

DREAM HOMES REALTY

TEAM ID : NM2023TMID24630

TEAM LEADER : JAYASRI D

INTRODUCTION :-

Dream Homes Realty is a reputable real estate agency committed to making dreams of homeownership a reality for individuals and families. Established with a passion for helping clients find their ideal homes, we pride ourselves on our unwavering dedication to providing exceptional real estate services.

Our team of experienced and knowledgeable real estate professionals understands the intricacies of the real estate market, and we leverage this expertise to guide our clients through the often complex process of buying or selling a home. Whether you're searching for your dream home, an investment property, or looking to sell your current residence, Dream Homes Realty is here to support you at every step.

At Dream Homes Realty, we believe that every client's journey is unique, and we tailor our services to meet your specific needs. We are committed to open communication, transparency, and a client-centric approach that ensures you are well-informed and empowered to make the best decisions for your real estate goals.

Our mission is to create a seamless and enjoyable real estate experience, turning your dreams of home ownership into a reality. We look forward to working with you and making your real estate aspirations come true. Welcome to Dream Homes Realty, where your dreams find their home.

PURPOSE

The use of the project:

Dream Homes Realty serves a variety of purposes in the real estate industry and offers a range of services that can help both buyers and sellers achieve their

goals. Here are some of the key uses and what can be achieved by utilizing Dream Homes Realty:

1. Home Buying: Dream Homes Realty can assist prospective homebuyers in finding their ideal properties. They provide access to a wide range of property listings, helping buyers find homes that meet their specific criteria. This service can save buyers time and effort in their search.

2. Home Selling: For those looking to sell their homes, Dream Homes Realty can provide valuable assistance. Their expertise in pricing, marketing, and negotiating can help sellers secure the best possible deals for their properties.

3. Market Insights: The real estate market can be complex and ever-changing. Dream Homes Realty can offer valuable market insights, helping clients make informed decisions about when and where to buy or sell. They can also provide information on property trends and investment opportunities.

4. Negotiation and Contracts: Real estate transactions often involve complex contracts and negotiations. Dream Homes Realty can guide clients through this process, ensuring that they understand the terms and conditions and helping them negotiate favorable terms.

5. Investment Properties: For those interested in real estate investment, Dream Homes Realty can identify potential income-generating properties, assist with rental property management, and help investors build and diversify their real estate portfolios.

6. Relocation Services: Individuals and families looking to relocate can benefit from Dream Homes Realty's services in finding suitable properties in their desired

location. This includes assistance with moving, temporary housing, and settling into a new community

What can be achieved using this:

- Find their dream home that aligns with their preferences and budget.
- Maximize the value of their property when selling.
- Make well-informed decisions based on market insights.
- Navigate the real estate process with expert guidance and support.
- Build and manage a successful real estate investment portfolio.
- Simplify the process of relocation and settling into a new home.

In essence, Dream Homes Realty can be a valuable partner in the journey to achieve real estate objectives, making the often complex and overwhelming process of buying or selling property more manageable and rewarding.

PROBLEM DEFINITION & DESIGN THINKING:-

Empathy map:

Creating an empathy map for Dream Homes Realty can help us better understand the thoughts, feelings, and needs of both their clients and their team. Here's an empathy map for Dream Homes Realty:

Client Perspective:

1. Says: "I'm looking for my dream home."
2. Thinks: "I hope I can find a property that fits my budget and my family's needs."

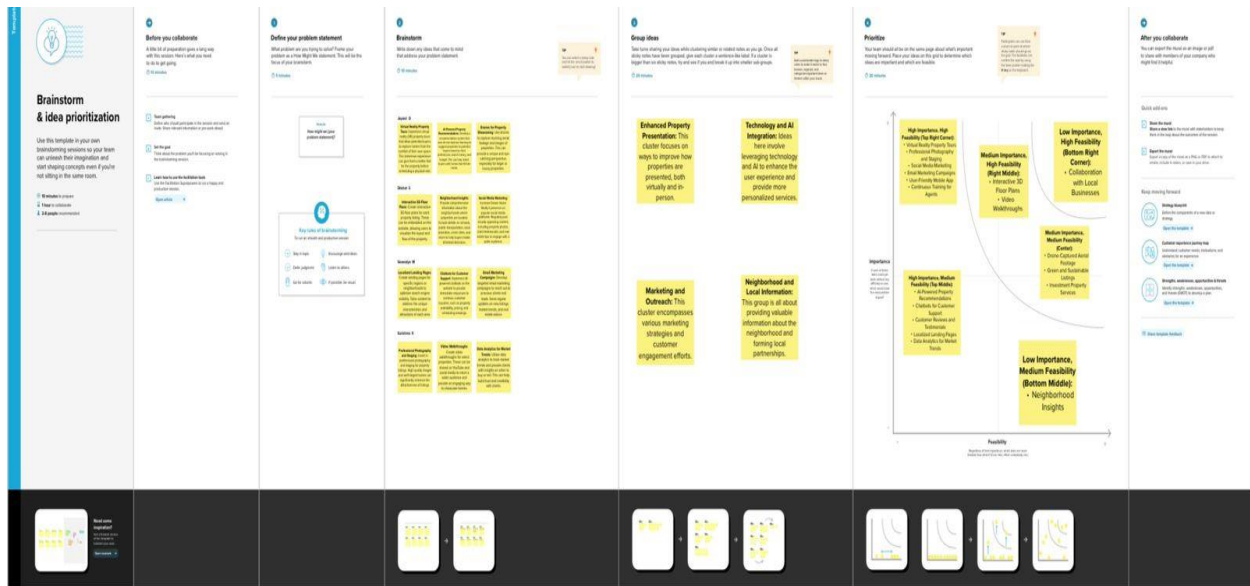
3. Feels: Anxious, excited, and perhaps a bit overwhelmed by the homebuying process.
4. Does: Searches online, attends open houses, asks friends for recommendations, and reviews property listings.

Dream Homes Realty Team Perspective:

5. Sees: Clients with varying levels of experience in real estate, from first-time buyers to experienced investors.
6. Hears: Clients' specific requirements, concerns, and objectives in buying or selling properties.
7. Thinks: "We need to provide personalized solutions and guidance."
8. Feels: Empathetic towards the clients' desires and challenges.
9. Does: Provides market insights, assists in negotiations, customizes services, and strives to make the process as smooth as possible.

Shared Perspective:

10. Pain Points: Both clients and the Dream Homes Realty team may experience frustration when dealing with the intricacies of real estate transactions. Clients might be worried about making costly mistakes, while the team may find it challenging to manage various client needs.
11. Gains: Clients seek the comfort of finding their dream home or selling their property at the best price. The Dream Homes Realty team strives to provide seamless experience, creating a win-win situation



RESULT:-

Final findings (output) of the project:

Turning your dream home into reality can be an incredibly rewarding process. Here are some final findings or output that you can expect when your dream home becomes a reality:

1. **A Dream Realized:** You will have brought to life the vision and dream you had for your ideal home. It's the physical manifestation of your aspirations.
2. **Unique and Personalized Space:** Your dream home will be a reflection of your personality and style, featuring the specific design, décor, and features that resonate with you.
3. **Enhanced Quality of Life:** Your dream home is likely to enhance your overall quality of life. It provides a comfortable, functional, and aesthetically pleasing environment tailored to your needs and preferences.

4. Increased Property Value: A well-executed dream home can significantly increase the resale value of your property. Custom features and high-quality finishes can attract future buyers.

5. Sustainability and Energy Efficiency: If you incorporated eco-friendly and energy-efficient solutions, your dream home will be environmentally responsible and cost-effective over time.

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Profit and Loss

Basis: Accrual

From 01/10/2023 To 31/10/2023

Account	Account Code	Total
Operating Income		
Sales		7,50,00,000.00
Total for Operating Income		7,50,00,000.00
Cost of Goods Sold		
Cost of Goods Sold		14,50,000.00
Labor		5,00,000.00
Total for Cost of Goods Sold		19,50,000.00
Gross Profit		7,30,50,000.00
Operating Expense		
Other Expenses		5,000.00
Rent Expense		2,36,000.00
Salaries and Employee Wages		25,00,000.00
Total for Operating Expense		27,41,000.00
Operating Profit		7,03,09,000.00
Non Operating Income		
Total for Non Operating Income		0.00
Non Operating Expense		
Total for Non Operating Expense		0.00
Net Profit/Loss		7,03,09,000.00

**Amount is displayed in your base currency INR

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Balance Sheet

Basis: Accrual

As of 07/10/2023

Account	Account Code	Total
Assets		
Current Assets		
Cash		
Petty Cash		5,000.00
Total for Cash		5,000.00
Bank		
ICICI Bank-001		27,69,000.00
Total for Bank		27,69,000.00
Accounts Receivable		7,96,50,000.00
Other current assets		
Prepaid Expenses		23,60,000.00
Input Tax Credits		0.00
Input CGST		1,30,500.00
Input SGST		1,30,500.00
Total for Input Tax Credits		2,61,000.00
Total for Other current assets		26,21,000.00
Total for Current Assets		8,50,45,000.00
Total for Assets		8,50,45,000.00
Liabilities & Equities		
Liabilities		
Current Liabilities		
Accounts Payable		2,36,000.00
GST Payable		0.00
Output CGST		67,50,000.00
Output SGST		67,50,000.00
Total for GST Payable		1,35,00,000.00
Total for Current Liabilities		1,37,36,000.00
Total for Liabilities		1,37,36,000.00
Equities		

Account	Account Code	Total
Capital Stock		10,00,000.00
Current Year Earnings		7,03,09,000.00
Total for Equities		7,13,09,000.00
Total for Liabilities & Equities		8,50,45,000.00

**Amount is displayed in your base currency INR

ADVANTAGES & DISADVANTAGES:-

Advantages:

1. Experience and Expertise: A reputable agency often has experienced agents who understand the local real estate market and can provide valuable insights.
2. Local Knowledge: They have a deep understanding of the neighborhoods and communities they serve.
3. Wide Range of Listings: Access to a diverse selection of properties to meet various client needs.
4. Strong Network: Well-connected agents can provide access to off-market properties and valuable contacts.
5. Marketing Expertise: Effective marketing strategies to sell properties quickly and at favorable prices.
6. Negotiation Skills: Skilled negotiators can help clients get the best deals.

Disadvantages:

1. **High Commission Fees:** Real estate agencies typically charge commission fees, which can be a disadvantage for sellers as it reduces their profit.
2. **Conflicts of Interest:** Agents may prioritize their commission over the client's best interest in some cases.
3. **Limited Control:** Buyers and sellers may have limited control over the speed and outcome of transactions.
4. **Market Fluctuations:** Real estate markets can be subject to fluctuations and economic downturns, affecting property values.
5. **Potential for Misrepresentation:** There may be a risk of misrepresentation or incomplete disclosure of property information.
6. **Competing Interests:** Real estate agents may have multiple clients, which could result in divided attention.
7. **Lengthy Sales Process:** Real estate transactions can take time, and the process can be drawn out.

APPLICATIONS:-

1. **Residential Real Estate:** Assisting individuals and families in buying and selling homes.
2. **Commercial Real Estate:** Working with businesses to buy, lease, or sell commercial properties like offices, retail spaces, or industrial buildings.

3. Real Estate Investment: Helping clients with investment properties, such as rental properties, multi-unit buildings, or real estate investment portfolios.
4. New Construction: Collaborating with builders and developers to market and sell newly constructed properties or developments.
5. Vacation Properties: Specializing in vacation or second homes, often in tourist destinations.
6. Luxury Real Estate: Focusing on high-end, luxury properties and catering to affluent clients.
7. Property Management: Offering property management services for landlords and property owners.
8. Land Sales: Handling vacant land sales for development or investment.
9. Real Estate Financing: Providing services related to mortgage financing and loans for property purchases.
10. Real Estate Market Trends: Offering insights and advice on market trends, investment strategies, and pricing.
11. Real Estate Legal and Regulatory Issues: Advising clients on legal matters, contracts, and compliance with real estate regulations.
12. Relocation Services: Assisting individuals and families relocating to a new area or region.
13. Real Estate Technology and Data Analysis: Using technology and data analytics to help clients make informed decisions in real estate transactions.
14. Real Estate Sustainability and Green Building: Specializing in eco-friendly and sustainable properties.

Conclusion:-

1. **Local Expertise:** A reputable real estate agency often has in-depth knowledge of the local market and neighborhoods.
2. **Access to Listings:** They can provide access to a wide range of properties for buyers and have the reach to list properties for sellers.
3. **Negotiation Skills:** Experienced agents can negotiate effectively on behalf of their clients to secure favorable deals.
4. **Market Insights:** They can offer valuable insights into current market conditions and trends.
5. **Time and Stress Savings:** Real estate transactions can be complex; a professional agency can simplify the process and save clients time and stress.
6. **Legal Guidance:** Assistance with legal and contractual aspects of buying or selling properties.
7. **Networking:** Connections with other professionals in the industry, such as inspectors, appraisers, and lenders.
8. **Customized Service:** Tailoring their services to the specific needs and preferences of their clients.
9. **Marketing Expertise:** Using effective marketing strategies to help sellers get their properties noticed.
10. **Assistance Beyond Transactions:** Many agencies offer ongoing support even after a deal is closed.

FUTURE SCOPE

1. **Technology Integration:** Embracing and incorporating advanced technology such as virtual reality tours, artificial intelligence for property recommendations, blockchain for secure transactions, and mobile apps for easier communication with clients.
2. **Sustainability Focus:** As sustainability becomes a priority, real estate companies may promote eco-friendly and energy-efficient properties, as well as offer expertise in green building practices.
3. **Data Analytics:** Leveraging data analytics to provide clients with detailed market insights, pricing trends, and investment opportunities.
4. **Global Expansion:** Expanding services to cater to international clients and investors interested in properties abroad.
5. **Property Management:** Expanding property management services to cater to the growing number of property investors and landlords.
6. **Specialized Niche Markets:** Targeting niche markets such as senior housing, student housing, co-living spaces, and luxury properties.
7. **Remote Work Trends:** Adapting to the changing work landscape, with a focus on properties that meet the needs of remote and flexible workers.
8. **Legal and Regulatory Expertise:** Providing clients with guidance on evolving real estate laws and regulations.
9. **Customer-Centric Approach:** Continuing to prioritize excellent customer service and personalized solutions.
10. **Diversification:** Expanding into related areas such as mortgage brokering, insurance services, or real estate investment consulting.

11. Community Engagement: Strengthening community engagement efforts by supporting local initiatives and building trust within the communities they serve.

12. Affordable Housing Initiatives: Participating in affordable housing programs and initiatives to address housing affordability challenges.