



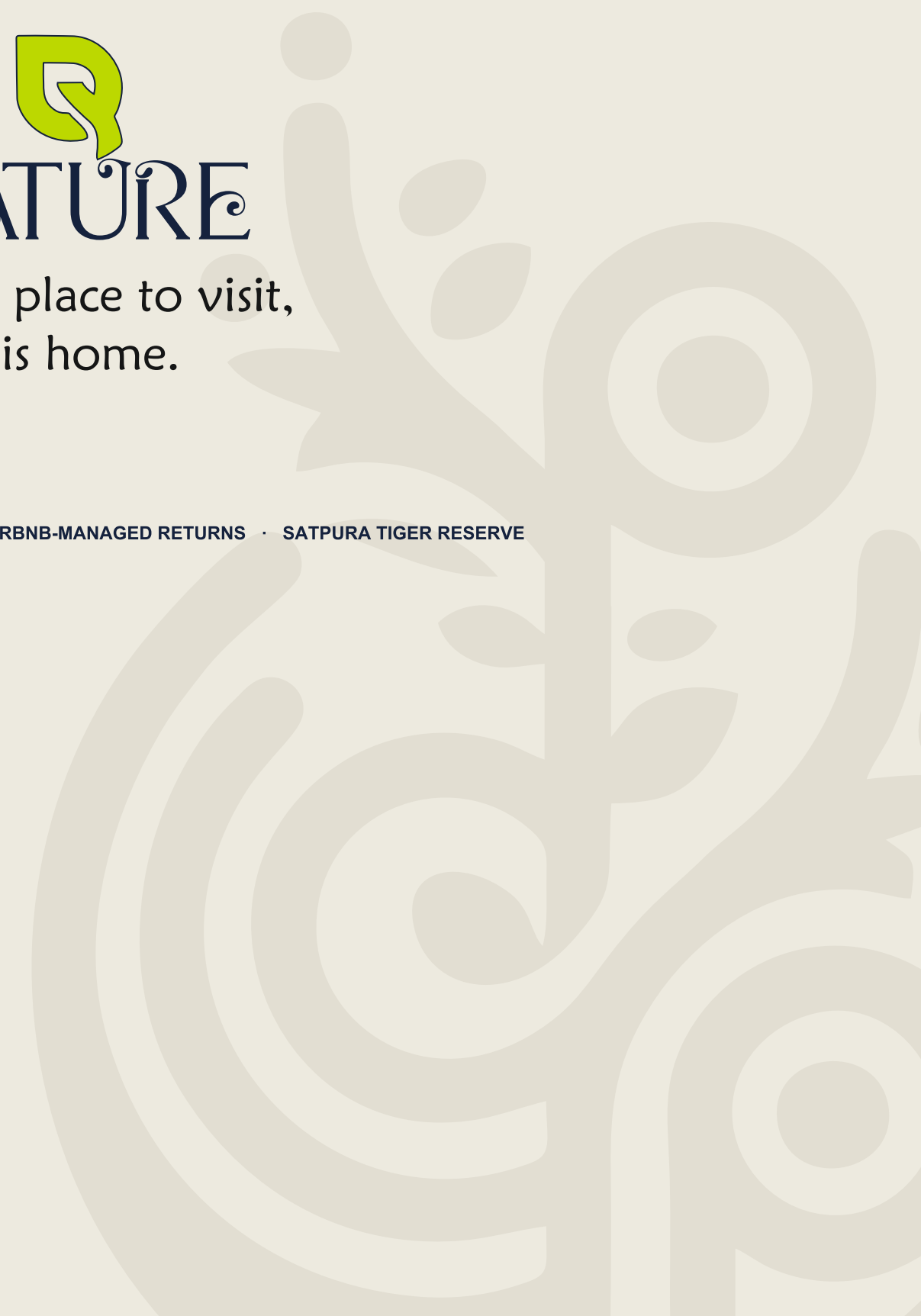
ECO RETREAT

Own the forest. Breathe the difference.



NATURE
is not a place to visit,
it is home.

LUXURY FOREST VILLA OWNERSHIP · AIRBNB-MANAGED RETURNS · SATPURA TIGER RESERVE





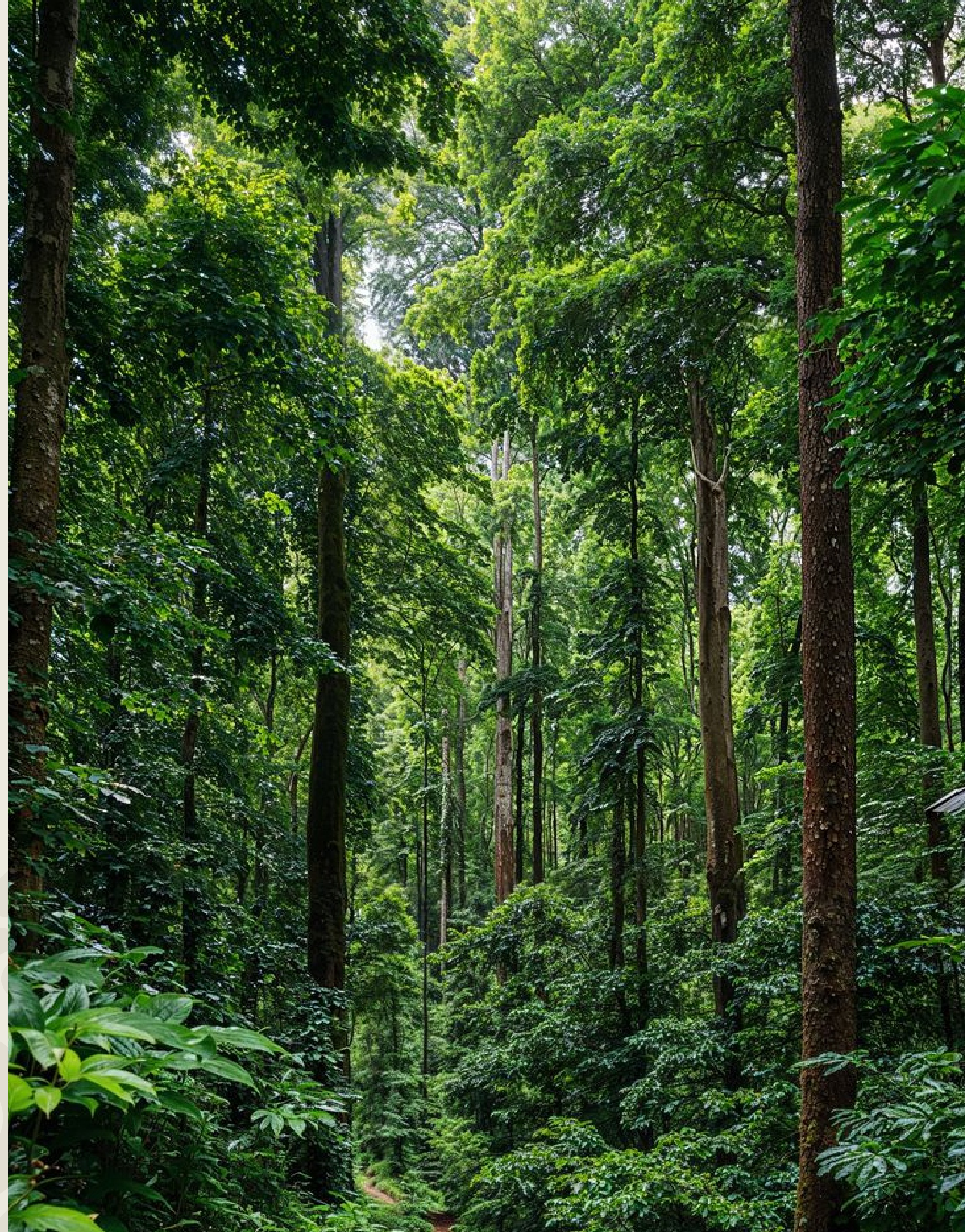
Own the Forest

Breathe the Difference.

0 AQI Eco Retreat is a collection of 16 exclusive private forest villas on 45 acres of pristine land in Renipani, Madhai — adjacent to Satpura Tiger Reserve, one of India's most biodiverse wildlife corridors.

This is not a township, not an apartment complex, not a resort. It is **private forest ownership** — 16 families who will own a piece of Central India's most extraordinary wilderness.

The name is a promise: **0 AQI** — the cleanest air in Central India. No factories. No traffic. No pollution. Just forest, birdsong, and stars.

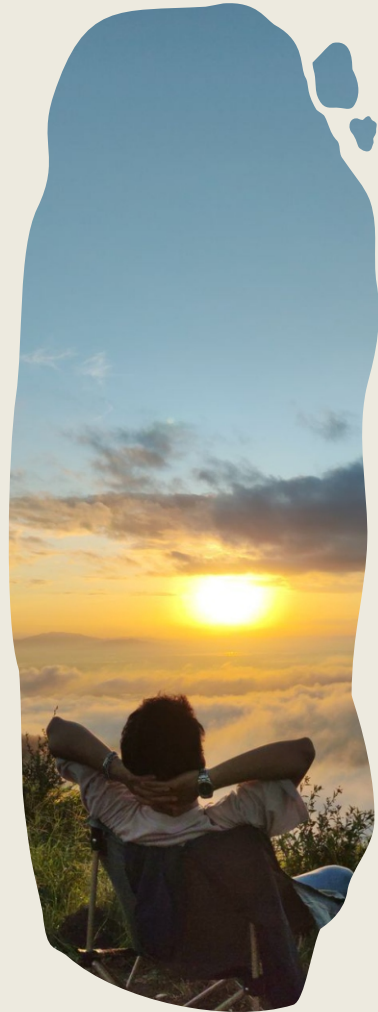


Research shows that proximity to nature
has a positive impact on your



Mind

Exposure to natural settings can improve
your working memory, cognitive
flexibility and attentional control.
Nurtured by nature (2020)



Body

Improved access to green spaces is linked
to better heart and lung health, increased
physical activity and lower obesity rates.
Urban Green Spaces and Health: WHO Report (2016)



& Soul

Regular interaction with natural
environments has been linked to reduced
stress, anxiety and depression.
Spending at least 120 minutes a week in nature is
associated with good health and well being (2019)

THE VILLAS

16 Exclusive 3 BHK Forest Villas

Villa Specification

- 3 Bedrooms · 3 Bathrooms
- Large private covered deck
- Dedicated servant quarter
- Full modular kitchen
- Split AC in all rooms
- Eco-conscious local materials
- Stone, teak & natural finishes

Shared Amenities

- Central swimming pool
- Guard room · 24/7 security
- Gated community perimeter
- Landscaped forest trails
- Common lounge & bonfire area
- Solar-powered common areas
- Rainwater harvesting

The Forest

- Dense mature canopy — ZERO AQI
- Wildlife corridor adjacency
- 250+ bird species
- Tiger, Leopard, Sloth Bear zone
- Satpura jeep & boat safari access
- Zero light pollution — stargazing
- Denwa river trail nearby





Wildlife Encounters

- Tiger, Leopard & Sloth Bear sightings
- Sambar, Spotted Deer, Gaur, Nilgai
- 250+ resident bird species
- Crocodile in Denwa River
- Rare Albino Gaur of Satpura

Safari Experiences

- Jeep safari into core zone
- Boat safari on Denwa River
- Non-motorised canoe safari
- Walking safari with naturalist
- Night safari (seasonal)

At Your Villa

- Morning coffee with birdsong
- Sunrise yoga on your forest deck
- Bonfire & outdoor dining
- Stargazing — Milky Way visible
- Pool afternoons in the forest

"Satpura is perhaps the most unique of all of Madhya Pradesh's jungle areas — where moist deciduous sal and teak forests converge, shaped by the Denwa River, the Tawa, and the Satpura Hills." — Roundglass Sustain





Why This. Why Now.

Scarcity Only 16 villas. Adjacent to a Tiger Reserve. Private forest land. This combination does not exist anywhere else in Central India at this price point.	The 0 AQI Advantage India's luxury real estate market is valued at \$45B and growing at 15% annually. Clean-air, nature-first properties are the fastest-growing segment in 2025–26.
Proven Micromarket Reni Pani Jungle Lodge, Denwa Backwater Escape, and Forsyth Lodge are fully occupied at n12,000–25,000/night during the season. Demand is validated and supply is very limited.	MP Tourism Momentum Madhya Pradesh Tourism received 9.8 Cr visitors in 2024. Satpura-Madhai is one of India's fastest-growing wildlife tourism corridors, with no branded eco-villa offering yet.

"Three out of four ultra-HNIs in India now own a secondary vacation home. Properties in proximity to tourist destinations show consistent value appreciation and strong rental income potential."

— Hotelier India / ANAROCK Research, 2025–26

The 0 AQI Difference — At a Glance

n Private forest land · Full freehold title	n 0 AQI — verifiable, quantifiable clean air
n Only 16 villas — scarcity is guaranteed	n Adjacent Satpura Tiger Reserve buffer zone
n Turnkey Airbnb managed returns	n 3 BHK + servant quarter + shared pool
n 3.5 hours from Bhopal — accessible	n No equivalent offering in MP/Central India



INVESTMENT

Your Villa. Your Forest. Your Returns.

The 0 AQI Managed Programme pairs each villa with a professional Airbnb operator who handles all bookings, guests, housekeeping and reporting — while the owner earns monthly rental income and retains full personal-use rights.

REVENUE SCENARIO	CONSERVATIVE	BASE CASE	OPTIMISTIC
Nightly Rate	12,000	18,000	24,000
Operating Nights / Year	180 nights	215 nights	240 nights
Occupancy Rate	45%	60%	70%
Gross Revenue / Villa	9.72 L	23.22 L	40.32 L
Mgmt Fee + Costs (~42%)	4.08 L	9.75 L	16.93 L
NET OWNER RETURN / YEAR	5.64 L	13.47 L	23.39 L

* Projections based on micromarket comparables. Operating season: Oct–June (~215 nights). Monsoon (July–Sept) excluded. Not investment advice.

Pure Ownership

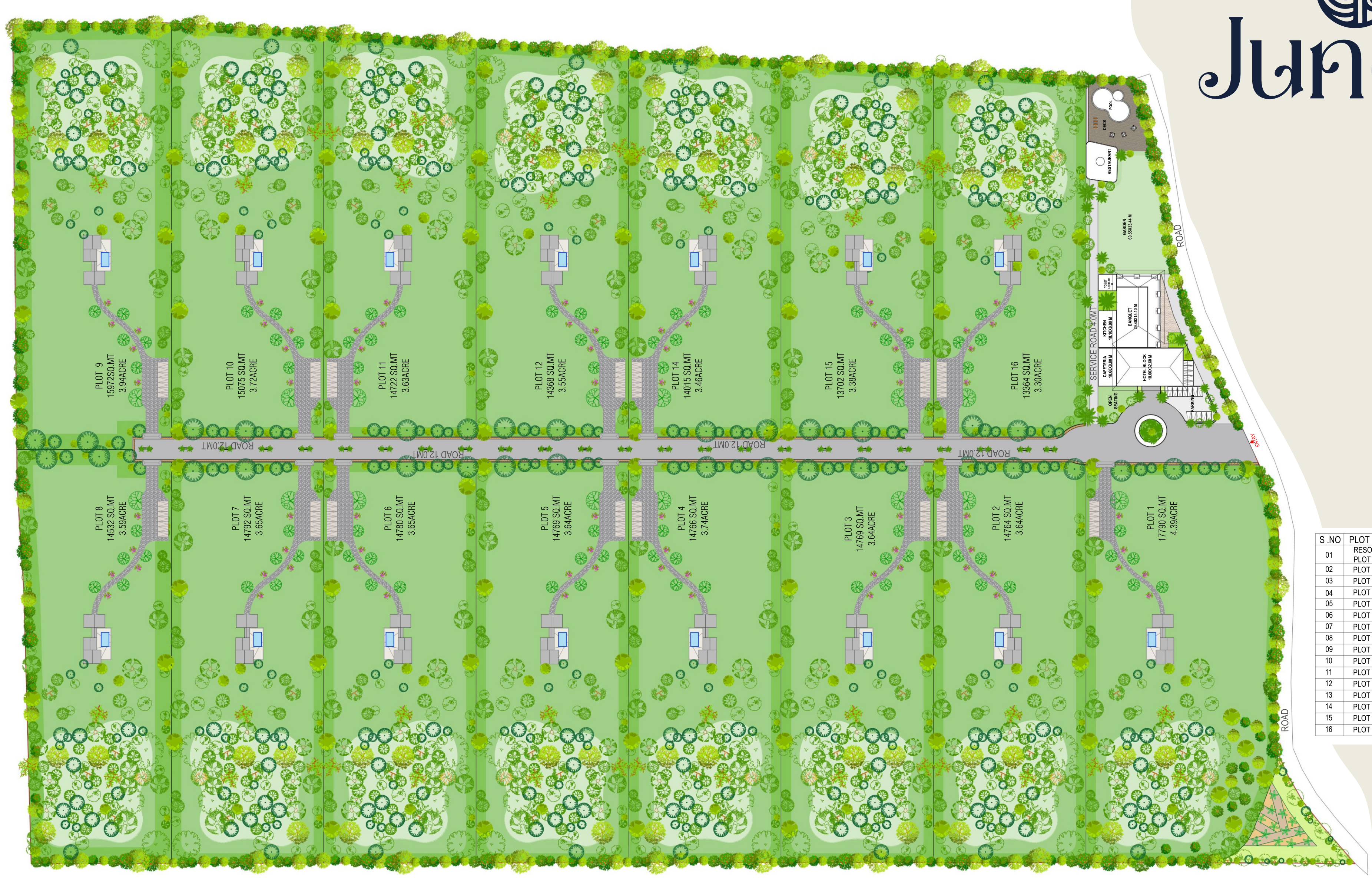
Full title · Unlimited personal use · Optional rental opt-in · Fully yours.

● Managed Revenue Share

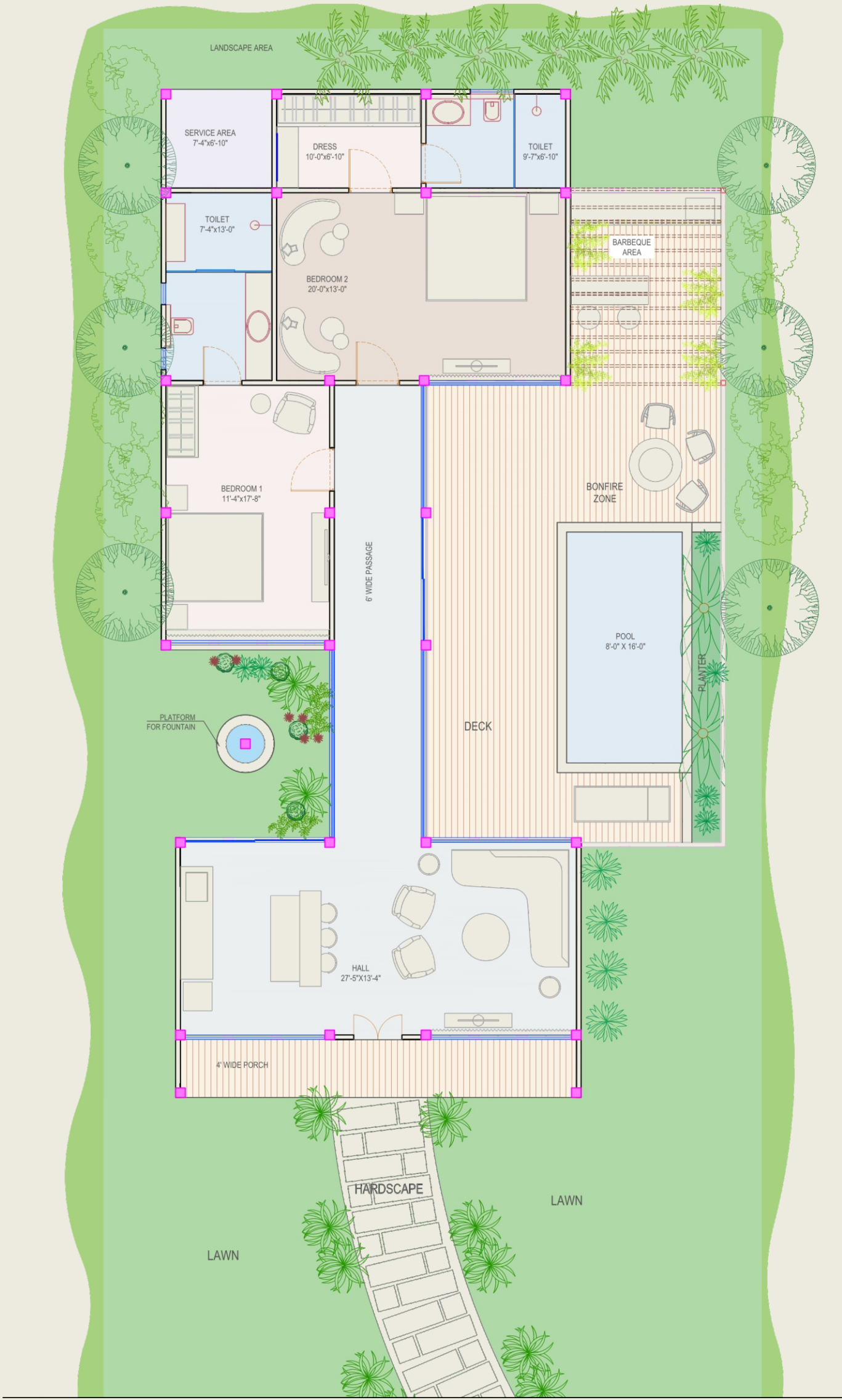
Full title · Airbnb-managed · Monthly income · Owner-use blocks · White-glove service.



LAYOUT PLAN



S.NO	PLOT.NO	AREA SQ.MT	ACRE
01	RESORT PLOT	7790 SQ.MT	1.92 ACRE
02	PLOT 1	17790 SQ.MT	4.39ACRE
03	PLOT 2	14764 SQ.MT	3.64ACRE
04	PLOT 3	14769 SQ.MT	3.64ACRE
05	PLOT 4	14766 SQ.MT	3.74ACRE
06	PLOT 5	14769 SQ.MT	3.64ACRE
07	PLOT 6	14780 SQ.MT	3.65ACRE
08	PLOT 7	14792 SQ.MT	3.65ACRE
09	PLOT 8	14532 SQ.MT	3.59ACRE
10	PLOT 9	15972SQ.MT	3.94ACRE
11	PLOT 10	15075 SQ.MT	3.72ACRE
12	PLOT 11	14722 SQ.MT	3.63ACRE
13	PLOT 12	14368 SQ.MT	3.55ACRE
14	PLOT 14	14015 SQ.MT	3.46ACRE
15	PLOT 15	13702 SQ.MT	3.38ACRE
16	PLOT 16	13364 SQ.MT	3.30ACRE



VILLAS

"The forest is not a luxury. It is the source."

Only 16 villas. Limited by design, not economy.

This is a rare, non-replicable opportunity. Private forest land adjacent to a Tiger Reserve does not come available twice. We welcome serious enquiries from individual buyers, family investors, and co-ownership groups.

PROJECT	LOCATION	VILLAS	UNIT TYPE	MANAGED BY
0 AQI Eco Retreat	Renipani, Madhai, MP	16 Exclusive	3 BHK + Servant Qtr	Professional Airbnb Partner

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LOCATION

Renipani, Madhai — Central India's Hidden Crown

Renipani sits within the buffer zone of Satpura Tiger Reserve — a 524 sq km forest of sal, teak, and bamboo bisected by the Denwa and Tawa rivers. The site is characterised by dense mature tree canopy, excellent air quality, and proximity to MP's finest eco-lodges.

GPS: 22°37'N · 78°08'E · Renipani Village, Hoshangabad District, MP

FROM	DISTANCE	TIME
Bhopal Airport	~160 km	3.5 hrs
Pipariya Station	~60 km	1.5 hrs
Reni Pani Lodge	~2 km	5 min
Madhai Gate	~1 km	2 min
Pachmarhi	~90 km	2.5 hrs
Nagpur	~220 km	4.5 hrs

The Neighbourhood — Established Luxury Benchmarks

PROPERTY	DISTANCE	POSITIONING	RACK RATE / NIGHT
Reni Pani Jungle Lodge (Jehanuma Group)	~2 km	Luxury Conservation Lodge	n18,000–n25,000
Denwa Backwater Escape (Pugdundee)	~4 km	Eco-Luxury Safari Lodge	n14,000–n20,000
Forsyth Lodge	~6 km	Heritage Safari Camp	n12,000–n18,000
Parijat Lake Resort (Goldmark)	~8 km	Upper Mid-Scale Eco Resort	n8,000–n14,000

n Your villa is positioned within the same micromarket as some of India's finest wildlife lodges — yet you OWN the land rather than paying n18,000–25,000 per night to stay.





RENIPANI, MADHAI

CONCEPT & DESIGN



@ziba_meraki



Disclaimer : this brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of building, layouts, specifications design, dimension etc. As shown in this brochure are tentative, Indicative and subject to amendment, variation and modification by the company at its sole discretion and without any notice.