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(54) Title: SYSTEM FOR PURCHASING, SELLING, MORTGAGING AND RENTING PROPERTY WITH PROPOSAL-DRIVEN APPROACH

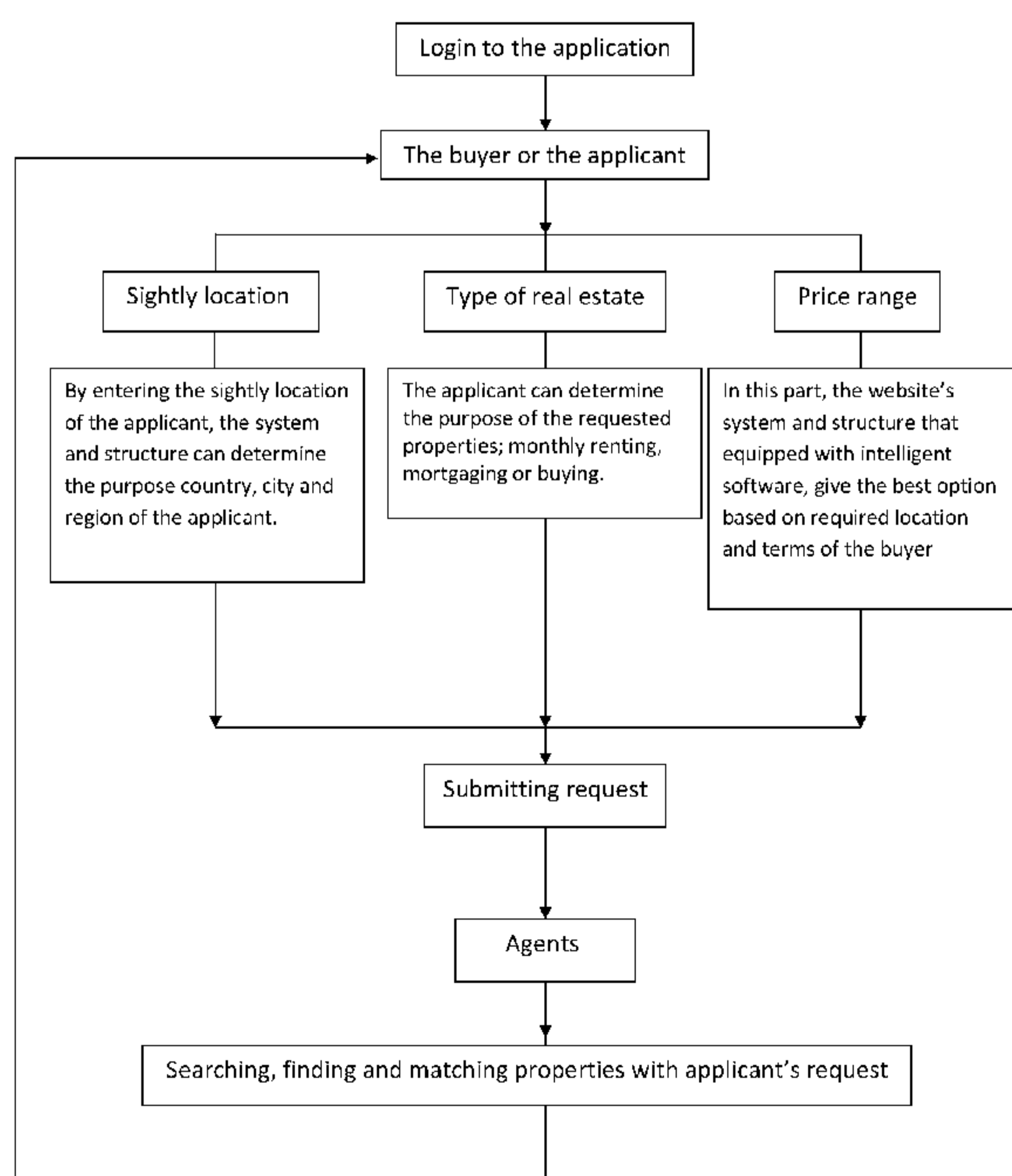


Fig. 1

(57) Abstract: The present invention relates to the fields of intelligent softwares including the software relates to websites having professional database and also relates to websites and applications structure which are related to presenting properties and real estate for buying, selling, mortgaging and renting and also relates to the system to present properties to persons with specific ability and funds regarding to the purposefulness and specific environ based on the location or applicant's request or by using artificial intelligence according to the transaction analysis in areas where providing services are allowed to individuals. The present invention is a type of system for presenting properties and real estates in which there is the possibility to check all websites by different real estate agencies according to the buyer's ability and his/her required conditions (the possibility to submit the cases to applicants is by owners or real estate agents).

TITLE OF THE INVENTION**SYSTEM FOR PURCHASING, SELLING, MORTGAGING AND RENTING
PROPERTY WITH PROPOSAL-DRIVEN APPROACH****5 TECHNICAL FIELD OF THE INVENTION**

The present invention relates to the fields of intelligent softwares including the software relates to websites having professional database and also relates to websites and applications structure which are related to presenting properties and real estate for buying, selling, mortgaging and renting and also relates to the system to present properties to persons with specific ability and funds regarding to the purposefulness and specific environ based on the location or applicant's request or by using artificial intelligence according to the transaction analysis in areas where providing services are allowed to individuals.

15 PRIOR ART

Today designing the real estate website face with lots of acclaim. A large number of housing providers succeeded to sell a lot of services through websites. People's desire to search everything through internet caused a lot of prosper in online

businesses. In another word, in modern businesses continuously internet's trace can be seen. Often everybody search in different websites to find house through internet. There is a large number of websites with real estate advertisement and each system and structure often offers real estate in a similar way. Now people can

5 achieve to plenty of files in less time and this significant point caused enhancement in people's ability for finding their ideal property. However on the other hand they have made more searches in the housing sites and less likely to find the desired property according to their budgets. Everybody can go to the website only through a smart phone and internet and see plenty of properties to buy, sell, mortgage, rent

10 or etc. Anymore there is no need to go to the real estate agencies to find a house and waste a lot of time. But now we can access to these files afar and just by seeing the best existed options according to the conditions, contact with the real estate agencies or with the property sellers. In the existed platforms agents usually price on properties more than their real cost or put fake advertisements because they

15 want to attract the owners and clients. By this, clients contact with the agent but the agent overrules that case with delusive lies and recommends another and of course this method sometimes leads to transaction. The flexible and responsive structure is the most significant capability of this system, because most of the viewers visit websites through their cell phones and the structure of such systems work correctly

20 in small screens. It is evident that the audience purpose for entering to the website,

is finding and visiting real estate advertisements. Generally by entering to advertisement pages, the users can visit the newest real estate advertisements. Also there is possibility for comparison between ads and after perusing and selecting them, they will contact. Generally the advertisements have a gallery of images. It is normal that there are different images from multiple view points from one property in a specific page of the advertisement in order to better and easier selection for visitors. These images help the visitors to select better through the site. Each real estate agency may have limited files. More available files caused more referral through the site. Advance search is one the most important capability of these websites. It is normal that anyone can select a property between numerous files which are in the various areas with different prices. In this case user are confused. Also applicants can choose the location of their sightly property. By selecting this option, only files belonging to that area will display for them. Finally, they should be able to choose the price range as well. Price is always the most important element in choice. After selecting the price range that the user considers to select the property, the only appropriate files with him/her in those fields and regions are filtered through the desired price and indicated to him/her. You can also insert different capabilities for the user in order to add them to his/her search. For instance, the number of bedrooms may be important for a user in selected property. It may also be important for someone to have capabilities such as pools and

various items on his property. By choosing these options, the best files will be displayed. Finally, as property - related sites are designed with the attitude of providing multiple options to buyer and managed by a group or real estate agency, according to the limitation of the database of each site, the buyer will have to see
5 multiple websites and waste a lot of time for examining and comparing them. On the other hand, lack of budgetary adjustment with the proposed items reduces the possibility of an optimal choice. Finally, the acceptability of the chosen estate by the buyer will only advance part of the work and the existence of agents between the buyer and seller will always increase the price. His existence is essential if the
10 agent experts tendentiously toward one party. Because owner always wants to sell more expensive, the applicant wants to get cheaper, so the presence of a third person is necessary for expert examination with appropriate arguments. Among the patents in this area can be cited as follows:

An invention with US20070271155A1 publication number, filed in USPTO dated
15 February 21, 2007, named "Online portal for viewing, organizing and sharing information relating to real property" is a portal for a computer network for viewing and sharing information related to real property includes a web page for a registered user displaying a plurality of real property listings resulting from a search of current real property listings and a plurality of agent identifiers displayed
20 on the web page representing real property agents associated with the registered

user. Information is dragged and dropped by the registered user onto the agent identifier to share the information with the real property agent. Each of the real property agents preferably has a unique agent icon and the unique agent icons are displayed near information associated with the real property agent identified by the
5 unique agent icon. The real property listings are preferably displayed on graphical images of cards.

An invention with US20140279173A1 publication number, filed in USPTO dated March 12, 2014, named “Online real estate rental offer system and method” is an online real estate rental offer system provides prospective tenants with transparent
10 pricing and other information for a particular rental unit. The system allows prospective tenants to adjust their rent offers in response to offers made by other prospective tenants. This is a computer implemented method for conducting real estate rental transactions. Some of this method’s characteristics are providing an online list in a computer system server for renting real estates, receiving
15 appropriate offer according to tenant’s desire and with the ability to observe updated offers.

Also there is another invention with US20130151425A1 publication number, filed in USPTO, dated December 10, 2012, named “Method and system for buying and renting real properties”. In accordance with a computer-implemented approach and
20 computer system, user conducts a search for real estate properties using natural

language and has the ability to buy or rent real property online using unique functionalities not available in prior art. A “Natural Search” approach allows user to conduct an online search of real estate properties using natural language as opposed to standardized pre-determined search terms. Based on user's natural search, the system administrator generates a series of results using the “Interactive Results” approach, which enables the apparatus to analyze users' preferences to create a list of matching real estate properties and provide interactive features allowing user to act on generated results. According to “Live Offer” approach, the computer system generates an offer history and unique data for each property and allows user to act on the data by submitting an offer and, otherwise, completing the buying and renting process online. All three approaches may be used together or separately to streamline, simplify and improve the process of buying and renting real property.

In another invention with US20040143450A1 publication number, filed in USPTO, dated January 7, 2004, named “Real estate Transaction management system” is a real estate transaction management system comprises a plurality of databases in communication with a central computer. The plurality of databases includes a listings database containing information about a plurality of properties and a transaction database including information about a plurality of real estate transactions. The central computer provides a plurality of customized websites for

the participants of the real estate transactions, including agents, buyers, sellers, and service providers. The customized websites may be accessed by the respective parties using remote computers connected to the central computer using the Internet. Each customized website provides a communications tool for sending
5 messages and receiving messages from the customized websites of the other parties. The customized websites of the buyer and the agent further provide a searching tool for allowing the buyer and the agent to search the listings database for properties that may be of interest to the buyer. The buyer's customized website also provides the buyer with the ability to submit a loan application using the
10 system. During the negotiation and closing process, each of the customized websites provides a form completion tool which allows the parties to access various transactions forms. The system automatically completes relevant portions of each form based on information stored in the transactions database about the party's particular transaction. Services required for closing, such as inspection, title
15 report or appraisal, may all be ordered from the service providers using the transaction management system.

The invention with US20060190279A1 publication number, filed in USPTO, dated February 24, 2005, named "System and method for marketing and managing real properties" is a system and method for marketing and managing real property
20 including a transaction server managed by a system administrator and a data

manager that may be placed in communication with a remote terminal or client computer via a network communication line such as the Internet. The transaction server preferably provides an interface system in the form of a web site and maintains a network accessible database for a variety of end users to provide a central location for marketing residential and commercial properties based on collected property details for such properties as well as performing related transactions and property management functions.

Another invention with US20110078012A1 application number, filed in USPTO, Dated August 3, 2010, named "Method for encouraging home ownership" is a method of enabling a buyer to transition from renting a home to owning a home is provided. This method is internet-base and includes following characteristics: creating a database from available rental properties, providing a user interface for accessing the database over a network, utilizing the database to attract individuals to the available rental properties, advertising the consortium of service providers over the network such that individuals utilizing the database also access the advertisements, offering discounts from each consortium member to individuals that initially rent a rental property advertised on the database and fulfill terms of a rental agreement. Generally this invention relates to renting and selling real estates and properties. Especially, this invention relates to increment in range of home

ownership. In another hand, this invention is method which for its users cause owning home instead of renting it.

An invention with US20160055576A1 publication number, filed in USPTO, dated August 22, 2014, named "System and method for a TWO-STEP negotiation
5 process" is a system and method for quickly completing an online transaction for a vacation rental property. The systems and methods are based upon a "two-click" online transaction process occurring between a renter and property owner. The two-click process comprises an initial price offer set by the owner, a negotiated offer requested by a renter, and a booking offer communicated by the owner in
10 response to the negotiated offer. The negotiated offer can be the same as the initial price offer or a reduced price from that of the initial offer. The booking offer can comprise either an acceptance of the negotiation offer, whereby the renter is automatically charged and booked for the property, or a response counter-offer to the negotiation offer, whereby if the renter accepts, the deal is automatically
15 booked, and if the renter declines, the deal is concluded with no agreement being reached.

And there is an invention with US9152945B1 patent number, filed in USPTO, dated July 16, 2010, named "system and method for automated rental management" is a systems and methods for automated vacation rental management
20 via a website configured to allow property owners to be able to list their home or

unit and information about the home or unit on the site for users to view and book rentals. The system allows the home or unit owners to be able to administer their own pages that are listing their homes, e.g. by editing their profile, rates, etc. Users are able to search by location and book times to stay at the vacation home, without
5 interaction with the owner. The system enables automated management of the vacation property, via online payment of deposits and rental fees, automated updating of booking calendars, and automated communication between renters, cleaners, owners and any other entities associated with the process.

10 **AVAILABLE PROBLEMS**

In all mentioned cases and also in common cases, the property provider or the real estate agency always start to create advertisements about presentable properties and real estates. In this situation, the buyer always by spending time and cost attempt to search and find related cases to their financial conditions and required
15 facilities. Limited cases, spending much time, and probably impossibility for interaction with the seller and also increasing in prices due to the comparative behavior among sellers are among problems in common methods. And also there isn't any limitation for submitting fake advertisements in the existing systems.

DESCRIPTION OF THE INVENTION

The present invention is a type of system for presenting properties and real estates in which there is the possibility to check all websites by different real estate agencies according to the buyer's ability and his/her required conditions (the possibility to submit the cases to applicants is by owners or real estate agents and it is not supposed to check all other cases and then submit to the applicants and indeed a bank from requests of sellers and buyers acquired after a time that can take into account that the system itself can be responsive to the needs intelligently) and consequently the possibility of correct choice for the buyer increase. Persons can be the applicant for selling or renting of their property and the agents can introduce their clients that looking for the property to sellers. In this invention, the existence of one website which connects to the application can make possible for the buyer or the tenant to design and submit their demand according to the website's facilities and required filters. Structure of the present invention is such a way that the buyer or the applicant, by referring to a professional website instead of searching in presented advertisements via different websites or sellers, can design their demand in the form of a file. Initially, the applicant can determine the range of the price. In the present invention seller means a person who wants to sell or rent or mortgage a property of each type include land, apartment, office or business unit, shed, villa or any type of property. The buyer means an applicant

with any type of request from any type of property included renting, mortgaging or buying.

The agent means each natural or legal person or any constitution which work in this field. Agents without having seller's or buyer's contact information who create
5 an account in our system, just can submit their offer to applicant's who propound a request according to filters and a person who create the request is the one who make decision to continue the communication. In this way that, in the case of propensity, the applicant gives this permission to show his/her contacts information to sender by communicating, and this help for the best choice according to the
10 buyer's ability and required conditions.

After a while, a bank of buyer's and seller's request acquired that the present system can be responsive to the needs intelligently and consequently the possibility of correct choice for the buyer or the seller increase. Persons can be the applicant for selling mortgaging or renting of their property and the agents can introduce
15 their clients that looking for the property to sellers or applicants submit directly their offer or conditions to seller. This procedure can be for one demand too in the way that in this case the agent or the seller submit the items to the buyer which are near to his request. In this invention existence of one website that connects to an application can make possible for the buyer or the seller to design and submit their
20 demand according to the website's facilities and required filters. Structure of the

present invention is such a way that the presenter or the applicant, by referring to a professional website instead of searching in presented advertisements via different websites or sellers, can design their demand in the form of a file. Initially, the applicant can determine the range of the price. In the present invention seller
5 means a person who wants to sell, rent or mortgage a property of each type include land, apartment, office or business unit, shed, villa or any type of property. By determining the price range, it is possible for the website's system and structure equipped with intelligent software, to give the best subject design offer to applicant according to region and the required conditions. In the way that, the buyer by
10 determining his/her financial ability in his/her exclusive part, can choose the type of the sightly properties or real estates in the next step. In this stage determining the applicant's request can be one of existed items in the structure, in this case that the applicant can determine that he/she needs the property to buy, mortgage or monthly rent, or in this part the property providers should determine that they
15 intend to sell, mortgage or rent their property as well. By determining the buyer's ability and budget and the type of transaction, the buyer can choose his/her sightly region. In the case that the person is the provider, should declare his/her sightly price. If it needed, due to the possibility to use smart phones, can enter the sightly location of the applicant in the software. By entering the applicant's sightly
20 environ location, the system and structure can recognize the applicant's intended

country, city and region. Given that the present system and structure can be an international structure and the type of presentable services, is a very wide range of services, so the applicant's settlement location can accelerate the activity of software. Now if the applicant request to buy or rent a property far from his/her coordinate and he/she can determine that by which radius from the present location this investigation should take place or by which radius from the present location, the person request to buy or rent a property. Of course the person is able to determine his/her sightly location with irregular shapes or even with several irregular lines. Thus this part is disable for the seller and the seller can just determine the location of his/her property. Of course the location can be pinned virtually in the intended point and the sightly center can be center of a circle with determined and arbitrary radius for investigation and presentation of the results. Now according to the applicant's demand can determine the type of property's structure; i.e. whether it is an apartment or it is a completely private property and whether it need yearly, monthly or daily rent. By completing the initial form, given that the applicant for entering to the system has to register his/her information, the software can issue a special coupon for the applicant which this coupon is just in virtual space. The present form includes the applicant's specifications, residence, applicant's address, telephone number or other required information. Also in the demand for the applicant can acquire the sightly environ and information, thus on

the website, in addition to the sell advertisement, we have the purchase advertisement to and this website include a database from thousands ads for replication to all demands.

In this website selling property agents and real estate agencies or property owners
5 or applicants can search, find, and match properties and real estate with applicant's request by accurate investigation of presented demands on behalf of a person. Thus two or more persons may success to find cases close to applicant's request, now for matching applicant's request with the terms of property, real estate agents, owners or applicants can firstly converse with other party and if the parties can adapt their
10 terms and conditions and adjust them with the suggested terms, a transaction can be bind. Thus people may have more successful projects leaded to transaction per each activity on the project. However, in other cases according to presenting sell advertisements, buyers may frequently call or contact with the seller but never the necessary interaction take place. In the present invention can simply regulate
15 numbers and figures, property's terms and specifications based on applicant's demand before any conversation or meeting between buyer and seller and it can minimize the failure to make transaction.

Here when the agent or the natural person himself/herself wants to sell or rent a property, due to the inaccessibility to applicant's contact information so he/she
20 should present the property with the best price in order to increase the chance of

transaction. So both groups present the best price and conversation. Definitely this point is for presenters too, people give this permission to seller by submitting their offers to him/her in order to choose the best offer and option for his/her property all at peace. And also if an agent offer a fake case, we take this possibility to
5 applicant to report that agent to us or to complain from that agent in order prevent outbreak of such cases by applying limitations for that agent.

The structure of the present invention, as it was said, includes one database from formed accounts by the applicants and presenters which this database constitutes a large part of the website. Also the information of properties of each agent is a very
10 large part of the database which this system resides on a server. People can connect to the said server with their personal computers, laptops, tablets, cell phones or smart phones and according to the available facilities on the website's software, can register and confirm their specifications, given to this in order to reduce the amount of fake request, at the time of registration can design the necessary filters a
15 little harder which the available filters on this software include presenting information, image, ID number, mobile number and contact number. At the time of registration of each request, the operator can call the sightly person in order to check mobile ownership and adjust it with the submitted information. After registration in the system, the information of each person keep in database in a
20 page and part specialized for that person. Now based on demands and location, do

necessary investigation. In this case by referring to website and determining the exact location of sightly property, can receive a set of requests which filled necessary information on the website. This website can reduce the time for a property, until a buyer found. However in most cases, the applicant loses this
5 opportunity to check a special case in real estate set or mortgaging cases, just due to the inaccessibility to necessary information, and merely wants to acquire brief information from real estate agents or available brief information about buyable properties in a region and often this action leads to not a good transaction. This platform helps the price to reach to basic price but if the buyer is specified and the
10 purchase budget as well, seller can connect easily to buyer. On the other hand people who work as an agent in real estate agencies, by checking requests, only offer applicants, cases which is match with the applicant's situation and presented request. This is a two sided platform that help the seller to find the real client and help the buyer to purchase with the real price.

15 The buyer can rate each related agency which call for selling and if the sell agency call for inapposite cases and try to sell properties without considering applicant's demand, sightly location, price and situation and only waste buyer's time, the buyer can give low or negative point to that agency in order to classify such agencies in the system. In this case agents and agencies with better consultation
20 which provide better terms for the buyer and follow rules specified in this

structure, by achieving more points, can be among first groups classified for receiving buyer's information. This classification was other structures as well. In this method, the first submitted advertisement stay on top, the second ads stay on second place up to end. We sell some initial places, the first place moves to second
5 and others go down as the same way and the sold out place come on top. In this way automatically and intelligently, ranking and classification of real estate agencies done in the said website, which this ranking cause better services, more accuracy for matching offered property's information with applicant's request and also better literature on behalf of real estate agencies and at the end by admitting
10 for example 5 cases, show them in one page through application or site's port for the applicant in order to final comparison of the admitted cases for the last time.

Given that the system is intelligent according to filters, it has ability to distinguish a very appropriate case, so by using this possibility, we can show the specific case on top as a particular offer. For example, for one applicant may be a property with
15 particular terms in slightly location, which according to artificial intelligent, the system can present that option as a particular offer to applicant.

Virtual space agent's part must be as a specific server or database for the agents in order to save the information about each case to present their cases quickly and without wasting time to their clients.

The manner of timing for presenting applicants to agents or providers is according to division of the account's type. In this part the definition of the best class is the offer which presented immediately after submitting a request and next class is defined a day after submitting the request. Ones who want their advertisement on top for one request, can purchase that place that this will be possible in two situations, purchase instantly or charge his/her account to pick up credit.

This system helps the applicant to not filter every time. One time applies the required filter and after that the agents, presenters of applicators submit the cases.

This system work intelligently and if the agents request frequently with registered numbers or request in different part with different titles with any transaction, the system control it automatically and report it to the operator in order to look for the cause.

Also we can have some offices in this system which deals with legal actions in society with determined fees or sometimes less than current rate to make contracts.

The inventive step in the said system is that given that in this occupation during the time each agent has several cases and given to changes in market and agent's interactions with owners, there is possibility to have conversation. So this platform helps the agents to submit purposeful advertisement to natural applicants.

BRIEF DESCRIPTION OF FIGURES

Figure 1: Application performance flowchart

WHAT IS CLAIMED IS:

1. The invention “ system for purchasing, selling, mortgaging and renting domicile with proposal-driven approach” includes at least one central server and least one posting and receiving information platform and least
5 one internet network to denote the position of properties in dispute and at least two or more server connection port and at least one under web software with the ability to create database for each of buyers, sellers and advisers and at least one database to present the recommended properties and real estates and at least one application to create the possibility for
10 interaction between sellers and buyers and also to form the interactions platform.
2. The invention of claim one that is a kind of system for properties and real estates in which the possibility to investigate all websites by different agencies is provided based on the buyer’s ability and required terms of the
15 buyer.
3. The invention of claim one that after a while a database from sellers and buyers request is made.
4. The invention of claim one in which the individuals can be the applicant to sell or rent their own property.
- 20 5. The invention of claim one in which the existence of one website connected to an application can make it possible for the buyer or the

tenant to design and submit their demands based on facilities and required filters for the website.

6. The invention of claim one in which the buyer or the applicant by referring to a professional website, instead of searching and consulting in presented advertisements by different websites or sellers, can design his/her demand as a file.
7. The invention of claim one in which the applicant can determine the price range in advance.
8. The invention of claim one in which individuals created an account without the contact information of the seller or the buyer who created an account in our system only have the possibility of sending their offer to persons who have raised a request on the basis of filters.
9. The invention of claim one in which after a database from sellers and buyers request is made, the current system can be electronically responsive to the needs of the respondents.
10. The invention of claim one in which by using a smart phone can enter the applicant's sightly point in the software.
11. The invention of claim one in which given that, the present system and structure can be an international structure and the type of presentable services can be the services with very large range, by entering to applicant's sightly realm location, the system and structure can recognize that what is the purpose country, city and region of the applicant.

12.The invention of claim one in which if the applicant request for buy or rent a property far from his/her coordinate, he/she can determine that by which radius from the present location this investigation should take place.

13.The invention of claim one in which the applicant is able to determine
5 his/her sightly location with irregular shapes and even with several irregular lines.

14.The invention of claim one in which the real estate brokers and housing agencies or property owners or applicants by accurate investigation on presented application on behalf of a person can attempt to search, find and
10 match properties and real estate with applicant's request.

15.The invention of claim one in which can conveniently regulate numbers and figures and property's terms and specifications based on the applicants demand before any discussion and meeting between buyer and seller to minimize the possibility to failure the transaction.

16.The invention of claim one in which a database from composed accounts
15 by applicants and providers is existed, that this database compose a major part of a website.

17.The invention of claim one in which the individuals can connect to the said server by their personal computer, laptop, tablet or cell phone and
20 smart phones and enroll and confirm identities given to the available facilities on the website.

18. The invention of claim one in which the buyer can privilege to any related agency that has contacted them for sale.
19. The invention of claim one in which the buyer can classify property and real estate agencies in system by giving less or negative point to the offender agency.
20. The invention of claim one in which the specific area for the advisors should be as a separate server or database for the advisors to save the information related to each of their items and to present items to their clients quickly and without wasting time.
21. The invention of claim one in which the system work intelligently, and if the advisors frequently request with registered numbers or request in different fields and under different titles , no transactions are made and the system automatically controlled and report to the operator to look for its cause.

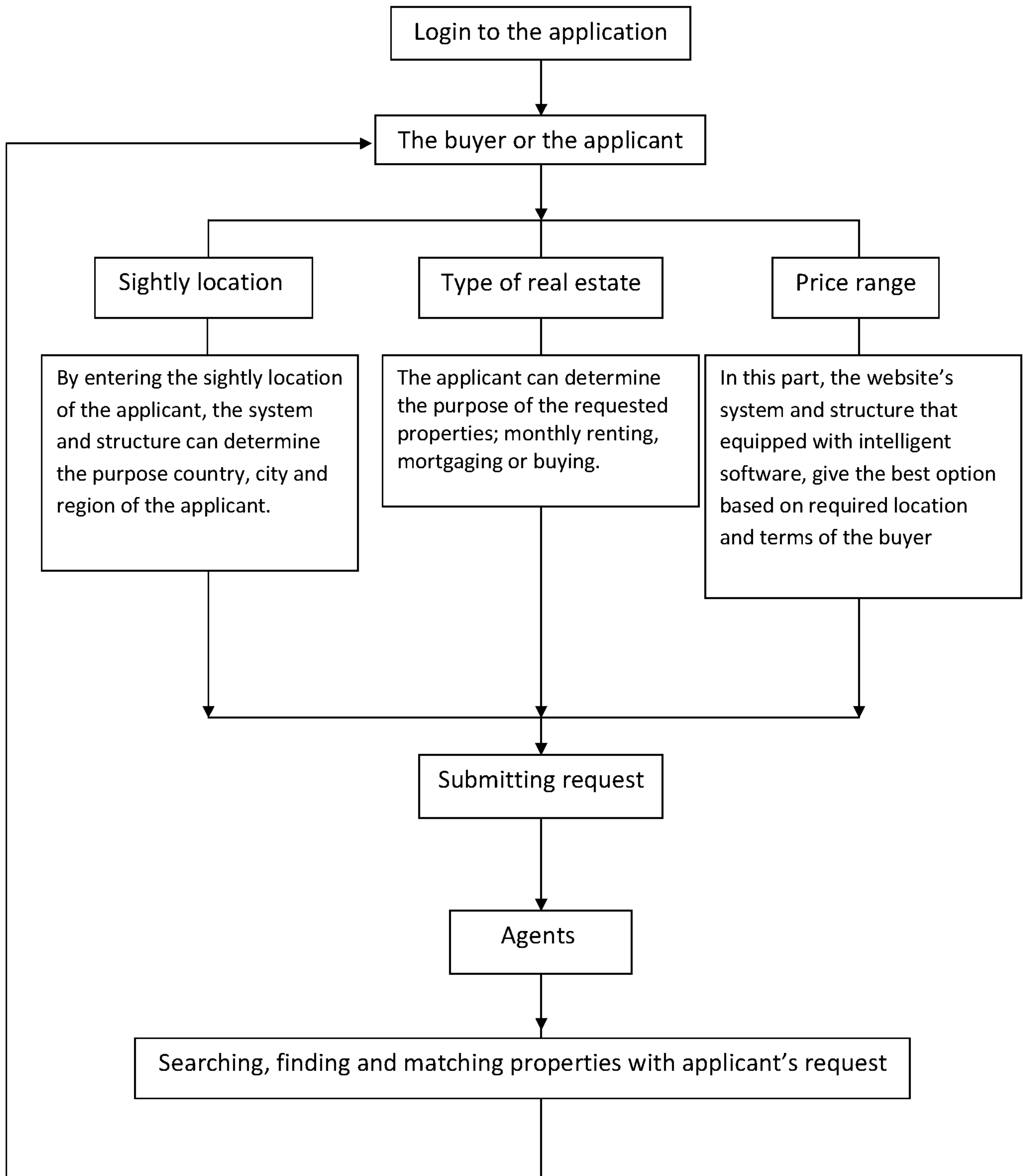


Fig. 1

INTERNATIONAL SEARCH REPORT

International application No.
PCT/IB2019/061358

A. CLASSIFICATION OF SUBJECT MATTER
G06Q50/16, G06Q30/02, G06Q30/06 Version=2020.01

According to International Patent Classification (IPC) or to both national classification and IPC

B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)

G06Q

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

Databases: TotalPatent One, IPO Internal Database
Keywords: property buy/sell, reward, database, interact, location

C. DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
X	AU 2009100274 A4 (GLENMAN INVESTMENTS PTY LTD.), 30 April 2009 (30/04/2009) abstract; claims [1-3]; paragraphs [5, 7-24, 31, 45]	1-21

Further documents are listed in the continuation of Box C. See patent family annex.

* Special categories of cited documents:

“A” document defining the general state of the art which is not considered to be of particular relevance	“T” later document published after the international filing date or priority date and not in conflict with the application but cited to understand the principle or theory underlying the invention
“D” document cited by the applicant in the international application	“X” document of particular relevance; the claimed invention cannot be considered novel or cannot be considered to involve an inventive step when the document is taken alone
“E” earlier application or patent but published on or after the international filing date	“Y” document of particular relevance; the claimed invention cannot be considered to involve an inventive step when the document is combined with one or more other such documents, such combination being obvious to a person skilled in the art
“L” document which may throw doubts on priority claim(s) or which is cited to establish the publication date of another citation or other special reason (as specified)	“&” document member of the same patent family
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INTERNATIONAL SEARCH REPORT
Information on patent family members

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Citation	Pub.Date	Family	Pub.Date
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