LTD.			
Date: 12-01-2018 Receipt No.: 109365 Rera Regd No.: P-BPL-17-445.			
Corporate Office:	"ESSARJEE HOUSE", Z-10, Zone-I, M.P. Nagar, Bhopal 462011 . Tel.: (0755) 2558221, 2559665.		
Project Name:	ESSARJEE SAMPADA		
Block:	Phase-2		
Unit-Type:	Duplex		
Category:	HIG		
Amount:	17857.14		
CGST: 6.00 %	1071.43		
SGST: 6.00 %	1071.43		
Total Amount:	20000		
In words:	Twenty Thousand		
Installment No	-		
Arrears	-		
Other Charges	-		
Mode of Payment:	Cheque		
Drawn on	Bank of Baroda		
Cheque no	828282		
Description	Paid Partially 		
Drawn on	Bank of Baroda		
Cheque no	828282		
Description	Paid Partially 		
Note : Cheque subjected to Realisation.			
Essarjee Constructions Private Limited Authorized Signatory			
			

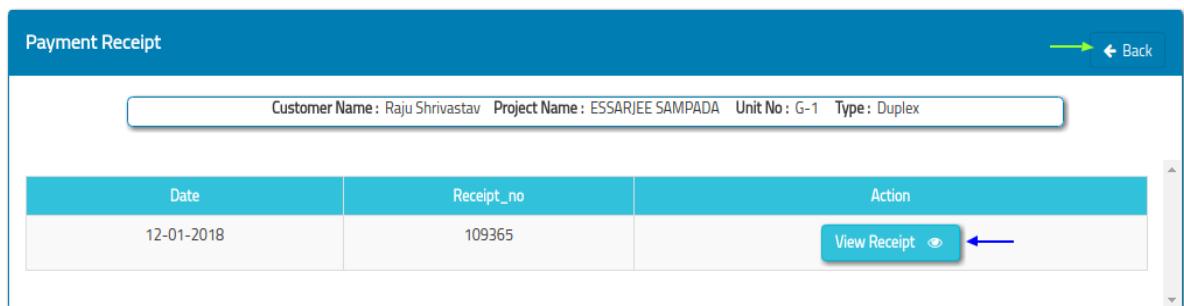
Fig 7.9



The screenshot shows a search interface for applicants. At the top, there are two buttons: "Create Receipt" and "View Receipt". Below them is a search bar with three input fields: "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), and "Unit Number" (G-1). To the right of these fields are "Search" and "Clear" buttons. A blue arrow points to the "Search" button.

Below the search bar is a section titled "Applicants List" with a table. The table has columns: id, Name, Project, Unit, and Action. One row is visible, showing id 93, Name Raju Shrivastav, Project ESSARJEE SAMPADA, Unit G-1, and an "Action" column containing a blue eye icon. A blue arrow points to this eye icon.

Fig 7.9(a)



The screenshot shows a payment receipt screen. At the top, it says "Payment Receipt" and has "Back" navigation buttons. Below that is a summary box with customer details: Customer Name: Raju Shrivastav, Project Name: ESSARJEE SAMPADA, Unit No: G-1, Type: Duplex. A blue arrow points to this summary box.

Below the summary is a table with columns: Date, Receipt_no, and Action. One row is shown: Date 12-01-2018, Receipt_no 109365, and Action contains a "View Receipt" button with an eye icon. A blue arrow points to this "View Receipt" button.

Fig 7.9(b)

7.10 Interest Calculation

This feature is for calculating the late interest.

After the completion of the site stage, a demand letter is generated with the due date for the payment i.e. (15 days from the date of generated demand letter) if the customer is not able to pay the amount on the due date then per day interest is charged at the rate of 0.11% of the actual stage amount.

- For this, first search the applicant using three ways. Either by entering customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.10.
- Now click on “view (eye)” button as shown in Fig 7.10, if customer paid the due amount before the due date then “Accrued Interest” screen displays message “No Interest Found” as shown in Fig 7.10(a).

- If any interest is found then “Accrued Interest” screen will be appeared as shown in Fig 7.10(b).

The screenshot shows two stacked application search results. The top section is titled "Search Applicant" with fields for Name (Raju Shrivastav), Project (ESSARJEE SAMPADA), Unit Number (G-1), and a "Search" button. The bottom section is titled "Applicants List" showing a single result: id 93, Name Raju Shrivastav, Project ESSARJEE SAMPADA, Unit G-1, and an "Action" column with a view icon and a blue arrow pointing to it.

ID	Name	Project	Unit	Action
93	Raju Shrivastav	ESSARJEE SAMPADA	G-1	←

Fig 7.10

The screenshot shows the "Accrued Interest" screen with customer details (Customer Name: Raju Shrivastav, Project Name: ESSARJEE SAMPADA, Unit No: G-1, Type: Duplex) and a message "No Interest Found".

Fig 7.10(a)

The screenshot shows the "Interest Calculation" screen with a "Print" button and the "Accrued Interest" screen below it. The "Accrued Interest" screen displays customer details and a table of interest calculations:

Stage	Total Amount Due	Interest Amount	% Interest	Delay Days
BOOKING	336000.00	997920.00	0.11	27

Fig 7.10(b)

7.11 Payment Register

This feature is for maintaining the records of the payment which is deposited in bank through cheque/cash and the Deposit date is also maintained. This register also maintains the customer details, project, unit no, bank details, money receipt no, instrument no, mode of payment etc. As shown in Fig 7.11(a).

- For new entry, fill the information and click on “Submit” button as shown in Fig 7.11.

Payment Register	
Project Name:	ESSARJEE SAMPADA
Block:	Phase-2
Unit-Type:	Duplex
Category:	HIG
unit_no:	G-1
Received from:	Raju Shrivastav
Mr.No.	00101
Mode of Payment:	Cheque
Drawn on	Bank of Baroda
Cheque no	828282
Deposit Date:	13-01-2018
Total Amount:	20000
Remark	enter a remark
→ Submit	

Fig 7.11

- To view payment register click on “View Entry” Tab as shown in Fig 7.11(a).
- To print the payment register click on “Print” button.

Payment Register											
Sr.No.	Name Of Customer	Mode	Unit No	Project	Deposit Date	MR.No	Date	Amount	Instrument No	Bank Details	Remark
1	Shankar Dada	Cheque	H-4	ESSARJEE SAMPADA	12-01-2018	223	10-01-2018	20000.00	00888	Dena Bank	NIL
2	Yogendra Kumar Gangrade	Cheque	G-11	ESSARJEE SAMPADA	11-01-2018		10-01-2018	300000.00	000025	State Bank Of India	Booking Amount
3	Jogendra Kumar Mishra	Cheque	G-20	ESSARJEE SAMPADA	19-01-2018	113	12-01-2018	25000.00	0035	IDBI Bank	-
4	Raju Shrivastav	Cheque	G-1	ESSARJEE SAMPADA	13-01-2018	00101	13-01-2018	20000.00	828282	Bank Of Baroda	Enter A Remark

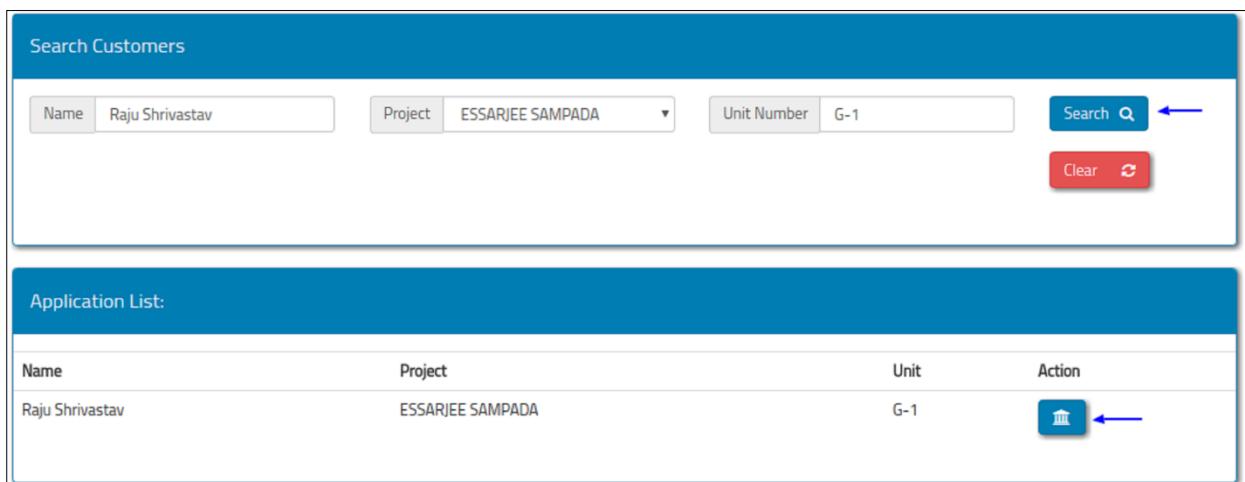
Fig 7.11(a)

7.12 Bank Details

This feature is to maintain the Applicant Bank information related to the loan which is acquired by the applicant and also records the sanctioned loan amount by the bank.

This feature also provides the facility to view/edit/delete the existing applicant bank information as shown in Fig 7.12(b).

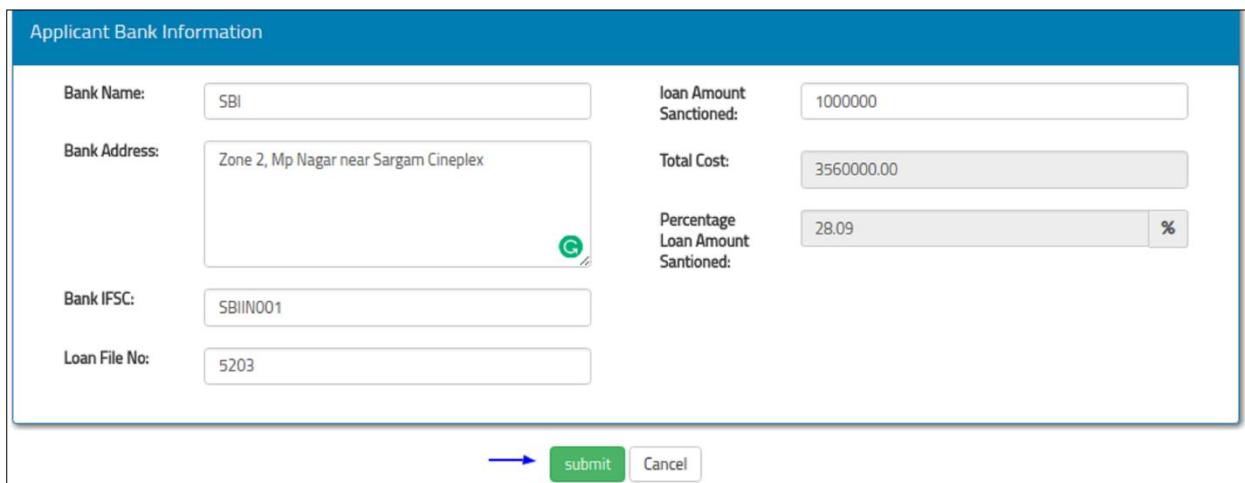
- For this, first search the applicant/customer in three ways. Either by entering customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.12.
- Now click on Bank icon  as shown in Fig 7.12. The applicant bank information will be appears on the screen as shown in Fig 7.12(a).



The screenshot shows a search interface titled "Search Customers". It has fields for Name (Raju Shrivastav), Project (ESSARJEE SAMPADA), and Unit Number (G-1). There are "Search" and "Clear" buttons. Below the search bar is a table titled "Application List" with columns: Name, Project, Unit, and Action. A single row is shown for Raju Shrivastav, ESSARJEE SAMPADA, G-1, and an action button. Blue arrows point from the "Search" and "Action" buttons to their respective counterparts in Fig 7.12(a).

Name	Project	Unit	Action
Raju Shrivastav	ESSARJEE SAMPADA	G-1	

Fig 7.12



The screenshot shows a form titled "Applicant Bank Information". It contains fields for Bank Name (SBI), Bank Address (Zone 2, Mp Nagar near Sargam Cineplex), Bank IFSC (SBIN001), Loan File No (5203), and various calculated values: Total Cost (3560000.00), Percentage Loan Amount Sanctioned (28.09 %), and Loan Amount Sanctioned (1000000). There are "submit" and "Cancel" buttons at the bottom. A blue arrow points to the "submit" button.

Fig 7.12(a)

The screenshot shows a web-based application interface. At the top, there is a search bar labeled "Search Customers" with fields for "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), and "Unit Number" (G-1). Below the search bar are "Search" and "Clear" buttons. The main area is titled "Application List:" and displays a table with one row of data. The table columns are "Name" (Raju Shrivastav), "Project" (ESSARJEE SAMPADA), "Unit" (G-1), and "Action". To the right of the "Action" column are three icons: a green square with a white checkmark, a blue square with a white eye, and a red square with a white trash can. Blue arrows point upwards from these icons towards the respective table rows.

Name	Project	Unit	Action
Raju Shrivastav	ESSARJEE SAMPADA	G-1	

Fig 7.12(b)