

## 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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**The Convergence  
of LAND PARCEL  
digitisation, tokenisation, and  
monetisation is expected to  
reshape India's land economy**

## **Nandan Nilekani says**

“Tokenisation (and Monetization )  
of land assets  
can unlock \$3.3 trillion  
in capital in India ,”

since nearly 50% of Indian wealth  
is tied up in non-tradable land “  
(0.5% of above makes a \$ 16.5 B opportunity )

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What **UPI** did for payments,  
What **Aadhaar** did for identity,  
**land tokens will do for property.**

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## Maturity Ladder of Land Modernisation

We are at Level 1 Now

Level	Name	Description
Level 0	Analog	Paper maps, manual records, physical mutations
<b>Level 1</b>	<b>Digitisation</b>	<b>Scanned, geo-referenced maps + digital RoR</b>
Level 2	Tokenisation	Blockchain-based, tamper-proof land tokens, Programmable Ownership via Smart Contracts , automate mutation , lease , tax
Level 3	Monetisation & Interoperability	Tokens traded, financed, and integrated with banks, REITs, Lease land

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**“Land tokenisation is the  
digital operating system**

**for the world’s oldest asset class.**

Just like IT revolutionized business data

Internet monetized content and commerce,

Land Tokens will monetise land

— at scale.

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**Google** changed Search .

**Amazon** changed retailing .

**Uber** changed Mobility

**Facebook** changed Social Networking

**LinkedIn** changed Professional Networking

**Dr LAND MASTER,** with Land Tokens

will unlock trillions of dollars of land asset

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## **Why Now is the Moment to Invest in Land Tokenisation — The Next IT or Internet Wave**

### **1. Trillions in Trapped Value Are About to Be Unlocked**

- Over **\$300 trillion** worth of land assets globally are **illiquid, underutilized, and opaque**.
- Tokenisation will **unlock this value**—making land as easy to transfer, trade, or fractionally own as a stock or crypto.
- **Even 0.1% tokenised = \$300 billion market**, an early-stage opportunity.

### **2. Land is the Oldest, Largest, and Least Digitized Asset Class**

- Unlike finance, media, or e-commerce, **real estate still relies on 19th-century paperwork**.
- Tokenisation fixes this — enabling **trustless ownership, instant settlement, and global liquidity**.
- Investors are entering **ground zero** of a tech revolution in a \$trillion market.

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# Why Now is the Moment to Invest in Land Tokenisation — The Next IT or Internet Wave

### 3.A “Digital Land Registry” Is the New ERP

- Just like **SAP digitised corporate operations**, blockchain-based registries will digitise land ownership, title, and compliance.
- Governments (India, UAE, Brazil, Georgia) are beginning to **embrace smart contracts, Aadhaar, GIS, and blockchain** for land.

### 4. Fractional Ownership and PropFi Will Disrupt Real Estate Finance

- Tokenisation makes **Rs. 1 crore land accessible at Rs. 1,000**—opening real estate investing to the masses.
- New business models will emerge:
  - **REIT 2.0 on blockchain**
  - **Mortgage-free peer lending backed by land tokens**
  - **Collateralized DeFi on tokenised land**
- It’s the **birth of LandFi**—real estate meets finance meets crypto.

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## **Why Now is the Moment to Invest in Land Tokenisation — The Next IT or Internet Wave**

### **5. The Regulatory Tailwinds Are Coming**

- Just like the IT boom was accelerated by Y2K and government IT missions, land tokenisation is driven by:
  - **Digital India, SVAMITVA, Bhoomi Rashi, PM Gati Shakti**
  - **Stamp duty APIs, blockchain-based registry pilots**  
(Maharashtra, Telangana, MP)
  - Aadhaar + e-Sign + UPI = full **digital ownership transfer stack**

### **6. Land Tokenisation Is Infrastructure Tech — Not a Trend**

- This is **not a consumer fad**—this is **rails-level infrastructure** like cloud, internet, or GPS.
- Whoever builds the early **registry rails, token APIs, and title verification engines** will become the **next Infosys or Mastercard** of land.

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## **Why Now is the Moment to Invest in Land Tokenisation — The Next IT or Internet Wave**

### **7. Extremely Undervalued and Under-Exploited**

- Unlike overfunded AI or crypto, **land tokenisation startups are still under the radar.**
- This is a **rare chance to invest before the institutional capital floods in** (REITs, housing finance, proptech giants).
- **Low valuations + massive upside** = asymmetric bet.

### **8. Emerging Markets Are a Perfect Launchpad**

- India, Africa, Latin America have:
  - **Broken land systems**
  - **Large rural land bases**
  - **Mobile-native populations**
- Like mobile leapfrogged desktops in these regions, **blockchain can leapfrog paper registries.**

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# Why Now is the Moment to Invest in Land Tokenisation — The Next IT or Internet Wave

### 9. Historical Precedent: The IT/Internet Blueprint

- The IT boom started when businesses digitised processes — land tokenisation is now **digitising ownership**.
- Early investors in Infosys, Oracle, or Salesforce made **100x returns**.
- We are at a similar inflection point with **land token rails, registry-as-a-service, and land-based DeFi**.

### 10. First-Mover Advantage in Government Tech

- Government land registry is a **monopoly market**.
- Once a tokenisation company gets a foothold with a state or central registry, **switching costs are enormous**.
- The first players to win trust will **own the rails for decades**.

**OUR PRODUCT**  
**LANDMASTER**  
**IS A**

**A Blockchain-backed Platform for  
Land Digitisation , Tokenisation and Monetisation  
Disrupting India's \$ 3.3 T land Asset Market**

**Landmaster**

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

**Landmaster**

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

**Landmaster**

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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**LANDMASTER**  
**IS CURRENTLY BEING BUILT BY**

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

## **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 LANDMASTER –**

**IS A A Blockchain-backed Land platform for Digitisation ,  
Tokenisation and Monetization of 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

## **Landmaster**

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**Why Investors Should  
Bet on Our 20-Year-Old ,  
Dr Earth Ai Technologies  
And its product Landmaster  
A Blockchain backed platform for digitisation,  
tokenization and monetization land assets**

*“We are the Infosys of land records—  
and we are now becoming the Stripe of land ownership.  
No one is better positioned to tokenise  
India’s trillion-dollar land base than us.”*

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## 60 second Pitch –

### WHY SHOULD AN INVESTOR INVEST IN Dr Earth

#### The Opportunity

- Over **\$3 trillion in Indian land assets** remain illiquid and inefficiently managed.
- **Land tokenisation** is the next digital revolution—converting land into programmable, tradable, financeable assets.
- Government is pushing through **Digital India, SVAMITVA**, and blockchain-based registry pilots.

#### Why We're the Best Bet

- **20 Years of Trust:** We've been digitising land records across Indian states for 15+ years.
- **Execution at Scale:** GIS mapping, metadata validation, registry integration already done at scale.
- **Government Embedded:** Deep relationships with land departments, NICs, revenue offices, and local bodies.
- **Token-Ready Data:** We already have lakhs of clean, geo-referenced land parcels.
- **RegTech + DeepTech:** Building smart contracts, token minting APIs, mutation ledgers, and Aadhaar-verified UIs.

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## 60 second Pitch –

### WHY SHOULD AN INVESTOR INVEST IN Dr Earth

#### The LandToken Platform

- Minting engine: Convert clean land parcels into blockchain tokens.
- Registry-as-a-Service: Plug-and-play APIs for state registries and banks.
- Escrow and Mutation Engine: Smart contract logic for transfer, lien, and co-ownership.
- White-labeled Citizen App: UPI + Aadhaar + land certificate as token wallet.

#### Why Invest Now

- You're not betting on an idea. You're backing a **field-tested execution engine**.
- We're going from **projects to platform**—like Infosys to Zoho, TCS to Razorpay.
- We have a clear pipeline, a scalable model, and a dominant head start.

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## Reasons why should you invest in Dr Earth Ai Technologies

### 1..We Own the Most Critical Infrastructure: Land Data and Government Trust

*“Others may want to tokenise land. We already digitised it.”*

We’ve spent **15+ years digitising land records for governments**—we already sit on the **raw cadastral data**, the core input for any tokenisation engine.

Trust and integration with government agencies is the **hardest moat** in this space—and we already have it.

### 2. We’re Upgrading from Records to Railroads — and We Built the Tracks

*“We built the foundation. Now we’re building the future.”*

Our pivot from digitisation to tokenisation is like Infosys pivoting from COBOL to cloud-native platforms: we’re moving **up the value chain**.

We're not a startup trying to “figure out land” — we are the team that **already mapped and cleaned it**.

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## Reasons why should you invest in Dr Earth Ai Technologies

### 3. Deep Regulatory and Bureaucratic Know-how: Impossible to Replicate

We've executed state-level GIS and land reform projects under *DIGITAL INDIA, SVAMITVA, BHOOMI RASHI,* and other schemes.

*WE KNOW HOW TO WORK WITH DEPARTMENTS, NAVIGATE APPROVALS, AND ENSURE LEGAL AND REGISTRY COMPLIANCE*—most startups can't even get meetings.

### 4. We Control a Proprietary, Verifiable Land Data Asset Base

Land tokenisation needs *geo-referenced, dispute-free, metadata-enriched parcels.*

We've already digitised lakhs of such parcels—meaning we have *a clean, token-ready dataset* others would take years to compile.

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## Reasons why should you invest in Dr Earth Ai Technologies

### 5. Platform Advantage: We're Building Registry APIs, Token Minting Engines, and Citizen UIs

#### OUR ROADMAP INCLUDES:

Land token minting protocols

Aadhaar-verified ownership UI for citizens

Smart contract-based mutation and escrow

Blockchain-integrated registry layer

INVESTORS GET A STAKE IN AN END-TO-END LAND TOKEN PLATFORM, NOT JUST A SERVICES FIRM.

### 6. Deep Government Pipeline = Recurring Revenue + Scale

We're not chasing individual consumers.

We work with STATE GOVERNMENTS, URBAN LOCAL BODIES, AND HOUSING AGENCIES—the biggest landholders.

These ARE MULTI-YEAR CONTRACTS WITH HIGH STICKINESS AND NATIONAL SCALING POTENTIAL.

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## Reasons why should you invest in Dr Earth Ai Technologies

### 7. Our Institutional Memory = Faster, Cheaper Execution

*“Execution risk is already mitigated — we’ve done this for 15 years.”*

New startups may burn cash just to understand ground realities of Indian land systems.

We already have trained teams, proven processes, and SOPs for **scanning, geo-tagging, verification, and field ops.**

### 8. Most Trusted Tech Partner in Government Land Reform

Our reputation gives us access to:

- **Pilot tokenisation projects**
- Early adoption of **blockchain registries**
- Potential integration with **stamp duty APIs and e-Sign**

We’re seen as a **neutral, reliable partner** — unlike crypto-native firms, which governments may distrust.

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## Reasons why should you invest in Dr Earth Ai Technologies

### 9. Early Advantage = Monopoly-Like Outcomes

- Once we tokenise a district or state, **network effects kick in:**
  - All land deals go through our registry
  - All financing uses our tokens
  - All verifications rely on our APIs
- Tokenisation, once adopted, creates a **winner-takes-most platform dynamic.**

### 10. Rare “Platform Transformation” Story — Like TCS or Palantir in Their Infancy

We're not a legacy firm stagnating — we're transforming into a **deeptech platform.**

Just like Palantir evolved from government data projects to AI operating systems, we're evolving from digitisation to **land finance infrastructure.**

This is a **blue ocean with a known customer base and a trusted execution engine.**

# Thanks

**\*\*For More information pl refer to our Detail  
Business Plan**