

Project Requirements Document

Project Title: Laravel Filament Document Management System for Rental Agreements



Project Overview

A Laravel Filament-based system for managing Rental Agreements, Promissory Notes, and Affidavits. The system includes multi-language PDF generation, WhatsApp integration, admin-driven workflows, and customer document access via portal.



Core Features

1. Authentication & User Management

- Admin login via Laravel Filament
- Customer login via frontend portal
- Role-based permissions (Admin, Customer)
- Admin can create a customer inline while generating an agreement

2. Document Types

- Rental Agreements (Primary)
- Promissory Notes
- Affidavits

3. Multi-Language Support

- Languages: English, Hindi, Gujarati, Tamil, Marathi
- Language selection affects form labels and PDF templates

4. File Management (Admin Side)

- Upload while creating agreement:
- PAN Card (Tenant/Customer)
- Aadhar Card
- Upload after PDF generation:
- Final Signed Document
- Files are agreement-specific

5. PDF Generation

- Dynamic PDF based on input
- Multi-language formatting
- Support for digital signatures
- Professional legal layout

6. WhatsApp Integration (Twilio SDK)

- Send generated/signed documents to customers

- Auto status updates
- Manual resend option from admin

7. Database Schema (Suggested Tables)

- customers
- owners
- tenants
- agreements
- documents
- templates
- media (Spatie Media Library)
- clauses
- societies (for local address autocomplete)

8. Admin Panel (Filament)

- Create/manage agreements
- Create/select customers
- Upload PAN/Aadhar/Signed documents
- Manage templates and clauses
- Track WhatsApp messages

9. Customer Portal

- Login to view documents
- Download signed documents
- Track status
- Send document via WhatsApp



Agreement Form Specification (Admin Side)

Step 1: Select Customer

- Dropdown with search
- If not found, create inline

Step 2: Select Language

- Dropdown (English, Hindi, etc.)
- Dynamic label rendering

Step 3: Fill Agreement Fields

Owner Information

- Name
- Mobile
- Age
- Occupation
- Aadhar Number

- PAN Card Number
- Address:
 - Flat No / House No
 - Society / Apartment (with autocomplete)
 - Area (auto-filled)
 - District (auto-filled)
 - City (auto-filled)
 - State (auto-filled)
 - Landmark (optional)
 - Pincode (auto-filled)

Tenant Information (Same as Owner)

Property Address (Same Address Fields)

Property Details

- Property Type (Text field)
- Rent Period From (Date)
- Date Upto (e.g., "11 months")
- Rent Period To (Date)
- Advance Deposit (INR)
- Rent Per Month (INR)
- Rent Due Date (Numeric day)
- Maintenance Charge (Included/Excluded)
- Notice Period of Minimum Stay (Months)
- Months before Notice to Landlord (Numeric)
- Furniture/Items (Textarea)
- Place of Agreement
- Date of Agreement

Additional Clauses

- Repeater field to add/remove text clauses

File Upload (Agreement-specific)

- PAN
- Aadhar
- Final Signed PDF (after generation)



Local Address Autocomplete (No Google API)

Table:

Field	Type	Description
<input type="text" value="id"/>	BIGINT	Primary key
<input type="text" value="society_name"/>	STRING	Society / Apartment name

Field	Type	Description
area	STRING	Area name
district	STRING	District
city	STRING	City
state	STRING	State
pincode	STRING	Pincode
landmark	STRING	Optional landmark

Behavior

- Admin types "Society / Apartment"
- Suggestions shown from `societies` table
- On selection, rest of the address fields are auto-filled
- Editable in case of manual corrections

Management

- Address DB managed from Filament panel
- CRUD + CSV Import options for societies



Technical Stack

Feature	Stack
Backend	Laravel 10 + PHP 8.2
Admin Panel	Laravel Filament 3.x
Database	PostgreSQL
File Upload	Spatie Laravel Media Library
PDF Generation	DomPDF
WhatsApp	Twilio SDK

Let me know when you're ready to implement the database migrations, form components, or Livewire bindings.

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