



Saptakala Real Estate Academy

www.realestateacademy.in

Saptakala

Real Estate Academy

Established by noted Scholar Dr Sanjay Murari Chaturvedi in 2020, Saptakala Real Estate Academy comes with 40 years of research and analysis in Real Estate Sector. Each Course is designed to enhance proficiency and better understanding the subject. In-depth knowledge in study material for self-studies and total Artificial Intelligence in reading and putting multi optional answer system of examination make you sit at home and enhance your resume.

01 **Well updated and
Researched Study
Materials.**

02 **Most Practical
knowledge on
defined subjects**

03 **Job oriented
courses to enhance
professionalism**

Well updated and Researched Study Materials

Real Estate Academy is established under the aegis of Dr Sanjay Murari Chaturvedi a noted Scholar and highest cited Scholar on Google Scholar in the world. The Study materials are made for self-studies and ready reference after referring hundreds of books, conferences, Acts, bye-laws and Landmark Judgements.

Most Practical Knowledge on defined subjects

The Courses are designed with latest industry connect and most practical aspects of the industry transaction process and development process. Updated and enlarged comes with lots of eBooks for references.

Job oriented courses to enhance professionalism

The courses are designed for working professionals I mind besides fresher who are looking to gaze at industry specific knowledge. The courses are most technical and designed after much research into fabric of Real Estate Industry.

The Courses are well connected for real estate industry needs besides principles and practices of the sector are included in every aspects of the study materials.

In many courses, even videos of lectures available for ready references besides faculty support for any questions and guidances.

The Founder **Dr Sanjay Murari Chaturvedi** having years of experiences in real estate is well known scholar and researcher in Real Estate Industry. His credentials can be looked at www.sanjaychaturvedi.com/resume. He is visiting faculty at IIM Ahmedabad, National Academy for Direct Taxes, MIT University Pune, University of Mumbai, NMIMS, Niranjan Hiranandani School of Management and Real Estate, Institute of Chartered Accountant. He was executive Editor Accommodation Times and many news research journals. He has authored more than 45 books on the subject and have provided research to DowJones, Goldman Sach, MMRDA, CIDCO and many Govt Agencies.

Course: Diploma in Investigation of Title and Due Diligence

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|---------------|----------------------------|
| Mode | : Online |
| Modules | : Four |
| Eligibility | : Graduate |
| Duration | : Six weeks/ |
| Certification | : Certification of Diploma |
| Fee | : Rs15,000/- plus GST |

Overview: Real Estate is a complex subject. Its transaction and development process are unique in nature. Governed by more than 500 Acts and Regulations, the subject need to be studied from the legal aspect as wells as practical aspect. This course gives detailed definitions, explaining concepts, hidden concepts in practice, introduction to various documentation for Tittle investigation, land records, revenue records, how to read documents etc.

Module 1: Concepts and Overview

- History of Land Revenue Code
- Non Agriculture Permissions
- Land Acquisition process by Pvt Ltd companies
- Land Use, zonal classifications, permissions

Module 2: Title Investigation techniques and Avenues

- Title Investigation Methods and Reports Formats
- RERA Format for Title Investigation
- How to read 7/12 Extract and identify reservations
- Understanding title (7/12 extract, 6/12, Property Card/ Revenue Survey)
- Due Diligence
- Mortgage

Module 3: **Real Estate Overview and Market Dynamics**

- Overview
- Transaction Process and Documentation
- Distinction between Leave and License
- Exploring new markets and international destinations
- Role of Collector, powers, documentation

Module 4: **Historic Data, Evolution of Land Revenue**

- Understanding Early Revenue Administration
- Land Revenue Administration
- Mumbai Demographics
- Real Estate Dynamics, Principles and Practices

EBooks:

1. Principles and Practice of Real Estate
2. Legal Aspects of Property Transactions
3. Landmark Judgements of RERA

Course: Diploma in Real Estate Environmentalist and Green Buildings

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|---------------|----------------------------|
| Mode | : Online |
| Modules | : Four |
| Eligibility | : XII std or Equivalent |
| Duration | : Four weeks |
| Certification | : Certification of Diploma |
| Fee | : Rs8000/- plus GST |

Overview: Buildings have an enormous impact on the environment, human health, and the economy. The successful adoption of green building strategies can maximize both the economic and environmental performance of buildings. Specific environmental, economic and social benefits are listed in Why Build Green? Green building (also known as green construction or sustainable building) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition

The Course covers Environmental Law comprehensively besides GRIHA, LEED and many other specifications. Concepts and Application of Green Building in Real Estate.

Module 1: Green Buildings – Concepts, Energy, Conservation Use of Renewable Energy, Rewards, LEED Certification, Carbon Credits

Module 2: GRIHA Guidelines and Statutory requirements.

Module 3: Reducing environmental impact, Goals of green building, Siting and structure design efficiency, Technical Specifications

Module 4: FAQs on Green Buildings, Environmental Law, Concepts and designs.

Course: Diploma in Housing Society Management

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|---------------|----------------------------|
| Mode | : Class room / Online |
| Modules | : Four |
| Eligibility | : XII or Equivalent |
| Duration | : Eight weeks/ 12 hours |
| Certification | : Certification of Diploma |
| Fee | : Rs8000/- plus GST |

Overview: With latest land mark Judgments on various aspects of Housing Society affairs, this course comprehensively cover every aspects of Housing Society. Topics are covered under citation of Bye-Law numbers, case law and various aspects of day today affairs of the society.

Module 1: Formations and AGMS

Module 2: Car Parking, Maintenance etc.

Module 3: Draft Resolutions, elections, Meetings

Module 4: Transfer of Flats, Nominations, Admission of Membership

E Books:

- 1. Land Mark Judgements,**
- 2. Membership Rights and Duties,**
- 3. Election Rules,**
- 4. Redevelopment.**

Course: ADVANCE DIPLOMA IN REAL ESTATE FINANCE

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|---------------|----------------------------|
| Mode | : Online |
| Modules | : Four |
| Eligibility | : XII or Equivalent |
| Duration | : Eight weeks/ 12 hours |
| Certification | : Certification of Diploma |
| Fee | : Rs15000/- plus GST |

Overview: The modern real estate transactions process and Real Estate Development process have matured over the years and with new norms and culture in real estate sector, finance have taken center stage. New funding option for project funding have emerged as new financial product mix. Accounting norms, investment, securitization and many other things needs a fresh look. To enhance the knowledge, one must revisit all the options and new trends in the market. This course will give edge over conventional way of financial aspects of real estate.

For Whom: CFOS, CTOs, CAs, Cost Accountants, Lawyers, Accountants, Finance professionals and Agents, Builders, Entrepreneurs, Trade Professionals.

Course Design:

Module I : Introduction to Real Estate Finance, Financial terminology, documentation

Module II: Housing Finance and Valuation of Real Estate

Module III: Project Funding Options and Construction Finance

Module IV: Securitisation of Real Estate and Accounting Standards.

eBook:

1. Real Estate Finance
2. Principles and Practices of Real Estate in India

Course: Advance Diploma in REAL ESTATE LAW

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|------------------------|---------------------------|
| Course Duration | : One month |
| Mode | : Online |
| Materials | : Study Materials, videos |
| Eligibility | : Graduate |
| Fee | : Rs8000/- Plus GST |

Overview: Post RERA, the real estate sector in India has transformed into the most professional sector. The sector is now matured after the financial institutions have started funding it. The RERA regim just started four year back and there are landmark judgement, rulings and procedures to follow. This course will give an edge over growing need for legal expertise in this field.

Module I: Introduction to Real Estate Law

- RER Act 2016
- Indian Contract Act
- Transfer of Property Act
- Indian Registration Act
- Legal Frame Work of Real Estate Sector

Module II : Title Investigation and Revenue Documents

- Understanding Land Revenue Code
- Hierarchy in Land Revenue
- City Survey Offices and its Functions
- Tehshildar and his functions
- Collector and his powers, NoCs etc

Module III: Legal Terminologies and concepts

- TDR
- FSI
- Accounting standards
- Terminologies
- Transaction Process
- Due Diligence

Module IV: Real Estate Compliance and Documentation

- RERA
- Income Tax
- GST
- Lis Pendens
- Filing and Serving procedures
- Vetting.

eBooks:

1. Landmark Judgements of RERA
2. RERA vs NCLT
3. Legal Aspects of Property Transactions
4. Landmark Judgements of Housing Societies

Course: Diploma in Real Estate Compliance for Builders

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|---------------|----------------------------|
| Mode | : Online |
| Modules | : Four |
| Hours/ Days | : 12 |
| Eligibility | : XII or equivalent |
| Duration | : Four weeks/ 12 hours |
| Certification | : Certification of Diploma |

Overview: Indian Real Estate is now been regulated by The Real Estate (Development and Regulation) Act 2016. Every state has a new RERA regime to control Real Estate Development Process and Real Estate Transaction Process. The Regulator is not only controlling the material transparency in public domains but also have strict penal provisions which can attract penalties and prosecutions. Understanding compliance under RERA, dos and Don'ts, Builder's obligations etc must be studied well to be on the Right Side of the Law. The course is comprehensively making players understand the various provisions and Land Mark Judgments in various states and High Courts for a better compliance.

Module 1: Registrations

- Documents for Firm Registrations
- Co-promotership
- Project Registration and
- Broker Registration

Module 2: Forms and Procedures (Maharashtra)

- Forms under various Rules and Regulations and Circulars
- Affidavits and Contents
- Certification , permissions and other form for completion
- Documentation: Model Agreement for Sale

Module 3: RERA Accounting and Escrow Mechanism

- Items under 30:70 ratio for expenditure
- Escrow compliance
- Certifications under Form 3 and 5
- Accounting standards for Project completion

Module 4: Penalties and Orders

- Orders and Executions
- Penalties under section 60 to 65
- RERA Tribunal Rules and Applications
- Consent Terms and flows.

Books: RERA Vs other Acts

- **RERA V MOFA**
- **RERA V NCLT**

eBooks:

1. Landmark Judgements of RERA
2. RERA Vs NCLT
3. RERA – Bare Act
4. Legal Aspects of Property Transactions

Course: Diploma in Real Estate Economics

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|---------------|----------------------------|
| Mode | : Class room / Online |
| Modules | : Four |
| Duration | : Eight weeks/ hours |
| Certification | : Certification of Diploma |
| Fee | : Rs35000/- Plus GST |

Overview: Real Estate is a specialized subject. To do business in Real Estate, either become builder or realtor or advisor, one must possession complete 360 degree dimensions of the business spectrum. The four areas of study identified by this comprehensive course viz. Management, Law, Marketing and Finance. The Gen Next who are now wants to start their career in real estate and stepping in the shoe of their parents and family business, the course gives them an edge over the conventional theorem of real estate development process and real estate transaction process.

Module 1: Real Estate Management

- SWOT analysis
- Management of HR
- Management of Operations
- Management of Resources

Module 2: Real Estate Law

- Applicable Law and terminology
- RERA compliance
- Documentation and Drafting
- Understanding title (7/12 extract, 6/12, Property Card/ Revenue Survey)
- Due Diligence
- Mortgage

Module 3: **Real Estate Marketing**

- Difference between Sales and Marketing
- Four Ps of Marketing
- Customer Behavior
- Exploring new markets and international destinations
- Market Research

Module 4: **Real Estate Finance**

- Funding options
- Deriving Break even and Cost of Fund
- Calculating Opportunity Loss
- Accounting Standards
- Compliance

eBooks:

1. Real Estate Economics
2. Principles and Practice of Real Estate India
3. Real Estate Finance
4. Real Estate Marketing

Terms and Conditions:

1. No part of the study materials shall be redistributed either physical copies, photo copies or digitally.
2. The courses must be completed in a given period of time, after a lapse of one month, a additional examination fee of Rs2000/- shall be charges.
3. Fee is not transerable nor refundable.
4. First attempt of the exam is inclusive in the course fee. After every successive exams, Rs2000/- is payable for activating exam modules.
5. All rights are reserved, management reserve the right to cancel the admission without any notice or reason.
6. All disputes are subject to Mumbai's courts jurisdiction.
7. A certificate to successful students shall be sent in a digital mode after passing the exam and within 15 days of passing the exam.
8. Any copies or additional certificate shall be chargeable of Rs500/-.
9. The study matrials and videos are property of the institute and shall not be used without first written permissions from the management.
10. All emails must be sent to response@saptakala.com with student roll number.
11. All queries to facultes must be sent to response@saptakala.com with subject line
12. All exam papers are displayed on screen. No Screen shot or any copy of the exam papers shall be disributed at any point of time by the student.
13. Student found cheating shall be rusticated and fee shall be forefeited.
14. All exams are online and with multiple choice questions.
15. All assessments of the exams are done by Artificial Intellegence and BOT system.
16. Any revaluation request may be made to director@saptakala.com