

**REVOLUTIONIZING REAL ESTATE OPERATIONS BY MAKING IT AFFABLE, AVAILABLE ,
AFFORDABLE AND SECURE THROUGH BLOCKCHAIN SMART SCONTRACTS**

CREATED BY; HAMMED ADESINA

.....2349066276980

EXECUTIVE SUMMARY

Sheda Solutions is set to redefine the landscape of real estate transactions by leveraging the blockchain smart contracts and chain signature to create fully peer-to-peer (P2P) platform putting control in your hands. This whitepaper outlines our approach to making real estate operations more transparent, secure, and accessible, focusing particularly on student housing while expanding to urban markets. We introduce smart contract-based solutions for dispute resolution, decentralized marketplace for property transactions, and a community-driven DAO for funding and managing real estate projects.



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INTRODUCTION

The real estate sector has traditionally been bogged down by intermediary-driven processes, too much paper work leading to high costs, delays, and a lack of transparency. Sheda Solutions aims to eliminate these bottlenecks by utilizing blockchain technology to facilitate direct buyer to sellers interactions between tenants, and landlords. Our platform, built on the blockchain, will:

- **Enable Direct Transactions:** Cutting out middlemen for cost reduction and speed.
- **Implement Smart Contracts:** For automated, secure, and transparent deals no paper work.
- **Foster Community Investment:** Through a DAO where stakeholders can collectively invest in property.



One of the key advantages of blockchain technology is its ability to provide immutable, transparent records of transactions. By leveraging blockchain smart contracts, Sheda Solutions ensures that all transactions are executed according to predefined rules, reducing the risk of fraud and errors. Additionally, by using cryptocurrency or digital payments, Sheda Solutions offers users a convenient and secure way to buy, rent, and pay for properties.

THE VISION FOR PEER-TO-PEER REAL ESTATE

Empowering Individuals:

- **Seller to Buyer Direct:** Properties can be listed, viewed, and transacted without real estate agents, reducing costs and enhancing trust through blockchain verification.
- **Tenant to Landlord Interaction:** Automated rental agreements and payments managed via smart contracts, minimizing disputes and ensuring compliance.



Benefits of P2P:

- **Lower Costs:** By removing intermediaries, both parties save on fees.
- **Increased Transparency:** Every transaction is recorded on the blockchain, visible to all parties involved.
- **Faster Transactions:** Agreements can be executed instantly once terms are met, without waiting for third-party approvals.

The demand for affordable housing solutions continues to grow, particularly in urban areas where housing costs and fraudulent agency are rising rapidly. At the same time, there is increasing interest in direct communication between buyer/tenants and seller/landlord as a means of improving efficiency and transparency in real estate. Sheda Solutions aims to capitalize on these trends by offering a platform that combines the security and transparency of block chain technology with the convenience of digital payments to directly connects them.

TECHNICAL IMPLIMENTATION WITH BLOCKCHAIN

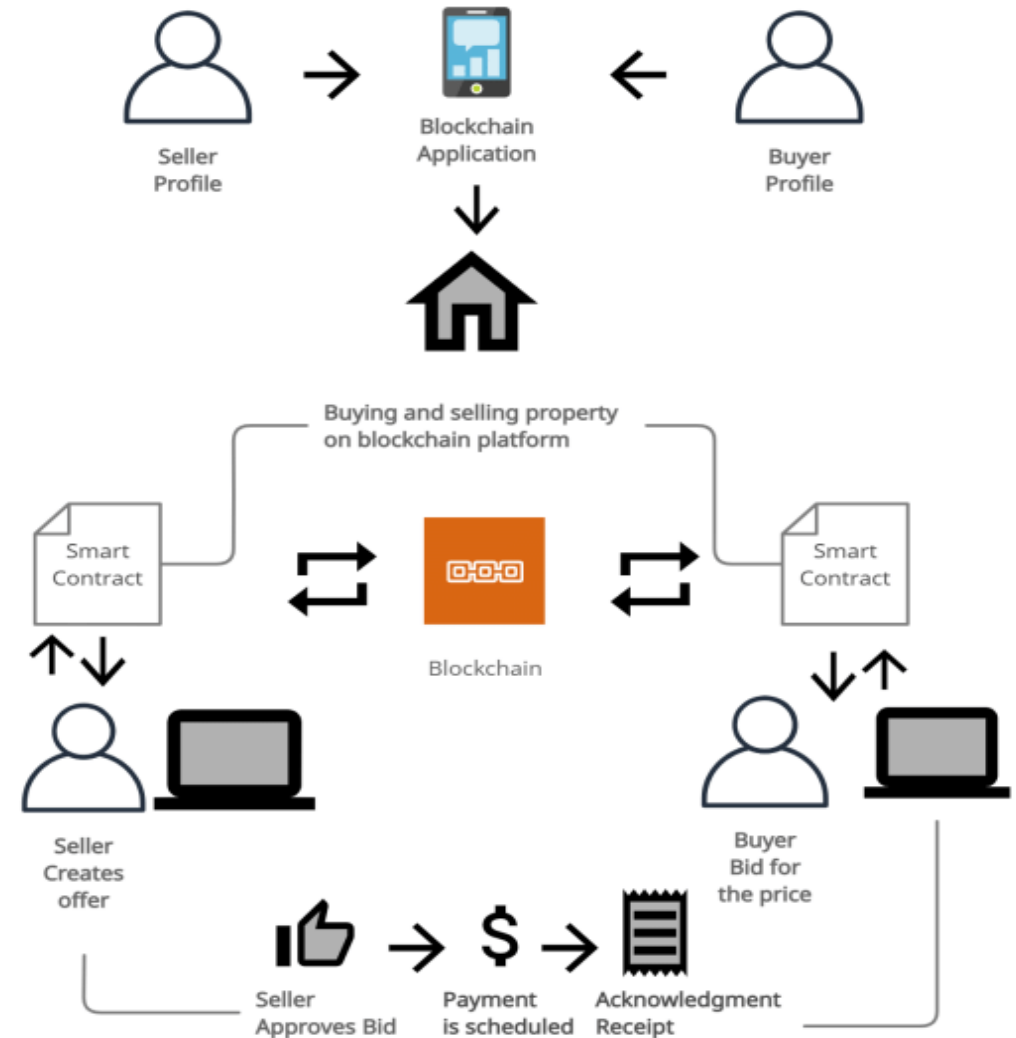
Blockchain of choice – Near protocol

Why NEAR Protocol:

- **Scalability:** NEAR's sharding technology supports high transaction volumes, essential for a real estate platform where transactions vary widely in size and frequency.
- **Ease of Use:** NEAR offers a developer-friendly environment, allowing for quick integration of smart contract functionalities into our platform.
- **Cost Efficiency:** Lower gas fees compared to other platforms, making small real estate transactions viable.

Functionality Overview:

- **Smart Contract Execution:** Each transaction, from listing to final sale or rental agreement, is managed by smart contracts. These contracts hold funds until all conditions are met, ensuring fair play for both parties.



- **Decentralized Identity:** Using NEAR's identity solutions, we ensure that all participants are verifiable, reducing fraud.
- **Time-bound Leases:** Similar to NFTs, leases have expiration dates built into smart contracts, automatically ending or renewing based on pre-agreed terms.

DISPUTE RESOLUTION

- **Open Market for Inspections:** Before finalizing a transaction, an independent inspector, chosen from our platform's database, can be hired via smart contract to verify property conditions. Or personal before Funds are released only upon mutual satisfaction.
- **Automated Mediation:** If disputes arise, a pre-set mechanism in the smart contract can initiate mediation or arbitration, with outcomes enforced by the contract itself.

Pre-set Mechanism: Within the smart contract, specific conditions or triggers for disputes are defined. For example, if there's a disagreement about property condition or payment terms not being met, these conditions can automatically engage a mediation or arbitration process.

Mediation or Arbitration: Once triggered, the smart contract could either:

- **Mediate** by suggesting neutral parties or algorithms to help resolve the dispute. This could involve selecting from a pool of trusted mediators or arbitrators registered on the platform, whose services are invoked through the contract.
- **Arbitrate** by having pre-agreed rules or an automated system that decides based on the data and terms within the contract. This might involve algorithms analysing the situation or might escalate to a human arbitrator if the situation is complex.

- **Outcome Enforcement:** The beauty of smart contracts is their self-executing nature. The outcome of mediation or arbitration is automatically enforced by the contract:
 - If mediation leads to an agreement, the contract can release funds, update ownership records, or take any action agreed upon by the parties.
 - If arbitration results in a decision, the smart contract will execute this decision, like refunding money, transferring ownership, or even nullifying the deal if that's the resolution.

This process reduces the need for external legal proceedings, which can be time-consuming, costly, and less transparent. By embedding mediation and arbitration into the smart contract:

- **Trust is Enhanced:** Both parties know that a fair mechanism for resolving disputes exists, which is transparent and bound by the terms they agreed to.
- **Efficiency Increases:** Disputes can be resolved much quicker without the need for courts or lengthy negotiations.
- **Cost is Reduced:** Legal fees and court costs are minimized or eliminated.
- **Transparency is Maintained:** All actions and outcomes are recorded on the blockchain, providing an immutable record of the dispute resolution.

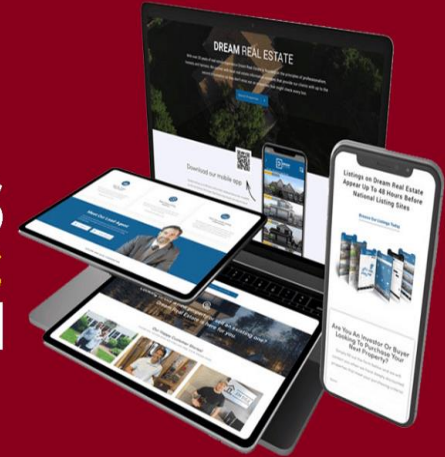
This system leverages blockchain's capabilities for not just executing contracts but also for managing and resolving conflicts in a manner that aligns with the decentralized ethos of Sheda Solutions' vision.

DETAILED PRODUCT FEATURES

Core Features:

- **Property Listing and Discovery:** A marketplace where properties are listed with all necessary details, including blockchain-verified ownership.
- **Smart Contract Transactions:** Buying, selling, or renting properties with funds held securely until conditions are met.
- **DAO for Investment:** Community members can pool resources to fund real estate projects, with voting power proportional to investment.

**SMART
CONTRACTS**
in Real Estate using
BLOCKCHAIN



Additional Services:

- **Escrow Services:** For added security in transactions, funds are held in a secure smart contract wallet until all parties confirm satisfaction.
- **Property Management Tools:** Landlords can manage properties, schedule maintenance, and handle tenant communication through the platform.
- **Educational Resources:** To onboard users to the benefits of blockchain in real estate



Sheda Solutions stands out in the real estate market by offering a secure and efficient platform for property transactions through block chain technology. Our innovative approach streamlines the real estate process, reduces transaction costs, and ensures trust and transparency in transactions. Unlike traditional players in the industry, we prioritize user empowerment and security, making Sheda Solutions the preferred choice for individuals seeking a modern and reliable real estate solution.



OPERATIONAL PHASES

Phase 1: Core Platform Development

- Launch of a basic version focusing on student housing, with property listing and basic transaction capabilities.

Phase 2: Smart Contract and Dispute Resolution

- Integration of complex smart contracts for transaction security and a transparent dispute resolution system.

Phase 3: DAO Framework

- Development of the DAO system, allowing for community-funded real estate projects with governance based on investment.



Phase 4: Expansion and Refinement

- Scaling to urban areas, introducing advanced features like stakeholder share trading, and ongoing platform enhancements.

REVENUE MODEL AND FINANCIAL PROJECTIONS

Income Streams:

- **Transaction Fees:** 2-10% on each transaction, whether for buying, selling, or renting.
- **Subscription for Premium Features:** Additional income from services like enhanced listings, professional management tools, or priority dispute resolution.

Projected Financials (Bootstrap Scenario):

Phase	User Growth	Revenue (Projected)	Operational Costs	Net Profit (Projected)
Phase 1	1,500	\$75,000	\$60,000	\$15,000
Phase 2	7,500	\$300,000	\$120,000	\$180,000
Phase 3	15,000	\$600,000	\$200,000	\$400,000
Phase 4	30,000	\$1,200,000	\$300,000	\$900,000

Assumptions:

- User adoption drives revenue growth.
- Costs include tech development, marketing, and compliance with regulations.

RISK MANAGEMENT

- **Legal and Regulatory Risks:** We will engage with legal experts to navigate varying international real estate laws.
- **Cybersecurity:** Ongoing audits and updates to secure the platform against vulnerabilities.
- **Market Competition:** Differentiation through niche focus on secured housing and robust P2P features.

CONCLUSION



Sheda Solutions stands as a beacon for the future of real estate, offering a platform where transparency, security, and community investment are at the forefront. By leveraging the capabilities of the smart contract and chain signature, we're not just creating a tool for buying and selling but a community where everyone can participate in real estate opportunities, ensuring that the benefits of blockchain are accessible to all.

LETS SHEDA IT WITH EASE!

ADESINA HAMMED ADEDOLAPO

@Hamadex_entecholugue

WEB 3 AND DIGITAL ENTHUSIAST, ENTREPRENEUR, PROJECT DEVELOPER.

FOUNDER



YOU CAN reach us @

EMAIL: Sinasheda01@gmail.com LINKEDIN: Shedasolutions

INSTAGRAM: Shedasolutions X: Shedasolutions

Telegram: Shedasolutions