Business Model of Buy and Sell Properties Web Application

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Abstract-The project entitled "PORTAL TO SELL BUY PROPERTIES ONLINE" is a portal to directly sell buy properties online. The project encapsulates a platform where people can directly sell or buy properties. People can upload their property details along with pricing, configuration, location and other related details. The properties will be listed in the platform which are uploaded by the sellers. The buyers can view the properties along with the related details and they can contact the seller. The platform comes with different tariffs for both buyers and sellers. The system is extremely helpful for the organization or manufacturers that can publish , alter their properties and their own data and administrator screen records of all of them . The project is designed completely on dynamic platform where every property is dynamically uploaded. The admin is provided with the admin dashboard to monitor and control the commercials and as well as to regulate the property posts on the platform.

Keywords - Property, Selling, Buying

I. INTRODUCTION

The overall market is in front of a new technological change, where several markets need a technology that can speed up the different processes and bring more safety and transparency into the market (Tapscott, 2016). One of these markets is the real estate market and this market is highly important for the overall well-being of a country. Zhao and Michales (2006) argues that a real estate crisis often affect and creates financial crises which in turn could lead to economic meltdowns both on a micro- but also on a macro level.

The real estate crises are in many cases linked to inefficiencies within the market, inefficiencies such as illiquid market, not transparent enough, high transaction costs, personal biases and slow transaction processes (Shiller, 2005) It takes on average 114 days from the time the property is listed to the day the official transfer-day occurs for small houses in Sweden (Flink, 2017). This process is time-consuming and inefficient. With the rising popularity of internet, now it's the time to evolve the property business by incorporating the online portal. The current project encapsulates a platform where people can directly sell or buy properties. This website is an Online real estate business website through which a user can access its information and manage all the adding, updating, deleting the assets and some of its tasks. The Admin user can change the update the information regarding property selling and buying and cancellation (Anirudh, V. et al., 2018).

People can upload their property details along with pricing, configuration, location and other related details. The same will be displayed in the platform for buyers. Theys can view the properties along with the related details and they can contact the seller. The platform comes with different tariffs for both buyers and sellers. The tariff's pricings will be with respect to the number of properties the buyer can view - for buyers. And the number of properties the seller can upload in span of time (Hsieh, Y. C. et al., 2005). The platform is also available for consultants who are selling properties on behalf of sellers. Tariffs and related features are as per the requirements. The project is designed completely on dynamic platform where every property is dynamically uploaded. This system assembles an immediate correspondence between the proprietor and buyer. With this both have a comprehension and keep up their arrangements legitimately with no outsider middle people.

II.OBJECTIVE

- System ought to have a login. A login box ought to show up when the System is summoned.
- Admin ought to have all the type of power.
- System is helpful for organizations, developers that can publish ,alter their properties and their own data . Administrator is able to screen records of every one of them.
- System is likewise helpful it additionally monitors Account subtleties of purchasers and Financial specialists and furthermore PtBSPO Industry.

III. LITERATURE SURVEY

In older days when we want purchase a property we can't directly communicate with the owners. We must contact with the help of mediators, but the mediators takes lot of amount 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. The existing sites are:

- www.99acres.com: The site can be navigated by anybody. No issue of Security is implemented.
- www.indiaproperty.com: It was launched in 2006.

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. 2. No flexibility in information retrieval for e.g. listing houses that is within the 2Km radius of allocation (Anirudh, V. et al., 2018).

IV. DESCRIPTION

1. Admin's interface

The Admin manages the whole system. The Admin also manages the user account as well as login details. The admin verifies the use phone number in time registration. He also have the details about the purchase as well as selling details. Payer client stuff and developer check each-other and make solid correspondence to one another.

2. User's interface

User can visit the website and home page. The enrolled client can login from the login module. Here visitor can enlist free record to sell and purchase property &buyer check each-other and make dependable correspondence to one another. Client can look through the property and it can choose the kind of property and its financial limit and furthermore discover the area of property.

3. Product Functions

3.1 Our system must spare time and cash

Accurate forthright programming necessities definition guarantees your group chips away at the business issues that issue most.

3.2 Reduce improve

Early approval and understanding by partner's methods advancement and quality groups invest less energy in adjust.

3.3 Improve prerequisite exactness

Industry- interesting collective storyboarding improves precision by advancing viable correspondence.
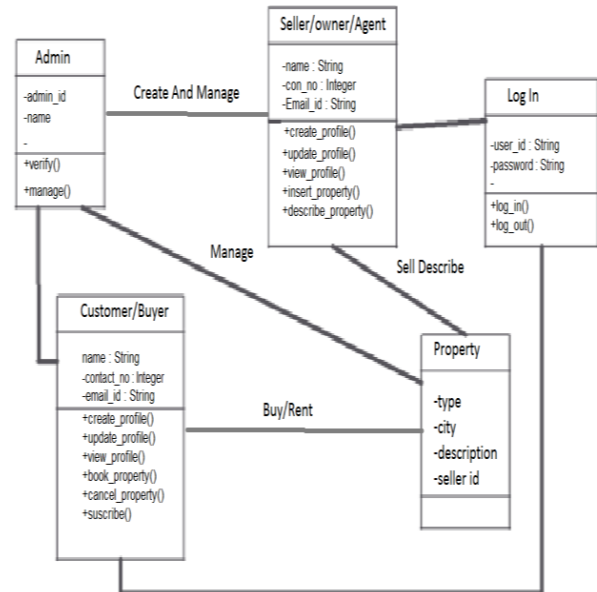
4. System Architecture
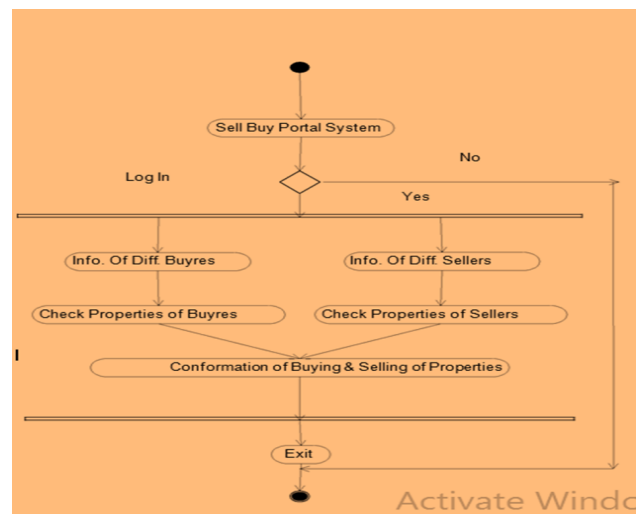

Figure 1 Architecture Diagram.

Figure 2 Activity Diagram.

V. METHOD METHODOLOGIES

The initial aim of this study is to match info concerning many options of a house e.g. varieties of bedrooms, cost, location, variety of property and show the properties list in step with the search. Then the extra modules square measure else like feedback, list all property, rent all property, get all property etc. when the user searches properties many times, the web site shows counseled properties that square measure purchasable. The user should buy the property by contacting the distributor through filling the section of user's details that gets hold on within the info and therefore the retailers contact the

users who have entered their details. The implementation is completed victimization PHP, HTML, CSS, JAVASCRIPT, MySQL info and Xampp version 3.2.2 is employed to support the SQL commands.

The extra options embrace the loan choice and therefore the official documentation that isn't gift within the existing system. The loan choice provides the user to use loan instantly by filling the document and causing to the distributor and therefore the user should purchase his desired property problem free and official documentation is enclosed for giving clarity to the users concerning property location, price, bedrooms etc. that is formally verified by the govt.. So, our project aims not solely to implement future scope however conjointly a feature that we tend to needed to incorporate.

VI.CONCLUSION

Age old property business with the involvement of brokers is changed with the rising popularity of the internet. The current online portal for selling and buying properties has a wider public outreach. By sitting in home in front of computers one can collect data related to various properties across the world. It serves as a quickest means to find the right property within a few seconds. The portal is more convincing and time saving.The project is designed more effectively. The majority of people find more convenient way in dynamically uploading the properties. The buying and selling works in a dynamic way. The property posts on the portal are regulated by the admin with their own dashboard. It's very useful for both seller and buyers.

VII. FUTURE ENHANCEMENT

PtSBPO (Portal to Sell Buy Properties Online) application is performed well with the current functionalities developed; it can be enhanced by providing multiple functionality of the Upcoming Technologies. PtSBPO can be enhanced with the additional functionality like much advanced Algorithms for security Purpose.The Field Executives will update the executed tasks using tablets in future it can be made more User Friendly than existing.

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