

Technical Document – Annexure I of Real Estate Application

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Annexure I

1. Project Overview

✓ Business Need

Client wants to build a Real Estate Application and from that application users will be able to calculate the ROI based upon any specific property chosen by the user within the application.

✓ Target Audience

Customers/Users

✓ Stakeholders

Actor	Task
Users	Who would be using this platform to get more information related to ROI on any specific property from the Mobile App
Admin	Who will be controlling the whole app and it's functionalities from backend.

✓ Project Scope and Development Deliverables

This project scope comprises of the following components to deliver:

- Design and Development of Real Estate Mobile Application (IOS & Android)
- Development and Integration of API
- Development of Admin Web Panel

2. Technologies

Development Phases		Tools & Technology
Requirement Gathering and Analysis	Proposal Drafting, SRS Writing and User	Microsoft Office Word 2019 / Microsoft Office Presentation 2019 /
Development	Mobile App	React Native / Flutter
	Web Backend	Node.js / PHP (Laravel)
	Database	MongoDB / MySql
	Browser	Google Chrome, Safari, Mozilla Firefox
Quality Assurance & Testing	Test Cases	MS Office Excel 2019
	Testing	Manual

3. Features and Scope of Work

3.1. Mobile App Flow for Users

➤ **Splash Screen**

- The launch screen of the Application where end users will be able to view the company's logo.

➤ **Welcome Screen**

- Screen describing the End User Application with the help of images.

➤ **Authentication**

- This module consists of the registration and login functionalities.
- **Sign Up / Register**
 - Users will be able to register using below details and after clicking on register user needs to give answers for few basic things
 - Full name
 - Mobile Number / E-mail ID
 - Password
 - Confirm Password
- **OTP Verification**
 - The users will receive an OTP over their mobile number OR E-mail ID for verification after which the user would be successfully registered on the application.
- **Login**
 - The users will be able to login into the application using the below details:
 - Mobile Number / E-mail ID
 - Password
 - Checkbox to ***“Keep me Logged In”***.

- **Forgot Password**

- A hyperlink present on the authentication screen clicking on which user would be redirected to the Forgot Password screen where user need to enter the below details:-
 - Mobile Number (To receive the OTP for verification).
 - OTP
- After the OTP is verified user would be asked to mention below details in order to change the password:-
 - New Password
 - Confirm New Password

➤ **Advance Listing Features:**

- **Home Screen:**

- User will be able to see the list of all the properties listed within the app.
- User will be able to scroll down to the application in order to check all the properties listed within the app.
- User will be able to see a search bar on top of the application.
- Hamburger Menu
 - About Us
 - Privacy Policy
- Search Bar
- Check all Listing
- Notification
- My Profile
 - Edit Profile
 - Change Password
 - Logout
 - Delete Account

- **Search Bar:**
 - Users can find properties based on their preferences:
 - **Location and Filters:** Users can search for properties by specifying location, price range, property type, and City.
 - **Search Results:** The app displays a list of properties that match the user's criteria.
- **Property Details:**
 - Users can view detailed information about properties:
 - **High-Quality Images:** Users can see multiple images of the property to understand its visual appeal.
 - **Specifications:** Detailed property specifications, such as the number of bedrooms, bathrooms, square footage, and more.
 - **Pricing:** Clear pricing information, including any additional costs (If Applicable).
 - **ROI:** User will be able to calculate the P&L based upon the price of property and ROI for upcoming years.
- **Calculate Net Profit:**
 - User will be able to input the appreciation amount manually in a text field.
 - User will be able to input the cash flow amount manually in the text field.
 - Mathematical algorithm will calculate the Net Profit.
 - Formula which will be used in the backend [**Net Profit = Appreciation + Cash Flow**]
 - **Appreciation:** The increase in the property's value over time.
 - **Cash Flow:** The positive cash generated by the property (Rental Income - Operating Expenses).
- **Property ROI:**
 - **Loan Repayment**
 - **Calculation:** The app will calculate and display the projected loan repayment over the specified period based on the user's input of the loan amount, interest rate, and loan duration.

- **User Input:** Users will input details such as loan amount, interest rate, and loan duration.

- **Return on Investment (ROI) Calculation:**

- **Calculation:** The app's algorithm will calculate ROI based on the formula: **ROI= (Initial Investment/Net Profit) ×100**
- **Components:** The calculation considers cash flow, appreciation, and initial investment.
- **User Input:** Users need to input data on initial investment, cash flow, and appreciation rate.

Note: If formula get changed by admin, output will not come and it will show an Error.

- **Notifications:**

- Users receive notifications to stay informed about:
 - **New Property Listings:** Notifications about properties that match their search criteria.
 - **Nearby Property Listing:** Notifications about the properties which get listed nearby to the user.

- **About Us**

- The About Us page gives detail about us, why it was created, who it's for, and what makes the app unique in the industry.

- **Privacy, Terms and Conditions**

- Terms and conditions, encompassing service agreements and contracts.
- The terms include a privacy policy, securing data protection and defining conduct standards.

- **Log Out**

- Clicking on this a pop-up would be displayed as “Are you sure you want to Log Out from the Application?” with *Cancel* and *Sure* button.

- If user clicks on Cancel button, then the User would remain on the same screen.
 - If user clicks on Sure button, then the user would be logged out from the Application and would be re-directed to the authentication screen.
- **Delete Account**
 - Clicking on this a pop-up would be displayed as “Are you sure you want to Delete your Account?” with *Cancel* and *Sure* button.
 - If user clicks on Cancel button, then the user would remain on the same screen.
 - If user clicks on Sure button, then the user would be logged out from the Application and would be re-directed to the authentication screen.



3.2. Administrator Web Panel

The back end of the platform will be power packed with an administrative panel to manage the updates of data at the application level, website level and as well as back end.

Following would be the key functionalities:

➤ **User Management**

- Admin will be able to manage the users.
- Admin will be able to View/search the users.
- Admin will be able to delete, activate or deactivate any particular user.

➤ **Listing Management**

- Add, edit, or delete property listings.
- View a list of all properties listed within the app.
- Manage property details, images, specifications, and pricing.

➤ **Notification Management**

- Send notifications to users about new property listings and nearby properties.
- View the history of sent notifications.

➤ **Content Management**

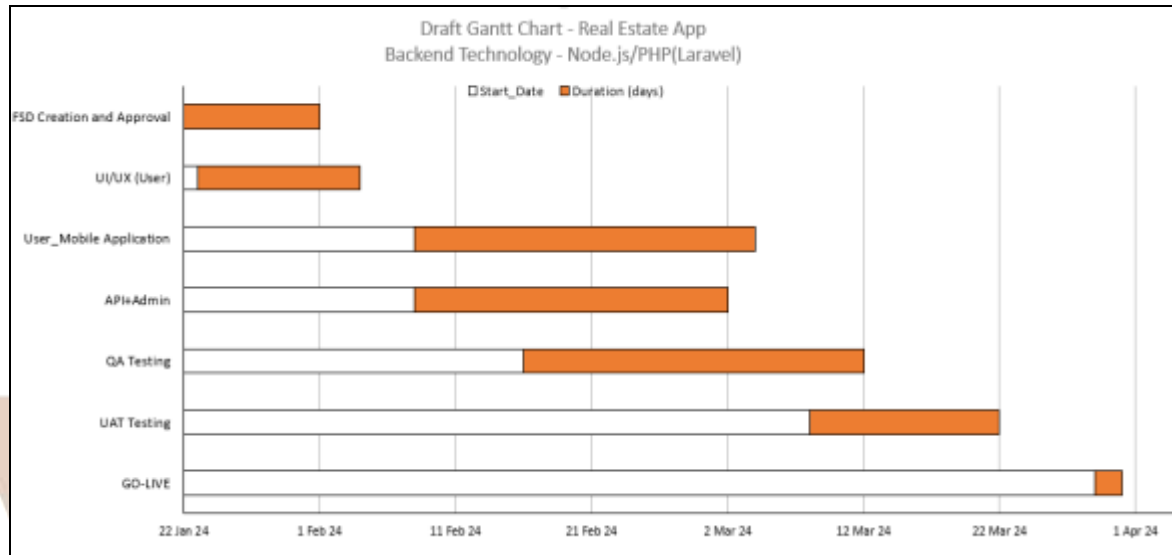
- Manage static content such as the About Us page, Privacy Policy, and Terms and Conditions.
- Update content on the Welcome Screen.

➤ **ROI Management**

- Admin will be able to change the formula for ROI and Loan Repayment.

4. Draft Delivery Timeline and Gantt chart

Planned Project Start Date	Scheduled Project Completion Date
Project Duration*	60
22-Jan-2024	1-Apr-2024



***Project Duration would be met with a condition that the client responses are received on time.**

5. Project Management

Before Project is awarded			
Business Analysis	Project Management / Software Development	Business Development / Sales	Accounting
1. Project Identify / Analysis	5. Project Evaluation by technical teams	12. Introduction call	19. Invoice submitted to Uwagboe
2. Develop one-page proposal overview	6. Introduction call 1 on 1 interaction with Uwagboe	13. Deliverables discussed with Uwagboe	20. Payment received
3. Create project management overview	7. System appropriate services determined	14. Milestones discussed	21. Payment confirmation sent to Uwagboe
4. Uwagboe assigned to business manager GBM	8. Requirements / System application architecting	15. Project success discussed	22. Account forwarded to PM
<i>GBM: Global Business Manager</i>	9. Project needs analysis	16. Future growth alignment	
	10. Detailed proposal development	17. Detailed proposal provided	
	11. Cost and Time effort estimation	18. Payment instructions	

After Project is awarded			
Phase 1	Phase 2	Phase 3	Phase 4
1. Project manager assigned	6. Design, Development / technical teams assigned	12. Testing / Quality Assurance	16. Periodic project maintenance
2. Project initiation/ introduction call	7. Project start	13. Live server testing	17. Data backups
3. Online project profile created	8. Uwagboe feedback on weekly	14. Final bugs issues fixed	18. Web site – System application upgrades
4. Weekly project meetings scheduled	9. Weekly project feedback session- 30 min	15. Campaign completed	19. On line marketing ** Optional
5. Reporting formats explained to <CLIENT NAME>	10. Reports available on-line		
	11. Online Rebel catering access of PM system application		

6. Proposed Team of Project

The proposed team to achieve the deliverables in a time span of 12 Weeks comprising of 40 hrs. /week is as follows

Designation	Availability
Project Manager	Part Time
Project Expert	Part Time
Designers	Full Time
Developers	Full Time
Quality Analyst	Full Time

IN WITNESS WHEREOF, both parties here have to agree the finalized scope for this project as of the date.

For: Uwagboe

Signature:

For: WebMobril Inc.

Signature:
