

E-PROPERTY BID: THE SMART APPROACH

Aastha Bhushan¹, Akanksha Verma², Anuj Tiwari³, Ashish Kumar Gupta⁴

Department of Computer Science and Engineering

ABSTRACT: The website is designed for selling property, buying property or renting/leasing of property in India. This website maintains the database of various properties and buyer/seller information. This website allows the buyers/tenants to search for houses by features (no. of rooms, area(per sq. feet), rent amount, etc.) or location. The buyer can view the features/specifications of the property, its complete description and even the photographs of the property. The seller can log in to the system and add new property advertisements or delete the existing ones. For this each user is provided a login account with login ID and password.

KEYWORDS: Information Visualization, Real Estate Information.

1. INTRODUCTION:

These days all the worlds' trends towards to modern technology that is growing evolution every day and including several topics, a real estate market analysis is the process of analyzing a few real estate market based on historical and current data in order for identify the best potential investment properties purchase. Often referred to it as a comparative real estate market analysis because on comparing investment properties with one another . real estate agent directly responsible for the property and acts as an intermediary between the seller and the buyer. The buying and selling process is done only in the presence of these parties because each person has a role in this process depends on the other person. The seller will communicate with the broker to sell his property for the appropriate amount, and the buyer needs to contact the broker to search for a property suitable for his needs and the broker offers some properties that fit the specifications of the buyer. The main objective of this project is to bring the real estate industry online and enabling people to benefit from the internet. Site acts as an interface b/w the sellers, buyers. Here a user can advertise his property for buying, renting or for selling. Site provides online real-estate command to help you make wise and profitable decisions related to buying, selling, renting and leasing of properties, in India.

We will provide a fresh, new approach to our esteemed users to search for properties to buy or rent, and list their properties for selling or leasing. Number of bedrooms, washrooms, kitchen, price, area, city, plot size, type of property etc. can be searched by entering your search criteria and clicking on the search button to display the matching property, when you click the search button the property advertised will be shown.

2. LITERATURE REVIEW:

when we want purchase a property we can not directly communicate with the owners. We must contact with the help of mediators, but the mediators take lot of amounts and it is also time-consuming process. In older days the property dealing procedure consist of many steps like finding agent, appoint correct meeting time, location and so on. Up till now there was no Security in Online Real Estate System, Registration form improves the security by limiting user

Problems in existing real estate projects

- Modern real estate sites only list traditional & modern properties on their site.
- Their site is not for properties that are in rural areas.
- Traditional real estate sites list properties only on the basis of BHK (1bhk, 2bhk, 3bhk), and not single rooms.

- They didn't provide any information regarding how many rooms are to be rented on the same property & configuration of each room.
- User doesn't have full clarity about the property.
- Facility of Electric bill payment, Wi-Fi ,newspaper bills directly through the site.
- Modern Properties cost much higher than a lower middle class person's salary.
-

The existing sites are:

1. **www.99acres.com:** The site can be navigated by anybody. No issue in Security is Found so far.
2. **www.indiaproperty.com:** It was launched in 2006 This project helps them efficiently and effectively manage their properties - from lease administration, accounting and financial reporting.

2. PROPOSED SYSTEM:

Our proposed system gives all the features provided by the traditional existing systems, but also have the following prominent features: - This site is built with the help of latest technologies like react, firebase, mongo dB cloud atlas which makes this project up to date with technology. The site uses no SQL database so there is no way a data breach can be happen as in SQL database hackers try to find vulnerabilities using SQL injection. The Login authentication system is implemented by using firebase which is provided by Google. Hence web project is secured with Google enhanced security feature Specification based searching. The Feature provides according to the user needs or specification based on provided to the websites . For e.g., if a user is looking for a house with 1bhk at 9 lakhs at Mumbai, then only those properties which satisfy the a forementioned demand will be returned to the user. Once the user is focused in a particular property and clicks for a call back. A message would be generated and sent to one of our employees informing about user's name, his contact number & email address to assist the user. A user can add his property that he is willing to sell so that it can be viewed by other potential clients focused in similar property. For this purpose, the client supposed to enter not only the location but also pictures and the cost at which he is willing to sell the property. Interested user notified whenever new stuff is added, then automatically mail sent to all those clients who were interested or were searching for a nearby property, thereby notifying those users about the availability of that property. Allowing users to contact the retailer via our company as a medium. The official documentation is an new feature which helps us to clarify our doubts about the property , make sure certified property by the government which clear amount of the property without fraud . In future, we will also implement a loan feature module in this project. The user would be given the feature of borrowing a loan from the retailer before final decision. We are providing an option of a single room or multiple rooms for rent on a single property. Also, the paying guests would be provided with the basic services like, three meals a day, cleaning on daily basis, wi-fi, air conditioner, etc. Furthermore, the feedback provided by the previous tenants about the locality and neighbors (behavior) would be made available on the website.

3. METHODOLOGY:

The initial aim of this study , compare information about several features of a house such as number of bedrooms, cost, type of property and display the properties list according to the search. Then the additional modules are added such as feedback and list all property, rent all property, buy all property etc. The website shows recommended properties which are for sale after the user searches several properties .

The user can buy the property by contacting the retailer through filling the section of user's details which stored in the database , retailers contact the users who have entered their details. The implementation is done using CSS, Material UI, React JS, Express JS, Node JS, Express JS, MongoDB (atlas). The official documentation is a new feature which clarify our doubts about the property and that the property is certified by the government which gives us amount of the property without fraud. In future the we will also implement a loan feature module in this project. The users would be given the feature of borrowing a loan from the retailer, before a final decision. The user can easily select the desired property and providing user with the different areas in which properties are available for sale.

4. MODULE DESCRIPTION:

1. Login Authentication Module

When you try to access a protected Web resource, the Web container activates the authentication mechanism that has been configured for that resource. Here following authentication mechanisms:

- HTTPS basic authentication
 - Form-based login authentication
 - Client certificate authentication
- With basic authentication, the following things occur:
- A client requests access to a protected resource.
 - The Web server returns a dialog box that requests the user's name and password.
 - The client submits the user's name and password to the server.
 - The server validates the credentials and, if successful, returns the requested resource.

2. Payment Gateway Stripe Module

- Secure transactions:- The Payment gateways utilize industry-standard encryption ,effectively protect sensitive data, for both merchant and consumers from fraud.
- Expanded customer base:- The Payment gateways enable shoppers from around the world to have access to your store.
- Faster transaction processing:- The payment gateway is much faster than manual processing, and customers can make a purchase without the inconvenience of long waits or lines .
- Added convenience:- The payment gateway means your store is open twenty-four into seven, and your customers can shop at any hour of the day or night from the comfort of their own homes.

3. Google Maps support

- Google Maps helps people to visit your location or use website to view it.
- Google Maps show Your Business with picture.

4. Live chat support Module

- A low-barrier option.
- Increase customer satisfaction.
- One of the key benefits of live chat software is its convenience. They can use it with minimal disruption to their day and typing out messages.
- One of the forgotten benefits of live chat software is its effectiveness in driving down site errors. Visitors with forgotten logins, or hitting 404 pages, can be helped immediately and effectively.

5. Search filter Module

It will give visitors what they want. It can help in increasing revenue - If users can't figure out how to get what they want through the homepage content or the site's navigation menu. They are probably going to look for a place to conduct an on-site search.

6. Administrator Module

Admin user module has admin rights. An admin can create user delete user block and unblock user, and can block the fraudsters if they posted someone else property without permission.

7. Employee Module

- The ability to see all visible real estate.
- The ability to view details about real estate.
- The ability to see different photos of any property. The ability to search for real estate.
- The ability to information about the real estate office.
- The ability to search information about the owner of real estate office.
- The ability to send a message to an Assistant, and inquire about anything regarding the real estate.
- The Employee module let employee & employer to help customers .
- This module let access organization verify the owner property information.
- It helps organization to identify between fake users & real owners & buyers .
- This module provide employee basic information about customer like their address, last successful transaction, any issued complaints.

8. Employee Module

- The ability to see all visible real estate.
- The ability to view details about real estate.
- The ability to see different photos of any property. The ability to search for real estate.
- The ability to information about the real estate office.
- The ability to know information about the owner of real estate office.
- The ability to send a message to an Assistant, and inquire about anything regarding the real estate.

9. Article & News Module

- This module provide customer information regarding new properties & projects .
- This module update clients who have always their eye in real estate market .

a. OUTPUT SCREENSHOTS:

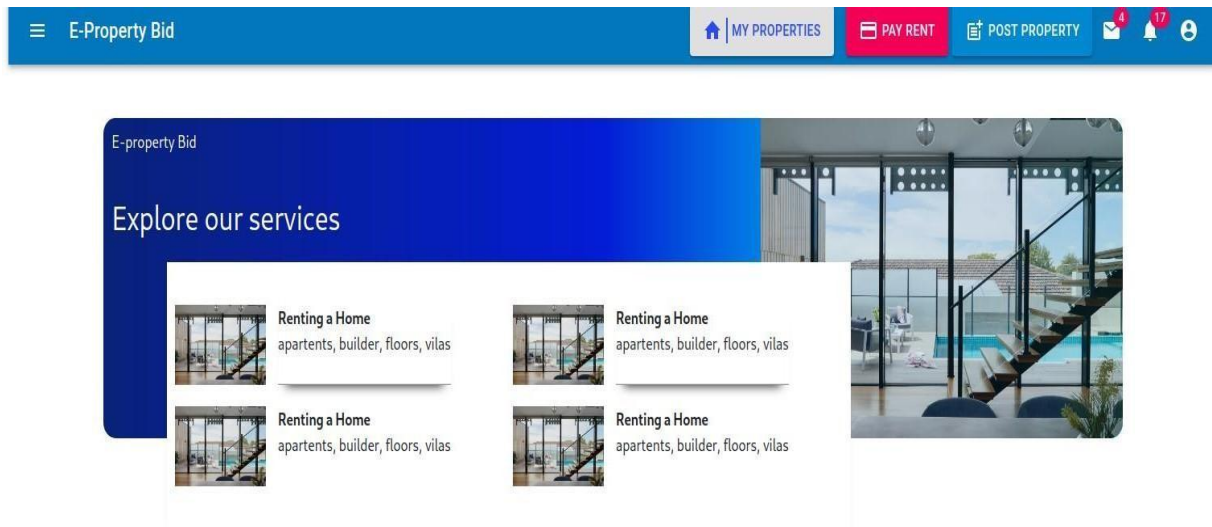


Fig. 6.1: Home Page

Search property by filters

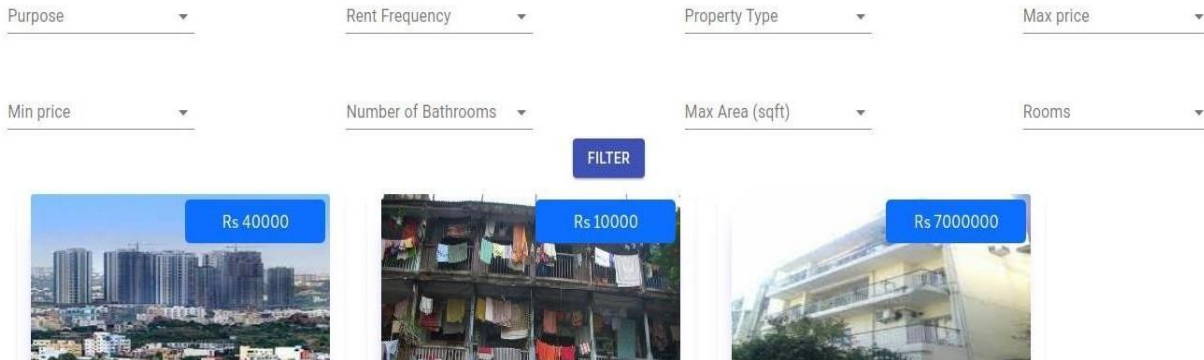


Fig. 6.2: Search Filter

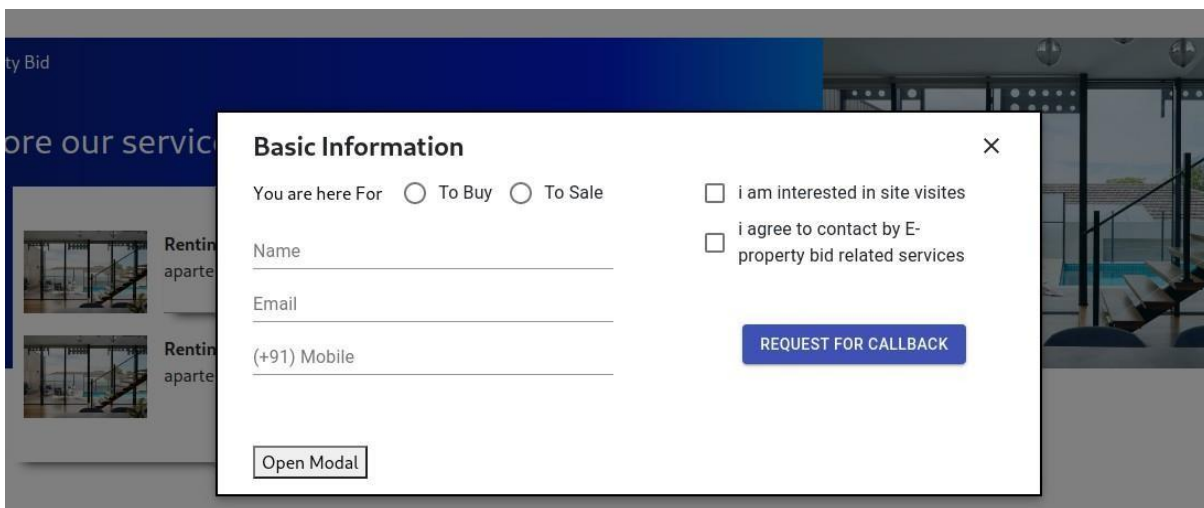


Fig. 6.3: Request for Call-back Form



Fig. 6.4: Footer



More Properties from Various Cities

Fig. 6.5: Google Maps Integration

Explore Properties from Various Cities

 Delhi/NCR 20+ Properties	 Mumbai 10+ Properties	 Kolkata 10+ Properties
 Chennai 13+ Properties	 Bangalore 15+ Properties	 Hyderabad 10+ Properties

<p>E-property bid</p> <ul style="list-style-type: none"> Mobile Apps Our Services Post your Property 24/7 Support 	<p>Company</p> <ul style="list-style-type: none"> Contact us Careers with us Terms & Conditions Feedback Report a Problem Privacy policy Safety Guide 	<p>Major Properties From</p> <ul style="list-style-type: none"> Contact us Careers with us Terms & Conditions Feedback Report a Problem Privacy policy Safety Guide 	<p>Contact Us</p> <p>Toll Free - 1800 91 440499 Email - feedback@EpropertyBid.com</p> <p>Immediate Assistance</p> <ul style="list-style-type: none"> call Now - (+91) 8521 72 8500 call Now - (+91) 7906 52 2026 <p>Connect on Social Media</p> <p>f i t w</p> <p>All rights reserved @E-Property Bid</p>
--	---	---	--

Fig. 6.6: Explore Real Estate in Different Cities

Renting a Home
apartments, builder, floors, vilas

property by filters

Property Type
Apartmental

Max Area (sqft)

FILTER

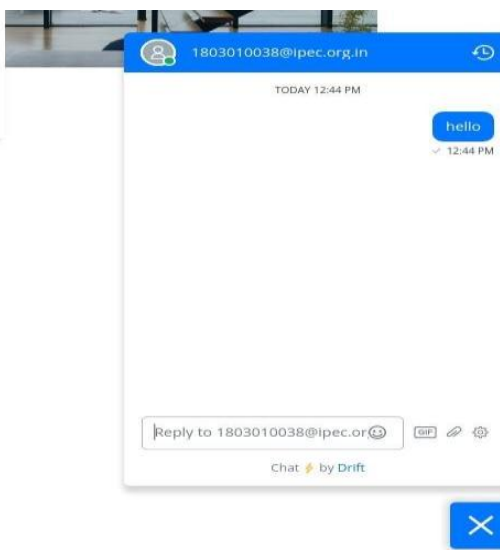


Fig. 6.7: Live Chat Support

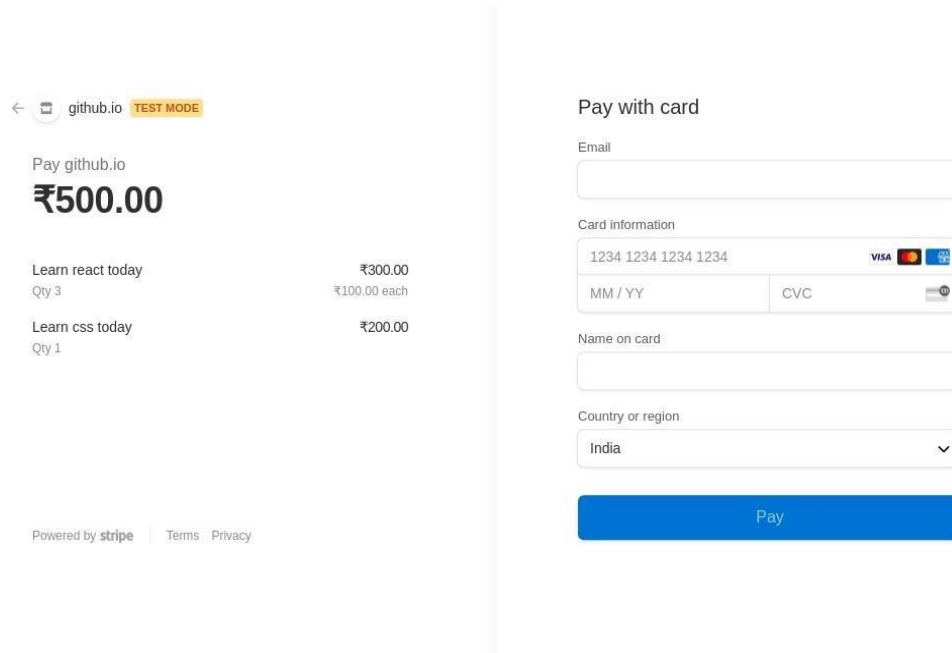


Fig. 6.8: Payment Gateway

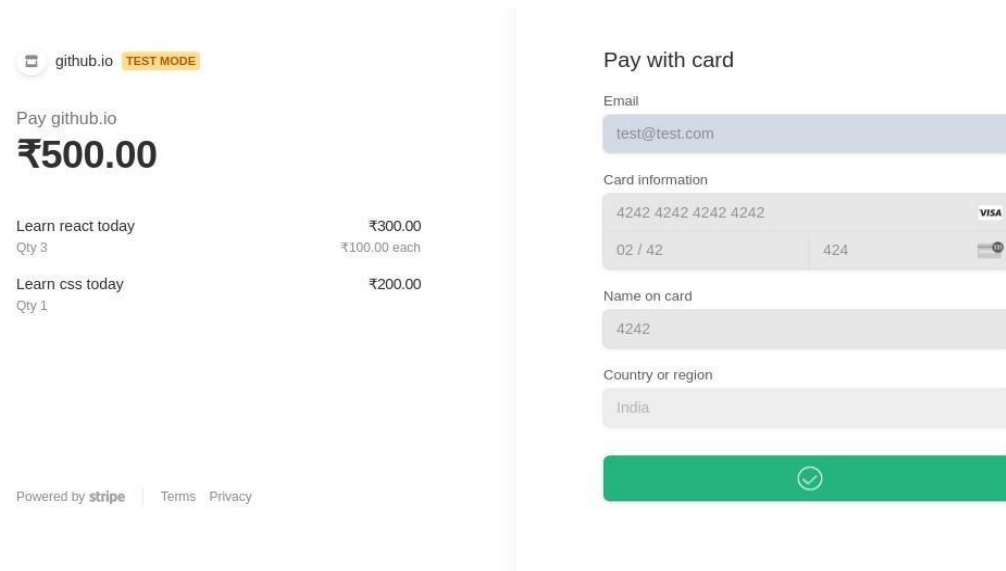


Fig. 6.9: Payment Success

b. CONCLUSION:

This real estate site is bring the real estate industry online and enabling real estate industry participants to benefit from the Internet. This site act as an interface between individuals, broker and realtors. Here, the User can advertise his property for buying or for selling. Project focuses more on providing a better UI experience to user. Project focuses more on providing a better UI experience to user. A platform easy to use and simple enough to understand. The list of all basic amenities near the property and crime rates in different areas brings this website into light as it helps the user to consider all aspects before buying or renting a property.

c. REFERENCES:

- ◆ [1] V. Anirudh, A. Chitreddy, and K. Gogineni, "Online Real Estate Portal," https://www.researchgate.net/publication/334289568_Online_Real_Estate_Portal
- ◆ [2] G. I. Thrall, "Real Estate Information Technology," https://www.researchgate.net/publication/228790454_Real_Estate_Information_Technology
- ◆ [3] M. T. Bond, M. J. Seiler, V. L. Seiler, and B. Blake, "Uses of Websites for Effective Real Estate Marketing," https://www.researchgate.net/publication/281435565_Uses_of_Websites_for_Effective_Real_Estate_Marketing
- ◆ [4] S. Tataji, B.N.S. Gupta, "Online Real Estate Management System," <https://www.jetir.org/papers/JETIRDU06008.pdf>