



ANAND
VANAM

सुखं वने वासः

Joyful Living in the Forest

Redefining Nature Retreats



VANAM delivers high-end modular suites and cottages featuring private plunge pools, engineered for rapid deployment and exceptional returns. Our innovative approach transforms the hospitality landscape through speed, sustainability, and sophistication.

Rapid Deployment

Built and operational in ≤ 90 days

High ROI Focus

Designed for maximum investor returns

Versatile Locations

Hills, forests, beaches, and beyond

"Build Light. Open Fast. Earn Right"

The Hospitality Gap

The hospitality industry faces a critical mismatch between evolving consumer preferences and traditional development timelines. Modern travelers demand unique experiences, but conventional construction methods create significant barriers to meeting this demand.

Changing Consumer Demand

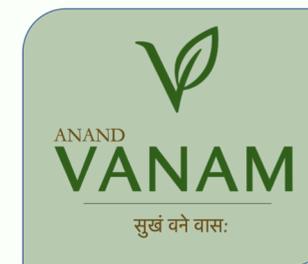
Over **70% of Millennials and Gen Z** now prefer unique boutique stays and eco-retreats over traditional hotels. This demographic shift represents a fundamental transformation in hospitality expectations, with travelers seeking authentic, nature-connected experiences that conventional resorts cannot deliver.

Supply Constraint Crisis

Conventional resort construction in India takes an average of **18 - 51 months** to complete. This extended timeline creates a massive supply gap, leaving developers unable to capitalize on market opportunities and respond to shifting consumer preferences in real-time.

Financial Pain Points

Long construction timelines delay cash flow and incur high interest during construction (average **~11.65%**). Traditional developments face slow payback periods of **7 - 10 years**, making them increasingly unattractive to investors seeking faster returns in a dynamic market.



The Solution: Modular Eco-Suites

VANAM's revolutionary approach eliminates traditional construction bottlenecks through factory-built precision and on-site efficiency. Our modular eco-suites combine luxury with sustainability, delivering premium experiences while minimizing environmental impact.



Factory Precision

Units manufactured in controlled environments ensuring consistent quality and rapid production timelines



Swift Installation

On-site assembly completed in less than 90 days, dramatically reducing time-to-market



Immediate Revenue

Begin generating returns within three months of project initiation

Premium Design Features

- One bedroom with luxury finishes and nature views
- One bathroom with premium fixtures and eco-friendly systems
- Private plunge pool for exclusive guest experiences
- Minimal environmental footprint through sustainable materials
- Climate-responsive architecture for year-round comfort

Scalability Advantage

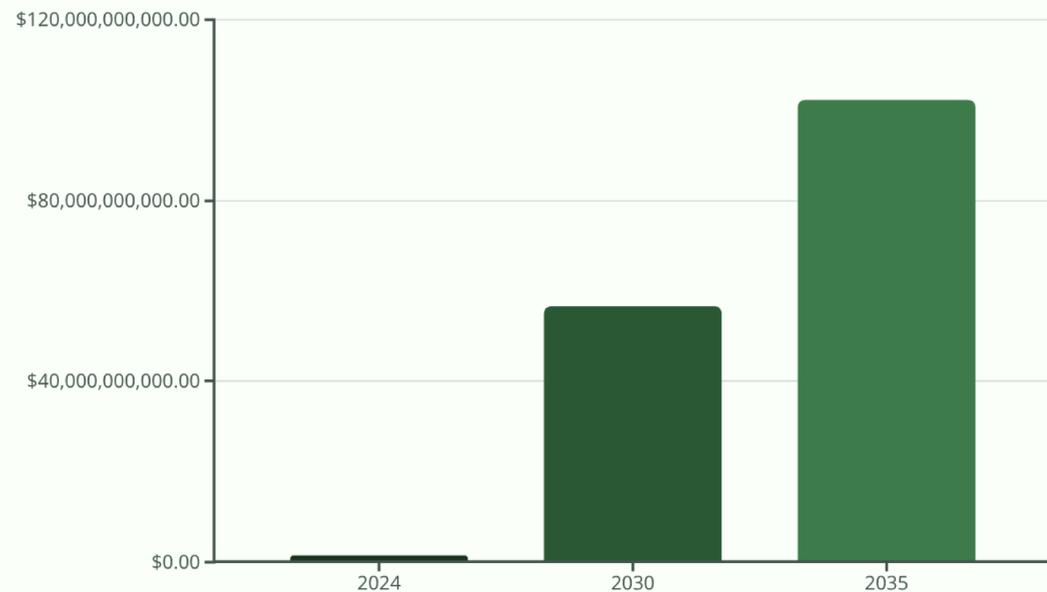
Standardized suit design enables predictable costs and rapid scaling across multiple locations. Each unit maintains consistent quality while allowing for site-specific customization, creating a replicable model for portfolio expansion.

This approach transforms hospitality development from a complex, time-intensive process into a streamlined, scalable operation.

Explosive Market Opportunity



The global prefabricated hotel pod market stands at approximately **\$1.47 billion in 2024**, with the modular eco-luxury hospitality segment experiencing remarkable growth. This represents a transformative shift in how the world builds and experiences nature-based accommodations.



Current Valuation

\$1.47B global market size in 2024

Growth Rate

12.3% CAGR in modular eco-luxury segment

2030 Projection

\$56.5B estimated market size

2035 Projection

\$102.3B projected market value

Target Markets

Primary demand originates from Tier-1 and Tier-2 Indian cities including Delhi NCR, Mumbai, and Bengaluru, where affluent urban populations seek weekend nature escapes. International eco-tourists represent a growing secondary market, attracted to authentic, sustainable luxury experiences.

Profit Engine & Revenue Streams

VANAM's revenue model combines premium accommodation bookings with high-margin experiential add-ons, creating multiple income streams that maximize profitability while enhancing guest satisfaction. Our standardized operations ensure consistent returns across all locations.



Core Revenue

Premium short-stay bookings for nature-based retreats form the foundation of our revenue model. Guests pay premium rates for exclusive access to pristine natural settings combined with luxury amenities.



Experiential Add-Ons

High-margin ancillary services including guided treks, nature workshops, and photography tours create additional revenue while enriching the guest experience and building brand loyalty.



F&B Upsells

Curated dining experiences featuring local, organic ingredients command premium pricing. Farm-to-table meals and specialty beverages generate substantial margins while supporting sustainability goals.

Efficiency Advantage: Standardized operations and low-impact utilities ensure planet-positive returns. Our modular approach reduces operational complexity while maintaining premium service standards, creating a sustainable competitive advantage.

Investment Model & Returns



VANAM offers a compelling investment opportunity combining individual suite ownership with guaranteed returns and operational excellence. Our transparent structure provides investors with predictable income while maintaining the flexibility of property ownership.

₹1.5Cr

Investment Amount

Single private pool suite with full ownership rights

30%

Target Annual ROI

Industry-leading returns on investment

9-10

Lease Term (Years)

Long-term partnership for stable returns

30

Complimentary Days

Annual personal use of your suite

Return Structure

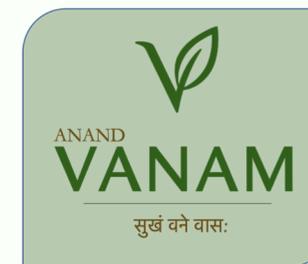
Investors receive a **Monthly Minimum Guarantee (MG)** of 1.00% OR 25% of **Gross Revenue**, whichever is higher. This dual structure protects downside risk while allowing participation in upside performance, ensuring consistent returns regardless of seasonal fluctuations.

The model aligns investor and operator interests, creating a true partnership focused on maximizing property performance and guest satisfaction.

Investor Benefits

- **100% Individual Suite Ownership** - Full property rights and asset appreciation potential
- **30 Days Complimentary Stays** - Personal enjoyment of your investment annually
- **Professional Management** - Hands-off operation by experienced hospitality team
- **Transparent Reporting** - Monthly performance updates and financial statements

Revenue Sensitivity Analysis



Performance projections across varying occupancy scenarios demonstrate the robust economics of VANAM suites. Even at moderate occupancy levels, investors achieve attractive returns, while high-performance scenarios deliver exceptional yields.

Occupancy	Gross Revenue	Investor Share	Estimated ROI
40%	₹72L	₹18L	14 - 16%
55%	₹99L	₹24.75L	19 - 21%
70%	₹1.26 Cr	₹31.5L	24 - 26%
85%	₹1.53 Cr	₹38.25L	30%+

Key Insights

Conservative 55% occupancy scenarios deliver approximately **20% annual returns**, significantly outperforming traditional real estate investments. Target 70% occupancy achieves the projected **24-26% ROI**, while premium locations reaching 85% occupancy generate **30%+ returns**.

The minimum guarantee structure ensures that even in lower occupancy periods, investors receive consistent monthly income, providing downside protection while maintaining upside potential.

 *Source: Projected performance data based on comparable eco-luxury properties and market analysis. Actual results may vary based on location, seasonality, and market conditions.*

Leadership & Vision



Executive Team

VANAM is led by visionary executives from Shri Anand Group, bringing decades of combined experience in hospitality, real estate development, and sustainable tourism. Our leadership team combines deep industry expertise with innovative thinking, positioning VANAM at the forefront of the modular eco-luxury movement.

The team's track record includes successful development and operation of premium hospitality properties across India and the UAE, with a proven ability to identify emerging market opportunities and execute complex projects efficiently.

Our Mission

To redefine the nature-retreat landscape by combining luxury, sustainability, and rapid deployment, creating exceptional experiences for guests and outstanding returns for investors.

Our Commitment

We are committed to building light on the land, opening fast to capture market opportunities, and earning right through transparent, sustainable business practices that benefit all stakeholders.

Join Us in Redefining Nature Retreats

We invite you to collaborate with VANAM in transforming the hospitality landscape. Together, we can create exceptional nature-based experiences while generating industry-leading returns.



Why Partner with VANAM

- **Proven Model** – Tested approach with clear path to profitability
- **Experienced Team** – Leadership with successful track record
- **Market Timing** – Capitalize on explosive growth in eco-luxury segment
- **Sustainable Returns** – Planet-positive business with strong financials
- **Individual Ownership** – True asset ownership with appreciation potential

Contact Information

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Let's build the future of nature-based hospitality together. Reach out today to explore investment opportunities and partnership possibilities.

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