

Settlin Web Application Features

A comprehensive platform for real estate discovery, negotiation, and transactions.



BUYER FEATURES

1. Property Search & Discovery (Core)

1.1 Dual-Mode Search Interface

Mode	Features
Map View	Interactive Google Maps with price markers, clustering, "search as you move" https://www.youtube.com/shorts/ao3B6VlnYOc , project discovery overlay https://www.youtube.com/shorts/rGW3DSeB3sQ
List View	Scrollable property cards, infinite scroll, quick-action buttons (Shortlist, View)

1.2 Search by Preference

- Save and manage multiple search profiles (e.g., "3BHK Whitefield", "Plot Sarjapur") <https://www.youtube.com/shorts/qPPXfvDqRkg>
- Carousel navigation to switch between preferences <https://www.youtube.com/shorts/rGW3DSeB3sQ>
- Visual indicators showing matching property counts
- Add/edit preferences directly from search <https://www.youtube.com/shorts/2ID0T46mngE>

1.3 Comprehensive Filter System (20+ Dimensions)

Primary Filters:

Filter	Options
Budget	Min/Max range with quick presets
Bedrooms (BHK)	1 to 5+ range slider
Property Type	Apartment, House, Villa, Plot/Land, Community
Possession	Ready to Move, Under Construction (with timeline)

Property Attributes:

Filter	Options
Bathrooms	Minimum count
Balconies	Minimum count
Parkings	Minimum count
Furnishing	Unfurnished, Semi, Fully Furnished

Facing	N, S, E, W, corners
Floors	Range filter
Built-up Area	Minimum sq.ft
Plot Area	Minimum sq.ft
Property Age	Max age filter

Advanced Filters:

Filter	Options
Rental Value	Expected yield range
Documents	Legal document availability
Water Sources	Corporation, Borewell, Both
Amenities	Multi-select (Pool, Gym, Park, Security, etc.)
Level Type	Ground, High-rise, Penthouse
Spaces	Puja Room, Servant Quarter, Study

2. Property Analysis (High Value)

2.1 Individual Unit View

- **Gallery:** HD images with swipe navigation
- **Key Metrics:** Price, Area (SBA/Carpet), Floor, Facing, Age
- **Room Details:** Bedroom/bathroom breakdown
- **Interiors:** Flooring, furnishing itemized list
- **Price Calculator:** Per sq.ft calculation

2.2 Project View

- **Available Units:** All units in project with configurations
- **Project Details:** Blocks, floors, units, RERA ID
- **Approvals:** BMRDA/BDA, Bank loans
- **Documents:** Legal documentation status
- **Amenities Grid:** Visual icons
- **Nearby Places Map:** Schools, hospitals, metros
- **Nearby Projects:** Similar projects carousel

2.3 Comparison Tool

- Select multiple properties for side-by-side comparison <https://youtube.com/shorts/-9Ew94gTezg>

3. Engagement & Action (Conversion)

3.1 Communication

Channel	Features
In-App Chat	Real-time messaging with sellers
Masked Calling	Privacy-protected phone calls
Callback Request	Schedule convenient call times

3.2 Visit Scheduling

- Integrated calendar with slot picker
- Visit confirmation and reminders

3.3 Offer System

- **Make Offer:** Submit formal price offers
 - **Counter-Offer:** Negotiate within platform
 - **Offer Timeline:** Full negotiation history
-

4. Buyer Dashboard (Management)

4.1 Pipeline Tabs

Tab	Purpose
Suggested	AI-matched recommendations
Shortlisted	Saved properties
Interested	Active conversations
Visited	Completed site visits
Rejected	Discarded options

4.2 Offer Tracker

- Centralized view: Pending, Accepted, Rejected, Countered
- Status badges and milestones

4.3 Unread Indicators

- Message badge counts per property
-

SELLER FEATURES

1. Property Listing (Core)

1.1 9-Step Listing Wizard

Step	Name	Description
1	Profile	Owner, Builder, Landowner, Investor

2	Address	Map pin location, locality/project search
3	Basic	BHK, Bathrooms, Floor, Area
4	Additional	Furnishing, Facing, Amenities, Parking
5	Other	Water sources, Spaces
6	Media	Photo/video upload with preview
7	Pricing	Asking price, fee calculator
8	Availability	Visit time slots
9	Success	Confirmation and next steps

1.2 Listing Features

- OTP verification for authenticity
 - Progress stepper with navigation
 - Auto-save drafts
 - Callback request for assistance
-

2. Seller Dashboard (Management)

2.1 Portfolio View

Card Type	Information
Active Listings	Live properties
Raw Projects	Pending verification
Stats	Views, Interests, Offers

2.2 Listing Controls

- Edit details and photos
 - Toggle Active/Inactive status
-

3. Negotiation Desk (Conversion)

3.1 Offer Management

Action	Description
Accept	Confirm and proceed
Reject	Decline with reason
Counter	Propose new price

3.2 Communication

- Full chat thread per buyer
 - Offer timeline visualization
-

SHARED FEATURES

Authentication

- Passwordless OTP login (SMS/WhatsApp/Email)
- Magic link auto-login
- Dual-role accounts (Buyer ↔ Seller switch)

Notifications

- Push notifications (OneSignal)
- SMS and Email alerts
- Real-time offer/message updates

Platform

- Responsive design (Desktop/Tablet/Mobile)
- PWA with offline support
- SEO optimizations
- Customer support widget
- Analytics integration

Informational

- Pricing page
 - Services breakdown
 - FAQ knowledge base
 - About, Careers, Contact
 - Terms & Privacy Policy
-

Document Version: January 2026