



An Initiative by Saptakala Media

Empowering Real Estate Excellence Through Knowledge & Experience

Welcome to Saptakala Real Estate Academy

At the confluence of academic depth and industry insight stands **Saptakala Real Estate Academy**, a premier institution dedicated to excellence in Real Estate Law, Finance, and Society. Founded by **Dr. Sanjay Chaturvedi**, PhD in Real Estate Finance, the Academy reflects over **35 years of experience** in the real estate and social education sectors, under the esteemed legacy of **Saptakala Media**.

Our advanced diploma courses are designed to equip aspiring professionals, legal practitioners, financial consultants, and social leaders with the specialized knowledge and practical tools required to thrive in today's dynamic real estate landscape.

What Sets Us Apart?

- **Legacy of 35+ Years:** Built on decades of industry leadership and educational excellence.
 - **Industry-Relevant Curriculum:** Continuously updated to reflect legal, financial, and societal developments in real estate.
 - **Led by a Visionary:** Learn directly from the research and real-world experience of Dr. Sanjay Chaturvedi.
 - **Maharashtra's Social Education Pioneer:** Since 2019, shaping careers in real estate and social management.
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Whether you are a seasoned industry professional or an aspiring entrant, Saptakala Real Estate Academy invites you to explore a future built on knowledge, credibility, and success.



Saptakala Real Estate Academy

Presents

**Advance Diploma in
Real Estate Law**

About Course

The Advanced Diploma in Real Estate Law is a cutting-edge and up-to-date educational program that focuses on real estate law and the legal aspects of property transactions. In addition to addressing topics like RERA and related subjects, the course provides comprehensive coverage of legal terminologies, imparts valuable drafting skills, underscores the importance of due diligence, and emphasizes the significance of adhering to compliance requirements.

This course has become increasingly relevant in the wake of RERA's implementation, which has established various compliance standards and given rise to a new professional sector within the real estate industry. It's important to note that while legal qualifications are not a prerequisite, a foundational understanding of the legal aspects associated with property transactions is essential for prospective students.

This program equips individuals with the necessary knowledge and skills to navigate the complex legal landscape of real estate. Enrolling in this course is open to all, regardless of whether one holds the title of advocate. However, a fundamental grasp of the legal facets of property transactions is indispensable for success in this field.

Course Modules

Module I :Introduction to Real Estate Law

- RERA 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

Course Design

Enrollment Mode	Online
Study Materials	4 PDF & 4 Videos
Exam	Online MCQ Type Exam. One Hour 40 Questions.
Duration	<ul style="list-style-type: none">➤ There is no fixed duration.➤ No Fixed Timing for Exams (You take the exam as soon as you have completed the study materials.)➤ You get Two chances to pass out in exam.
Fees	<u>Check Here (subject to periodic updates)</u>

Deliverables

Diploma Certificate

- Digital Certificate (Delivery within 2–4 Days After Requesting the Certificate)
- Hard Copy Certificate (Delivery within 7–10 Days After Requesting the Certificate)

Reference eBooks (If you are from anywhere other than Maharashtra, then you can choose 4 eBooks of your choice from [here](#).)

- Society Redevelopment
- Landmark Judgements On Housing Society Matters In Maharashtra
- Election Rules Of Co-operative Housing Societies In Maharashtra
- Membership Rights, Duties And Prerogatives In Housing Societies In Maharashtra

General FAQs

What Is the Content of the Course?

The Advanced Diploma in Real Estate Law is a comprehensive course covering real estate law, including RERA and legal aspects of property transactions. It includes legal terms, drafting, due diligence, and compliance.

What Is the Duration of the Course?

The course is entirely online, and when you're prepared to take the exam, it's readily available. There is no waiting period for the exam.

What is Duration of Exam and Passing Scores?

60 minutes, 40 questions, MCQ type exam, and a minimum passing score of 50%.

Who is Certificate Issuing Authority?

Saptakala Real Estate Academy will provide a physical certificate.

Is Saptakala Real Estate Academy is Recognized?

Saptakala Real Estate Academy is an independent educational institution dedicated to providing skill training and knowledge enhancement in the real estate sector.

How Many Study Material in the Given Course?

Four comprehensive, updated, and expanded study materials.

When Will I Get the Certificate?

Certificates are dispatched within 7 working days via courier after you make the request.

What is Eligibility to Do the Course?

No specific eligibility requirements. Proficiency in English is necessary. This advanced diploma aims to enhance knowledge and skills.



Saptakala Real Estate Academy

Presents

Advance Diploma in Real Estate Finance

About Course

The real estate sector has evolved significantly over the years, with both the real estate transactions process and real estate development process maturing. New norms and cultural shifts within the real estate sector have placed a strong emphasis on finance.

In this changing landscape, new funding options for project financing have emerged, creating a diverse mix of financial products. These developments have made it essential to reassess accounting norms, investment strategies, and securitization practices, among other aspects.

To enhance one's knowledge in this dynamic environment, it's crucial to revisit all available options and stay informed about emerging market trends.

This course is designed to provide a competitive edge in understanding the ever-evolving financial aspects of real estate. It covers crucial elements such as real estate finance, funding options, valuation techniques, accounting methodologies, real estate principles and practices, accounting standards, financial instruments, and legal terminologies, among other essential topics.

Course Modules

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:

- Securitization of Real Estate and Accounting Standards.

Course Design

Enrollment Mode	Online
Study Materials	4 PDF & 4 Videos
Exam	Online MCQ Type Exam. One Hour 40 Questions.
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- Membership Rights, Duties And Prerogatives In Housing Societies In Maharashtra

General FAQs

What Is the Content of the Course?

The course covers essential topics in real estate finance, including funding options, valuation techniques, and accounting methodologies. It provides a competitive edge by exploring market trends, financial instruments, and legal terminologies.

What Is the Duration of the Course?

The course is entirely online, and when you're prepared to take the exam, it's readily available. There is no waiting period for the exam.

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Saptakala Real Estate Academy

Presents

**Diploma in
Society Management**

About Course

Diploma Course in Society Management comprehensive course delves into the intricacies of Housing Society affairs, offering a thorough exploration of the field with a keen focus on recent landmark judgments. By incorporating these legal precedents, the course is designed to provide a holistic understanding of housing society management.

The content is structured into four modules, each catering to different aspects of housing society operations, and referencing specific Bye-Law numbers and case law for a well-rounded education.

With an emphasis on blending legal knowledge with practical application, this course equips individuals with the expertise required to handle the multifaceted operations of housing societies.

By referencing case law, Bye-Law numbers, and recent judgments, participants gain a comprehensive understanding of the subject, empowering them to excel in the management and governance of housing societies.

Course Modules

Module I: Formation and Annual General Meetings (AGMs)

- Provides guidance on the establishment of housing societies
- Instructs on the effective conduct of AGMs
- Covers the legal framework and procedural intricacies within these processes.

Module II: Car Parking, Maintenance, and More

- Explores practical issues such as car parking and maintenance.
- Addresses daily challenges encountered by housing societies.
- Provides solutions and valuable insights to tackle these concerns.

Module III: Drafting Resolutions, Elections, and Meetings

- Teaches the craft of drafting resolutions.
- Enhances skills for efficient meeting management
- This module helps to develop the necessary skills for maintaining order and efficiency within the society

Module IV: Transfer of Flats, Nominations, and Membership Admissions

- Explores intricacies of flat transfers, nominations, and membership admissions.
- Addresses the complexity of these processes.
- Equips learners with legal and operational knowledge for these transactions.

Course Design

Enrollment Mode	Online
Study Materials	4 PDF
Exam	Online MCQ Type Exam. One Hour 40 Questions.
Duration	<ul style="list-style-type: none">➤ There is no fixed duration.➤ No Fixed Timing for Exams (You take the exam as soon as you have completed the study materials.)➤ You get Two chances to pass out in exam.
Fees	<u>Check Here (subject to periodic updates)</u>

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- Membership Rights, Duties And Prerogatives In Housing Societies In Maharashtra

General FAQs

What Is the Content of the Course?

The course covers Housing Society affairs, including legal precedents, and is divided into four modules focusing on various aspects of society operations. It emphasizes a blend of legal knowledge and practical skills for effective housing society management.

What Is the Duration of the Course?

The course is entirely online, and when you're prepared to take the exam, it's readily available. There is no waiting period for the exam.

What is Duration of Exam and Passing Scores?

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Who is Certificate Issuing Authority?

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No specific eligibility requirements. Proficiency in English is necessary. This advanced diploma aims to enhance knowledge and skills.



Saptakala Real Estate Academy

Presents

Diploma in
Real Estate Compliance
for Builders

About Course

The Real Estate (Regulation and Development) Act, 2016 (RERA) has revolutionized the Indian real estate sector with its robust compliance framework. Our RERA Compliance Mastery Course is your gateway to understanding and applying this critical legislation effectively.

Unlock the Power of RERA Knowledge

This course delivers key insights through structured modules on:

- **Registration Requirements:** Learn about project, firm, co-promoter, and broker registration essentials.
- **Maharashtra-Specific Procedures:** Master local forms, affidavits, certifications, and approval processes.
- **RERA Accounting & Escrow Mechanism:** Understand fund utilization rules, the 30:70 ratio, and audit certifications.
- **Penalties & Orders:** Gain clarity on RERA enforcement, tribunal rules, penalties, and legal remedies.

Who Should Enroll?

- **Real Estate Developers:** Ensure project compliance and legal clarity.
- **Real Estate Brokers:** Strengthen professional integrity and client trust.
- **Legal Professionals:** Deepen expertise in real estate law and regulatory practice.
- **Real Estate Enthusiasts:** Make informed property investment and compliance decisions.

Course Modules

Module I: Registrations

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

Module II: 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 III: RERA Accounting and Escrow Mechanism

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

Module IV: Penalties and Orders

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

Course Design

Enrollment Mode	Online
Study Materials	4 PDF
Exam	Online MCQ Type Exam. One Hour 40 Questions.
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General FAQs

What Is the Content of the Course?

Explore the impact of The Real Estate (Development and Regulation) Act 2016 on Indian Real Estate. Navigate the new RERA regimes in every state, understanding the development and transaction processes. Learn about material transparency, strict penalties, and prosecutions. Master compliance, dos and don'ts, and builder's obligations for legal adherence. Stay on the right side of the law with Diploma in Real Estate Compliance for Builders course.

What Is the Duration of the Course?

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Diploma in
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About Course

Navigate the Regulatory Maze of Real Estate with RERA Compliance Mastery

In the dynamic world of Indian real estate, the Real Estate (Regulation and Development) Act, 2016 (RERA) has emerged as a game-changer, introducing a comprehensive regulatory framework to govern the industry. This transformative act has brought about a paradigm shift, requiring real estate developers, brokers, and consumers to adhere to stringent compliance requirements.

Embark on an insightful journey through our comprehensive RERA compliance course, meticulously designed to empower you with the knowledge and skills to navigate the complexities of this multifaceted act.

Course Modules

Module I: Registrations

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

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Saptakala Real Estate Academy

Presents

Investigation of Title and Due Diligence

About Course

Demystifying Real Estate: A Comprehensive Course for Beginners and Professionals

Navigating the intricate world of real estate can be a daunting task, especially for those new to the industry. With its complex legal framework, diverse market dynamics, and ever-evolving regulations, deciphering the intricacies of real estate transactions can be overwhelming.

This comprehensive course, designed for both beginners and seasoned professionals, delves into the intricacies of real estate, providing a holistic understanding of the subject from both legal and practical perspectives.

Embark on a journey into the fundamentals of real estate, gaining insights into the historical underpinnings of land revenue administration, exploring the intricacies of title investigation techniques, and grasping the nuances of real estate market dynamics

Course Modules

Module I: Concepts and Overview

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

Module II: 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 III: 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 IV: Historic Data, Evolution of Land Revenue

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

Course Design

Enrollment Mode	Online
Study Materials	4 PDF, 4 Videos
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Fees	<u>Check Here (subject to periodic updates)</u>

Deliverables

Diploma Certificate

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General FAQs

What Is the Content of the Course?

Diploma In Investigation of Title and Due Diligence provides an in-depth exploration from both legal and practical perspectives, offering a wealth of knowledge essential for navigating the complexities of this dynamic field.

What Is the Duration of the Course?

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About Saptakala Real Estate Academy

Saptakala Real Estate Academy, an initiative by Saptakala Media, stands as a testament to **35 years of expertise** in the field, thanks to its visionary founder, **Dr. Sanjay Chaturvedi, a PhD** in Real Estate Finance, whose wealth of knowledge can be explored at www.sanjaychaturvedi.com.

The academy offers advanced diploma courses in Law, Finance, and Society, which have been meticulously updated and expanded over time to encompass the evolving landscape of Real Estate Law, Finance, and Society. With a legacy that spans more than three decades, Saptakala Media has a proud history of pioneering these courses, ensuring they remain at the forefront of industry knowledge and practical insights.

Established in 2019, Saptakala Media has been at the forefront of social management education in Maharashtra, introducing courses that equip individuals with the skills and knowledge needed to navigate the dynamic social landscape. Now, the academy has introduced new and updated courses that delve into the intricacies of real estate law and finance, further extending its commitment to providing top-notch education in these critical fields.

At Saptakala Real Estate Academy, students have the opportunity to tap into the wealth of knowledge accumulated over the years, benefitting from the wisdom of Dr. Sanjay Chaturvedi and the academy's commitment to staying current with the latest developments in the real estate industry. Whether you're a seasoned professional or just beginning your journey in real estate, these courses offer a unique opportunity to learn from the very best in the field and gain practical insights that can shape your success in the real estate sector.

Contact Us

We're happy to answer any questions you may have about

Diploma In Investigation of Title and Due Diligence, here are a few ways to reach us:

- **Email: response@saptakala.com**
- **For Content or Study Material Related Email: editor@saptakala.com**
- **Phone: 022-46732964** (available weekdays from 10:30 am to 6:00 pm IST)
- **Address:** 701- Balarama Bldg, Street 1, Lane 1, Opp. GST Bhavan, BKC Bandra (E), Mumbai - 400051

Please note: We recommend calling during our business hours for the fastest response.

Thank
You!