



realtypillar.com

a complete realty portal

We have insightfully conceptualized and developed,
a unique Cloud-based Software for Builders / Developers, called

"Pro-Util" (Promoters Utilities)

Multidimensional Characteristics of Pro-Util

'Standard Operating Process',
all types of documents for different stages of the Sale Deal

Pioneer to provide 'RERA Compatible Documentation'
for Sale Deal, which are prepared online in a jiff.

'Project Management Reports' with distinctive algorithm,
a most essential tool to manage a Project till its completion.

Introducing 'Automated RERA Compliance',
to set the system of 'Do It Yourself'

It is a simplified system of 'Enterprise Resource Planning',
executing important administrative functions of Promoter

Need For Rapidly Transforming Digitization And Futuristic ERA of RERA

Pro-Util - Beneficial Solution for Business of Promoter

RERA / Sales Department

- ❖ Faster collection of dues through multi-instalments demand letter
- ❖ SOP of Two-way documentation with RERA Compatibility
- ❖ Auto-reminders for RERA Compliances
- ❖ Decisive Reports of **MIS-Sales** are useful for this department

Management / Finance Department

- ☐ Costs Reports for Land, Development, Construction, Vendors etc.
- ☐ Project functioning controls through **Payment Withdrawal Certificate**
- ☐ Decisive Reports of **MIS-Costs** are useful for this department

Accounts / Taxation Department

- ☒ Accurate working for incurred costs for RERA Compliance
- ☒ Ledgers of Allottee, Vendors and Costs for Reconciliation
- ☒ Timely Alerts for other Statutory Compliance
- ☒ Decisive Reports of **MIS-Vendors** are useful for this department

Entire Organisation

- ❖ Loans Sanction / Disbursement compatible documents
- ❖ Ease of Doing Business in true sense
- ❖ Display of more Ethical Professionalism
- ❖ Considerably Eradicates / Reduces the disputes in Sale Deals
- ❖ Increases productivity and work accuracy of the staff

Pro-Util becomes indispensable companion for entire team
of **Organised Promoter**



Pro-Util is compatible with following objectives of RERA

"Introduce professionalism and pan India Standardization"
"Imposing certain responsibilities on both Promoter and Allottees"

Modules of **Pro-Util**

Registration

RERA Project Registration

Do's and Don'ts as notified
by RERA Act and Rules

Insightful Tips for Cost Estimation

Option of accurate **BOQ Working**

Pre-filled **Application Form**
with updated fields

Auto Prepared all Documents
as required by MahaRERA

Assignment Letters of Professionals

Auto-generated **Certificates**
of all Professionals **for Registration**

Compliance

Automated RERA Compliance

Timely Alerts for
Regular and Quarterly compliance

Auto Bifurcation of all incurred Costs

Auto-working of **Balance Costs**
and **Percentages**

Accurate Reports of
Quarterly Certification

Auto-generated **Certificates** of
all Professionals **for Every Quarter**

Self Declaration for **Bank Submission**

More than 25 Reports are
generated under **MIS-Costs**



Pro-Util is compatible with following objectives of RERA

*"Encourage grater Accountability, Transparency and Trust
in the Real Estate Sector"* - MahaRERA

Modules of **Pro-Util**

Documentation

RERA Compatible Documentation

Documents having citation of applicable
Sections & Rules under RERA

Deal stage wise SOP of more than
25 Documents for **Promoter**

Deal stage wise SOP of more than
15 Documents for **Purchaser**

Agreement for Sale with all auto-filled
details for every Sale Deal

Unique feature of pre-loaded
Mortgage NOC of leading FIs

Auto-applicability of
Interest, TDS and GST

Dispute Preventive / Defending and
Error-free **Contents** of Documents

Management

Project Management Reports

Auto preparation of internal
Administrative Documentation

Payment Withdrawal Certificate
for Multi-purpose Reporting

More than 20 Reports are
generated under **MIS-Sales**

More than 15 Reports are
generated under **MIS-Vendors**

Essential reports to
carry-out **Internal Audit**

Single-click generation of
Report in Excel format

Auto-prepared documents for
Housing Society

Pro-Util - Solution for Certification of RERA Professionals

Architect

- ◆ **Form 1** for **Registration** with auto-prepared **Table - A & B**
- ◆ **Form 1** for **Every Quarter** with formula of completed percentage
- ◆ **Form 4** with auto-filled **OC details**

Quantity Surveyor (QS)

- ❑ Reliable and Simplified formulas to **Calculate BOQ**
- ❑ Auto generated **Estimated Construction Costs**
- ❑ Online data access for Project Engineer for Certification

Project Engineer

- **Form 2** for **Registration** with **Construction Costs Estimation**
- **Form 2** for **Every Quarter** with **Incurred Costs & Table - A & B**
- Accurate details of incurred costs for **Additional / Extra Items**

Site Supervisor

- **Form 2A** (Quality Assurance) for **Every Quarter**
- Ready references of **BIS codes** for various Materials Testing

Practicing Chartered Accountant

- ❖ **Form 3** for **Registration** with accurate **Eligible Costs Estimation**
- ❖ **Form 3** for **Every Quarter** with **Incurred Costs & Annexure A**
- ❖ Reliable **ASR Valuation** for all types of Unsold Inventory

Statutory Auditor

- ★ **Form 5** with Accurate 4 figures of **Collected & Withdrawals**
- ★ Ready Details of **Eligible and Non-Eligible Costs**

Unique **Online Approvals by Professionals** for
Working of RERA certification

Value Added Features of **Pro-Util**

Convenient Pricing

- ☆ Choice to subscribe for **all On-going** and **New Projects**
- ☆ Choice to subscribe as per use of Modules
- ☆ Choice to subscribe for required annual period
- ☆ Auto-applicable Multi-level discounts

Authentic Support

- ★ Robust legal contents with latest amended Laws & Rules
- ★ Effective considerations of latest Rulings, Circulars & Notifications
- ★ Recommended formulas & contents from expert professionals
- ★ Customized updation upon user's feedback

Data Security

- ★ Cloud Server Security Assurance
- ★ SSL certification for more Protection
- ★ User Sign-Up only through authentication
- ★ Micro-level Admin control for User's Access / Activity

User Experience

- ❖ Unlimited users for entire Team of Promoter
- ❖ User Manual in form of Tool-Tips
- ❖ Simple to Sign-up for Admin & User, easy to create Database
- ❖ User-friendly and single click preparation of Utilities
- ❖ Real time co-ordination with all RERA professionals

Uniqueness

- ☐ It is **S. A. F. E. R.** - **S**imple **A**ccurate **F**aster **E**conomic **R**eliable
- ☐ Systematic algorithms for implementing RERA

Support for **Pro-Util - Email : contact@realtypillar.com**

Developed by **Realty Pillar Pvt. Ltd.**

For Personalised RERA Advisory Services :

• Promoter • Real Estate Agent • Complaints

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