



SM PROPERTIES
DIGITIZING REAL ESTATE

REIMAGINE REAL ESTATE



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Executive Summary

With the advent of blockchain and subsequent crypto adoption of the distributed ledger system, the world is moving towards digitization and decentralization with all major organizations looking towards incorporating it as the backbone technology in order to derive value for businesses across sectors. The security and transparency that is inherent to the technology makes it attractive to businesses and has the potential to present a seismic shift in how business is conducted. businesses that are early to adopt blockchain in their operations, functions, and transactions, would achieve a clear head start in terms of features and developments before it becomes mainstream.

There are no two sides while talking about the safe haven credentials of cryptocurrency. Ever since crypto's have emerged, its decentralisation and democratisation impact on global finance makes it disruptive in the global market. But it is imperative for any currency that the people have to believe in its value. A central question lies at the heart of arguments against crypto assets; how can one

guarantee or justify the value of a crypto? SMP Token is here to provide solutions to these vital questions. Shree Mahakali Group of companies is adopting the blockchain and NFT technologies to solve some of the issues associated with Real Estate and existing Cryptocurrencies. By tokenizing real estate, we provide transparency and simplification to dealings while tying an underlying

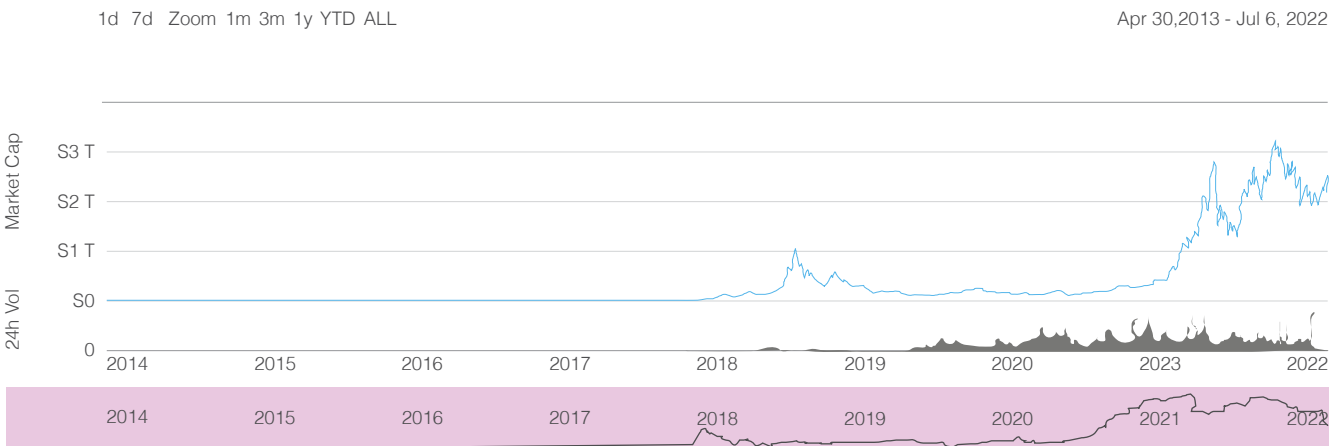
asset to its Cryptocurrency, the SMP Token. It also helps cut out redundancies and intermediaries thereby standardising prices in the real estate sector. The plan is designed to create a financially secure future for investments in real estate and fight against insecurity by deploying an independent contract on an immutable system

Crypto Investments

After a slight slump in 2020 due to the pandemic, investments in Blockchain have bounced back in full swing. The crypto markets grew and matured in 2021, with several crypto assets prospering along with market leader bitcoin. The overall market cap of the cryptocurrency industry continues to increase, despite the recent volatility led by geopolitical instability. Last year was not only a breakout year for crypto in terms of gains, but also the maturity of the developing infrastructure and the subsequent decorrelation of different crypto businesses and currencies.

The cryptocurrency infrastructure has grown substantially, and there are now many channels through which consumers can acquire altcoins that do not need the purchase and use of just bitcoin.

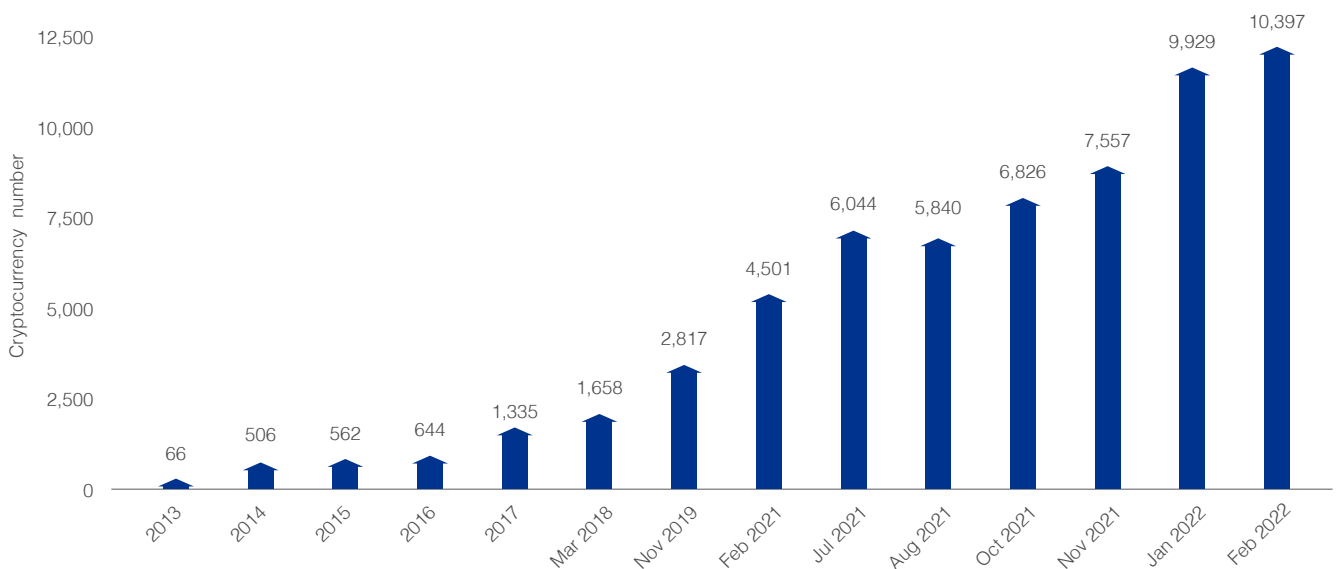
Investments in the cryptocurrency and blockchain industry increased dramatically in 2021, growing from \$5.4 billion in 2020 to more than \$30 billion.



Cryptocurrencies

A plethora of cryptocurrency coins and tokens continue to flood the markets. Each cryptocurrency comes with their custom blockchain and unique business model offering integrity and legitimacy in existing domains to unlock value and ease of functionality.

As on March 2022, there were 10363 crypto currencies in the market, witnessing over a 130% increase over the previous year. According to Raoul Pal, A former hedge fund manager in Goldmansachs, Global Crypto market capitalization would increase 100-fold by the end of 2030.



Besides the Market price of the currency, investors are evidently relying on the “inherent value” of the technology, the cryptographic code and the decentralized

network itself, thereby instilling confidence almost on par with other longstanding stores of value. This in theory should make cryptocurrency attractive to merchants, consumers,

entrepreneurs, and investors as an alternative mode of storing and transmitting units of value.

A window to Crypto & SMP Token

Blockchain and crypto currency marks the dawn of a novel phase in financial markets driven by technology, with a potential to derange conventional business practices, regulatory perspectives and market strategies.

By design, the sole restriction in terms of participation in crypto transactions is limited to access to technology rather than credit history or bank account. Additionally, it achieves cheaper and faster peer-to-peer payments without requiring personal information. In the previous year alone, investments in blockchain and cryptocurrencies soared over the previous annual record high established in 2018, with investment more than doubling from 2020 levels. A large amount of institutional money has come into the crypto industry and markets, indicating the diversification of the investment base. This inflow is demonstrative of the increasing awareness among investors which is not limited to investments in crypto assets, but also the procedural and operational side of crypto in terms of its storage. The benefits of crypto assets are manifold, however they come with challenges and limitations that need to be resolved to support

the socioeconomic development of nations. This paper delves deep into challenges and opportunities of crypto and blockchain, illustrating the way forward towards the future by providing an innovative solution to the existing challenges.

Crypto currency transactions are not affected by national borders. While traditional banking institutions might take a longer time and charge higher costs to transfer funds across international borders, cryptocurrency enables individuals to transfer funds across the world with relatively little trouble. Furthermore, while stock markets have specific timings and days of operations, Crypto markets are open for business 24 hours a day, seven days a week. Yet reservations against cryptocurrencies are founded on the fact that, Crypto, unlike fiat currencies, lack an underlying guarantee or asset to justify its value.

Crypto X SM Properties

SM Properties, through its Cryptocurrency, SMP Token, its marketplace, its exchange and real estate NFTs, aims to overcome some of the central issues bedevilling both the cryptocurrency and the real estate space. SMP Token is the native cryptocurrency that is to be used to trade NFTs of Real estates and properties through the SM marketplace and exchange. An investor buying a token can alternatively take full ownership of the underlying property. A part of the profit that is generated from the commercial use of the underlying property is distributed to the token holders as dividends.

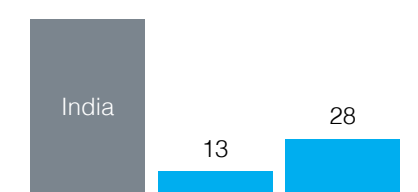
Real Estate

Mark Twain coined the adage “Buy land, they are not making it anymore”. With demand assured to almost never decline, real estate continues to be the best long-term investment with predictable cashflows, tax advantages, utility and leverage.

Traditional real estate overview

Real estate can yield high returns, and it's useful for diversification and as a hedge against inflation, but many see it as a high-risk play. The traditional approach to real-estate investment is still very much alive. But with growth shifting to emerging markets, and with new business models in a range of non-traditional real-estate asset classes beginning to prove themselves, investors are more willing to consider new ways to find the returns they need.

Investable real estate as % of GDP



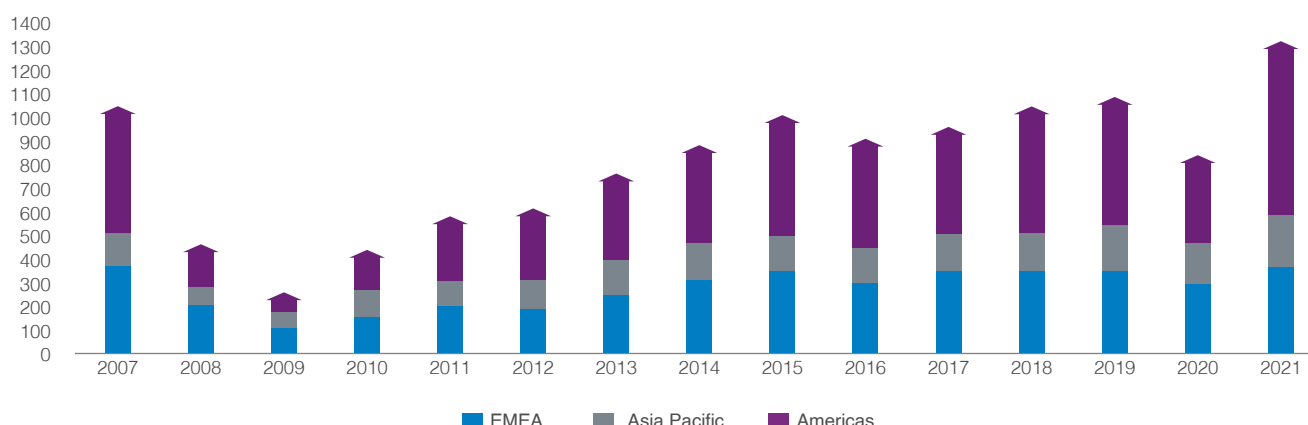
Challenges in traditional real estate investment

Lack of transparency, high investments, middle-men (brokers), regulatory challenges with multiple paper work and difficulty in realising profits (post sale) are some of the major challenges of investing in real estate through traditional methods. Any political instability and regulatory deviations also dampen the overall growth prospects of the sector. Realisation of profits is often dependent on factors beyond ones control. Further, maintenance of the asset during the period of investment is an additional cost incurred by the owner, reducing the overall gains over the period of time. Among the many challenges, time remains the biggest challenge in traditional real estate investing, with direct correlation to appreciation.

Global real estate

Despite the long-term effects of COVID-19 and the fundamental transformations in ways of life, real estate continues to attract money, indicating its stability and attraction over other asset types. The year 2021 was a record-breaking year for global real estate, with worldwide commercial sales volumes exceeding the total of 2020 by 59 % and the previous high of 2019 by 22% - considerably beyond forecasts and expectations. This remarkable feat was achieved due to the increase in demand for industrial and residential properties coupled with the premium observed between interest rates and property yield that is evident across global marke

Global Real Estate Capital flows (in \$billions)



Real Estate

Challenges in Real Estate & Global Industry

Several issues currently plague the Real estate sector, out of which, lack of transparency and builder dishonesty ranks at the top. A general paucity of trust keeps individuals from

venturing into real estate investments. Moreover, existence of intermediaries maintains a disparity between the price expected by the seller and the price a buyer is willing to pay. As a result the prices are almost always inflated. Lack of information on current market trends and an absence

of a platform to compare options limits the amount of engagement in real estate industry. Project approvals and permits are often hard to obtain and they consistently prove to be hurdles for any developer leading to delay in delivering on committed timelines.

Bringing Change for Good

(Blockchain + Crypto + Real Estate)

By associating an underlying asset to the value of the NFT, the company is addressing a persistent issue in the Crypto market space. While the value of other cryptocurrencies in existence is arbitrary and purely driven by the demand in the market, the value of SMP Token is keyed to the value of the company's real estate and property investments. The supply of the coin will also be controlled through burn events at various stages, thereby making it a stablecoin.

Not only does the project provide tangibility to the cryptocurrency, but it also makes the respective real estate economical, transparent,

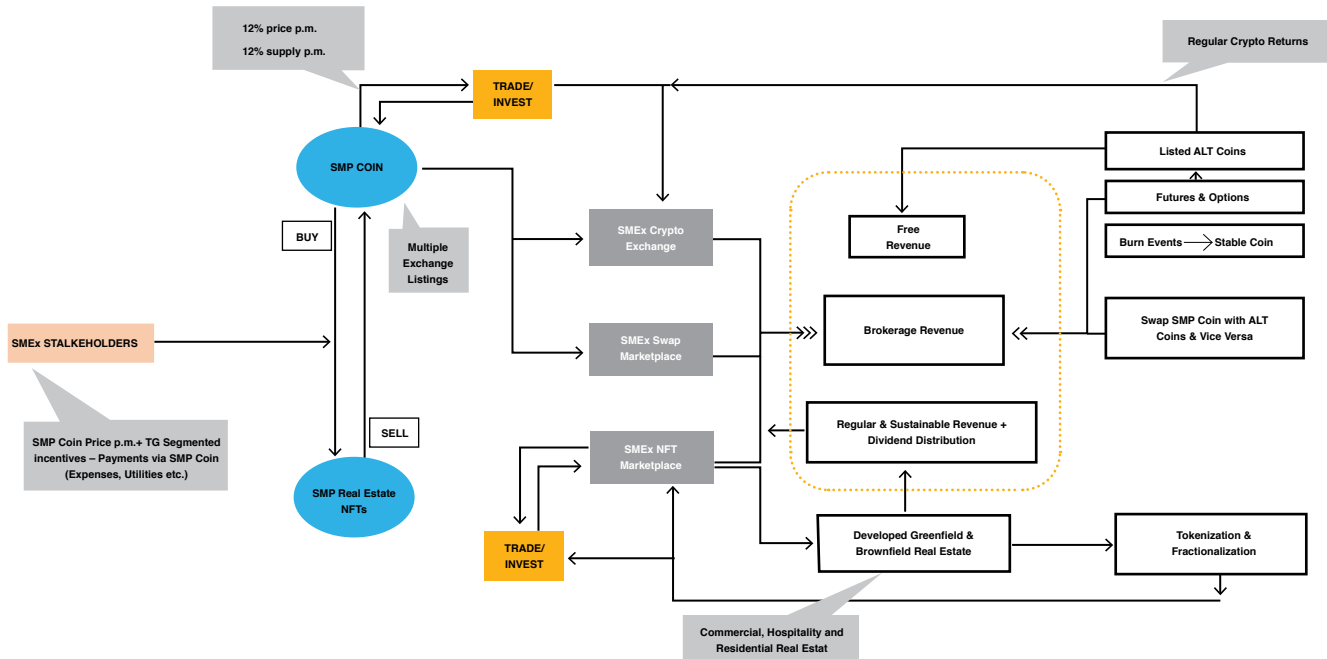
secure and simple by building the system on block chain. The intrinsic decentralized nature of blockchain makes it the perfect choice for its adoption in the Real Estate sector. Not only does blockchain expedite contact processes in Real Estate, but it also has the potential to provide a common database for purchases and leases using a distributed ledger system making the entire process more transparent.

By delivering secure and virtual solutions, blockchain technology digitalizes and streamlines several phases of the property purchase process. Digitalisation of Real estate

is completely lacking in India and a most parts of Asia. Once achieved, Digital conversion of real estate would allow tech-enabled brokers to cut out the intermediaries and do away with paperwork, audits, and insurance as much as feasible. Potential owners and investors may also acquire real estate with confidence since blockchain technology makes fabricating or manipulating data extremely improbable. Blockchain and cryptocurrencies effectively convert Real estate from an illiquid long-term asset to readily tradable tokens.

Disrupting the disruptive

Business Model



Simplifying the business model

A total of 1 billion SMP tokens are issued on launch 200 million of which are reserved by the company and 300 million are to be burned at various stages. The remaining SMP Tokens would be made available to the investors through various platforms, including the internal SM Marketplace. The coin itself initially valued at 50 Cents is expected to grow every month to reach its target of USD 100 per coin in 3 years after its conception. This would provide the necessary incentive to early investors to buy into the company's cryptocurrency.

USD 10 billion generated through the sale of SMP Tokens would be utilized to purchase and develop and commercial and residential real estate like shopping complexes, office spaces and redevelopment

plots among others. The properties are then escrowed with the bank and NFTs are minted with real estate as the underlying property. While the company reserves a defining part of the NFTs issued, the rest would be available for organic sale at the SM Market place. The other half would be distributed to the NFT holders as dividends.

NFT's (A Solution to Traditional Real Estate)

While cryptocurrencies are fungible, that is, one can swap a bitcoin with another and have the same value, NFTs are non-fungible or noninterchangeable tokens based upon the blockchain technology. NFTs represent ownership of items that are unique. It can be minted to represent any digital or non-digital asset. The technology is presently being used to tokenize collectables, digital art and

even real estate owing to its ability to open up the entire global market to buyers, sellers and creators. Since each NFT has a unique ID and Metadata which is created, validated and then recorded into the blockchain, proof of ownership of the unique item becomes both public and secure. This also allows the asset to benefit from blockchain features like quick ownership transfer, access to crypto resources and applications, fractionalization, and a permanent and public record of occurrences, among others.

NFTs are created from digital objects and include both tangible and intangible items such as music, tweets, GIFs, art, and designer objects, among others. NFTs typically give the holder ownership over the data, media, or object the token is associated with, and are commonly bought and sold in specialized

marketplaces. The advocates of NFT claim that NFTs provide a public certificate of authenticity or proof of ownership, however the legal rights conveyed by an NFT can be uncertain. The request of an NFT, as defined by the blockchain, has no inherent legal meaning and does not provide other legal rights over its associated digital files.

NFT was first introduced in 2012, in the form of coloured coins, and worked by adding metadata to a Satoshi — the smallest unit of bitcoin. But coloured coins soon lost their popularity owing to several issues such as when someone traded it, they had to transfer a physical good along with it and only worked if everyone involved agreed on the transaction. Although coloured coins were a complete failure, it led to opening the door to further research and

experiment on this matter. It opened up the possibility that such a thing was possible and the fact that real-world assets can actually be stored, recorded and traded.

This led to the development of Counterparty by Robert Dermody, Adam Krollenstein and Evan Wagner in 2014. Counterparty, a financial platform with open-source internet protocol, was a platform to trade coloured coins and was created in a decentralized manner and had a decentralized exchange with a crypto token called XPG. This led to the birth of several new experiments and projects. Few noted such projects were “Spells of Genesis” – a digital video game card and a Crypto Project called Rarepepes was also built with the idea to create Meme based digital assets based on Pepe the Frog. More than 1,700 different cards

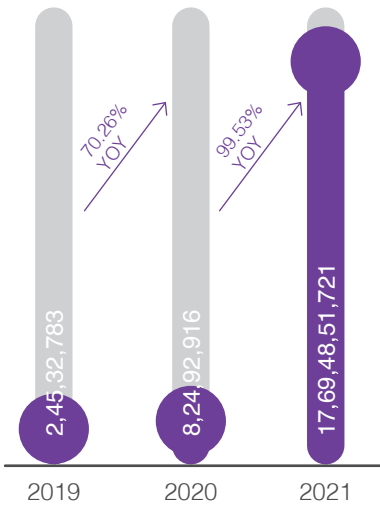
were created by over 200 artists. This led to the realisation that blockchain can be used to sell art and led to the generation of a base idea for NFTs.

But NFTs started gaining popularity since 2017 as NFTs on Ethereum started to pick up, with the creation of collectables like CryptoPunks and standards like the ERC-721. In late 2017, total NFT sales started to boom, going from 100 sales per week to averaging around 15,000 to 50,000 sales per week. By the end of 2021, the NFT sales volume touched the \$25 billion mark as large multinationals such as Facebook and Nike, along with many start-ups, started betting on NFTs. Further, the overall market value of NFTs - which are digital pieces of art tied to blockchain technology, is expected to have reached a \$41 billion value at the end of 2021.

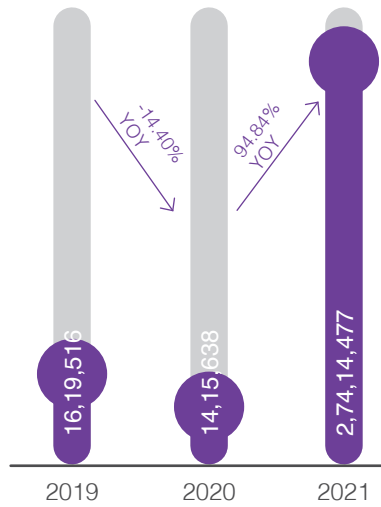
Disrupting the disruptive

Year-on-year growth of the NFTs

Volume of dollars traded (in \$)



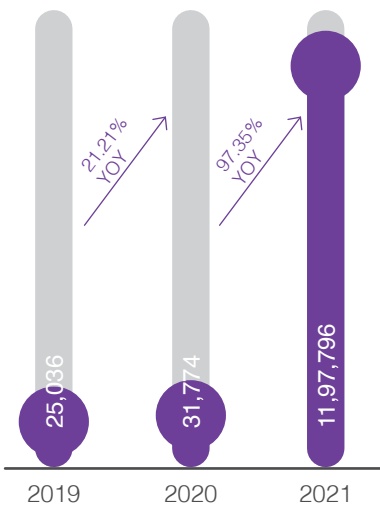
Volume of sales



Buyers



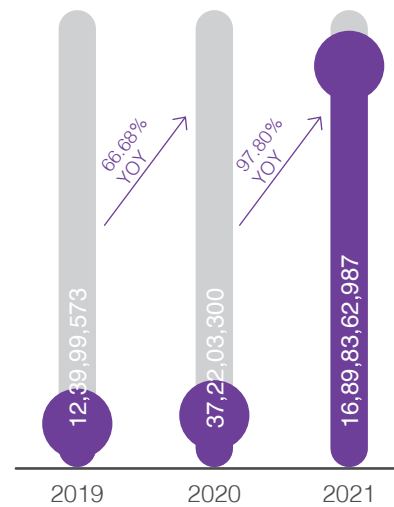
Sellers



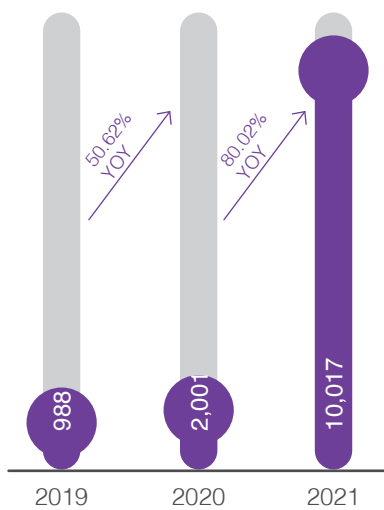
Total active wallets



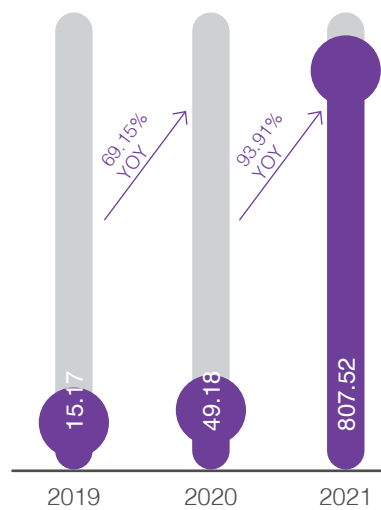
Market capitalisation (in \$)



Number of active Smart Contracts



Average price (in \$)



The largest NFT marketplace by total volume traded is NBA Top Shot, with over \$600 million all-time volume traded in mid-2021. In terms of value, the Atomic Market and NBA Top Shots are the largest NFT market place.

Outlook for the NFT industry

NFTs are one of the smartest evolutions in the digital assets industry and have gained immense popularity in a short span of time. The NFT ecosystem isn't yet complete, but 2021 laid down a lot of the groundwork. It brings the benefits of uniqueness and better control over digital assets alongside the functional traits of blockchain technology. But the industry is still at a very nascent stage and lack of regulations and governance has marred the industry with countless market law issues. The NFT vulnerabilities and security concerns identified commonly can be huge setbacks for their adoption.

Over the years the technology and processes are slowly maturing and a few gaps have been filled. As with any newly emerging technology, the potential boons and risks associated with NFTs are still under scrutiny. While NFTs serve as the next evolution of digital assets that can be more easily controlled through the blockchain, lacking security measures and features can put NFTs, their creators, and those who purchase them at risk, pushing back the timeline for their broader adoption in other industries and consumer markets. The industry and regulator are working towards filling in the gap and provide the market players a safer environment.

And as time goes on, the industry expects the user experience and implementation of NFTs will continue to mature. There will always be problems and issues to address with any emerging technology. However, the future of NFTs is bright, and the opportunity to change forever the way creative content is bought and sold is expected to revolutionize e-commerce forever. While NFT technology is expected to gain ground in the business and corporate sector, the metaverse's growth is instead expected to be driven by gaming sector.

Fundamentals behind our token

Enter SMP Token

SMP Token is the proprietary cryptocurrency of Shree Mahakali group of companies. It is the native currency that can be traded or swapped in the company's SM Market place platform. Investors can either profit from the appreciation of the token through its resale, or use it to purchase Real estate Tokens through the platform. The token itself would be listed on major exchanges and websites such as CoinDCX, hotbit, bitmart, binance, PancakeSwap, CoinGecko, and CoinMarket allowing individuals to do arbitrages between exchanges. The SMP Token has been developed on Binance smart chain which by inherent design is built for running smart contract-based applications allowing the

company to automate transactions and develop new features. Its reliance on delegated proof of stake rather than proof of work for transaction verification makes it impervious to 51% attacks while saving energy and money in terms of computational power.

SM Properties

SM Properties, which is the real estate and infrastructural wing of Shree Mahakali Group of Companies (SMGC), is the entity that provides tangible value to the SMP Token. The funds collected through the sale of tokens at the SMP marketplace will be utilised to acquire land and build residential and commercial projects. Once completed, the properties are listed on the SMP market place to

be sold to its investors and buyers. The Investors will earn Revenue from the cash flows and the rental income derived from Properties. Additionally, the scope of SM properties include but is not limited to Joint ventures for SRA projects, Shopping complexes on redevelopment plots and trade of virtual assets and NFTs. SMP Token would remain the common form of payment throughout the SMP Market place.

As a flagship company of SMGC, SM Properties would primarily focus on real estate and infrastructure projects. Its real estate portfolio would comprise purchases of new land, projects under tender mechanism, joint venture projects, residential and commercial projects and virtual real estate

Utility & Ecosystem

SM Market place

SM marketplace effectively streamlines real estate dealings by bringing buyers and sellers together on a secure and simple P2P platform allowing only the key players to participate in the transaction and therefore aid in the standardisation of real estate pricing in the market. Consequently, builders, tenants,

land owners, buyers, investors and other stakeholders can conduct their businesses, choose property on sale, verify prices, and deal with developers directly without engaging an intermediary or being impeded by corruption, acquisition issues or litigations. The records of such transactions would remain both public and immune to tampering and

illicit modification. This would also allow investors to buy and overview properties without needing them to be physically present on-site. Companies and may also register their coins and NFTs on the platform to be traded. SM marketplace and exchange also have the provisions to let individuals swap alternative cryptocurrencies with the SMP Token and vice versa.

Architecture

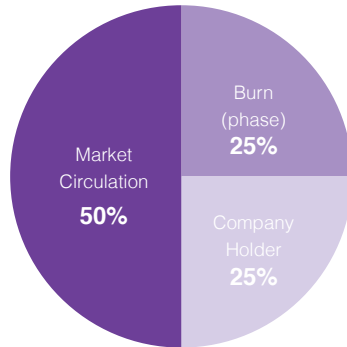
Supply of SMP Token

When investing a Cryptocurrency it is very important to know and understand the supply mechanism used in the whole lifeline of that Token as supply factor is what determines and drives the price of one token.

SM Properties Token or SMP Token uses 'Burn per Transaction' mechanism which is used by major cryptocurrencies to control the supply of the token/coin. For Eg. Cryptocurrencies like Ripple (XRP) are coded to burn a fixed number of tokens as a part of every transaction.

It is usually taken from gas fees paid by the transactor and gets redirected to the burn address. While the gas fees ensure that legitimate transactions go through, burning a small portion ensures that the token upholds its value.

SMP Token has a limited supply of 100 Cr Tokens as its lifeline. Out of 100cr Tokens which are developed on Binance's Smart Chain Technology (BEP20) are coded with Burn per Transaction Tech. Although this burn process is integrated as slow steady progress in supply deduction, SMP Token's Dev Team will conduct Burn Events in Different Phases of the project which will not only be a faster way but it will be method of marketing as well. It is estimated that around 25cr tokens will be burned in the lifetime of the Token.



Source – Internal GD tech – 14th June 2022.

It is better understood by the Pie-chart here that 100cr Tokens which is the tokens lifeline is segregated in an effective manner, out of 100cr tokens, 25cr which is usually the 25% of the total supply will be burned in Burn events and burn per transaction mechanism.

The Company will be holding onto the 25cr or 25% tokens in its holding wallets to ensure market safety, inflow/outflow control protocols & distribution among founders, co-founders, developers & marketing team etc. Bringing the total market circulation to 50cr tokens in total.

Note- Numbers or % are approximate values and it is not considered as the final segregation, company may or may not change the values in near future of the project.

Blockchain Protocols

SMP Token is a BEP20 Token, which is an extended arm of ERC20. Binance's Smart chain protocols are implemented as the underlying of SMP Token.

Blockchain protocols enable the storage and sharing of transactional information in a manner that preserves the integrity of the information.

They provide the foundation for applications that require secure data sharing facilities without having to rely on a central repository to maintain a definitive copy of the data.

The protocols establish the rules that govern the transfer of data via the blockchain, including data structures and exchange mechanisms.

The rapid development of cryptocurrencies, online transactions, and smart contracts have been built on blockchain protocols. The users of these applications can be isolated from the implementation details of the blockchain, and the use of peer-to-peer or machine-to-machine infrastructure to support the blockchain protocols provides a decentralised solution for near real-time information sharing. Blockchain protocols rely on cryptographic consensus protocols to ensure the immutability and irreversibility of all transactions made by the application.

Pillars of Blockchain



Tokenomics

Token tracker for SMP Token



Audit



RoadMap (SMP Token Exclusive)

