

Real Estate — 64 tools

All tools · at-a-glance descriptions · Generated 26 Aug 2026

This is the full list of AiSevak tools in this industry, each with a short description of what it produces. Open any tool on aisevak.in to run it.

Investment Underwriting

Investment Deal Underwriting

Enter the property and financing details and get a full investment pro forma: acquisition cost with stamp duty, gross and net rental yield, loan EMI and interest outgo, annual cashflow, and 5-year appreciation scenarios with a buy, hold or pass call. The more numbers you provide, the sharper the analysis.

Buy-vs-Rent Comparison

Compare buying a home versus continuing to rent over your time horizon — total outflow, equity built, the opportunity cost of your down payment, appreciation and rent — ending in a clear buy, rent or too-close verdict with the key assumptions. Enter both scenarios below.

Property Comparison Matrix

Compare two or more property options on price, yield, location, builder, appreciation potential and risk, and get a weighted recommendation with the trade-offs. Describe each property fully below.

Listing Content

Property Listing Description

Turn your property details into a compelling sale listing optimised for 99acres, MagicBricks and Housing.com — a search-friendly title, portal summary, full description, USP bullets, SEO keywords and a WhatsApp version. Fill in each detail below for a listing that stands out and ranks.

Social Media Property Post

Write engaging social media posts for a property with a strong hook, highlights, a reel idea, hashtags and a clear call to action, ready for Instagram and Facebook. Give the property details below.

Portal SEO Title & Tags

Write search-optimised titles, keywords and tags for a property-portal listing so it shows up when buyers or tenants search. Give the property and location details below.

Property Brochure Copy

Write polished, professional brochure copy for a property or project — headline, overview, amenities, location advantages, specifications and a call to action, ready for a print or PDF brochure. Fill in the project details below.

Open-House Invite

Create open-house or site-visit invitations across email, WhatsApp and social, with a clear RSVP call to action. Fill in the property, date and details below.

Virtual-Tour Script

Get a room-by-room narration script for a property walkthrough or virtual-tour video, with an opening hook and closing call to action. List the layout and highlights below.

Just-Listed / Sold Post

Write a just-listed, just-sold or price-drop announcement post that builds the agent credibility and generates leads. Choose the status and describe the property below.

Transaction Coordination

Transaction Coordinator Checklist

Generate a complete, phase-by-phase checklist to take a property deal from agreement to registration and possession — every milestone, document, critical deadline and post-registration task (mutation, khata, utility and society transfers), tailored to your deal type, state and financing.

Closing Timeline Builder

Build a milestone timeline from agreement to registration and possession — due diligence, loan sanction, NOCs, payments, registration — with the critical path of things that can cause delays. Enter your deal details below.

Document Collection Tracker

Get a categorised checklist of every document a property transaction needs — title chain, approvals, KYC, loan and society or NOC papers — with who to collect each from and the priority order. Enter the transaction details below.

Buyer / Seller Status Update

Draft a clear, client-friendly status update for a property transaction — what is done, what is pending and who owns it, and the next steps — ready to send by email or WhatsApp. Enter the current status below.

Registration-Day Checklist

Get a registration-day checklist for property registration at the sub-registrar — what to do before, the documents to carry, what happens on the day (stamp duty, biometrics, witnesses, signing) and what to collect after. Enter the transaction and state below.

Post-Sale Mutation Guide

Understand and complete post-sale mutation or khata transfer to update ownership in municipal and revenue records after buying a property — what it is, the step-by-step process, documents needed and why it matters for property tax, utilities and future resale. Enter the property details below.

Lease Review

Lease & Leave-Licence Review

Paste an existing property lease, rent agreement or leave-and-licence and get a plain-language review: every key term extracted, important dates surfaced, each side obligations listed, risky or one-sided clauses flagged, and negotiation points suggested. Use this to REVIEW an agreement you already have. To draft a fresh residential rent agreement from scratch, use the Rent Agreement Generator instead.

Commercial Lease Abstraction

Paste a commercial office, retail or warehouse lease and get it abstracted into key terms — rent, term, lock-in, escalation, deposit, CAM, permitted use and exit — with onerous clauses flagged. Paste the full lease below.

Escalation / Renewal Analyzer

Analyse a lease escalation and renewal clause, project the rent year by year over the term, and flag issues like compounding or vague market-rate renewals. Enter the current rent and the escalation and renewal terms below.

Tenant Obligation Summary

Paste a lease or leave-and-licence and get a clear summary of every tenant obligation — payments, maintenance, use restrictions, compliance, insurance and handover — plus the penalties for breach. Paste the full agreement below.

Lock-in / Exit Clause Analyzer

Analyse the lock-in and exit clauses of a lease — the lock-in period and consequence of early exit, required notice, deposit forfeiture and any tenant-favourable options to negotiate. Enter the clauses and your situation below.

Investor Memo

Real Estate Investor Memo

Draft a professional investor memo for a private real estate syndication or private placement — executive summary, property and financials, projected yield and IRR, structure, risks and terms, with the standard SEBI cautionary language. Give the deal specifics below for a credible, ready-to-share memo.

Syndication Deck Narrative

Write the pitch narrative and slide outline for a real estate syndication — opportunity, investment thesis, business plan, projected returns, team and the ask. Give the deal details below for a credible, investor-ready story.

Return Projection Model

Project the returns on a real estate investment — year-by-year cash flows, exit value, IRR and equity multiple — with an assessment of return quality versus risk. Enter the equity, income and exit assumptions below.

Investor Update Report

Draft a professional periodic investor update for a real estate investment — performance, occupancy, distributions, key metrics and outlook — ready to send. Enter the period details below.

Risk Disclosure Builder

Draft the risk disclosure section for a real estate investment offering — market, execution, liquidity, regulatory (RERA), financing and tenant risks — each with a mitigation, plus standard cautionary language. Describe the deal and its risks below.

Distribution Waterfall Modeller

Model a distribution waterfall for a real estate deal — return of capital, preferred return and promote or carry tiers — and show the illustrative split between investors and sponsor at an exit. Enter the waterfall terms and the numbers below.

HOA & Society

HOA / Society Document Summary

Paste your housing society by-laws, RWA rules or apartment association document and get a plain-English summary: all charges, the key rules (pets, renovation, rental, parking, commercial use), what needs committee approval, penalties, and direct answers to your specific questions.

Society Bye-Laws Explainer

Get a plain-English explanation of your housing society or apartment bye-laws — your rights, your obligations, common disputes and the procedures — under applicable cooperative or apartment law. Paste the relevant bye-laws and ask your questions below.

Maintenance Dispute Letter

Draft a formal letter to your housing society managing committee over a maintenance or charges dispute — grounded in bye-law and cooperative-law references, with the relief sought and the escalation path if unresolved. Enter the dispute details below.

AGM Notice / Minutes Generator

Generate a housing-society meeting notice, agenda and minutes template that meets cooperative-society norms on notice period, quorum and resolutions. Enter the meeting details and agenda below.

Transfer / NOC Process Guide

Understand the share-transfer and no-objection-certificate process for buying or selling a flat in a cooperative housing society — the steps, documents, forms, committee approval and the bye-law caps on transfer fees and premium. Enter the transaction details below.

Sale Agreement

Sale Agreement / ATS Review

Paste a property sale agreement, Agreement to Sell, sale deed or builder-buyer agreement and get a risk review: parties and consideration extracted, payment schedule, possession date, risky or one-sided clauses ranked by severity, missing protections, title red flags and a registration checklist — written from your side of the deal.

Sale Deed Reviewer

Paste a draft sale deed and get a pre-registration review — title recitals, consideration, possession, indemnity, encumbrance and stamp or registration issues flagged, with missing protections to add, from your side of the deal. Paste the deed below.

Builder-Buyer Agreement Reviewer

Paste a builder-buyer or allotment agreement and get a RERA-aware review that flags one-sided clauses — delay-penalty asymmetry, carpet vs super area, payment plan, cancellation and forfeiture — with what RERA actually requires and fixes to ask for. Paste the agreement below.

Title Document Checklist

Get a title-verification document checklist for a property purchase — the title chain, approvals, encumbrance, khata and tax documents to collect, what each one confirms, and the red flags to watch for. Enter the property type and state below.

Encumbrance / Due-Diligence Guide

Get a step-by-step pre-purchase due-diligence guide — how to check the encumbrance certificate, litigation, tax and society dues, approvals, physical possession and seller identity — with the red flags to watch for. Enter the property and your concerns below.

Token / Advance Receipt Generator

Generate a token or advance receipt-cum-agreement for a property deal, with the protective terms that matter — total price agreed, timeline to the sale agreement, and refund or forfeiture conditions if the deal falls through. Enter the parties, property and amounts below.

Agency Agreements

Buyer Representation Agreement

Draft a clear buyer representation agreement between a buyer and an agent or broker for Indian residential real estate — scope of the search, agent duties, exclusivity, fee and when it is payable, termination and a RERA registration note. Fill in the parties and terms below.

Seller Listing Agreement

Draft a seller listing or mandate agreement for a real estate agent — exclusive or open, the commission and when it is earned, the mandate duration, and both sides obligations. Enter the property, commission and terms below.

Co-Broking Agreement

Draft a co-broking agreement between two agents — their roles, the commission split, the payment trigger, who owns the client, confidentiality and dispute resolution. Enter the agents, the deal and the split below.

Brokerage Commission Invoice

Generate a proper brokerage commission invoice with the fee computation and 18% GST for a real estate agent. Enter the deal, parties and fee below.

Channel-Partner Agreement

Draft a builder-channel-partner agreement — client registration process, commission slabs and payment, territory and exclusivity, marketing rules and RERA compliance. Enter the builder, partner and terms below.

Rental Marketing

Rental Listing Optimiser

Write a polished, ready-to-post rental listing for portals (99acres, MagicBricks, NoBroker), WhatsApp and social, plus a market-based pricing and deposit suggestion and a tenant screening checklist. The more detail you give below, the more specific and appealing the listing.

Tenant Screening Question Set

Get a ready-to-use set of screening questions and a document-verification checklist to assess a prospective tenant fairly and lawfully — covering identity, employment, ability to pay, references and background, with the state-wise police verification note. Tailored to the property and tenant type you describe.

Rent Agreement Generator

Generate a complete, formal, ready-to-print residential rent (tenancy) agreement under Indian law, built from the exact parties, property, money and conditions you enter below. Keeping the term to 11 months avoids compulsory registration in most states. Use this tool to DRAFT a NEW agreement. To review or improve an agreement you already have, use the Lease and Agreement Review tool instead.

Rent Pricing Recommender

Get a data-informed recommended monthly rent range, a positioning call (premium, market or value) and a deposit suggestion for your rental property, with the reasoning and tips to command more or reduce vacancy. Give the comparable rents you know for the sharpest recommendation.

Tenant Move-in Kit

Generate a complete tenant move-in kit: an inventory and condition record, meter readings, house rules, utility transfer steps, society move-in formalities and emergency contacts — so handover is smooth and disputes at exit are avoided. Fill in what applies to your property and society.

Agent Business

Real Estate Agent Business Plan

Get a practical 12-month business plan for a real estate agent or brokerage — a gross commission income target broken into deals and activity, a month-by-month lead, site-visit and closing plan, lead-generation and marketing strategy, a budget and weekly KPIs. Built around your market, segment and goals.

Lead-Gen Strategy Plan

Build a lead generation strategy for a real estate agent — the channels to use, tactics for each, a weekly prospecting cadence, a budget split and the KPIs to track. Enter your market and goal below.

Farming-Area Marketing Plan

Build a geographic farming plan to dominate one area or township — presence tactics, content, events, database building and a monthly touchpoint cadence, so you become the recognised local expert. Describe your target area below.

Agent Bio / Profile Writer

Write a compelling real estate agent bio in three ready-to-use versions — a full profile, a short one or two liner, and a social version — built around your experience, specialisation and results. Enter your details below.

Client Follow-up Sequence

Build a multi-touch follow-up sequence — the messages, timing and channels — to nurture real estate leads to a decision, with responses to common objections. Describe the lead and stage below.

RERA Agent Registration Guide

Understand how to register as a real estate agent under RERA — why it is required, the step-by-step process on your state RERA portal, the documents and fees, renewal, and your ongoing obligations. Enter your details below.

Property Management

Property Management Policy Templates

Draft ready-to-use property management policies and lease addenda — house rules, maintenance request process, pet, parking, guest and security-deposit policies — aligned to your state landlord-tenant and Model Tenancy Act norms. Choose which documents you need and add your specific rules.

Maintenance SOP Builder

Build a property maintenance SOP — a preventive maintenance schedule, a reactive request-to-resolution workflow, vendor management and an escalation path. Describe the property and scope below.

Tenant Onboarding Pack

Create a standard tenant onboarding pack for a property manager — rent agreement, inventory and condition report, KYC and police verification, house rules, payment setup and emergency contacts — with the order to do them in. Describe the property below.

Rent-Collection Process

Design a rent-collection process — invoicing, a reminder cadence, auto-debit and payment methods, a late-fee policy and an escalation path — to get rent in on time. Describe your portfolio and issues below.

Vendor / AMC Management

Build a vendor and AMC management framework — a service register with contract terms and SLAs, renewal tracking, performance review and cost control — for a building or portfolio. List the services and vendors below.

Property Tax & Capital Gains

Property Capital Gains Exemption Guide

Map your capital gains tax and reinvestment-exemption options when selling property — long vs short term, indexation, Sections 54, 54F and 54EC, the Capital Gains Account Scheme, and TDS (including Section 195 for NRIs). Enter the purchase and sale details for tailored guidance.

TDS on Property (194-IA) Guide

Understand and compute the TDS a buyer must deduct on a property purchase — 1% under Section 194-IA for a resident seller on deals of ₹50 lakh or more, with the Form 26QB and Form 16B steps, and the very different Section 195 route if the seller is an NRI. Enter the details below.

Rental Income Tax Optimizer

Compute your income from house property under Indian tax rules — gross annual value, less municipal taxes, the 30% standard deduction and home-loan interest — and get optimisation notes on interest set-off, joint ownership and regime choice. Enter the rent and loan details below.

Joint Development Tax Guide

Understand the taxation of a Joint Development Agreement for a landowner — the Section 45(5A) timing (taxed on completion for individuals and HUFs, subject to conditions), how the gain is computed, GST considerations and the cautions. Describe your JDA below.

NRI Property Sale Tax Guide

Guide an NRI selling property in India through the Section 195 TDS on capital gains, the lower-deduction certificate (Form 13) to reduce it, available exemptions (54, 54EC) and repatriation of proceeds under FEMA. Enter the sale details below.

This is AI-assisted guidance. Verify with a qualified professional before any binding decision. Fees, authorities and processes vary by state and change over time — confirm with your state authority.