

WHEN VISION MEETS RECOGNITION



Karma Lakelands has been selected as one of only 14 winners of the prestigious ULI Asia Pacific Award for Excellence 2025, selected from 47 entries across the region.

A big thank you to our architects, Pankaj Sangwan and Priyanka Choudhury, who accepted this honour on our behalf in Hong Kong— and a special mention to Diki Bhutia, our Director Environmental Sustainability, whose passion and persistence have been vital to this recognition.





Big cheers to Mr. Ashwani Khurana for winning the first-ever BITB Honours!

He was honoured at the 20th BITB Conference in Delhi (April 2025)

for his visionary eco-leadership.

A true changemaker, he's proving that passion and purpose can indeed shape a better world.

Congratulations!

This recognition belongs to all of us, let's continue to build with purpose, pride, and humility.





Where Golf Meets the Soul of Bharat



Below 2°: Climate Responsive Art at Klub Karma



Roots of Karma: Rising with Grace



More Than Just a NEW Menu: A Thoughtful Feast, Written by Guests



SOBHA Aranya: Where Forests Embrace Luxury



Pedalling Through Taboos: Cycling for Menstrual Dignity



Green Escape in Gurgaon: Our Peaceful Babymoon at Karma Lakelands



Wander Where Good Karma Leads



WHERE GOLF MEETS THE SOUL OF BHARAT

t our core, we've always believed in creating experiences that touch the heart, inspire the spirit, and honour the essence of Bharat. This April, that vision came alive with the unveiling of our Signature Hole—a green shaped like the map of India, complete with an elephant-shaped bunker representing strength, wisdom, and harmony with nature.

More than a design marvel, this hole is a tribute — an artistic and emotional salute to the beauty, resilience, and unity of our nation. Conceived by Phil Ryan of Pacific Coast Design, it's a reminder that golf, here, is not just a sport — it's a soulful journey.

To mark its inauguration, the Karma family gathered for a day etched in memory: saplings were planted in honour of the land, and the stirring performance by the Indian Army Band culminated in the singing of the National Anthem — a moment of shared pride and deep gratitude.

One of the most distinctive elements is the "Pin Across States" concept, where the pin location

moves across the states on the map-shaped green. At the First tee, the 108 Feet tricolour flag flies tall — reminding every golfer that this course is more than a challenge; it's a journey through the vast spirit of Bharat.



4 | JULY 2025 <<Back to index

As our Founder & CEO, Ashwani Khurana, shared:

"This hole isn't just meant to be played. It is meant to be felt, celebrated, and remembered."

We invite you to experience it for yourself — to

walk the contours of the map, play across states, and discover what it means to connect with your nation through the game.

Because some experiences aren't just designed — they're felt in the soul.





BELOW 2°: Climate Responsive Art at Klub Karma

Cover Story





hen you walk through the serene pathways of Karma Lakelands, you'll hear birdsong instead of traffic, breathe in the fragrance of earth instead of exhaust, and see nature not as background, but as family. At Karma, sustainability has always been more than a practice - it's our purpose. And today, that purpose takes on a new form: Below 2° – A Climate Responsive Art Installation.

Crafted with soul and science, Below 2° is not just an artwork - it's a climate prayer, a sculpture that feels, melts, and speaks to you. This initiative, brought to life by Karma Lakelands and the Greener Earth Foundation, arrives at a time when our planet's future hangs in the balance — over just a few critical degrees. Specifically, two.

Why Below 2°? Because scientists warn that if global temperatures rise beyond 2°C above pre-industrial levels, the damage to ecosystems, species, and the impact on human lives may soon become irreversible. We've already surpassed 1.5°C. The time for subtlety is long gone. This installation is our way of amplifying that truth — not with panic, but with beauty and resolve.

At the heart of this piece is a hand-carved, five-foot globe, created using 1,000 repurposed golf balls - each one painted by children, the very generation that will inherit what we leave behind. Their colors are not mere decoration; they are emotion — hopes and fears expressed through tiny hands. The globe itself is crafted from a special wax blend that begins to melt at 53°C, symbolizing the devastating point of no return.

Encircling the globe are 14 3D-printed species from the IUCN RedList - including the Bramble Cay Melomys, the first mammal declared extinct due to climate change. Some of the figures are already fading, just like the species

6 | JULY 2025

«Back to index

they represent. These silent witnesses tell the story of biodiversity loss, of ecosystems collapsing not in centuries, but in our lifetimes. Running across the globe's surface is a band of climate stripes - visual data inspired by climate scientist Ed Hawkins. The pattern starts in blues and fades into alarming reds, showing Earth's temperature transition over the last 50 years. You don't need to be a scientist to understand it. It's visceral, immediate, undeniable.

As the head of sustainability at Karma Lakelands, I've always believed that nature is not something to be preserved for its utility - it deserves love for its own sake. That belief is embedded in everything we do, from solar energy and permaculture gardens to our zero-waste goals and afforestation efforts. But Below 2° is a new chapter - it is where environmentalism meets art, science meets soul, and urgency meets imagination.

This art installation lives at the intersection of United Nations Sustainable Development Goal 13 (Climate Action) and the Karma Lakelands philosophy: that true luxury is the ability to live in harmony with the Earth. We didn't commission this artwork to simply adorn a space - we embraced it as an emotional experience for our community, a love letter to the planet, and a call to deeper awareness.



Partnering with the Greener Earth Foundation, led by the brilliant and visionary artist Aakash Ranison, has been a journey of hope. His ability to translate climate science into emotive installations reminds us that change doesn't only come through policy and protest - it can also come through poetry and presence. When people feel the problem, they're far more likely to take action.

This installation was unveiled on World Glacier Day - a day meant to honor Earth's natural water towers that are vanishing before our eyes. And fittingly, 2025 has been declared the International Year of Glaciers' Preservation. Below 2° is both our offering and our alarm bell for this pivotal year.

To all our guests, friends, and community members: I invite you to stand before this artwork. Let yourself be moved - not just by its beauty, but by what it represents. Let it stir questions, awaken empathy, ignite resolve.

Because Below 2° isn't about despair. It's about possibility. It's about what we can still protect. It's about the forests we haven't yet lost, the ice we can still save, the animals that can still roam, and the future that can still be ours - if we act now.

At Karma Lakelands, we often say that we don't just build homes - we build harmony. And with Below 2°, we extend that harmony into the hearts and minds of everyone who sees it.

Let this not be the end of a conversation, but the beginning of a movement.

Let this be our collective promise to nature: We see you.
We love you.
We're not giving up on you.

- **By Diki Bhutia** Director Environmental Sustainability



SOBHA ARANYA:

Where Forests Embrace Luxury

A rare address where you don't just own a home—you inherit a way of life.

In a world filled with mega townships and high-rise towers, Sobha Aranya, set within the green sanctuary of Karma Lakelands, offers what money rarely buys today — space, calm, and soul. Spanning 31 pristine acres and bordered by five natural zones — Kailash, Ficus, Devakad, Bamboo, and the Biodiversity Park — this eco-luxe enclave by Sobha Ltd. invites you to live in quiet harmony with nature.

Luxury That Breathes

True to its name, Aranya — Queen of Forests — this haven is defined by stillness, greenery, and a sense of renewal. The Air Quality Index here is 20% better than the city, thanks to over 200,000 trees planted across Karma Lakelands through long-term afforestation efforts.

This isn't just a home. It's a breath of fresh air.



Why Low-Density Living is the New Luxury

With only 36 apartments per acre, Sobha Aranya offers the space to slow down. Mornings open with birdsong. Afternoons drift beneath shaded trees. Nights fall in quiet, not chaos.

Sustainability at the Core

More than eco-friendly — Sobha Aranya is part of a living ecosystem. Set within India's leading green golf resort, it is defined by thoughtful, regenerative design.

8 | JULY 2025 <
< back to index

Key highlights include:

Afforestation: Over 200,000 trees support micro-climate and biodiversity.

Zero Waste Living: All biodegradable waste is bio-composted onsite into compost and soil energizer.

Bio-STP: Wastewater is recycled without chemicals.

Biochar Initiative: Enables carbon sequestration, making Karma Lakelands a rare global model.

Permaculture Farming: Seasonal organic produce grown onsite.

Solar Energy: Clean energy powers key systems.

Crafted by India's Most Trusted Developer

With 548+ completed projects, Sobha Ltd. is known for integrity and attention to detail. Its acclaimed Backward Integration Model, featured in Harvard Business Review, ensures seamless control — from design to delivery.

A Home Designed for the Discerning Few

Project Area: 31 Acres | Phase 1: 14.5 Acres,

5 Towers

Residences: 3 & 4 Bed Homes | 2,836 – 4,285

sq. ft.

Architecture: MCM cladding, double-height lobbies, garden terraces.

The Club: 76,000 sq. ft. of wellness, celebration, and calm.

Green Cover: 85% open and landscaped.

Not Just a Home — A Legacy

Sobha Aranya isn't for everyone. It's for those who value clean air, timeless design, and mindful living. For those who see luxury in simplicity and wealth in wellness.

To book a guided walkthrough, call +91-8046464500

- By Tina Talwar Regional Head Sobha Ltd.



GREEN ESCAPE IN GURGAON:

Our Peaceful Babymoon at Karma Lakelands





n my ninth month of pregnancy, I was so ready for the chaos of the months ahead. Since this was my second baby, I knew it wouldn't be easy — and before it all began, I really needed a breather. I was craving a peaceful yet luxurious escape. But traveling so close to my due date didn't seem safe. The question was: where could we find a calm, rejuvenating place nearby, especially in Gurgaon?

Having lived in Gurgaon for the past few years, I knew the city to be mostly a concrete jungle. Malls and high-rise buildings dominate the skyline, but what I truly needed was a green retreat — a place with fresh air and serenity.

That's when my husband suggested we visit Karma Lakelands. We'd been there before, but only to dine — never for an overnight stay. We both loved the lakeside restaurant, and I fondly remembered celebrating our anniversary at Khet by the Lake 360 — a night of great food and even better vibes. So, we decided to book a short stay at Karma Lakelands — and it turned out to be the most beautiful babymoon.

When we checked into the Garden Suite, I was instantly delighted. The décor was elegant and thoughtful — easily one of the best rooms we've ever stayed in. The bathroom was grand, the bed incredibly comfy, and the furniture looked like pieces of art. And then — an outdoor jacuzzi! It couldn't get more luxurious. Our six-year-old was bouncing with joy, literally jumping on the bed

The verandas were lush with greenery, filled with potted plants, and in the mornings, birds would visit us with their sweet chirping. It was pure music to the ears — something I sorely miss in Gurgaon. Thanks to Karma Lakelands, the feeling of being immersed in nature was brought back to life.

A highlight for me was the Farm Animals. Being an animal lover, I had the best time feeding cows and goats. A helper there brought out the cutest baby goat for me to hold — it made my day. Meanwhile, my son was chasing ducks and going "awww" every time he saw the rabbits.

In the evening, we tried a golf session — my son's favorite part of the trip. The coach was incredibly kind and patient, showing him how to hold the club and take a swing. It was amazing to watch him try, and he even managed a few decent hits! My husband also had a great time and decided we'd return for a full golf session soon.

The lake view was a visual treat. I couldn't go boating due to my pregnancy, but I loved watching the excitement on my son's face as he went for two full rounds and begged for more. He finally got out of the boat when we promised him some time at the kids' park, where he gleefully burned off energy on the swings.

Dinner that night was at Pizza Bay — and honestly, pizza for dinner is the ultimate indulgence. My husband, a hardcore non-vegetarian, absolutely devoured the Cooker Wala Meat at All On Kourse, another on-site restaurant. As for me — well, pregnancy and third-trimester cravings met their match at the breakfast buffet. The variety was impressive — everything from idlis to sausages to pancakes. I was in foodie heaven.

But my absolute favorite part of the day was the morning. Breathing in fresh, clean air, I felt completely at peace. My husband and son cycled around the property while I walked slowly, cradling my baby bump. It wasn't just a staycation — it was a time to make core memories. Sharing these special moments with my soon-to-be family of four is something I'll cherish forever.

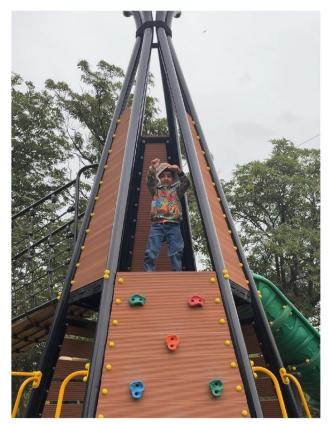
As we checked out, I thought to myself, "I can't wait to return — this time with the baby in my arms." It'll be so special to come back as a complete family. Ready for the chaos ahead, I left with a full and grateful heart.

Thank you, Karma Lakelands, for the warmth, comfort, and nature-filled experience. We'll be back soon!

- By Dr. Yashi

@ thecompulsive mommy





ROOTS OF KARMA Rising with Grace

wo people, a decade apart, left the serene hills of Uttarakhand with little more than dreams in their eyes and courage in their hearts. Both arrived in Delhi, seeking a better future, uncertain of what lay ahead. Destiny, however, had a plan—leading them not just to the city, but to Karma Lakelands. Here, they found more than just employment; they found purpose, stability, and a place to grow. In different times, yet in strikingly similar ways, Karma Lakelands became their karmbhoomi for a fresh start and a life rebuilt with dignity and hope.

In the tranquil embrace of Karma Lakelands, there's a quiet story of grit and grace that often goes unnoticed—until you're greeted by the warm, ever-smiling **Khem Singh**. Since 2011, Khem has been a vital part of the Food & Beverage team, known not just for his

impeccable service, but for the sincerity he brings to every task he performs. His journey began at the age of 17, when he left his village in Uttarakhand for Delhi, fuelled by a dream of building a better life through honest work and dedication.

"Karma Lakelands has grown to be much more than just a workplace—it has become my second home. A few years ago, I faced a difficult moment when the rising cost of my children's education made me question whether I could continue living in the city. That's when the Karma family stepped in—not just as an employer, but as a genuine pillar of support. That single act of care changed the course of everything," recalls Khem. Today, he lives in Gurugram with his wife and two school-going children.



12 | JULY 2025 <<Back to index

Like Khem, Vanshika Singh, a senior attendant in the housekeeping team at Karma Lakelands since 2021, has a remarkable story of resilience self-belief. trans \mathbf{A} woman Uttarakhand, Vanshika came to Delhi in the uncertain days following the COVID-19 pandemic, with no money, no shelter, and a quiet hope for acceptance. For days, she slept on the streets, faced humiliation, and endured mistreatment simply for being to her identity.

But Vanshika didn't let her circumstances define her. She kept moving forward, holding on to honesty, hard work, and self-respect as her guiding values. Her journey took a meaningful turn when she found an opportunity at Karma Lakelands—a place where she was seen for her dedication, not her difference. Today, Vanshika serves every guest with warmth and pride.



Through her work, she not only supports herself but also sends money home to her family in the village, standing tall as a source of inspiration and courage. Vanshika's presence at Karma Lakelands is a quiet celebration of inclusion, where dignity isn't granted—it's lived every day. These humbling real-life stories are stitched into

the very fabric of Karma Lakelands—a living example of how loyalty, kindness, and opportunity can shape more than careers. They shape lives.

- By Rao Narender Yadav Senior Journalist

MORE THAN JUST A NEW MENU:

A Thoughtful Feast, Written by Guests





e've all heard of Under the Neem. A kraft kitchen nestled within the 270 acres of Karma Lakelands. Here, every dish, every detail, is stirred with intention — tender, honest, and heartfelt. A cafe where farmers dictate the menu and chefs transform ingredients into soulful stories on a plate. Meals here aren't served; they're gifted — love letters from our farm, Sabz Bagh, kissed with organic goodness and delivered straight to your plate.

In these 6 wonderful years, Under The Neem created 19 unique menus, each one carefully crafted to bring more organic goodness and heartfelt love to your plate. But somewhere between the sizzle of pans and the rhythm of innovation, the team forgot to ask the gentlest, most PERSONALISED question of all: "What would you like on your plate?

Every year, we stay up late, crafting, testing, and tasting. But this year, something shifted. The philosophy stayed, but the voice behind the menu changed.

This time, we paused... and asked you.

Thought Behind the Summer Menu

This single thought transcended to something bigger. Creative Director, Ms Vanshika Ahuja, envisioned another thoughtful idea: a summer menu, called 'For The People & By The People'. She invited people to vote, choose, imagine, and invent. The intention behind it was to let personal cravings, childhood comfort foods and creative renditions shape what landed on your plate.

People's Pizza

Under The Neem invited its guests to help craft a new signature pizza, which was followed by an in-house tasting session, Instagram polls and polling cards filled out at the café. Feta or cheese? Jalapeños or capers? Tomato sauce or beetroot pesto? The pizza combination that received the highest number of votes was named 'The People's Pizza'! A dish not just delicious, but deeply personal.

Meet Bob: The Burger That Built Himself But With Your Help!

Next up was 'Bob The Burger'. We asked people to choose between buns, flavours, and condiments. Then each element was voted on digitally, piece by piece. The final build was an irresistible burger born from the collective cravings of the community.

When Dessert Got Personal

For Ice cream, the team turned inwards, to their people. The most loved scoops made the final cut. Because who better to serve soul food than those who pour their hearts into it every day?

Apart from People's Pizza, two dishes have a unique storytelling -

Pulp Fiction - A tribute to the king of fruits, the mango, in eight delightful ways.

Watermelon Unplugged - A zero-waste salad that uses every part of the watermelon, from rind to seed.

To wrap this up, let's recall what Chef Ravitej said.

"Innovation may lead the way, but our roots remain — seasonal, soulful, and sustainable." This summer, the story was yours. Because at Under The Neem, you don't just eat — you belong.

— **By Vanshika Ahuja**Creative Head & Director **In collaboration with Ravitej Nath**Director

Karma Chalets





PEDALLING THROUGH TABOOS:

Cycling for Menstrual Dignity

On January 5, 2025, we set out on a journey that spanned not just miles, but mindsets. From India Gate in Delhi to the Gateway of India in Mumbai, this 4-month cycling mission was about much more than endurance, it was about breaking silence and sparking awareness around two critical issues: menstrual hygiene and plastic-free living. Covering five states, over 50 districts, and connecting with thousands through more than 200 awareness events, we spread our message across cities, towns, villages, slums, universities, and even corporate offices.

hat began at Karma Lakelands, our first and most generous partner, grew into a movement. Their support gave us the momentum to launch this mission and the belief that our message mattered. The goal was clear: to encourage open conversations around menstruation, challenge myths, and promote reusable, sustainable hygiene practices. Our motto, "Break the silence, embrace menstrual hygiene, protect the planet," echoed in every interaction, whether in a sixth-grade classroom or a women's hostel.

In slum areas, we saw how little was known about menstruation. For many women and girls, it was the first time they heard about pH levels, safe hygiene practices, and the benefits of reusable pads. The questions they asked, "What are periods?", "Can I reuse this pad?", "Is it safe for

my body?" were deeply human and necessary. Instead of handing out products, we offered them knowledge, enabling them to make informed choices.

We also insisted on including boys in every conversation. While some educators hesitated to include boys, we held firm. Understanding menstrual health isn't just for girls, it's a step toward gender equality. The openness with which boys began asking questions reassured us that change was truly beginning.

Our mission extended beyond health. We emphasised the environmental impact of single-use sanitary products and introduced the concept of a "zero-waste period." We encouraged women to switch to reusable pads that last for three years and took a pledge to plant trees

16 | JULY 2025 << Back to index



during every festival. From awareness came action, and from action, accountability.

We collaborated with numerous institutions including Tata Power Mumbai, Adani Port, and Ambani Township. In every session, women shared their stories, often for the first time. Their honesty and vulnerability reminded us why we started this mission. We weren't just breaking taboos; we were building safe spaces.

The journey wasn't just physical, it was deeply emotional. Cycling across India, we discovered how far society still has to go in normalising conversations around menstruation and health. At the same time, we discovered how eager people are to learn, provided they're given respect and a safe space to ask.

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Menstrual Hygiene
Awareness

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This movement reminded us that most people don't lack awareness, they lack access. They need the information, the reassurance, and someone to talk to. And they need changemakers willing to bring the conversation to their doorstep.

Our next mission is equally ambitious. Later in 2025, we aim to summit 12 Indian peaks. In 2026, we'll attempt Mount Everest, Mount Lhotse, and Mount Makalu, all while continuing our menstrual hygiene and plastic-free lifestyle campaigns across India.

We are profoundly grateful to Karma Lakelands for being the first step in this extraordinary journey. Your trust became our strength, and your support helped us reach hundreds of thousands of people. This was never just a cycling journey, it was a consciousness revolution. From village girls to corporate professionals, we saw minds opening, questions flowing, and taboos dissolving.

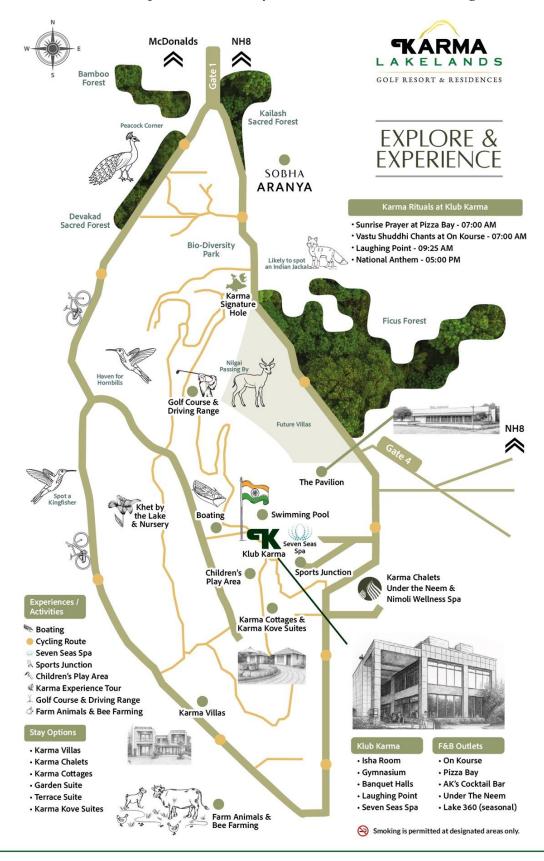
Menstruation is not a secret to be ashamed of, it's a reality to be understood. Let's talk about it. Let's normalise it. Let's protect our bodies and our planet, together.

- By Priya Kumari Mountaineer and Social Worker, In collaboration with Pradeep Kumar All India Cyclist



WANDER WHERE GOOD KARMA LEADS

From tee-offs and trails to spa days and sunsets — discover soulful experiences and daily rituals that make Karma unforgettable



Click on the magazines below to read the previous editions of Karma Konnect

