

**ARVO BMS®**

**Real Estate Business Management  
System**

**USER MANUAL**

**Oga Technologies Private Limited**



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**Following instructions must be followed before using this software**

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- 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](mailto: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

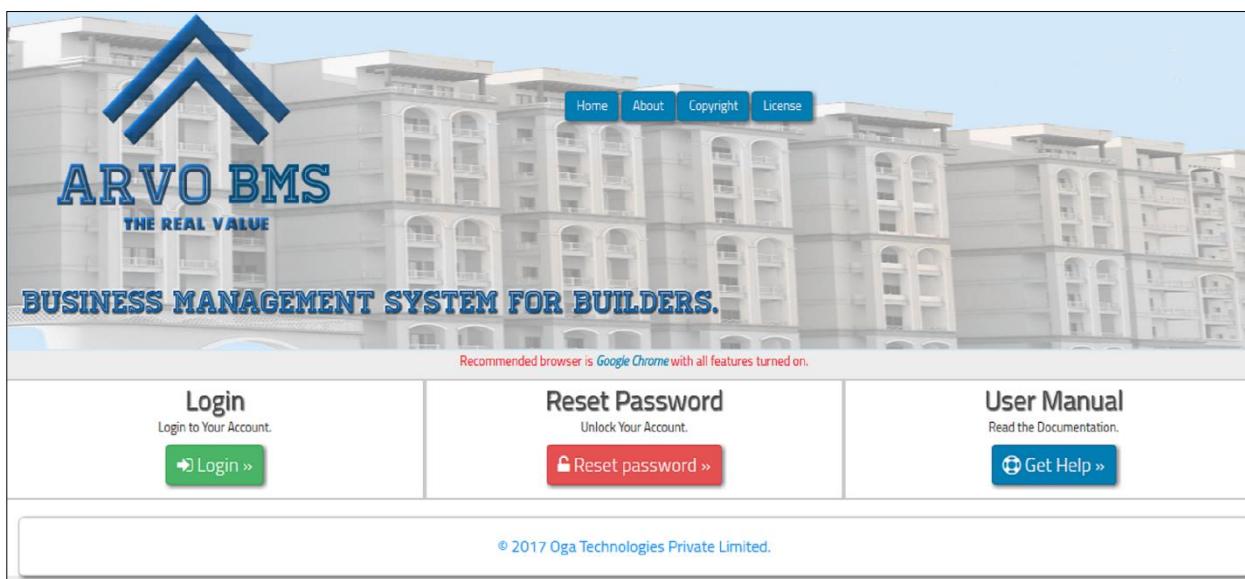


Fig 1

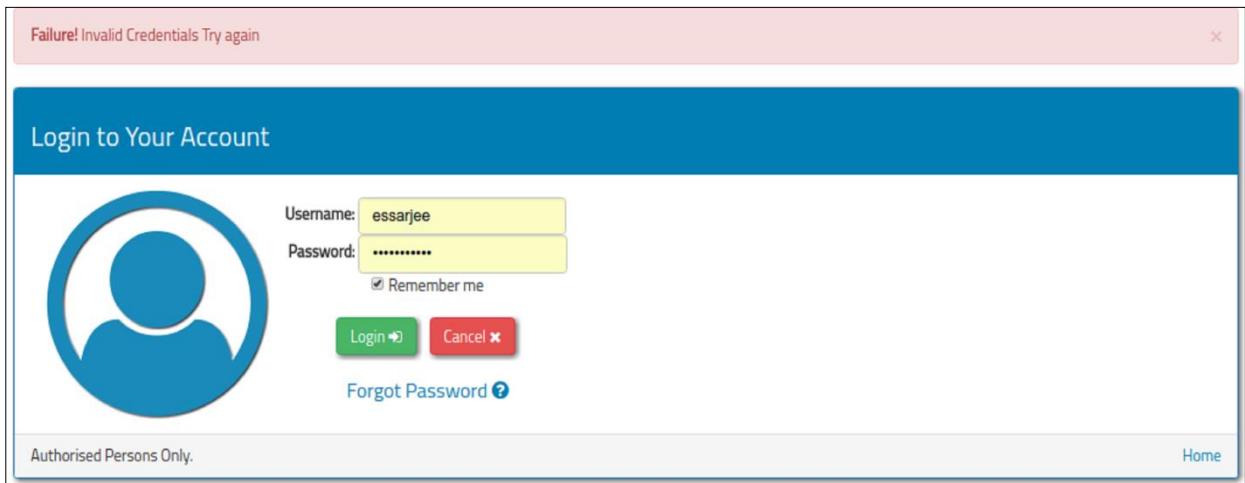
## 1.1. Login

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).



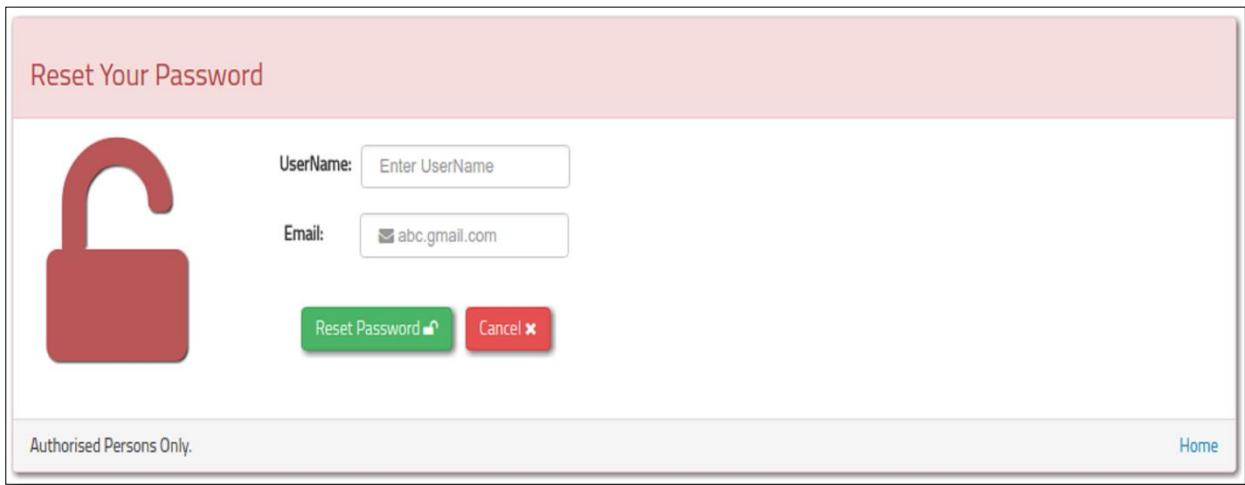
The screenshot shows a login interface with a blue header bar. At the top, there is a red error message box containing the text "Failure! Invalid Credentials Try again". Below the header is a large blue circular user icon. The main form has fields for "Username" (containing "essarjee") and "Password" (containing several dots). There is a checked "Remember me" checkbox, a "Login" button, a "Cancel" button, and a "Forgot Password" link. At the bottom left is the text "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 interface with a pink header bar. The title "Reset Your Password" is at the top. On the left is a large red padlock icon. The form contains fields for "UserName" (with placeholder "Enter UserName") and "Email" (containing "abc.gmail.com"). Below the fields are "Reset Password" and "Cancel" buttons. At the bottom left is the text "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.

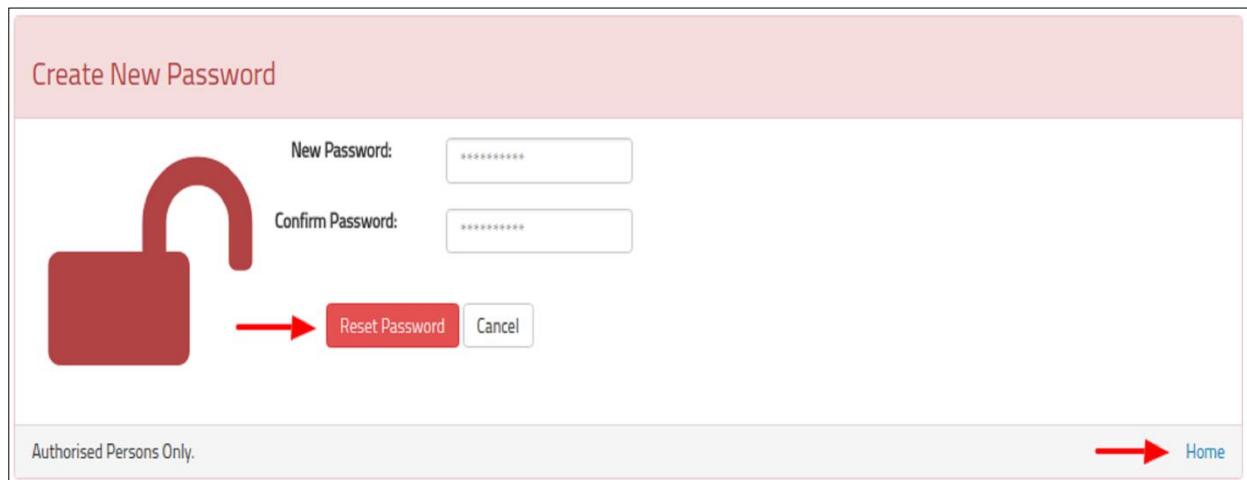


Fig 1.2(a)

### 1.3. User Manual

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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 ARVO BMS - BUSINESS MANAGEMENT SYSTEM FOR BUILDERS

---

Now, we're ready to take a look at ARVO BMS 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

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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.

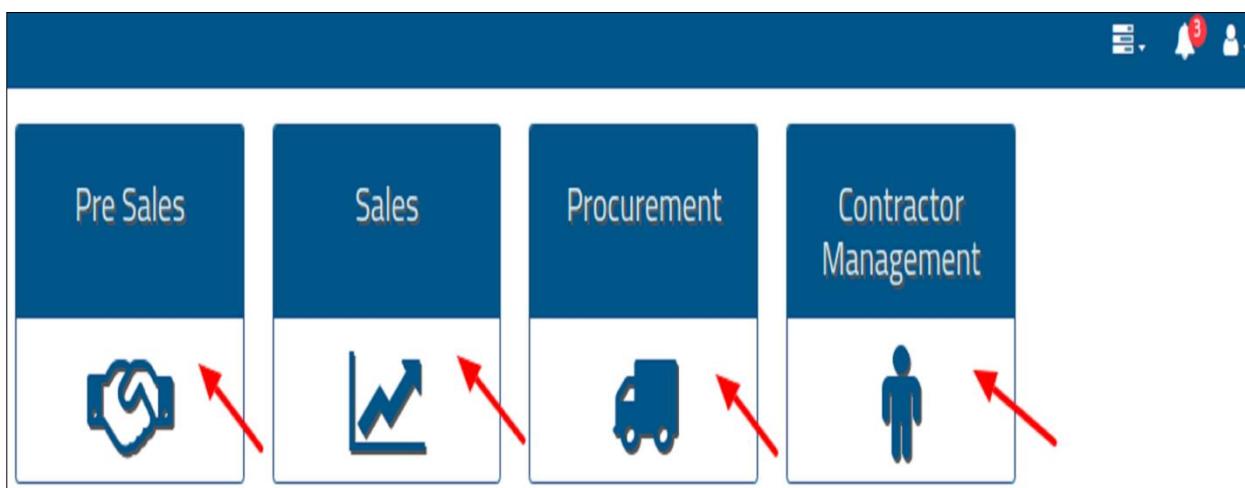


Fig 3

## 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:				
<span style="float: right;">→ + Add New Back</span>				
<span style="float: left;">Q Search for names..</span>				
Prospect Name	Project Name	Unit No	Status	Action
Amar akhbar anthoney	ESSARJEE SAMPADA Phase-2	A-7	Prospect	<span style="color: blue;">→</span> <span style="background-color: #00aaff; color: white; padding: 2px 5px;">View</span>
Abhishek	ESSARJEE SAMPADA Phase-2	G-7	Customer	<span style="color: cyan;">←</span> <span style="background-color: #00aaff; color: white; padding: 2px 5px;">View</span> <span style="background-color: red; color: white; padding: 2px 5px;">C Revert</span>
ram kumar	ESSARJEE SAMPADA Phase-2	G-6	Customer	<span style="color: cyan;">←</span> <span style="background-color: #00aaff; color: white; padding: 2px 5px;">View</span> <span style="background-color: red; color: white; padding: 2px 5px;">C Revert</span>
Naina	ESSARJEE SAMPADA Phase-2	G-6	Prospect	<span style="color: cyan;">←</span> <span style="background-color: #00aaff; color: white; padding: 2px 5px;">View</span>

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

Back

Name:	Sumit Sharma
Mobile No.:	7896542302
Email:	sumit.sh@gmail.com
Address:	karnataka
Project Name:	ESSARJEE SAMPADA
Phase:	Phase-2
Unit-Type:	Duplex
Plot Size(Mtr):	7.00X12.20
Plot Size(Ft):	22.96X40.016
Block:	HIG
unit_no:	G-8
<input type="button" value="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:

+ Add New Back

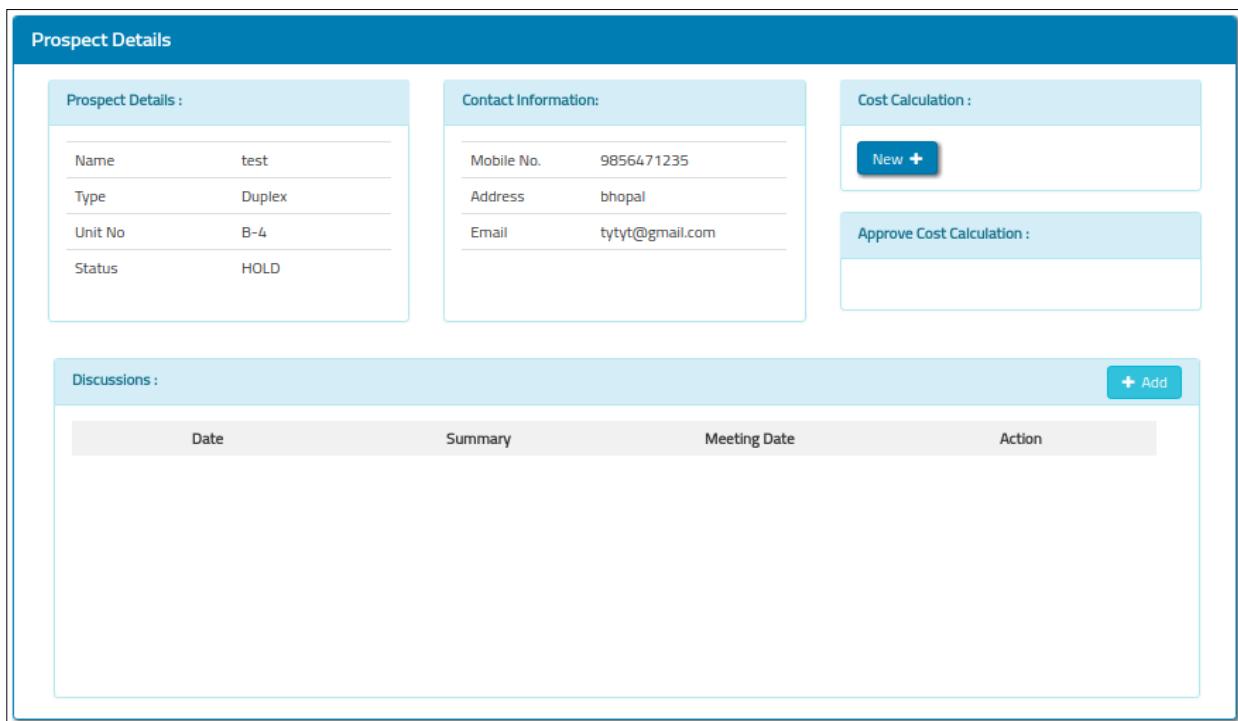
Prospect Name	Project Name	Unit No	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	Prospect	<span style="color: blue;">View</span> ←
jelly	ESSARJEE SAMPADA Phase-2	G-44	Prospect	<span style="color: blue;">View</span>
dolly	ESSARJEE SAMPADA Phase-2	G-47	Prospect	<span style="color: blue;">View</span>
hitesh	ESSARJEE SAMPADA Phase-2	A-7	Prospect	<span style="color: blue;">View</span>
Amar akbar anthoney	ESSARJEE SAMPADA Phase-2	A-7	Prospect	<span style="color: blue;">View</span>
Abhishek	ESSARJEE SAMPADA Phase-2	G-7	Customer	<span style="color: blue;">View</span> <span style="color: red;">C Revert</span>
ram kumar	ESSARJEE SAMPADA Phase-2	G-6	Customer	<span style="color: blue;">View</span> <span style="color: red;">C Revert</span>

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.



Name	test
Type	Duplex
Unit No	B-4
Status	HOLD

Mobile No.	9856471235
Address	bhopal
Email	tytyt@gmail.com

New +
-------

Approve Cost Calculation :
----------------------------

Discussions :			
Date	Summary	Meeting Date	Action
			+ Add

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).

SHEET NO. 1					27-01-2018
Name	sumit sharma				
Mobile	7896542302				
Project	ESSARJEE SAMPADA Phase-2				
Unit No	G-8				
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. 3557525.94	
Discount				Rs. 7525.94	
Total Unit Cost Including GST after Discount	Registry + Society + Monthly Operational Charges + Mutation		Shall be Born by allottee	Rs. 3550000.00	
Note Registration charges of Duplex registry shall be charged as per actual additionally					
Other Charges to be born 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. 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.					
Discussion					
Discussion					
<input style="background-color: #0070C0; color: white; border: none; padding: 5px 10px; border-radius: 5px; width: 100px; height: 30px; margin-right: 10px;" type="button" value="submit"/> <input style="border: none; padding: 5px 10px; border-radius: 5px; width: 100px; height: 30px;" type="button" value="Cancel"/>					

Fig 6.3

Cost Calculation				Print	5		
SHEET NO. 1				27-01-2018			
Name	sumit sharma						
Mobile No.	7896542302						
Project	ESSARJEE SAMPADA Phase-2						
Unit No.	G-8						
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.	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)	9.6	Rs. 700.00	10.76	Rs. 72307.20			
Wash Area G. F. (1)	10.5	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. 10000.00			
Premium location charges	Near Lake			Rs. 20000.00			
Total Cost				Rs.3557525.94			
Discount				Rs. 7525.94			
Total Unit Cost Including GST after Discount	Registry + Society + Monthly Operational + Charges + Mutation		Shall be Born by allottee	Rs. 3550000.00			
Note Registration charges of Duplex registry shall be charged as per actual additionally							
Other Charges to be born by the customer							
Note :	<ol style="list-style-type: none"> <li>1. Extra charges will be taken for premium location.</li> <li>2. Registration Stamp duty, Fees &amp; other charges as per actual. (shall be born by the customer).</li> <li>3. Membership charge of Society Shall be paid additionally at the time of possession @ Rs. 550.00 as &amp; Rs. 25000.00 for Common Corpus fund for residents welfare Society.</li> <li>4. Bank Documentation Charges Extra (shall be born by the customer).</li> <li>5. Mortgage Stamp Fees &amp; Other Charges shall be born by the customer.</li> <li>6. Namantarans Charges (Advocate fees) shall be Charged Extra.</li> <li>7. Meter Connection Charges As per actual Shall be the responsibility of the allottee.</li> <li>8. Water Meter Application with department shall be the responsibility of the allottee.</li> </ol>						
Discussion	Discussion						

Fig 6.3(a)

**Prospect Details**

<b>Prospect Details :</b>	<b>Contact Information:</b>	<b>Cost Calculation :</b>
Name : sumit sharma	Mobile No. : 7896542302	 
Type : Duplex	Address : karnataka	
Unit No : G-8	Email : sumit.sh@gmail.com	
Status : HOLD		

**Approve Cost Calculation :**

 **Approve**

**Discussions :**

**Add**

Date	Summary	Meeting Date	Action
27-01-2018	text your discussion here	27-01-2018	

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:**

**Add New** **Back**

**Search for names..**

Prospect Name	Project Name	Unit No	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	 Customer	 
jelly	ESSARJEE SAMPADA Phase-2	G-44	Prospect	

Fig 6.3(c)

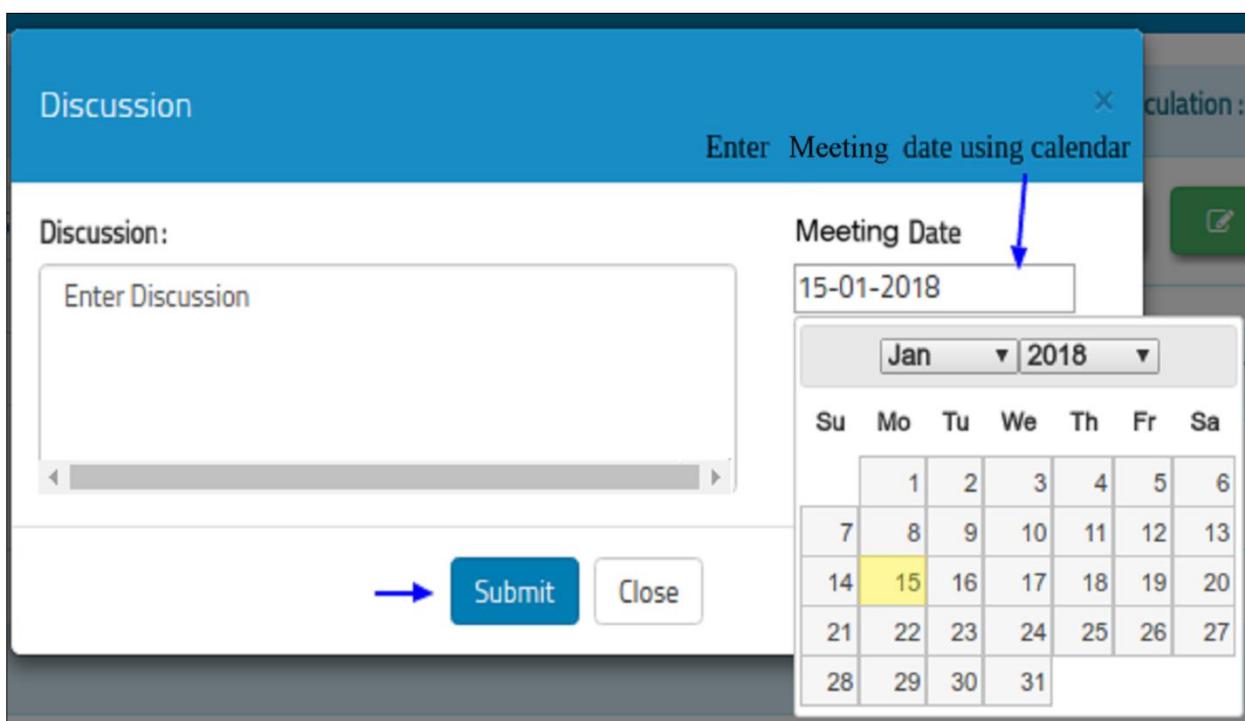
- To convert the customer into prospect click on “Revert” button as shown in Fig 6.3(c). Now you can see the status “Customer” changed into

“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"/> Search for names...				
Prospect Name	Project Name	Unit No	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	Prospect	<input type="button" value="View"/>
jelly	ESSARJEE SAMPADA Phase-2	G-44	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).



The screenshot shows a modal window titled "Discussion". It contains a text area labeled "Enter Discussion" with placeholder text "Enter Discussion". To the right of the text area is a date picker labeled "Meeting Date" showing the date "15-01-2018". Below the date picker is a calendar for January 2018, with the 15th highlighted in yellow. At the bottom of the form are two buttons: "Submit" (in blue) and "Close". A blue arrow points from the text "Enter Meeting date using calendar" to the date picker.

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.**

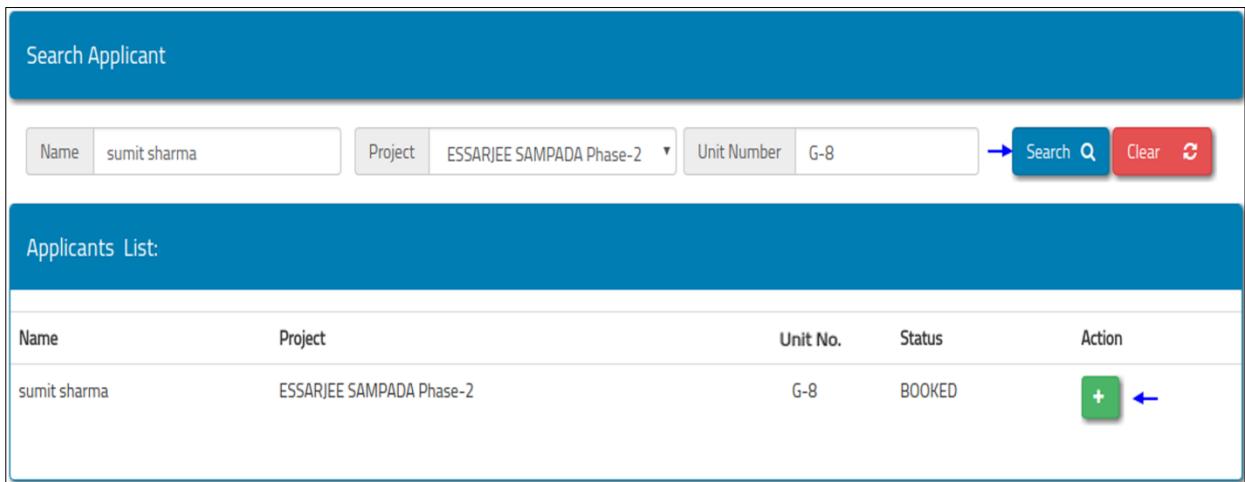
After this select the Sales module from Pre-Dashboard as shown in Fig 3.

## 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 Applicants list will display on the screen as shown in Fig 7.1.



The screenshot shows a web-based application titled "Search Applicant". At the top, there are three search fields: "Name" containing "sumit sharma", "Project" containing "ESSARJEE SAMPADA Phase-2", and "Unit Number" containing "G-8". To the right of these fields are two buttons: "Search" with a magnifying glass icon and "Clear" with a circular arrow icon. Below the search bar is a section titled "Applicants List:" with a table. The table has columns: Name, Project, Unit No., Status, and Action. It contains one row for "sumit sharma" with "ESSARJEE SAMPADA Phase-2" in the Project column, "G-8" in the Unit No. column, "BOOKED" in the Status column, and two small green buttons with white icons in the Action column: a plus sign (+) and a left arrow (←).

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. : P-BPL-17-445.	Application Number 136	Date : 1/2/2018
<b>Project Details</b>		
Project: ESSARJEE SAMPADA - Phase-2		
 Applicant <input type="button" value="Choose file"/> <input type="button" value="X"/>	 Co-Applicant <input type="button" value="Choose file"/> <input type="button" value="X"/>	 Co-Applicant <input type="button" value="Choose file"/> <input type="button" value="X"/>
Type	Duplex	
Block	HIG	
Unit No.	G-8	
Status.	BOOKED	
Plot Size	7.00 x 12.20	Sq. Mt. 85.40 Sq. Ft.
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	LAKE VIEW	
West By	PLOT NO. G-9	
North By	PLOT NO. G-10	
South By	H NO. G-15	

**Professional Details**

	Applicant	Co-Applicant	Co-Applicant
1. Name *	Mr. sumit sharma	Mrs. sunita sharma	Mrs. anubhuti sharma
2. S/o. or W/o. or D/o	S/o. Mr. raghuveer sharma	W/o. Mr. sumit sharma	D/o. Mr. sumit sharma
3. Present Address	bhopal	bhopal	bhopal
4. Permanent Address	Same as above <input checked="" type="checkbox"/> bhopal	Same as above <input checked="" type="checkbox"/> bhopal	Same as above <input checked="" type="checkbox"/> bhopal
5. Pin Code	462005	462005	462005
6. Date of Birth	05-02-1980 <input type="button" value="Calendar"/> Age 37	12-04-1983 <input type="button" value="Calendar"/> Age 34	07-03-1990 <input type="button" value="Calendar"/> Age 27
7. Mobile number *	7896542302	9876543456	9889765678
8. Email address	sumit.sh@gmail.com	sunita.s12@gmail.com	anubhuti.sh07@gmail.com
9. Aadhar No.	321445611489	321456987415	965887412121
10. PAN No.	asdfr1234r	poikl5678y	nbghf5647u
11. Qualification	mca	mca	be
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	HCL	TCS	Company Name
14. Date of Joining	05-05-1986 <input type="button" value="Calendar"/>	04-08-1998 <input type="button" value="Calendar"/>	Date of Joining <input type="button" value="Calendar"/>
15. Designation	BA	UI-UX	Designation
16. Department	IT	IT	Department
17. Monthly Income	70000	40000	Monthly Income
18. Address Of Employer	mumbai	mumbai	Address Of Employer
19. Pin code	789006	789012	Pincode Of Employer

Personal Details

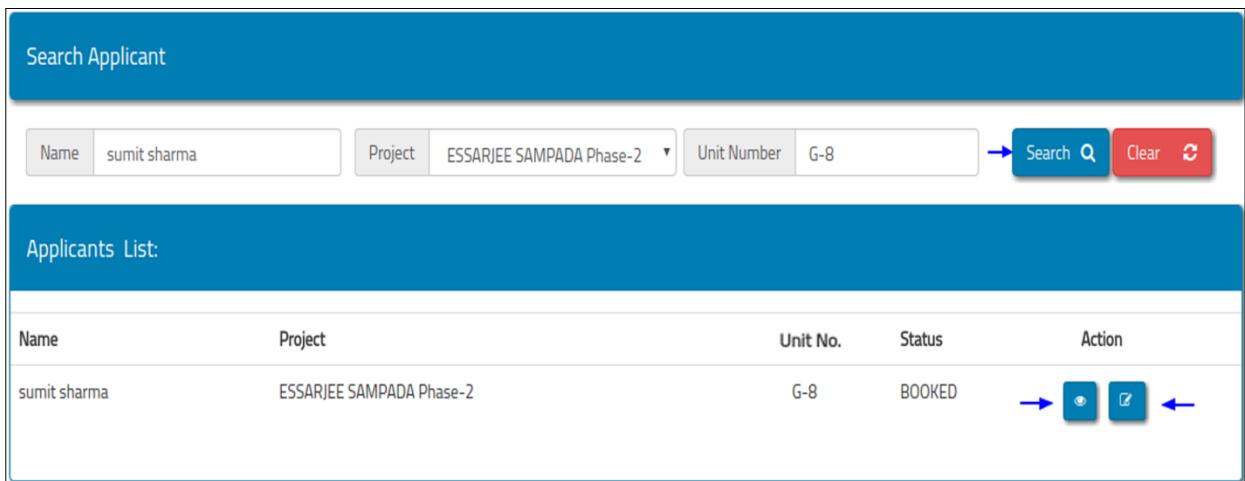
20. No. of Earning Members	2
21. No. of Dependents	1
22. Dependents Details	
23. Co-Owner/Sole Owner	Co-Owner
24. Loan Required	<input checked="" type="radio"/> Yes <input type="radio"/> No
25. Amount of Loan Required	200000
26. Salary Account No.	3456-7877-1234-6777
27. Bank Name	SBI
28. Mode of Payment	Cheque
29. Booking Amount ₹	Amount: 20000 Cheque/TxN No.: 567876 Date: 01-02-2018
30. Documents Submitted by Customer	PAN, Aadhar card
31. Any Additional Information/Specific Requirement	If required

 submit Cancel

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 a search interface titled "Search Applicant". At the top, there are three input fields: "Name" (sumit sharma), "Project" (ESSARJEE SAMPADA Phase-2), and "Unit Number" (G-8). To the right of these fields are "Search" and "Clear" buttons. Below the search bar is a section titled "Applicants List:" containing a single row of data:

Name	Project	Unit No.	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	  

Fig 7.1.1

View Application Form		Print	Go Back
Executive Name :- Sunil Gupta			
Rera Regd No.: P-BPL-17-445.	Application Number:- 136	Date: 01-02-2018	
Project : ESSARJEE SAMPADA - Phase-2		Unit No. : G-B Type : Duplex Block : 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.	
Applicant		Co-Applicant	Co-Applicant
1. Name	Mr. sumit sharma	Mrs. sunita sharma	Mrs. anubhuti sharma
2. Date of Birth	05-02-1980 Age 37	12-04-1983 Age 34	07-03-1990 Age 27
3. S/o. or W/o. or D/o	S/o Mr. raghuveer sharma	W/o Mr. sumit sharma	D/o Mr. sumit sharma
4. Present Address	bhopal	bhopal	bhopal
5. Permanent Address	bhopal	bhopal	bhopal
6. Pin Code	462005	462005	462005
7. Mobile number	7896542302	9876543456	9889765678
8. Email address	sumit.sh@gmail.com	sunita.s12@gmail.com	anubhuti.sh07@gmail.com
9. Aadhar No.	321445611489	321456987415	965887412121
10. PAN No.	asdfr1234r	poliki5678y	nbghf5647u
11. Qualification	mca	mca	be
12. Occupation	Service	Service	None
13. Company Name	HCL	TCS	
14. Date of Joining	05-05-1986	04-08-1998	
15. Designation	BA	UI-UX	
16. Department	IT	IT	
17. Monthly Income	70000.00	40000.00	0.00
18. Address Of Employer	mumbai	mumbai	
19. Pin Code	789006	789012	
20. No. of Earning Members	2		
21. No.of Dependent	1		
22. Dependent Details			
23. Co-Owner/Sole Owner	Co-Owner		
24. Loan Required	Yes		
25. Amount of Loan Required	200000.00		
26. Bank Name	SBI		
27. Account No.	3456-7877-1234-6777		
28. Mode of Payment	Cheque		
29. Booking Amount Rs.	Amount Rs. 20000.00 Cheque No. 567876 Cheque Date. 01-02-2018		
30. Documents	PAN,Adhar_card,		
31. Any Additional Information	if required		
Ref. Shri.			
Place	Sign. of Applicant	Sign. of Co-Applicant	Sign. of Co-Applicant
Date			
Executive Name :- Sunil Gupta			

Fig 7.1.1(a)

### 7.1.2 Update Application Form

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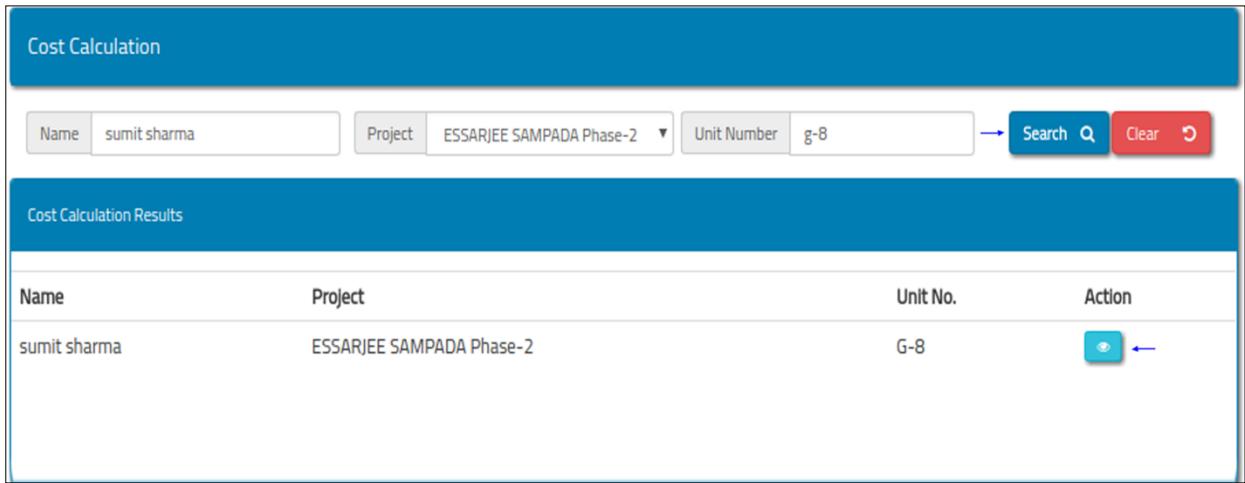
- To update application form click on  button as shown in Fig 7.1.1.
- The “Application Form Update” screen displays on the screen, you can edit/update the information and click on “submit” button as shown in Fig 7.1.2
- To go back to the previous page click on “go back” button as shown in Fig 7.1.2

Rera Regd No.No P-BPL-17-445.	Application Number:- 136	Date: 01-02-2018 <a href="#" style="color: blue;">Go Back</a>																																																																																																								
Project : ESSARJEE SAMPADA-Phase-2 <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">    <input style="margin-bottom: 5px;" type="button" value="Choose file"/> <input type="button" value="X"/> </div> <div style="text-align: center;">    <input style="margin-bottom: 5px;" type="button" value="Choose file"/> <input type="button" value="X"/> </div> <div style="text-align: center;">    <input style="margin-bottom: 5px;" type="button" value="Choose file"/> <input type="button" value="X"/> </div> </div>																																																																																																										
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PAN No. <input style="width: 100px;" type="text" value="asdfr1234r"/></td> <td><input style="width: 100px;" type="text" value="poikl5678y"/></td> <td><input style="width: 100px;" type="text" value="nbghf5647u"/></td> </tr> <tr> <td>11. Qualification <input style="width: 100px;" type="text" value="mca"/></td> <td><input style="width: 100px;" type="text" value="mca"/></td> <td><input style="width: 100px;" type="text" value="be"/></td> </tr> <tr> <td>12. Occupation <input style="width: 100px;" type="text" value="Service"/></td> <td><input style="width: 100px;" type="text" value="Service"/></td> <td><input style="width: 100px;" type="text" value="None"/></td> </tr> <tr> <td>13. Company Name <input style="width: 100px;" type="text" value="HCL"/></td> <td><input style="width: 100px;" type="text" value="TCS"/></td> <td><input style="width: 100px;" type="text" value=""/></td> </tr> <tr> <td>14. 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Monthly Income <input style="width: 100px;" type="text" value="70000.00"/></td> <td><input style="width: 100px;" type="text" value="40000.00"/></td> <td><input style="width: 100px;" type="text" value="0.00"/></td> </tr> <tr> <td>18. Address Of Employer <input style="width: 100px;" type="text" value="mumbai"/></td> <td><input style="width: 100px;" type="text" value="mumbai"/></td> <td><input style="width: 100px;" type="text" value=""/></td> </tr> <tr> <td>19. Pin Code <input style="width: 100px;" type="text" value="789006"/></td> <td><input style="width: 100px;" type="text" value="789012"/></td> <td><input style="width: 100px;" type="text" value=""/></td> </tr> <tr> <td>20. No. of Earning Members <input style="width: 100px;" type="text" value="2"/></td> <td><input style="width: 100px;" type="text" value=""/></td> <td><input style="width: 100px;" type="text" value=""/></td> </tr> <tr> <td>21. 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Address Of Employer <input style="width: 100px;" type="text" value="mumbai"/>	<input style="width: 100px;" type="text" value="mumbai"/>	<input style="width: 100px;" type="text" value=""/>	19. Pin Code <input style="width: 100px;" type="text" value="789006"/>	<input style="width: 100px;" type="text" value="789012"/>	<input style="width: 100px;" type="text" value=""/>	20. No. of Earning Members <input style="width: 100px;" type="text" value="2"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	21. No.of Dependent <input style="width: 100px;" type="text" value="1"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	22. Dependent Details <input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	23. Co-Owner/Sole Owner <input style="width: 100px;" type="text" value="Co-Owner"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	24. Loan Required <input style="width: 100px;" type="text" value="Yes"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	25. Amount of Loan Required <input style="width: 100px;" type="text" value="200000.00"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	26. Bank Name <input style="width: 100px;" type="text" value="SBI"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	27. Account No. <input style="width: 100px;" type="text" value="3456-7877-1234-6777"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	28. Mode of Payment <input style="width: 100px;" type="text" value="Cheque"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	29. Booking Amount Rs. <input style="width: 100px;" type="text" value="Amount Rs. 20000.00"/> <input style="width: 100px;" type="text" value="Cheque No. 567876"/> <input style="width: 100px;" type="text" value="Cheque Date. 01-02-2018"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>	30. Documents <input style="width: 100px; height: 100px;" type="text" value="Aadhar Card&lt;br/&gt;PAN Card&lt;br/&gt;Voter Id&lt;br/&gt;Bank statement last six months&lt;br/&gt;Tax Returns"/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	31. Any Additional Information <input style="width: 100px; height: 100px;" type="text" value="if required"/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	Ref. Shri. _____ Place _____ Date _____	Sign. of Applicant	Sign. of Co-Applicant	Sign. of Co-Applicant	<input style="margin-right: 10px;" type="button" value="submit"/> <input type="button" value="Cancel"/>			
Applicant	Co-Applicant	Co-Applicant																																																																																																								
1. Name <input style="width: 50px;" type="text" value="Mr."/>	<input style="width: 50px;" type="text" value="Mrs."/>	<input style="width: 50px;" type="text" value="Mrs."/>																																																																																																								
2. Date of Birth <input style="width: 100px;" type="text" value="05-02-1980"/> <input style="width: 20px;" type="button" value="Age"/> 37	<input style="width: 100px;" type="text" value="12-04-1983"/> <input style="width: 20px;" type="button" value="Age"/> 34	<input style="width: 100px;" type="text" value="07-03-1990"/> <input style="width: 20px;" type="button" value="Age"/> 27																																																																																																								
3. S/o. or W/o. or D/o <input style="width: 50px;" type="text" value="S/o."/> <input style="width: 50px;" type="text" value="Mr."/>	<input style="width: 50px;" type="text" value="W/o."/> <input style="width: 50px;" type="text" value="Mr."/>	<input style="width: 50px;" type="text" value="D/o."/> <input style="width: 50px;" type="text" value="Mr."/>																																																																																																								
4. Present Address <input style="width: 100px;" type="text" value="bhopal"/>	<input style="width: 100px;" type="text" value="bhopal"/>	<input style="width: 100px;" type="text" value="bhopal"/>																																																																																																								
5. Permanent Address <input style="width: 100px;" type="text" value="Same as above"/>	<input style="width: 100px;" type="text" value="Same as above"/>	<input style="width: 100px;" type="text" value="Same as above"/>																																																																																																								
6. Pin Code <input style="width: 100px;" type="text" value="462005"/>	<input style="width: 100px;" type="text" value="462005"/>	<input style="width: 100px;" type="text" value="462005"/>																																																																																																								
7. Mobile number <input style="width: 100px;" type="text" value="7896542302"/>	<input style="width: 100px;" type="text" value="9876543456"/>	<input style="width: 100px;" type="text" value="9889765678"/>																																																																																																								
8. Email address <input style="width: 100px;" type="text" value="sumit.sh@gmail.com"/>	<input style="width: 100px;" type="text" value="sunita.s12@gmail.com"/>	<input style="width: 100px;" type="text" value="anubhuti.sh07@gmail.com"/>																																																																																																								
9. Aadhar No. <input style="width: 100px;" type="text" value="321445611489"/>	<input style="width: 100px;" type="text" value="321456987415"/>	<input style="width: 100px;" type="text" value="965887412121"/>																																																																																																								
10. PAN No. <input style="width: 100px;" type="text" value="asdfr1234r"/>	<input style="width: 100px;" type="text" value="poikl5678y"/>	<input style="width: 100px;" type="text" value="nbghf5647u"/>																																																																																																								
11. Qualification <input style="width: 100px;" type="text" value="mca"/>	<input style="width: 100px;" type="text" value="mca"/>	<input style="width: 100px;" type="text" value="be"/>																																																																																																								
12. Occupation <input style="width: 100px;" type="text" value="Service"/>	<input style="width: 100px;" type="text" value="Service"/>	<input style="width: 100px;" type="text" value="None"/>																																																																																																								
13. Company Name <input style="width: 100px;" type="text" value="HCL"/>	<input style="width: 100px;" type="text" value="TCS"/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
14. Date of Joining <input style="width: 100px;" type="text" value="05-05-1986"/> <input style="width: 20px;" type="button" value="Calendar"/>	<input style="width: 100px;" type="text" value="04-08-1998"/> <input style="width: 20px;" type="button" value="Calendar"/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
15. Designation <input style="width: 100px;" type="text" value="BA"/>	<input style="width: 100px;" type="text" value="UI-UX"/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
16. Department <input style="width: 100px;" type="text" value="IT"/>	<input style="width: 100px;" type="text" value="IT"/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
17. Monthly Income <input style="width: 100px;" type="text" value="70000.00"/>	<input style="width: 100px;" type="text" value="40000.00"/>	<input style="width: 100px;" type="text" value="0.00"/>																																																																																																								
18. Address Of Employer <input style="width: 100px;" type="text" value="mumbai"/>	<input style="width: 100px;" type="text" value="mumbai"/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
19. Pin Code <input style="width: 100px;" type="text" value="789006"/>	<input style="width: 100px;" type="text" value="789012"/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
20. No. of Earning Members <input style="width: 100px;" type="text" value="2"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
21. No.of Dependent <input style="width: 100px;" type="text" value="1"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
22. Dependent Details <input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>																																																																																																								
23. Co-Owner/Sole Owner <input style="width: 100px;" type="text" value="Co-Owner"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
24. Loan Required <input style="width: 100px;" type="text" value="Yes"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
25. Amount of Loan Required <input style="width: 100px;" type="text" value="200000.00"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
26. Bank Name <input style="width: 100px;" type="text" value="SBI"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
27. Account No. <input style="width: 100px;" type="text" value="3456-7877-1234-6777"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
28. Mode of Payment <input style="width: 100px;" type="text" value="Cheque"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
29. Booking Amount Rs. <input style="width: 100px;" type="text" value="Amount Rs. 20000.00"/> <input style="width: 100px;" type="text" value="Cheque No. 567876"/> <input style="width: 100px;" type="text" value="Cheque Date. 01-02-2018"/>	<input style="width: 100px;" type="text" value=""/>	<input style="width: 100px;" type="text" value=""/>																																																																																																								
30. Documents <input style="width: 100px; height: 100px;" type="text" value="Aadhar Card&lt;br/&gt;PAN Card&lt;br/&gt;Voter Id&lt;br/&gt;Bank statement last six months&lt;br/&gt;Tax Returns"/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>																																																																																																								
31. Any Additional Information <input style="width: 100px; height: 100px;" type="text" value="if required"/>	<input style="width: 100px; height: 100px;" type="text" value=""/>	<input style="width: 100px; height: 100px;" type="text" value=""/>																																																																																																								
Ref. Shri. _____ Place _____ Date _____	Sign. of Applicant	Sign. of Co-Applicant	Sign. of Co-Applicant																																																																																																							
<input style="margin-right: 10px;" 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 a web-based application titled "Cost Calculation". At the top, there are search filters: "Name" (sumit sharma), "Project" (ESSARJEE SAMPADA Phase-2), and "Unit Number" (g-8). To the right of these are "Search" and "Clear" buttons. Below the filters, a table titled "Cost Calculation Results" displays one row of data:

Name	Project	Unit No.	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	 

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).

**Cost Calculation**

Duplex - Cost Calculation  
Rera Regd No. : P-BPL-17-445.

Name	sumit sharma		
Project	ESSARJEE SAMPADA / Phase-2		
Unit No.	G-8		
Type	Duplex		
1. Duplex Carpet Area	84.91 Sqmt		
2. Roof Covered Area	115.50 Sqmt		
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	₹	3550000.00	

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. 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.

Fig 7.2(a)

### 7.3 Documentation

This menu contains four sub-menus are as follows:-

- Upload Document
- Allotment Letter
- Agreement Search
- Demand Letter. As shown in Fig 7.3

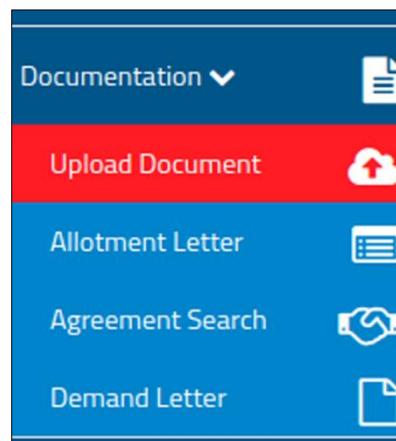
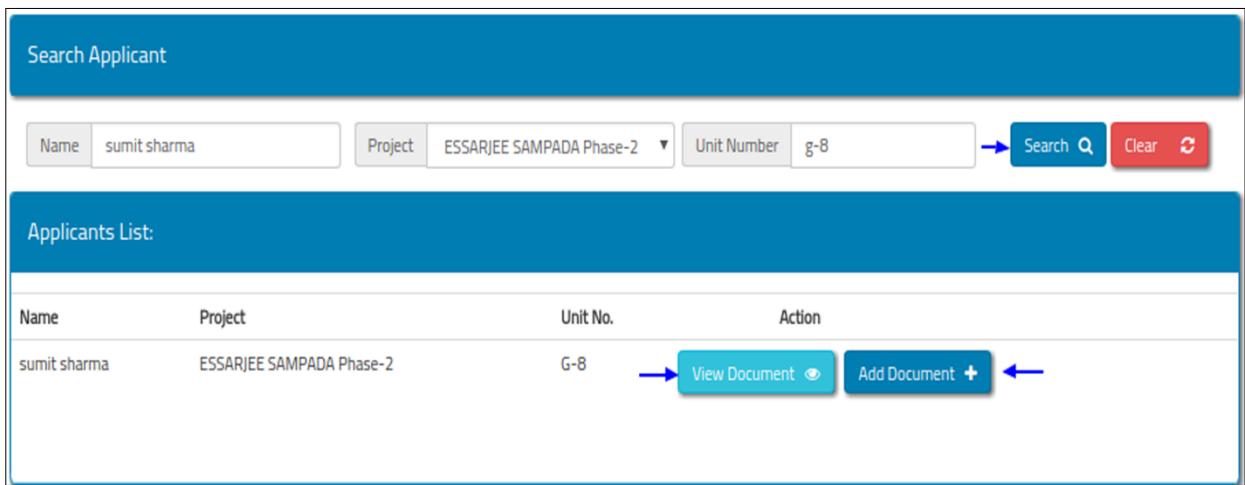


Fig 7.3

### 7.3.1 Upload Document

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

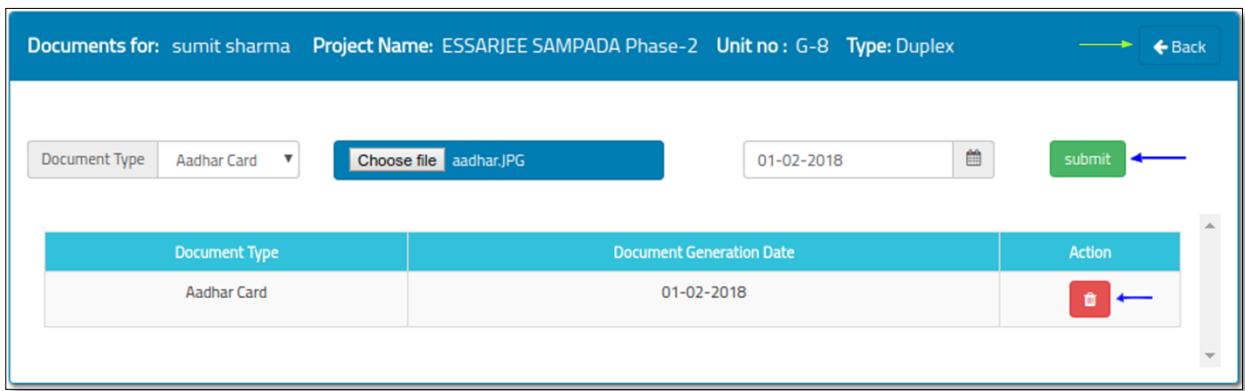
- To view/add document of a particular customer, first search the applicant. There are three ways to search the Applicant, Either by entering a customer name or by selecting a project or by unit number and then click on “Search” button as shown in Fig 7.3.1



The screenshot shows a search interface titled "Search Applicant". It includes fields for Name (sumit sharma), Project (ESSARJEE SAMPADA Phase-2), and Unit Number (g-8). A "Search" button and a "Clear" button are also present. Below the search bar is a table titled "Applicants List" with columns: Name, Project, Unit No., and Action. The table contains one row for "sumit sharma" with "ESSARJEE SAMPADA Phase-2" in the Project column and "G-8" in the Unit No. column. To the right of the Unit No. cell are two buttons: "View Document" with a magnifying glass icon and "Add Document" with a plus sign. Blue arrows point from the "View Document" and "Add Document" buttons towards the respective table cells.

Fig 7.3.1

- Now click on “Add Document” button as shown in Fig 7.3.1. The “Upload Document” screen will be displayed on the screen as shown in Fig 7.3.1(a).



The screenshot shows a form titled "Documents for: sumit sharma Project Name: ESSARJEE SAMPADA Phase-2 Unit no : G-8 Type: Duplex". It includes fields for "Document Type" (Aadhar Card), "Choose file" (aadhar.JPG), "Document Generation Date" (01-02-2018), and a "submit" button. Below the form is a table with columns: Document Type, Document Generation Date, and Action. The table has one row with "Aadhar Card" in the Document Type column and "01-02-2018" in the Document Generation Date column. A red delete icon is in the Action column. Blue arrows point from the "submit" button and the delete icon towards their respective table cells.

Fig 7.3.1(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 7.3.1(a).

- You can also delete the document by click on  button as shown in Fig 7.3.1(a).
- To go back to the previous page, click on “Back” button as shown in Fig 7.3.1(a).
- To view documents click on “View Document” button as shown in Fig 7.3.1. The “Document List” screen will be displayed on the screen as shown in Fig 7.3.1(b)

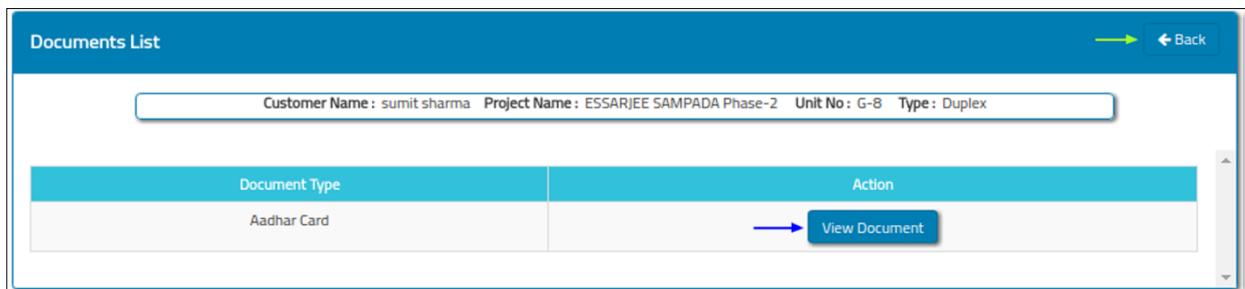


Fig 7.3.1(b)

### 7.3.2 Allotment Letter

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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 7.3.2

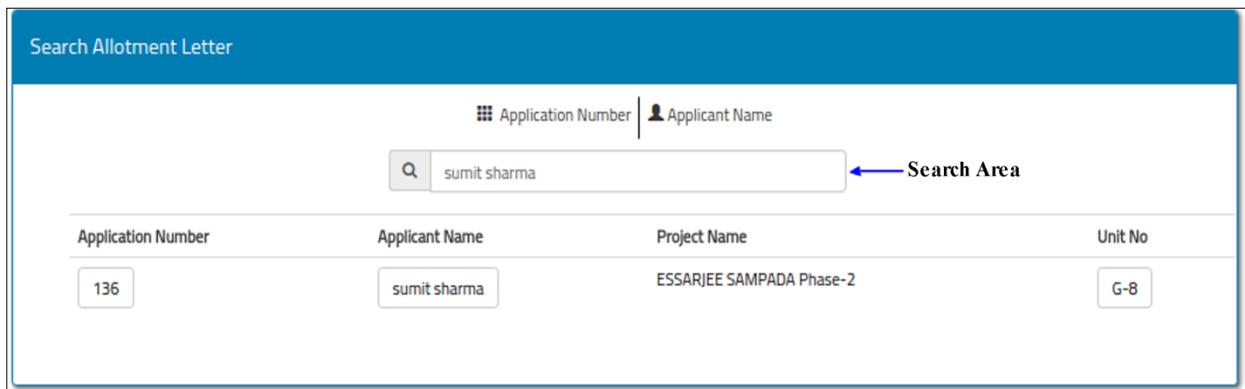
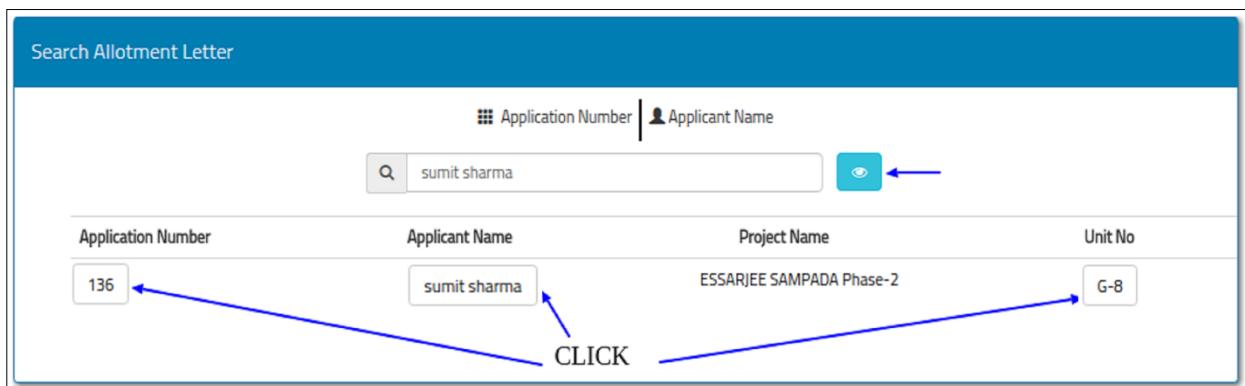


Fig 7.3.2

- Now click on any one of the option as shown in Fig 7.3.2(a).

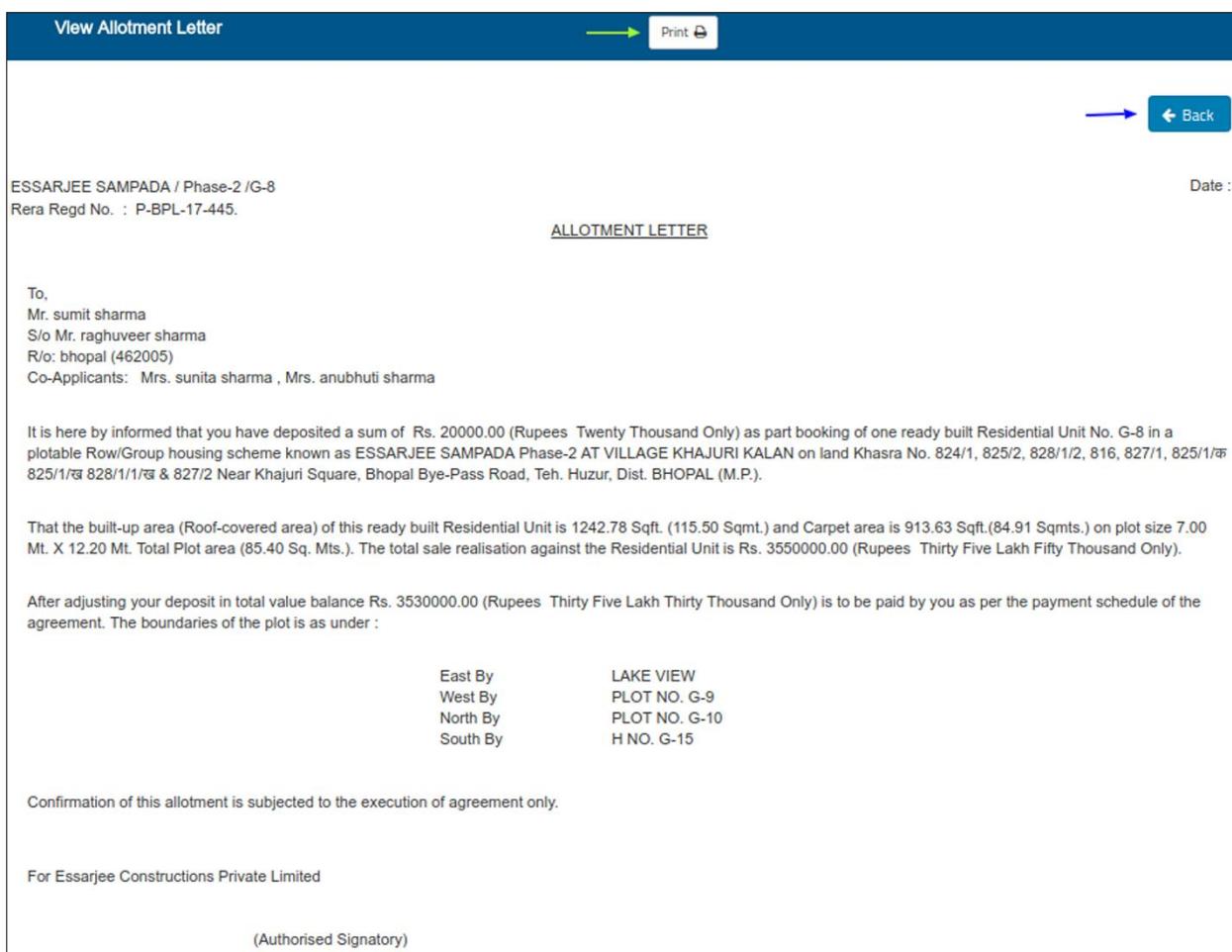


Search Allotment Letter			
Application Number	Applicant Name	Project Name	Unit No
136	sumit sharma	ESSARJEE SAMPADA Phase-2	G-8

CLICK

Fig 7.3.2(a)

- Now click on “View (Eye)” button as shown in Fig 7.3.2(a). The View Allotment letter displays on the screen as shown in Fig 7.3.2(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 7.3.2(b).



ESSARJEE SAMPADA / Phase-2 / G-8  
Rera Regd No. : P-BPL-17-445.

ALLOTMENT LETTER

To,  
Mr. sumit sharma  
S/o Mr. raghuveer sharma  
R/o: bhopal (462005)  
Co-Applicants: Mrs. sunita sharma , Mrs. anubhuti sharma

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-8 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/क 825/1/व 828/1/1/व & 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. 3550000.00 (Rupees Thirty Five Lakh Fifty Thousand Only).

After adjusting your deposit in total value balance Rs. 3530000.00 (Rupees Thirty Five Lakh Thirty 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	LAKE VIEW
West By	PLOT NO. G-9
North By	PLOT NO. G-10
South By	H NO. G-15

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

For Essarjee Constructions Private Limited

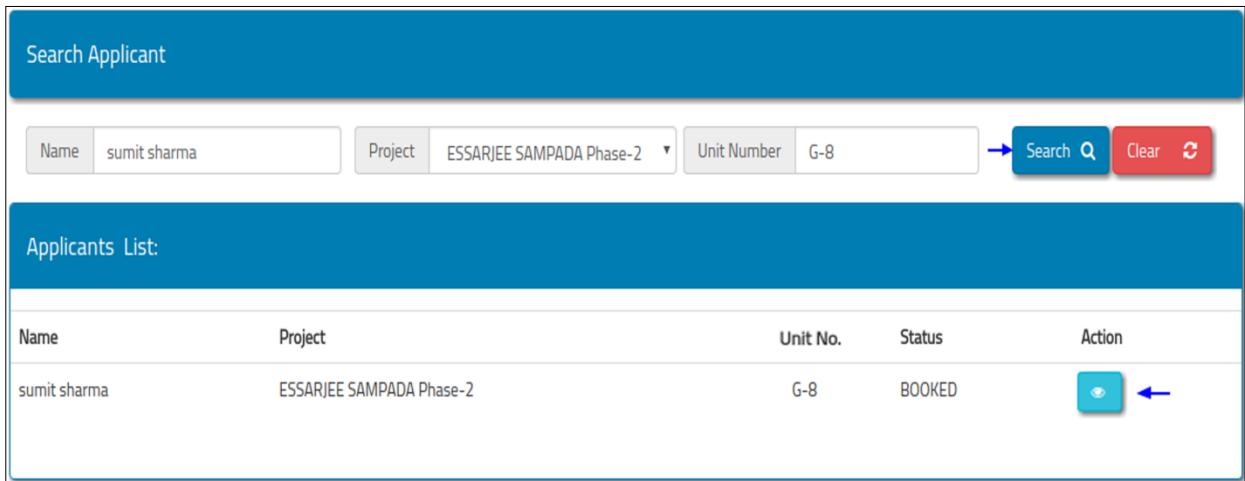
(Authorised Signatory)

Fig 7.3.2(b)

### 7.3.3 Agreement Search

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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 7.3.3



The screenshot shows a search interface titled "Search Applicant". At the top, there are three input fields: "Name" (containing "sumit sharma"), "Project" (containing "ESSARJEE SAMPADA Phase-2"), and "Unit Number" (containing "G-8"). To the right of these fields are two buttons: "Search" with a magnifying glass icon and "Clear" with a circular arrow icon. Below the search bar is a section titled "Applicants List:" containing a table with one row of data.

Name	Project	Unit No.	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	 

Fig 7.3.3

- Now click on “View (Eye)” button as shown in Fig 7.3.3. The View Agreement letter displays on the screen as shown in Fig 7.3.3(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 7.3.3(a).

<a href="#">View Agreement Letter</a>	 Print	  Back
<b><u>AGREEMENT FOR SALE, ROW HOUSE DUPLEX UNIT (ESSARJEE SAMPADA Phase-2)</u></b>		
<p>This Agreement for Sale ("Agreement") executed on this Date:</p>		
<u>By and Between</u>		
<p>Essarjee Constructions Private Limited ( CIN: U7010MP1996PTC010648 ), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at Essarjee House, Z-10, Meznine Floor, Zone 1, MP Nagar, Bhopal, 462030 and its corporate office at Essarjee House, Z-10, Meznine Floor, Zone 1, MP Nagar, Bhopal, 462030 ( PAN : 789456321 ), represented by its authorized signatory Sunil Kumar Gupta S/o Shri G. C. Shah ( Aadhar : 123456789123 ) authorized vide board resolution dated 09.10.2013 herein after referred to as the "Promoter"</p>		
<p>(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).</p>		
<p><b>AND</b></p>		
<p>Mr. sumit sharma, Aadhar no. 321445611489 S/o. of raghuveer sharma, age 37 about residing at bhopal (462005) ,PAN asdfr1234r , hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted an assigns).</p>		
<p>The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".</p>		
<p><b>Note:</b></p> <p>For the purpose of this Agreement for Sale, unless the context otherwise requires,-        (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).        (b) "Appropriate Government" means the Central Government.        (c) "Rules" means the Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016.        (d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016; (e) "section" means a section of the Act.</p>		

Fig 7.3.3(a)

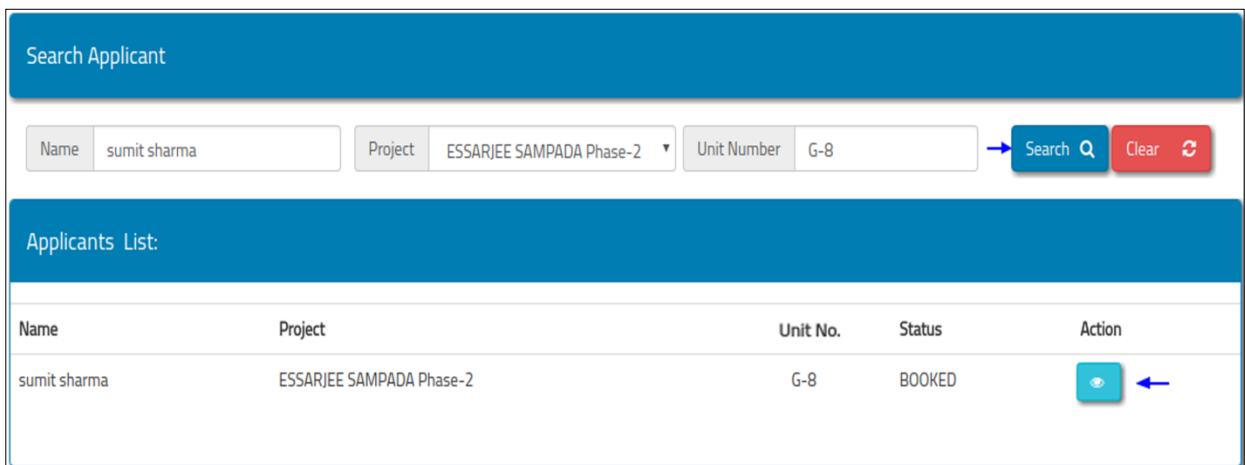
### 7.3.4 Demand Letter

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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 7.3.4. Now click on “View (Eye)” button as shown in Fig 7.3.4.

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

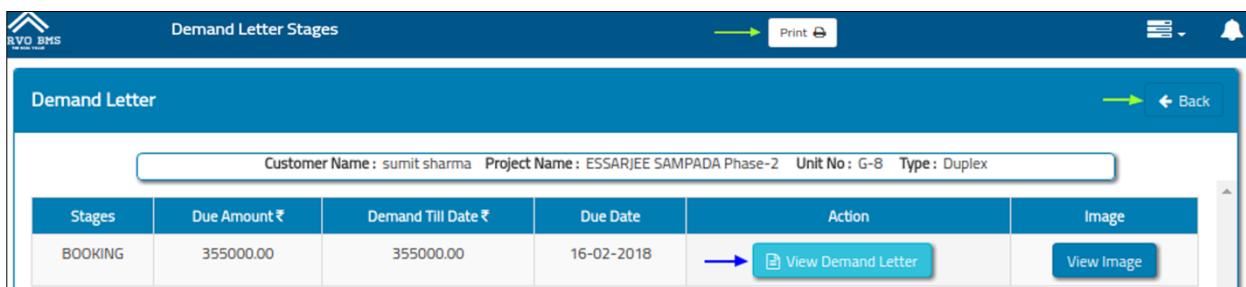
**If particular site report is filled then stage wise demand letter is generated. If the site report is filled in bulk i.e. (direct up to possession) then the entire amount (Due/Advance) of the previous stage is adjusted in the current demand letter.**



The screenshot shows a web-based application for managing applicants. At the top, there is a blue header bar with the text "Search Applicant". Below this is a search form with fields for "Name" (containing "sumit sharma"), "Project" (containing "ESSARJEE SAMPADA Phase-2"), and "Unit Number" (containing "G-8"). To the right of these fields are "Search" and "Clear" buttons. Below the search form is a section titled "Applicants List:" with a table. The table has columns: Name, Project, Unit No., Status, and Action. A single row is visible, showing "sumit sharma" in the Name column, "ESSARJEE SAMPADA Phase-2" in the Project column, "G-8" in the Unit No. column, and "BOOKED" in the Status column. In the Action column, there is a blue button with a circular icon and a red button with a left arrow icon.

Fig 7.3.4

- The Demand letter list will be displayed on the screen as shown in Fig 7.3.4(a).
- Now click on “View Demand Letter” button. The Demand letter displayed on the screen as shown in Fig 7.3.4(b). To go back to the previous page, click on “Back” button
- 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 7.3.4(b)



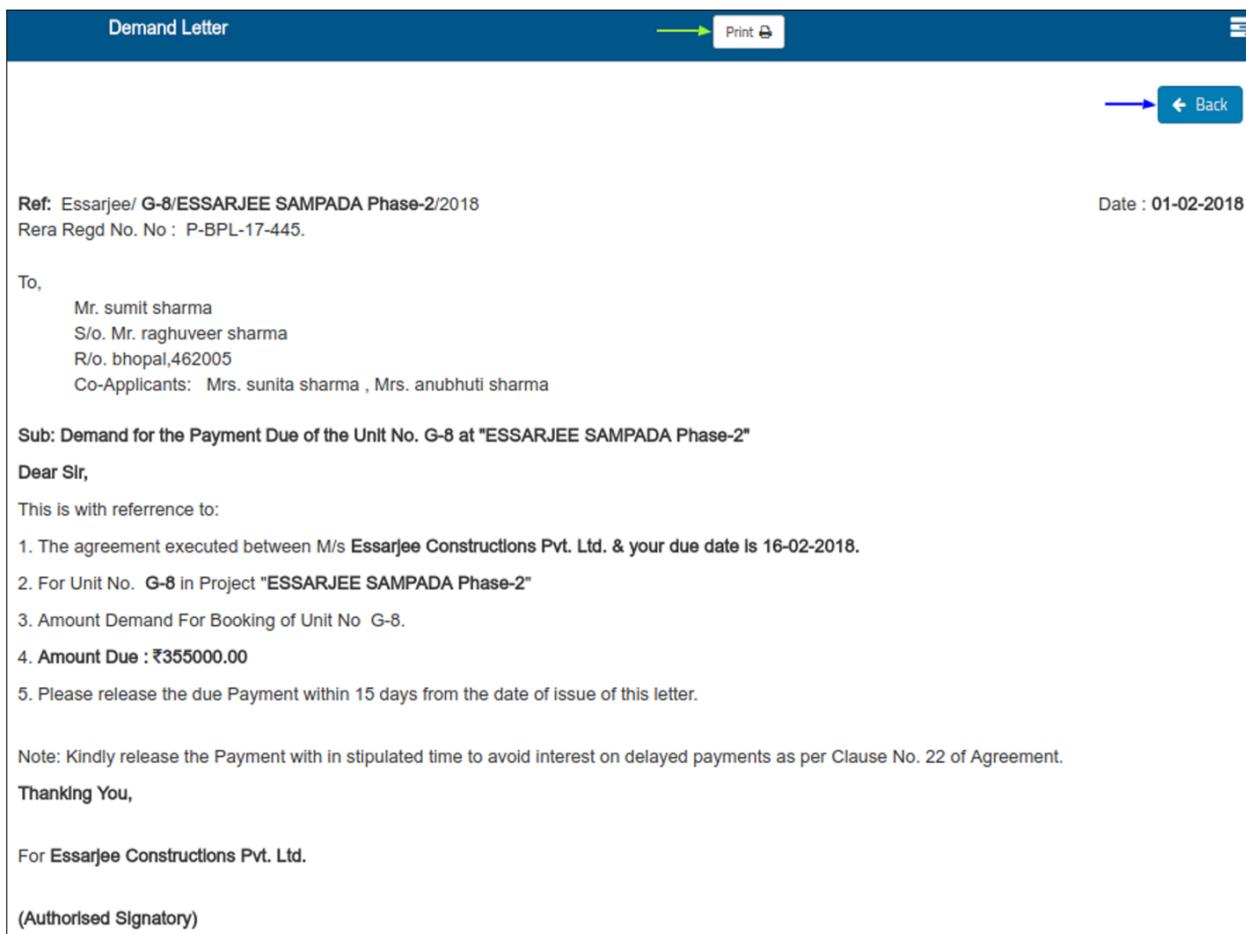
Demand Letter Stages

Demand Letter

Customer Name: sumit sharma Project Name: ESSARJEE SAMPADA Phase-2 Unit No: G-8 Type: Duplex

Stages	Due Amount ₹	Demand Till Date ₹	Due Date	Action	Image
BOOKING	355000.00	355000.00	16-02-2018	<a href="#">View Demand Letter</a>	<a href="#">View Image</a>

Fig 7.3.4(a)



Demand Letter

Print

Ref: Essarjee/ G-8/ESSARJEE SAMPADA Phase-2/2018 Date : 01-02-2018  
Rera Regd No. No : P-BPL-17-445.

To,

Mr. sumit sharma  
S/o. Mr. raghuveer sharma  
R/o. bhopal,462005  
Co-Applicants: Mrs. sunita sharma , Mrs. anubhuti sharma

Sub: Demand for the Payment Due of the Unit No. G-8 at "ESSARJEE SAMPADA Phase-2"

Dear Sir,

This is with reference to:

1. The agreement executed between M/s Essarjee Constructions Pvt. Ltd. & your due date is 16-02-2018.
2. For Unit No. G-8 in Project "ESSARJEE SAMPADA Phase-2"
3. Amount Demand For Booking of Unit No G-8.
4. Amount Due : ₹355000.00
5. Please release the due Payment within 15 days from the date of issue of this letter.

Note: Kindly release the Payment within stipulated time to avoid interest on delayed payments as per Clause No. 22 of Agreement.

Thanking You,

For Essarjee Constructions Pvt. Ltd.

(Authorised Signatory)

Fig 7.3.4(b)

## 7.4 Site Report

---

This menu contains two sub-menus are as follows:-

- Stage Status
- Completion Status. As Shown in Fig 7.4

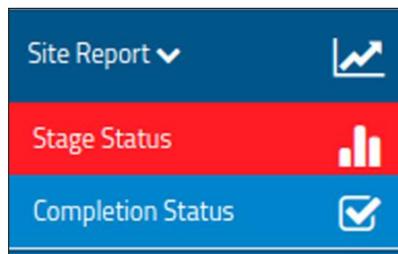


Fig 7.4

### 7.4.1 Stage Status

---

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 7.4.1.
- After completion of stage, the demand letter of the stage is sent to the customer's E-mail Id which shows the due amount.

Add Site Report Details

Project Name:	ESSARJEE SAMPADA	Phase:	Phase-2
Type:	Duplex	Block:	HIG
Unit No.:	G-8	Stage:	BOOKING
Date:	01-02-2018	Upload Image:	 Site Image <input type="button" value="Choose file"/>
<input type="button" value="Submit"/> <input type="button" value="Reset"/>			

Fig 7.4.1

#### 7.4.2 Completion Status

---

This feature allows the executive to Add/View/Edit the work completion status after generating the site report of all the stages i.e. Possession (last stage) of a particular customer's Unit no.

- There are three ways to Add/View/Edit work completion status. 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 7.4.2.

The screenshot shows a search interface titled "Work Completion Search". At the top, there are three input fields: "Name" (sumit sharma), "Project" (ESSARJEE SAMPADA Phase-2), and "Unit Number" (g-8). To the right of these fields are two buttons: "Search" with a magnifying glass icon and "Clear" with a circular arrow icon. Below the search bar is a table titled "Applicants List:" with one row of data.

Name	Project	Unit No.	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	

Fig 7.4.2

- To add work completion status click on “Add” button as shown in Fig 7.4.2. The screen will appear as shown in Fig 7.4.2(a) and fill the following information and click on “Submit” button.

		→ Back
Customer Name : sumit sharma Project Name : ESSARJEE SAMPADA Phase-2 Unit No : G-8 Type : Duplex		
1.Flooring	Drawing Room	
	Dining Room	
	Bedroom No.1	
	Bedroom No.2	
	Bedroom No.3	
	Kitchen	
	Staircase	
	Lobby Area	
	Front Terrace	
	Back Terrace	
2.Doors	Toilet Floor	
	Toilet Wall	
	Kitchen Wall Tiles	
	Wash Area	
	Flush Doors with putty finish & painted	
	Dewas Frames	
	Alluminium Handles	
	Aldrops	
	Door Stopper	
	Tower Bolts	
3.Windows	i. Alluminium Sliding Window of size	
	ii. 2 Nos.Ventilator with pin-head/plan glass fitted in good working conditions with very good ventilation.	

4. Sanitary	Indian WC	<input type="text"/>	Nos.
	European Seat	<input type="text"/>	Nos.
	Seat cover	<input type="text"/>	Nos.
	Bib cock	<input type="text"/>	Nos.
	Pillar cock	<input type="text"/>	Nos.
	Wall Mixture	<input type="text"/>	Nos.
	C.P.Concealed stop cocks	<input type="text"/>	Nos.
	C.P.N.	<input type="text"/>	Nos.
	Wash basin	<input type="text"/>	Nos.
	Waste pipe	<input type="text"/>	Nos.
PVC connection, Kitchen, Toilet Drains / Disposal system are clear. All fitted in good working conditions with satisfactory drainages system sewage line network is passing through backyard is as per the Agreement and Registry.			
5. Electrical	<input type="text"/>	Nos. 6 Amp switches,	<input type="text"/> 16 Amp Switches
	<input type="text"/>	Nos. 6 Amp Socket ,	<input type="text"/> 16 Amp Socket
	<input type="text"/>	Nos.,ceiling Rose ,	
	<input type="text"/>	Nos. Angle holder ,	
	<input type="text"/>	Nos. Button holder,	
	<input type="text"/>	Nos. MCB's,	
All fitted in good working conditions with "A" class copper wire wiring tested in satisfactory working condition .			
6. Painting	All walls are painted with oil bound distemper, Doors, Door frames & grills painted with synthetic Enamel paints, painting work is up to my satisfaction .		
<input style="background-color: #008000; color: white; border: none; padding: 2px 10px; margin-right: 10px;" type="button" value="submit"/> <input style="border: none; padding: 2px 10px;" type="button" value="Reset"/>			

Fig 7.4.2(a)

- To View/Print work completion form, click on “View (eye)” button as shown in Fig 7.4.2(b).
- To edit the form, click on “Edit” button as shown in Fig 7.4.2(b).

The screenshot shows a search interface titled "Work Completion Search". The search bar contains "Name: sumit sharma", "Project: ESSARJEE SAMPADA Phase-2", and "Unit Number: g-8". There are "Search" and "Clear" buttons. Below the search bar is a table titled "Applicants List:" with columns: Name, Project, Unit No., status, and Action. One row is shown: sumit sharma, ESSARJEE SAMPADA Phase-2, G-8, BOOKED, and an action button with a green plus sign.

Name	Project	Unit No.	status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	

Fig 7.4.2(b)

## 7.5 Payment

---

This menu contains three sub-menus are as follows:-

- Receipt and Payment
- Invoice and Payment
- Payment Register as shown in Fig 7.5

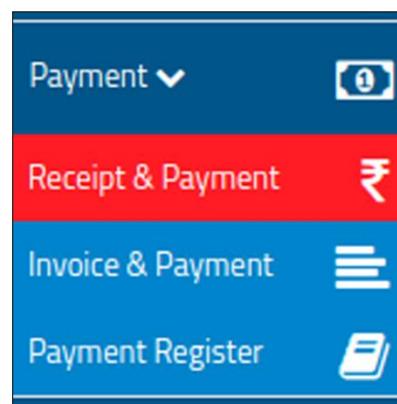


Fig 7.5

### 7.5.1 Receipt and Payment

---

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

**Note: - If sales executive created the direct payment receipt first then invoice is automatically generated.**

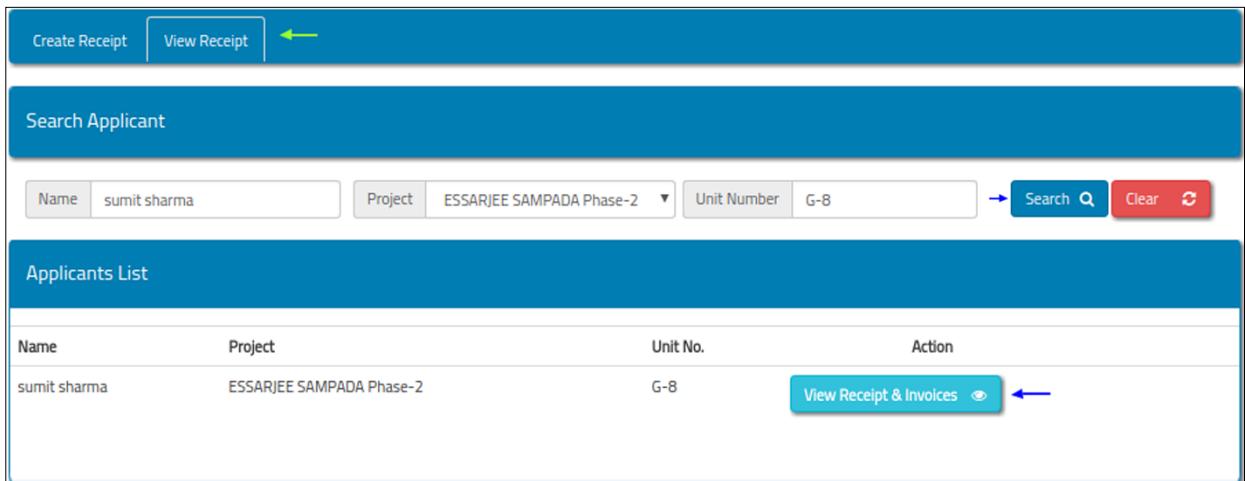
- To generate the receipt, click on “Create receipt” Tab and fill the information and click on submit button as shown in Fig 7.5.1.

Create Receipt		View Receipt	
Project Name:	ESSARJEE SAMPADA *		
Phase:	Phase-2 *		
Unit-Type:	Duplex *		
Block:	HIG *		
Unit No:	G-8 *		
Stage:	POSSESSION *		
Stage Due Amount:	3550000		
Received from:	sumit sharma		
Payment(or cheque)Date:	01-02-2018 <input type="button" value="Calendar"/>		
Amount:	491071.43		
CGST: 6.00 %	29464.29		
SGST: 6.00 %	29464.29		
Total Amount:	550000		
In words:	Five Lakh Fifty Thousand		
Installment No	1		
Arrears	-		
Other Charges	-		
Mode of Payment:	Cheque *		
Drawn on	Bank of Maharashtra		
Cheque no	000123		
Description	For Possession		
<input type="button" value="submit"/> 			

Fig 7.5.1

- To view the receipt of a particular customer, click on “View Receipt” Tab as shown in Fig 7.5.1
- 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 7.5.1(a).

- A list of receipt is appeared on the screen as shown in Fig 7.5.1(a).

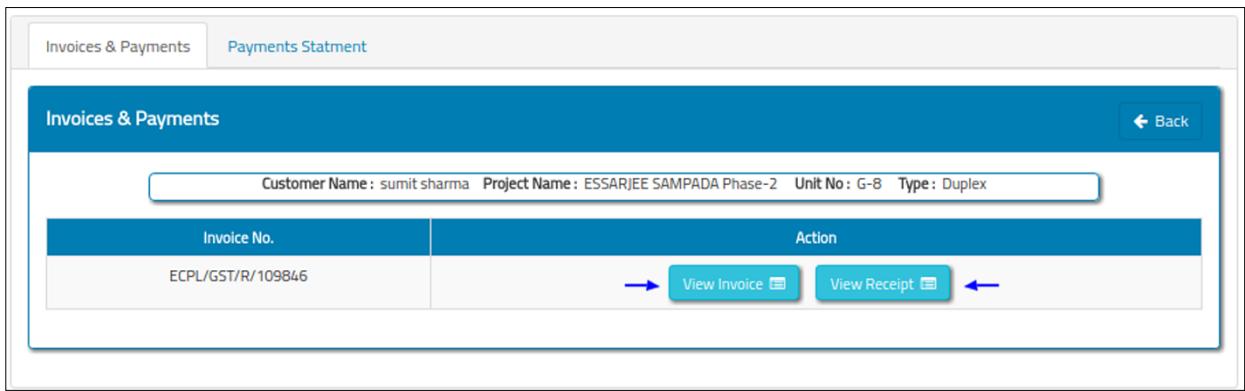


The screenshot shows a web-based application interface. At the top, there are two buttons: "Create Receipt" and "View Receipt". Below them is a search bar labeled "Search Applicant" with a placeholder "sumit sharma". To the right of the search bar are buttons for "Project" (set to "ESSARJEE SAMPADA Phase-2"), "Unit Number" (set to "G-8"), "Search" (with a magnifying glass icon), and "Clear". The main area is titled "Applicants List" and contains a table with one row. The table columns are "Name", "Project", "Unit No.", and "Action". The data in the table is:

Name	Project	Unit No.	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	<a href="#">View Receipt &amp; Invoices</a>

Fig 7.5.1(a)

- To view receipt/invoice click on “View Receipt & Invoices” button as shown in Fig 7.5.1(a). The invoice & payment screen will appear as shown in Fig 7.5.1(b).

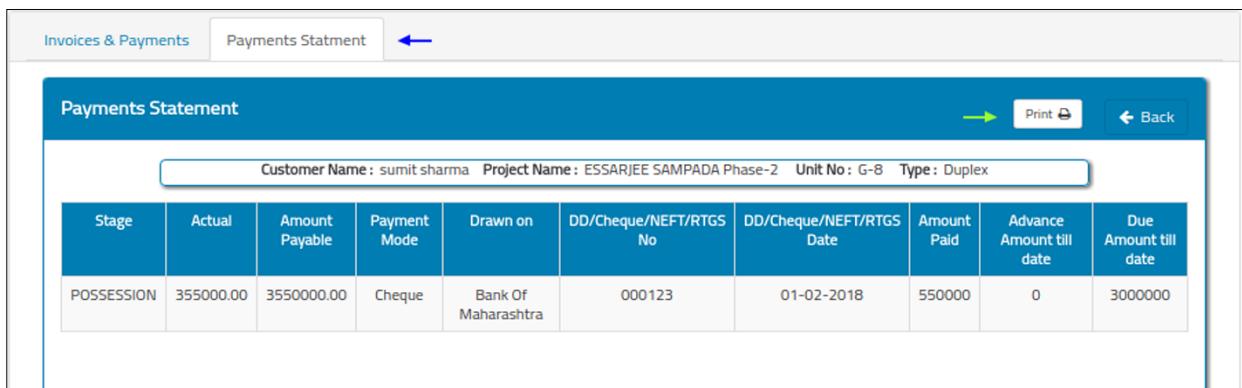


The screenshot shows the "Invoices & Payments" section of the application. At the top, there are tabs for "Invoices & Payments" (which is selected) and "Payments Statement". Below the tabs, there is a header bar with the customer details: "Customer Name: sumit sharma Project Name: ESSARJEE SAMPADA Phase-2 Unit No: G-8 Type: Duplex". The main content area is titled "Invoices & Payments" and contains a table with one row. The table columns are "Invoice No." and "Action". The data in the table is:

Invoice No.	Action
ECPL/GST/R/109846	<a href="#">View Invoice</a> <a href="#">View Receipt</a>

Fig 7.5.1(b)

- To view/print invoice click on “view invoice” button or to view/print receipt click on “view receipt” button as shown in Fig 7.5.1(b).
- To view/print the payment statement click on “Payments Statement” Tab as shown in Fig 7.5.1(c).



Stage	Actual	Amount Payable	Payment Mode	Drawn on	DD/Cheque/NEFT/RTGS No	DD/Cheque/NEFT/RTGS Date	Amount Paid	Advance Amount till date	Due Amount till date
POSSESSION	355000.00	3550000.00	Cheque	Bank Of Maharashtra	000123	01-02-2018	550000	0	3000000

Fig 7.5.1(c)

## 7.5.2 Invoice & Payment

---

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

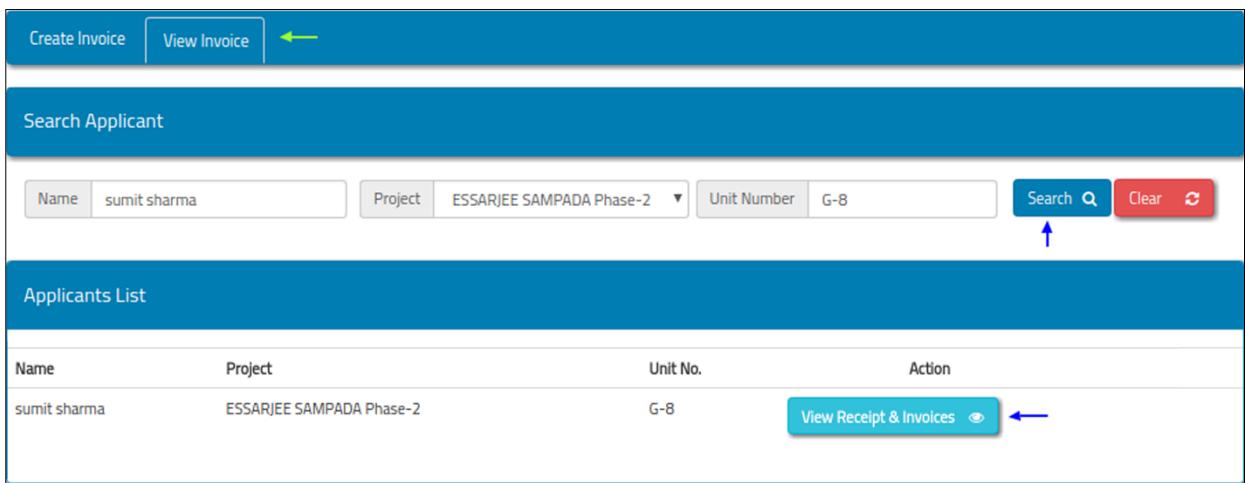
**Note:** - If sales executive created the invoice receipt first, then direct payment receipt is automatically generated.

- To generate/create the invoice, click on “Create Invoice” Tab and fill the information and click on submit button as shown in Fig 7.5.2.
- To view the invoice receipt of a particular customer, click on “View Invoice” Tab as shown in Fig 7.5.2.

		<a href="#">Create Invoice</a>	<a href="#">View Invoice</a>
Project Name:	ESSARJEE SAMPADA		
Phase:	Phase-2		
Unit-Type:	Duplex		
Block:	HIG		
unit_no:	A-1		
stage:	BOOKING		
Stage Due Amount:	371523.00		
Received from:	yogi		
Payment(or cheque)Date:	27-01-2018 		
Amount:	62500.00		
CGST: 6.00 %	3750.00		
SGST: 6.00 %	3750.00		
Total Amount:	70000		
In words:	Seventy Thousand		
Installment No	-		
Arrears	-		
Other Charges	-		
Mode of Payment:	Cheque		
Drawn on	Bank of Baroda 		
Cheque no	000134		
Description	-		
 submit			

Fig 7.5.2

- 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 7.5.2(a).
- A list of receipt is appeared on the screen as shown in Fig 7.5.2(a).

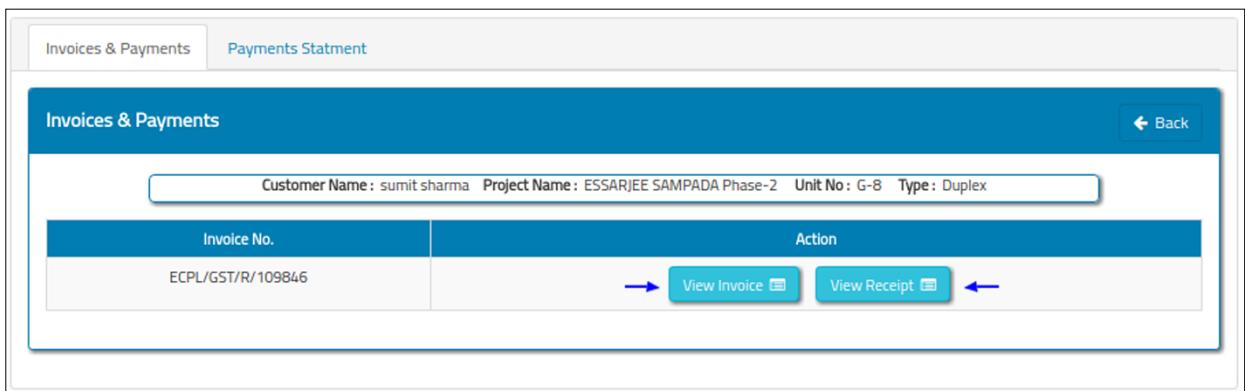


The screenshot shows the "Applicants List" section of the system. At the top, there are buttons for "Create Invoice" and "View Invoice". Below that is a search bar with fields for "Name" (sumit sharma), "Project" (ESSARJEE SAMPADA Phase-2), "Unit Number" (G-8), and search/clear buttons. The main area displays a table with columns: Name, Project, Unit No., and Action. A single row is shown for "sumit sharma" with project "ESSARJEE SAMPADA Phase-2" and unit "G-8". The "Action" column contains a blue button labeled "View Receipt & Invoices" with a magnifying glass icon. Blue arrows point from the "View Receipt & Invoices" button and the "Search" button to their respective descriptions in the accompanying text.

Name	Project	Unit No.	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	<a href="#">View Receipt &amp; Invoices</a>

Fig 7.5.2(a)

- To view invoice/ receipt click on “View Receipt & Invoices” button as shown in Fig 7.5.2(a). The invoice & payment screen will appear as shown in Fig 7.5.2(b).

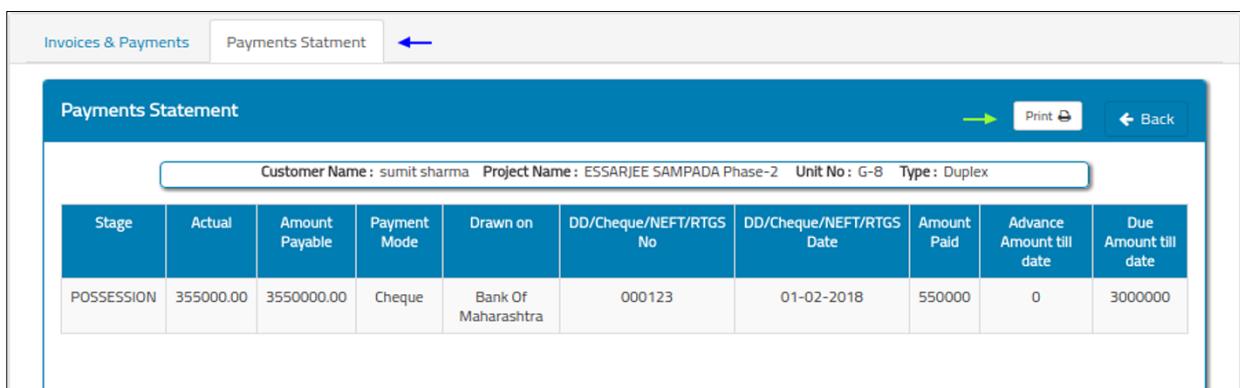


The screenshot shows the "Invoices & Payments" screen. At the top, there are tabs for "Invoices & Payments" and "Payments Statement". Below that is a header with customer details: Customer Name: sumit sharma, Project Name: ESSARJEE SAMPADA Phase-2, Unit No: G-8, Type: Duplex. The main area has a table with columns: Invoice No. and Action. One row is listed with "ECPL/GST/R/109846" in the Invoice No. column and two buttons in the Action column: "View Invoice" and "View Receipt". Blue arrows point from the "View Receipt" button and the "View Receipt & Invoices" button in Fig 7.5.2(a) to their respective descriptions in the accompanying text.

Invoice No.	Action
ECPL/GST/R/109846	<a href="#">View Invoice</a> <a href="#">View Receipt</a>

Fig 7.5.2(b)

- To view/print invoice click on “view invoice” button or to view/print receipt click on “view receipt” button as shown in Fig 7.5.2(b).
- To view/print the payment statement click on “Payments Statement” Tab as shown in Fig 7.5.2(c).



Stage	Actual	Amount Payable	Payment Mode	Drawn on	DD/Cheque/NEFT/RTGS No	DD/Cheque/NEFT/RTGS Date	Amount Paid	Advance Amount till date	Due Amount till date
POSSESSION	355000.00	3550000.00	Cheque	Bank Of Maharashtra	000123	01-02-2018	550000	0	3000000

Fig 7.5.2(c)

### 7.5.3 Payment Register

This feature allows the executive to check the date wise payment records.

- For this executive needs to select the date by using calendar as shown in Fig 7.5.3. After selecting the date, payments records of applicants are displayed as shown in Fig 7.5.3(a).

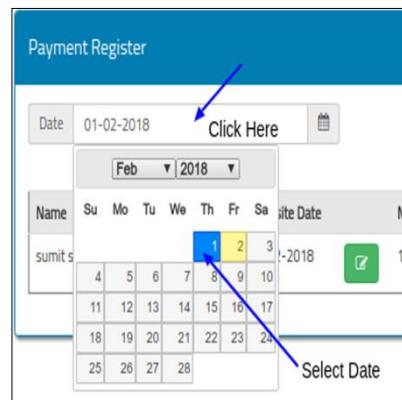


Fig 7.5.3

- To edit the deposit date click on the “Edit” button as shown in Fig 7.5.3(a) and select the deposit date as shown in Fig 7.5.3(b).

Name	Mode	Unit No.	Deposite Date	MR.No.	Cheque Date	Amount	Installment No	Bank Details	Remark
sumit sharma	Cheque	G-8	01-02-2018	109852	01-02-2018	55000	-	Bank of India	booking amount

Fig 7.5.3(a)

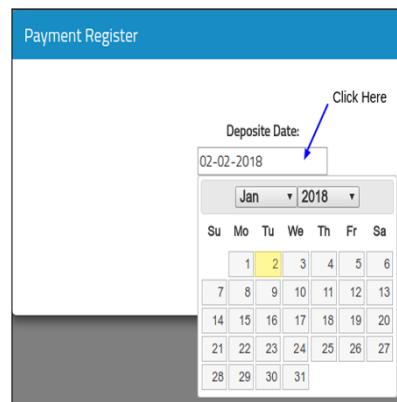


Fig 7.5.3(b)

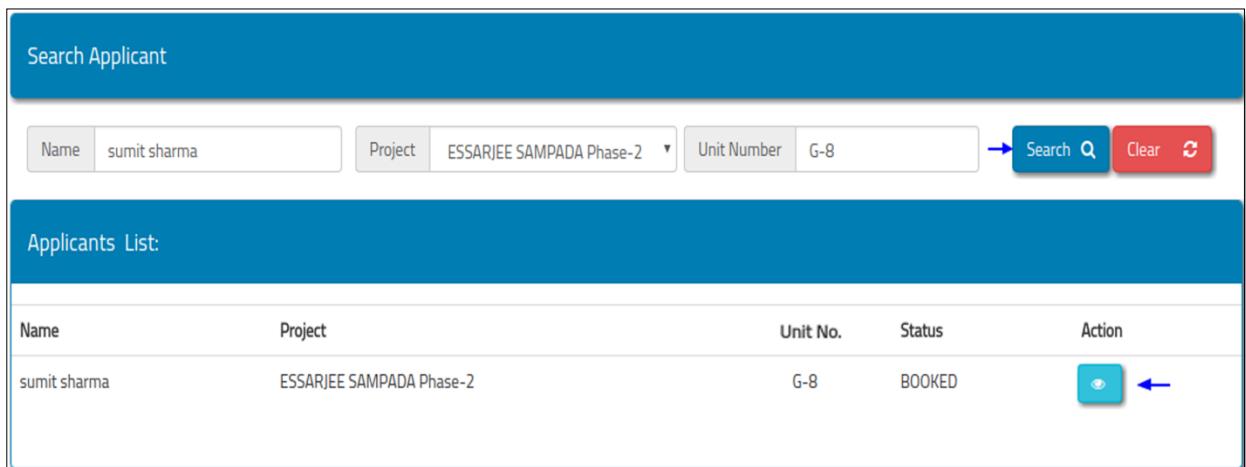
## 7.6 Interest Calculation

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 7.6.
- Now click on “view (eye)” button as shown in Fig 7.6, if customer paid the due amount before the due date then “Accrued Interest” screen displays message “No Interest Found” as shown in Fig 7.6(a).

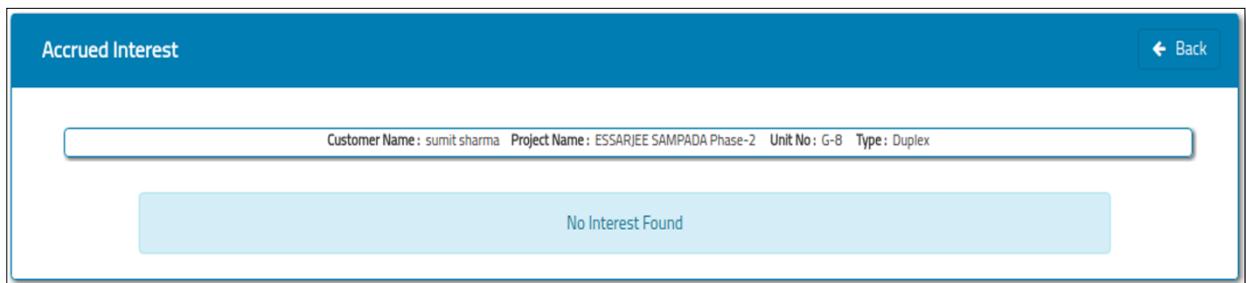
- If any interest is found then “Accrued Interest” screen will be appeared as shown in Fig 7.6(b).



The screenshot shows a search interface for applicants. At the top, there are search fields for Name ('sumit sharma'), Project ('ESSARJEE SAMPADA Phase-2'), and Unit Number ('G-8'). Below the search bar is a button for 'Search' with a magnifying glass icon and a 'Clear' button with a circular arrow icon. The main area is titled 'Applicants List:' and contains a table with one row. The table columns are 'Name', 'Project', 'Unit No.', 'Status', and 'Action'. The data in the table is:

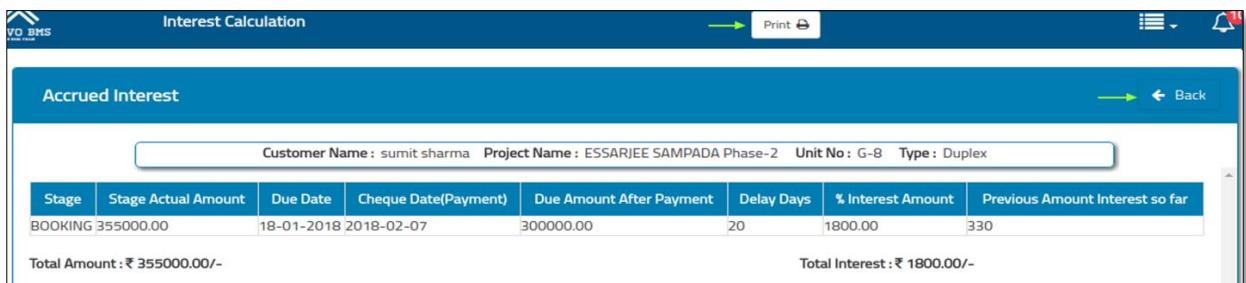
Name	Project	Unit No.	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	 

Fig 7.6



The screenshot shows an 'Accrued Interest' screen. At the top, it displays customer details: Customer Name: sumit sharma, Project Name: ESSARJEE SAMPADA Phase-2, Unit No: G-8, Type: Duplex. Below this, a message says 'No Interest Found'.

Fig 7.6(a)



The screenshot shows an 'Interest Calculation' screen with a sub-section titled 'Accrued Interest'. It displays customer details: Customer Name: sumit sharma, Project Name: ESSARJEE SAMPADA Phase-2, Unit No: G-8, Type: Duplex. Below this, a table shows the calculation details:

Stage	Stage Actual Amount	Due Date	Cheque Date(Payment)	Due Amount After Payment	Delay Days	% Interest Amount	Previous Amount Interest so far
BOOKING	355000.00	18-01-2018	2018-02-07	300000.00	20	1800.00	330

Total Amount : ₹ 355000.00/- Total Interest : ₹ 1800.00/-

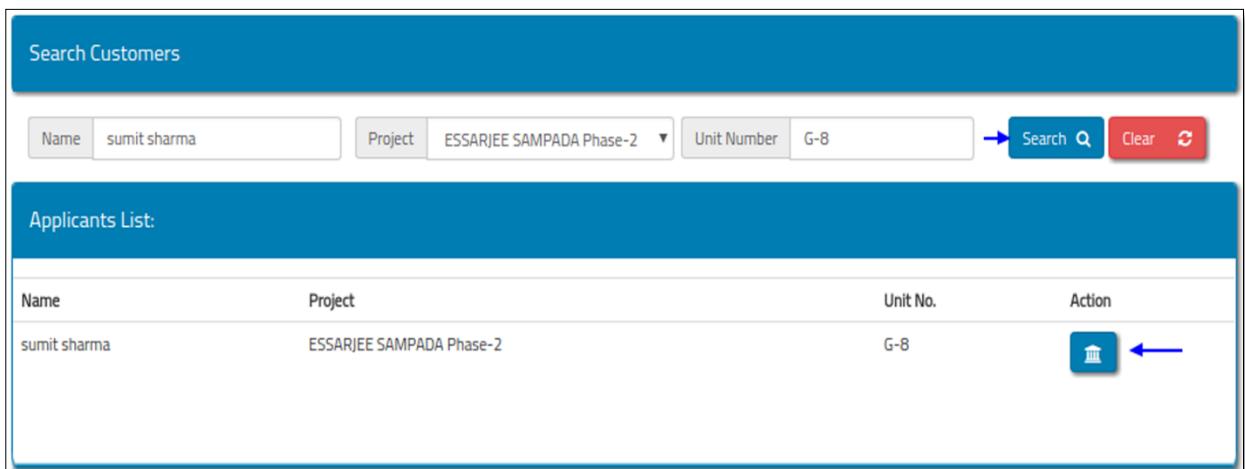
Fig 7.6(b)

## 7.7 Bank Details

This feature is used 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.

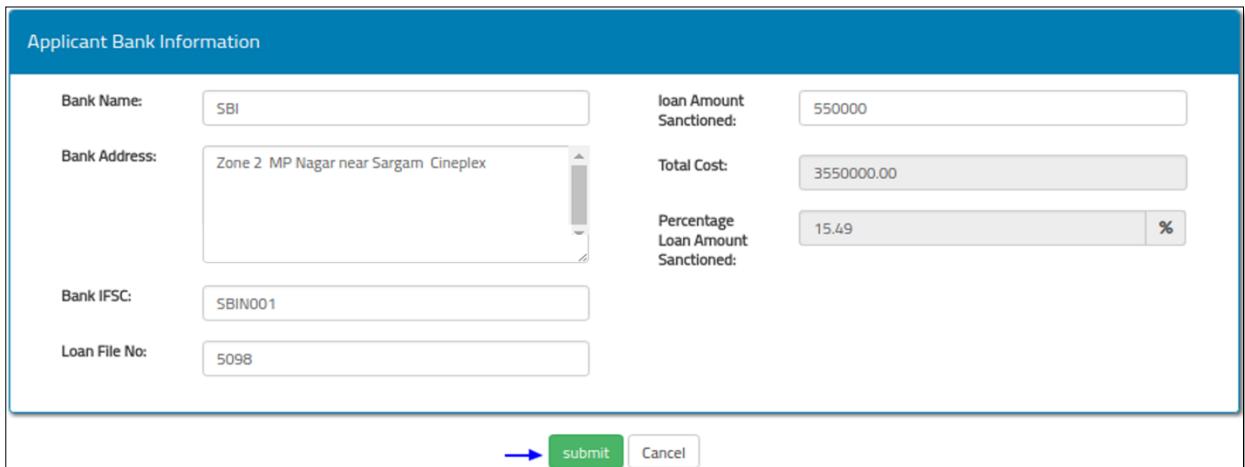
This feature also provides the facility to view/edit/delete the existing applicant bank information as shown in Fig 7.7(b).

- 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 7.7.
- Now click on Bank icon  as shown in Fig 7.7. The applicant bank information will be shown on the screen as shown in Fig 7.7(a).



The screenshot shows a search interface titled "Search Customers". It includes search fields for Name ("sumit sharma"), Project ("ESSARJEE SAMPADA Phase-2"), and Unit Number ("G-8"). There are "Search" and "Clear" buttons. Below the search bar is a section titled "Applicants List:" containing a table with one row. The table columns are Name, Project, Unit No., and Action. The data row is: sumit sharma, ESSARJEE SAMPADA Phase-2, G-8. To the right of the "Action" column for this row is a blue trash can icon with a red arrow pointing towards it, indicating a delete function.

Fig 7.7



The screenshot shows a form titled "Applicant Bank Information". It contains several input fields: "Bank Name" (SBI), "Bank Address" (Zone 2 MP Nagar near Sargam Cineplex), "Bank IFSC" (SBIN001), "Loan File No." (5098), "loan Amount Sanctioned" (550000), "Total Cost" (3550000.00), and "Percentage Loan Amount Sanctioned" (15.49%). At the bottom are "submit" and "Cancel" buttons.

Fig 7.7(a)

Name	Project	Unit No.	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	

Fig 7.7(b)

## 7.8 Final Settlement

---

This menu contains two sub-menus are as follows:-

- Settlement Forms
- Final Calculation Search. As shown in Fig 7.8

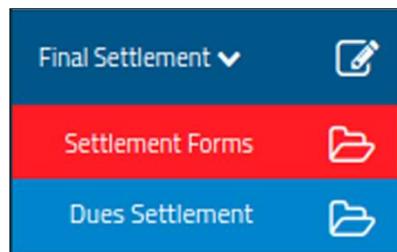


Fig 7.8

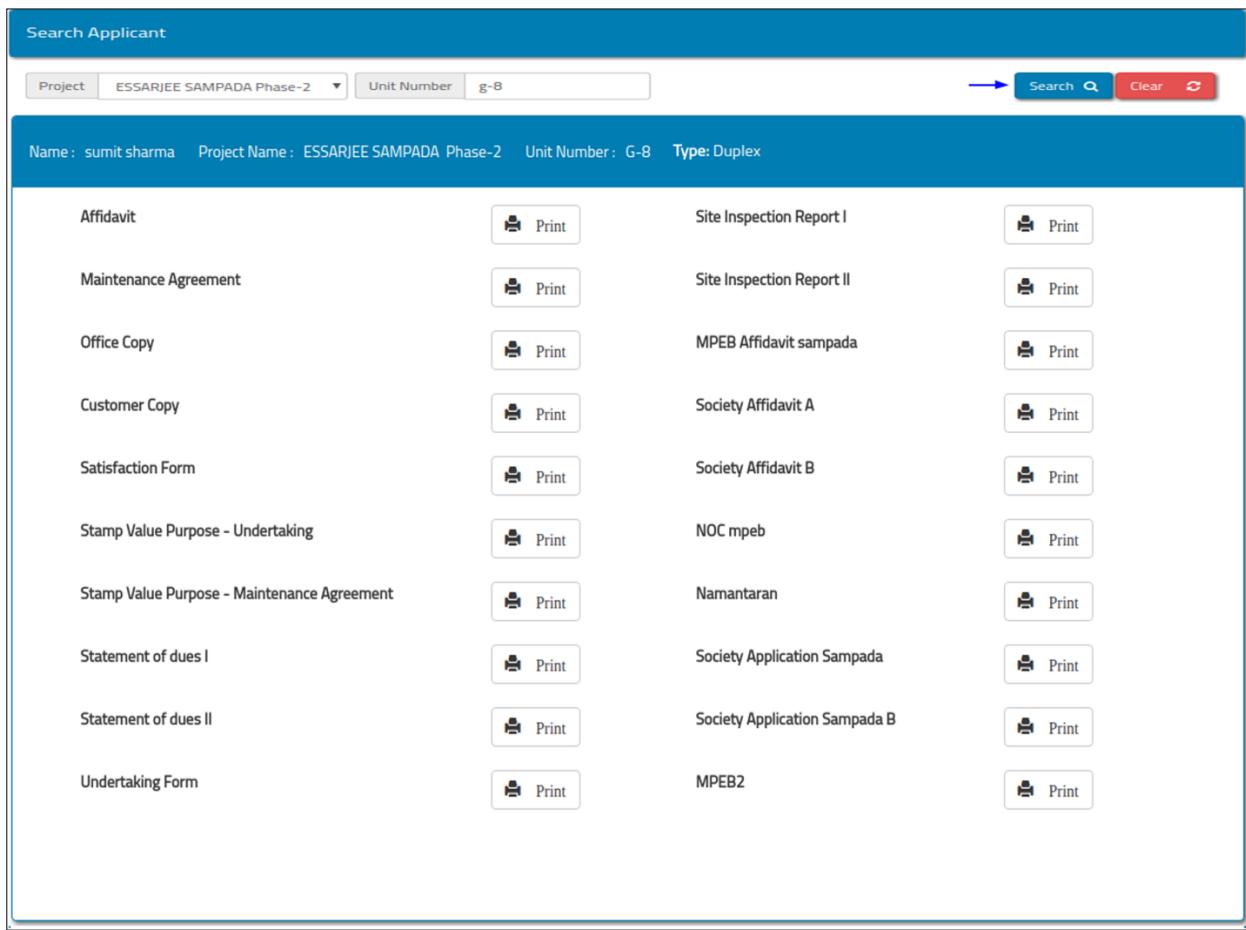
### 7.8.1 Settlement Forms

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Under this feature all the forms related to the property (Unit No.) allotted to the applicant is displayed Ex: Affidavit etc.; and executive can print the forms.

**Note:** - All the final settlement forms will be displayed after the generation of Possession in site report section.

- To print the forms, first search the applicant/customer by selecting a project and enter a unit number and then click on “Search” button as shown in Fig 7.8.1.



The screenshot shows a web-based application titled "Search Applicant". At the top, there are input fields for "Project" (set to "ESSARJEE SAMPADA Phase-2") and "Unit Number" (set to "g-8"), along with "Search" and "Clear" buttons. Below this, the results are displayed for "sumit sharma" (Project Name: ESSARJEE SAMPADA Phase-2, Unit Number: G-8, Type: Duplex). The results are organized into two columns:

Document Type	Action	Document Type	Action
Affidavit	Print	Site Inspection Report I	Print
Maintenance Agreement	Print	Site Inspection Report II	Print
Office Copy	Print	MPEB Affidavit sampada	Print
Customer Copy	Print	Society Affidavit A	Print
Satisfaction Form	Print	Society Affidavit B	Print
Stamp Value Purpose - Undertaking	Print	NOC mpeb	Print
Stamp Value Purpose - Maintenance Agreement	Print	Namantaran	Print
Statement of dues I	Print	Society Application Sampada	Print
Statement of dues II	Print	Society Application Sampada B	Print
Undertaking Form	Print	MPEB2	Print

Fig 7.8.1

## 7.8.2 Dues Settlement

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This feature allows you to add/edit/view calculation before possession sheet no.1 before possession.

- 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 7.8.2.
- Now click on “Add” button as shown in Fig 7.8.2. The form will be displayed on the screen as shown in Fig 7.8.2(a).
- To edit the form click on “Edit” button or to view the form click on “View” button as shown in Fig 7.8.2(b).

Search Applicant

Name	sumit sharma	Project	ESSARJEE SAMPADA Phase-2	Unit Number	G-8	Search 	Clear 
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Applicants List:

Name	Project	Unit No.	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	 Add

Fig 7.8.2

CALCULATION BEFORE POSSESSION Sheet No. 01

Date : 02-02-2018

Duplex No. G-8	ESSARJEE SAMPADA Phase-2	sumit sharma
Unit Cost	:-	3550000.00
Maintenance Charges	:-	141600
Monthly Operation Charges @ 800 per month + GST@18%	:-	00 
Society Common Corpus Fund	:-	00
Registration Stamp Duty charges	:-	00
Service Tax Difference @ 25% from 12.36% to 14.00%	:-	00
Service Tax Difference @ 25% from 14.00% to 14.50%	:-	00
Service Tax Difference @ 30% from 14.50% to 14.50%	:-	00
Service Tax Difference @ 30% from 14.50% to 15.00%	:-	00
Service Tax Difference @ 100% of 18% GST	:-	00
Interest Charged	:-	00
TOTAL		3691600
PAYMENT RECEIVED		550000
BALANCED PAYMENT		3141600

PAYMENT DETAIL

Mr. No.	Date	Particular	Amount	Remark
109846	01-02-2018	For Possession	550000	Ch.No - 000123 Date 01-02-2018
			550000	

	Party Name	Chq. No.	Ch. deposite date	Amount
Chq. part(Agre)	Essarjee Sampada Pvt. Ltd.			0
Chq. part(STD)	Essarjee Sampada Pvt. Ltd.			
Chq. ECPL S Maint.	Essarjee Sampada Pvt. Ltd.			
Chq. ECPL S Maint.	Essarjee Sampada Pvt. Ltd.			
Chq. Society.	Sampada Residents Welfare Society			
Chq. Society.	Sampada Residents Welfare Society			
				0

 submit Cancel

Fig 7.8.2(a)

Search Applicant

Name	sumit sharma	Project	ESSARJEE SAMPADA Phase-2	Unit Number	g-8	<a href="#">Search </a>	<a href="#">Clear </a>
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Applicants List:

Name	Project	Unit No.	Status	Action
sumit sharma	ESSARJEE SAMPADA Phase-2	G-8	BOOKED	  

Fig 7.8.2(b)