



Welcome home to a  
world that is *yours*.

YOURS™



# A new way of realising your dream of a second home



A second home or a vacation house is a dream for many.

Come home to one that is yours, with carefully curated luxury homes that match your lifestyle aspirations.

At YOURS™, we help you purchase and maintain your dream home at a fraction of the cost, through our unique co-ownership model.



## THE CONCEPT

# All the joy of a second home in one carefully curated package

YOURS™ offers co-ownership for multiple, one-of-a-kind properties put up for sale. We invite you to own one or more shares of these properties.

Wouldn't it be nice to experience the slow life from time to time? A getaway to the hills or a soirée by the beach? A space by the riverside to call your own?

YOURS™ was created exclusively to make this dream come true, minus the costs and time commitment associated with managing and maintaining a home away from home.







THE DETAILS

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# Here's how it works



Each property is owned by a special purpose vehicle, and this SPV can be owned by up to eight co-owners. Each share allows you to use the property for an eighth of the time, or 45 days in a year. You have the flexibility to manage your stay using our proprietary mobile app.

In other words, you own an asset, not a timeshare.

YOURS™ is a flagship concept launched in India and is a smart way to invest in a second home.

# Seamlessly *yours*, from day one



**Unique, curated listings**  
vetted and reviewed by  
an expert team.

**A panel of hospitality**  
**experts**, real estate part-  
ners, legal associates.

**100% clear and**  
**transparent paperwork**  
both for the properties  
and for the ownership.

Every property  
**managed to exacting**  
**standards** by us.

**The flexibility to buy**  
**and sell** your share  
whenever you wish to.

App-based, **transparent**  
**property booking** and  
availability when you wish  
to stay.



Renowned architects and interior designers are involved in the construction of these homes. We also work on embellishing each property with modern conveniences that make your stay memorable, every single time.



YOURS · FIRST IN SECOND HOMES ·



# It's much easier than you think



An experience so seamless, you'll never want to stay anywhere else again.

We handpick some of the finest properties in the most ideal locations. The views and the details are as important to us as they are to you.

We make living at a YOURS™ property extremely democratic. You can reserve travel and stay days for up to two years in advance. Holidays and common vacation periods are offered to each owner on a rotating basis.

Enjoy a summer at your property, or pick the festive break, we also recommend experiences around your second home to be enjoyed in groups small and large, with kids, or even as a solitary getaway.

With breathtaking views and the hospitality of our service staff at your new home, what better place can there be to call home?

Warm and cosy homes — we love them as much as you do.







# Some questions we'd definitely ask when buying a second home



## **DO I HAVE THE OWNERSHIP OF THE PROPERTY AT YOURS™?**

Absolutely! As a shareholder of the SPV that own the YOURS home, you have shared ownership of the entire asset.

## **HOW IS THE USE OF ACO-OWNED PROPERTY DETERMINED?**

We have a highly democratic process for using a co-owned home. Each home is divided into eight fractions, and the owner of a fraction gains access to 45 days of home-usage. Holiday periods are offered to each homeowner on a rotating basis. Our proprietary app will help you schedule your stays.

## **HOW CAN I GET FULL OWNERSHIP OF THE HOUSE?**

When a co-owner is ready to sell their share, we offer it up to the other co-owners first, should they wish to purchase the share. If the listing you see is not yet owned by anyone, we would be happy to sell the home to you in its entirety.

## **WHAT IS THE MAXIMUM NUMBER OF SHARES THAT I CAN OWN?**

When a co-owner is ready to sell their share, we offer it up to the other co-owners first, should they wish to purchase the share. Please note that in the interest of fair use, the maximum number of shares you can purchase in a co-owned home is restricted to four.



**WHAT EXACTLY IS FRACTIONAL OWNERSHIP AT YOURS™?**

Each YOURS™ property is owned by a special purpose vehicle, and this SPV can be owned by up to eight co-owners. Each share allows you to use the property for an eighth of the time, or 45 days in a year. You have the flexibility to manage your stay using our proprietary mobile app.

**HOW CAN I BOOK MY PROPERTY TO ENJOY MY HOLIDAY?**

The YOURS™ mobile app allows you to book your property during available dates, right from your smartphone.

**CAN I CO-OWN ANY PROPERTY WITH THE PEOPLE I TRUST?**

Yes, as long as shares are available for the home you have in mind, please reach out to us with details about the other people you wish to co-own the home with. On the individual property pages of our website, you will be able to see how many shares of a property are available at any given time.

**WHO WILL MANAGE THE PROPERTY?**

YOURS™ has an expert team that will fully manage the home to exacting standards. All costs and fees are passed on to the owners with full transparency and are shared pro-rata.

**WHAT MONTHLY COSTS WILL I HAVE TO PAY AS A YOURS™ SHAREHOLDER?**

Home operating costs such as property management, maintenance, repairs, etc. are passed on directly to shareholders. Costs are shared pro-rata.

**IS YOURS™ A TIMESHARE OR A FRACTIONAL OWNERSHIP CONCEPT?**

YOURS™ is not a timeshare. You will be co-owning an actual asset that has the potential to appreciate over time.

**WHAT IF MY PROPERTY IS BOOKED AT THE TIME, I WANT TO BOOK IT TOO?**

Our process for booking a stay is completely managed through the app, and this helps us ensure complete transparency.

**HOW DOES BUYING SHARES IN YOURS™ PROPERTIES WORK?**

Each YOURS™ property is owned by a special purpose vehicle, and this SPV can be owned by up to eight co-owners. You can own up to four shares in a property of your choice or a share in multiple properties.



# The team that is now *yours*



**SHRAVAN GUPTA**  
Co-founder and CEO

Shравan built and ran the Travel Tours Group, a major player in the Indian tourism sector, and has been involved with the tourism industry for over 20 years. He acquired a Bachelors of Commerce degree from Bangalore University and later pursued an MBA from Vanderbilt University in the US.

The Travel Tours Group was acquired by Flight Centre Australia in early 2017, and the combined business was ranked as the second-largest travel enterprise in India by the Times of India. Shравan is also a technology aficionado and is an active investor in travel tech startups.



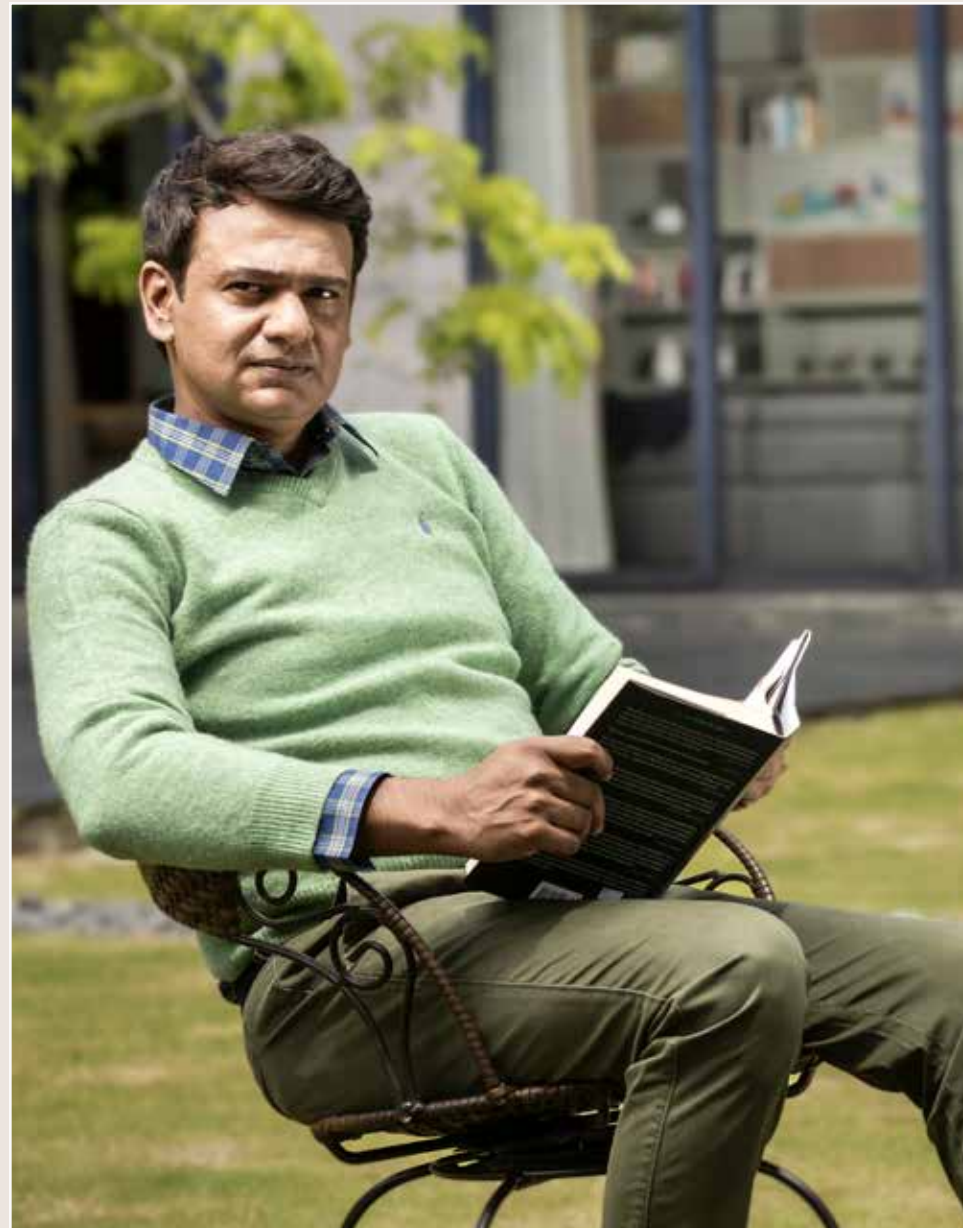


**SUDEEP CHANDRAN**  
Co-founder and COO

Sudeep founded Terrafirma Developers & Promoters in 1998, which has structured large property transactions for MNCs and institutions like DuPont Pioneer, Monsanto, Hytech seeds, and Isha education.

Expanding into construction and project management later with Construction Associates, both firms have executed more than 200 Hi-Tech industries, boutique apartments, commercial buildings, and homes in Bengaluru.





**NARESH NAGARAJ**  
Co-founder and CFO

Naresh is a highly accomplished professional with over 20 years of experience in finance, accounting, and administration functions. Most recently, he served as Senior Vice President of Finance & Administration at Travel Tours Group.

Naresh's career at Travel Tours Group spanned over 10 years, where he was instrumental in areas of mergers & acquisitions, banking & treasury, audit, taxation, administration, human resources, and legal functions. He also led a team of accounting and finance professionals for the implementation of ERP solutions across multiple group entities.





**SHALINI GUPTA**

Co-founder and Head of Design

Shalini is the creative force behind YOURS™ and earlier for the Travel Tours Group. She works closely with architects and marketing consultants in taking the YOURS™ ethos forward.

She has over 20 years of hands on experience in project management, communication, and brand development. Her love for design comes through in all her endeavors. Shalini holds a Bachelors of Commerce degree and a Masters in Communication.





Currently offering homes in Goa, Alibaug, and the Nilgiris for co-ownership. More locations will be available soon.

**HAVE QUESTIONS?**

Please write to us at [reachus@yours.house](mailto:reachus@yours.house)