

LAWNS  
&  
BEYOND

omkar 

omkar 



Site Address: Lawns & Beyond, Omkar International District, Near Andheri (East), Off Western Express Highway, Mumbai - 400 060.

Registered Office: Omkar Realtors & Developers Pvt. Ltd. Omkar House, Eastern Express Highway, Sion (E), Mumbai - 400 022.

Toll-free: 1800 212 8888 | Web: [www.omkar.com](http://www.omkar.com)

A project by Omkar Ventures Pvt. Ltd.  
This project is financed by Yes Bank Limited and various debenture holders acting through Catalyst Trusteeship Limited  
Project registered with MahaRERA Registration No.: P51800014105, P51800014037, P51800014195. It is clarified that this presentation is applicable only for RERA registered phase of the Project.

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OMKAR INTERNATIONAL DISTRICT





discover the life you deserve





for the first time ever,  
in western Mumbai,  
a club house managed by  
an international hospitality brand

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.

This image is of Kaiserhof Rugen, Germany managed by the international brand GOCO. The elevation and features of the project club house shall be different from the image shown here.





for the first time ever, get  
up close and personal with  
a celebrity chef.

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for the first time ever, enjoy  
35+ luxury & lifestyle  
amenities in the western Mumbai





LAWNS  
  
BEYOND





## Presenting Lawns & Beyond

It's the home you've always dreamed of. Lawns & Beyond a 5 acre\* development doesn't just come with branded luxury and lifestyle amenities but also acres of lush greenery and 1.7 acres of open to sky expanse. The spacious 1, 2 and 3 BHK homes are specially designed to offer a view of all the greenery, landscaping and panoramic views of the vivid cityscape. What more, you won't have to travel far to reach your beautiful home every day. Located near Andheri East Lawns & Beyond is just off the Western Express Highway and near the upcoming Metro Station. With so much to offer it's time to own your dream home.

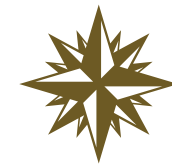
\*5 Acres is including current and subsequent phases



# location map







## connectivity

- Direct access from the Western Express Highway
- 2 mins\* walk to the upcoming metro station
- 5 mins\* drive to Luxury Hotels & hangouts
- 5 mins\* drive to entertainment and recreation hot spots
- 5 mins\* to corporate parks
- 8 mins\* to the Domestic Airport
- 15 mins\* to the International Airport

\*Under normal traffic conditions (except peak hours).







## metro station

A hassle-free lifestyle where the metro stations are at your disposal. Reach anywhere in no time because now accessibility and connectivity come easy to you.









## GOCO hospitality

One of the biggest hospitality consulting, development and management company that specialises in the development and management of wellness communities, wellness resorts, resort spas, and urban spas. GOCO Hospitality has completed over \$1 billion of luxury health and wellness hospitality projects on five continents. GOCO Hospitality is known globally for its properties and is considered a leader in the wellness hospitality industry. From Los Angeles to Dubai, they are actively working across the globe to create something different.



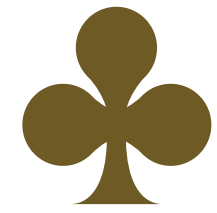




## GOCO hospitality

GOCO Retreats are extravagant wellness resorts spread across California, Bali, and Germany. Known for their hospitality, GOCO Hospitality offers tailor-made services and solutions. They are placed in the most prestigious hotels of the world like Bvlgari Hotel in China, Bali and Moscow, Four Seasons in Bangkok, Vivanta by Taj in Mumbai, The Ritz-Carlton in Mumbai and Melbourne, Palazzo Versace Hotel in Dubai and many more.





## GOCO club house\*

Our indoor Club House with a massive area of 26,000 sq.ft. is equipped with number of recreational activities for you to exercise and bond with neighbours. Now make your average day, a beautiful day.

**Spa, Restaurant, Banquet, Juice Bar, Jacuzzi/Steam/Sauna Luxury Spa**

**Indoor Games Room, Cafeteria/Restaurant, Indoor Games**

managed by GOCO hospitality

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.



\*Artistic impression used only for illustration purpose. Actual product may vary.





Ranveer Brar is an Indian Chef, TV Host and a food stylist. Known for his outstanding contribution to the food industry, he is an all-rounder. He has judged some of the most famous shows of all times like MasterChef India, The Great Indian Rasoi, Homemade, Snack Attack and other shows.

For the first time ever, you will get an in-house culinary institute\* to experiment, explore and learn to cook the finest meals.

Now devour on gourmet food every day at  
Ranveer Brar's Kitchen and Café.

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.





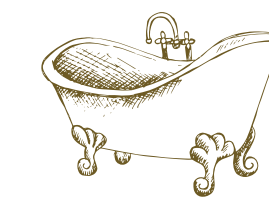
Spoil yourself after a long day at work and transport yourself to the 'feel good' state of mind. Indulge in the much needed 'me' time for a better tomorrow at GOCO's well-equipped Spa.

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.



\*stock photographs for illustration purpose only





jacuzzi\*

Be it summers or winters,  
our Jacuzzi and Sauna  
will always make you and your loved  
ones feel pleasant and relaxed.

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.





temple\*

Get closer to your roots. Show gratitude and start a blissful day with the Almighty's blessings right in your backyard

\*This amenity is part of proposed layout and subject to approval of competent authority.



\*Artistic impression used only for illustration purpose. Actual product may vary.





## branded crèche\*

We make your life easier as we bring you a branded crèche that ensures the well-being of your little ones even if you're not around.

Now juggling between work and life is no more a tiresome job.

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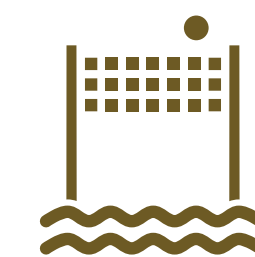


## half basketball court

Dribble and double the drill at our Half Basketball Court. Exclusively designed for you and your friends.



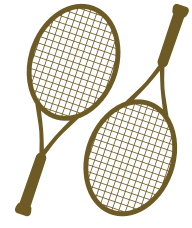




## sand volleyball

Why travel miles for an exotic holiday when you can get it downstairs? Now live the beach life at your doorstep.





## full size tennis court\*

Finally, the ball is in your court. Now find yourself a recreational activity to indulge with family and friends. And experience the thorough pleasure of mastering the art in our full size Tennis Court.

\*This amenity is part of proposed layout and subject to approval of competent authority.



\*stock photographs for illustration purpose only





## half olympic size swimming pool\*

Dive deep into the half Olympic-size Swimming Pool because all you need is a refreshing dip to de-stress.

With a toddler pool alongside, now reminisce your childhood and live a part of theirs with them.

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## turf football

Now setting goals and striking them goals isn't far either. For all the football fanatics, our Turf

Football is the perfect place to be at.



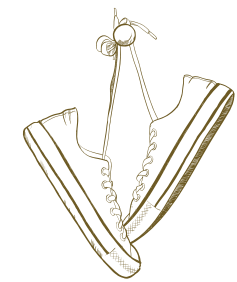




## open to sky yoga deck

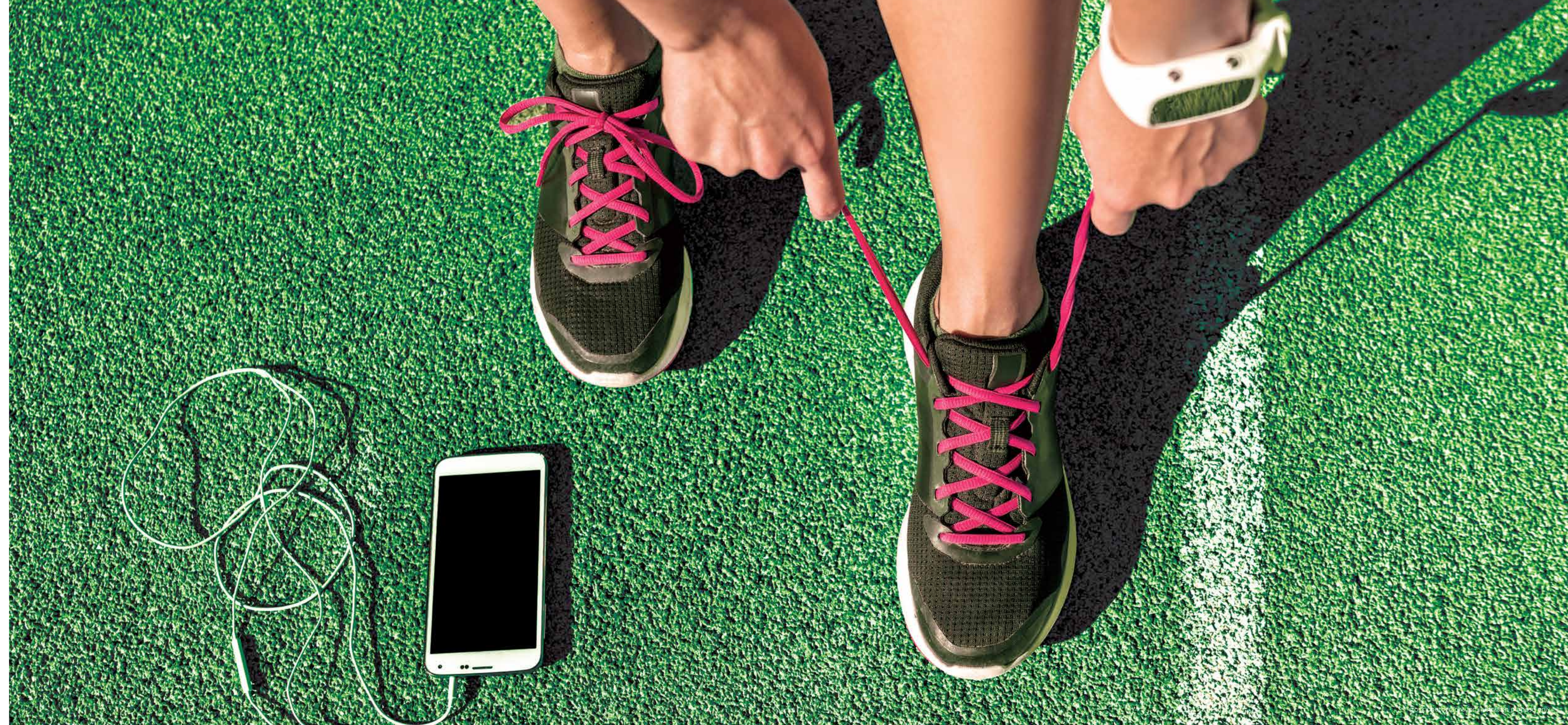
Our exclusive Yoga deck will ensure a beautiful start to your day. Stretch open and drape yourself in the lap of nature and de-clutter.





## jogging track

Run to escape the hue and cry of the mundane. Embark on this fitness journey by yourself or with your better half and rejuvenate every day.







## gymnasium

Now fitness will find a way in the hustle-bustle of your life. Indulge in a balanced lifestyle with our well-equipped and spacious indoor and outdoor Gym.





zumba\*

Your dream of staying fit and fabulous along with a busy schedule now turns into reality.

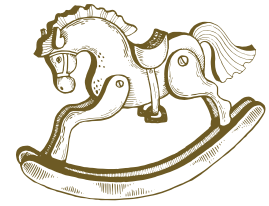
With our Zumba deck and trained professional Zumba master, we bring you a packaged deal of a great and healthy time.

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\*stock photographs for illustration purpose only





## kid's play area

The best place for you and your child to nurture and flourish. Landscaped with love and greenery around, we offer you a kid's play area for them to make and bond with new friends.



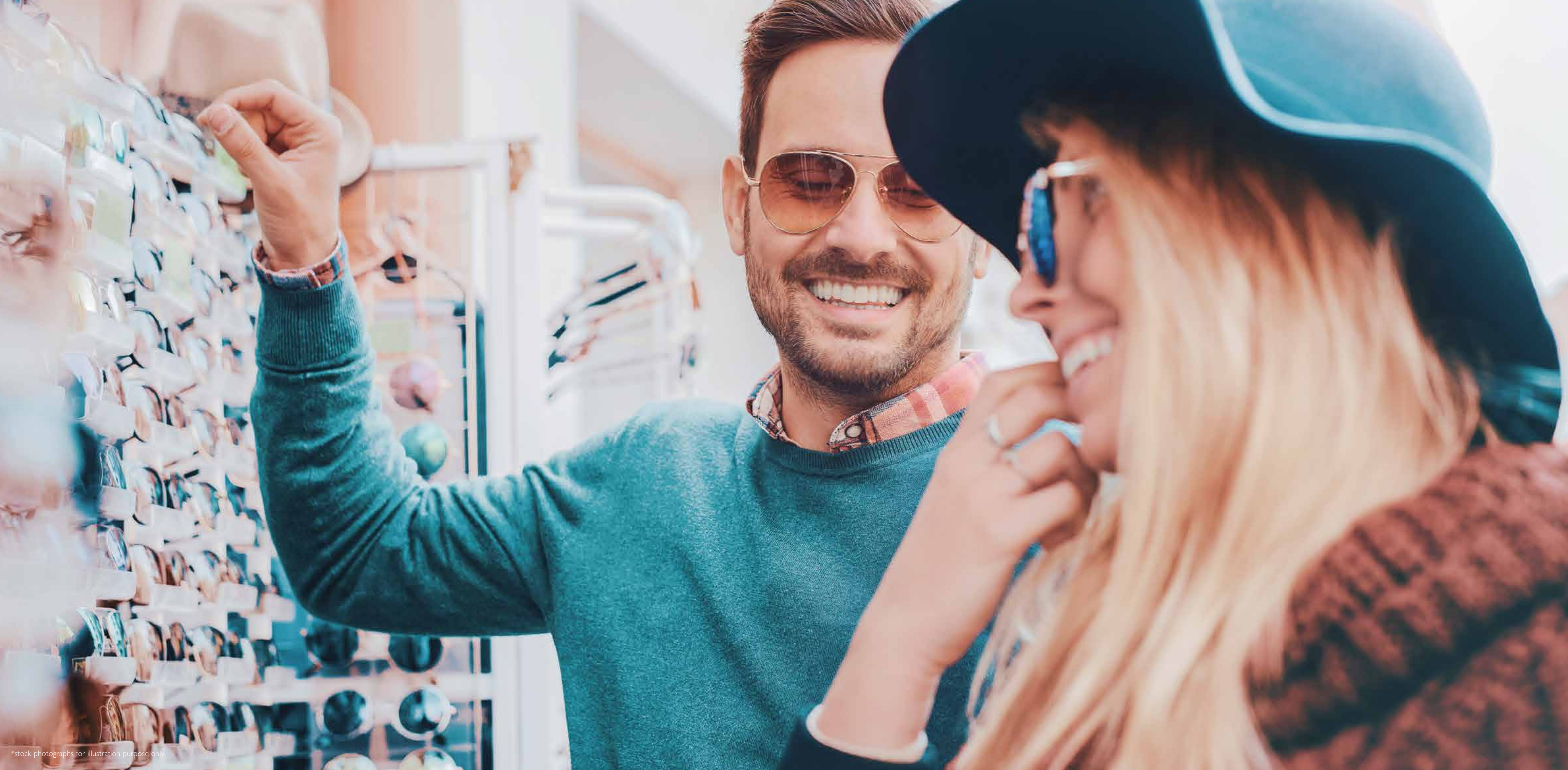


## banquet hall

Now calling 200 guests is not a big deal.  
With our Banquet hall, celebrate the tiniest  
joys with pomp and glory and let your  
guests feel at home.



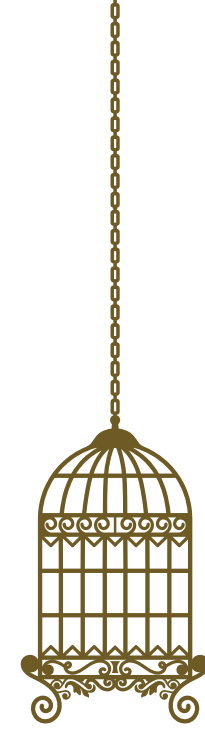




## retail boulevard & convenience store

Indulge in retail therapy and get the best of everything, wherever and whenever you want. Because now you can walk down the street and shop till you drop. To add a tinge of laziness to your life, we bring all the conveniences at a stones throw away distance.





## open to sky café lounge\*

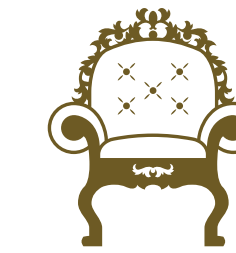
Go for unplanned dates, star gazing with kids  
and so much more at our Sky Café Lounge  
that gives you a heavenly feeling without  
having to go out anywhere.

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.



\*stock photographs for illustration purpose only





## airy living room

### **Time to feel at home**

Most important part of your home comes with ravishing views of our tall plantations and beautiful lawns. The imported marble flooring adds to the aesthetic of your abode.

\*Artistic impression used only for illustration purpose. Actual product may vary.  
Furniture, fixtures or white goods, if any shown, herein do not form part of offering.





## spacious bedroom

### **Time to let out secrets**

Luxury boutique residences with air conditioned bedrooms designed with sheer elegance and love.



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## Modular Kitchen

**Time to start a blissful day**

The kitchen is designed to make your working easier and cleaner. And for your family to bond over meals.

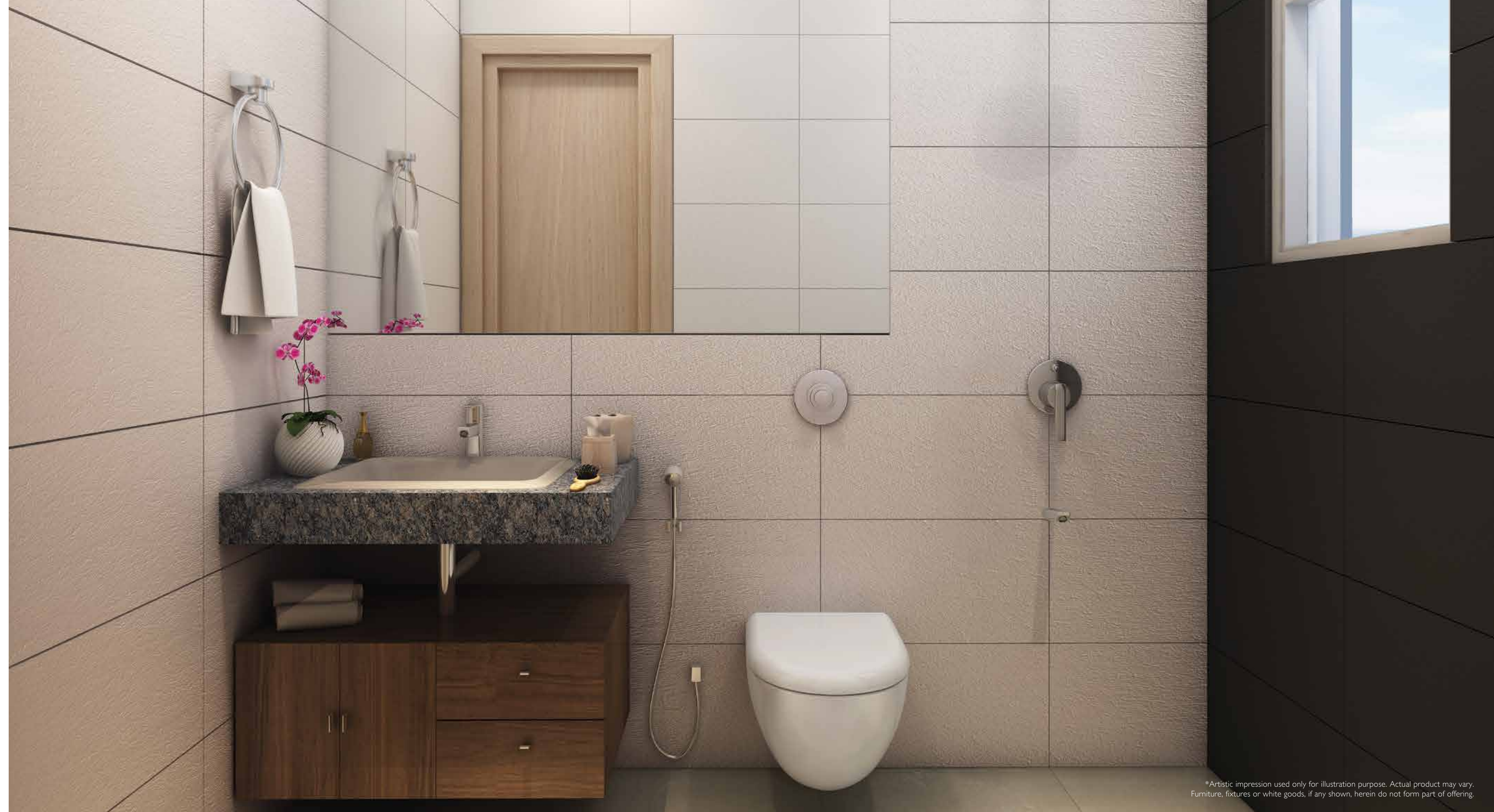




bathroom

**Time to wonder**

The quality fittings are well designed for your changing preferences. The exquisite design will give a refreshing start and an end to your day.



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# structural listing & services

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Tower consists of 19 habitable floors (2 more proposed)

Contemporary designed 1, 2 and 3 BHK Luxury Boutique Residences

Master planning by world's leading Architect - Foster + Partners, U.K.

A grand entrance lobby.

High speed elevators.

3 Tier safety - CCTV at entry & exit points and Main Entrance lobbies.

Aluminium shuttering construction technique for quality construction.

Earthquake resistant structure.

Sustainable Green Building Features.



# amenities & specifications



## OUTDOOR AMENITIES

Half Olympic Size Swimming Pool	Temple	Flexi Play	Urban Farming
Full Size Tennis Court	Senior Citizen Plaza	Community Seating	Barbeque
Half Size Basketball Court	Connecting Plaza	Landscaped Greens	Terrace Garden
Crèche*	Outdoor Gym	Mini Turf Football	Stage
Party Lawn	Yoga Deck	Sand Volleyball	
Children's Play Area	Skating Rink	Outdoor Chess	
Jogging Track	Outdoor Seating	Rock Climbing	



## INDOOR AMENITIES

Gymnasium & wellness facility by International Hospitality partner GOCO*	Jacuzzi/Steam/Sauna*
Ranveer Brar's Kitchen and Café*	Luxury Spa*
Multipurpose Hall / Banquet*	Indoor Games Room
Lounge (Waiting/Reading)	Open to sky Meditation Zone
Zumba*	Open to sky Reflexology Zone
Juice Bar*	Open to Sky Café Lounge*
	Cafeteria/Restaurant*



## APARTMENT SPECIFICATIONS

Efficient Design with no wastage and 100% utilization of Floor plate area.  
 Imported marble in living room  
 Air conditioning only in bedroom.  
 Modular kitchen with granite platform and S.S. sink  
 All toilets & kitchen with Exhaust fan  
 Full - Glazed Aluminium sliding windows in living room  
 Glazed Aluminium sliding windows for all other rooms.  
 Intercom facility from apartment to reception desk.  
 Jaquar or equivalent CP sanitary fittings



## OTHER BUILDING SPECIFICATIONS

Well designed Main Entrance lobbies with Imported Marble flooring at Ground floor  
 Vitrified Tiles in common Corridor lobbies  
 OBD in all common passage and staircase area.  
 High Quality external acrylic paint

\*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.  
 Disclosure: The amenities provided herein shall be shared by all occupants of all phases including this phase and forming a part of 5 acres development.



# project alliances & associates

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## MASTER PLANNING

**Foster + Partners**  
U.K.

## CLUB & WELLNESS PARTNER

**GOCO**  
HOSPITALITY  
U.S.

## DESIGN CONSULTANTS

  
IAG CONSULTANTS

## LANDSCAPE ARCHITECTS

  
SINGAPORE

## ENGINEERING CONSULTANT

  
U.K. - U.A.E.

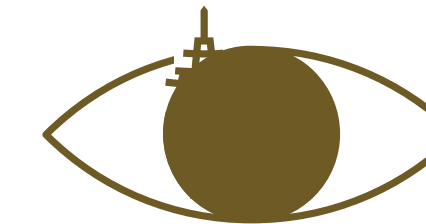
## FOOD & CULINARY PARTNER





# about omkar

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## a vision to transform mumbai's metropolitan skyline

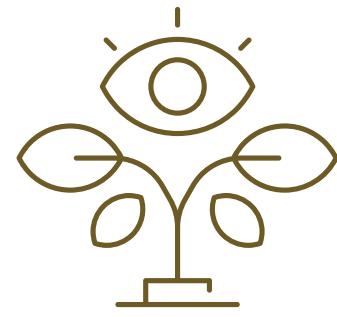
Since its inception in 2003, Omkar has created opulent spaces that have epitomized the pinnacle of luxury. Omkar is managed by second generation entrepreneurs who have carved a niche for themselves in the world of real estate. The board combines a seasoned team of professionals with expertise in real estate, infrastructure, steel manufacturing, oil exploration, shipping and construction.

Combining the core values of integrity, inclusion, equality and excellence with a steadfast financial perspective and revolutionary vision, Omkar has gained enormous admiration from all the stakeholders in the world of real estate.

Today, Omkar Realtors & Developers is equipped to transform the landscape of Mumbai with projects that extend over an area of more than 20 million sq.ft. (Construction BUA) in the Mumbai Metropolitan Region (MMR) with a specific focus on the island city and the suburbs over a five year horizon.

At Omkar, every individual strives to achieve operational excellence to create a paradigm shift in consumer expectations from real estate developers. The company believes that product and design innovation is a seamless process that creates a roadmap for excellence.





## vision, mission and core values

### VISION

Developing a better tomorrow for a resurgent urban India.

### MISSION STATEMENT

Omkar will strive to transform lives by nurturing a passionate entrepreneurial culture to deliver the highest standards in all its actions.

### CORE VALUES

Customer focus, Excellence, Team Work, Equality & Inclusion, Integrity



## corporate social responsibility

At the core of Omkar's CSR philosophy is the conviction that 'the only way to truly help someone is to free them of the need for any further help'. All initiatives at Omkar are governed by a framework of business ethics that builds trust and respect with all stakeholders. Omkar is committed to act with diligence and maintain a humane approach with the end objective of the upliftment of society.

Some of Omkar's initiatives include medical care (free eye check-ups / health check-up camps / medical emergency assistance), supporting socio-religious festivals, and other important social activities such as the distribution of spectacles, textbooks and notebooks to the needy.

The company derives a lot of pride and satisfaction in the rehabilitation aspect of its business, which has enabled it to permanently impact the lives of more than 25,000 families living in Mumbai's slums.



# omkar projects







our prominent partners  
across all projects

DESIGN PARTNERS

Foster + Partners



ESPA



LDĀ DESIGN

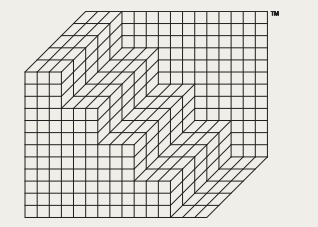


MEDIA PARTNERS

MADISON  
WORLD



INFRA PARTNERS



Buro Happold

INVESTING PARTNERS

