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The lake dreams itself a cloud,
stillness wrapped in mist,
a mystic land adrift,
forgetting it was ever ground.

THE REGION

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IT TAKES WILDERNESS
TO TAME THE MIND.

THE REGION



DISCOVERING
ONEMSELF IN THE EXPANSIVE GREEN EARTH AND SKY

In the undulating embrace of the rugged Western Ghats lies Omao, a plateau in the Sahyadri hills, a richly verdant parcel with a quaint waterfall, overlooking the Mulshi Lake. Far from the madding crowd yet just hours away, it's a hiatus from the bustle of urban life.



SHOT ON SITE: WATERFALL LOCATED WITHIN PHASE 2 OF THE PROPERTY.



THE REGION

Getting There

MUMBAI TO OMAO	135 km	Bengaluru - Mumbai Highway, towards Mulshi.	Approx. 3 hours.
NAVI MUMBAI AIRPORT TO OMAO	100 km	Bengaluru - Mumbai Highway, towards Mulshi.	Approx. 2.5 hours.
PUNE CENTER TO OMAO	40 km	Lonavala Road or Aamby Valley Road, via Valane.	Approx. 1 hour.
CHANDANI CHOWK (PUNE) TO OMAO	34 km	Mulshi-Paud Road.	Approx. 30 mins.



From its hilltop vantage, Omao unveils a horizon that stretches infinitely, boasting vistas of the Mulshi Lake mirroring the sky and deepening the land's quiet grandeur.

The Mula River's waters sustain the terrain and fuel the Bhira hydroelectric plant—a testament to the equilibrium here between nature and human endeavour.

The Sahyadris

The Sahyadri Hills rise with quiet strength, their contours shaped over millions of years, holding the rhythm of life within their ancient folds.



RIVERBED



THE HILLY TERRAIN

The hills stand as silent guardians of the Mulshi Lake, channeling the monsoon rains and nourishing the land with their life-giving waters. Ancient groves, safeguarded for generations, are sacred spaces known as Dev Rai—where the spirit of the land lingers, held in reverence.

Within these hallowed grounds, the principle is absolute: nothing, not even a dead or dry branch, twig, or leaf, is to be plucked or removed, allowing all to decay naturally and thus ensuring the indigenous species find robust protection and thrive.

I. THE BIOSPHERE

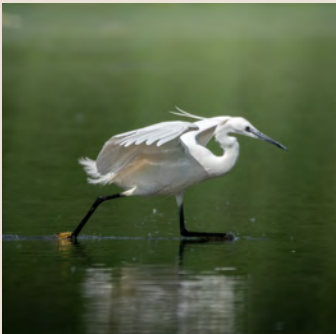
Mulshi's forests hum with vitality, alive with the calls of parakeets and hornbills, and the soft whisper of wind through the leaves.



DEV RAI



CATTLE AT SUNRISE



LITTLE EGRET

Teak, mango, and wild jamun trees are alive with rustling leaves and birdsong. As the sweet fragrance of Lokhandi flowers charms the senses, the fiery red Dhaitee and the soft, furry white Bhamni blossoms greet explorers of this landscape.

Here, nature's grandeur is found in subtle moments: the scent of damp earth, the velvet touch of moss-laden stones, and the rhythmic sway of evergreen branches in the breeze.

II. NATURAL WONDERS

Home to a treasure trove of natural and cultural wonders, the Sahyadris offer glimpses of the Western Ghats' stunning biodiversity, heritage, and untamed landscapes. Here are some remarkable gems from the region:



MULSHI LAKE

A vast, serene expanse cradled by hills. Still, yet alive, the air feels heavy with the earth's quiet rhythms. Time seems to stand still here, as if the lake has always been a sanctuary for all that lies around it.

KUNDALIKA RIVER

The river cuts through the valley with raw power, yet offers moments of gentle calm. As its waters carve their path, they remind us of life's flow, ever-changing and always moving forward.

TAMHINI WATERFALL

Just 15 km from Mulshi, Tamhini Waterfall is a seasonal marvel that comes alive during the monsoon. Its steady flow of water cascades over the rugged terrain, surrounded by lush greenery.

DEV KUND

Dev Kund, revered by villagers as the "Bathing Pond of Gods," is a mystical site steeped in mythological significance. This waterfall captivates with its shifting colours, creating a magical, picture-perfect scene as it plunges into a stunning turquoise pool.

III. HISTORIC FORTS



TAILBAILA FORT

Tailbaila Fort is a lesser explored treasure near Mulshi, known for its striking twin rock formations. The journey here is grounding, a reminder of the interplay between the land, the sky, and history.

GHANGAD FORT

The Ghangad Fort reveals its charm gradually. An easy trek, amidst untouched natural beauty, leads to a vantage point that offers a sweeping perspective of Mulshi's landscapes.

KAILASGAD FORT

The Kailasgad Fort sits humbly amidst rolling hills, with its striking summit right opposite Omao. Its trails wind gently through greenery, offering moments to reflect while taking in panoramic views of the valley below.

KORIGAD FORT

The Korigad Fort's historical stairs offer a spectacular view of water flowing down, creating a mesmerising sight during monsoons. The trek also offers breathtaking vistas of Pawna Lake, Tung Fort, and Aamby Valley City.



PHOTO CREDIT: YOGESH PANTOJI

SUDHAGAD FORT

The trek to Sudhagad Fort is a delightful journey through beautiful lakes, flat lands, and open meadows, culminating in a scenic walk to Takmak Point. From its peak, one can spot the majestic peaks of Sarasgad, Tailbaila, and Ghangad. There are two large lakes at the summit, making the location perfect for an overnight camp.

ANGHAI FORT

Anghai Fort presents a challenging trek, which includes crossing a steep gorge, navigating a dense forest, an open plateau, and a narrow, dried-up waterfall section, culminating in a thrilling climb to reach the summit. This popular trail is ideal for birdwatching and hiking alike.

A HOME WHERE DAYS STRETCH WIDE,
AND TIME WALKS BESIDE YOU,
UNHURRIED.

THE PROPERTY



Omao invites you to shape a home that feels both deeply personal and completely in tune with its surroundings. From private plots to spacious villas, every available plot is over an acre and designed to embrace the natural flow of the land.





THE PROPERTY

RENDERED IMAGE OF THE PROPERTY ENTRYWAY SET AGAINST THE ACTUAL SITE BACKGROUND.

PROJECT COMPONENTS	Holiday & Retirement Homes (1 Acre Plots)	Exclusive Eco-Resorts	World-Class Clubhouse & Amenities
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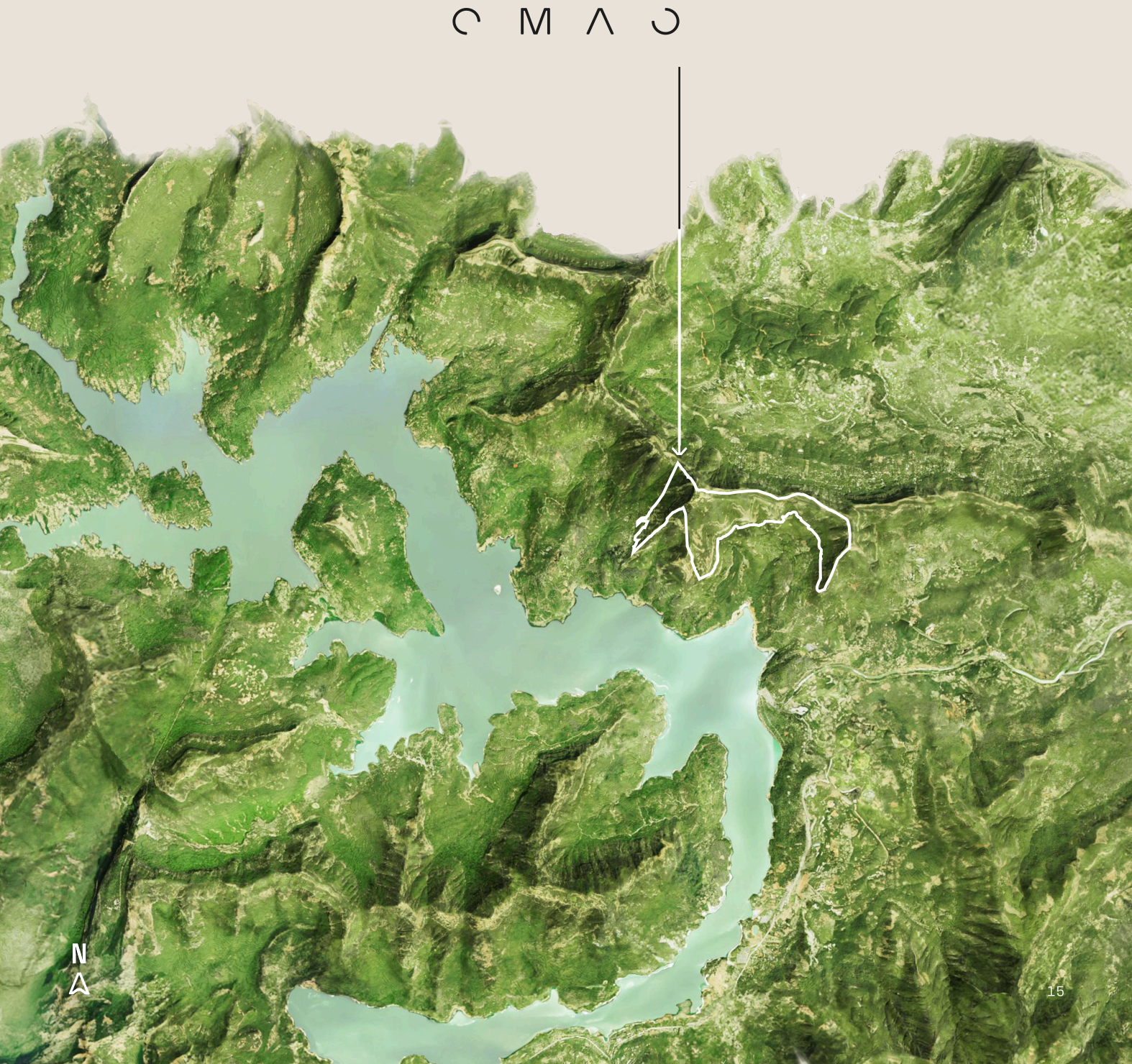
1 ACRE+ PLOTS	UNOBSTRUCTED LAKE VIEW	ELEVATION: 730-1120 MTS.
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THE PROPERTY

Omao is a serene hilltop sanctuary in Mulshi, near Pune, India. It is encircled by dense forests, cascading waterfalls, and vast plateaus.

Its vantage point offers breathtaking views, overlooking the calm Mulshi Lake and the historic grounds of the Kailasgad Fort from the facing hill.

The land’s quiet richness makes it an ideal retreat for those drawn to stillness.





RENDERED IMAGE OF THE CLUBHOUSE ENTRYWAY SET AGAINST THE ACTUAL SITE BACKGROUND.

WHY THE INVESTMENT?

Omao offers expanses of one acre and beyond in a pristine, low-density region, just 1.5 hours drive from the Pune International Airport and 2.5 hours drive from Navi Mumbai Airport.

With land prices still competitive and natural settings preserved, these properties present a rare opportunity. Arnika provides security and maintenance services, allowing one to securely enjoy their retreat.

Masterplan

LEGEND	01	West Entrance	06	Amenities
	02	East Entrance	07	Phase 2
	03	Site Office	08	Commercial
	04	Model Villa	09	Lonavala Road
	05	Club		



Sunlight parts the clouds like a curtain, revealing the village in a spectrum of greens.



SHOT ON SITE: THE LAKE AND THE VILLAGE AS SEEN FROM THE PHASE 1 ROAD.

THE
TOWNSHIP

The first phase of development will establish the foundation, including roads, utilities, and essential infrastructure. The construction of the clubhouse and amenities will take place during this phase. As the township evolves, residential enclaves will take shape, offering homes that feel like sanctuaries.

Hospitality, medical, and educational partnerships with premier institutions will bring ease and convenience to daily life. Serene recreational areas will be designed to host moments of quiet joy and reflection. By the fifth year, Omao will stand as a fully realised living environment—balanced, harmonious, and designed to enrich every aspect of life.



Phase 1



LEGEND

- 01 West Entrance
- 02 Site Office
- 03 Model Villa
- 04 Open Space
- 05 Club & Amenities
- 06 Phase 2

THE PROPERTY	PLOT NO.	PLOT AREA (SQ. MT.)	PLOT NO.	PLOT AREA (SQ. MT.)
TOTAL NO. OF PLOTS	01.	4079.1	26.	4074.6
	02.	4095.4	27.	2447.9
	03.	4056.4	28.	4142.5
	04.	4057.6	29.	4080.5
	05.	4219.1	30.	1432.2
	06.	4083.7	31.	28635.8
MAIN ROAD (INTERNAL)	07.	4089.2	32.	4079.1
	08.	4065.2	33.	4076.1
	09.	4130.2	34.	4045.7
	10.	4109.6	35.	4064.1
	11.	4076.6	36.	4065.9
	12.	4076.6	37.	4066.6
12m	13.	2319.5	38.	4078.3
	14.	2750.4	39.	4073.2
	15.	4122.4	40.	4040.3
	16.	4231.8	41.	4041.4
	17.	4096.4	42.	4085.9
	18.	4080.7	43.	4072.8
SITE AREA	19.	4113.6	44.	4106.5
	20.	4097.1	45.	3346.7
	21.	4074.1	46.	3299.1
	22.	4105.1	47.	3312.5
	23.	4126.9	48.	4091.1
	24.	4079.0	49.	4070.6
93.85 Acres or 379819.7 Sq.mts	25.	4067.9		



The Clubhouse

A place where the everyday, distilled into moments of cards, contemplation, or quiet thoughts, unfolds, offering the simple joys of shared and solitary leisure.



RENDERED IMAGE OF THE CLUBHOUSE RECEPTION.

CLUBHOUSE AMENITIES



WATER
ACTIVITIES

Indoor & Outdoor
Swimming Pool

EVENTS &
GATHERINGS

Amphitheatre
Banquet Hall
Indoor & Outdoor
Party Lounge

FOOD &
BEVERAGE

Restaurants
Café

OUTDOOR
ACTIVITIES

Trekking Trail
Mountain Climbing
Camp Site

BUSINESS &
SERVICES

Business Centre
Laundry Service Space

SPORTS &
FITNESS

Fitness Centre
Walking/Jogging Track
Multipurpose Sports Court
Badminton Courts

Basket Ball Court
Beach Volley Ball
Padel Ball Court
Pickle-ball Court

Tennis Court
Squash Court
Indoor Games

WELLNESS &
LEISURE

Yoga & Wellness
Library

CHILDREN'S
RECREATION

Dedicated Children's
Play Area



Model Villa

A home here is a way of living—
rooted in stillness, attuned to the
rhythms of the land, and connected
to something enduring.

RENDER DEPICTING AN ACTUAL VIEW OF THE MODEL VILLA OVERLOOKING THE MULSHI LAKE.





RENDERED IMAGE OF THE MODEL VILLA ENTRYWAY.

MODEL
VILLA

Here, buyers have the flexibility to choose: they can either independently conceptualise and design their residences or collaborate with Arnika for a comprehensive service encompassing design, development, and handover of their villas.

The following renders are of the model villa. It is a 3-BHK Villa with a built-up area of 5,893 sqft and a 1,215 sqft deck area. Featuring expansive glass windows and balconies that capture picturesque vistas, landscaped gardens, spacious outdoor decks, and an infinity pool that stretches towards the horizon.

RENDERED IMAGE OF THE VILLA LIVING ROOM, KITCHEN & DECK SET AGAINST THE ACTUAL SITE BACKGROUND.



ARCHITECTURAL
DETAILS

Structures at Omao will be built using black basalt, laterite, wood, brick, natural stones, earth blocks, sand plaster, rammed earth, and larger local rocks. Each material has been selected for its integrity and suitability for the site.

Sourced regionally, these materials ensure sustainable construction and complement the natural environment, aiming to create an enduring sanctuary in harmony with its surroundings.

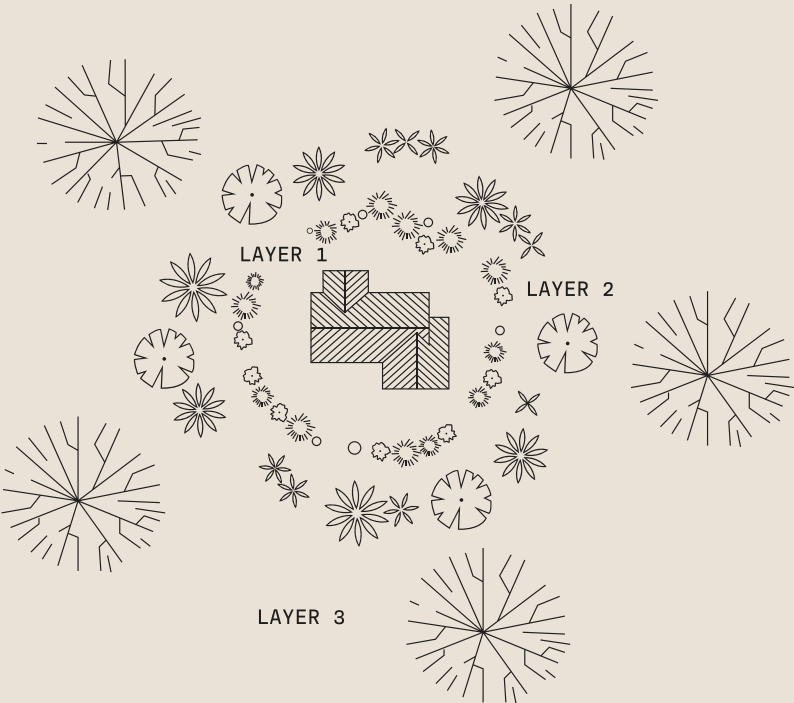
RENDERED IMAGE OF THE PRIVATE INFINITY POOL OVERLOOKING THE MULSHI LAKE. (THIS IS A TRUE-TO-SITE VIEW).



THREE LAYERED
PLANTATION

Your chalet will occupy a naturally elevated position, offering panoramic vistas alongside a feeling of secluded calm. Gaze upon serene lakes, gentle waterfalls, and the rolling Sahyadri hills.

A feeling of being beautifully tucked away stems from the thoughtfully designed landscape which includes natural screens between your home, shared pathways, and other residences.



Note: This is an indicative selection of plants. The final species will be confirmed and may be expanded upon at a later stage.

THE GARDEN
(LAYER 1)

A productive edible garden, brimming with regional herbs and spices that will enrich your gastronomic pursuits and elevate your surroundings.

THE LIVING BOUNDARY
(LAYER 2)

Mature local trees such as Amla, Jamun, Sitaphal (custard apple), and Neem will be carefully preserved and integrated, establishing a natural, living boundary.

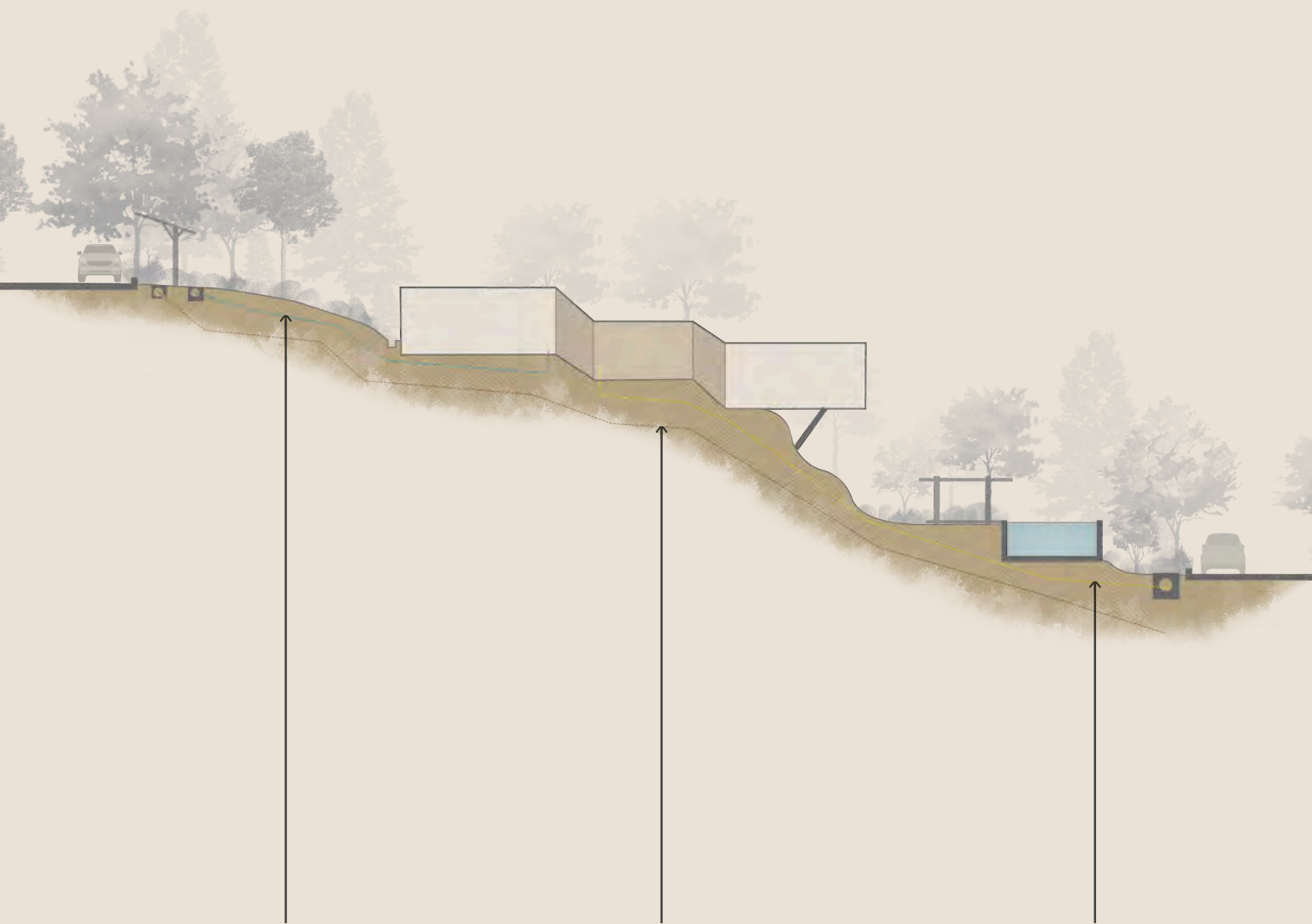
THE VERDANT SCREEN
(LAYER 3)

A dense tapestry of native tropical foliage, fragrant Kadamba, luminous Rajni-gandha, and sculptural ornamental Banana, will form a vibrant green privacy screen.

AN APPROXIMATE
ONE ACRE FARMLAND

The individual farmland will be clearly demarcated with a green landscape boundary. Avenue planting, aesthetic landscaping, and lighting will be implemented throughout the project.

Essential infrastructure like water supply, electricity, and communication lines will be integrated through underground services.



A. WATER SUPPLY

Underground water and plumbing lines will be provided throughout the farmland, fed by a common storage tank.

B. IRRIGATION

All planted areas and landscaping will feature a drip irrigation and sprinkler system.

C. POWER LINES

Power supply will be delivered via underground cables.

Specifications

Omao's infrastructure and utilities are designed with an integrated approach to sustainable principles, ensuring both operational efficiency and a harmonious coexistence with the natural environment.



THOUGHTFULLY CURATED LAND PARCELS

Omao's land parcels are strategically designed and segmented, ready to serve as the foundation for your vision.



WATER SUPPLY & TREATMENT

Raw water is drawn and processed through a dedicated pumping unit, followed by advanced filtration and disinfection systems. This treated water is then securely held in storage tanks and delivered throughout the property via a network of pumping stations, guaranteeing reliable access to clean water.



POWER SUPPLY

The project draws energy from established sources—MSEDCL and TATA Power—ensuring an uninterrupted supply of electricity. Individual plots are provisioned with power points for direct and convenient access to electricity.



SEWERAGE & WASTEWATER MANAGEMENT

Our packaged Sewage Treatment Plants (STPs) facilitate the cleansing and recycling of wastewater. This treated water is then purposefully stored and reused for landscaping and irrigation, significantly reducing our overall water footprint. This system falls under a smart water solution that also includes efficient water management and systematic rainwater harvesting.



SOLID WASTE MANAGEMENT

A unified, property-wide system ensures efficient collection and management of all solid waste streams. Eco-friendly disposal methods, including composting for organic waste, recycling of reclaimable materials, and responsible landfilling for residual waste, are applied.



SAFETY & COMFORT

Omao's world-class amenities are complemented by reliable security and 24/7 CCTV surveillance. In addition, it offers expert maintenance and naturally shaded roads for your comfort.

Sustainability

At Omao, sustainability is the very foundation of our design and daily practice. It is woven into every decision for the continued maintenance of the existing ecological balance.



WIND & SOLAR ENERGY SYSTEM

The plateau is alive with energy—the wind through the hills, sunlight across the fields. Omao actively harnesses this natural power through wind turbines and solar panels, creating a self-sustaining energy system. The direct use of alternative energy sources, including biomass, significantly reduces our reliance on conventional grids and minimises our carbon impact.

WATER HARVESTING SYSTEM

The story of this land is written in water, and Omao embraces its careful stewardship. We draw water thoughtfully from Mulshi Lake, channeling every drop through a comprehensive water management system, ensuring an efficient water cycle that replenishes the water table, sustaining both the land and the people.

BUILDING WITH THE EARTH, FOR THE EARTH

Construction at Omao aims to integrate with nature. Local materials like laterite, wood, brick, and natural stone are chosen for strength and their connection to the land. Earth blocks, sand plastering, and passive cooling reduce reliance on artificial energy. Integration of green spaces and natural systems, creates resilient spaces that enhance biodiversity and ecological health.

Investment Process

1. INITIAL CONSULTATION	Engage with our team to explore your desires and aspirations, aligning your journey with the essence of Omao.
2. SITE VISIT	Walk the land, feel its rhythm, and let the whispers of nature guide you as you experience your chosen space firsthand.
3. TITLE VERIFICATION	We conduct thorough title checks, ensuring that your sanctuary is free from disputes, offering you complete peace of mind.
4. DUE DILIGENCE	With care and diligence, we navigate legal and regulatory pathways to ensure transparency and a seamless transition to ownership.
5. AGREEMENT DRAFTING	We assist in crafting agreements that honour your interests, ensuring clarity and integrity in every detail.
6. PAYMENT PROCESS	Our flexible payment options allow for a stress-free journey, ensuring ease and alignment with your personal needs.
7. LEGAL ASSISTANCE FOR FOREIGN BUYERS	For those journeying from afar, we provide gentle guidance on local regulations and ownership policies, ensuring a smooth and harmonious acquisition.

Services

COVERED UNDER
STANDARD
MAINTENANCE

Annual maintenance charges and corpus, which apply collectively to all plots and villas.

- 1. Upkeep of all communal areas (landscaping, pathways, lighting).
- 2. Clear demarcation of boundaries. (This precludes the use of concrete walls. The implementation of tree or vegetation screens is authorized.)
- 3. Maintenance of clubhouse facilities and shared amenities.
- 4. Care of existing fruit orchards, avenue plantations, and layered plantations in plots (originally established by the developer).

POST-HANDOVER
SERVICES
(ADDITIONAL
CHARGES APPLY)

A dedicated facilities management team (approved by Arnika) will provide:

- 1. Plumbing, electrical, and HVAC repairs (for owner-installed systems not covered by the developer).
- 2. Modification of water and electricity tap off points.
- 3. Custom landscaping or villa maintenance (subject to mutual agreement and quoted separately).