



# ZYRA FARMS

VERTIVER FARMING VENTURE

**16 ACRES**

PREMIUM FARMING VENTURE



OWN A PLOT.  
GROW YOUR  
FUTURE.







# A SMART FARMING OPPORTUNITY

Zyra Farms introduces a premium 16 Acres Vetiver Farming Venture near District: Tirupathi, Mandal: Ozili, Village Name: Pedapariya.

This project is designed for people who want land ownership along with managed farming support. Each buyer gets a registered plot along with vetiver grow bags and selected long-term plantation trees.

## VENTURE LOCATION



DISTRICT:  
TIRUPATHI



MANDAL:  
OZILI



VILLAGE:  
PEDAPARIYA

## PROJECT HIGHLIGHTS



16 Acres  
Farming Venture



350+  
Planned Plots



30 x 50 ft  
Plot Size



21 Ankanams  
Approx.



Registration  
On Buyer Name



Managed Vetiver  
Farming Support



"Own Farmland. Earn Sustainable Returns."

"Premium Vetiver Farming  
Investment Near Naidupeta."





# PRIME LOCATION. EASY CONNECTIVITY.

Zyra Farms is located in a fast-developing area with strong connectivity to major nearby locations.

## LOCATION HIGHLIGHTS



Near Pedda Pariya  
Railway Station



Just 3–5 Minutes Drive  
to Railway Station



Near Nelcast Factory



Nelcast Factory within  
3–5 Minutes Drive



Anjana Tiles Factory –  
Around 300 Meters



Nellore – Chennai National  
Highway within 8 Minutes Drive



Easy Access from Gudur,  
Nellore & Naidupeta Region



PEDDA PARIYA  
RAILWAY STATION  
3–5 MIN



ANJANA TILES  
300 M



NELCAST FACTORY  
3–5 MIN



NH ACCESS  
8 MIN





— 16 ACRES —  
VETIVER FARMING VENTURE

## PLOT DETAILS & PRICE

Each plot in Zyra Farms is planned with proper access roads and farming space.



PLOT SIZE  
**30 × 50 ft**



APPROX.  
**21 ANKANAMS**



TOTAL VENTURE  
**16 ACRES**



**350+**  
**PLOTS**



ROADS  
**30 ft & 25 ft**



REGISTRATION  
**ON BUYER NAME**

# Own Your FARMING PLOT



OFFER PRICE

**₹6 LAKHS**  
**ONLY\***

PER PLOT

i Price and offer details are subject to company terms and availability.





# More Than Just a Plot

Along with the plot and vetiver grow bags,  
Zyra Farms also provides selected  
plantation trees for long-term value.

## Each Plot Includes



**500 Vetiver  
Grow Bags**



**6 Yerra  
Chandanam Trees**  
(2 Years Old)



**2 Coconut  
Trees**  
(2 Years Old)

## Our Special Vetiver Products



**Vetiver Scruber**



**Vetiver Oil**



**Vetiver Mats**



**Vetiver Dried Roots**

(Many More Products...)

*Selected plantation benefits for long-term value.*





Venture Size:  
16 Acres

## 350+ Plots

Plot Size:  
30 × 50 ft

Roads:  
30 ft & 25 ft

Near Pedda Pariya  
Railway Station

Near Nellore –  
Chennai  
National Highway



The map displays a 60-foot wide approach road, divided into two main sections. The left section is labeled "EXISTING 60' FEET APPROACH ROAD" and the right section is labeled "PROPOSED 30' FEET ROAD". The map shows a grid of lots with their respective dimensions and area measurements. The lots are numbered 1 through 341. The map includes a north arrow and a scale bar. The road is shown as a wide strip of land, with the existing road on the left and the proposed road on the right. The lots are arranged in a grid, with the road running along the top and bottom edges. The map is a technical drawing, likely for a legal or engineering purpose.

| Lot Number | Dimensions | Area   |
|------------|------------|--------|
| 1          | 45'-3"     | 82'-2" |
| 2          | 45'-3"     | 82'-2" |
| 3          | 45'-3"     | 82'-2" |
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| 105        | 45'-3"     | 82'-2" |
| 106        | 45'-3"     | 82'-2" |





# Managed Vetiver Farming *Support*

Zyra Farms provides a farming agreement for buyers. The company will arrange vetiver grow bags and take care of cultivation support.

## COMPANY SUPPORT INCLUDES



500 Vetiver  
Grow Bags  
per Plot



Cultivation  
Support



Watering  
Support



Farming  
Maintenance



Crop Cutting  
Support



Vetiver Root  
Harvesting  
Support



## AGREEMENT PERIOD

**1** Year Farming  
Agreement\*

## INCOME HIGHLIGHT

Expected annual crop return:

**₹2 Lakhs to ₹3 Lakhs**  
per Year\*



### IMPORTANT NOTE

Income is based on crop yield, farming conditions, agreement terms and company policy.



# INVEST TODAY. GROW TOMORROW.

Zyra Farms is a premium farming real estate opportunity where buyers get land ownership, managed vetiver farming support and additional plantation benefits.

## KEY HIGHLIGHTS



**16 ACRES**

VETIVER FARMING VENTURE



**30 × 50 FT**

PLOTS



**₹6 LAKHS**

ONLY\*



REGISTRATION  
ON BUYER NAME



**500**

VETIVER GROW BAGS



**1 YEAR**

FARMING AGREEMENT



EXPECTED  
**₹2 – 3 LAKHS**  
ANNUAL CROP RETURN\*



( 2 Years Old )  
**6 Yerra Chadhanam Trees**  
+ 2 Coconut Trees



**16 ACRES**  
VETIVER FARMING VENTURE



OFFICE LOCATION



Scan Me



VENTURE LOCATION



Scan Me

**BOOK YOUR PLOT TODAY**



CONTACT:

**9247958902 ,9247958901**



LOCATION: NEAR PEDDA PARIYA RAILWAY STATION,  
GUDUR – NELLORE – NAIDUPETA REGION