Landmaster
Digitise , Tokenise , Monetise

We are standing at the beginning of a trillion-dollar tectonic shift

Just like IT revolutionized business data and the internet monetized content and commerce, this will monetise land — at scale.

We are standing at the beginning of a trillion-dollar tectonic shift."

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"Hockey Stick Growth"

Land Tokenisation Is the Next Trillion-Dollar Curve — and It's Bending Up Fast."

The curve has bent
From registry to Revenue
India's $4 T land Economy
is Going Liquid
Land is the last Asset Class to be
Financialised and it's happening now

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Just like Aadhar transformed identity
and UPI exploded finance ,
Tokenisation is detonating the land economy
.

We are not entering a growing market –
We are Riding a bending curve .

The land economy is going digital ,
programmable and profitable .
And it is happening now

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The Convergence
of LAND PARCEL
<u>digitisation, tokenisation, and monetisation</u>
is expected to
reshape India's land economy

Nandan Nilekani says
"Tokenisation (and Monetization)
of land assets
<u>can unlock $3.3 trillion</u>
in capital in India ,"
since nearly 50% of Indian wealth
is tied up in non-tradable land "
<u>(0.5% of above makes a $ 16.5 B opportunity)</u>

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OUR PRODUCT
LAND MASTER
Is an Unified and Integrated
Ai Platform for
Land Digitisation , Tokenisation & Monetisation , now
Disrupting India's $ 3.3 T land Asset Market

Landmaster
Is solving India's Land Records and Registry problems with Blockchain
backed Land Tokenisation

LAND MASTER
Tokenizes Land Parcles by   combining
ULPIN-based cadastral data with encrypted on-chain records and
Aadhaar authentication,

LAND MASTER
creates an immutable, transparent
property registry management systems that greatly
reduces fraud and inefficiency
empowering rural landowners with secure titles,
speeds up transactions, and unlocks credit, while strengthening public
trust.

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Maturity Ladder of Land Modernisation

We are at Level 1 Now
With Landmaster we FLY to Level 3

Level	Name	Description
Level 0	Analog	Paper maps, manual records, physical mutations
Level 1	Digitisation	Scanned, geo-referenced maps + digital RoR
Level 2	Tokenisation with programmable ownership	Blockchain-based, tamper-proof land tokens, Smart contracts automate mutation, lease, tax
Level 3	Monetisation & Interoperability	Tokens traded, financed, and integrated with banks, REITs, smart cities

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LANDMASTER 2.0
IS CURRENTLY BEING BUILT BY

Dr Earth Ai Technologies Pvt Ltd
(Formerly known as Sree Mudranalaya Technology Pvt Ltd)
A Geo Tech Products Company

BUSINESS PLAN

Landmaster

Digitise , Tokenise , Monetise

QUICK FACTS

Name : Dr Earth Ai Technologies Pvt Ltd

(Formerly known as Shree Mudranalaya Technology Pvt Ltd)

A Geo Tech   Products and Solutions Company

INDUSTRY – GIS(Geographic Information Systems)

INCORPORATED : 2006

PRODUCT :

Dr LAND MASTER

 IS AN Unified and Integrated Platform for land Digitisation ,Tokenisation & Monetisation now Disrupting India's $ 3.3 T land Asset Market

Certifications :

ISO 9001 :2015

ISO 27001:2022

CMM Level 5

Registered office :

Terminus Building ,

BG12 UG Floor

Action Area 1B ,

New Town ,

Kolkata – 700156

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Introduction:

1.. LANDMASTER IN A STRATEGIC LEAP:

<u>A legacy land digitisation services company now in a strategic leap to pivot to a platform company</u>, enabling scalability, recurring revenue, and tech moat.

LANDMASTER is not pivoting to a new business — it's activating 20 years of digitisation to build India's first land token and monetisation platform. From one-time execution to perpetual monetisation."

LANDMASTER isn't entering tokenisation; it's activating decades of groundwork. The digitised rails are laid — now comes the monetisation engine with AI and blockchain

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Introduction:

Land tokenisation an major Inflection Point and Most Disruptive

This is a disruptive as the IT wave in 1990

1990s marked a major inflection point in the global IT and software industry, driven by a powerful convergence of digitization, automation, and enterprise computing needs.

Land tokenisation is the next inflection point — will transform how land is owned, valued, and exchanged. Land tokenisation will unlock dead capital, simplifying ownership, and democratizing real estate wealth.

The **1990s IT/digitization wave** and the **emerging land tokenisation wave** are both **infrastructure-level paradigm shifts** that transform how key assets (information then, land now) are managed, valued, and transacted.

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Introduction:

Disruptive Benefits of Land Tokenisation and Monetisation in India

Dr LAND MASTER –IS A A Blockchain-backed Land Platform for Land Digitisation , Tokenisation, Monetisation   Disrupting India's $ 3.3 T land Asset Market

1a..Land tokenisation converts land titles into digital tokens on a blockchain, enabling fractional ownership and easier trading.

1b..Land Tokens promises to **unlock trillions in latent land wealth** by making previously illiquid land assets tradable and financeable.

1d. Land Tokenisation enables   fragmenting property ownership into tokens, ordinary investors could participate in real estate with smaller amounts, improving **liquidity, accessibility and transparency** in the market.

1f. Tokenised land can serve as collateral for loans or be sold fractionally, potentially democratizing investment and fueling economic growth. Digitising land titles on a secure ledger would allow owners to "either sell it or get a loan against it," turning idle land into productive investment capital.

1g. Land Tokenisation converts passive land wealth into active capital. Tokenisation "could dramatically improve financial access for countless individuals, particularly those in rural areas where land ownership is widespread but often underutilized".

1h. Fractional Land tokens make high-value properties "accessible to everyone digitally and in affordable amounts," helping close the wealth gap by opening up real estate investment

1i. Land Tokenisation on a shared blockchain network "with government as one of the players" that would "revolutionize the land transactions market," allowing shared record-keeping while still enabling the state to collect dues .However, land is a state subject in India, so tokenisation would require reforms at the state level.

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Introduction:

Why LANDMASTER Will Lead Land Tokenisation & Monetisation Wave

a. Market Timing

- $3 Trillion Land Asset Unlocking: First time in India's history where land is being tokenised and made bankable at scale.
- Banks, REITs, Builders Need It: These players require clean, tokenised, verified land data — which LANDMASTER can deliver.
- Infrastructure Boom: Smart cities, digital India, and infra financing will all run on the backbone of tokenised land.

b.. Strategic Moat

- 20-Year Legacy: No startup can replicate 3 decades of data, trust, and contracts with governments.
- Deep Government Integration: LANDMASTER is already plugged into state land departments and district revenue ecosystems.
- Unified Platform Vision: Unlike single-point players, LANDMASTER offers a full stack — Digitise → Tokenise → Monetise — making it indispensable.

c. Technological Edge

- Proprietary Digitisation Engine: High-accuracy cadastral processing, parcel stitching, and GIS alignment — built over decades.
- Blockchain-Now Building : Smart contracts, mutation logs, and land token creation aligned with PM-GatiShakti and ULPIN architecture.
- AI Layer for Monetisation: From ownership risk scores to land use intelligence, LANDMASTER monetises insights, not just tokens.

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Introduction:

Why LANDMASTER Will Lead Land Tokenisation & Monetisation Wave

d. Operational Leverage

- Proven Field Ops + Digital Backend: Digitisation experience across 1000s of villages and towns creates scalable ops for token rollouts.
- Local Language + Geo Expertise: Ability to work in vernacular, region-specific land record nuances — key in rural India.
- Execution at Scale: Capacity to implement across multiple states concurrently using modular tokenisation templates.

f. Regulatory Alignment

- ULPIN Compatibility:
- Smart Contract-Ready Registry Workflows:
- Policy-Backed Push: PM's new address ID and digitised infrastructure maps are triggers for LANDMASTER adoption.

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Product : What is Landmaster

1.LAND MASTER – Is an Unified and Integrated land platform for Land Digitisation, Tokenisation & Monetisation

2.Land Master : Vision
One Land , One Ledger , One Nation
Landmaster , the Engine of India's Land Reform
Landmaster , Land Governance , Reinvented , Delivered

3. LANDMASTER: The LandTech Convergence Platform
➤ Base Platform — built to Digitise, Tokenise, Monetise land assets
➤ Enables targeted product solutions like:

4. Landmaster Platform has three integrated digital platforms :

Foundation Engines	Importance Role
Foundation Engine 1. Digitisation (Foundational)	Converts analog maps & documents into structured, geo-referenced, searchable digital assets
Foundation Engine 2. Tokenisation (Transitional)	Converts land parcels into blockchain-anchored digital tokens, enabling ownership transfer
Foundation Engine 3 Monetisation (Outcome)	Unlocks revenue, programmable ownership ,liquidity, fractional Sales ,Escrow lending, REITs, leasing, marketplaces

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Product : LANDMASTER

5. Landmaster is India's Land Value Chain Platform – from records to revenue

Landmaster is a value chain platform starting from raw land records to financialised land assets, which mirrors how commodities are transformed into tradable financial instruments.
In the digital land economy, digitisation is the mining, tokenisation is the refining, and monetisation is the selling.

LANDMASTER enables this entire pipeline — modularly, securely, and at scale."

6. Landmaster as Land Value Chain Platform with 3 Engines

Foundation Engines	Role in Value Chain	Description
Digitisation – foundation Engine 1	Raw Material Engine	Converts paper records/maps into structured, validated digital assets (ULPIN, DAC)
Tokenisation – Foundation Engine 2	Productisation Engine	Packages each land parcel as a secure, programmable, tradable digital token
Monetisation - Foundation Engine 3	Commercialisation | Listing Engine	Enables use cases: sale, lease, loan, insurance, REITs, carbon crediting etc.

7. Here is the LANDMASTER Value Chain Engine :

Digitisation is the raw material stage — creating clean digital land records
Tokenisation is the productisation stage — converting land into programmable digital tokens
Monetisation is the commercialisation stage — enabling loans, REITs, leasing, and analytics
 "Monetisation is like retailing or listing products in markets — land starts earning money."

Landmaster –
Digitise , Tokenise , Monetise
Product : LANDMASTER

I. DIGITISATION Foundation Engine 1

Goal: Convert fragmented, analog, or legacy land records into a unified, structured, and intelligent digital land information system.

Core Principle: Digitisation is about creating an intelligent, spatially-anchored, and legally validated "digital twin" of land parcels

Foundational Components:

Category	Description
Source Authenticity	Verified government records (RoR, registry deeds, mutation registers, FMBs) are the base data. Without trusted source inputs, digitisation is flawed.
Geospatial Mapping & Geo-referencing	Cadastral maps must be matched to satellite imagery and GPS coordinates using GIS systems to fix location and boundary.
AI & ML Tools for Vectorisation	Use computer vision and AI to clean, trace, and vectorise scanned images of land maps for structured representation.
Structured Metadata Tagging	Every plot is tagged with administrative, legal, usage, and ownership metadata to make the database queryable.
Scalable Cloud Infrastructure	To store, index, and manage real-time updates, allowing integration with other systems (registry, planning, etc.).
Data Integrity & Audit Layer	Every change (edits, uploads, annotations) is logged, versioned, and secured to ensure long-term credibility.
Digital Signatures & Identity Layer	Government officials or authorised surveyors must digitally sign the data to establish provenance.

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Product : LANDMASTER

I. TOKENISATION Foundation Engine 2

Goal: Convert verified digital land parcels into tamper–proof, transferable tokens on blockchain with embedded legal logic.
Core Principle: Tokenisation is about making land programmable, tradable, and verifiable using a trustless infrastructure.

Foundational Components:

Category	Description
Digitised, Verified Parcel	Only clean and authenticated parcels can be tokenised. Legal, spatial, and title clarity is mandatory.
Blockchain Infrastructure	Provides a decentralised, immutable ledger for land tokens. Popular chains: Ethereum, Polygon, Tezos, or private government-led chains.
Identity-Linked Ownership (KYC)	Every token is tied to a verified owner (Aadhaar, PAN, DigiLocker, etc.) with access control and transferability built in.
Smart Contracts	Encodes rules for ownership transfer, fractionalisation, lease, inheritance, escrow, lien, and sale conditions.
Canonical & Metadata Hashing	All cadastral metadata is hashed and stored on-chain/off-chain to ensure tamper-proof auditability.
Legal/Regulatory Anchor	Either sandbox regulatory approval or formal recognition by land registry/state agencies to give the token legal sanctity.
Interoperability APIs	APIs to sync land tokens with mutation systems, title registries, taxation departments, banks, and financial systems.

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Product : LANDMASTER

III. MONETISATION – Foundation Engine 3

Goal: Enable digital land tokens to become listed as financial, commercial, and economic instruments in market place — powering transactions, credit, insurance, and investments.

Core Principle: Monetisation is the commercialization| Listing stage — enabling loans, REITs, leasing, and analytics

Foundational Components:

Category	Description
Programmable Smart Contracts	Automate commercial logic like EMI-based sale, lease-to-own, crop-sharing, co-ownership dividends, etc.
Fintech & Bank Integration	Tokenised land becomes collateral or tradable asset that can be linked to lending, mortgage, REITs, and microcredit platforms.
AI-powered Valuation & Risk Engines	Machine learning models for land valuation, price discovery, yield potential, and risk scoring.
Marketplace/Exchange Interface	Platforms for buying, selling, renting, or investing in land tokens (directly or fractionally).
Compliance & Regulatory Layer	SEBI, RBI, and state regulations for asset-backed tokens, REITs, and income tax visibility (linked to PAN/GST).
Dynamic Title Verification APIs	Real-time mutation, lien-check, legal encumbrance status via integration with registry or state land departments.
AI & Satellite Analytics for Use Case Enhancement	For carbon credits, land yield insurance, reclassification, solar viability, and land-use transformation.

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Product : LANDMASTER

Land Modernisation - Comparison of the three Foundation Engines

Aspect	Foundation Engine 1 Digitisation – FUNCTIONS	Foundation Engine 2 Tokenisation- FUNCTIONS	Foundation Engine 3 Monetisation- FUNCTIONS
Core Function- Value Chain	Convert fragmented, analog, or legacy land records into a unified, structured, and intelligent digital land information system.	Convert verified digital land parcels into tamper–proof, transferable tokens on blockchain with embedded legal logic.	Enable Token to be listed in market place as financial, commercial, and economic instruments,enabling loans, REITs, leasing, and analytics
Key Technologies	GIS, Scanning, Vectorization, Metadata linking	Blockchain, NFTs, Geo-fencing	Blockchain, E-signature, Digital ID, Escrow logic
Output	Geo-referenced parcel maps + linked RoR	Tradeable digital land tokens (NFTs)	Self-executing land transfer agreements
Ownership Proof	Digital land certificate or map print	Token on blockchain with embedded metadata	Smart contract with tokenized ownership + automated transfer
Accessibility	Government portals (e.g., Bhunaksha, NGDRS)	Digital wallets, real estate exchanges	Token platforms + e-Registry portals
Verification	Human-led via portals or official validation	Immutable via blockchain hash + metadata	Real-time via logic and conditions in code
Dispute Risk	Reduced but still human-intervened	Strongly minimized (immutable token history)	Dispute-proof by design (pre-coded logic)

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Products –

We don't just build platforms , we alos build Convergent products on them

LANDMASTER is not just a land digitisation platform — it is India's first Land Convergence Infrastructure designed to build the most valuable land applications products across sectors.

LANDMASTER with intelligent foundation engines of digitisation, tokenisation, and monetisation, enables the creation of full-stack land products that directly impact credit flows, infrastructure, housing, insurance, and public finance.

"LANDMASTER:
Where Land Becomes Product"
"From Maps to Markets — Build Any Land Product on LANDMASTER"
"India's Land App Store Starts Here"

Product Suite- Industry wie:
Value-Add Land Products in the Pipeline

1. Housing & Urban
   o RERA MASTER: Tokenised builder registration, layout approvals, project lifecycle
   o CITY MASTER: Ward-level digitisation, smart tax mapping, land use insights
   o REIT MASTER: Real estate token listing + yield tracking for investors

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Products

We just don't build platforms ,we also build Convergent products on them

2. Agri & Rural
   - AGRI MASTER: Land-token-based KCC/Crop Insurance engine for FPOs
   - FPO MASTER: Land-based collateral platform linked to agri credit institutions
   - LANDINSURE: Smart contract-based insurance for weather, disaster, or tenancy

3. Public Sector & Monetisation
   - PSU MASTER: Token registry of surplus PSU/railway/port trust land
   - AUCTION MASTER: E-token-enabled leasing/sale/auction system with dynamic pricing
   - DEPT MASTER: Digitisation + monetisation for Waqf Boards, Devasthanams, Endowments
   -

4. Citizen & Registry
   - PROPERTY MASTER: Mobile-first tokenised property passport + verification
   - DISTRICT STACK: Full-stack digitisation, tokenisation, and citizen interface at district level (PPP)
   - ASSET LOCKER: Citizen portal to store land records, tokens, documents, liens, etc.

5. Finance, Lending, and ESG
   - CREDIT MASTER: NBFC, bank, and cooperative integration engine with tokenised land score
   - ESG MASTER: Tokenised green/buffer land and carbon-linked land valuation
   - REVENUE ANALYTICS HUB: AI dashboard for land tax optimization, policy nudges, and revenue forecasting

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Products

We just don't build platforms ,we also build Convergent products on them

LANDMASTER PRODUCT SUITE OVERVIEW
Each LANDMASTER product is purpose-built on top of India's most advanced land convergence platform—bringing together digitisation, tokenisation, and monetisation.

These products cater to high-value land segments across housing, agriculture, finance, public sector, and citizen services.

1. Product –RERA MASTER
   Domain: Housing & Urban Development
   Description:
   RERA MASTER is a dedicated product suite for real estate authorities, housing regulators, and builders. It brings speed, transparency, and compliance to the full lifecycle of housing development—from project registration to tokenised handover.

   Key Features:
   Tokenised registration of builder projects and layouts with geospatial mapping
   Escrow-linked smart contracts for fund flow, milestones, and delivery timelines
   Compliance dashboard for RERA regulators and citizen grievance mechanisms
   Builder reputation scoring system with integrated land token ledger

2. Product –AGRI MASTER
   Domain: Agriculture & Rural Economy
   Description:
   AGRI MASTER empowers farmers, FPOs, and agri-fintech providers by turning verified farmland into a credit-worthy, insurable, and monetisable digital asset. It links land tokens to farm finance.

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Products
We just don't build platforms ,we also build Convergent products on them

Key Features:

Tokenised land ownership linked with Aadhaar and ULPIN
Land metadata for automatic credit scoring (soil type, irrigation, cropping)
KCC and crop insurance linked via programmable smart contracts
Integration with FPO registries and agri-stack databases

3. Product –PSU MASTER
   Domain: Public Sector & Asset Monetisation
   Description:
   PSU MASTER unlocks the value of idle government land owned by Railways, LIC, Port Trusts, and more. It digitises, tokenises, and prepares land parcels for transparent monetisation and revenue generation.

   Key Features:

   Complete inventory digitisation of PSU land with location metadata
   Blockchain tokenisation for title security, leasing, and JV models
   Escrow-enabled leasing and e-auction with programmable smart contracts
   Audit trails and dynamic valuation for DIPAM or monetisation authorities

4. Product –CITY MASTER
   Domain: Urban Governance & Smart Cities
   Description:
   CITY MASTER helps municipal corporations and ULBs modernise land management. It provides ward-level land classification, tax optimisation, and digital asset management for better governance and revenues.

   Key Features:
   GIS-based mapping of all land parcels at ward level
   Smart classification for residential, commercial, informal land use
   Dynamic tax estimation engine linked to land size and usage

Token register for REIT-readiness and real-time property analytics

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Products
We just don't build platforms ,we also build Convergent products on them

5. ### Product –FPO MASTER
   Domain: Agriculture & Collective Land Use
   Description:
   FPO MASTER enables Farmer Producer Organisations to pool land, lease smartly, and unlock ESG-aligned capital. It empowers rural land collectives with digitised control and monetisation paths.

Key Features:

- Tokenised pooling of land assets under registered FPOs
- Smart leasing and revenue-share contracts for collective farming
- ESG integration for carbon credits, green finance, and agri impact metrics
- Direct API integration with NABARD, co-op banks, and government schemes

6. ### Product –REIT MASTER
   Domain: Real Estate Investment & Yield
   Description:
   REIT MASTER enables tokenised land and property assets to be bundled into fractional ownership instruments. It powers India's real estate investment market with programmable yield and compliance.

Key Features:

- Smart tokens representing fractional ownership of land or properties
- Rental and appreciation yield tracking integrated with SEBI REIT standards
- Investor onboarding and KYC with programmable lock-ins and resale rules
- Asset registry compatible with mutual fund and REIT platforms

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Products
We just don't build platforms ,we also build convergent products on them

7. **Product – CREDIT MASTER**
   Domain: Lending, NBFC, Cooperative Credit
   Description:
   CREDIT MASTER bridges the gap between verified land data and credit institutions. It helps banks, NBFCs, and agri lenders access collateralised tokens and execute compliant loan workflows.

Key Features:

- Credit scoring using geo-tagged land ownership and history
- Token-based collateralisation with real-time NOC issuance
- End-to-end smart contract for loan sanction, disbursement, repayment
- Integration with co-op banks, SIDBI, and rural credit schemes

8. **Product –DISTRICT MASTER**
   Domain: District Administration & Citizen Services
   Description:
   DISTRICT STACK is a full-suite deployment of LANDMASTER across an entire district. It offers PPP-based implementation of end-to-end land modernisation— from mapping to finance.

Key Features:

- Digitisation of all rural and urban land parcels in the district
- Tokenisation and ownership validation services for citizens
- Citizen portal for land transfer, mutation, inheritance, and credit
- Dashboard for district officials with analytics, revenue tracking, and service SLAs

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Competitive Advantage

How our Convergent Land Products turns every land parcel into an Monetized Asset

What the Government's approach is Failing

Current Govt Approach	Why It Fails- Isolated and Fragmented
Digitisation in isolation	No tokenisation or smart contracts = no asset flow
Universal rollout	Spreads budget thin, ignores high-value zones
Departmental silos (Revenue, Urban, RERA, Forest)	No unified land stack = broken user experience
Legacy registry focus	Misses integration with banks, FPOs, REITs
Data archival mindset	No analytics, forecasting, land economy planning

Real-World Breakdown: When divisions Don't Talk

Divisions	Breakdown if done in isolation
Digitisation	Creates land data but not liquidity or tradeability
Tokenisation	Minted tokens lack legal enforceability or registry
Monetisation	Credit, REITs, leasing fail due to lack of digital infra

Summary:
The temptation to treat land digitisation, tokenisation, and monetisation as standalone "segments" — executed independently by different vendors, departments, or time horizons — undermines the entire purpose of land modernisation.

This segmented method may appear operationally simple, but it leads to fragmentation, duplication of effort, policy paralysis, and ultimately, a failure to unlock the trillions of rupees in latent land value that India seeks to monetise.

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Competitive Advantage

How our Convergent Land Products turns every land parcel into an Monetized Asset

What the Government's approach is Failing

An Isolated and Fragmented approach without Synergy

A fragmented model executes each layer in isolation:

- Digitisation is treated as a recordkeeping service
- Tokenisation is piloted as a blockchain experiment
- Monetisation is left to happen organically, if at all

This results in:

1. Data without value:
   Digitisation alone doesn't make land market–ready. Most digitised records are static and non–tradable without token logic and smart contracts.
2. Tokens without trust:
   Tokenisation without verified, government–backed digitised data leads to legal ambiguities and institutional resistance.
3. Monetisation without instruments:
   Without digitised proof and token liquidity, monetisation becomes speculative — not programmable or systemic.

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Competitive Advantage

How our Convergent Land Products turns every land parcel into an Monetized Asset

Summary: The Government Must Shift From…

From	To
Land as record	Land as programmable asset
Fragmented services	Unified product stack (LaaP)
Compliance-centric rollout	Outcome-driven segment strategy
Departmental isolation	Interoperable land governance
Map digitisation only	AI, credit, REITs, insurance-ready

Why is the government failing

Government must Build Land Products for Use-Cases, Not Just Governance

Segment	Land Product Outcome
Smart Cities	Tokenised land registry + citizen portal + REIT support
PSU Land Banks (LIC, Railways)	Unlock idle land via token sales, leasing platforms
Housing & RERA	Fast-track plot approval, builder contracts, sale tokens
FPOs & Agri Credit	Agri land tokens = credit collateral + insurance access
Industrial Clusters	Smart land contracts with incentives, plug-and-play land

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Competitive Advantage

How our Convergent Land Products turns every land parcel into an Monetized Asset

LANDMASTER–
THE CONVERGENCE PLATFORM FOR LAND MODERNISATION

A.. A Convergent Approach to Building Value–Generating Land Products

LANDMASTER is not just another land digitisation company — we're a maverick in a field of mappers.

While others chase compliance and coverage, we build convergence.

Our platform CONVERGES digitisation, tokenisation, and monetisation into one intelligent infrastructure — so that every land record becomes an economic asset, not just an entry in a database.

We create purpose–built land products that don't just store information — they unlock capital, credit, insurance, housing, infrastructure and GDP.

From PSU land monetisation to farmer credit, from REIT–ready housing tokens to smart contract–based leasing — every LANDMASTER product is engineered to deliver value.

We don't sell software.
We build economic instruments for India's $3 trillion land economy.

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Competitive Advantage

How our Convergent Land Products turns every land parcel into an Monetized Asset

B. Our Product Vision

We digitise revenue, not just records.
We create programmable land assets that power credit, insurance, REITs, and leasing.
Our platform converges data, ownership and finance into a single stack.
We deliver economic-grade land products — not fragmented portals.
We are building the economic operating system for India's land market.

C.Our Product Challenger Positioning

The Alternative: A Unified Platform Strategy

Land is not a document. It is an economic instrument.

To unlock its value, a unified approach must be adopted where:

- Digitisation enables Tokenisation through canonical ownership structure
- Tokenisation enables Monetisation via smart contracts, programmable ownership, and lending compatibility
- Monetisation feeds back into better land value, pricing, and government revenue via property tax, stamp duty, REIT inflows, etc.

This flywheel only spins when the stack is integrated — not segmented.

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Competitive Advantage
How our Convergent Products turn every land parcel into an Monetized Asset

Policy Recommendation

- Abandon segmented procurement and rollout models
- Mandate end-to-end platform deployment (e.g., LANDMASTER) that integrates all three layers
- Incentivise PPPs and state adoption based on unified performance metrics (e.g., time to monetisation, credit mobilisation, REIT asset volume)
- Treat land modernisation as a "public infrastructure platform" (like IndiaStack, ONDC), not a data service

Conclusion:

Fragmented and Execution in Isolation :

Fragmented and Isolated Execution in practice, it creates a graveyard of disconnected pilots, unused datasets, and broken economic promise. Land can only be unlocked when it is digitised, tokenised, and monetised as part of one programmable infrastructure. Anything less is not modernisation — it is fragmentation.

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Competition
Why Our Convergent Land Products Has No True Competitor

1.The Problem with the Current Landscape

India's land modernisation ecosystem is fragmented into horizontal silos:

a..Digitisation done by NIC, BISAG-N, or state agencies (as service vendors).
b. Tokenisation explored by startups (e.g., Hectar, PlotX) or academic pilots.
c. Monetisation fragmented across REITs, infra firms, and NBFC-led platforms.

This leads to:

a..No unified ownership registry
b. Zero interoperability across systems
c. Minimal economic value extracted from digitisation efforts
d. Redundant data collection and low investor trust

2..LANDMASTER: A Disruptive, Vertical Stack

LANDMASTER is not just a tool—it's an engineered convergence of three critical value chains:

Engine	Core Capability	Economic Outcome
Digitisation Engine	Clean maps + canonical ownership + AI analytics	Land clarity for governance, planning, credit
Tokenisation Engine	Blockchain-based land tokens with programmable ownership	Fast transfer, fractionalisation, collateralisation
Monetisation Engine	Smart contracts + asset exchange + lending integration	Unlocks real estate financing, REITs, land-linked revenue

Unlike others, we design finished economic products, not just components.

Landmaster
Digitise , Tokenise , Monetise

Competition

Why Our Convergent Land Products Has No True Competitor

3.WHERE LANDMASTER WINS OVER COMPETITORS

3a.. NIC/BISAG-N/State IT Vendors

These are government vendors providing map digitisation or record scanning.

Limitation	LANDMASTER Advantage
No integrated analytics or smart contracts	Full-stack AI + blockchain platform
No product vision—only projects	We build repeatable, monetisable products
Data lies dormant in government silos	We activate land as an economic asset

3b.. Geospatial SaaS Players (e.g. MapmyIndia, Esri India, Genesys Intl)

These companies provide base maps or GIS engines.

Limitation	LANDMASTER Advantage
Map-focused; no ownership or legal integration	LANDMASTER ties legal title, map, and Aadhaar
Don't offer tokenisation or monetisation	Our system is built on token-native architecture
No deep local domain knowledge	We've worked 20+ years with Indian land systems

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Competition

Why Our Convergent Land Products Has No True Competitor

3c . Land Token Startups (e.g. Hectar, Landeed, BHASHINI-linked pilots)

They operate niche tokenisation pilots or blockchain proof-of-concepts.

Limitation	LANDMASTER Advantage
Mostly metadata tokens, not title-backed	We offer title-verifiable, regulatory-ready tokens
Lack digitisation pipeline, rely on scraped data	We have ownership of digitisation + data sourcing
No government integrations or Aadhaar/KYC	LANDMASTER is Aadhaar-integrated & policy-aligned

3d. Real Estate Platforms (e.g. PropTiger, Housing.com, NoBroker)

They list land but don't touch digitisation or legal ownership.

Limitation	LANDMASTER Advantage
Listing marketplaces, not infrastructure	We build backend land infrastructure
Zero integration with smart contracts or land tokens	LANDMASTER enables programmable ownership
Purely private ecosystem, no government link	We enable PPP, build regulatory pathways

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4.Our Moat: Convergent Economic Products

While others build tools or datasets, we build products that solve for outcomes:

Product	What It Solves
CityMaster	Urban land digitisation, smart tax, RERA-linked records
AgriMaster	Farm lending, crop insurance, microtokenisation
RERAMaster	Fractional token sales, project-linked registry
PSU Master	Monetisation of idle PSU land via heatmaps and contracts
Citizen Wallet	Self-serve land token registry + inheritance planner

5. Strategic Moats That Cannot Be Replicated

Capability	Description	Barrier for Competitors
Canonical Data Stack	Title, parcel, Aadhaar, mutation logs unified	Requires decades of government work
Full Lifecycle Engine	From map scanning → tokenisation → smart contract	Most players do only one part
AI + Blockchain + Legal Ops	Triple tech convergence in one stack	No cross-domain team in other firms
PPP-first Design	Structured to work with government + private	Competitors are either gov vendors or B2C startups

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Competition

Why Our Convergent Land Products Has No True Competitor

Conclusion: We Are Building the Category

LANDMASTER is not entering a category—it is defining it.

Others do:
Digitisation as a service
Tokenisation as a tech demo
Monetisation as a finance function

We combine all three into finished, saleable, trust-driven platforms with public-private collaboration, legal validation, and investor-grade product architecture.

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MARKETS SIZE

"Hockey Stick Growth"

Land Tokenisation Is the Next Trillion-Dollar Curve — and It's Bending Up Fast."

The curve has bent
From registry to Revenue
India's $3 T land Economy is Going Liquid
Land is the last Asset Class to be Financialised and it's happening now

After decades of stagnation in paper based land governance , the digitisation stack is now getting ready across key states .

Land Digitisation ahs lit the fuse for a hockey stick surge in TOKENISATION , AS LAND PARCELS ARE BEING TRANSFORMED into programmable , tradeable digital assets at an unprecedented pace

The monetisation layer is kicking in –leasing , lending , REITs and asset based financing are now flowing into tokenized land . What was once an idel registry is now a liquid marketplace

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MARKET SIZE- TAM

A. DIGITSATION– TAM (Total Addressable Market)			
	2025	**2030**	**2035**
a.Total Land Parcels In India- UNITS	30 cr	35 cr	40 cr
(Units are Land parcels)			
b. Sale price- Digitiation per parcel	2000	2500	3000
c. Total Market Size for digitisation (a*b)	**60,000**	**87500**	**120,000**

B. MONETISATION –TAM (Total Addressable Market)			
	2025	**2030**	**2035**
a.Total Land Parcels In India- UNITS	30 cr	35 cr	40 cr
(Units are Land parcels)			
b. Sale price- Tokenisation	2000	2500	3000
c. Market Size for Tokenisation (a*b)	**60,000**	**87500**	**120,000**

C. MONETISATION–TAM(Total addressable Market)			
	2025	**2030**	**2035**
a.Total Land Parcels In India- UNITS	30 cr	35 cr	40 cr
(Units are Land parcels)			
b. Monetisation – Per Parcel	2000	2500	3000
c. Market Size for Tokenisation (a*b)	**60,000**	**87500**	**120,000**
D.Grand Total for Digitisation , Tokenisation and Monetisation			
Grand Total (A+B+C)	**180,000**	**262500**	**360,000**

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MARKET SIZE- TTM

A. Land Digitiation   -TTM (Total Target Market)

	2025	2026	2027	2028	2029
	Rs Cr	Rs Cr	Rs Cr	Rs Cr	Rs Cr
DIGITISATION –TAM	60000	66000	72600	80000	87000
Growth Rate	10%	10%	10%	10%	
DIGITISATION -TTM	20000	30000	45000	58500	76500
Growth Rate	50%	50%	50%	30%	30%

B. Land Tokenisation - TTM (Total Target Market)

	2025	2026	2027	2028	2029
	Rs Cr	Rs Cr	Rs Cr	Rs Cr	Rs Cr
TOKENISATION (TAM)	60000	66000	72600	80000	87000
Growth Rate	10%	10%	10%	10%	
Tokenisation-TTM	1000	3000	9000	27000	54000
Growth Rate	300%	300%	300%	100%	

C. Land Monetisation - TTM (Total Target Market)

	2025	2026	2027	2028	2029
	Rs Cr	Rs Cr	Rs Cr	Rs Cr	Rs Cr
MONETISATION-ttm	60000	66000	72600	80000	87000
Growth Rate	10%	10%	10%	10%	
MONETISATION-TTM	1000	3000	9000	27000	54000
Growth Rate	300%	300%	300%	100%	

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MARKET SIZE- GRAND TOTAL – TAM & TTM

A.. Grand Total – 3 Divisions -TAM (Total Addressable Market)

	2025	2026	2027	2028	2029
	Rs Cr	Rs Cr	Rs Cr	Rs Cr	Rs Cr
Digitisatio-TAM	60000	66000	72600	80000	87000
Tokenisation –TAM	60000	66000	72600	80000	87000
Monetisation –TAM	60000	66000	72600	80000	87000
GRAND TOTAL –TAM	180,000	198,000	217,000	240,000	261,000

B. Grand Total – 3 Divisions -TTM - Total Target Market

	2025	2026	2027	2028	2029
	Rs Cr	Rs Cr	Rs Cr	Rs Cr	Rs Cr
Digitisation –TTM	20000	30000	45000	58500	76500
Tokenisation -TTM	1000	3000	9000	27000	54000
Tokenisation –TTM	1000	3000	9000	27000	54000
Grand Total –TTM	22,000	36000	63000	112,500	184500

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Market Size– Market Catalysts

List of all major Indian government projects and missions that are directly or indirectly linked to land modernisation — including digitisation, tokenisation, monetisation, ownership reform, and infrastructure planning.

Government Land Modernisation–Summary Categories

Category	Example Programs
Land Records Digitisation	DILRMP, NGDRS, ULPIN
Rural Mapping & Rights	SVAMITVA, PMFBY, PM-KISAN
Urban Land Governance	RERA, Smart Cities, AMRUT
Infrastructure Corridors	GATI Shakti, Bharatmala, Sagarmala
Monetisation & Asset Mapping	NMP, DMIC, PSU LandVault
Legal-Tech	e-Courts land disputes, blockchain pilots
Geo-Platform Layer	Bhuvan, National GIS, MeitY Land APIs

I. Core Land Modernisation Programs (Direct)

Program	Ministry	Focus Area
DILRMP (Digital India Land Records Modernisation Programme)	Dept. of Land Resources (DoLR)	Digitisation of RoR, cadastral maps, mutation
SVAMITVA Scheme	Ministry of Panchayati Raj	Drone-based rural land mapping, property cards
ULPIN (Unique Land Parcel Identification Number)	DoLR	Unique ID for every land parcel in India
NGDRS (National Generic Document Registration System)	NIC/DoLR	Digital land deed registration system
Bhu-Aadhaar (Geo-referencing for land parcels)	NICSI/DoLR	Linking land parcels with Aadhaar and coordinates

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Market Size– Market Catalysts

I. Infrastructure & Planning Programs (Indirect but Crucial for Land Use)

Program	Ministry	Focus Area
GATI Shakti – National Master Plan	Ministry of Commerce, NITI Aayog	Multi-modal infra planning using GIS & land data
Bharatmala Pariyojana	Ministry of Road Transport & Highways	Highway corridor land acquisition
Sagarmala	Ministry of Ports, Shipping	Port-led industrial and logistics zones on acquired land
Railway Gati Shakti Cargo Terminals	Indian Railways	Land allocation for logistics hubs
Inland Waterways Projects (Jal Marg Vikas)	Ministry of Ports	Land usage for terminals and navigation zones

III. Urban & Peri-Urban Development Programs

Program	Ministry	Focus Area
Smart Cities Mission	Ministry of Housing and Urban Affairs (MoHUA)	Urban land use, GIS mapping, zoning reforms
AMRUT 2.0	MoHUA	Urban GIS utility mapping, zoning
RERA (Real Estate Regulatory Authority)	MoHUA	Developer land accountability, title tracking
Model Tenancy Act	MoHUA	Legal clarity on rented land and property
Urban Property Ownership Records Reform (pilot in Bengaluru, Mumbai)	State + MoHUA	Linking digital address to land parcel ID (like ULPIN)

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Market Size– Market Catalysts

IV. Agriculture & Rural Development Programs

Program	Ministry	Focus Area
PMFBY (Crop Insurance)	Ministry of Agriculture	Needs digitised land records for payout eligibility
eNAM (Agri Market)	Ministry of Agriculture	Linking farm land to agri trade system
PM-KISAN & Agri DBT Schemes	MoAFW	Require land ownership clarity
FPO Promotion Scheme	SFAC, MoAFW	Land pooling and verification for collective farming
Per Drop More Crop (PMKSY)	MoWR/Agri	Needs GIS and land typology data for irrigation targeting

V. Revenue & Monetisation Initiatives

Program	Ministry	Focus Area
National Monetisation Pipeline (NMP)	NITI Aayog	PSU land monetisation (Railways, BSNL, LICI)
Asset Mapping under NULM & NRLM	Rural/Urban ministries	Identification and monetisation of underused land assets
Industrial Corridors (DMIC, DFC, etc.)	DPIIT	Land acquisition and zoning for industrial use
SEZ & Warehousing Policies	Ministry of Commerce	Land allocation and GIS compliance for developers

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Market Size- Market Catalysts

VI. Judicial, Regulatory & Legal Reforms

Program	Ministry	Focus Area
e-Courts Land Litigation Tracker	Ministry of Law & NIC	Digitisation of land cases across courts
IndiaStack Land Layer (upcoming)	MeitY/NIC	Creating digital infrastructure for land APIs (like Aadhaar stack)
Blockchain Land Registry Pilots	State Govts (Maharashtra, Telangana)	Immutable title and smart contracts

VII. Geospatial & Remote Sensing Programs

Program	Agency	Focus Area
Bhuvan Geoportal	ISRO/NRSC	Satellite imagery + cadastral overlays
National GIS Mission	DST	GIS-based decision support with land layers
Digital India Geo-Platform (DIKSHA GIS)	MeitY	Cross-ministry geospatial data access

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TARGET CUSTOMERS

Structured list of market requirements by customer type, with the specific products they would demand from LANDMASTER, categorized across the three core value engines of LANDMASTER: Digitisation, Tokenisation, and Monetisation.

Product –DIGI MASTER:

CUSTOMERS – State Governments & Revenue Departments

MARKET REQUIREMENTS:

Clean land records for governance
Improved dispute resolution
Aadhaar–integrated land ownership
Data for planning & policy

DIGI MASTER MODULES

District Digitisation Engine (full land map and record digitisation + geo–referencing)
ULPIN Integration Module (canonical ownership registry)
Mutation Automation Tool (smart contract–based)
E-Dispute Resolution Dashboard
Land Analytics Portal (AI-powered insights on ownership, fragmentation, etc.)
Peri–Urban Classification Toolkit
Digital Twin Integration Suite

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TARGET CUSTOMERS

Product – CITY MASTER:

CUSTOMERS – Urban Local Bodies & Smart City Missions–

A. CUSTOMER Requirements:

Accurate city mapping
Better property tax administration
Zoning and land use classification
Digital twin for cities

B. CITIMASTER – MODULES

CITYMASTER Platform (ward–wise digitisation/tokenisation)
Digital Zoning Maps with AI Classifiers
Smart Property Tax Engine
AGRIMASTER Engine (land–linked credit & insurance platform)
AI–Driven Crop Typing & Land Use Analytics
Blockchain–based Crop Insurance Smart Contracts
FPO Land Registry Mapper

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TARGET CUSTOMERS

Product – AGRI MASTER:
CUSTOMERS –<u>Agriculture Departments & Agri–Tech Players– AGRI MASTER</u>

<u>A. CUSTOMER REQUIREMENTS</u>

Landownership data for credit/insurance
Land use pattern recognition
Integration with PM–KISAN & KCC

<u>B. AGRI MASTEER –MODULES</u>
Tokenised land ownership linked with Aadhaar and ULPIN
Land metadata for automatic credit scoring (soil type, irrigation, cropping)
KCC and crop insurance linked via programmable smart contracts
Integration with FPO registries and agri–stack databases

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TARGET CUSTOMERS

Product – RERA MASTER:
CUSTOMERS – Builders, Real Estate Developers & REITs

A.. CUSTOMER Requirements:

Clear land titles
Faster land acquisition
RERA compliance
Pre-sales using fractional ownership

B. RERA MASTER MODULES

Title Assurance Engine
Fractional Sale Token Platform
Construction Stage Tokenisation Model
Land Bank Discovery Tool

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TARGET CUSTOMERS

Product – COLLATERAL MASTER:
CUSTOMERS – Banks, NBFCs, Housing Finance Companies

A. Market Requirements:
Verified ownership for collateral
Tokenised land for lending
Automation of escrow, liens, foreclosure

B. COLLATERAL MASTER – MODULES
Tokenised Collateral Vault
Lendable Token Rating Engine
Escrow Smart Contract System
Foreclosure & Mutation Automation Platform

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TARGET CUSTOMERS

Product – PSU MASTER:

CUSTOMERS – Public Sector Undertakings (Railways, LICI, Ports, etc.)

A. CUSTOMER Requirements:

Asset inventory and valuation
Monetisation of under-utilised land
Dispute risk map of their land

B. PSU LandMASTER Modules (for digitisation + asset tokenisation)

AI-Powered Idle Land Heatmap
Value Unlocking Engine for PSU Land
Joint Development Smart Contracts Platform

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TARGET CUSTOMERS

Product – REIT MASTER:

CUSTOMERS – Investors & Sovereign Wealth Funds / REIT Operators

A.CUSTOMER REQUIREMENTS :
Token-based access to land markets
Legal compliance and revenue assurance
Exit-ready token ecosystems

B. LANDTOKEN MARKET MODULES
Yield-backed Token Contracts
Exit-Ready REIT Structuring Tools
Land-Backed Investment Risk Index

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TARGET CUSTOMERS

Product – CITIZEN MASTER:

CUSTOMERS – Citizens & Landowners

A. CUSTOMER Requirements:

Easy access to land records
Ability to verify and transfer ownership digitally
Micro-ownership, leasing, and inheritance planning

B. CITIZEN MASTER – MODULES
Citizen LANDWALLET App
Smart Sale Deed & E-Khata Generator
Inheritance Flow Engine
Microplot Tokenisation Platform

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TARGET CUSTOMERS

Product – TRIBAL MASTER:

CUSTOMERS – Autonomous District Councils /Tribal Land Boards

A. CUSTOMER REQUIREMENTS:
Custom land records systems
Integration with traditional ownership forms
Protection from land grabbing

B. TRIBAL MASTER –MODULES
Layered Ownership Token Protocols
Conflict Avoidance Tools
Digital Land Atlas for Tribal Jurisdictions

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MANAGEMENT AND SENIOR MEMBERS

PROFILE OF KEY EMPLOYEES OF THE COMPANY

Total Employee Strength - 80

SUMMARY -Key Employee

1..Asit Roy , Director –   Heading Marketing
Experience – 30 years
Strength- Knows everybody in the Ministry and Government Agencies on one to one basis . Can procure order of any size from the Land Ministry

He founded this company is 2006. He has been handling the marketing and sales division for this company for the last 20 years . He has single handedly been able to procure LAND RECORDS AND REGISTRATION , WORKS ORDERS for over Rs 100 cr in the last 15 years .
Today with over 20 years of working with the West Bengal government land records department , he would knows most of the Ministers in the Government and almost all the MD of Government IT and GIS Departments

2. Amit Mitra, Director – Heading Sales
Experience – 15 years
Strength - A die hard Sales person who has learnt the tricks of selling by being HP India's Partner for 15 years
He is Post Graduate in Computer Science . He has over 25 years of experiences in selling IT solutions for Enterprise Products . His area of core competency is selling to Government and Corporate verticals . Previously he has been selling HP products for over 15 years in India .

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MANAGEMENT AND SENIOR MEMBERS

PROFILE OF KEY EMPLOYEES OF THE COMPANY

Total Employee Strength - 80

3. M S Islam – CEO and Head , Project Execution

Experience- 30 years

Strength -Can execute projects of any size and any complexity

He has over 30 years of experience in IT and GIS Project Execution and has over hundreds of project executions . He has worked over 10 years with WEBEL.

WEBEL also acts as a canalizing agency for various government initiatives related to IT, Infrastructure , GIS and Land Records Modernisation Orders .

Mr M S Islam has also worked with Aircell and was heading the East and the North East India for the company .He has also worked with Tulip Communication .

Mr M S Islam joined Dr Earth Ai in 2013 and has been with the company since then .
Over the last 12 years he has handled over 50 projects in the land Records and Registry Modernisation and management space

4. SAMAR DAS : Quality Control –

Experience – 40 years in the Land Records Ministry

Strength - Subject Matter Expert in Land Maps

A MASTER AT WORKS - Samar Dai has 40 years of Experience in Quality Control for Land Maps. He has worked in the Land Records Department , West Bengal Government for the last 40 years He has domain knowledge of Topography , Land Maps and Land Record

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MANAGEMENT AND SENIOR MEMBERS

PROFILE OF KEY EMPLOYEES OF THE COMPANY

Total Employee Strength - 80

5. PRIYANKA SARKAR – Dr Earth - SR PROJECT MANAGER

Experience – 15 years

Strength – Can Train and Lead a large team

A trainer at heart , she has been doing project execution for Land Records for the last 15 years. None of her work has ever been rejected by the government of west Bengal in the 15 years

6.Dhananjay Agarwal – Global Head ,Product Management and Development

Experience – 30 years

Strength – Global experience in product development . Worked with some of the worlds largest companies and handled product development for products with sales over $ 500 M product

i..Worked in USA with companies like ADP which is the largest payroll company in the world with a market cap of $125 B.
ii.Worked with Avalara (USA) which has a market cap of USD 10 B. Avalara delivers cloud based compliance solutions for various transactions taxes , including sales and VAT
iii.Worked with Ford Motors in the Product Management Department
iv. Worked with several other large USA companies in their product development division such as – VROOM (USA) , CDK GLOBAL (USA) and DEALER TRACK (USA)

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MANAGEMENT AND SENIOR MEMBERS

PROFILE OF KEY EMPLOYEES OF THE COMPANY

Total Employee Strength - 80

7. Dr Kaberi Samanta – Indian Team , Product Development

Experience – 18 years

Strengths – Worked with the Academia (Jadavpur University , Kolkata University and Calcutta Institute of Engineering and Management) . Has strong roots within the Academia . She can bring in brilliant students in the GIS Department to work in the company in the R& D department

8. Kazi Hifazat – India Team , Project Scientist

Experience – 8 years

Strengths : Worked as Asst Research Scientist for 5 years in the Land Use Maps . Has good knowledge of ArcGIS and QGIS , Google Earth Engineering and understands Machine learning , Data Science , Data Visualisation and Python

9.Tanya Gupta – India Team , Project Scientist

Experience – 5 years

Strenghts – Worked as Project Scientist at IIT Delhi for 5 years . She has worked many awards for her scientific work in GIS , including an Honorarium from IIT Kharagpur . She has several publications to her credit and also written articles in respected Journals

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MANAGEMENT AND SENIOR MEMBERS

PROFILE OF KEY EMPLOYEES OF THE COMPANY

Total Employee Strength - 80

10.Sanjay Agrwal – Head , Finance and Funds Raising

Experience – 30 years in finance , funds raising and Business Modelling

Strengths : Has worked with some of the large companies in the world . Started his career with Tata Consultancy Services , then worked with CITIBANK and worked with Smith New Court , UK in the investment and capital raising divisions. Worked in over 6 countries including Singapore , Hongkong , London , Dubai and USA. Has to ability to bring in an international perspective to financial transactions and business valuations . Also has the network of International Investors

ANNEXURE 1
MARKET SIZE

1A. Forecast Model for Digitisation

DIGITISATION INCLUDES THE FOLLOWING
Scanning of cadastral maps or textual records
Georeferencing
Vectorization of maps (converting maps in points , lines and Polygons)
Plot boundary demarcation
Assigning ULPIN (Unique Land Parcel ID Number)

COST CALCULATION OF EACH COMPONENT OF DIGITISATION

Component	Estimated Cost per Parcel (INR)	Notes
Field survey / resurvey (Total Station/DGPS)	₹500–₹1,200	Depends on area complexity and accessibility
Cadastral map scanning & vectorization	₹200–₹400	AI-driven vectorization can lower costs over time
Ownership & legal metadata entry (ROR, mutation)	₹300–₹500	Includes name matching, land class, and area updates
ULPIN/Geo-tagging & geo-referencing	₹100–₹300	ULPIN integration + GIS overlay
System integration & QA	₹100–₹200	Validation and interoperability with existing LRMS
TOTAL COST OF DIGITISATION FOR EACH LAND PARCEL	₹1,200 – ₹2,600 per parcel Median –Rs 2000	

ANNEXURE 1
MARKET SIZE

1B. Forecast Model for Tokenisation

TOKENISATION INCLUDES THE FOLLOWING :
Minting blockchain tokens representing each parcel
Storing metadata, ownership, and rights into smart contracts
Creating QR-based or digital land certificates
Providing blockchain-powered registry interface + yearly support

Layer 2- COST CALCULATION OF EACH COMPONENT OF LAND TOKENISATION

Component	Estimated Cost per Parcel (INR)	Notes
Token minting on blockchain	Rs 400	Private/permissioned blockchain cheaper
Smart contract design (sale, transfer, escrow)	Rs 800	Includes land transfer logic
Identity linkage (Aadhaar, biometrics)	Rs 200	KYC, digital ID, or biometric storage
Hosting, storage, cloud infra (per year)	Rs 500	Token registry, API gateway, redundancy
UI for citizen/regulator access	Rs 100	Wallet, QR code, dashboard view
Total COST TO TOKENSISE EACH LAND PARCEL (Tokenisation)	Rs 2000 per parcel	

ANNEXURE

MARKET SIZE

1C. Forecast Models for Monetisation

1. Per Parcel Model
2. Number of Active Parcels Monetised per Year X Revenue per Parcel
3. Revenue Per Parcel includes any of the following –lease deed smart contract, resale smart contract, escrow mgmt, etc.)

Monetisation Stream	Unit	Price per Unit (₹)
Token Sale Platform Fees	per parcel/token	₹500 avg
Lease Management (Smart Contracts)	per parcel/contract	₹1000 avg
API Access (REITs, banks, etc.)	per client/year	₹5 lakh
Data Licensing	per dataset/license	₹10 lakh
Fractional Ownership Mgmt	per deal/year	₹25,000