



{luxury homes in India}

THE STORY

{It takes insight to create the inimitable}



Dining area, Villa Branco

At Isprava, we wanted to do things differently. Change the game. Create an impact. Leave an impression. Build and rent dream luxury homes that inspire the great life. But more importantly, we wanted to simplify the process, break the barriers and make buying, owning and renting out a luxury home an effortless experience.

Isprava launched in 2013 with the singular aim of becoming a global leader in the luxury home segment. Built on the pillars of exclusivity, comfort and integrity, we at Isprava believe we can accomplish this goal by staying true to these defining principles. But we also realise it takes more than pillars and principles to make an impactful difference. It takes great relationships. **That is why when you become a part of the Isprava story, you become a part of the family.**

ABOUT US



Isprava specializes in designing and building luxury homes across Goa, Alibaug, and the Nilgiris. Our end-to-end services include identifying the best locations, designing bespoke spaces, and ensuring seamless delivery of fully furnished homes to our homeowners.

We are backed by the Godrej family, the Piramal family and other renowned groups. Our homeowners include eminent business founders, celebrities, sports personalities, amongst other discerning individuals.

MEET OUR BOARD OF DIRECTORS

{Nadir Godrej}

Chairman & MD, Godrej Industries

Nadir Godrej, India's oldest and most respected business conglomerate, is the Managing Director of the Godrej Group. His impressive academic background, which includes an MBA from Harvard Business School and a master's degree in chemical engineering from Stanford University, underpins his deep roots in the corporate world and acute judgement.

{Madhavan Menon}

Managing Director, Thomas Cook India Limited

Chief Advisor to the Board and mentor to the Madhavan Menon brings with him over 38 years of experience and expertise that spans across Banking, Finance and Travel-related Foreign Exchange Management. Currently, Mr. Menon is a Member of the Board of Thomas Cook (India) Limited and holds Directorships in the various subsidiaries of the Company. He is also the Chairman of the Fairfax India Charitable Foundation, which focuses on bringing down the cost of treating kidney-related ailments in the country. Now, at Isprava Group, Mr. Menon brings in his mentorship and guidance with an in-depth knowledge of the hospitality and travel space and will be adding value in building an ecosystem of ultra-luxury hospitality and travel segment.

{Mohit Gujral}

Principal Advisor to the Board

Mohit Gujral, is one of the most reputed names in Indian real estate and hospitality Industry with a persisting experience of 30 years as the chief advisor to the board and mentor to the Isprava and Lohono founders.

{Darshan Shah}

Director

Darshan Shah, known for his bolstering contribution to the IT and Education sector has worked with notable names including karROX Technologies, Safehouse, Ronuk and Eyeglobal, among others. Presently, Mr. Shah offers his valuable insights in the department of Construction, Project Management and Sourcing.

{Nibhrant Shah}

Founder & CEO

As the Founder & CEO of Isprava, Nibhrant Shah looks into the strategic aspects of the company. He is closely involved with the team processes and has a strong sense of architecture and design aesthetics. An economics graduate from Northwestern University, Nibhrant's business acumen comes from his past endeavours of converting start-ups into household names, such as Snackible and Stylecracker amidst others. An erstwhile investment banker, Nibhrant has worked for HSBC in New York and London, and has also founded Themis, a firm that specialises in accounting, taxation and human resource management.

{Dhimaan Shah}

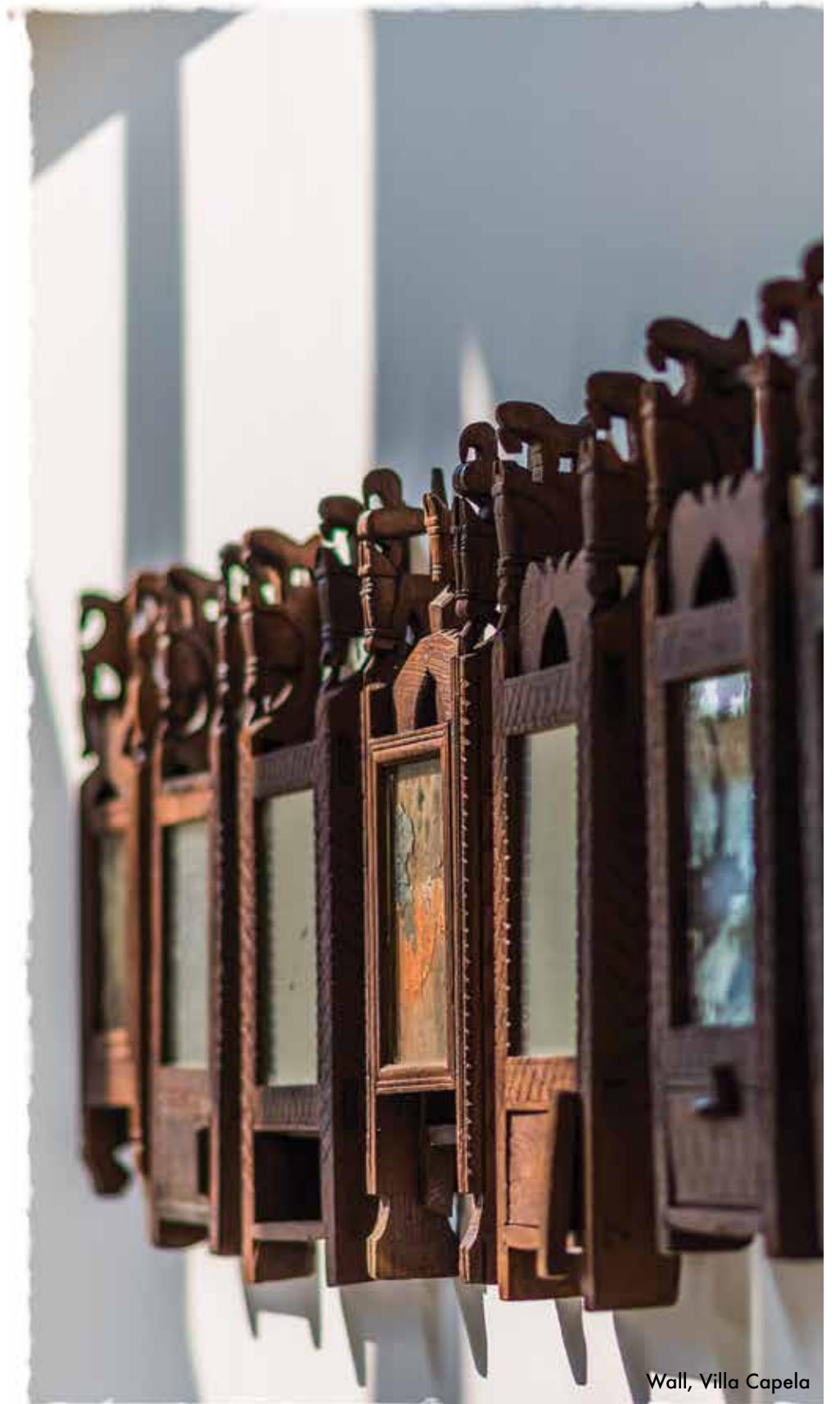
Founder & COO

Dhimaan Shah, known for founding StyleCracker, an internet-based fashion service that has revolutionised the industry, is the Founder and COO of Isprava Group. As a Founder & COO of Isprava, he is involved in all facets of the company and has strong business acumen to lead the team at a strategic level. Dhimaan graduated from Northwestern University with a bachelor's degree in economics and has held senior managerial positions at karROX Technologies, one of India's largest IT training companies, as well as working as an investment banker for HSBC in New York.

{Rohan Lamba}

Former Executive Director, Nomura, Hong Kong

Rohan Lamba is an active investor and board member of Isprava Group and is an important figure in the company's strategic decision-making and planning processes. His career in investment banking spans over 13 years and across various geographies with reputable global investment banks such as Merrill Lynch, Lehman Brothers and Nomura.



Wall, Villa Capela

MEET OUR MANAGEMENT

{Nibrant Shah}

Founder & CEO

- Ex Investment banker in New York & London
- 2x entrepreneur, founder Themis, Leading Indian accounting & tax services company
- Northwestern University (Kellogg School of Business)

{Dhimaan Shah}

Founder & COO

- Ex Investment banker in New York
- Prior to Isprava, Dhimaan co-founded an AI driven personal styling platform
- Holds a Bachelor's degree in Economics from Northwestern University

{Rohan Lamba}

Former Executive Director, Nomura,
Hong Kong

- Ex Investment banker with 13 years experience at Merrill Lynch, Lehman Brothers and Nomura in India, Singapore and Hong Kong
- Actively manages all financing & strategic initiatives for Isprava/Lohono
- University of Toronto

{Kshitiz Bilala}

Head of Finance & Commercial

- Finance professional, 15+ years of experience in Transaction Advisory and Corporate Finance
- Ex-CFO of a listed company on Bombay stock exchange
- Worked in Germany and other European countries for 7+ years
- Chartered Accountant from Institute of Chartered Accountants of India (ICAI)

{Kaiyan Mistry}

Head of Operations & New Business

- A supreme go-getter, Kaiyan started his career with architect Hafeez Contractor
- From being involved in land acquisition & home delivery to design, construction & more, Kaiyan does it all
- With over 10 years of experience, he plays a pivotal role in developing and delivering our luxury homes and spurring the company's growth

{Soham Kapadia}

Head of Customer Relations

- Bachelor's degree in Business Management Studies from H.R College of Commerce.
- He worked at notable institutions like Deloitte and Tranzmute Capital and also founded an e-commerce website for high quality apparel.
- His enthusiasm and attention to detail is what makes him an invaluable asset to the team

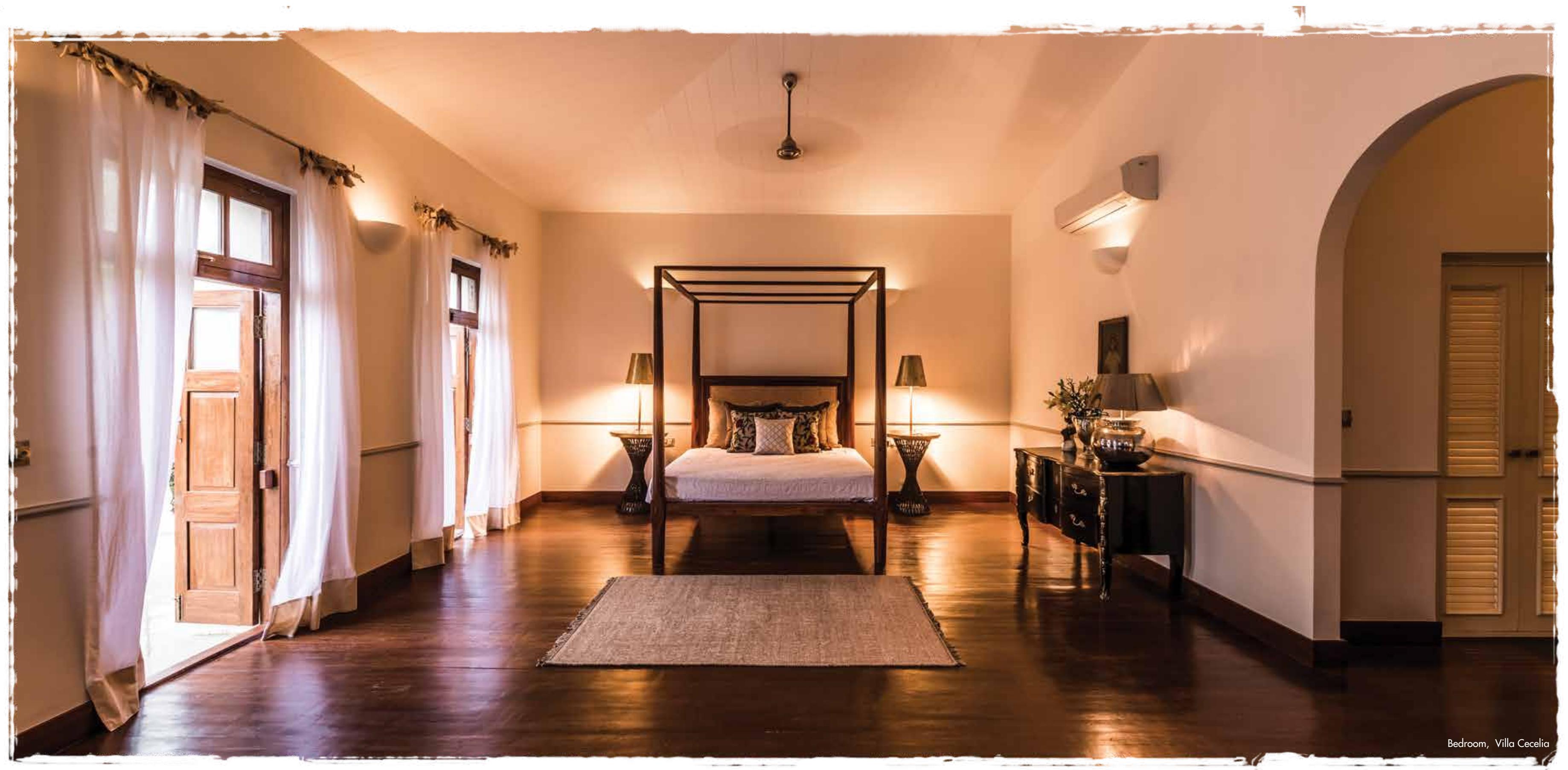
{Moyukh Basu}

DGM Sales

- Master's Degree in International Hotel Management from Oxford University.
- He previously worked with TFS as their DGM Alliances and Growth. He has also worked with Lodha as the GM Hospitality.
- His experience ranges across various industries from hotels, hospitality, tourism, aviation to real estate.



Wall, The Fairview Estate



Bedroom, Villa Cecelia

THE DIFFERENCE

*{It takes challenging the ordinary
to create something extraordinary}*



Water Spout, Villa Verde

At Isprava, we understand that buying a home involves many considerations. Whether it is a retirement retreat, a holiday escape or a home away from home, it needs to be an exclusive, unique and secure purchase. A valued investment that is equipped with the best-in-class facilities, amenities and services. Cushioned with heartfelt hospitality. Timeless and bespoke in style and aesthetic. A place you can call your own. **At Isprava, we strive to embrace the highest benchmarks to deliver all this and more...**

{furnishing, facilities & amenities}

We don't just handover a space for you to call a holiday home. We deliver a promise of exclusivity, comfort and integrity. Where every element is detailed to rival the most discerning standards. And everything has been intuitively arranged for you. **At Isprava, all you have to do is arrive.**

Each Isprava home includes:

- A unique blend of taste, style, scale and comfort
- A layout offering abundant natural light, great views, high ceilings, maximum ventilation and liveable space
- Plush, verdant and manicured lawns and a private pool*
- Complete furnishing: from modern pieces to antique furniture and artefacts
- Bespoke soft furnishings: handpicked linens, curtains and upholstery
- Custom-designed artisanal tiles and natural flooring using laterite wood and grey stone
- Amenities also include air conditioning, television, full load diesel generator set, and other white goods

*Only in Goa and Alibaug



{the isprava concierge}

We don't just respond to requests. We anticipate them and surpass all expectations. Whether you want to surprise your partner with a candlelit dinner. Or make sure there are enough pool toys for the kids. Whether it's arranging for a yacht or indulgent massage, yoga services or even a personal chef, we will oblige. Isprava's dedicated guest relationship teams will ensure you're never left in need. They will give you unlimited access to exclusive privileges.
And make your holiday home experience one to remember.



{seamless purchase experience}

We don't just sell you a home we provide you with a seamless experience. We have designed a fool-proof and transparent purchasing process.

One that entails:

- Up-to-date paperwork and documentation
 - On-time completion of projects
 - Fully approved land clearances
 - The most stringent adherence to all guidelines
- Isprava's commitment to its clients is inherent and the purchase experience unlike any other.**

{convenient renting out protocol}

We don't just make homes for your holidays. We create great investment opportunities as well. A smart source of secondary income. At Isprava, we appreciate the potential in renting out our properties. We cater to make this possible in a convenient manner. By identifying your needs and assisting you with all the relevant resources. By competitively marketing the property for you and renting out the home without complicated procedures.
At Isprava, you are always assured the finest assistance.



{signature aesthetics}

We don't just build beautiful houses. We craft homes that redefine luxury. Ones that are luxurious yet efficient. Comfortable yet elegant. Ones that showcase traditional techniques with a contemporary outlook. At Isprava, each home is different from the other. **Each home has its own unique story to tell.**



{social awareness & action}

We don't just strive to make a difference in your life. We also want to make a difference in the world.

By undertaking socially responsible initiatives like:

- We have incorporated rainwater harvesting in the homes and an irrigation system. Rainwater harvesting reduces the demand for groundwater and mains water use by 80% while irrigation system saves approximately 30% to 40% of water.
- We are committed to keeping the locales we work in – clean. We have incorporated a waste management program by installing standardized color-coded German bins that have clear signage and are odor proof with wheels for easy transportation to segregate waste. The compost from dry waste is used for gardening.
- We have gone an extra mile to inculcate sustainability in the flooring at all homes. Old Burma teak sourced from retired ships adorn most of the floors, in addition to handmade cement tiles and stone that add to the diversity in design. Refurbished wood from heritage buildings across India is used as doors and windows in our homes.

*Actual photographs of villas

{property management services}

We don't just give you a luxury property. We extend complimentary property management services*.

Our entourage is at your service:

- Property Manager
- Guest Relations Manager
- Permanent Cleaning Staff
- Electrician
- Plumber
- Gardener
- Pool Maintenance Team
- Security Guard
- Car and Driver**
- Monthly Report

*For your first year

**At an additional cost



Bedroom, Villa Azul

THE DESTINATIONS

{It takes breathtaking locales to make the most extravagant homes feel richer}

At Isprava, we seek destinations that will give our homes a unique personality. Destinations that are diverse and vibrant. Destinations that form attractive, long-term investments. From the most popular spots to the best kept secrets. Whether that takes us to the sun, seas and sands of **Goa**, to the beaches of **Alibaug**, or transports us to the tranquil hills of **The Nilgiris**. We handpick destinations that will fulfill every home owner's desire—from the sea-loving to those who prefer peaceful mountainscapes, and beyond.

We have the perfect destination for you and your home-to-be.

{isprava's goa}

Goa is more than just beautiful beaches and resorts. It is a way of life celebrated widely across the country. Nothing short of a paradise land, this coastal city is a fascinating destination with unique juxtapositions - 16th century history set against vibrant neighbourhoods, zealous nightlife against tranquil hideaways. Goa is synonymous with rich culture and hospitable folks. **Isprava's Goa is a place you will be enticed to visit 365 days a year.**



View from Villa Capela

{isprava's nilgiris}

It's not just any ordinary destination. It's a destination of hills that will lure you in. For its untouched beauty, its rich culture and abundant nature. For its extensive peaks, peace-loving people and National Geographic ranking it as the second best climate in the world. For its private tea plantations, regal British manors and expansive golf courses. It compelled us to make our Isprava mark on its terrains. A short 2-hour panoramic drive from Coimbatore International Airport will bring you to this destination. Equestrian enthusiasts, nature lovers and golf fanatics... This place has been chosen just for you. **Isprava's Nilgiris is a place to desire, for more reasons than one.**

Lush Greenery of The Nilgiris

{isprava's alibaug}

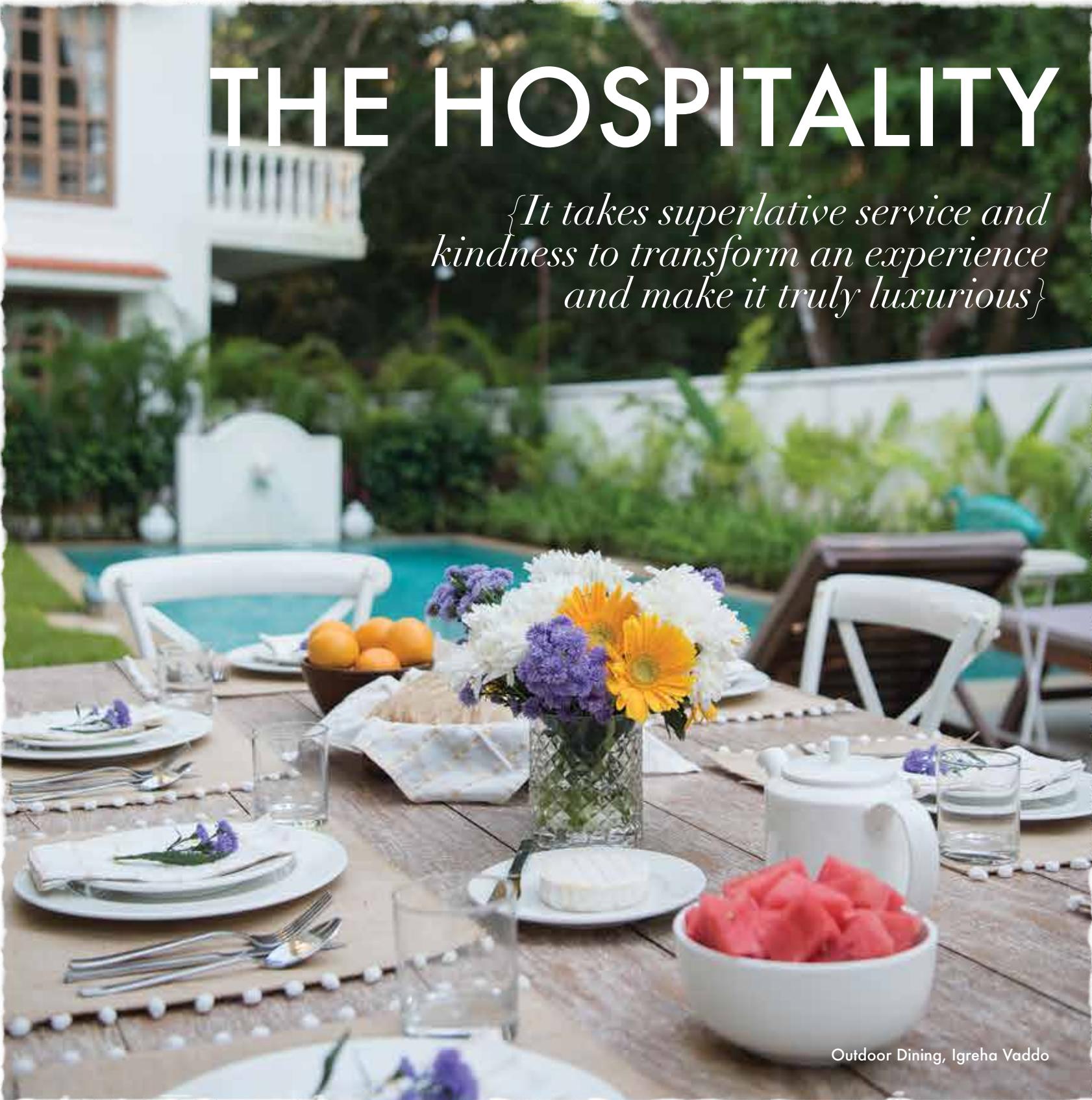
Located just a few kilometers from Mumbai, Alibaug transports you to a world of natural beauty, pristine views, windy beaches, and lush greenery. It is the perfect escape from bustling city life. Alibaug's quaint charm and picturesque landscape make it the ideal location for new homeowners, offering an idyllic work-from-home setup. **Isprava's Alibaug is a place to escape and stay amidst nature.**



Courtyard and Pool, Casa Brava

THE HOSPITALITY

{It takes superlative service and kindness to transform an experience and make it truly luxurious}



Outdoor Dining, Igreha Vaddo

When you set off on your vacation, there are two things you most definitely look for – quality service and great comfort. At Isprava, you will find all of that and more. Renting an Isprava home means promising yourself the best that luxury living has to offer. Be it a quick escape from the chaos at work or a much-needed getaway with your better half, we at Isprava ensure that all our properties exceed your expectations in every way.

An Isprava home also signifies the epitome of fine hospitality. Need the pool cleaned before you take a quick dip? Our dedicated caretakers will see to that. Want to reserve a table for two at that wonderful restaurant everyone's been raving about? Let our efficient travel desk help you out. Believe us when we say that we can get you what you desire at the drop of a hat. All you need to do is sit back, relax and make the most of your vacation.

{unique homes}

Each Isprava property is breathtaking in its beauty. Designed to perfection, every home is different, drawing inspiration from its destination. Step into any of our fully-furnished homes across the country and prepare to be swept away by the quiet charm. You will always find the most luxurious decor, coupled with home-style comforts and interspersed with antiques, offering excellent amenities that will make you want to stay put for eternity.

{serviced luxury living}

We strive to make sure that when you rent out an Isprava home, you make memories for a lifetime. And that happens only when you have an impeccable stay. Our housekeeping team helps you achieve just that. Be it fishing out the pool toys or whipping you up a scrumptious meal after your swim, our team does it with ease. As

you prepare to head out for the day, take the time to sit down and relish a scrumptious, home-cooked complimentary breakfast prepared by our experienced, in-house staff. From renting you a car to booking you an appointment with the best masseuse, we have a team that does it all. They can organize yoga classes if you're so inclined, have chefs whip you up Continental specials and more. You need, only ask.

{guest relationship services}

Think of the Guest Relations Manager as your new best friend. Holidaying in a new land comes with its own set of worries but with Isprava, put your problems on the back burner. Our on-ground specialists are superheroes without the cape who will cater to your every need and even curate bespoke experiences for you, should the mood arise. Your Guest Relations Manager can help you with a number of different things. You may be looking for a specific car to cruise along in for the course of your stay. Or, you may want to reserve a table for your group at one of the best restaurants around town. Let our travel desk work their magic and make it happen. At Isprava, there is nothing that cannot be arranged in order to make your vacation an excellent one.

The signature Isprava luxury and hospitality experience has sure come a long way. What started off as a single home offering four rooms on rent is soon set to become massive chains of hundreds of elegant rooms, all of which are up for rent. In the near future, we at Isprava intend to take things up a notch by establishing beautifully designed Isprava-esque homes across the globe. We are striving to bring you our top-notch services and inimitable experiences, no matter which corner of the world you are at, and that we believe, is the mark of great hospitality.

THE HOMES

{It takes more than design and style to make a house a home, it takes passion and soul}

{estates}

Luxury living has found a new address with Isprava's lavish estates. With a palatial home sprawling across a huge plot of land, Isprava promises distinction in design, style and luxury. Each estate offers stunning, unobstructed views of the serene landscape surrounding the home.

{villas}

Charming in style and luxe in detail, Isprava villas offer a perfect balance of exclusivity, luxury, and privacy without any compromise. Each villa is designed to make you feel completely at home, while offering you the luxuries of a seven star hotel.

{vaddos and hamlets}

Isprava's Vaddo (in Goa and Alibaug) and Hamlet (in Coonoor) epitomize community style living where each home has a unique aesthetic and private pool*, defying the usual cookie cutter gated villas. Our Vaddos and Hamlets are designed to offer you all the luxuries and privacy of an independent villa while being surrounded among like minded neighbors.



Door to Garden, Villa Verde

*Only in Goa and Alibaug

	ESTATES <i>{palatial living}</i>	VILLAS <i>{family living}</i>	VADDOS AND HAMLETS <i>{community living}</i>
Private Pool*	●	●	●
Private Garden	●	●	●
International Design	●	●	●
Ownership of Land	●	●	●
Type of Ownership	Freehold	Freehold	Society
Fully Furnished with Antiques	●	●	●
Custom Designed Flooring	●	●	●
Diesel Generator Set	●	●	●
White Goods	●	●	●
TV Set Top Box	●	●	●
Wi-Fi	●	●	●
Well	●	●	●
Water Connection	●	●	●
Property Management Services	FOC 1st year	FOC 1st year	FOC 1st year
Guest Relations Services	FOC	FOC	FOC
Optional Rental Management	●	●	●
Water Harvesting	●	●	●
Irrigation System	●	●	●

*Only in Goa and Alibaug

*FOC: Free of cost



Balcony, Igreha Vaddo

THE INVESTORS

*{It takes great minds together
to create the strongest foundations}*



Living Room, Villa Azul

{Nadir Godrej}

Managing Director, Godrej Industries

"When you think luxury homes, the first thing that comes to mind is Isprava. It stands apart and instantly provokes interest. Not only for their unique homes and indistinguishable style, but also for their transparent and seamless process and heartfelt community service. It is the company's perpetual passion that has propelled them to become market leaders in such a short span of time. Their recent round of funding is a bold acknowledgement of not only what Isprava has achieved so far, but also the potential of the new heights the company will reach."

{Piyush Vora}

Ex CFO, Lodha

"As an investor always in search of the most attractive avenues, Isprava enticed me for its impeccable execution, innovation and organisation. The business team, its track record, the product and competitive advantage are things I always study before funding. Isprava ticked all the boxes, and held a persuasive position in terms of its current value and the growth potential it has for the future."

{Ashutosh Taparia}

Joint Managing Director, Famy Care

"A brilliant idea is one thing. The tenacity, passion and enthusiasm to bring that brilliant idea to life is a whole other. It is all about the willingness to learn, adapt, create and innovate every step of the way. Isprava's desire to transform the holiday home space and its gusto to truly do something different is what inspired my interest in the company. For an investor, all things considered, passion is a big driver to invest, as those who have a will, will always find a way. Isprava has outdone itself, as I always believed it would."

{Kavi Gupta}

Managing Director, Global head of Rates Trading, BAML

"Isprava epitomises true luxury. Whether it's their construction or décor, their service or style—it is subtle, understated and elegant with serious attention to detail. The homes are aesthetically as gorgeous as any I've seen in the world. Their corporate governance, solid management, attention to detail and aesthetic beauty of the homes is what convinced me to invest in Isprava."

{Anand Piramal}

Executive Director, Piramal Group

Anand Piramal holds a BA from the University of Pennsylvania and an MBA from Harvard Business School. He has always been fascinated by the world of design and has been leading the real estate arm of the Piramal Group while being actively involved in strategy, values and organization development. He has been a part of the Isprava story almost since our inception, when after visiting one of our first properties, he connected with the brand and the values that we stand for. It was our commitment and dedication to building beautiful luxury homes in a transparent and honest manner that steered Anand to invest in Isprava.

{Ritwik Bhattacharjee}

Blackstone RE/ Embassy

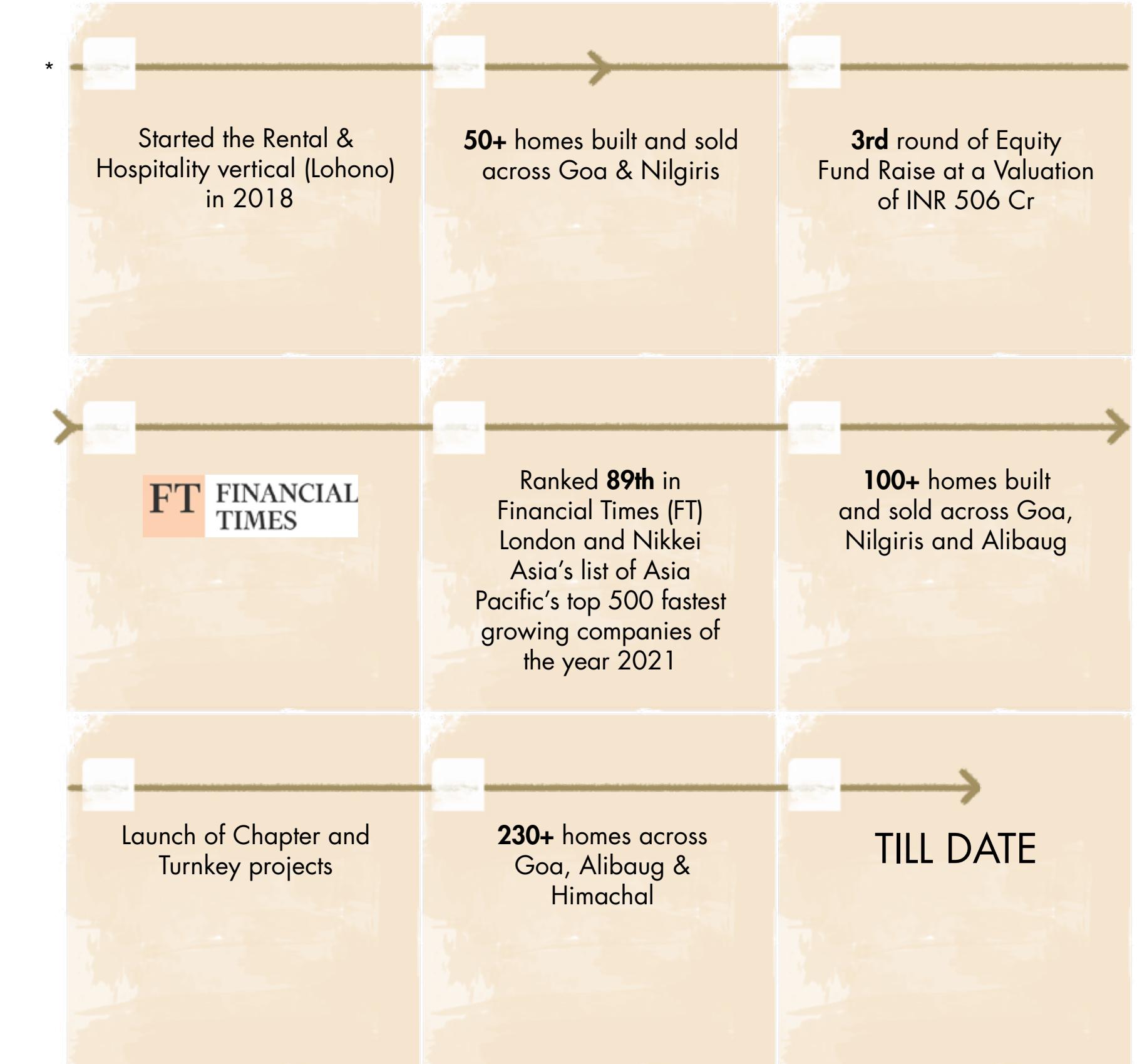
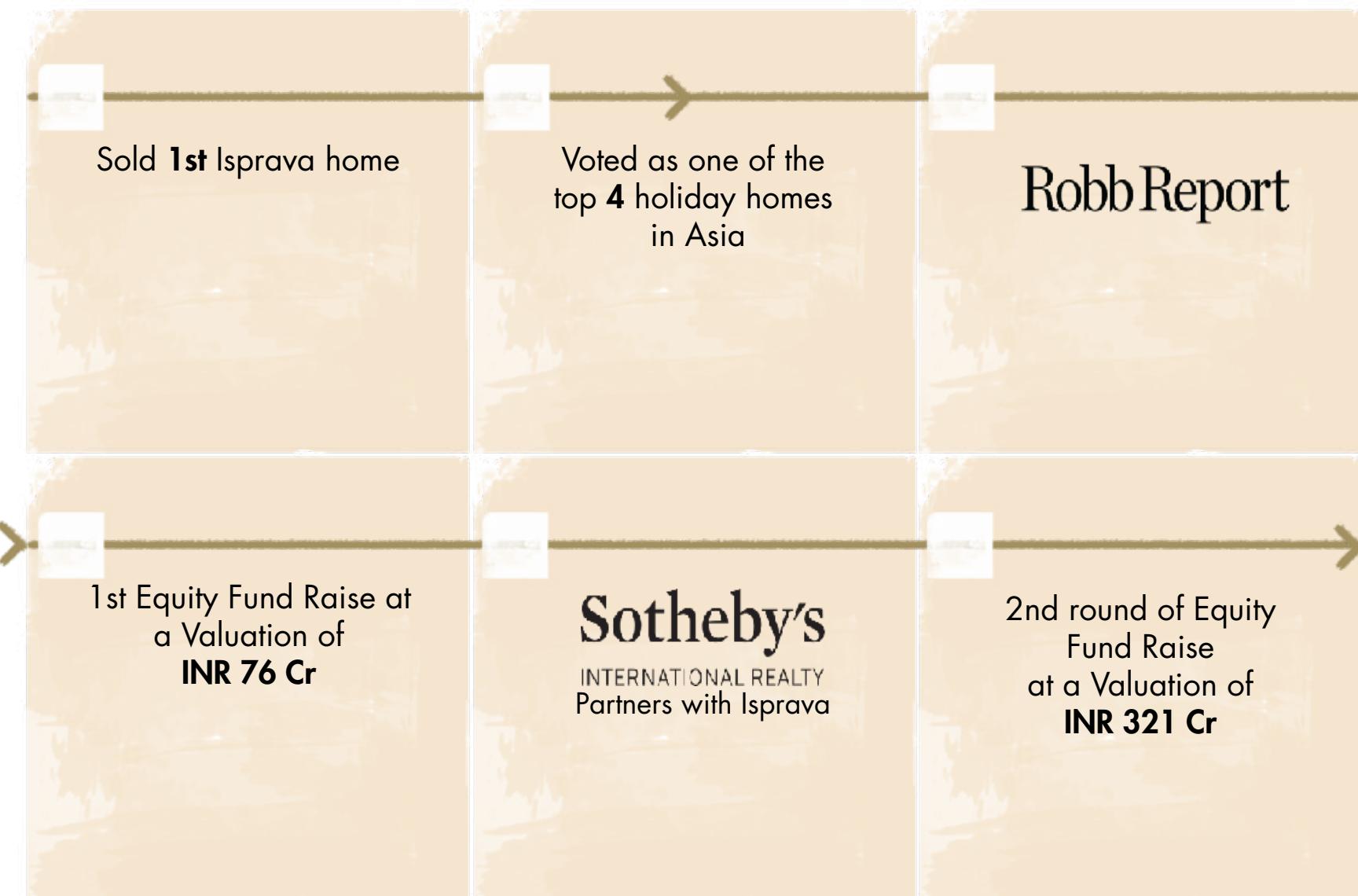
"The real estate sector can feel like a maze of copycats trying to outdo the other. Isprava is different. They have managed to find the gaps that have always existed, and fill them with their expertise and insight. For them, it's not just about selling a holiday home. It's about delivering an experience which resonates the values of honesty and transparency. They make it their prerogative to bring to attention investment fundamentals, beyond the enticement of buying a luxury home. And they succeed in exceeding the expectations of all stakeholders alike."

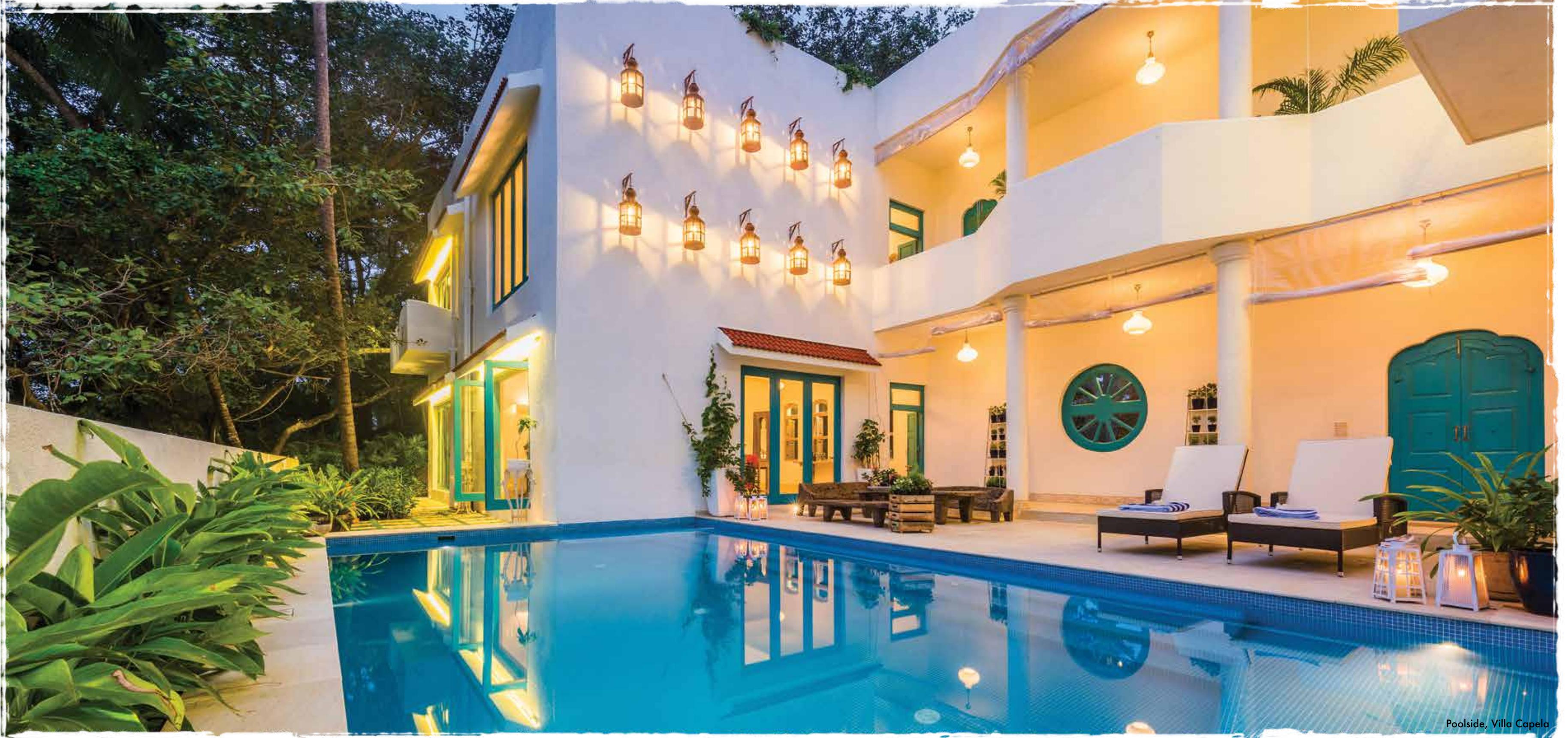


Bedroom, Villa Verde

THE MILESTONES

{It takes stepping stones to reach great achievements}





Poolside, Villa Capela

THE TESTIMONIALS

{It takes a good experience to make the best memories}

A growing family, a need for privacy and 10 years of thinking about what our dream home should be like led us to discovering Isprava. Given the ambiguity surrounding clear title of land in Goa, we wanted to make this particular aspect crystal clear. Most importantly, we wanted to achieve all this without a headache during the entire process. We met Isprava when they were a relatively new company and had just completed their first three homes. We were impressed with their vision and it ticked all our boxes. When Isprava says welcome to the family, they mean it. They hold your hand from day one and continue to do so even after they deliver the home. This sets them apart from anyone else out there.

The entire process for us was seamless, where Isprava was very committed to giving us peace of mind by being engaged and responsive at all times. For a real estate buyer, there is nothing more valuable than this.

Aman Bahl
Managing Director,
Noorjehan Exports
and proud Isprava home owner

Berjis and I had looked at over 100 villas in Goa in the past five years. We loved the city and were keen to buy a cozy and inviting holiday home in order to spend more time in the sunny state. Unfortunately, the market was inundated with cookie cutter homes that lacked charm, privacy, personality and attention to detail. We first met Rohit from the Isprava team following which we saw some of Isprava's completed homes. We fell in love with the design sensibility, the finished product and the customer experience. The entire process is seamless and hassle-free with the highlight being the end-to-end service from clear land titles to a beautiful, furnished holiday home. What sets Isprava apart is their team, everyone we interacted with was so helpful and trustworthy that we have ended up becoming friends! Not only are we excited for our fabulously designed space but the five-star comforts that come with each home including property management and concierge services.

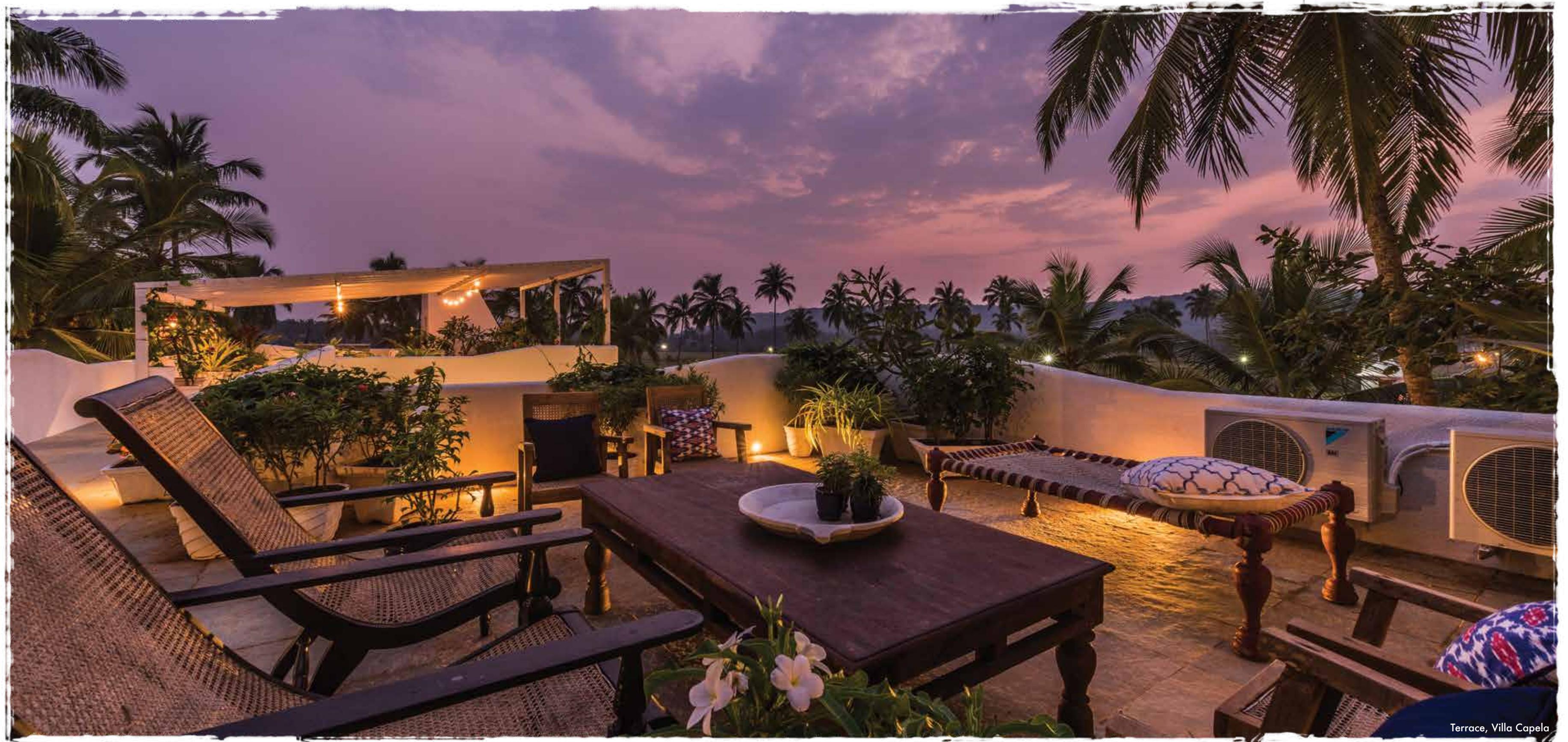
Vandana and Berjis Desai
Former Senior Partner, JSA Law
and proud Isprava home owner

Mita and I have always dreamt of building a creative home, something which would augment our holidays and yet be away from all the fuss and chaos. From the first time we approached Isprava until today, we have always felt like a part of their family. We feel like their buddies and the help and assistance they give is surreal. They look after Villa Verde and are literally always available for anything we need with regards to our home. There isn't one aspect we can single out on; it is the whole package which makes our Isprava experience very exclusive. Our decision to buy an Isprava home was fairly easy, given the light and airy layout, the interiors and the attractive flooring – everything we love in a holiday home! Our relationship has grown even stronger after we've bought a second Isprava home for our parents.

Vinay Agrawal
Founder and Managing Director,
Unicel Technologies
and proud Isprava home owner



Bedroom, Igrehha Vaddo



Terrace, Villa Capela

MEDIA MOMENTS

Condé Nast Traveler

Condé Nast
Traveler

ISPRAVA'S VILLA EVORA IN GOA IS ONE OF THE 10 BEAUTIFUL VILLAS TO RENT THIS MONSOON



This four-bedroom villa is located in the heart of Assagao, with a plethora of restaurants and bars within a 10-minute drive. Your days here will be spent relaxing in the courtyard, or lapsing the pool. The staff will make breakfast for you (ask for the poie with eggs), with other meals available on request. You can ask for French, Lebanese or Goan cuisine. For an authentic Goan experience stop by Anand Bar, a few minutes away, for a fish thali.

The Economic Times

Isprava Gets ₹21 cr in Second Round

Supraja.Srinivasan
@timesgroup.com

Mumbai: Luxury holiday home developer Isprava has raised ₹21 crore (over \$3 million), in its second institutional round of funding led by the Godrej family office. Anand Piramal, son of billionaire businessman Ajay Piramal, and the Taparia family office, founders of contraceptive maker Famy Care that was sold to Mylan. With this, the total capital raised by Isprava stands at over ₹70 crore. The investment values Isprava at about ₹30 crore, a massive jump from the ₹7 crore it was valued at last year when it raised about ₹11 crore from investors.

The four-year-old company bu-

ET Luxury

ET LUXURY
SECOND HOMES



LUXURY IN VERDANT LOCATIONS
A NEW WAVE IN THE WORLD OF HOLIDAY HOMES

THE trend of luxury holiday homes is catching up in India. While the concept of vacation rentals is still nascent in the country, there is a growing demand for high-end properties that offer a unique experience. Isprava, a luxury home developer based in Goa, has been at the forefront of this trend. The company's latest project, Villa Evora, is a prime example of how luxury holiday homes are changing the way people travel and experience their vacations.

"We believe the high-end holiday home market in India is poised for massive growth. Indians are becoming increasingly discerning and sophisticated in their travel preferences, and luxury holiday homes offer a unique opportunity to cater to this demand," says Niharant Shah, CEO of Isprava.

Shah adds, "Villa Evora is perfectly positioned to meet the needs of discerning travelers who are looking for a truly unique and personalized vacation experience."

With its focus on luxury and comfort, Villa Evora offers guests a truly unique vacation experience. The villas are designed to blend seamlessly with the surrounding natural beauty, featuring large windows, high ceilings, and spacious rooms.

Shah concludes, "We are excited to bring this unique vacation experience to India and look forward to welcoming guests from all over the world."

—Rishabh Doshi

Editor, ET LUXURY

Photo: Supraja Srinivasan

Source: Isprava

Design: Supraja Srinivasan

Photographer: Supraja Srinivasan

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Photo: Supraja Srinivasan

Source: Isprava

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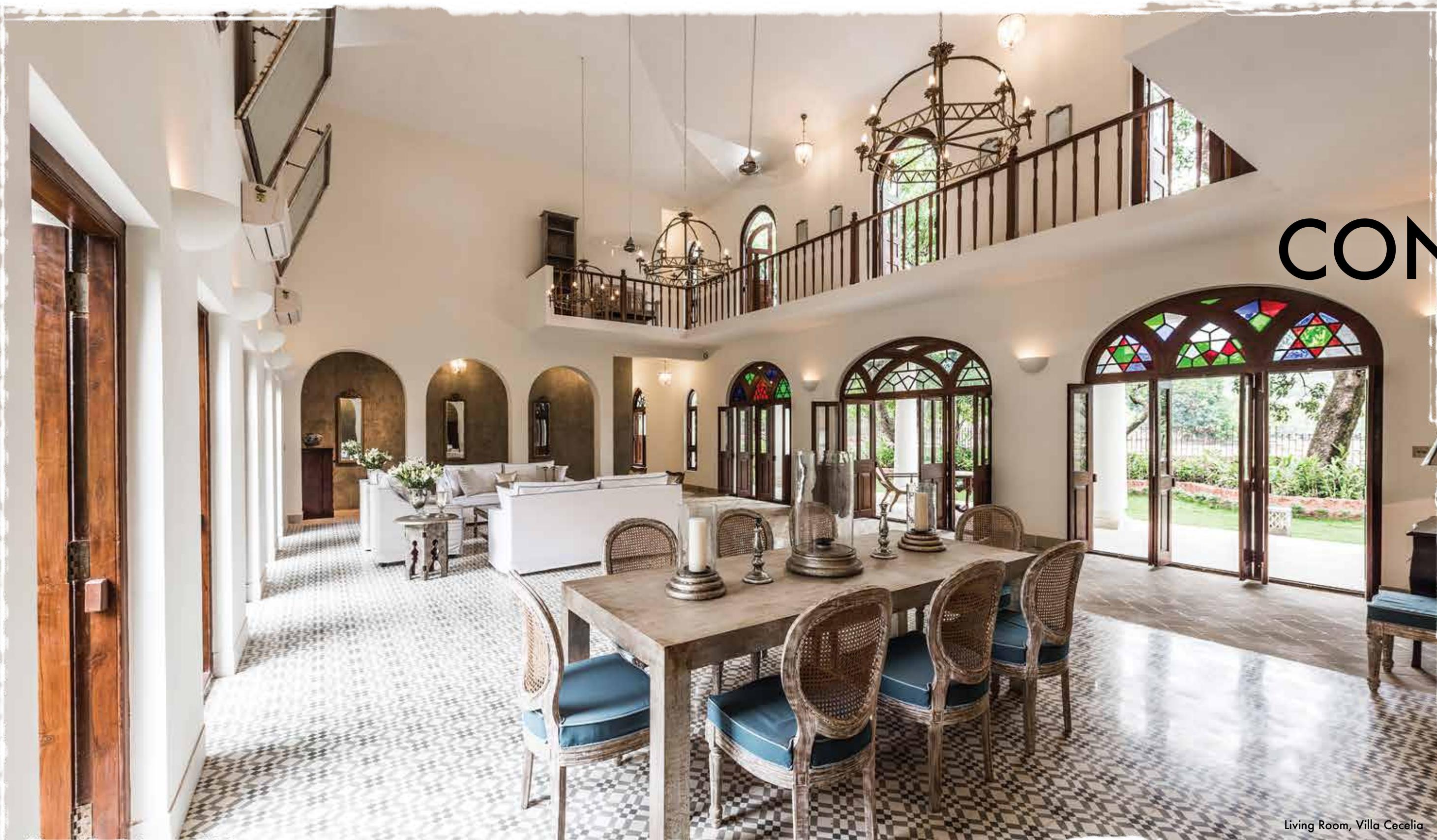
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