

Realty Management System

Shaikh Shoheb, Ansari Shazan, Choudhary Kasim, Ansari Khalilullah,
Anjuman-I-Islam Kalsekar Technical Campus,
Department of Computer Engineering , University of Mumbai

Abstract— Realty management is a system in which we are creating a website, which manages services of Real-Estate management. In last 4 to 5 year value of property has climbed to upper level and due to human exceptions verified details of property are not made available. The main objective of this project is that users can buy a verified property with additional feature like on the basis of RERA number which will be made available by the RERA department for newly developed property's, so that it makes much easier to get the information about the property. This project provide detailed information which guides to select property. Day-by-day the needs of people are increased we filter the property's as per specific needs and resources required by the users like to buy a property near to school and colleges. In this project the sorted list of the property will be as per the time and ratings. Goal of this project is to develop the smart realty management website.

Keywords:-RERA- Real Estate Regulatory Authority, API-Application Programming Interface, Js-JavaScript, Database-MySql.

I. INTRODUCTION

The real estate market is a booming industry. The success of the industry is a result of competition and the intervention of modern technology. Most people in the business prefer to use real estate property management software to stay ahead in the race. This software has been designed to cater to commercial and residential property, office buildings and apartments. Real estate property management is an effective and easy-to-use tool. It helps people understand the real estate business. It is a quick response application that can store each detail of every transaction. Property owners are able to key inputs as and when required. The secured system is intelligent and allows changes from authorized personnel. Real estate property management software can evaluate an unlimited number of properties and units simultaneously. The software stores detailed data related to rent payments for all individual properties. The residential property management system is considered to be time- and cost-effective for a manager and resident. The application can create a personalized website for an individual company in a relatively short time. This allows

prospective and existing users to visit the web site. This is a convenient method to view pictures of property, pay rent and submit maintenance requests[4]. Most real estate agency websites can help house buyers search for houses. However, house buyers usually have to access many different websites to retrieve the useful information because of the various website structures and theme information. When deals are related to the “full-time entrust” and “generally entrust”, this would make house buyers feel more complicated. The “full-time entrust” means that selling or buying real estate only can entrust one real estate agency. The “generally entrust” means that selling or buying real estate can entrust many real estate . If the deal is the “full-time entrust”, which is represented by one real estate agency, the house buyers must visit a number of real estate agency websites. House buyers usually waste time on searching the real estate information because the real estate agency websites are dispersed everywhere. We design this system to combine Google Map, showing the real estate data and neighbouring locations of the house on the Google Map[1]. The importance of a desirable educational environment to the choice of neighborhoods one can never be overemphasized around the world. The school-district not only is closely related to education service itself but also can be regarded as a worthwhile investment. It's reasonable for parents to secure a stellar education for their children through buying homes associated with top schools . Even for the home buyers who want to invest on real estate, those houses at excellent school districts might protect them from the market's ups and downs [2]. Real estate appraisal, which is the process of estimating the price for real estate properties, is crucial for both buyers and sellers as the basis for negotiation and transaction. Real estate plays a vital role in all aspects of our contemporary society. In a report published by the European Public Real Estate Association (EPRA <http://alturl.com>), it was shown that real estate in all its forms accounts for nearly 20% of the economic activity. Therefore, accurate prediction of real estate prices or the trends of real estate prices help governments and companies make informed decisions. On the other hand, for most of the working class, housing has been one of the largest expenses. A right decision on a house, which heavily depends on their judgement on the value of the property, can possibly help them save money or even make profits from their investment in their homes. From this perspective, real estate appraisal is also closely related to people's lives [3].

II. WHAT IS REALTY MANAGEMENT SYSTEM

Realty Management System (RMS) is an online service that manages the overall operational activities and processes, starting from the management of the property, to the management of real estate agencies, agents, clients and provide help for financial transactions. It provides comprehensive reports for managing the Real Estate agency performance and efficiency, and enables the management for a better decision-making. Whether you operate 10 properties or 1000, RMS is affordable for all sizes of sales or for rent, it scales smoothly to your requirements. As complete realty management software, RMS can provide your business with immediate and ongoing benefits, meaning better margins and cost efficiencies in all aspects of the business [5].

III. WHAT IS NEED OF REALTY MANAGEMENT SYSTEM

To Buy/rent a property or to sell a property, opening multiple property's which can filtered based on specific resources such as, School, colleges, Bus stop, railway stations etc and especially when you are at a place and you want to buy flat/shop/land which is near your current location, such requirement can be filtered. All most every time people want a property at selected locations and a property of low price and with considering these factor as priority we are designing this project.

IV. SYSTEM ARCHITECTURE

All required modules for System Architecture for Realty Management system are explained below.

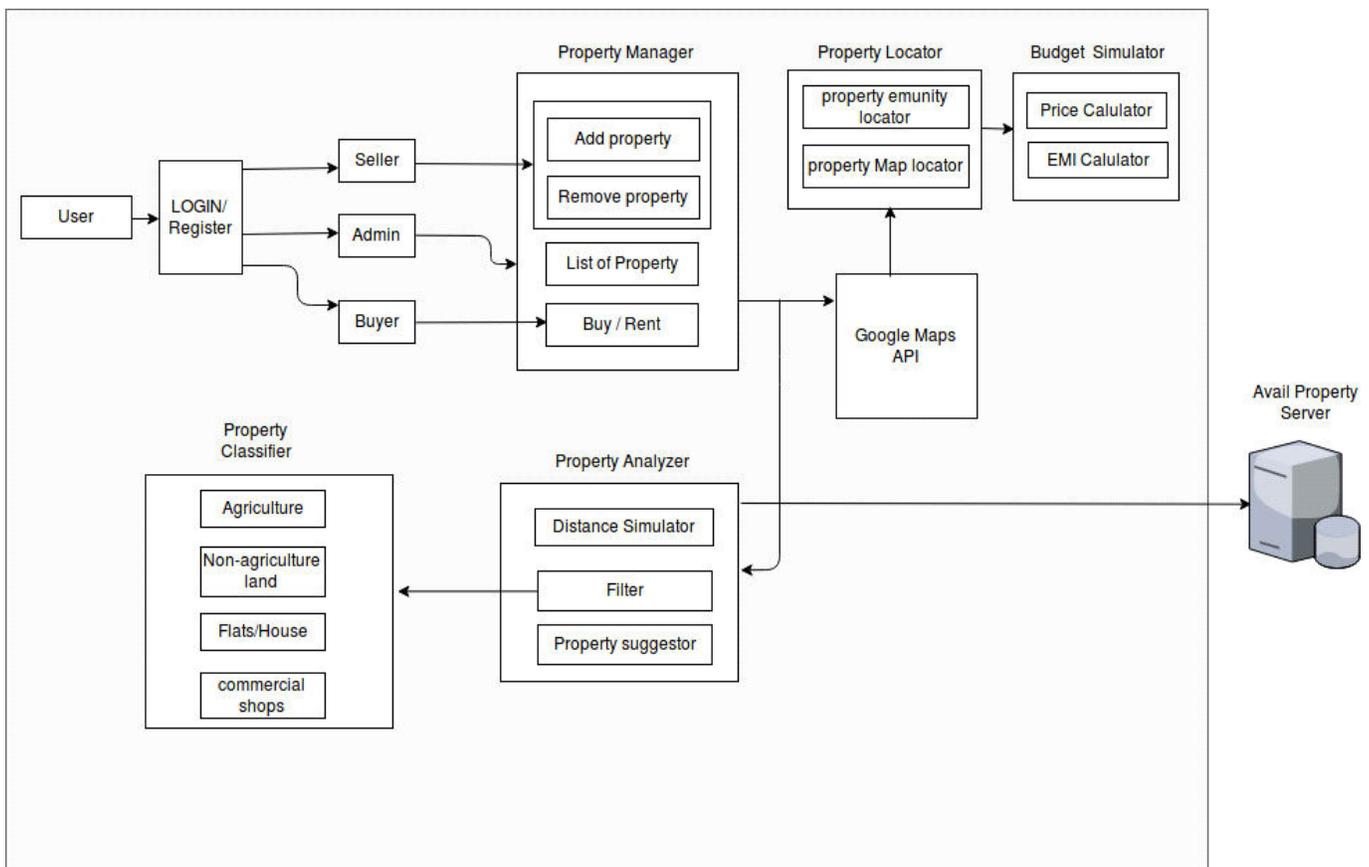


Fig. System Architecture for Realty management system.

Fig.1: System Architecture for Realty Management System.

A. user login

In this login the user are classified into buyer, seller and can login into the system via using his/her google account or face book account and the user will be verified by google and facebook API respectively. After the verification the user enters into the system and explore the application. This will reduce the load of storing the user information. This is done as everyone nowadays have a facebook and google accounts. As this is the basic need in todays world and they provide the accurate user authentication services. There is seller login for the user which displays the fields required for seller rather than displaying the information about buyers and vice versa for buyers. In admin login it has all access rights to change and modify and from admin perspective all the fields will be displayed.

B. Property manager

Property manager is used to manage different types of property, in this module user can buy a property on basis of his/her specific requirement, list of the property's will be displayed and user can buy/rent a property. This module is divided into three fields' admin, buyer and seller. Adding and removing of the property, managing the website and all the other activities can be done by admin. Seller can add or remove his/her property and buyer can buy/rent a property. Buying/Renting or selling of the property can only be done after the registration/login process for buyer/seller. As shown in Fig.2 By using sql query data is fetched and store in to the databases which provides us the desire output. User can verify property with the RERA number provided by RERA Department which helps to know the details of the property. Before buying any land the 7/12 document or 'Record of Land Rights' is used for looking up the ownership of ancestral land in a village. This also helps in checking for any past disputes or any litigation orders passed affecting the land. It has a record of all the activities that were carried out on the land. The legal record also establishes the identity of the land, covering the natural aspects of the surroundings. As show in fig.3 if it is an agricultural land, the document has a record of the crops that were last grown on the land [6]. All such record will be provided in our website to buyer before buying any land.

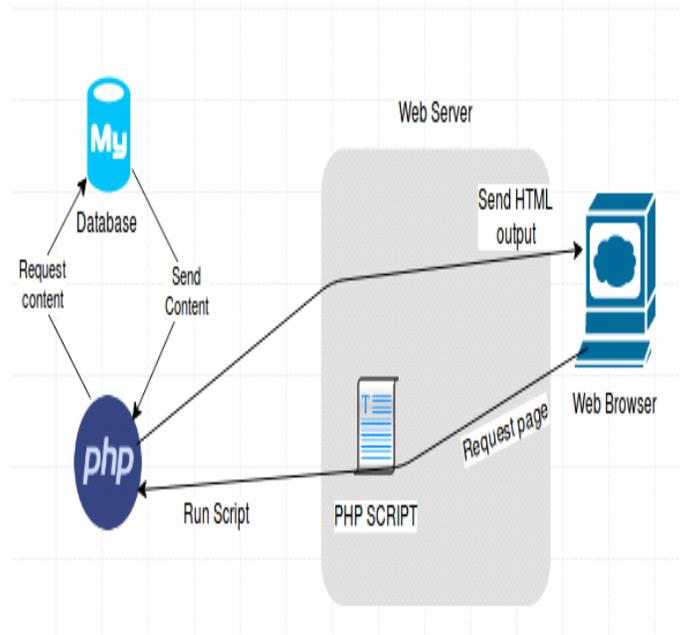


Fig.2 Data Fetching, Storing And Displaying.

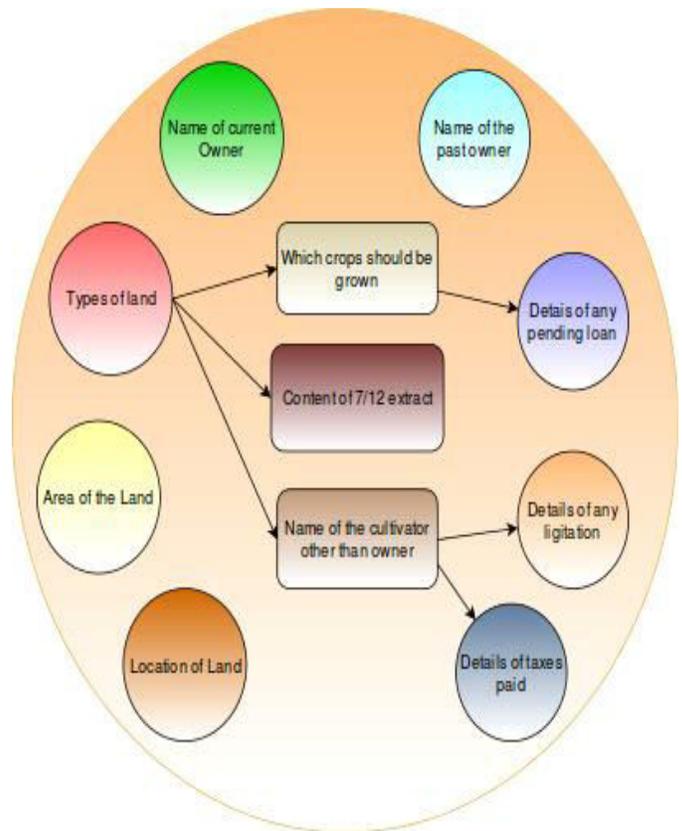


Fig.3 Contents of 7/12 Extract.

C. Property analyzer

Property analyzer is used to analyze the property based on the keywords. This module analyzes the property on the basis of three parameters distance simulator, filter and property suggestor. Distance simulator is used to show the distance between property and required places like hospitals, railway station, schools, colleges etc. Distance simulator will show you the actual distance between property and places according to the user requirements like what nearby places he/she wants to find. Filter is used to filter the property according to the requirement of a user like flats, commercial shops, agricultural land etc, and thus it becomes easy for the user to search the desire property. Property suggestor works on the keywords entered by the user and fetches the related data from Avail property server and displays the predicted requirement for the user.

D. Property classifier

Property classifier is used to target the specific requirement of the user. Here we can illustrate from Fig.1 System Architecture that when user provide his/her requirement then the location are passed to google maps API which finds the latitude and longitude of the location provided by the user and displays the available property's in the location calculated by google maps. further on the basis of algorithm different requirements of user are filtered. This module is design to filter on all property's using MySql query which fetches the data from the Avail property sever and displays specified type of property such as flats/House, commercial shops, agriculture and non agriculture lands. This module provides more detail information about agricultural and non agricultural land. Which helps the farmers and developer to buy the land?

E. Property locator

Property locator is used to locate the property based on the locations needed by users. When he/she enters the requirement then the location are passed to google maps API which finds the latitude and longitude of the location provided by the user and displays the available property's in the location calculated by google maps. Property locator is classified into two fields Property immunity locator and Property map locator. Property emunity locator works on specific resources or all resources like if coustmer wants property in a particular location near school or college etc and displaying the property's based on the ratings. Property map locator used to display the property's which is available nearby or to display property based on location entered by user.

F. Budget locator

Budget locator is a module in which user can search a property according to their budget. Budget locator is classified into two different field Budget loctor based on random location, Budget locator based on specific location. When a user searches a property according to budget the budget locator searches property and gives result to the user. After user selects property which he/she want to buy can calculate the rate of the property on per/sqft basis, if he/she wants to loan a property than more details will be provided and EMI calculator for for calculations.

V. CONCLUSION

we have selected this topic because market of real estate is booming. The need of user who want to buy/rent or sell a property will be provided detail information about each type of property. By considering the factor about budget and documentation of property, this website intergerate all this functions in one and provide to the users.

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