عقار بلك
REALBLOCK

AQARBLOCK DAPP

WHITE PAPER

EXEUCTIVE SUMMARY

The purpose of this document is to provide a brief description for the decentralized application (Dapp) using blockchain technology to facilitate the real estate market and advertisements (Ads) in a smart contract manner and according to the given and customized business model.

This Dapp product is called Aqarblock where it shall meet the main objective and requirements between the blockchain developers (Blocker) and Customer.

During Aqarblock development, there will be a regular mandate updates and versions as healthy checkup to assure the design is in line with the requirements and application objective.
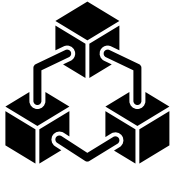
INTRODUCTION

BACKGROUND

In line with Saudi Vision 2030 and technology ambition in making Saudi the global technology hub, the requested Dapp which will be the first application with blockchain technology used for real estate market. Real estate market Ads are not well-organized, and the brokers have some issues during implementing the deals between buyers and sellers. The proposed Dapp shall provide a problem-solving by the resolution of the smart contract and other blockchain features as it will be mentioned below.

PURPOSE OF THIS PAPER

The purpose of this document is to provide a brief description for the requested decartelized application (Dapp) using blockchain technology to facilitate the real estate advertisements (Ads) in a smart contract manner according to the given and customized business model.
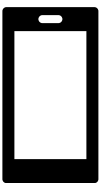
IMPLEMENTATION METHOD

this Aqarblock is the first integrated application that combines the real estate's market with blockchain technology. The application allows you to advertise in the real estate's market using (Smart Contracts) and it has many advantages, including, but not limited to, not copying, cloning, or modifying real estate for credibility, saving the attempts of advertisers and real estate marketers. In addition, the advertising information and real estate assets will be stored in the Polygon Blockchain network as our first stage. With pride, Aqarblock has a comprehensive roadmap and plan during the development and updating of the application. The second phase will allow the user to convert ads and real estate assets into non-fungible tokens (NFT), which gives owners, developers, and real estate marketers a system of high security and reliability. The third and final stage, the user will be able to transfer real estate assets to (Metaverse), which is considered as a leap in the real estate's market, as it is possible to view the property without the need to physically approach it. The real estate marketing will be transformed from texts, photos, and videos elements to a three-dimensional world of Metaverse, and this will be available in Aqarblock application, God willing.

TYPE C1: BUILD A DAPP FOR REAL ESTATE ADS

Blockchain

Smart Contract

Mobile

BUSINESS MODEL

The business model of the proposed Dapp is to streamline and organize the real estate ads in a better way and reserve the broker (or advertiser)'s right when the deal is done via him. Based on our market search study as well as our submitted questionnaire, the following items shall be resolved by this proposed Dapp:

1. Messy real estate ads and there is no control on the ads flow.
2. Don't know which the right broker who deserve the winner deal.
3. Hence, 2.5% of deal is hard to go to the right broker or advertiser.

Upon deployment of the proposed Dapp, the above-mentioned issues shown in Figure 2 in the real estate market shall be disappeared in a permanent basis. The entire concept is only facilitating the real estate ads using the blockchain technology. As future provision, this Dapp should consider automated smart contracts and Aqarblock© product could be consider as DAO.

Buyer   Seller

House
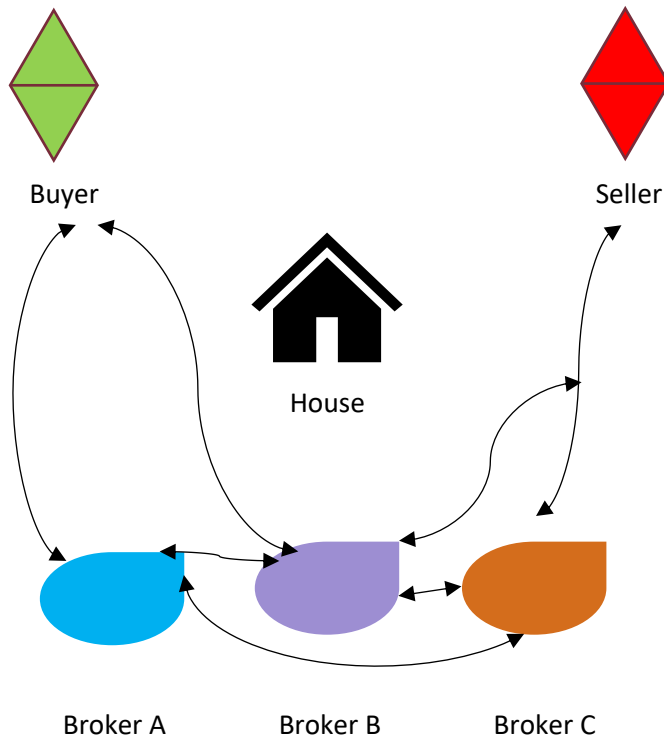
Broker A   Broker B   Broker C
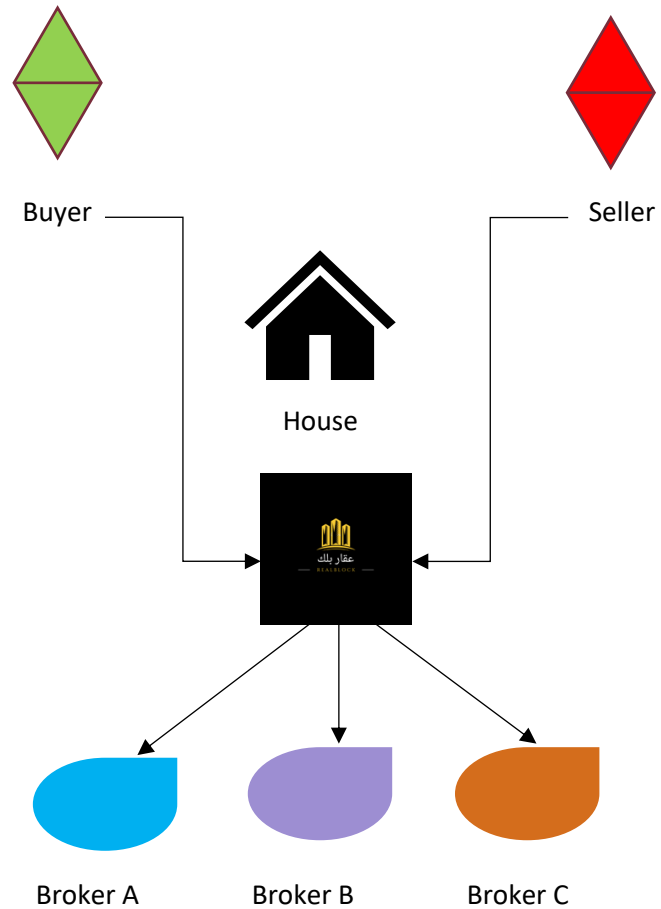
Figure 2 – Current Setup of Real Estate Borker & Advertiser

Figure 3 – Proposed Aqarblock© Dapp Business Model

The proposed Dapp with new business model shown Figure 3 illustrates the required blockchain smart contract between seller, buyer, and other brokers. If broker B who is the first one found the deal between seller and buyer, then this should be logged into the blockchain order book as smart contract and should have the maximum halving which starts from 1.25% from the deal (Because Aqarblock© has 1.25% for every deal) so that the total is 2.5%. The smart contract code should recognize the first, second, third broker based on timestamp of the transaction. Therefore, the broker will deserve it's right as the first one and will take it's payment of the deal based on transection

Remember, Aqarblock© should not have any payment process to make it a simple design and handy Dapp for only advertisement especially on the real estate.

Blockchain Smart Contract:

1. After Sign Up/Sign In. The page of map will appear. User can register his/her properties in the blockchain, and it will appear as 3D/2D graphics on map location. This property should have feature of minted to be converted to NFT. Properties and Post information shall be in the blockchain forever. (NO EDIT). If he/she wants to make any change then it can only be deleted and create a new one. That's the beauty of blockchain. Account verification shall be performed in this Dapp.

2. User Type:
   a. Owner (Who register properties)
   b. Broker
   c. Middleman/Middlewoman (jobber)

3. Color 1 Property is registered
4. Color 2 Property under Sale/Buy (Alarming and shining)
5. Color 3 Property under Rent

6. After completing properties registeration, broker & jobber can contact owner to take a permission to create a new post under the specified property for Sale or Rent.

7. Owner will unlock for broker and jobber. The broker and jobber can now create a new post for those properties and it will be as smart contract on the blockchain. The property should give in the graphics color alarming to indicate for all visitors, this is for Sale or Rent.

8. If deal is done, a message will appear to the buyer to transfer 1.25% to Aqarblock Bank IBAN account. The other 1.25% (for Sale and Rent) will be halving as much as broker or jobber, who come first by blockchain timestamp. For example:

   a) Broker 1---------- 0.625%
   b) jobber 1---------- 0.3125%
   c) jobber 2 ---------- 0.15625%
   d) Broker 2 ---------- 0.078125%

9. Difference between broker and jobber. Broker has an offical office and jobber is just individual working on Dapp only (No offical office). Broker should have more features in Dapp.

10. After the above message is appeared. Then, the property shall be transferred to the buyer account if it is Sale action by the blockchain smart contract. For rent action, Color 3 should appear (the profile who wants to take it as rent should be linked and appear in this property).

11. Smart contract of post prices for Sale and Rent should have variance not more than 1% (from 0% to 1%).

12. No Copy/Paste Post (Blockchain).

13. For Secondary Page, I might provide API for open data (Deals, Prices etc).

14. Prevent wrong location given by user.

15. Add feature for Renewal of Post by only click on the button Post duration is one month, after that, 3 days to renewal or it will be automatically deleted. If deal is done, then post shall be saved on the blockchain.

16. Add Blockscan (order book) in the secondary page to explore blockchain transactions etc.

A Q A R B L O C K © D A P P R E Q U I R E M E N T S

Aqarblock will be committed to provide the detailed studies to select and determine the most optimized alternatives to build the quantum computer. Below some of the alternatives (but not limited):

Item	Description of Requirement	Remarks
Operating System	iOS & Android, Mobile operating system	Optional: (Only if possible), if the proposed Dapp has also a future compatibility of the upcoming DOS (Decentralized Operating System) will be better.
Technology Stacks	1. Frontend & Connectivity: ReactJS & Web3JS. 2. Backend: NodeJS 3. Smart Contract: Solidity.	Devs are encouraged to recommend other stacks, however, he/she provides justification and explanation for that.
UI & UX Design	UI & UX of the proposed Dapp must have the best of design that could be done.	This requirement is strictly mandated due to the importance of UI & UX for the succussed Dapp. Just an example, Solana and Block have great UI &UX and could have a similarity.
Google Map API	Dapp shall have the map of all Gulf states including: 1. Saudi Arabia 2. Kuwait 3. Bahrain 4. Qatar 5. UAE 6. Oman	This should have the future for the upgraded Dapp to include MENA countries such as Egypt etc.
Dapp Content	Dapp contents should at least have the information like this app: shorturl.at/fix25	There is no need to start from scratch.
Dapp Deployment Commissioning/ & Recommissioning	Devs shall deploy the proposed Dapp in the apply store and google play store. This also includes the Commissioning/	The Dapp shall be under observation. Devs shall cleared out all bugs, glitches, freezing etc technical issues of Dapp

	& Recommissioning activities	
Dapp Maintenance	Devs should provide the maintenance plan for the proposed Dapp as an optional	
Dapp Languages	1. Arabic 2. English	
Project Schedule	Two Months +/- 1 Week	
Project Cost	Lowest submitted price and meeting the requirements will be the winner	It's an open-bid.
Written Doc	Devs shall submit a written offer for this request on or before Thursday August 18, 2022 at 3:00 PM at Coordinated Universal Time (UTC) via Upwork Message with pfd format.	T/F: 8/18

Table-1: Aqarblock© Dapp Requirements

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