

ROOBA Guild



# REAL- WORLD ASSET

Provenance & Valuation

# Rooba Guild is a decentralised marketplace for service providers that do title checks, provenance checks, encumbrance checks, and valuation reports.

This non-exhaustive due diligence the Guild performs ensures that assets brought on-chain are thoroughly vetted to avoid the quintessential pitfalls of the private markets - lack of information and perceived risk.

A non-exhaustive list of due diligence and services provided by the Guild on an asset basis follows:

## Equity

### Private placement of shares (voting or non-voting)

- Independent valuation of the company by an authorized valuer to ensure an independent check on the fair value of the equity being offered.
- Legal due diligence including but not limited to the necessary corporate paperwork and allied documentation surrounding a private placement of shares, i.e., regulatory compliance, PAS-4, AoA, MoA, SSHA, MGT-14, PAS-3, PAS-5, MGT-7, etc. (these are examples for the Indian legal system, however, this is a scalable process for other countries as well)

## Debt

### Private placement of convertible or non-convertible debt with varying investment terms.

- Independent financial valuation of the bonds being offered for investment, including but not limited to providing a credit rating, audit of the issuer, etc.
- Legal due diligence, including but not limited to the tasks described above for private equity issuance.

## Commodities

Precious Metals & Gems, Tradable commodities (not restricted by law, art on an OTC marketplace).

- Independent valuation of the commodity, including but not limited to hallmarking, weight / volumetric analysis, lot size, etc.
- Legal due diligence includes but is not limited to title and possession checks, safe custody / vaulting of the asset and allied paperwork, legality of commodity trade, creation of template trade agreements, etc.

## Real Estate

Fractional ownership of the real estate and the allied bundle of rights associated with the title.

- Legal due diligence including but not limited to title, provenance & encumbrance checks, the legal validity of conveyance (i.e., regulatory restrictions), the validity of Special Power of Attorney executed on behalf of the trading parties, nature of the property, mutation application, etc.
- Financial due diligence, including an independent valuation of the property based on best practices such as referencing circle rate with the last three sales of properties of similar or comparable nature executed within the same area or within a specific radius of the property, sought to be tokenized.



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