



**PRAKRUTHI
GROUP**



25 YEARS
CELEBRATING

Project By
PRAKRUTHI GROUP

Sri Vaibhavam Inn

INVESTMENT IN
TIRUPATI SERVICE APARTMENTS

The Rent will Increase by 5% Annually
15 Years Lease Agreement

Unit	Unit Size	Price	Rent
1 BHK	699 SFT	29 Lakhs	₹15,000
2 BHK	1020 SFT	42 Lakhs	₹20,000
3 BHK	1350 SFT	55 Lakhs	₹25,000

Project Overview

07 ACRE'S	06 BLOCKS	05 FLOORS	335 UNITS 1 BHK	230 UNITS 2 BHK	115 UNITS 3 BHK
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A Blessed Opportunity

With Great Returns

1,2 & 3 BHK SERVICE APARTMENTS @ TIRUPATI



S.NO	PARTICULARS	INFORMATION
1	Location	KLM Junction Renigunta @ Tirupati
2	Approval	TUDA & RERA
3	Project Type	1,2 & 3 BHK Service Apartments @ Tirupati
4	Acres	7 Acre
5	Material	Fully Furnished
6	Sizes	699 SFT & 1020 SFT & 1350 SFT
7	Amenities	Banquet Hall, Club House, Indoor Games, Swimming Pool & Gym, Restaurant, Yoga Hall Etc..
8	Total Floors	G + 5 Floors
9	Number Of Units	680 Units
10	Facing	East & West & North
11	Premium Charges	Nil
12	Investor Advantages	<ul style="list-style-type: none"> • Life Time Rental Income • No Maintenance Chargers For life Time • All Amenities No Chargers For life Time

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14	Rent	<table border="1"> <thead> <tr> <th>Unit</th> <th>Unit Size</th> <th>Price</th> <th>Rent</th> </tr> </thead> <tbody> <tr> <td>1 BHK</td> <td>699 SFT</td> <td>29 Lakhs</td> <td>15,000</td> </tr> <tr> <td>2 BHK</td> <td>1020 SFT</td> <td>42 Lakhs</td> <td>20,000</td> </tr> <tr> <td>3 BHK</td> <td>1350 SFT</td> <td>55 Lakhs</td> <td>25,000</td> </tr> </tbody> </table>	Unit	Unit Size	Price	Rent	1 BHK	699 SFT	29 Lakhs	15,000	2 BHK	1020 SFT	42 Lakhs	20,000	3 BHK	1350 SFT	55 Lakhs	25,000
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15	Free Stay	10 Days Complimentary Stay per Year																
16	Rental Agreement	Continues Renewal																
17	Possession	24 Months																
18	Location Advantages	500 Mmtrs Distance To Chennai Highway 4 KMS Distance To Airport 2 KMS Distance To Renigunta Railway Station 10 KMS Distance To Tirupati Bus Stand 15 KMS Distance To Alipiri Gate																
19	Connectivity	a) Airport: Handles 22 flights daily with 8 cities & 120 weekly flights, serving 50,000 passengers per month. b) Railway: Approximately 50,000 to 60,000 passengers arrive daily by train with numbers increasing during festivals. c) Roadway: About 75,000 to 100,000 passengers reach daily by bus, with numbers fluctuating seasonally and during festivals.																
20	Project Advantages	a) GREATER Rental Income than Normal Apartments b) ZERO MAINTENANCE c) Managed by India's Leading Operator of 3-Star Studio Apartments. d) Tirupati is the WORLD'S MOST VISITED Religious Destination!																
21	Why You Invest ?	<ul style="list-style-type: none"> • TUDA, RERA Certified • Transparent Agreements • Quarterly Project Updates • Legal Compliance • Clear Title, Tax Compliant, and Registered Conveyance 																

Sri

Vaibhavam Inn

Why to Invest?



Monthly Rental Income Returns

Enjoy a stable and assured passive income stream every month. Vaibhavam offers a reliable rental yield, making it a smart investment choice for those seeking regular cash flow.



Exclusive Free Stay Benefits

Investors can stay for up to 10 days each year at no additional cost, giving you a personal retreat within a premium, centrally-located property in Tirupati.



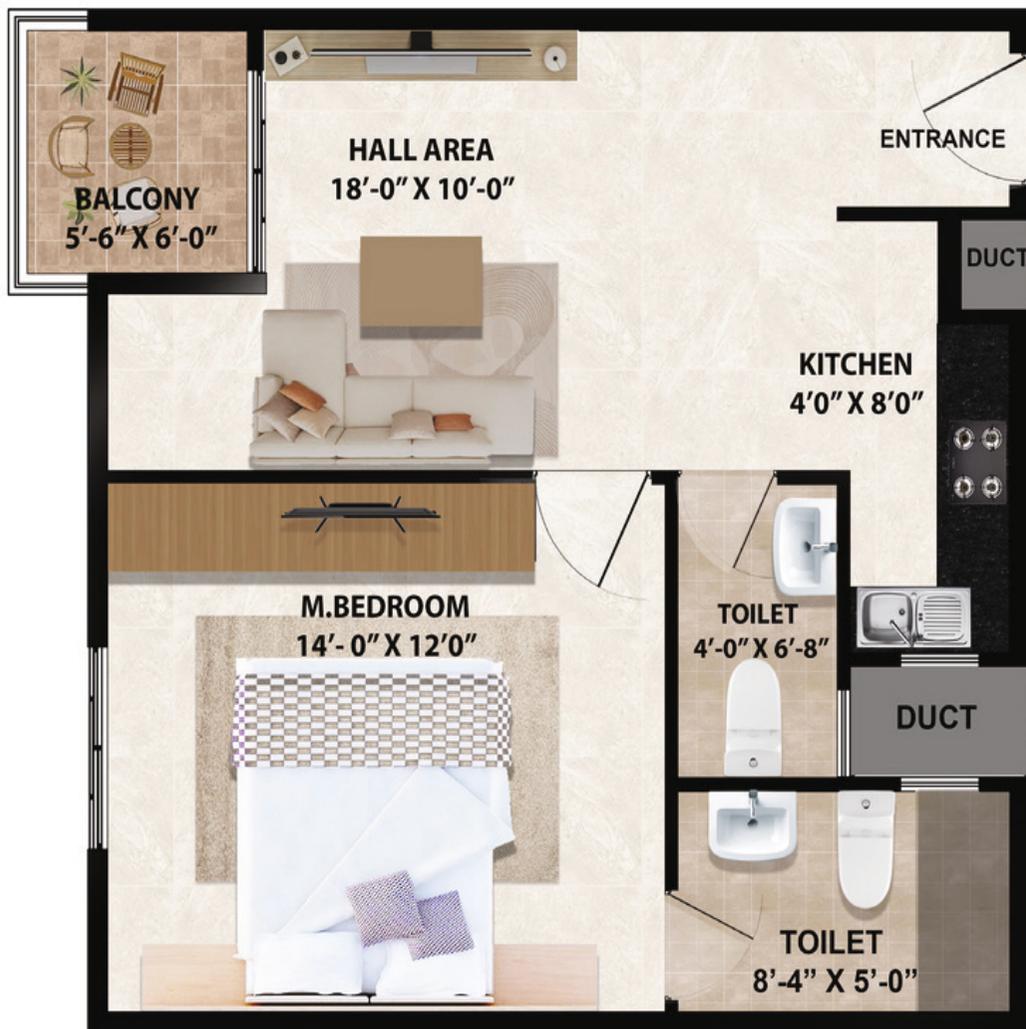
Long - Term Rental Agreement

Vaibhavam Inn offers security and peace of mind with a 15-year rental agreement, ensuring sustained returns and reducing long-term investment risk.

1 BHK FLOOR PLAN

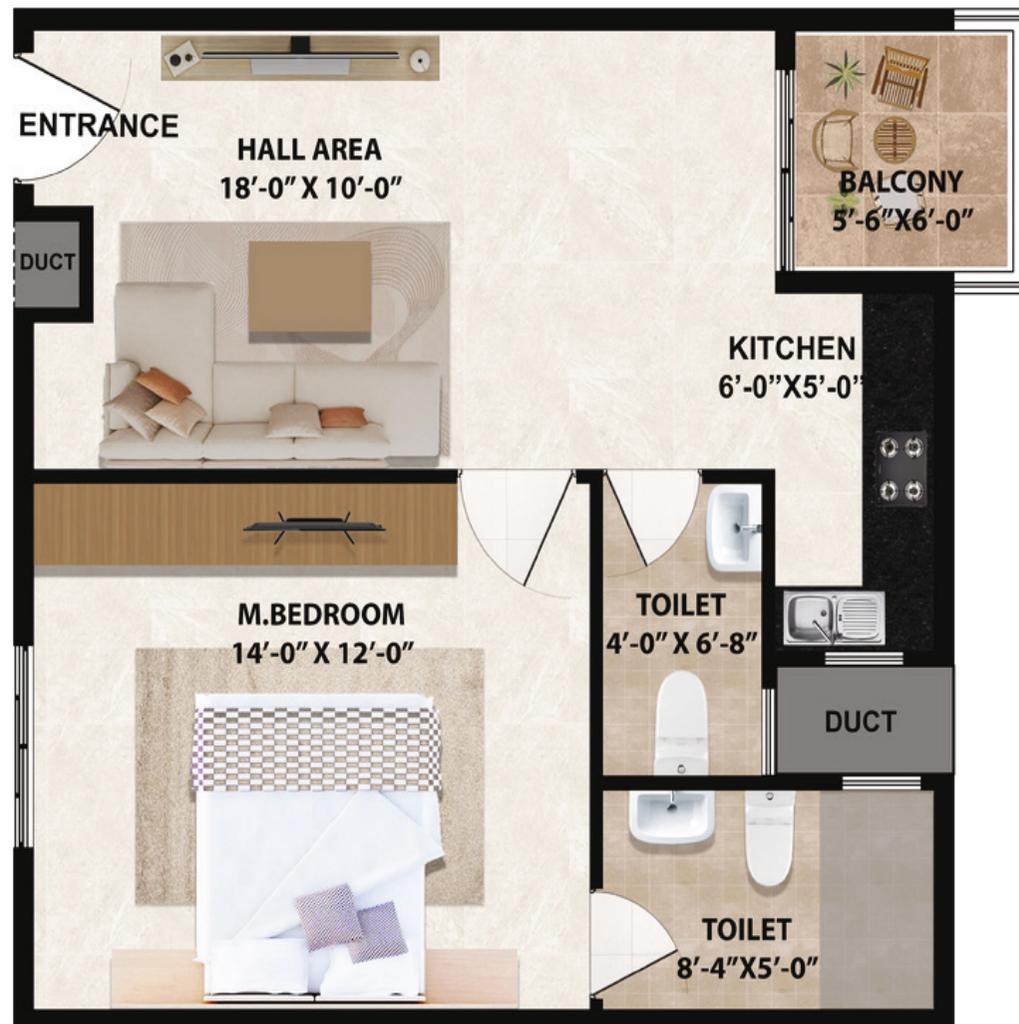
EAST FACING

1 BHK | 699 sft



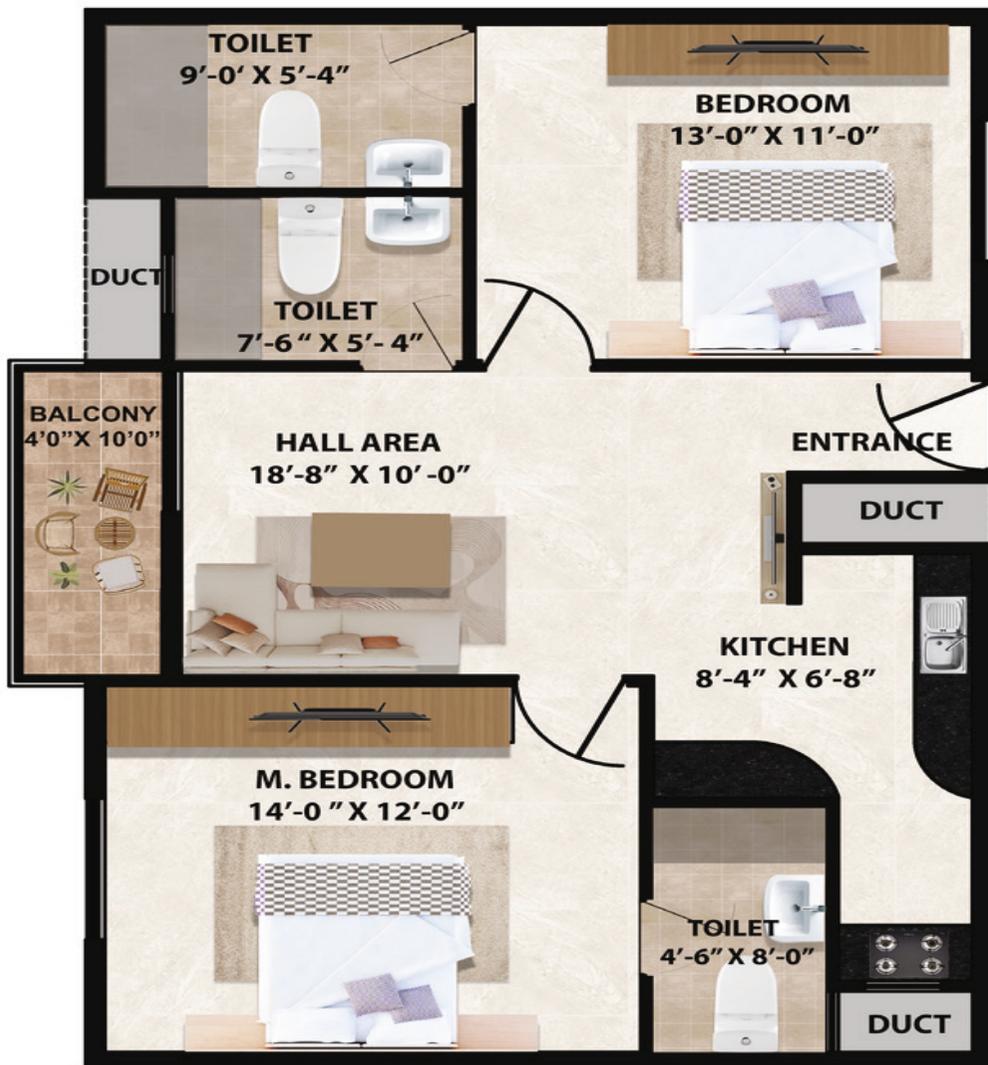
WEST FACING

1 BHK | 699 sft

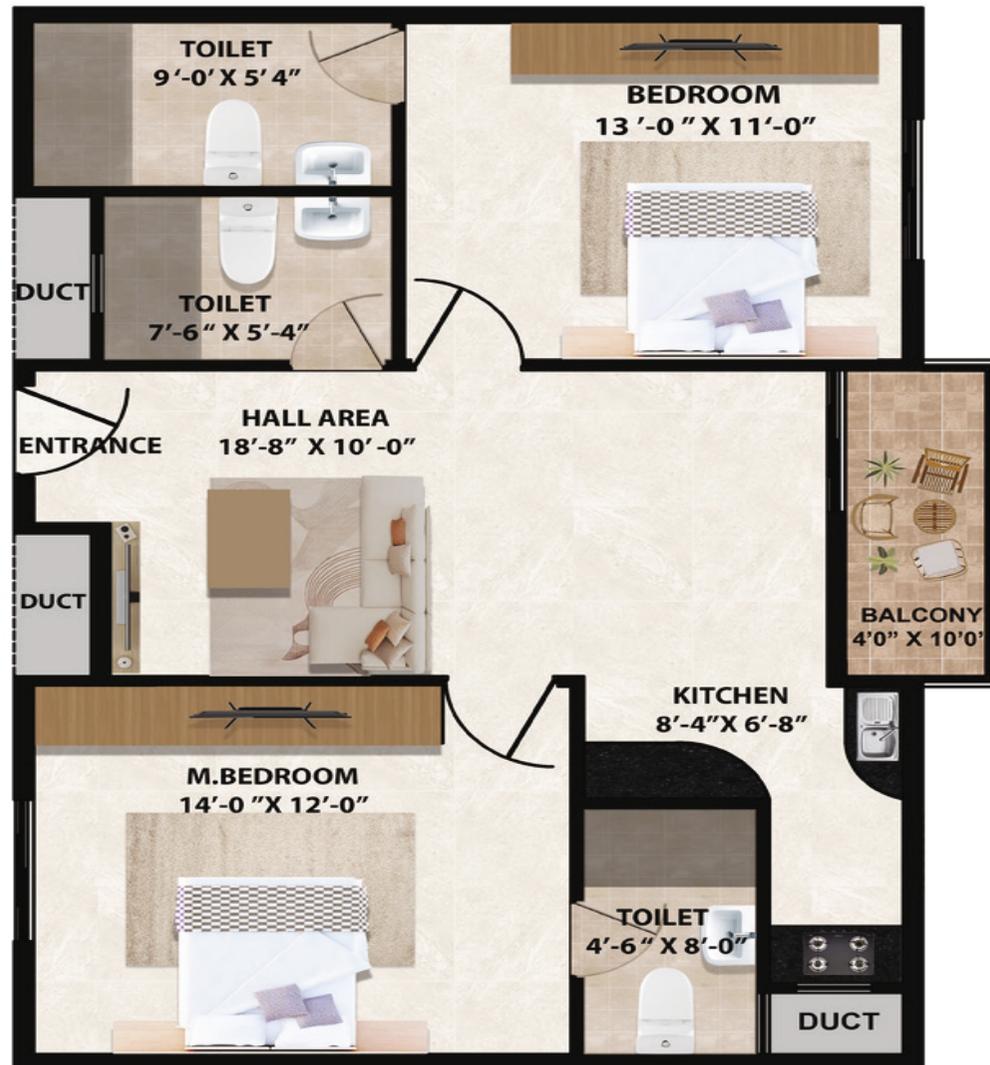


2 BHK FLOOR PLAN

EAST FACING | 2 BHK | 1020 sft



WEST FACING | 2 BHK | 1020 sft



3 BHK FLOOR PLAN

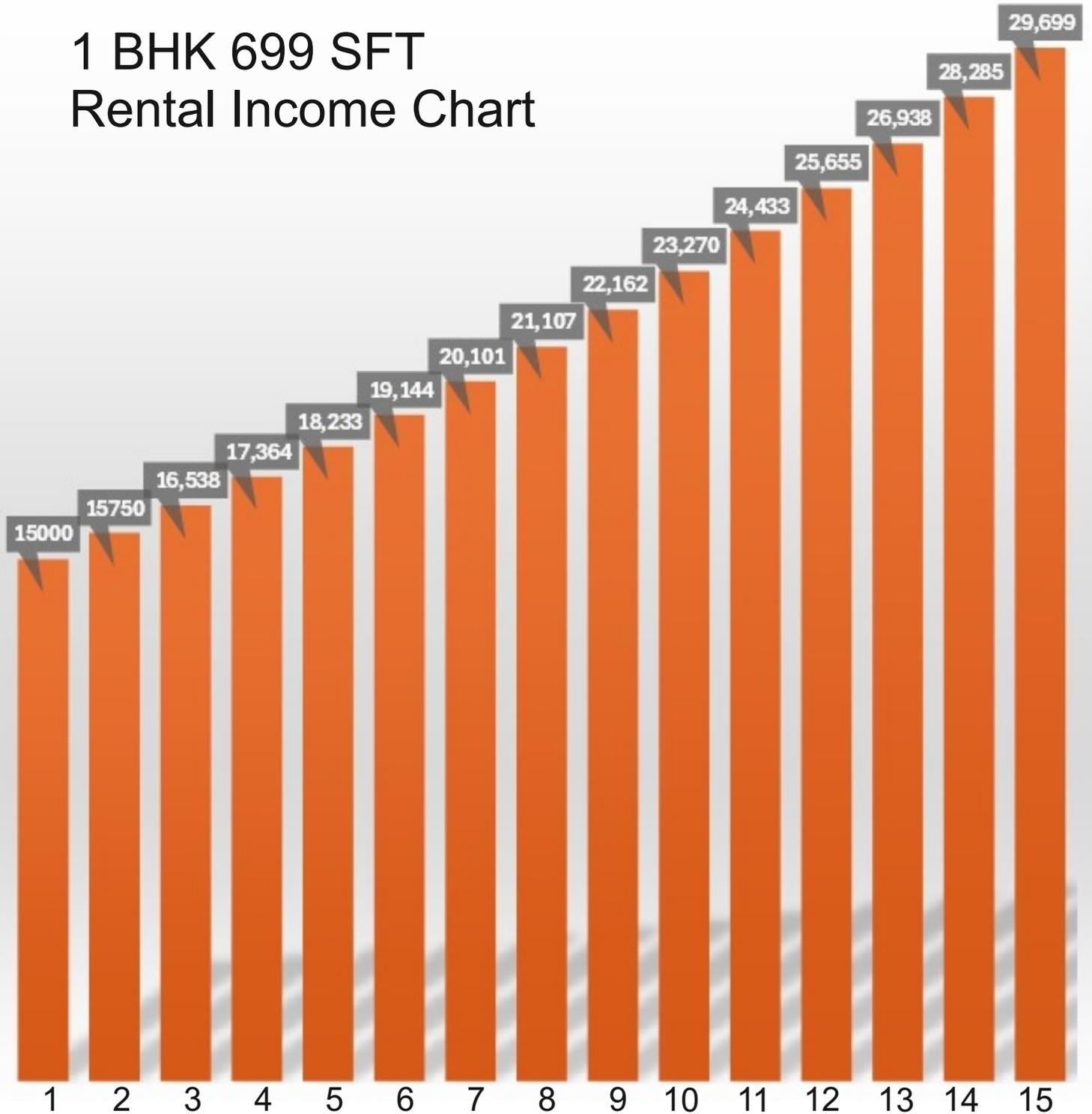
Sri
Vaibhavam Inn

NORTH FACING

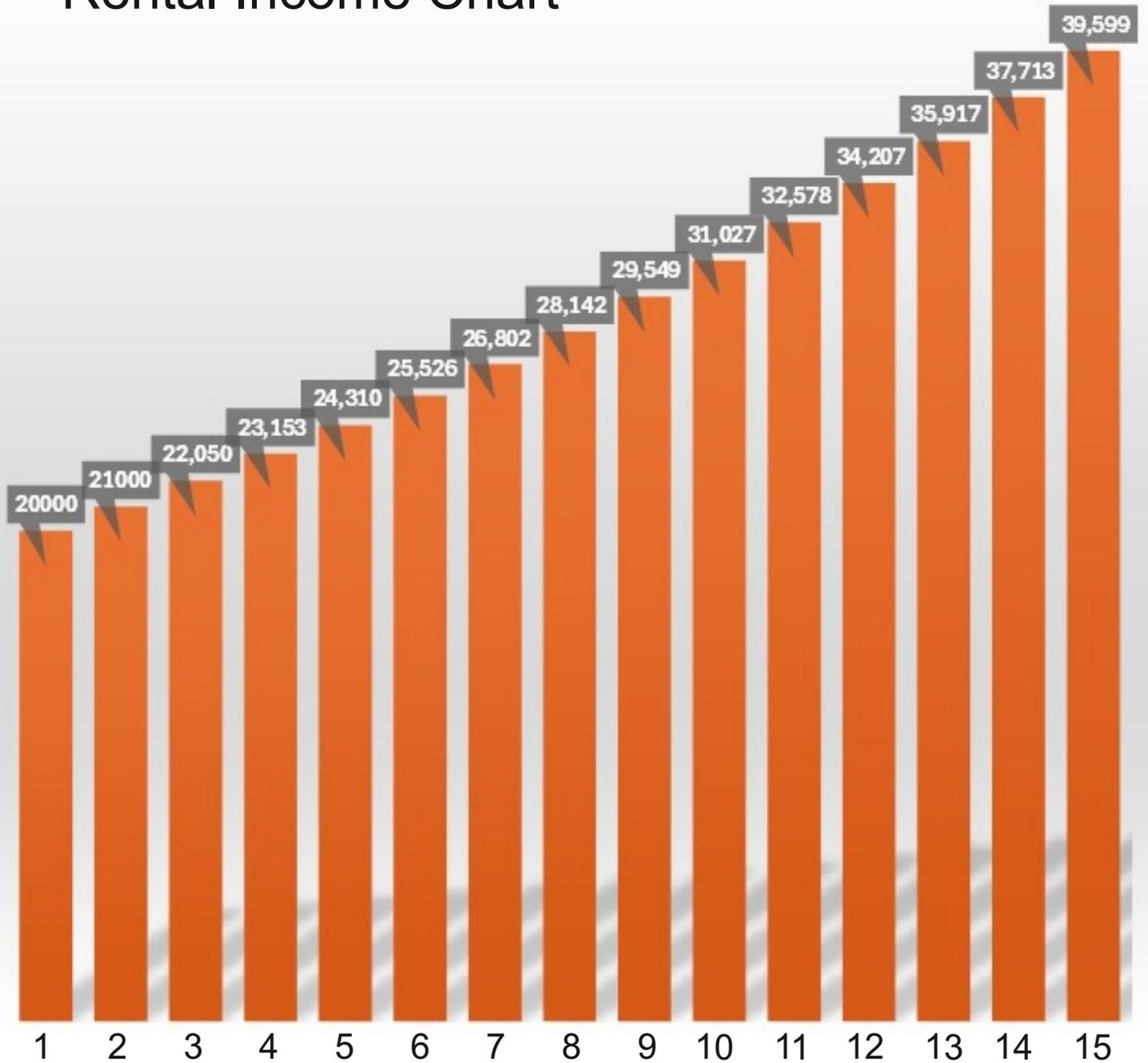
3 BHK | 1350 sft



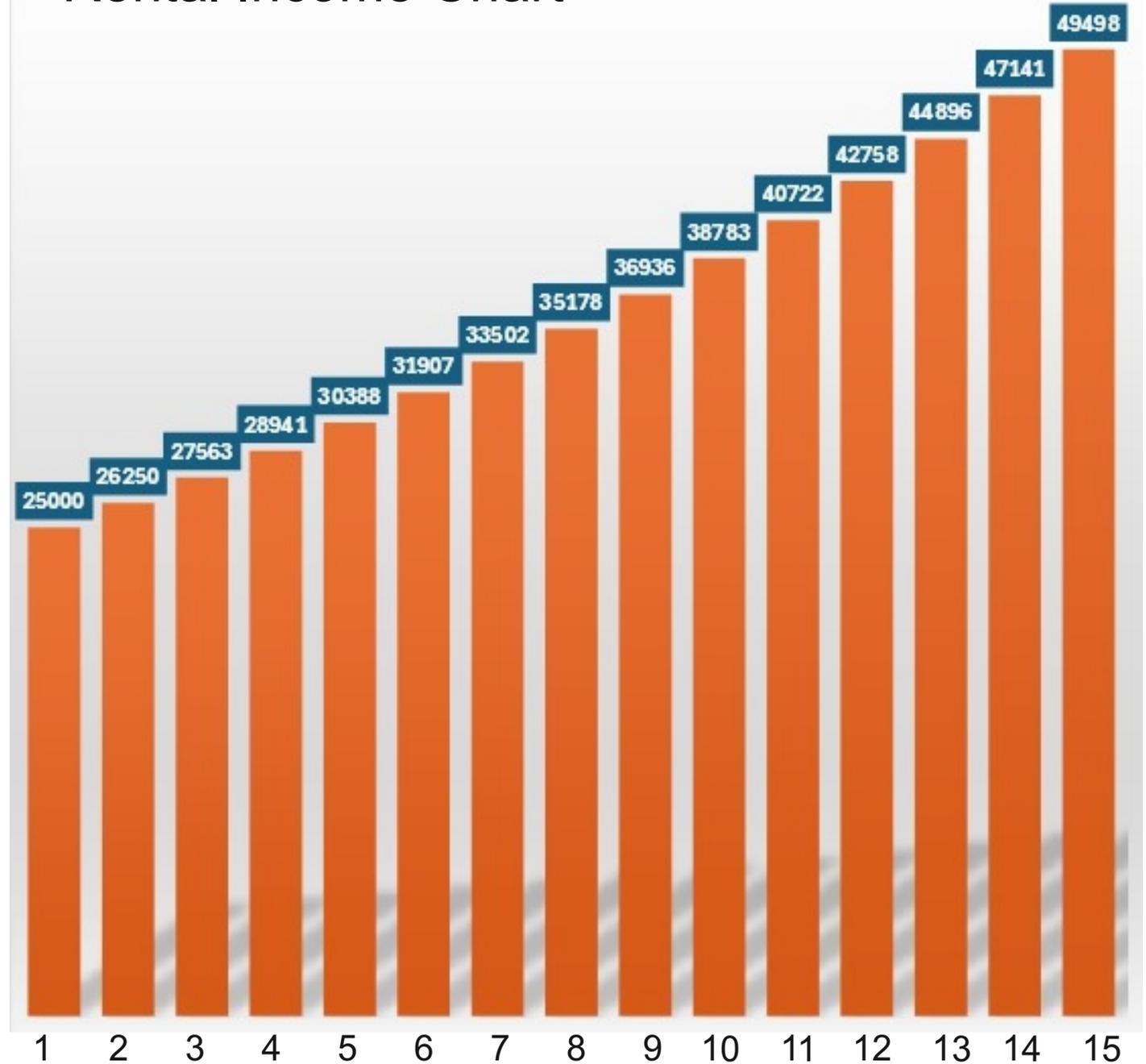
1 BHK 699 SFT Rental Income Chart



2 BHK 1020 Sft Rental Income Chart



3 BHK 1350 SFT Rental Income Chart



Sri Vaibhavam Inn

Why to Invest ?

Vaibhavam, located in KLM Junction, Renigunta @ Tirupati, just moments away from one of India's most visited pilgrimage sites. Our prime location ensures a steady flow of visitors seeking comfort, devotion, and grandeur, making this a high-demand area with immense growth potential.

An investment in Vaibhavam is an investment that keeps on giving and growing. With superior service and unmatched amenities, the property stands out as a landmark destination in Tirupati's hospitality landscape, offering investors a combination of consistent returns, guest satisfaction, spiritual experience with promising appreciation while experiencing luxury, devotion and spiritual emotions

“Invest in Tirupati’s Grandeur – Earn, Stay, and Secure Your Future Emotions”

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Vaibhavam Inn

A DIVINE SPACE

Of Your Own

Nestled at the sacred foothills of Sri Lord Venkateswara, Vaibhavam Inn offers an enduring legacy for generations. Experience a blend of spiritual proximity and modern luxury with secure rental income, complimentary accommodations, appreciation with a divine gift of lifelong goodwill. Invest not only in property but in the spiritual essence of Tirupati, where your investment brings both peace and prosperity. A sanctuary for the soul, Vaibhavam Inn ensures that every stay is a blessing and every return a reward.

Vaibhavam Inn is a service apartments complex located just 15 kms from Tirumala Spread over 7 acres, the 680 - 1, 2 and 3 BHK Service Apartments are a great place to stay for devotees during their spiritual visit to the holy city. It's time for you to own a part of this paradise and (revel) unveil or harness in the amazing space with spiritual emotions.

Sri

Vaibhavam Inn

Amenities

- SPA & WELLNESS CENTRE
- CONFERENCE ROOM
- OUTDOOR EVENTS
- RESTAURANTS
- CAFE
- BANQUET HALL

- YOGA HALL
- KIDS PLAY AREA
- AMPHITHEATRE
- CRICKET NETS
- SWIMMING POOL
- GYM

- BADMINTION COURT
- JOGGING TRACK
- INDOOR GAMES
- BONFIRE SPACE
- BASKETBALL COURT
- SUPER MARKET



INDOOR GAMES

GROUP © PRAKRUTHI GROUP © PRAKRUTHI GROUP © PRAKRUTHI GROUP © PRAKRUTHI

CONFERENCE ROOM



PRAKRUTHI GROUP © PRAKRUTHI GROUP © PRAKRUTHI GROUP © PRAKRUTHI GROUP © PRAKRUTHI

BANQUET HALL MINI



BASKET BALL COURT

PRAKRUTHI

KIDS PLAY AREA-2





OUTDOOR EVENTS

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AERIAL VIEW -2



OUTDOOR EVENTS


Vaibhavam
ADMINISTRATION

ADMIN BLOCK



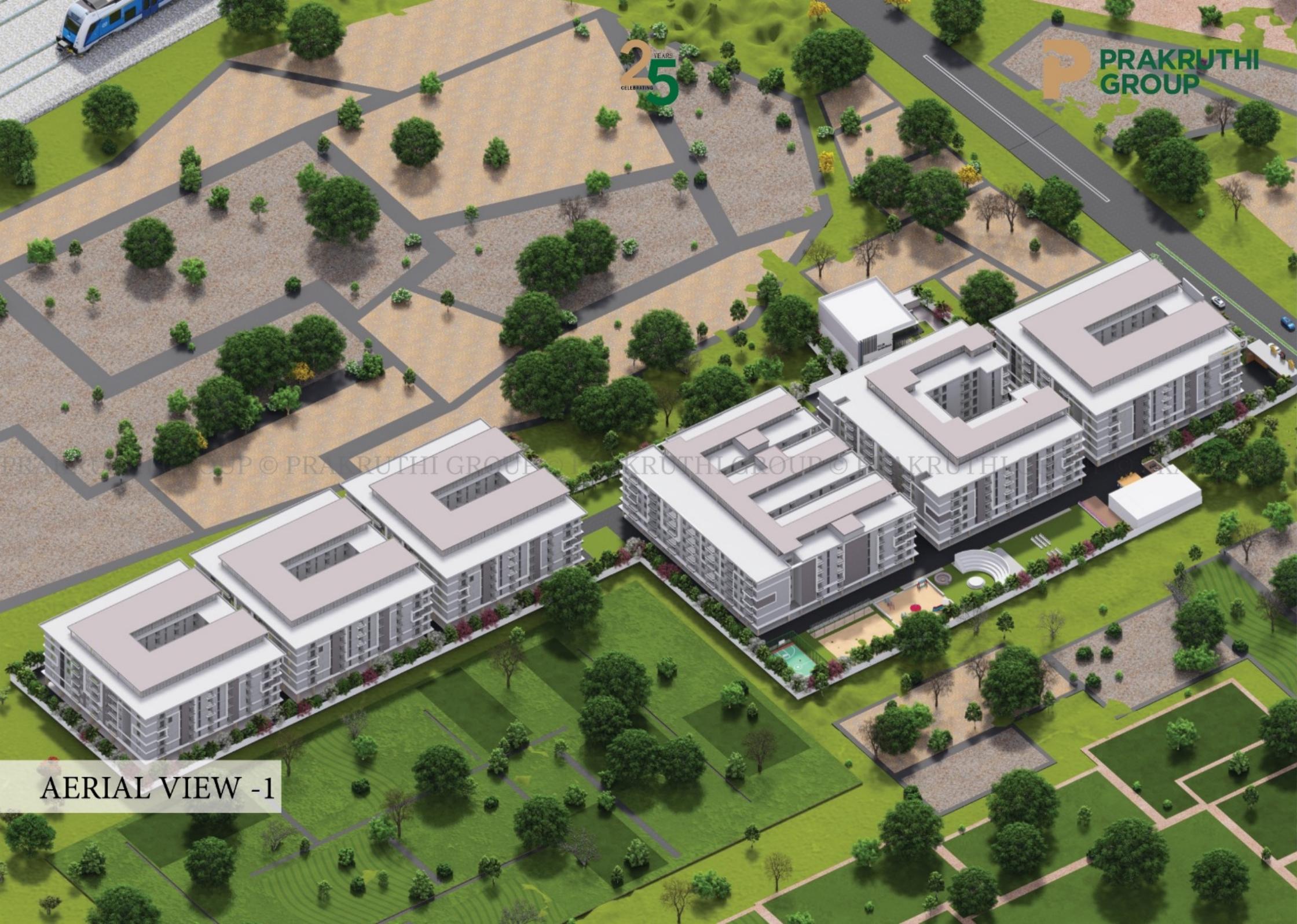


KIDS PLAY AREA

25 YEARS
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AERIAL VIEW -1





ENTRANCE GATE



Vaibhavam

Sri
Vaibhavam Inn

World's
**Most Visited
Religious**
Destination

25+ Million
pilgrims annually

75–80% Average
hotel occupancy in Tirupati



Sri
Vaibhavam Inn

Millions can easily Reach Tirupati Year Round

Renigunta Airport just 15 mins away.



Direct flights from Hyderabad, Chennai, Bangalore, Delhi.

Daily trains from metros & Tier-2 cities.



Massive crowd inflow during festivals and holidays.

National Highway 716 – smooth travel to/from



Chennai, Kadapa, Tiruvallur. Bus and car options from all over AP, Telangana, and Tamil Nadu.



- | | | |
|-----------------|----------------------|----------------------|
| 1. Entrance | 8. Sandpit | 15. Car Parking Zone |
| 2. Water Body | 9. Kids Play Area | 16. Clubhouse |
| 3. Admin Block | 10. Cricket Nets | 17. Swimming Pool |
| 4. Outdoor Lawn | 11. Basketball Court | 18. Mart |
| 5. Stage | 12. Medical Centre | 19. Banquet Hall |
| 6. Amphitheatre | 13. Courtyard | 20. Restaurant |
| 7. Bonfire | 14. Batminton Court | |

TOWARDS MAIN ROAD

MAIN ROAD 30' WIDE

TOWARDS MAIN ROAD

SECURITY

02

01

TRANSFORMER YARD

BLOCK - F

BLOCK - E

BLOCK - D

BLOCK - C

BLOCK - B

BLOCK - A

Sri

Vaibhavam Inn

LOCATION

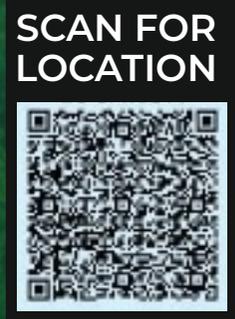
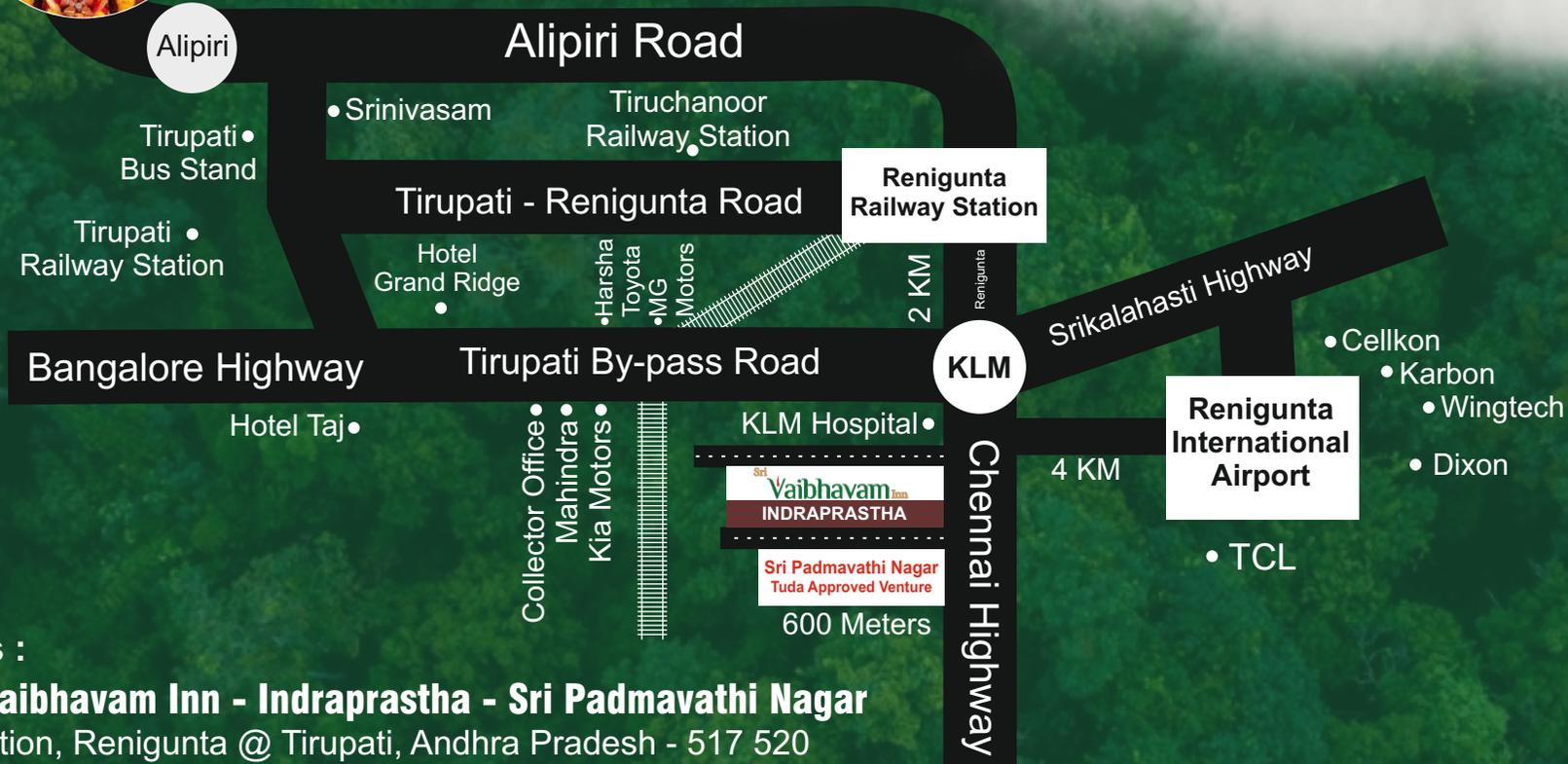
highlights

600m Chennai Highway
1 km Bangalore Highway
2 km Renigunta Railway Station
3 km Tiruchanur Railway Station
4 km Cell Companies
4 km International Airport, Tirupati
4 km Small Scale Industrial Hub, Renigunta

4 km Collector Office, Tirupati
5 km Sri Padmavathi Ammavari Temple,
Tiruchanur
8 km Tirupati Bus stand
8.5 km Tirupati Railway Station
10 km Alipiri Gate



Sri Vaibhavam Inn



Site Address :
Prakruthi's Vaibhavam Inn - Indraprastha - Sri Padmavathi Nagar
 Near KLM Junction, Renigunta @ Tirupati, Andhra Pradesh - 517 520



OFFICE ADDRESS : PRAKRUTHI INFRA & SHELTERS
 (INDIA) PVT LTD No.19-11-22, Above State Bank Of India,
 Sarada Nagar, Near Ramanujam Cirde,
 Tirupati, Andhra Pradesh - 517 501

SITE ADDRESS : PRAKRUTHI SRI VAIBHAVAM INN
 KLM Junction, Renigunta @ Tirupati,
 Andhra Pradesh - 517 520

Thank You