

QNDT

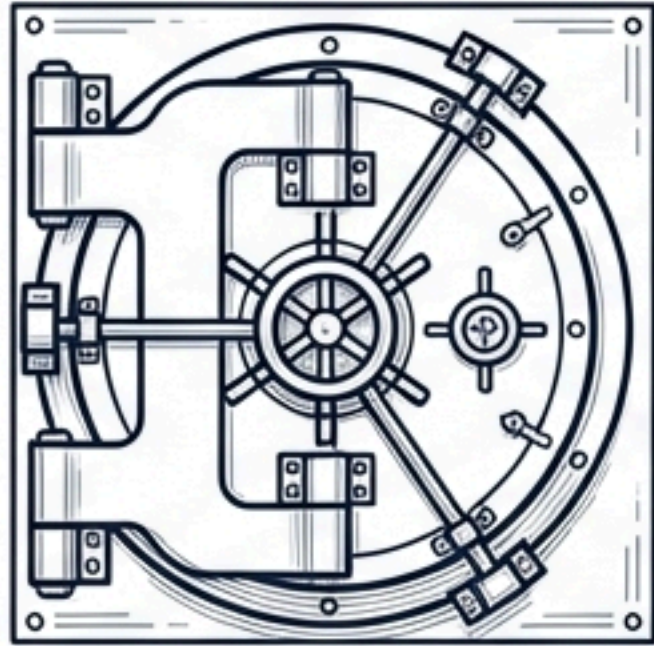
The Real Asset Liquidity & Cross-Border Investment Platform

Unlocking India's ₹2 Trillion Real Estate Market
through Regulated Infrastructure.



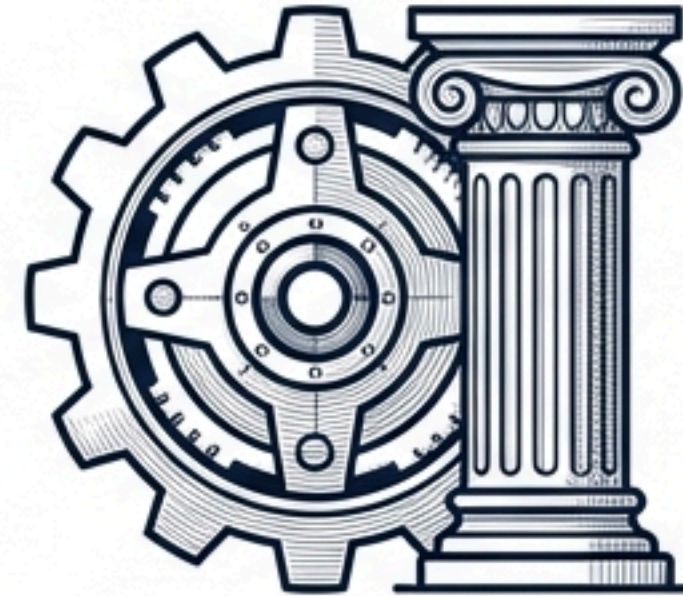
Bridging the gap between locked asset equity and institutional capital demand.

Investment Thesis: Institutionalising Real Estate Liquidity



The Gap

Over \$2 trillion in Indian real estate value is locked in illiquid assets. Owners are 'Asset Rich, Cash Poor' with no mechanism to release equity efficiently.



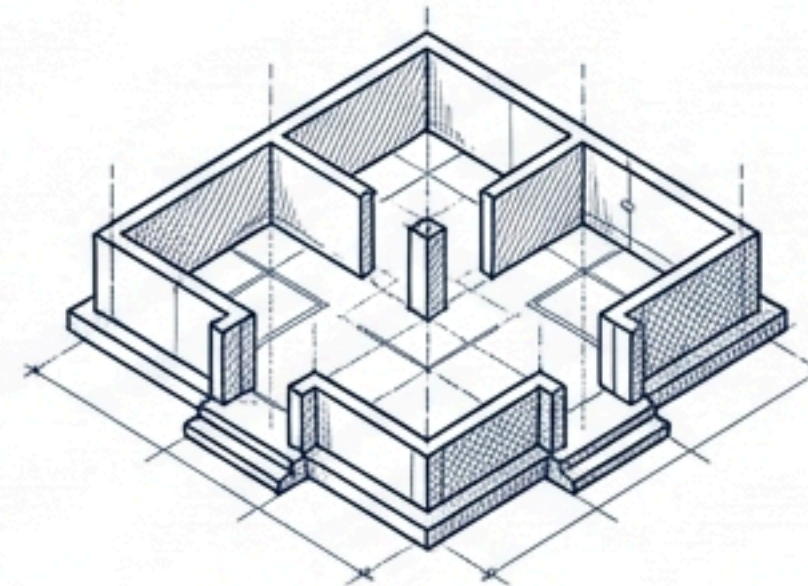
The Fix

An integrated ecosystem combining a SEBI-registered Category II AIF with a proprietary Technology & Structuring Platform.



The Outcome

Equity unlocked for owners without debt burdens; curated, governed yield for investors; and structured cross-border (UAE) reinvestment optionality.



The Identity

QNDT is not a lender or a shadow bank. We are the structural operating system for real asset equity.

The Macro Liquidity Trap



\$2 Trillion

Locked Indian Residential & Commercial Property Value

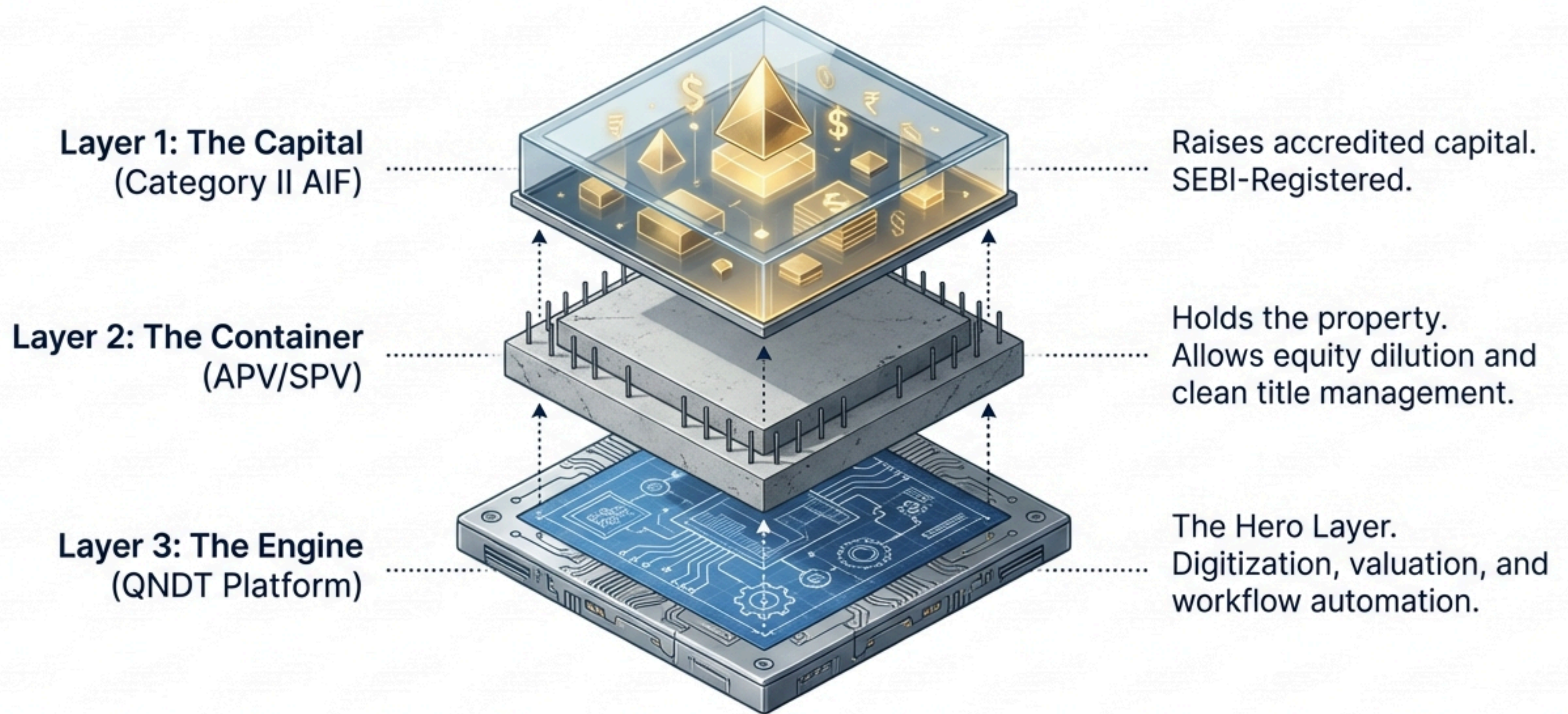
For Owners: Wealth is locked in illiquid physical assets. Access to liquidity is fragmented, expensive, and limited to debt.

For Capital: HNIs and Family Offices face a shortage of structured private market yield. Direct investment is plagued by friction.

Cross-Border: Immense demand for outward investment (UAE), but capital flow mechanisms are manual and complex.

“The market possesses immense wealth but zero movement. QNDT does not build new assets; we build the rails to make existing assets fluid.”

The Solution Architecture: A Three-Layer Ecosystem



We integrate the Capital, the Asset, and the Tech into a single regulated workflow.

The Financial Infrastructure: Regulated & Secure

Layer 1: The Fund (Category II AIF)

SEBI-registered **investment vehicle**.

- **Economics:** 1–2% Management Fee, 15–20% Performance Carry.
- **Role:** Raises capital from accredited investors.



Layer 2: The Vehicle (APV/SPV)

Structure: **Asset Pooling Vehicle**.

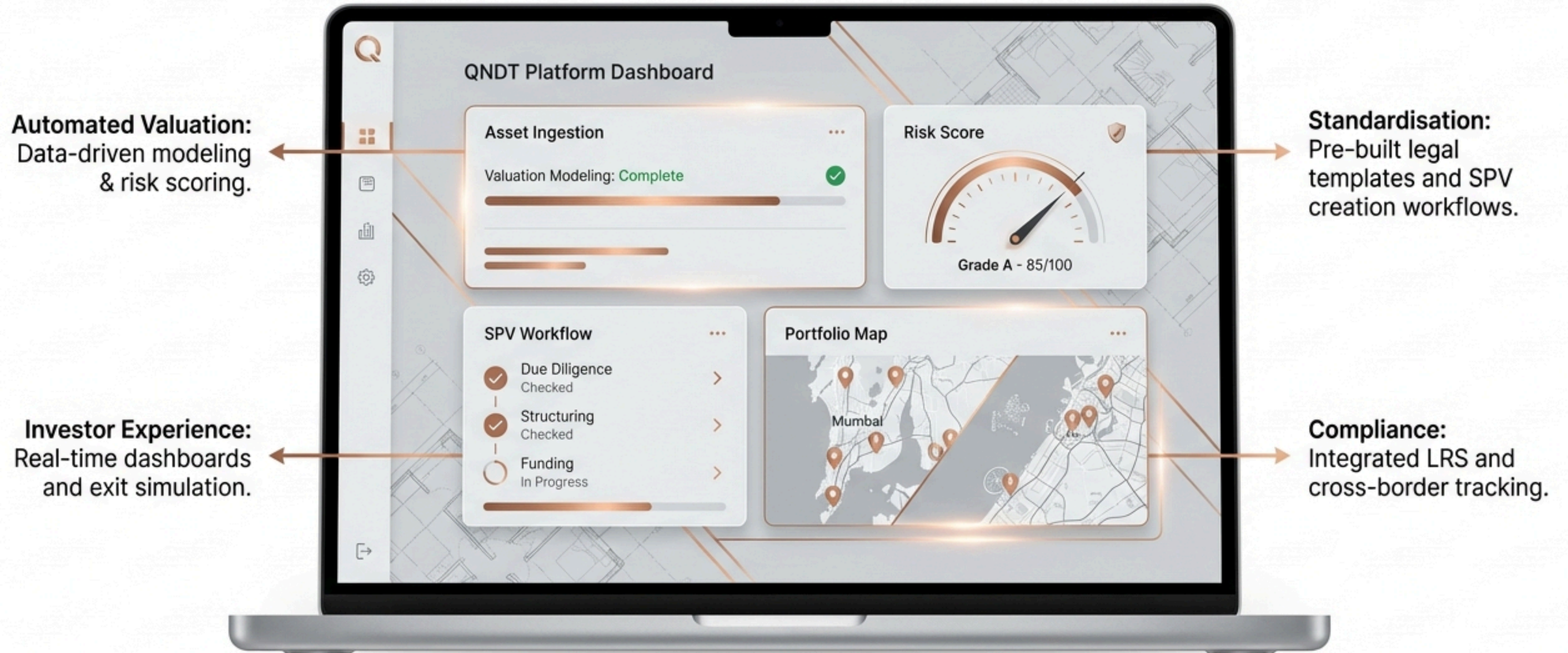
- **Mechanism:** Property contributed to SPV. AIF invests equity. Owner receives liquidity via dilution.
- **Safety:** Professional management, clean titles, separation from personal liability.



Why this structure? It eliminates shadow banking risks and provides institutional-grade governance for private assets.

The Hero Layer: Technology as the Operating System

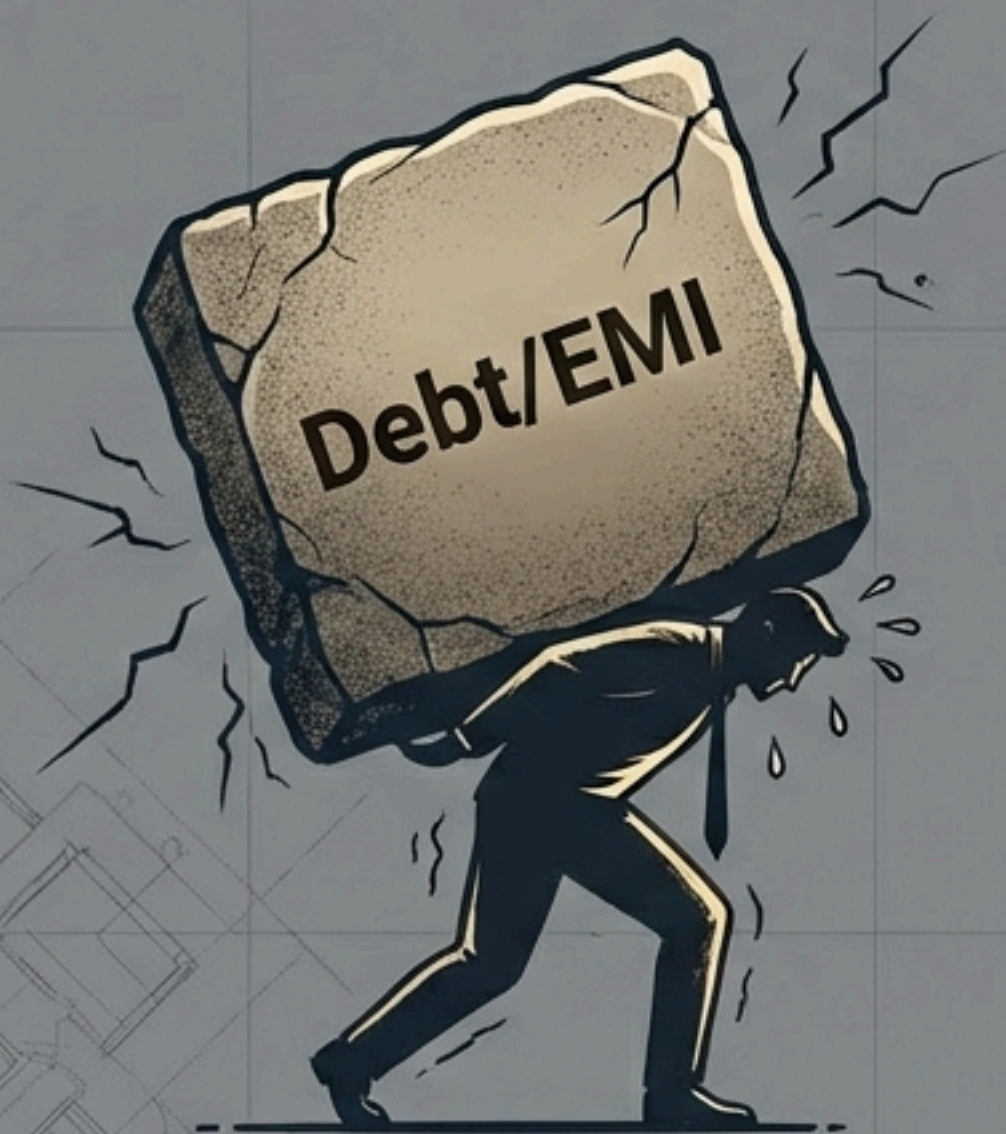
Without QNDT, deals are manual and inconsistent. With QNDT, real estate becomes a standardised product.



Value Proposition: The Property Owner

The Burden

The Distress Sale or High EMI trap.



The QNDT Advantage



Debt-Free Liquidity:
Unlock equity without monthly EMI payments.



Upside Retention:
Retain partial ownership and participate in future appreciation.

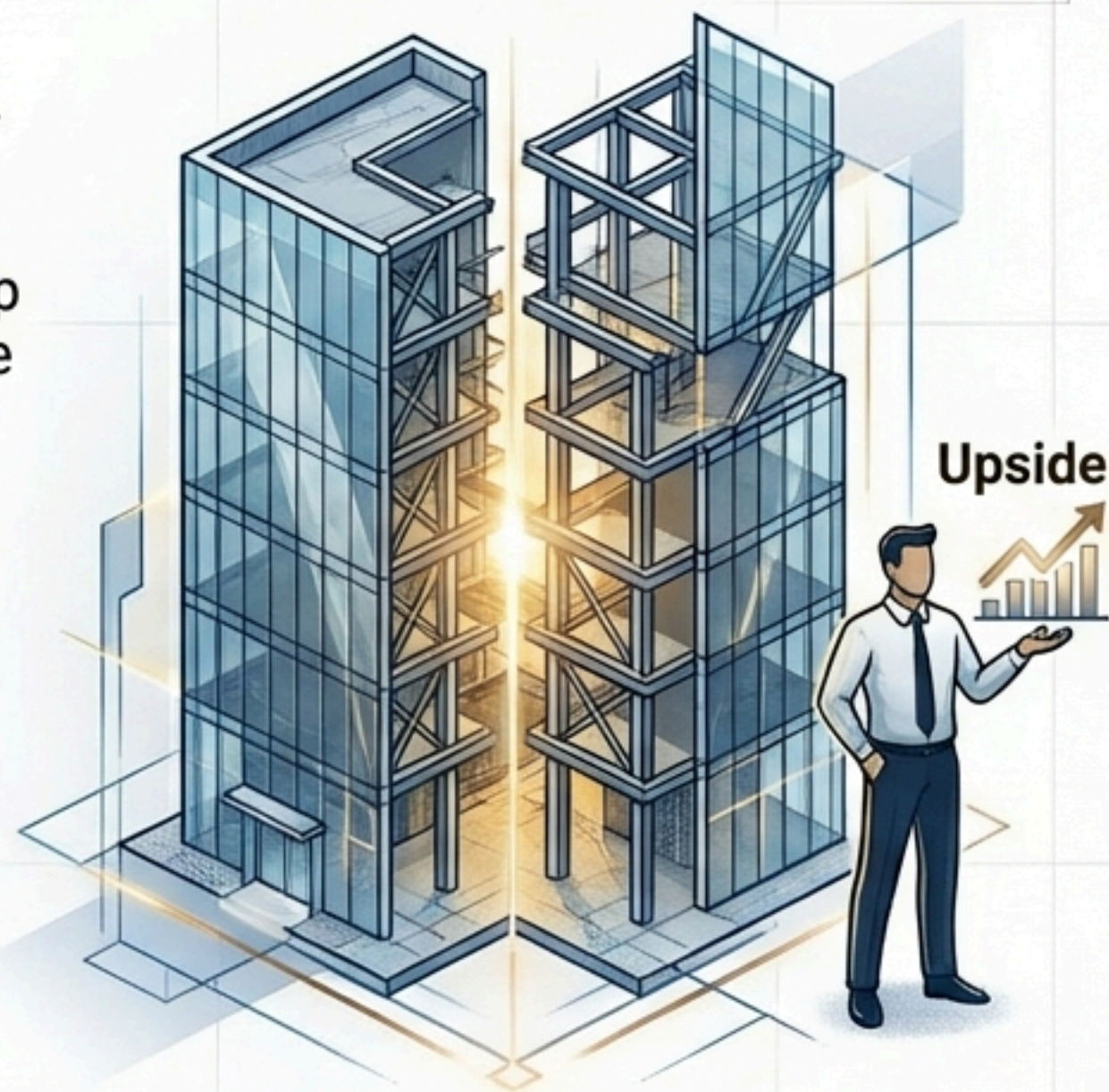


Transparency:
Institutional valuation removing ambiguity.



Strategic Exits:
Structured exit planning and cross-border reinvestment support.

Partial Liquidity



Value Proposition: The Investor

Accessing private market yield with the governance standards of public markets.



Curated Access:

Exposure to high-quality, risk-scored real estate assets usually inaccessible to individuals.



Institutional Governance:

Independent trustees, investment committees, and third-party valuations.



Risk Management:

Diversified asset pools rather than single-asset concentration risk.



Predictability:

Transparent risk analytics and predictable equity upside compared to speculative tokenisation.

A Multi-Stream Revenue Engine

Upside (Performance):
Performance Carry (15–20%),
Exit success fees, & Advisory.

Upside / Carry

Transactional (Upfront):
Deal origination fees (0.5–1%)
& SPV structuring fees.

Transactional Revenue

Recurring (Stability):
Platform usage fees,
Portfolio monitoring, &
Annual Management Fees.

Recurring Revenue

Combined revenue streams create stable base income, scalable recurring revenue, and significant upside participation.

Competitive Advantage & Strategic Moat

	Traditional AIFs	Banks / Lenders	QNDT
Focus	Relationship-driven	Debt & EMI driven	<ul style="list-style-type: none">● Technology & Data-driven
Product	Manual Deals	Loans / Mortgages	<ul style="list-style-type: none">● Equity Structuring & Dilution
Regulation	Variable	Rigid	<ul style="list-style-type: none">● SEBI Regulated & Standardised
Speed	Slow / Bespoke	Bureaucratic	<ul style="list-style-type: none">● Automated via Pre-built Templates

Risk Management & Governance Framework

Credibility through Conservative Discipline.



Conservative Valuation

Mandatory third-party validations and conservative haircuts.



Strict Compliance

Adherence to SEBI regulations and FEMA guidelines.



Due Diligence

Comprehensive legal diligence and risk scoring before ingestion.



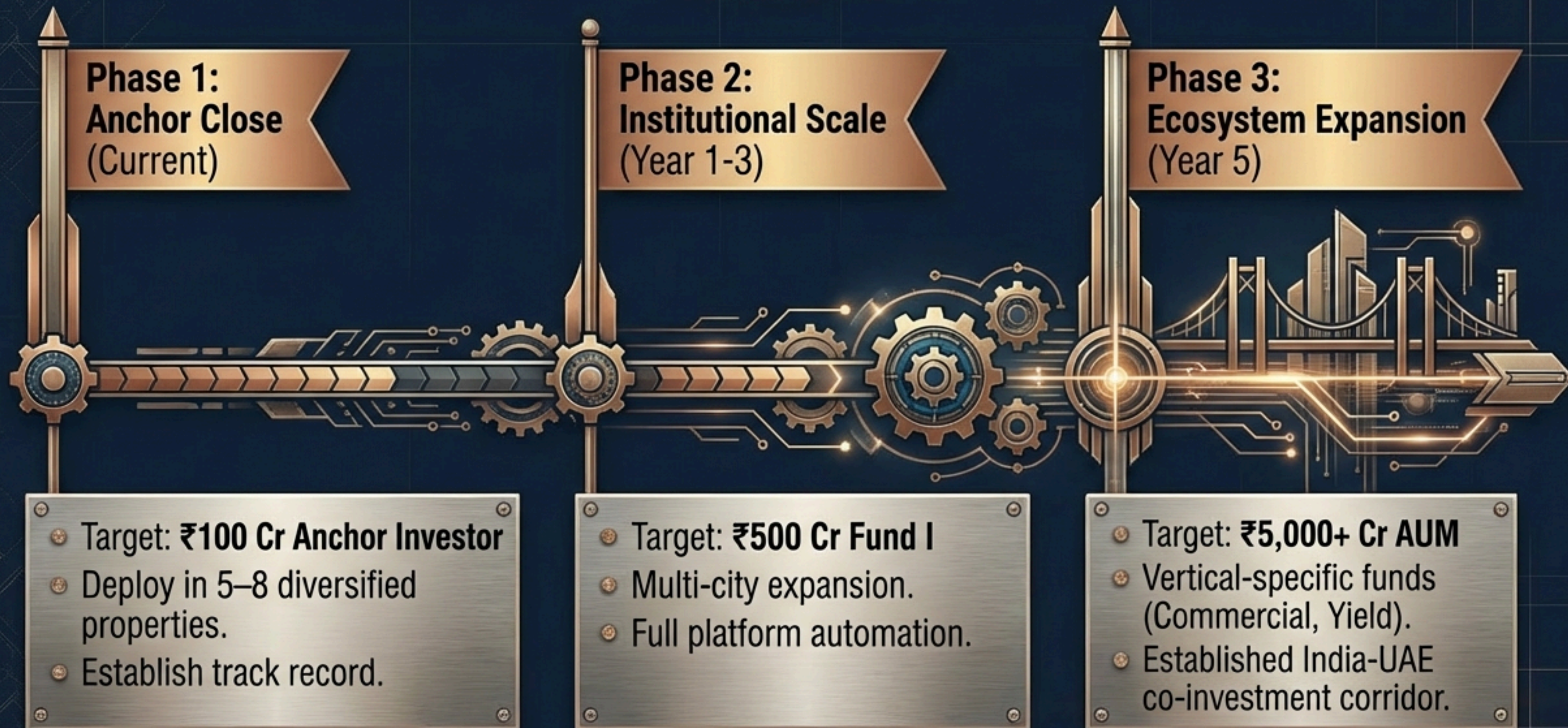
Investor Protection

Explicit 'No guaranteed return' policy to ensure alignment.



Oversight: Independent Trustee and Investment Committee governance.

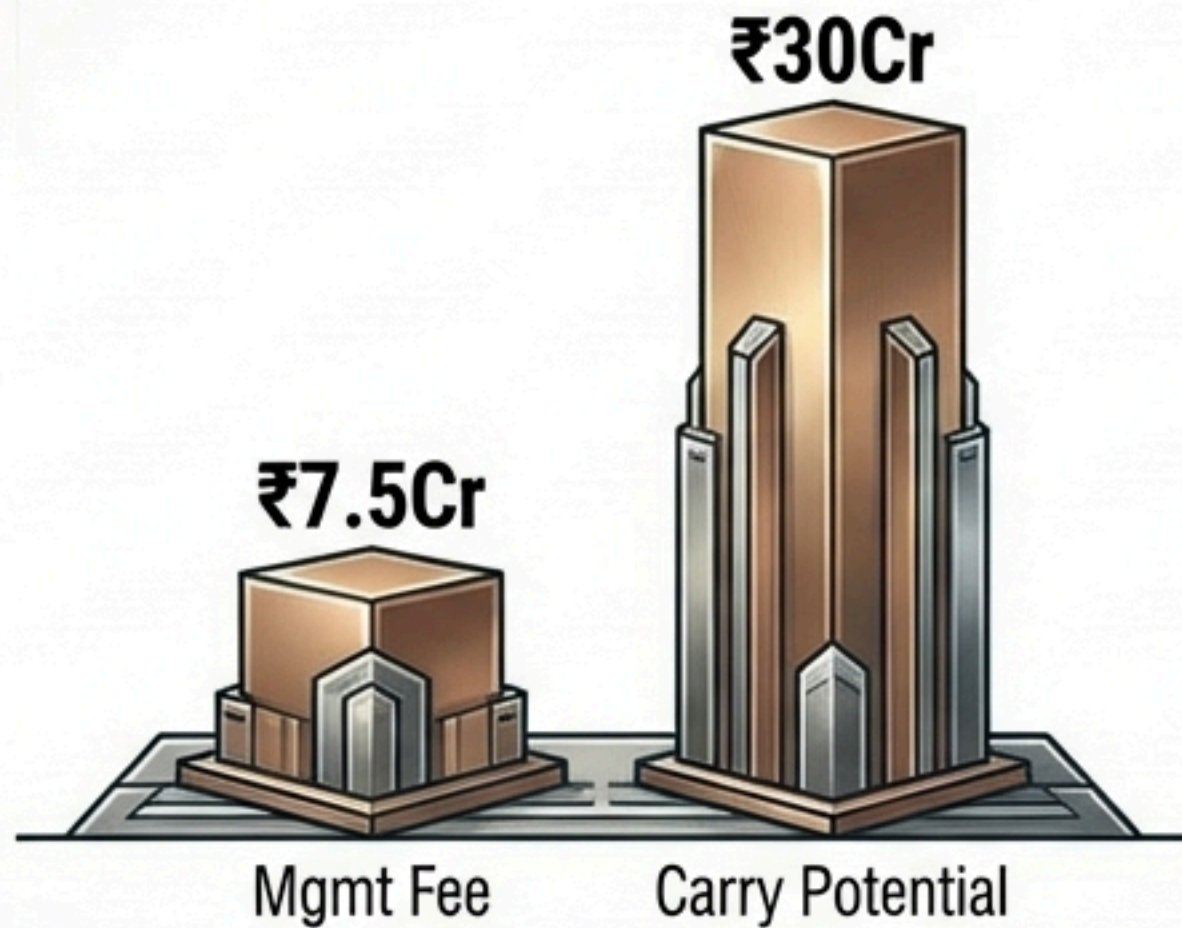
Strategic Roadmap: From Anchor to Ecosystem



Financial Projections (Illustrative)

Based on ₹500 Cr Fund I

Fund Economics



1.5% Annual Fee + 20% Carry on Profits

Platform Economics



Cumulative fees over 5 years based on transaction volume.

Scalable model: Higher AUM directly correlates to a higher recurring fee base.



The Infrastructure of Liquidity

QNDT is not a lender. We are not a token platform.
We are the regulated real estate equity liquidity
infrastructure connecting Indian real assets to
institutional capital and global markets.

Inviting Anchor Participation

QNDT

