

Proland (Real Estate Management Portal)

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Abstract— This website is designed to attend to all your needs- from buying property, selling property or renting /leasing property. Here you found better opportunity to invest your value of entire life. PROLAND application is an internet portal dedicated to meet every aspect of the user needs in the real Estate industry. It is application where property owners, brokers and investors can exchange information, selling and buying property, quickly effectively and inexpensively. It features commercial and residential properties for sells and rents. The PROLANDS application show the names of all property owners, how long a particular holder owned it, and the price of the land when it was sold. Rarely will a PROLAND application mention capital improvements to the property. PROLAND is a web application. It can be accessed by any where in the world.it overcome the mediators, it direct communication between owner and purchaser.

Keywords— Methodology, Real estate property, Field practice, Valuer, Valuation. Information Visualization, Real Estate Information.

I. INTRODUCTION

Smart phones are widely used these days because it provides an effective platform for communication via an android application. This system is a cloud based system to manage day to day activities of any co-operative housing society.

This is a basic system that will give record of housing property available on rent or for sale, and will work as connecting bridge between customers and property sellers. Due to this Application there is no needs to visit various places in search of desired. Property. The information of various properties in various location can be accessible at one place. Housing has a central importance to quality of life with considerable economic, social, cultural and personal significance.

The user can have accessed by anywhere in the world. The system is builds a direct communication between the owner and purchaser. With this both have an understanding and maintain their deals directly without any third party mediators. This system has to overcome the mediators. This application will provides a platform to home line property sellers and buyers .This will keep record of land , houses or flats available for sell or on rent their rate and make this available to customer. Also will keep record of contact information of customer and will send necessary notice and reminders to customers. This is a basic system that will give record of housing property available on rent or for sale, and will work as connecting bridge between customers and

property sellers. Due to this Application there is no needs to visit various places in search of desired. Property. The information of various properties in various location can be accessible at one place.

II. RELATED WORK

Real Estate is a field that has widely expanded and has provided a huge ground for scope to many users for finding desirable properties and for businessman. The users need appropriate properties and the entrepreneurs who contain this information help the users for accurate selection of properties. With the immense amount of profitability this concept holds for both the sides of the parties involved, the idea has caught fire. Initially, the overall real estate process was manual. But due to increasing facilities of Internet and due to the popularity of the concept, many web sites have come up which provide real-estate information to the users. These web sites guide the user through various properties and help the user to find the needed and available estates as per his/her requirements. Example of traditional web sites

1. www.99acres.com
2. www.makaan.com
3. www.magicbricks.com
4. www.indiaproperty.com
5. www.commonfloor.com

These websites provide features like search property, add property and gives different offer which will be beneficial to user. But even with these features there are certain required

aspects which make these sites limited. They are: 1. No search gives correct information about basic services available from chosen location like displaying the distance of nearest bus stop, railway station, hospital etc.

III. METHODOLOGY

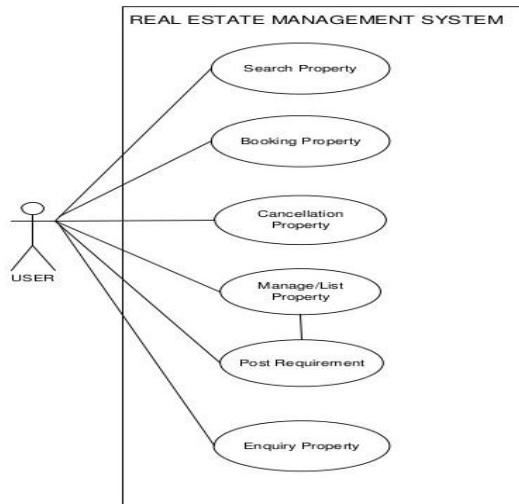


Figure 1 : admin's interface

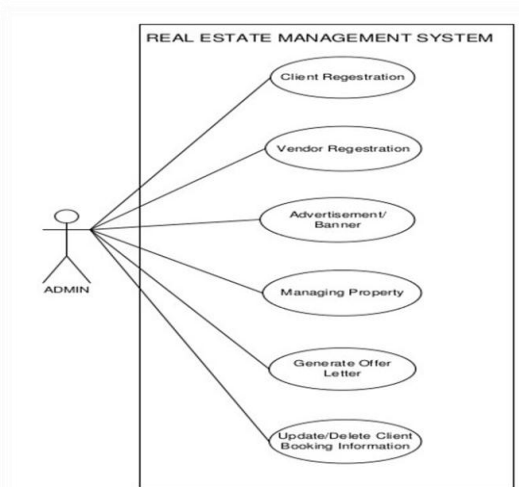


Figure 2: user's interface

- **BUYING AND SEELING PROPERTY:**

Buying property or selling done by both party before buying or selling property. Valuation plays key role in real estate market transactions.

- **Assessment of tax:**

Valuation determines the actual value of property for tax purpose and it considers the comparable home sales in recent time.

- **DETERMINATION OF RENT:**

Valuation is must for the fair rent fixation of the property. Especially when property is rented by the government or semi government organization.

- **MORTGAGE AND SECURITY OF LOANS:**

While advancing any sum of money on the mortgage or security against property, the mortgager and bank both carry out value of property and then take decision for the lending of money.

- **INSURANCE OF PROPERTY:**

People are now becoming more concerned about their security for the property and they take help from values for insurance valuation.

- **BETTERMENT CHARGES:**

Betterment fee would be levied on property which got benefit of price rise due to any infrastructural development like metro, industrial corridor, expressway etc. due to better connectivity and facilities betterment.

IV.RESULTS AND DISCUSSION

This research work results into identification of procedure involved for the valuation of properties. Its explains whole procedure in simple steps so that users can easily understand the methodology of actual work carried out for the selling, buying and valuation of property. This study is the foundation stone for the further research work and detailed analysis of every aspect of this field practice.

V. CONCLUSION AND FUTURE SCOPE

1. The system makes the society automated which further increases accuracy and paperless work.
2. The Proposed system is to bring the real estate industry online and enabling real estate industry participants to benefits from the internet and Application (APK,WIN,iOS).
3. Application acts as a interference between individuals, brokers and renders.
4. Here user can advertise his property for buying or for selling.

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