



JOINIMMO



# WHITEPAPER V1.0

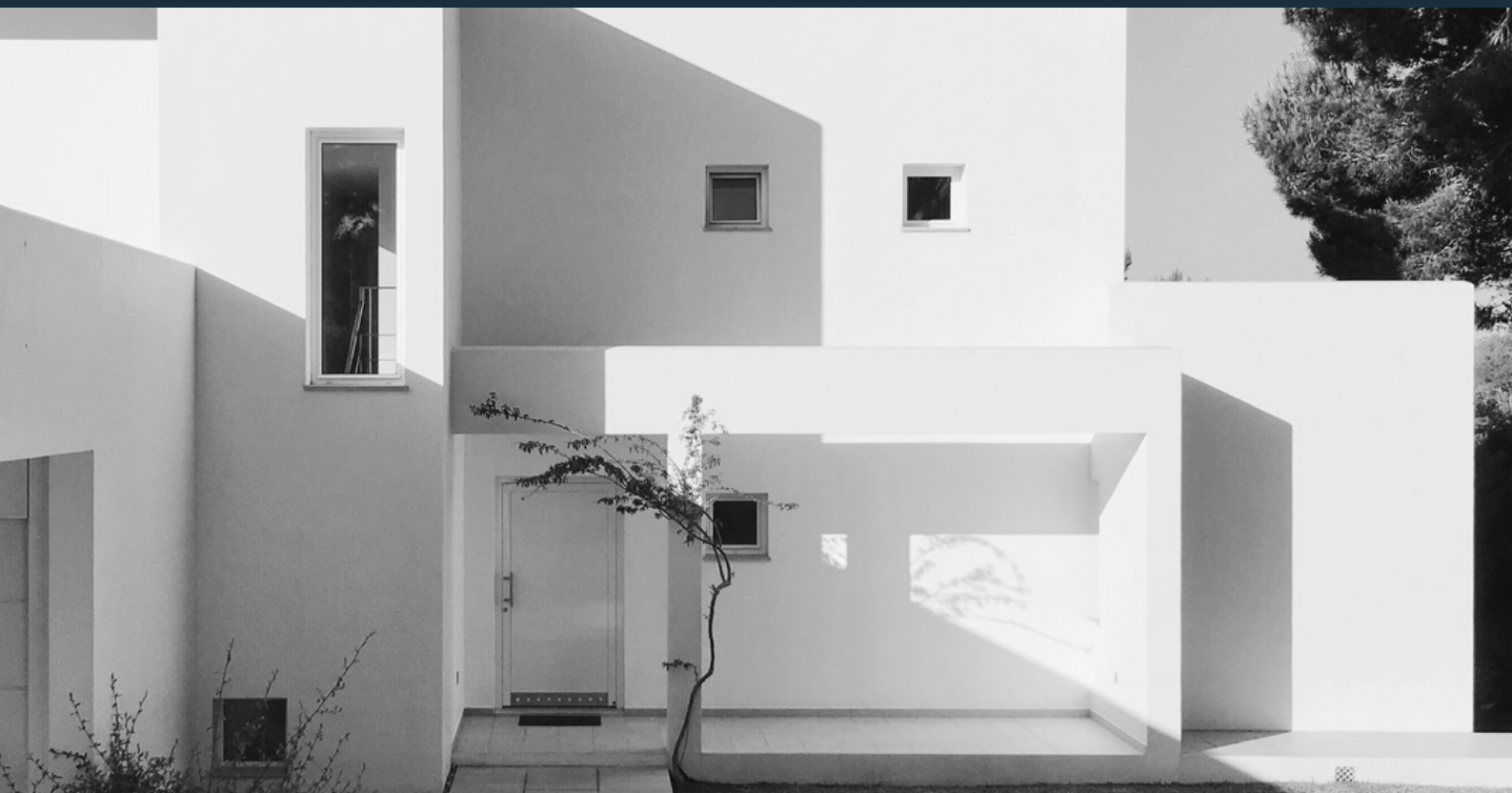
**The first real estate project that integrates blockchain technology with real life property management, rent beautiful apartments without guarantor.**



[WWW.JOINIMMO.COM](http://WWW.JOINIMMO.COM)



# ABOUT US<sup>★</sup>



Joinimmo allow our clients to rent and buy furnished apartments in both conventional and modern ways via bank transfer & crypto currency. Property owners will receive NFT as a certificate of their ownership for the property , which they can represent in both real and digital world.





# ABOUT US ✨

We founded Joinimmo in 2018 after our founder spent almost a year searching, buying and subletting rental properties in Paris and nearby regions.

The reason to start Joinimmo is solve the accommodation issues because the conventional process of documentation and requirements are so demanding, time consuming and complicated that only few people with good knowledge of all these procedure can get apartments.

The acquisition process is even more complicated. The idea behind Joinimmo is to provide excellent apartments in nice locations for both renting and acquisition and to make it even more simpler we offer our services in fiat as well as crypto currencies along with providing NFT for acquisition.





# JOURNEY ✨

## Property Rentals:

It was winter of 2014 when I decided to move from Nice to Paris for a change. I was not only looking for a new job but also for a shelter. Eventually it comes out that, to find an accommodation in Paris is much more difficult than finding a job, specially for expats and international students.

## The primary challenges faced are:

1. Finding a furnished apartment.
2. An apartment with easy access to public transportation, commerce and restaurants.
3. Convincing the owner and the agencies to trust us in the absence of a guarantor.
4. Finding a good bunch of friends.

So a few years down the line, in 2018 I bought a small apartment, get it renovated with the help of the best designers and invited expats and international students to live in it. And that's how Joinimmo community was born. We are now helping many more people to live in beautiful apartments and shared spaces [colocations].

I believe, that hassle free apartment booking and co-living with reasonable prices are basic needs of today's era. Joinimmo could be an answer to such issues and can solve some of the biggest challenges of our time.



# JOURNEY ✨

## Property Acquisition & Blockchain :

After solving rented apartment issues, We came across another big problem which was slow, complicated and time-consuming process for property acquisition. The biggest issues with the conventional acquisition process were :

- Time consuming process due to delayed communication & repetition
- Too much documentation because of too many intermediaries
- Not very safe if you are not familiar with the consultant & Registration process

To simplify the real estate acquisition process we choose blockchain technology, which is also called as web3.

And that's why Joinimmo come up with the blueprint to Buy & Sell properties on blockchain. But why blockchain ?





# JOURNEY ✨

## Why Blockchain ?

Blockchain technology holds great promise for a range of industries and used cases including real estate. A blockchain is a type of shared database, the contents of which are verified and agreed upon by a network of independent actors. In order for a new piece of data (such as the new owner of a transferred property) to be added to the blockchain, the independent verifiers must come to consensus to its validity.

Because each new set of transaction is cryptographically linked to the previous block, it is extraordinarily difficult to change data stored in a blockchain and any such change will be readily detectable. Thus blockchains are widely considered to be immutable and thus can serve as a record of proof of ownership.

When transacting in a blockchain platform, each user makes use of public address (needed for other actors in the network to send a transaction to that user ) and a cryptographically paired "private key." Private keys are used to sign transactions digitally, a form of authentication to ensure that a given user has genuinely generated a transaction.

Blockchain is a relatively new technology. The first implementation of blockchain, Bitcoin, in 2009. The Ether blockchain was released in 2015. In to the distributed ledger capability of the Bitcoin blockchain, the Ether blockchain allows so-called "smart contracts," which are programs stored in the Ethereum blockchain that can act autonomously to execute sophisticated transactions.





## JOI EXPLAINED

Joinimmo is a decentralised platform to buy and rent properties on blockchain. Joinimmo Registry constitutes the legal transfer of the property and the legal registration of that transfer. By leveraging Joinimmo Registry and Joinimmo's smart contracts platform, unnecessary delays and impediments inherent to legacy property rights registrations systems could be eliminated.

The Joinimmo platform seeks to enhance the security of transactions while reducing inefficiencies through its innovative use of mobile, cloud and blockchain technologies linking buyers, sellers, investors and registries around the world.



# ACQUISITION PROCESS EXPLAINED

The whole acquisition is divided into 4 simple steps:

## 1. Shortlist Property

Just like any other traditional website, here also the client can select and shortlist properties online through our website [joinimmo.com](http://joinimmo.com).

Joinimmo provides them accurate details of the properties along with the property price in comparison to the market price. Which gives a detailed report to the client to select a profitable deal for them. And they can make an offer with just one simple click.

## 2. Purchase Agreement Generation:

Once Joinimmo receives an offer from customer, it automatically generates the sale agreement and it perform ownership verification through a third party who have decades of experience in this domain. The offer get signed electronically by all participants and encrypted in blockchain.

## 3. Documentation:

Joinimmo provides following documents to be signed by both parties online:

- Acquisition Report
- Settlement Status
- Escrow Account details





## ACQUISITION PROCESS ✨ EXPLAINED ✨

### **4.Payment:**

Once the documentation is done and signed by both parties, then the buyer has to make payment to the escrow account provided by Joinimmo to avoid any errors, scam or delays.

To make payment, buyer can have 2 options. Either the conventional option to pay via fiat currency like euros, dollars etc. OR to make payment via crypto currency. After the payment form is automatically generated and amount is processed, Joinimmo mark the payment received on smart contract.


### **5.Acquisition Certificate & NFT:**

This is the final step, where the buyer officially receives the Acquisition certificate with the blockchain address and transaction hash on it.





To consolidate this acquisition, Buyer has the option to ask for an NFT associated to the property, which might cost him little extra but buyer can use that NFT in digital world as the certificate of ownership.



# WHY RENT WITH JOINIMMO ?

- 
- 1 Furnished apartment in perfect locations, with live views.
  - 2 All Inclusive (Internet, electricity and Insurance)
  - 3 Minimum Fees, Deposit and Documentation
  - 4 100% online (From virtual tours to payment and e-contract)

## FLEXIBLE PAYMENTS

-  Bank Transfer 
-  Crypto Currency 



# ✦ BLOCKCHAIN TECHNOLOGY

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# JOI EXPLAINED

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## WHY JOINIMMO?

Because Joinimmo provides both conventional and modern ways to acquire properties on one platform with the most advanced technology. On one hand we continue to rent and buy properties via bank transfer with fiat currency. On the other hand we have initiated a blockchain based transaction system through crypto currency to give ownership through NFT's. The world is changing very fast and we don't want our clients to be untouched by the advancements of the new real estate system and technologies. The conventional property rental and acquisition still continues but we all know that it has several drawbacks which can lead to wastage of time money and resources.

On the other If you want to rent and buy property on your finger tips with minimum hassle and less time, then you can choose the modern way of acquisition through crypto currency and NFT. Our well trained agents will will explain you seamless process and provide all necessary information to go ahead with the deal. For more information you can check our explanatory video.



**JOI TOKEN  \$JOI**

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## **TOKENOMICS:**

**TOTAL SUPPLY: 100,000,000**

**TAX BUY: 2%**

**TAX SELL: 4%**



## **CONTRACT ADDRESS:**

**0X9CCAD341948ED3158BA57D7A9F74D16863F00E4E**





# OUR TEAM



Sourabh SINGH

CHIEF EXECUTIVE  
OFFICER



Mehul JAIN

CHIEF TECHNICAL OFFICER



Nataly Darashkevich

MARKETING MANAGER



# OUR TEAM



**Jean Arthur**

BUSINESS DEVELOPER AND  
PROPERTY MANAGER



**Dev Kumar**

SENIOR DEVELOPER



**Unnat Jain**

QUALITY ANALYST

# SOCIALS



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