



PROSPECTUS FOR TOKENISED ASSET



(Laxmi Vilas Palace – India)

Module: Blockchain Technologies and Cryptocurrencies

Module Code: 7FNCE042W

Module Leader: Dr. Hui Gong

Submitted By: Sarika Patel

Student ID: W2019695

Word Count: 1805 (Except Disclaimer, references, appendix)





Disclaimer

This prospectus for the Laxmi Vilas Palace Tokenized REIT is intended solely for academic purposes. It does not constitute an investment offer or solicitation. The information assumes a hypothetical tokenization scenario and omits real-world legal, regulatory, tax, and accounting complexities. Thorough due diligence, independent legal advice, and a comprehensive risk assessment are crucial for any potential tokenized asset investment. This information is not financial advice, and you should always consult with qualified professionals before making investment decisions. This serves as a sample document for academic exploration of real estate tokenization concepts.





Table of Content

Contents

EXECUTIVE SUMMARY	4
INTRODUCTION.....	6
DEAL STRUCTURE	7
(i). Benefits of Tokenisation of LVP For Owners:.....	7
(ii). Benefits of Tokenisation of LVP For Investors:.....	9
(iii). Financial Model.....	12
DIGITISATION	13
TOKENOMICS.....	15
(i) Primary Distribution plan for investors	15
(ii). Post-Tokenization Management.....	16
REFERENCES.....	17
APPENDIX.....	18
1. Smart Contract Created	18
2. Token Tracker	19
3. Transaction Hash (Key Information)	20
 Table 1.Distribution of Total Supply of Tokens.....	14
Table 2.Details of Tokens	14
 Figure 1. Total supply of Tokens.....	13
Figure 2. Distribution of Tokens.....	13





EXECUTIVE SUMMARY

Laxmi Vilas Palace, an iconic heritage property located in Vadodara, India, presents a unique opportunity for investors to participate in the burgeoning real estate market through tokenization. This prospectus outlines the tokenized Real Estate Investment Trust (REIT) structure, highlighting the technical realization and business model of this innovative investment vehicle. Leveraging blockchain technology, the tokenization of Laxmi Vilas Palace aims to democratize access to real estate investment, providing global investors with fractional ownership and potentially unlocks diverse revenue streams like event hosting and tourism. Investors benefit from dividends on rental income and for global investment through a compliant security token exchange. This project presents a compelling opportunity for investors seeking exposure to a unique historical asset with stable return potential, while potentially elevating the palace's global recognition and contributing to its long-term preservation. The Key information about the project is given below in Txn Hash and Smart contract address is also given below.

Smart Contract Address:

0x1c3c1ebab57dbac1baec481561870951dc7ffe6b

Transaction Hash:

0x831afc5709da06ed933b497baadb62f26807478692c7509077eace2e14dc22ff





Palace at Glance



(Source: <https://historyofvadodara.in/lukshmi-vilas-palace/>)





INTRODUCTION

Traditional real estate investment often requires substantial upfront capital and suffers from limited liquidity. This prospectus proposes the Laxmi Vilas Palace Tokenized REIT (LVP), a novel approach that leverages blockchain technology to democratize access to this renowned historical landmark. LVP unlocks the palace's potential for a broader investor base by offering fractional ownership through tokens.

This not only makes the investment more accessible, but also introduces greater liquidity through secondary market trading on a compliant security token exchange. Investors benefit from potential stable returns via dividend distributions on rental income generated by the palace. Additionally, blockchain technology underpins LVP, ensuring secure ownership records, transparent financial transactions, and streamlined operations. LVP creates a global investment opportunity, attracting international investors while potentially elevating the palace's global recognition and contributing to its long-term preservation. This document will delve deeper into the LVP structure, the digitization process, and the potential benefits for investors, acknowledging the legal and regulatory considerations surrounding tokenized assets. By embracing innovation, LVP offers a compelling opportunity to invest in a unique historical landmark and contribute to a more inclusive and dynamic real estate investment landscape.

Laxmi Vilas Palace, a symbol of India's rich architectural heritage, stands as an epitome of luxury and world's largest private residence with four times larger than the size of Buckingham Palace, equipped with modern amenities like elevators, the interior design resembled that of a grand European country house with 179 royal rooms. The palace spans over 500 acres of prime real estate, offering a blend of historic charm and modern amenities. (Govt of Gujarat , 2024) Total valuation of the palace is approx. £2.5 billion. Recognizing the immense potential of this landmark property, we propose the tokenization of Laxmi Vilas Palace (LVP) through a Real Estate Investment Trust (REIT) structure, enabling investors to participate in its ownership and potential returns. We have created tokenized real estate investment trust to raise £ 2 billion. Total 2 billion token were issued from which 1.6 billion token will be used to raise funds from global investors. And rest 0.2 billion tokens will remain with previous owner and another 0.2 billion tokens will remain with management for maintenance of the property.





DEAL STRUCTURE

For prospective investors, tokenizing the Laxmi Vilas Palace has multiple benefits. Investors will be able to purchase tokens that reflect ownership shares in Laxmi Vilas Palace according to the tokenized REIT's structured approach that promotes fractional ownership. Tokens will be allocated according to distinct segments of the property's worth and related revenue streams, offering investors a varied real estate investment prospect. Proposed benefits are listed below for owner and investor both.

(i). Benefits of Tokenisation of LVP For Owners:

Fractional Ownership

Tokenization enables owners to divide the palace into digital tokens, expanding investment opportunities to a broader audience.



Royal Room Rentals

Owners can generate revenue by offering royal rooms for rent, providing guests with an exclusive experience within the palace's historical ambiance.





Golf Club Access

Owners can attract investors by granting access to the palace's prestigious golf club, enhancing the property's recreational appeal. This not only offers opportunities for leisurely but also provides a networking platform for business discussions and social interactions amidst luxurious surroundings.



Venue for Special Events

The palace's royal halls (5000 Square Ft.) can be rented out for various events, such as movie shootings, corporate meetings, and wedding suites, generating additional income streams.



(Source: <https://historyofvadodara.in/lukshmi-vilas-palace/>)





(ii). Benefits of Tokenisation of LVP For Investors:

Fractional Ownership

Investors can purchase tokens representing fractional ownership in Laxmi Vilas palace, gaining exposure to high-value real estate assets.



Access to Exclusive Amenities

Token holders enjoy privileged access to the palace's amenities, including the golf club, gardens for meditation, and royal bath facilities, enhancing the value of their investment.



Event Hosting Opportunities

Investors can utilize the palace's versatile spaces for organizing special events like horse shows, Vintage Bike and Car Show, vintage exhibitions, and cultural gatherings, offering diverse entertainment options.





Cultural Insights

Investors have access to the palace's art and culture gallery, providing insights into the region's heritage and enriching their cultural experience.



Professional Inspiration

Architects and interior designers benefit from studying the palace's historical architecture and design, gaining valuable insights for their professional projects and inspirations.



Lush Greenery

Discover tranquillity at the palace pond and fountains, where serene waterscapes and lush gardens create picturesque settings for relaxation and reflection, making every stay a truly memorable royal experience.

Tranquil Retreat

The expansive gardens surrounding the palace serve as tranquil oases for meditation and relaxation, offering investors a serene retreat from the hustle and bustle of everyday life.





Heritage Hospitality

Investors can relish exclusive stays in royal rooms at Laxmi Vilas Palace, immersing themselves in rich heritage and royal luxury.



Aquatic Oasis

The palace's royal bath facilities offer an unparalleled aquatic oasis, providing investors and visitors with a rejuvenating water park experience amidst the opulent surroundings of the historic palace.



(PC: Sarika Patel, Aug 2022-Royal Bath)

Majestic Marvels

Palace is a treasure trove of enchanting features, Investors can Explore the charm of a small zoo within the palace grounds, offering glimpses of exotic fauna and creating memorable experiences for families and nature enthusiasts. Hop aboard the Palace Railway, a unique attraction that ferries guests around the sprawling estate, providing panoramic views of the palace's grandeur and surrounding landscapes.





(iii). Financial Model

Introducing the financial model for the tokenization of Laxmi Vilas Palace, valued at approximately £2.5 billion. Through the proposed Real Estate Investment Trust (REIT) structure, we aim to raise £2 billion by tokenizing the palace.

A total of 2 billion tokens have been issued, with 1.6 billion allocated for raising funds from global investors. Each token represents a fractional ownership stake in the palace, calculated at £1 per token based on the total valuation and token supply.

Investors can acquire ownership tokens for the palace with a minimum investment of 1000 LVP tokens, priced at £1000. This minimum investment ensures accessibility to a wide range of investors, allowing them to diversify their portfolios with a prestigious real estate asset.

Furthermore, investors can anticipate potential returns on their investment, with an assumed annual return rate of 11%. While actual returns may vary, the tokenization of Laxmi Vilas Palace offers investors the opportunity to gain exposure to a landmark property and potentially benefit from its long-term appreciation and income-generating capabilities.

- **Total Valuation of Laxmi Vilas Palace:** £2.5 billion
- **Total Token Supply:** 2 billion tokens
- **Funds to be raised from Global Investors:** £ 1.6 billion (1.6 billion tokens)
- **Minimum Investment:** £1000
- **Expected Return:** 11%





Digitisation

To realize the tokenization of Laxmi Vilas Palace, we will leverage blockchain technology to create digital tokens representing ownership shares of the property. These tokens, built on the ERC-20 standard, ensure compatibility and seamless integration with existing Ethereum-based platforms and exchanges. (Rosa M. Garcia-Teruel, Héctor Simón-Moreno, 2021)

The implementation of a specific tracker, such as "LVP," will uniquely identify the palace tokens, facilitating transparent tracking and management within the Ethereum network. This approach ensures that investors can easily trade, transfer, and manage their ownership stakes in the palace with confidence and efficiency.

By digitizing Laxmi Vilas Palace through tokenization, we aim to unlock new opportunities for fractional ownership, liquidity, and accessibility, providing investors with a secure and transparent platform to participate in the palace's potential returns.

Figure 1. Total Supply of Token

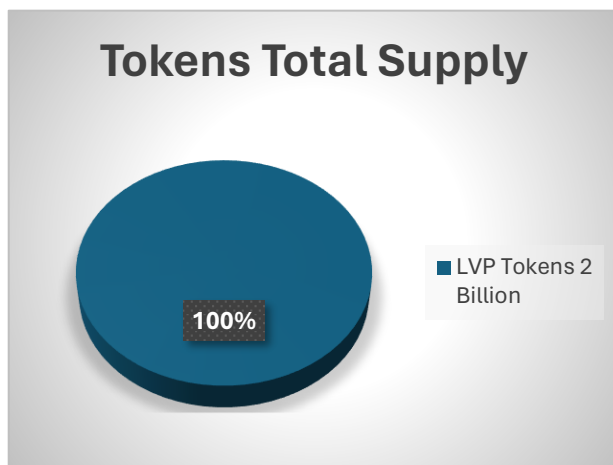


Figure 2. Distribution of Tokens

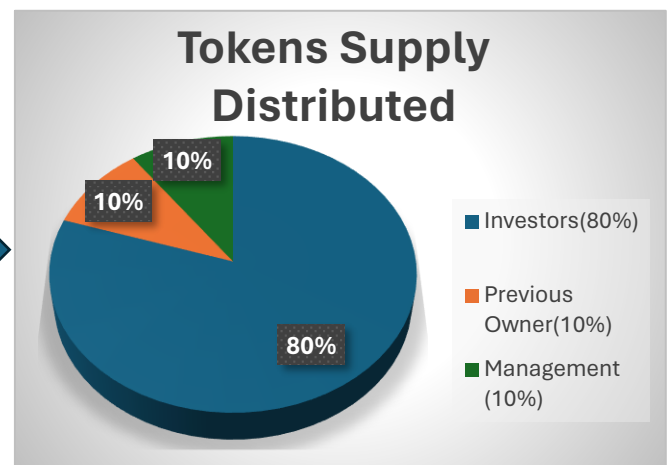




Table 1.Distribution of Total Supply of Tokens

Particular	Number of Tokens	Price per Token (£)	Total Amount (£)
Total Supply	2000000000	-	2000000000
Investors (80%)	1600000000	£1	1600000000
Management (10%)	200000000		200000000
Previous Owner (10%)	200000000		200000000
1 st 60% Tokens	960000000	£1	£960,000,000
2 nd 25% Tokens	400000000	£3	£1,200,000,000
3 rd 15% Tokens	240000000	£5	£1,200,000,000

Table 2.Details of Tokens

Particulars	
Token Name	LVP (Laxmi Vilas Palace)
Tracker	LVP
Location	Gujarat, India
Property Valuation	£2.5 Billion
Total Supply of Tokens	2 billion
Investors (80%) Tokens	1.6 billion
Previous Owner (10%) Tokens	0.2 billion
Management (10%) Tokens	0.2 billion
Minimum Investment	£1,000
Price per Token	£1/£3/£5
Expected Rate of Return	11%





Tokenomics

(i) Primary Distribution plan for investors

Total Token Supply: 2 billion Tokens

Allocation:

- 1.6 billion Tokens allocated for Investors, ensuring significant participation and investment opportunities in the tokenized asset.
- 0.4 billion Tokens reserved for Previous Owners, and Management for maintenance purposes, ensuring sustainable upkeep and value preservation of the asset.

Token Pricing:

- Initial 60% of tokens offered at £1/token, providing early investors with attractive entry prices and potential value appreciation.
- Next 25% of tokens offered at £3/token, reflecting the asset's growth and investor demand.
- Final 15% of tokens offered at £5/token, representing premium value and exclusive investment opportunities.

Fundraising Phases:

- First Phase: £0.96 Billion raised from the initial token offering, laying a strong foundation for asset development and growth initiatives.
- Second Phase: £1.2 Billion raised from subsequent token offerings, facilitating expanded investment opportunities and asset diversification.
- Third Phase: Additional £1.2 Billion raised from the final token offering, maximizing investor participation and asset value realization.





Investment Process:

1. **Review Prospectus:** Investors are encouraged to thoroughly review the investment prospectus provided to gain detailed insights into the project.
2. **Determine Investment Amount:** Investors may decide on their investment amount, noting that the minimum investment required is £1000.
3. **Submit Investment:** Investors can transfer their investment amount via the provided QR code and share their wallet details for token allocation.
4. **Token Allocation:** Upon successful receipt of payment, investors will receive LVP tokens corresponding to their investment amount within 24 hours directly to their designated wallet.



(ii). Post-Tokenization Management

- Post-investment, investors have the option to hold or trade their tokens on secondary markets, providing flexibility and liquidity to their investment portfolio.
- Annual dividends will be distributed to investors in the form of tokens, directly deposited into their designated wallets by year-end.
- Anticipated rate of return is 11%, influencing dividend calculations and ensuring swift settlement of token transfers.

Source: (KPMG, 2020), (University of Oxford Research, januray 2020), (OECD, 2020)





References

- Govt of Gujarat . (2024, 03 19). *Laxmi Vilas Palace Vadodara*. Retrieved from Tourism Corporation of Gujarat Limited: <https://www.gujarattourism.com/central-zone/vadodara/laxmi-vilas-palace.html>
- KPMG. (2020). Real Estate Tokenization. *Real Estate Tokenization*, 30.
- LVP Banquets & conventions. (2024, 03 19). *LVP Banquets & cconventions*. Retrieved from LVP Banquets & cconventions: <https://www.lvpbanquets.com/>
- OECD. (2020). The Tokenisation of Assets and Potential Implications for Financial Markets. *The Tokenisation of Assets and Potential Implications for Financial Markets*, 62.
- Rosa M. Garcia-Teruel,Héctor Simón-Moreno. (2021). computer law & security review 41 (2021) 105543. *The digital tokenization of property rights*, 16.
- University of Oxford Research. (januray 2020). Tokenisation: The future of real estate investment. *Tokenisation*, 61.





Appendix

1. Smart Contract Created

Etherscan

HomeBlockchainTokensNFTsMisc

Transaction Details

OverviewState

[This is a Sepolia Testnet transaction only]

Transaction Hash:

0x3c08eaae8aa300c289d57c2056d5a3c46eae2bfe12e067e426911855545362

Status:

Success

Block:

546347020640 Block Confirmations

Timestamp:

4 days ago (Mar-11-2024 12:29:48 PM +UTC)

Transaction Action:

Call 0x60806040 Method by 0x65d09FF2...3f21ad38e

From:

0x65d09FF263870dC791e032ebcE419fe3f21ad38e

To:

[0x1c3c1ebab57dbac1baec481561870951dc7ffe6b Created]

Value:

0 ETH (\$0.00)

Transaction Fee:

0.018835823506708796 ETH \$0.00

Gas Price:

21.744673748 Gwei (0.000000021744673748 ETH)

Gas Limit & Usage by Txn:

874,269 | 866,227 (99.08%)

Gas Fees:

Base: 20.244673748 Gwei | Max: 26.488322524 Gwei | Max Priority: 1.5 Gwei

Burnt & Txn Savings Fees:

Burnt: 0.017526482006708796 ETH (\$0.00)Txn Savings: 0.004109076648208152 ETH (\$0.00)

Other Attributes:

Txn Type: 2 (EIP-1559)Nonce: 4Position In Block: 46

Input Data:

0x608060405234801561001057600080fd5b50604051610e30380380610e30833981018060405281019080805190602001909291908051820192919050505083600160003373fff1673fff168152602001908152602001600020819055508360008190555082600390805190602001906100b29291906100ee565b5081600460006101000a81548160ff021916908360ff16021790555080600590805190602001906100e49291906100ee565b50505050610193





2. Token Tracker

Etherscan

HomeBlockchainTokensNFTsMisc

Token LAXMI VILAS PALACE (LVP)

ERC-20

Overview

MAX TOTAL SUPPLY
2,000,000,000 LVP

HOLDERS
5

Market

ONCHAIN MARKET CAP ⓘ
\$0.00

CIRCULATING SUPPLY MARKET CAP
-

Other Info

TOKEN CONTRACT (WITH 4 DECIMALS)
0x1c3c1ebab57dbac1baec481561870951dc7ffe6b ⓘ

ⓘ FILTERED BY TOKEN HOLDER
0x65d09FF263870dC791e032ebcE419fe3f21ad38e ⓘ

BALANCE
1,999,996,000 LVP

TransfersContract

0x65d09FF263870dC791e032... ⓘ Q

⌵ A total of 4 transactions found

Download Page DataFirst<Page 1 of 1>Last

Txn Hash	Method ⓘ	Block	Age	From	To	Quantity
0x7d30fd4a2c9... ⓘ	Transfer	5491232	10 hrs ago	0x65d09FF2...3f21ad38e ⓘ	OUT 0xf94A992d...B0945e8A3 ⓘ	1,000
0xc7571304c6... ⓘ	Transfer	5491226	10 hrs ago	0x65d09FF2...3f21ad38e ⓘ	OUT 0x58bB4cA7...9d29BB1BF ⓘ	1,000
0x19da13c55f4... ⓘ	Transfer	5463547	4 days ago	0x65d09FF2...3f21ad38e ⓘ	OUT 0xA57FdB25...A42BD5764 ⓘ	1,000
0x74ebc31d05... ⓘ	Transfer	5463538	4 days ago	0x65d09FF2...3f21ad38e ⓘ	OUT 0xC975C408...0919857Ca ⓘ	1,000

First<Page 1 of 1>Last

[Download: CSV Export ⓘ]





3. Transaction Hash (Key Information)

Etherscan

HomeBlockchainTokensNFTsMisc

Transaction Details

OverviewState

[This is a Sepolia Testnet transaction only]

Transaction Hash:

0x831afc5709da06ed933b497baadb62f26807478692c7509077eae2e14dc22ff

Status:

Success

Block:

54940781 Block Confirmation

Timestamp:

40 secs ago (Mar-15-2024 11:40:48 PM +UTC)

Transaction Action:

Call 0x4c61786d Method by 0x65d09FF2...3f21ad38e on 0x65d09FF2...3f21ad38e

From:

0x65d09FF263870dC791e032ebcE419fe3f21ad38e

To:

0x65d09FF263870dC791e032ebcE419fe3f21ad38e

Value:

0 ETH (\$0.00)

Transaction Fee:

0.0000670287866406 ETH (\$0.00)

Gas Price:

1.588359873 Gwei (0.000000001588359873 ETH)

Gas Limit & Usage by Txn:

63,861 | 42,200 (66.08%)

Gas Fees:

Base: 0.088359873 Gwei | Max: 1.636196532 Gwei | Max Priority: 1.5 Gwei

Burnt & Txn Savings Fees:

Burnt: 0.0000037287866406 ETH (\$0.00)Txn Savings: 0.0000020187070098 ETH (\$0.00)

Other Attributes:

Txn Type: 2 (EIP-1559)Nonce: 9Position In Block: 29

Input Data:

Laxmi Vilas Palace (Build in 1880), a symbol of India's rich architectural heritage, stands as an epitome of luxury and world's largest private residence with four times larger than the size of Buckingham Palace, equipped with modern amenities like elevators, the interior design resembled that of a grand European country house with 179 royal rooms. The palace spans over 500 acres of prime real estate, offering a blend of historic charm and modern amenities. Total

