Real Estate Broker System

Group id:10

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Title: **Real Estate Broker Management System**

Scope of Database:

- Our system is a real estate broker network that is attempting to better facilitate the Brokerage process between buyers and sellers of land through agents in and around the state of Gujarat via design and technology.

- This novel system handles a vast amount of information about various buyers, sellers, agents, the areas they deal with, properties, visits to the property, bookings, payments, packages across the state of Gujarat which are very critical to the functioning of any Real Estate.

- The system provides a single platform for agents, buyers and sellers to sell and buy real estate properties in different cities and areas of Gujarat.

- The seller would contact the agent or directly contact the buyer and post the property and the buyer would be able to buy it with the help of an agent or directly.

- Seller can hire the contractor to build/refurbish a property.

- A buyer can sanction his loan from any bank that is tied up to a particular property.

- The buyer can book the book a time slot that is available on a particular date by the seller to visit the property through the system.

- If the buyer makes a booking for the property visit via agent then he will be given a priority time slot.

- Buyer can book standard,deluxe and premium properties according to their convenience.

- Premium properties can be booked by the buyers only if they contact through agents.

- Buyer can buy the property by filtering by type of property(residential,commercial),area(sq. feet),location of the property,amenities of the property(furnished,unfurnished).

- An agent handles all the properties of a particular area..

- The buyer can directly do the payment to the seller or via agent.

Description/Requirements:

- The users of this application are **buyers**, **agents**, **sellers** and **contractors**.
- **Buyer** entity has attributes like name of the buyer id,buyer, address, date of birth ,email, gender, mobile number.
- **Seller** entity will have the name of the seller id, seller, address, dob, email, mobile number, account number.
- **Property** entity has attributes like address, city, area,pincode,property description,property layout(sq. feet),property type(commercial,residential),property feature (standard,deluxe,premium),property rate,property amenities(furnished,unfurnished)..
- **Agent** entity has an agent id,name,address,date of birth,email,area he manages,sales and commission.
- **Area** entity has area name,area id,pincode.
- **City** entity has city name,city id.
- **Booking** entity will have booking id,booking date,booking status (accepted,pending,declined).
- **Visit** entity will have visit id,visit time,visit date,visit status.
- **Payment** entity will have transaction id,payment type,transaction status.payment amount.
- **Contractor** entity will have details like name, contact details, e-mail id, account number.
- **Bank** entity will have bank name, bank branch, pincode, sanctioned loan amount, loan category(tier A/tier B/tier C).
- **Loan** entity will have the loan number,loan amount, type of loan,bank id
- Each **property** has a single **buyer**.
- The **seller** of the property can manage the information of all the payments he receives under the **payment** entity. One seller can have many properties and receive many payments.
- Each **Payment** transaction corresponds to one **Booking** made by a buyer.
- Each **seller** has many **bookings** made under him.
- Each **area** can have many **properties**.
- Each **agent** can manage many **properties** of a single area.
- Each **property** can have a single **visit** in a single time slot.
- Each **contractor** can have contracts of multiple **properties**.
- **Buyer** can take loan from a single **bank**.

- **Bank** can approve multiple types of **Loans**(Tier 1,Tier 2,Tier 3)

Queries the DBMS should answer:

- By using the filters like pincode of any area, buyer will be able to view all the properties falling under the area.
- **Buyer** can access the property feature(standard, deluxe, premium) the buyers should be   able to find the list of all properties that fall under the category.
- **Buyer** can view the details of a seller of a property which he's interested in by using the property name.
- **Seller** can view details of the buyer who's interested in the property.
- **Buyer** can use the filter property type(commercial,residential) to get the desired property.
- **Buyer** can get information by size of property layout(sq. feet) according to his need.
- **Buyers** can view the booking status and payment status of the property booked by booking id.
- **Buyers** can view the visit status and the available time slot for a particular property.
- **Sellers** can update the booking status,buyer visit status and payment status of a particular property requested by the buyer.
- **Sellers** can add, update and update the properties.
- **Sellers** can get the information(name and contact) about the agent of the particular area.
- **Agent** can get all the information about the properties, the seller of that property in a particular area he is managing.
- **Buyer** can view premium properties using the property ID and agent's ID.
- **Buyer** can get details of top three agents based on their sales.
- **Buyer** can get the details of the contractor and hire him if he fits his needs.
- **Buyer** can view the list of banks if he wants to take a loan.