

CBI Real Estate Coin (CBIREC) — Blockchain-Governed Escrow Model for Citizenship by Investment

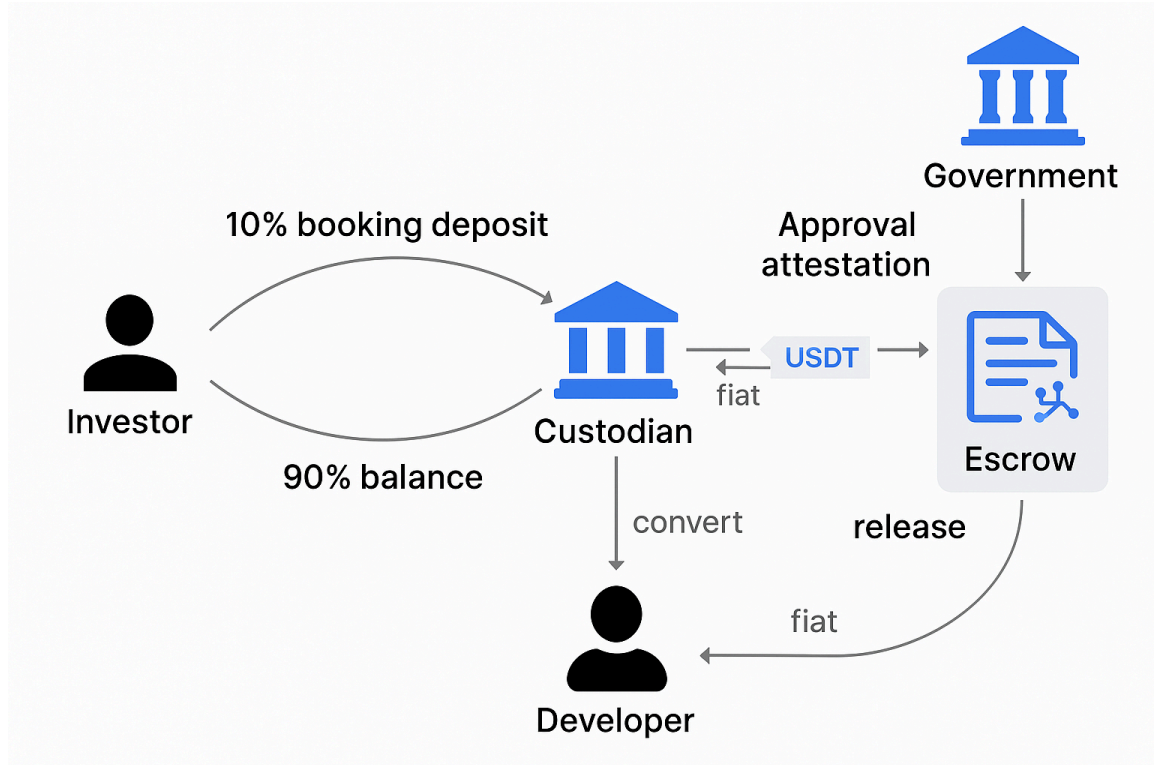
Executive Summary

The CBI Real Estate Coin (REC) model introduces a blockchain-governed escrow framework for Citizenship by Investment (CBI) real estate programs. Investors deposit funds in fiat into a regulated custodian escrow account. The custodian mirrors deposits on-chain as USDT within a smart contract. The smart contract autonomously decides fund release or refund based on government attestations. Developers ultimately receive fiat, ensuring comfort and compliance, while investors benefit from transparency and governments from automated audit trails. The architecture supports two way model: Fiat to Fiat and Crypto to Fiat on-chain, bridging two independent world's.

- Fully autonomous escrow system powered by blockchain smart contract.
- Decentralized financed (DeFI) architecture
- Operated and controlled by smart contract decisions.
- Trusted, transparent on immutable blockchain.
- Produces invoices receipts and trails.
- Multig attestations enforce transaction trust.
- Faster system backed by USDT stable coin (low costs, low transfer fee)

Why use this model?

- Bridge between Fiat and Crypto worlds
- Two way model - Fiat to Fiat and Crypto to Fiat
- Lower transaction fees (no currency conversion losses and high bank commissions)
- Trusted system - autonomously works with no human intervention
- Escrow system for real estate transactions elevates investor trust.
- Government participation increases investor confidence.
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Participants

- Investor
- Escrow bank (custodian)
- Escrow Smart contract
- Real Estate Developer
- Government Entity (CIU)

Process Flow

1. Investor KYC: Investor submits required documents; escrow ID is created.
2. Booking Deposit (10%): Paid directly in fiat to developer's account (non-escrowed). Optional attestation may be recorded on-chain.
3. Application Submission: Developer submits application to government.
4. Approval in Principle & 90% Balance: Investor wires fiat into custodian escrow account. Custodian mirrors this by minting USDT into Escrow Smart Contract.
5. Government Final Approval: Government oracle submits signed approval attestation on-chain.
6. Automatic Release: Smart contract transfers USDT to custodian wallet, custodian converts USDT→fiat and pays developer's bank.
7. Citizenship Granted: Passport issued off-chain, optional NFT certificate issued on-chain.

Architecture Overview

- Investor: Pays 10% booking fee directly to developer (fiat) and 90% into custodian escrow bank (fiat).
- Custodian: Converts fiat→USDT (onramp provider), deposits into escrow smart contract, and converts USDT→fiat upon release (offramp exchange).
- Escrow Smart Contract: Holds 90% in USDT, verifies government attestations, and decides release/refund to developer.
- Government Oracle: Provides signed approval/rejection attestations.
- Developer: Receives booking deposit directly and balance in fiat after approval.

Benefits

Investors:

- 90% balance protected in blockchain-governed escrow.
- Transparency and
- Full refund assurance (government rejection).

Developers:

- Immediate liquidity via 10% booking fee.
- Guaranteed payout upon approval.

Governments:

- Immutable link between investment and citizenship approval.
- Automated compliance and audit records.

Technical Implementation

- Blockchain: Binance Smart Chain (BSC) or Polygon.
- Stablecoin: USDT/USDC as escrow currency.
- Smart Contracts: Solidity escrow manager with OpenZeppelin libraries.
- Custodian Integration: APIs to mirror fiat deposits and process fiat payouts.
- Oracles: Government approvals using HSM-protected keys.
- Automation: Relayers watch contract events and trigger custodian settlements.

Roadmap

Phase 1: Testnet escrow prototype with custodian integration.

Phase 2: Pilot program with government and custodian partner.

Phase 3: Production rollout with multi-custodian redundancy.

Phase 4: On-chain NFT certificates as compliance artifacts.

Conclusion

The REC model ensures transparency, compliance, and trust in CBI real estate funding. By placing 90% of funds in blockchain-governed escrow, only releasing upon government approval, the system protects investors, satisfies regulators, and guarantees developers receive fiat. The 10% booking deposit exemption balances liquidity needs with investor protection.