

# **REAL ESTATE AUTOMATION DATABASE MANAGEMENT SYSTEM**

BY: SHAILESH MISHRA(2016120107)

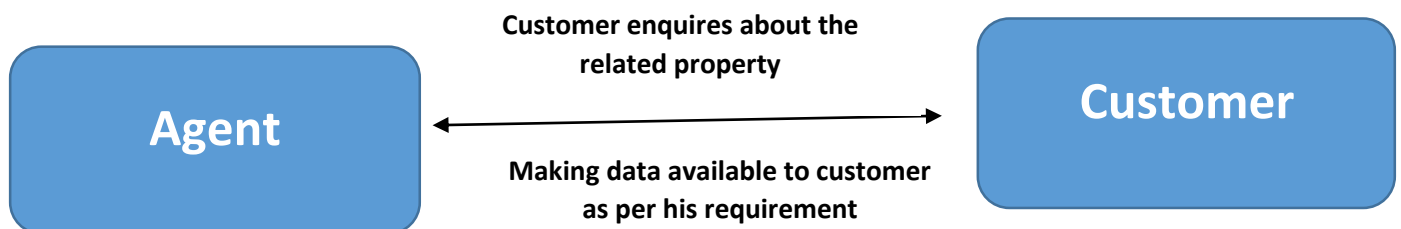
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## **Software Requirement Specification (SRS)** **Document**

### **Background Reading:**

As per the requirement of this project where we have to implement a software on “**Real Estate Database Management System**”, we gone through what actually a “Real Estate” is !, it is basically related to buy, sell and rent of the property from an agent to a buyer or tenant. It was identified as a problem when people used to view “classifieds” in daily newspapers and magazines, although the real time data and results were not available. This led to the innovation of this system, now all reputed real estate firms use such kind of system which is user friendly and the implemented business logic fulfils the mutual requirements.

Earlier, there was a mediator which actually acted as a link between the customer and the agent, which used to create chaos as there was no real time data available, which was the most prominent drawback of that traditional style of Real Estate property dealings.



The above diagram shows that how both, customer and the agent were mutually dependent on each other, however the system was completely manual, which is to be automated for both the sides.

After a formal study of an existing system which is quite traditional, we pointed out few features:

- Concerned person of the firm keeps all records of the related property manually i.e. each time to register the property there is no automated and filtered concept of data storing is implemented yet.

- At Present, the staff carries out all the work manually. All the data and records are stored manually in the files.
- At the end of the day all the sales and purchase records entries are made manually in file system, which results into intolerable mistakes.
- Big and large registers are maintained for every transaction. All the details have to be maintained minutely and have to be taken care of manual errors.
- Customer and agents validations are done manually.
- Generation of bills, reports, and invoice is done manually, which results into lots of paper wastage.
- No real time data available for the land and property.
- Searching becomes hectic as data are unarranged.

### **Interview Plan:**

System: Real Estate Management System

Project Reference: DA/MSIT/2016/09

Participants: Binayak Gouri Shankar (Student)

Shailesh Mishra (Student)

Mr. Abhilash Mandaliya (Real Estate Agent)

**Date:** 25<sup>th</sup> August

**Time:** 05:30 PM

**Duration:** 1 Hour

**Place:** Infocity

**Purpose of Interview:**

Preliminary meeting to identify problems and requirements regarding the currently manual real estate automation system.

**Agenda:**

1. Problems with manual system and any other concerns
2. Current security and retrieval function along with real time data availability.
3. Problems faced by agents regarding collecting the data from various sources.
4. Follow up actions.

**Documents to be brought to the interview:**

Proposed automated system block diagram.

Outline of current system implemented in general.

### **Questionnaire:**

- 1.** What your customer actually look for while buying a property?
  - a) Price
  - b) Place
  - c) Furnished
  - d) Nothing as such
- 2.** Do you provide real time data/information to your clients or customers?
  - a) Sometimes
  - b) Always
  - c) Never
- 3.** Are you comfortable in maintaining all the records manually or in file system?
  - a) Yes, Its fine
  - b) No, we are looking for automation
- 4.** Do you store your investment records manually?
  - a) Yes
  - b) No
- 5.** Do you have automated query system?
  - a) Yes
  - b) No

**6.**How much time you usually take to provide sorted data to your customer/client?

- a) 1 hour to 5 hours
- b) 6 hours to 12 hours
- c) Probably next day

**7.**Are your employees happy with the manual system?

- a) No
- b) Yes
- c) Cant Say

**8.** Do you have consistent data of your employees and clients?

- a) Don't know
- b) Yes
- c) No

**9.** What problem you basically face while working with your current system?

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**10.** How can you provide better service to your clients?  
Mention your plans.

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