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Ghera World: A Smart Real Estate Management System

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ABSTRACT

The real estate industry faces several challenges, including fragmented property listings, inefficient EMI management, and slow issue resolution. Ghera World is a next-generation real estate platform designed to streamline property transactions, enhance financial management, and improve customer support. This research presents the development and implementation of Ghera World, an AI-driven web-based solution that integrates secure transactions, EMI tracking, and automated complaint resolution. Utilizing ASP.NET Core MVC, SQL Server, and AI-based property recommendations, this platform ensures seamless interaction among builders, customers, and engineers. The study explores its architecture, methodologies, and expected impact on the real estate industry.

KEYWORDS: *Real Estate, Property Management, EMI Tracking, AI, ASP.NET, SQL Server.*

I. INTRODUCTION

Real estate transactions are often complicated due to inefficient processes, delays in services, and lack of a centralized management system. Ghera World aims to bridge this gap by offering an integrated platform that facilitates property listings, secure transactions, EMI management, and real-time issue resolution. By leveraging AI, this platform provides smart property recommendations and legal document management, ensuring transparency and efficiency in real estate operations.

Problem Statement

Current real estate management faces multiple challenges:

- Lack of a unified platform for property listings and transactions.
- Difficulty in EMI tracking and timely payments.
- Delays in resolving property maintenance issues.
- Security risks in financial transactions.
- Manual verification of legal documents slowing down processes.

Ghera World aims to address these problems by introducing an automated, AI-powered platform.

II. RELATED WORK

Several studies have explored smart real estate platforms. Most existing solutions lack AI-driven property recommendations or integrated EMI tracking. Platforms such as Magic Bricks and 99acres focus primarily on listings, while Ghera World offers end-to-end real estate management, including issue tracking and AI-powered suggestions.

III. METHODOLOGY

The development of Ghera World follows these steps:

1. **Requirement Analysis**: Identifying user needs and system functionalities.
2. **System Design**: Implementing a multi-tier architecture using ASP.NET Core MVC.
3. **Database Development**: Utilizing SQL Server for efficient property, payment, and complaint tracking.
4. **AI Integration**: Implementing recommendation algorithms for personalized property suggestions.
5. **Security Measures**: Ensuring encrypted transactions, two-factor authentication, and legal compliance.
6. **Deployment**: Hosting on cloud infrastructure for scalability and reliability.

IV. IMPLEMENTATION & TECHNOLOGIES

Ghera World is built using modern technologies to ensure efficiency and security:

- **Frontend**: ASP.NET Core MVC, Razor Views
- **Backend**: C#, LINQ, Entity Framework Core
- **Database**: SQL Server Management Studio (SSMS)
- **Security**: Identity Framework, Two-Factor Authentication
- **Payment Integration**: Razorpay, PayPal
- **AI & Machine Learning**: AI-based property recommendations

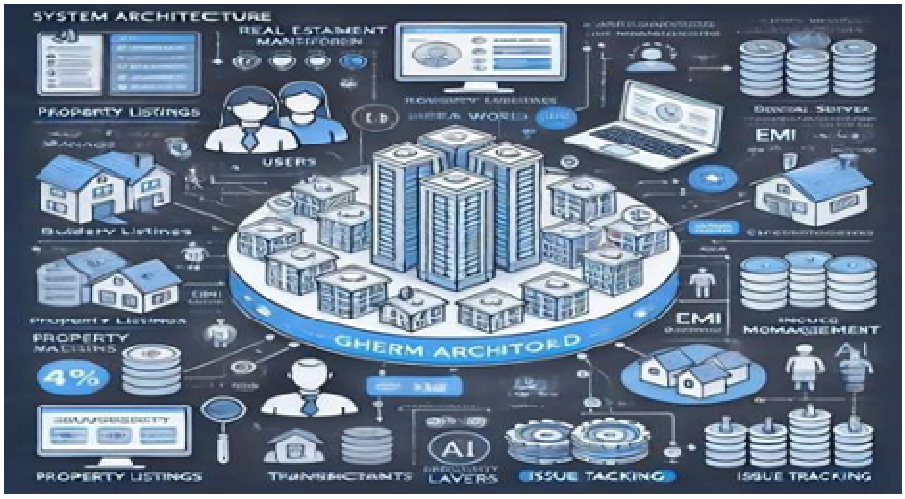
V. RESULTS & DISCUSSION

Upon successful implementation, Ghera World is expected to deliver:

- Faster and secure property transactions.
- Automated EMI reminders, reducing defaults.
- Higher customer satisfaction due to efficient issue resolution.
- Enhanced market transparency with detailed transaction histories.
- Potential for future expansion into mortgage processing and smart home integration.

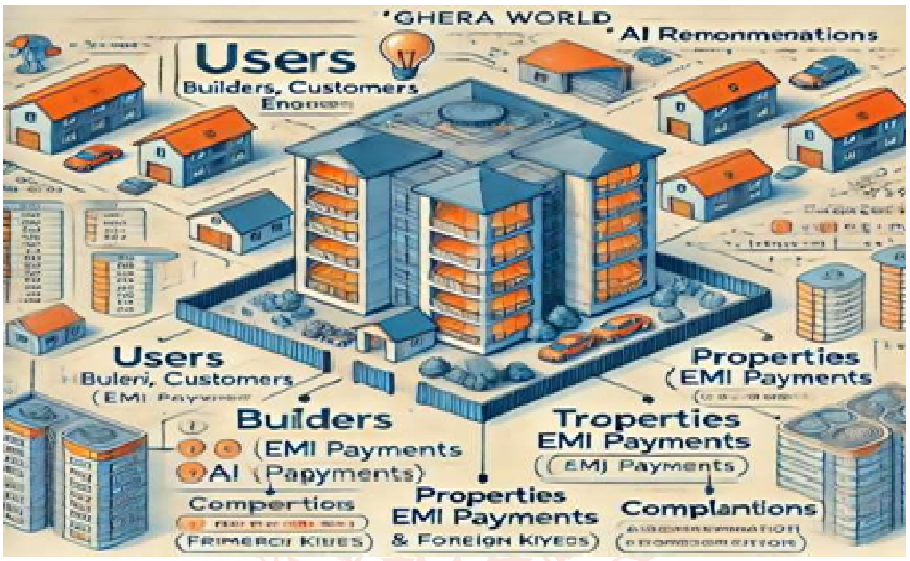
System Architecture

The system architecture of Ghera World follows a multi-tier approach, integrating frontend, backend, database, and AI-based property recommendations. The architecture ensures seamless interaction between users, secure transactions, and efficient data management.



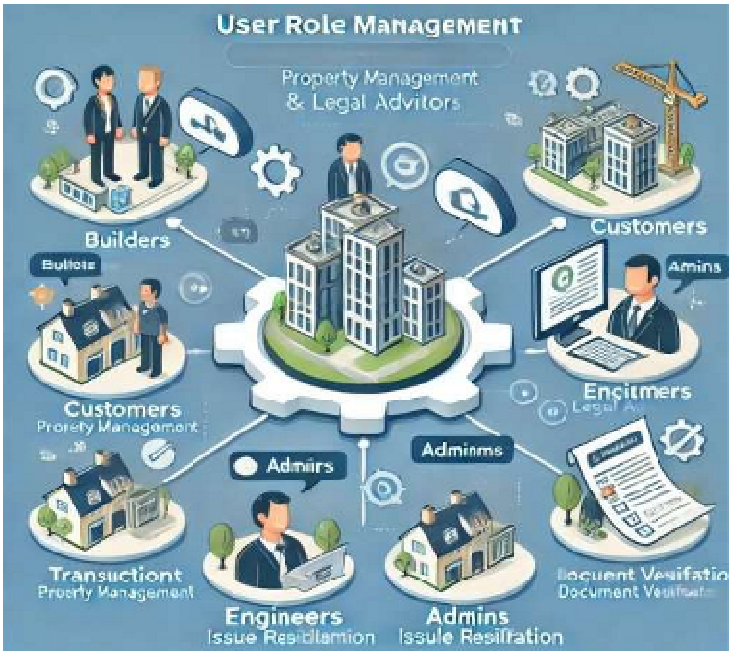
Database Design

Ghera World's database follows a structured relational model, ensuring efficient data retrieval, secure storage, and optimized query performance. It includes tables for users, properties, transactions, EMI payments, and complaints management.



User Role Management

The system implements a role-based access control mechanism, ensuring secure and structured interactions between builders, customers, engineers, and administrators.



Conclusion & Future Scope

Ghera World is a revolutionary step in real estate management, aiming to simplify transactions and enhance customer experience. Future enhancements may include blockchain integration for property verification, AI-driven legal compliance, and global market expansion. This research sets the foundation for a technology-driven real estate ecosystem.

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