

Luxuria's Real Estate-Backed NFTs: Future of Property Investment

QUESTION & ANSWERS

Q: How does owning an NFT of a property work if the company owns the property?

A: While the company technically owns the property for legal purposes, as an NFT investor, you have certain rights and benefits associated with owning the NFT. These include the ability to buy, sell, construct, and demolish the property, as well as receive the financial benefits of any increase in the property's value. Essentially, owning the NFT gives you the advantages of owning the property virtually without the associated responsibilities and complexities. The value of the NFT is directly tied to the value of the property, so any increase in the property's value will also increase the value of the NFT.

Q: Is it possible for someone from another country to purchase an NFT of a property located in a foreign country?

A: Absolutely. It is entirely possible for someone from a different country to buy an NFT of a property in a foreign country. While the company retains legal ownership of the property, the NFT holder is the virtually Owner and has the advantage of receiving the financial and other benefits of owning the property without actually owning it physically.

Q: Who is responsible for paying property taxes and other associated taxes on the property when someone buys an NFT of a property?

A: The company that owns the property is responsible for paying all required taxes, including property taxes, on behalf of the NFT holder. This responsibility ensures that the property remains compliant with all relevant tax regulations and is maintained appropriately as required by the laws of the country in which it is located. The Payment will be collected from the NFT holders at the time of staking or submission of NFT.

Q: If I hold NFTs for a property in a country where non-citizens are not allowed to own property, can I physically own the property?

A: No, it may not be possible for you to physically own the property in some countries if you are not a citizen, even if you hold the NFTs for the property. In such situations, you may consider selling your NFTs to someone who is eligible to own the property physically, such as a citizen of that country.

Q: If I am a citizen of the country where the property is located, can I use my NFT to own the property physically?

A: Yes, as a citizen of the country where the property is located, you can use your NFT to physically own the property. You can contact us to validate your NFT and then submit it to transfer the ownership of the property to your name as per the legal procedures and regulations of the country. And the remaining NFT will move into Value Erosion.

Q: If the price of the NFT associated with the property drops, what happens to the investment?

A: The value of the NFT is closely tied to the underlying property, so if the NFT price drops, we will evaluate the current value of the property to determine if it's necessary to repurchase the NFT. This approach helps safeguard the value of the investment and allows for savvy investors to take advantage of market fluctuations. It is important to keep in mind that all investments carry a degree of risk and it's crucial to carefully consider your investment before making any decisions.

Q: Why is a property divided into multiple NFTs?

A: Dividing a property into multiple NFTs makes it more accessible to a broader range of investors, including small investors who may not be able to afford a large investment upfront. This approach also simplifies requirements, as it provides greater flexibility in the ownership structure. This method is called Fractioning. Additionally, Fractioning the Property into NFTs helps to increase liquidity in the market, making it easier for investors to buy and sell the NFTs.

Q: What is an Alpha Collection?

A: The Alpha Collection is a unique and innovative concept in the world of Non-Fungible Tokens (NFTs). Each NFT in the Alpha Collection is backed by a specific property, giving the owner exclusive rights to that property. This means that the owner can sell, buy, construct, or rent the entire property and earn the benefits from it. The Alpha Collection has no limit, as each NFT is designated to a single property, allowing for unlimited growth potential. This makes the Alpha Collection a highly sought-after NFT collection for those looking to invest in real estate or acquire exclusive Virtual property rights.

Q: How can I create a structure on my NFT plot if I have a fraction of the collection?

A: A circulation of development will be established within the designated NFT collection, which will involve voting on proposed development ideas. If a proposal receives a high percentage of positive votes and is deemed successful, we will notify all NFT holders of the total budget and the corresponding share to be paid for each NFT. The staking of NFTs will then be open for development. Once the project is completed, all staked NFTs will be moved to Value Erosion and new NFTs will be generated for investors.

Q: How can I create a structure on the NFT plot if I hold all the NFT in a Collection?

A: If you hold all the NFT in a Collection and wish to construct a building on the NFT plot, you can contact us as the NFT provider. We will guide you through the process of converting the entire Collection into one Alpha NFT. You can share the construction plans with us, and we will provide all the necessary legal information and help you create a budget for your project.

We will also ensure that your construction is compliant with all relevant laws and regulations by providing any details given to us by local government agencies. Finally, our team will handle the construction process and finish the project for you. By working with us, you can easily create a structure on your NFT plot and enjoy the benefits of the investment.

Q: How can I go about renting out my NFT property if I have an Alpha NFT?

A: If you have an Alpha NFT, we can help you find potential tenants for your property. To begin, you would need to stake your NFT for rental staking. Once you have done this, we will assist in finding a potential tenant for you.

After the property is rented out, we will update the information on our platform and ensure that the rental income is paid to you as a dividend for staking the NFT on our portal, after deducting all expenses. Our platform can help you showcase your property to potential renters, and we will use various marketing channels to promote your property to a wider audience. We can also offer various amenities and services to make your property more attractive to renters.

By working with us, you can easily rent out your NFT property and earn a steady stream of rental income.

Q: How can I rent out my NFT property if I own a fraction of a Collection NFT?

A: If you own a fraction of a Collection NFT that is backed by property, we typically default to renting out the property if it is rentable. When we find a tenant, we will update the rental status on our platform.

To be eligible for rental income, you must stake your NFT for a minimum of three months. The rental income is then distributed to all NFT holders based on the weight of their NFT and the number of NFTs they own, on a quarterly basis. If a holder chooses not to stake their NFT, the rental income from their share will be allocated towards company profits.

The rental income distributed to NFT holders is calculated after all expenses have been deducted. By staking your fraction of the Collection NFT, you can earn a portion of the rental income generated by the property. Contact us for more information and to start earning rental income through our platform.

Q: What are some examples of property expenses?

A: Property expenses can encompass various costs such as property taxes, rental income taxes, property maintenance costs such as insurance, painting, landscaping, and repairs, expenses related to property management and legal services. In addition to these, other expenses can include utility costs, fees for handling Illegal Encroachment issues, hiring a Rent Collection Team (Field Agents), and advertising costs incurred when trying to rent out the property.

Q: Can you explain when and how expenses are deducted for the property that my NFT is backed by?

A: Sure, expenses related to owning an NFT property will be deducted either when you sell the NFT to us, or when you stake it for rental, construction, or destruction. If you sell the NFT to us, the entire expense amount will be deducted as a final settlement.

Q: What is the process to benefit from a development project on a large land that I hold NFTs for?

A: To benefit from a development project on a large land that you hold NFTs for, you need to follow a few steps. Firstly, you need to stay updated with any project announcements that we will provide on our platform. Then, there will be a voting system for NFT holders to decide whether or not to initiate the development process. If the majority agrees, all NFT owners will need to stake their tokens before the specified deadline. We will announce the required investment and deadline to complete the project. Once the project is completed, new NFTs will be created according to the project's valuation and distributed to all token holders. All the Old

NFT's will move to Value Erosion. This process allows you to participate in the development and benefit from the increased value of the land.

Q: What happens if an NFT holder does not agree to a development project?

A: In case an NFT holder does not agree with a development project, we will assess the situation and consider the majority voting of the NFT holders. If the majority is against the project, we will cancel it. However, if the majority supports the project, we will proceed with it and set a deadline for NFT submission. If an NFT holder fails to submit their NFT by the deadline, their NFT will expire, and they will receive the last valuation as per the company allotted. The Allocated funds will be blocked until the Submission of their NFT for them. This ensures that the project can move forward with the support of the majority while also providing an option for NFT holders who do not wish to participate. Once the Submission is cleared, those NFT's will be open for New Buyers.

Q: What if an NFT holder who did not participate in a development project initially wants to get back into the project?

A: If an NFT holder who did not participate in a development project initially wants to get back into the project, they can contact us and express their interest. We will provide them with all the required information on the cost of the project and the interest rate. The investor can submit the total cost of the project proposed to each individual investor with the interest of 30% annually to buy back their NFT. Once the payment is received, We will Update the details on the Platform

Q: Can you construct on all types of large land?

A: It depends on the type of land you own. If the land is classified as agricultural, you may not be able to construct it without first obtaining the necessary approvals and permits from the government. However, if there is a possibility to convert the land from agricultural to residential or commercial, we will look into the details and provide you with all the necessary information and assistance to help you achieve that goal. It is important to note that different types of land have different regulations and restrictions, and we will work with you to navigate through the process to ensure that your land is utilized to its fullest potential.

Q: What is the difference in value between agricultural land and residential property?

A: The value of land depends on various factors such as location, type of property, and many more. In general, residential property is more valuable than agricultural land. For instance, in a town, an acre of agricultural land may cost around \$50,000, while an acre of residential property in the same location can cost upwards of \$5 million, and an acre of commercial

property can cost upwards of \$20 million. However, these values can vary greatly depending on the location, market demand, and other factors. We conduct a thorough analysis of the specific property and its potential uses to determine its value accurately.

Q:Is real estate a good investment?

A: Real estate can be a good investment for various reasons. Historically, real estate has proven to be a solid long-term investment with the potential to generate both rental income and capital appreciation. Additionally, real estate can provide diversification benefits and act as a hedge against inflation. However, like any investment, real estate comes with its own set of risks and challenges that should be carefully considered before making an investment decision.

Q: What happens if the company decides to sell the property associated with an NFT?

A: We as a company will not sell the property associated with an NFT unless all parties who own that specific NFT agree to the sale. In the event of a sale due to other circumstances, we will provide an update before selling to all NFT holders. After the property is sold, we will distribute the proceeds equally among all NFT holders in accordance with their ownership stake. Once the NFTs are submitted, they will move to Value Erosion.

Q: What happens if I own 5 out of 10 NFTs for a project that is being sold?

A: In this scenario, if there is no weight on NFT value and all the 10 NFT value weights are equal & if the project is sold, the proceeds from the sale will be divided into 10 parts, as there are 10 total NFTs. Since you own 5 of those NFTs, you would be entitled to receive the portion of the funds that corresponds to your ownership stake in the project. To do so, you would need to submit all 5 of your NFTs to us and then we would allocate the corresponding funds to you.

Q: How will I be informed if there is a project announced for the NFT that I bought from another exchange?

A: We understand the importance of keeping NFT owners informed about project announcements related to their NFTs. As a result, we have set up a portal where you can register as the owner of your NFT using your email and mobile number. We will send you regular updates about any upcoming projects or events related to your NFT via email. Our team is also working on integrating with other exchanges & platforms like Twitter, Discord, etc to ensure that the notification process is even more seamless and advanced. However, please note that as we are still in the early stages, it may take some time to implement these changes.

Q: Can I purchase an NFT with cash?

A: At the moment, we only accept cryptocurrency as a payment method for our NFTs. This is because the blockchain technology that underpins NFTs was designed to work seamlessly with digital currencies. However, we understand that some people may prefer to use other payment methods, and we will keep you updated if we decide to accept cash payments for our NFTs in the future. So, please sign up for updates to stay informed about any changes to our payment options.

Q: What if I lose the NFT due to hacking or losing my wallet?

A: If your NFT is lost or stolen from our portal, we will take full responsibility for recovering the asset. However, once the NFT is moved from our portal to another platform like OpenSea, Binance, or MetaMask, we do not have access to the keys or wallet. It is your responsibility to keep your keys and assets secure, as you hold the key to owning the asset.

Q: What if the NFT is missing from my wallet and is moved by a hacker to their wallet on a third-party app like Binance or OpenSea?

A: In such unfortunate events, we will immediately Update the website with the compromised NFT and provide the necessary information to the respective company. After the case is closed, we will reissue a new NFT. Meanwhile, we will update the NFT's status as "banned" in our portal to ensure that people are aware that the NFT is compromised.

Q: What steps should I take before purchasing the company's NFT?

A: It's an excellent question. Before buying the NFT, we recommend conducting your own research to understand how the NFT can benefit you. Also, please ensure that the NFT you intend to purchase from us through a third-party app is genuinely provided by us. You can verify the authenticity of the NFT by visiting our portal and searching for its specific details. If you have any doubts about the authenticity of the NFT, please contact us to reassure you.

Q: If I own an NFT from Collection A, does that entitle me to stay for free in a property from Collection B?

A: No, it does not. Each collection is designed to represent ownership of a specific property or asset, and the benefits associated with that ownership are limited to that specific collection. Therefore, owning an NFT from Collection A does not entitle you to stay for free in a property from Collection B, as the benefits are not transferable between different collections.

Q: If I own an NFT from Collection A, can I rent a property from Collection B and pay rent?

A: Yes, you can. Owning an NFT from Collection A does not prohibit you from renting a property from Collection B and paying rent, as long as the property is available for rent and you agree to the terms of the rental agreement. The ownership of the NFT is not directly linked to the rental of the property, so you are free to rent the property like any other potential renter.