



LandBitt Private Limited

Digital Real Estate

Infrastructure Platform

Equity Investment Opportunity

₹4 Crore Raise | 10% Equity



VISION

To build India's most structured and scalable tokenized real estate infrastructure platform

Long-Term Objective:

- ▶ Multi-asset real estate participation
- ▶ Institutional governance framework
- ▶ Controlled liquidity ecosystem
- ▶ Digital ownership infrastructure

We are building infrastructure — not a listing portal.



THE MARKET OPPORTUNITY

India's real estate sector:

- ▶ Multi-trillion rupee asset base
- ▶ Highly fragmented ownership
- ▶ Illiquid participation
- ▶ Limited structured fractional access

Retail investors lack:

- ▶ Low-ticket structured entry
- ▶ Transparent governance
- ▶ Secondary liquidity framework

Mass participation gap exists.

THE PROBLEM

Current real estate ecosystem:

- ▶ High capital requirement
- ▶ No structured resale system
- ▶ Informal brokerage networks
- ▶ Legal opacity
- ▶ No investor voting governance

Technology adoption remains superficial.





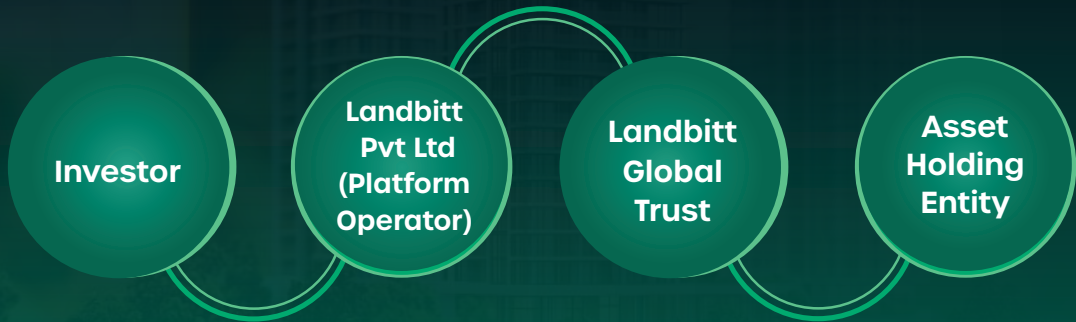
OUR SOLUTION

Landbitt provides

- Trust-backed asset participation
- Blockchain-secured ownership records
- Fractional & full-property tokenization
- Capital-weighted investor governance
- Controlled P2P liquidity model

Structured. Transparent. Governed.

STRUCTURAL ARCHITECTURE



Each Property = Segregated Economic Pool

NFT represents beneficial economic rights only.No cross-liability between properties.

TECHNOLOGY ARCHITECTURE

Landbitt operates a dual-token infrastructure:

ERC-1155 – Fractional Assets

- Multi-supply token standard
- Each property = unique token ID
- Scalable for thousands of investors
- Enables asset-level voting

ERC-721 – Full Property & Equity Layer

- One NFT = one full property
- Used for verified full-property transactions
- Foundation for future platform equity tokenization
- 1:1 ownership representation within trust structure

Blockchain is backend infrastructure — not speculation.

GOVERNANCE MODEL

Asset-Level Voting (Fractional)

If Trust proposes property sale:

- ▶ Only that property's NFT holders vote
- ▶ 1 NFT = 1 vote
- ▶ Voting power proportional to holding
- ▶ Minimum quorum required
- ▶ Supermajority approval ($\geq 60\%$)
- ▶ Re-vote allowed after 12 months if rejected

Promoter holds 0 voting NFTs.

Investor-led asset governance.



BUSINESS MODEL – CORE FRACTIONAL ENGINE

Revenue Streams:

- ▶ 1% Token Sale Margin
- ▶ 1% Secondary Transaction Fee (0.5% each side)
- ▶ 1% Buyback Processing Fee

Margin range per property: 6%–18%

Future Layer:

AUM-based management fee.

Scalable, repeatable revenue model.



BUSINESS MODEL – FULL PROPERTY MARKETPLACE

Verified Advisory Flow:

User books advisor → ₹999

Local CP & Advisor assigned

Legal verification Admin approval

Listing published

Deal closure with documentation support

Revenue Streams:

- ▶ ₹999 booking fee
- ▶ Commission share
- ▶ Legal/documentation fee

Diversified transaction revenue layer.



DISTRIBUTION INFRASTRUCTURE

Licensed Institutional Channel Partner Model

- Entity-only CP structure
- Advisor network under CP
- Performance-based activation
- Margin-aligned commission system

Target:

3,000 investors in first 6 months

5 assets in Year

1 Distribution + Supply = Core moat.

ASSET STRATEGY

Two Structured Product Series:

- ▶ Growth Series – Appreciation-led
- ▶ Income Series – Yield-led

80% Direct Land Owner Sourcing
Margin control + supply stability

10+ verified pipeline assets identified.



FINANCIAL PROJECTION SNAPSHOT

Year 1 Target:

₹10–15 Cr AUM

3,000–5,000 investors

Year 2 Target:

₹40–50 Cr AUM

Blended Gross Margin: 12%–15%

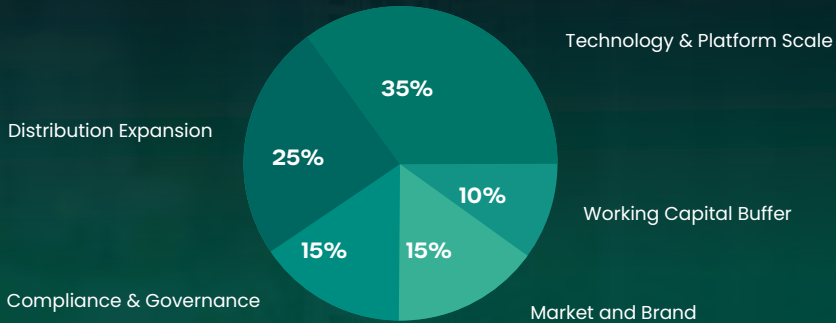
Operational Breakeven: 18–24 months

Runway from ₹4 Cr Raise: 12–15 months



USE OF FUNDS

₹4 Crore Allocation



Disciplined capital deployment.

COMPETITIVE ADVANTAGE

- ▶ Direct sourcing dominance (80%)
- ▶ Trust-structured architecture
- ▶ Capital-weighted voting governance
- ▶ Controlled liquidity design
- ▶ Dual-token infrastructure (ERC-1155 & ERC-721)
- ▶ Institutional CP framework

Moat = Distribution + Supply + Governance.



FUTURE PLATFORM EVOLUTION

2027 ROADMAP

- ▶ Builder & Developer Registration
- ▶ Full Project Management Layer
- ▶ EMI-enabled structured participation
- ▶ Tokenized Real Estate Fund
- ▶ Platform-Level Equity Tokenization
- ▶ Controlled Internal Equity Marketplace

Evolving into full digital real estate infrastructure layer.



EQUITY OFFERING

Raise Amount: ₹4 Crore

Equity Offered: 10%

Implied Post-Money Valuation: ₹40 Crore

Runway: 12–15 months

Breakeven Timeline: 18–24 months

EXIT & LIQUIDITY OPTIONS

- ▶ Strategic acquisition (fintech / asset manager)
- ▶ Private equity scale round
- ▶ Platform-level equity tokenization
- ▶ Controlled internal P2P equity marketplace
- ▶ Structured liquidity windows / buyback programs

No public exchange dependency.

Controlled, regulated liquidity innovation.





CLOSING STATEMENT

Landbitt is building structured, governed,
scalable real estate infrastructure —
not speculative tokens.

With disciplined execution and
scalable distribution, we aim to redefine
digital real estate participation.

Thank You