

SE- UOG - Project Management Office	Version: 1.0
Final Year Project Proposal	Date: November 2022



# Get into Payback

Real Estate investment Management

---

## Project members

19011598-023 (Ahsan Mehboob)

19011598-044 (Ali Shan)

17221598-151 (Muhammad Adnan)

Supervised by:

**Mr. ADEEL SHAHZAD**

---

**University of Gujrat**

(Hafiz Hayat Campus)

SE- UOG - Project Management Office	Version: 1.0
Final Year Project Proposal	Date: November 2022

## DECLARATION

I certify that project title **“Get into Payback”** is under my supervision with students **Ahsan Mehboob (19011598-023), Ali Shan (19011598-044), Muhammad Adnan (17221598-151)** Faculty of Computing & Information Technology, University of Gujrat, Pakistan, worked under my supervision.

**Adeel Shahzad**

Supervisor Name

Department of Software Engineering  
Faculty of Computing & Information Technology  
University of Gujrat, Punjab, Pakistan.  
**Email:** [adeel.shahzad@uog.edu.pk](mailto:adeel.shahzad@uog.edu.pk)

Dated: 24-November-2022

## TABLE OF CONTENTS

<b>FINAL YEAR PROJET.....</b>	<b>4</b>
1.1 INTRODUCTION.....	4
1.2 PROJECT TITLE.....	5
1.3 PROJECT OVERVIEW STATEMENT.....	5
1.4. PROJECT GOALS & OBJECTIVES:.....	67
1.5. HIGH-LEVEL SYSTEM COMPONENTS: .....	4
1.6. LIST OF OPTIONAL FUNCTIONAL UNITS:.....	10
1.7. EXCLUSIONS: .....	10
1.8. APPLICATION ARCHITECTURE: .....	10
1.9 GANT CHART.....	9
1.10 HARDWARE AND SOFTWARE SPECIFICATIONS.....	9
1.11 TOOLS AND TECHNOLOGY USED WITH REASONING.....	10

## **Final Year Project Proposal**

### ***1.1 Introduction:***

Buying and owning real estate is an investment strategy that can be both satisfying and lucrative. Unlike stock and bond investors, prospective real estate owners can use leverage to buy a property by paying a portion of the total cost upfront, then paying off the balance, plus interest, over time. A good investment has a high chance of success, or return on your investment. If your investment involves a high level of risk, that risk should be balanced out by a high possible reward.

#### **▪ *Existing systems***

The digitalization of the real estate sector in Pakistan is a change that has become the need of the hour. The inevitable approach of the internet and technology has taken over all economic sectors, including the real estate market of Pakistan.

Following are the websites have been created to do investment in real estate by selling and buying properties:

- Zameen.com
- Mukaan Solutions
- Jagaah Online
- HomesPakistan
- Star Markting

#### ***1.1.2 Proposed System***

The objective of this project is to develop a web-based application that should facilitate (Low + high) budget investors by providing them an opportunity to invest money in properties (lands + buildings + houses). Real estate agents will post saleable properties on the portal which will be show to buyers and investors. Investors can fully or partially invest in that property for a fix duration. All the required information will be provided by real estate agents which will help the investors and buyers to know the current or future value of that property.

Buyer will be able to register and will view options of land according to the posted lands which will be posted by real estate agents. Also homes which are available for rent, will also be shown to buyers.

To facilitate people in making any estimate of construction budget, this system will help them. This system will provide estimation of only grey structure of the project. It will let the user to insert size of the house or building with required information like number of stories, location and rooms in that building. It also depends on the location of the building, either it is going to be constructed on soft or hard soil. User can also set this information with pre-defined units and can easily calculated estimated material. To construct the grey structure of a house, major construction items include cement, bricks, gravel, sand, rebar, and piping for electrical and plumbing work. All calculations will be made on the base of per square feet. Estimation will be provided in sperate base like:

- Foundation & Structure
- Plumbing Works
- Electrical Works

## 1.2 Project Title

Smart mart

## 1.3 Project Overview Statement

Project Title: <b>Get into Payback</b>																			
Project Manager: Adeel Shahzad																			
<table border="1"> <thead> <tr> <th>Name</th> <th>Registration #</th> <th>Email Address</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Ahsan Mehboob</td> <td>19011598-023</td> <td>19011598-023@uog.edu.pk</td> <td></td> </tr> <tr> <td>Ali Shan</td> <td>19011598-044</td> <td>19011598-044@uog.edu.pk</td> <td></td> </tr> <tr> <td>Muhammad Adnan</td> <td>19011598-135</td> <td>19011598-135@uog.edu.pk</td> <td></td> </tr> </tbody> </table>				Name	Registration #	Email Address	Signature	Ahsan Mehboob	19011598-023	19011598-023@uog.edu.pk		Ali Shan	19011598-044	19011598-044@uog.edu.pk		Muhammad Adnan	19011598-135	19011598-135@uog.edu.pk	
Name	Registration #	Email Address	Signature																
Ahsan Mehboob	19011598-023	19011598-023@uog.edu.pk																	
Ali Shan	19011598-044	19011598-044@uog.edu.pk																	
Muhammad Adnan	19011598-135	19011598-135@uog.edu.pk																	
Project Members: 3																			

### Project Goal:

The major goals of our proposed system are to help the real estate agents and investors. The website can facilitate the buyers and sellers in the following ways:

- i) To provide facility the investors with low + high budget.
- ii) To help real estate agents in getting buyers and investors.
- iii) To provide multi user log-in facility.
- iv) To provide user-friendly interface.
- v) To increase the sales of properties.
- vi) To generate reports based on the records available.

### Objectives:

Sr.#	Key Objectives
1	Provide a user-friendly platform.
2	Increase sales.
3	Provide efficient customer service in understating real estate investment.
4	Make new buyers to visible to newly saleable properties in their required region.
5	To do budgeting for new building.

### Project Success criteria:

- Bring the website in the running position
- Agents can add, update or delete properties properly.
- Project will be completed within given time.
- Customers' satisfaction about website and good product reviews
- Buyer can apply filter on properties available for sale.

### Limitations:

- Difficult to understand for un-educated people.

**Organization Address (if any):** Pakistan

Type of project: ☐ Research ☒ Development

Target End users:	Real estate agents, real estate investor and other buyers		
Development Technology:	<input type="checkbox"/> Object Oriented	<input checked="" type="checkbox"/> Structured	
Platform:	<input checked="" type="checkbox"/> Web based <input type="checkbox"/> Desktop based <input type="checkbox"/> Other_____	<input type="checkbox"/> Distributed <input type="checkbox"/> Setup Configurations	
Approved By: Mr Adeel			
Date: 24-November-2022			

### ***1.4 Project Goals and Objectives***

The major goals of our proposed system are to bring real estate in digital world/manner. The website can facilitate the real estate agents, investors and other buyers in the following ways:

- To save users time by providing all the required information of the property.
- To increase sales of properties by making post on the site.
- To provide unique user experience that will help to gain loyal customers(investors/buyers).
- To facilitate in finding available properties in their required region.

The main objectives of website are following:

- Real estate agent:

:

Agent can make a post of properties by providing required information which is necessary for an investor or buyers to understand the value of the property. Agent can set minimum investment required for posted properties according to the value or rate of the property. He can update the status of the post and can decide how many people can invest in single property.

- Investors:

Investors will look into the posts to find out required property which will be suitable for them to invest in it. Investors can contact with real estate agents for farther detail

SE- UOG - Project Management Office	Version: 1.0
Final Year Project Proposal	Date: November 2022

of the property. Multiple investors can invest in a single property.

- Buyers:

Buyers can look for properties available in their required region by applying filter on posts and contact with real estate agent of that property. Buyers can also do estimation to construct a new house or building. Estimation of material will only be provided on the grey structure.



### 1.5. High-level system components:

<ul style="list-style-type: none"> <li>• <b>Agents Registration</b> <ul style="list-style-type: none"> <li>○ Agent Panel <ul style="list-style-type: none"> <li>▪ View Account</li> <li>▪ Change Password</li> <li>▪ Post properties for investment</li> <li>▪ Post properties for buyers.</li> <li>▪ View Selling Reports</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Investor Registration</b> <ul style="list-style-type: none"> <li>○ User Panel <ul style="list-style-type: none"> <li>▪ My Account / User Profile</li> <li>▪ Change / Reset Password</li> <li>▪ View properties according to his interest</li> <li>▪ Contact with real estate agent</li> <li>▪ Make full or partial investment in property</li> </ul> </li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Post management</b> <ul style="list-style-type: none"> <li>○ functions <ul style="list-style-type: none"> <li>▪ Make a post</li> <li>▪ Upload images and other details</li> <li>▪ Status update</li> <li>▪ Comment section</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Material estimation</b> <ul style="list-style-type: none"> <li>○ functions <ul style="list-style-type: none"> <li>▪ Input section</li> <li>▪ Sperate estimation <ul style="list-style-type: none"> <li>• Foundation &amp; Structure</li> <li>• Plumbing Works</li> <li>• Electrical Works</li> </ul> </li> <li>▪ Filter to decide no. of rooms</li> <li>▪ Estimation for both type of grey structure</li> </ul> </li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Customer/investor dashboard</b> <ul style="list-style-type: none"> <li>○ functions <ul style="list-style-type: none"> <li>▪ Can manage profile info</li> <li>▪ History record</li> <li>▪ Investment record with time To withdraw</li> <li>▪ Reinvestment in old properties</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Real estate agent dashboard</b> <ul style="list-style-type: none"> <li>○ functions <ul style="list-style-type: none"> <li>▪ Can manage profile info</li> <li>▪ History record</li> <li>▪ Investment record with time To withdraw</li> <li>▪ Can update the status of post</li> <li>▪ Can delete or update the post</li> </ul> </li> </ul> </li> </ul>

### 1.6. List of optional functional units:

- Live Chat
- Biding on post
- Graph on post

### 1.7. Exclusions:

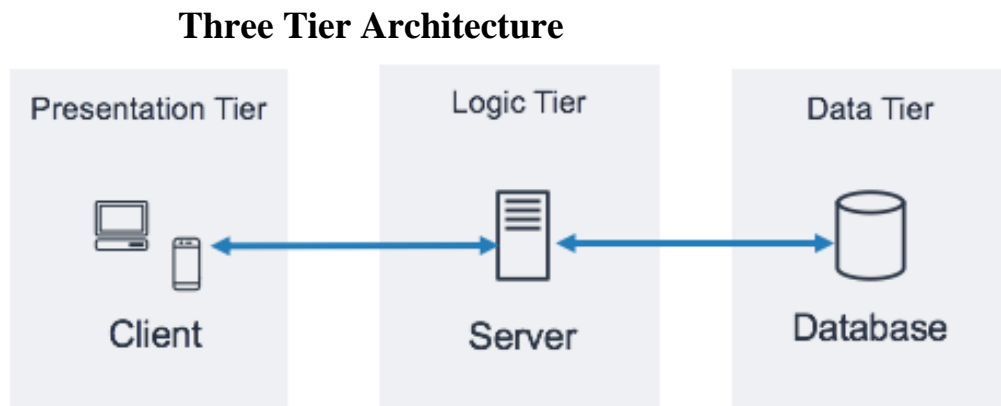
- Payment through website
- Interest on transections

### 1.8. Application Architecture:

Our project is a 3-Tier system (performing functionality in between three layers).

- Client Tier
- Middle Tier/ application layer
- Backend Tier/ Database layer

A simple diagram including the basic information about the system architecture is given bellow:



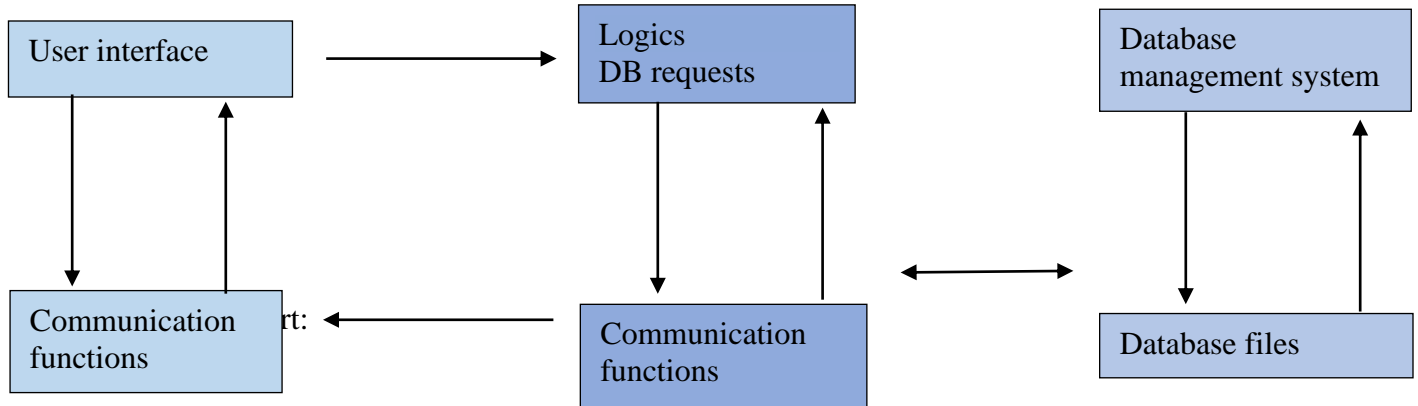
Client first request to server for data. Server will interact with database and forward that query. Then database will provide data according to request to server. Server will respond to client with that data. Working of above architecture is also showed below.

**Clint Tier**  
(Client PC)

**Logic Tier**  
(Application server)

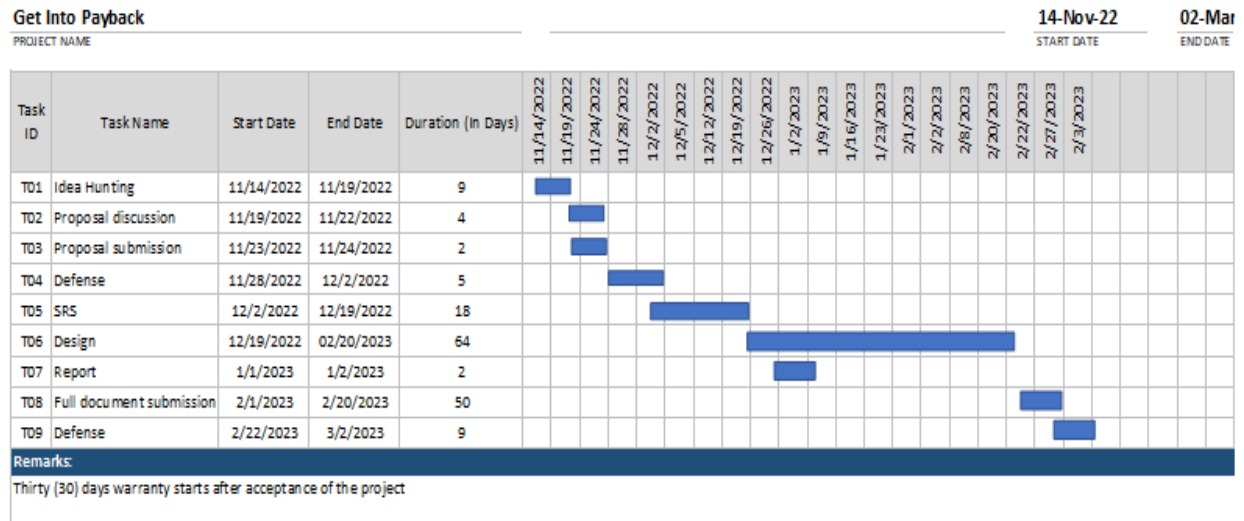
**Database Tier**  
(DB server)





## 1.9 Gant Chart:

### Project Gant Chart



## 1.11 Tools and technologies used with reasoning:

### Tools:

- **Visual studio:**

It's support designing of UML diagrams in it.

### Technologies:

- **Frontend:**

HTML5, CSS3, JS

- **Backend:**

**Language:** *Java*

- **Development Server:**

**Local host:** XAMP

- **Data base:**

MySql / firebase

*\*Selection of all tools from the given list depends on needs & demands*