

## E-REAL ESTATE WEBSITE

A.P.Chandulkar<sup>1</sup>, A.A.Darekar<sup>2</sup>, S.K.Nanekar<sup>3</sup>, S.V.Pawar<sup>4</sup>  
Department of Computer Engineering, University of Pune.  
Imperial College of Engineering and Research  
Pune, India.

<sup>1</sup> apchandulkar@gmail.com , <sup>2</sup> darekarabhilasha27@gmail.com,  
<sup>3</sup> sarikananekar4@gmail.com , <sup>4</sup> swaruppawar2@gmail.com

**Abstract :** *The basic Aim of “E-Real Estate” is maintaining E-Commerce business i.e Online buying and selling of property and Item Information details (Properties wise like area, land, location etc) and Biding details to save unnecessary brokerage and deposits that the area, land, location, etc seeker has to pay to third party agents . Real estate basically includes title to many resources like air rights, mineral rights, and surface rights. This rights we can be bought, leased, sold, or transferred together or separately. E-Real Estate website is the exact place, where buyers can directly interact with sellers means there is no any broker or third party agent. The necessary project contents and different types of images would help buyer or seeker in visualization of property.*

**Keywords:** *Brokerage, air right, mineral right, surface.*

### 1. INTRODUCTION

There is a well known networking site for real estate named as the 'E-Real estate' to provide services that enable to connect the consultants investors, developers, investors, brokers, home owners, financial managers, vast consultants, architects , lawyer and others who is relate to this business and have a web knowledge.

This is the only commercial website of real estate in India as well as a residential premium. It connects and maintains close contact with brokers and tenants. The website also looks after the different needs of people. It provides the products and services to meet the needs of the

Indian real estate industry. We also specialize in Residential property and commercial real property which mostly includes office areas, industrial area property, shops area for sale or lease, apartments, bungalows, housing complex, houses and businesses for lease, rental facility and sale.

## **2. LITERATURE SURVEY**

### **2.1 Need of Knowledge**

The construction industry in India is more complex and subjected to greater risk as compared to any other business and thus, it is important for the selection as well as implementation of effective strategies of risk management, well trained man power, proper schedule in order for the project to be successful and thus forms the core introductory principles of risk management.

The completion of constructing any projects within the projected time span has always been the most challenging task for the construction companies and it is found that many construction projects have been unsuccessful in the delivering the projects on time, cost and quality which the clients and their consultants had perceived before the starting of the project and thus, it is important for the management to efficiently design a plan olfaction to achieve the goals and requirements. Thus, satisfying client's requirements.

Construction Industry in India is rising at a phenomenal rate of 6 to 7% pays per the market research report published by one of well known firm the Consolidated Construction Consortium Limited(2011), construction industry suffers from money constraints, lack of trained manpower which in turn leads to low quality construction and managerial skills with performance much below international level. The industry is suffering from lack of financial condition.

The report concluded that in upcoming years, the construction industry in India needs to overcome various challenges with respect to housing requirements, environmental condition, transportation facility, power or natural hazards. Based on past experience, construction accounts for 40-50% of the investment which means a figure of more than 5,00,000 cores.

### **2.2 Current System**

In the current tender handling system all the tenders are processed through documents i.e. nothing doing online. It is a manual system. All important documents are kept in file. This system is called open document system. In this system first of all tender passes a notice in news papers with the details about work or project. Then the contractors read the tender

notification and buy the tender schedule by paying the tender fee if they are interested to do that particular work.

This project is very helpful and it enables the user to keep the records of all the transactions including the sales, purchases, returns, advances given etc. This project will reduce the workload of the real estate owners and it also reduces the manpower required. With proper work organization it makes searching easier. This system is designed to overcome the different limitations of the manual system and this limitation includes the time consuming, money expenditure, loss of energy and so on.

This system is built for universal use without any significant moderation's .This software is used to handle the daily operations of the real estate offices and gives a clear details about the business related information's that can help in the growth of the company. At the same time it also gives different reviews and show clear accounts that can be helpful for taking important business related decisions.

### **2.3 Problems with the Current System**

- a) It is more time consuming.
- b) It leads to wastage of man power
- c) It leads to tender ring.
- d) Leads to financial loss.

## **3. FLOW DIAGRAM OF PROJECT**

The flow diagram basically represents outline of any work. In our project following represents the flow diagram. We will go through it. Database is necessary for storing any kind of huge data. So we have created database, where it would be easy to store and retrieve data. We are supposed to create two modules:

**3.1 User Module:** This module includes details of user or we can say customers, who all are eagerly interested to go through site. User try and seeks the information they needed, searching process for the query is carried out at backend i.e. in database. So, if result is found then user will get their necessary required information or else message would be passed as shown in below fig. 3.1

**3.2 Admin Module:** In this, Admin updates all necessary information required for user specification and also deletes unnecessary stuffs.

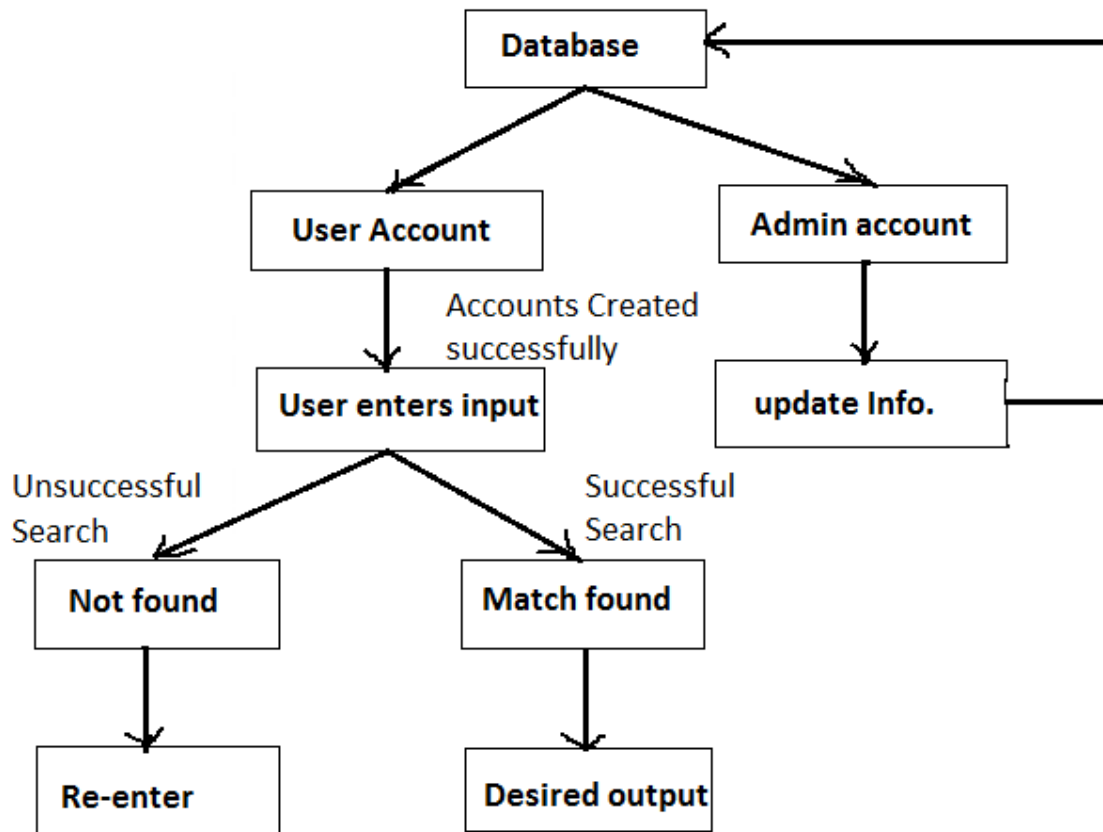


Fig. 3.1 Flow Diagram of Project

#### 4. PROPOSED SYSTEM

To overcome the drawbacks of current system as written above we will go through proposed system of e-commerce. In proposed system transaction is done online, like we are familiar with many online real estate website which are easy for retrieving information regarding any estate such as land, flats, plots, houses on rents, offices on lease and many more as per search.

The most important advantage of proposed system is that we need not have to keep every record in Document format, instead record is stored in database, where in retrieval of that record becomes more easier as that of in case of current system there could be loss of any record, as it's in paper form. In this system each and every necessary requirement has been provided to the customer/User like photos related to search, owner's information, so that it would be easy for user to communicate with the owner directly.

## **5. ADVANTAGES OF PROPOSED SYSTEM**

1. The major advantage is easy retrieval of record from Database.
2. Now-a-days property rentals requirements going up because of large scale employment generation in urban centre where people from smaller places migrate to rental accommodation as ownership is beyond them at least in the initial years of employment.
3. Properties are considered less volatile compared to paper securities like bonds or shares – falling prices are quite rare – capital loss may not be incurred – obviously these are perceptions and may not be right.
4. Real estate investment can be good business experience for those who are not necessarily business oriented.
5. Tax Shelter Real estate is also an extremely tax-efficient investment.
6. Proper information is provided to the user regarding cost, images, owner information as per search.

## **6. DRAWBACKS OF PROPOSED SYSTEM**

1. Requires day-to-day management, at both operational and at selling strategy level.
2. The risk is not much possible to measure and determine in real estate investment.
3. Maintenance and repairs take time.

## **7. CONCLUSION**

- Your choice of which one to invest in depends on the type of exposure you are seeking for your portfolio.
- You can invest in either income-producing properties or non-income-producing properties. Any leased property comes under income producing, and vacant properties are called as non-income producing. You can still earn a money return on a non-income producing property, just like you investment in a home.
- Real estate is basically tangible, so it requires ongoing i.e. continuous management. On the other hand, you also have an increased ability to influence the performance of a single investment as compared to other asset classes.
- Some of the benefits of adding real estate to a portfolio include: diversification, yield enhancement, risk reduction and inflation-hedging capabilities. Real estate has high transaction and maintenance costs, can be difficult to acquire and it is challenging to measure its relative performance.

- The way to determine the value of your property (other than actually selling it) is to have it appraised by an accredited appraiser.

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