


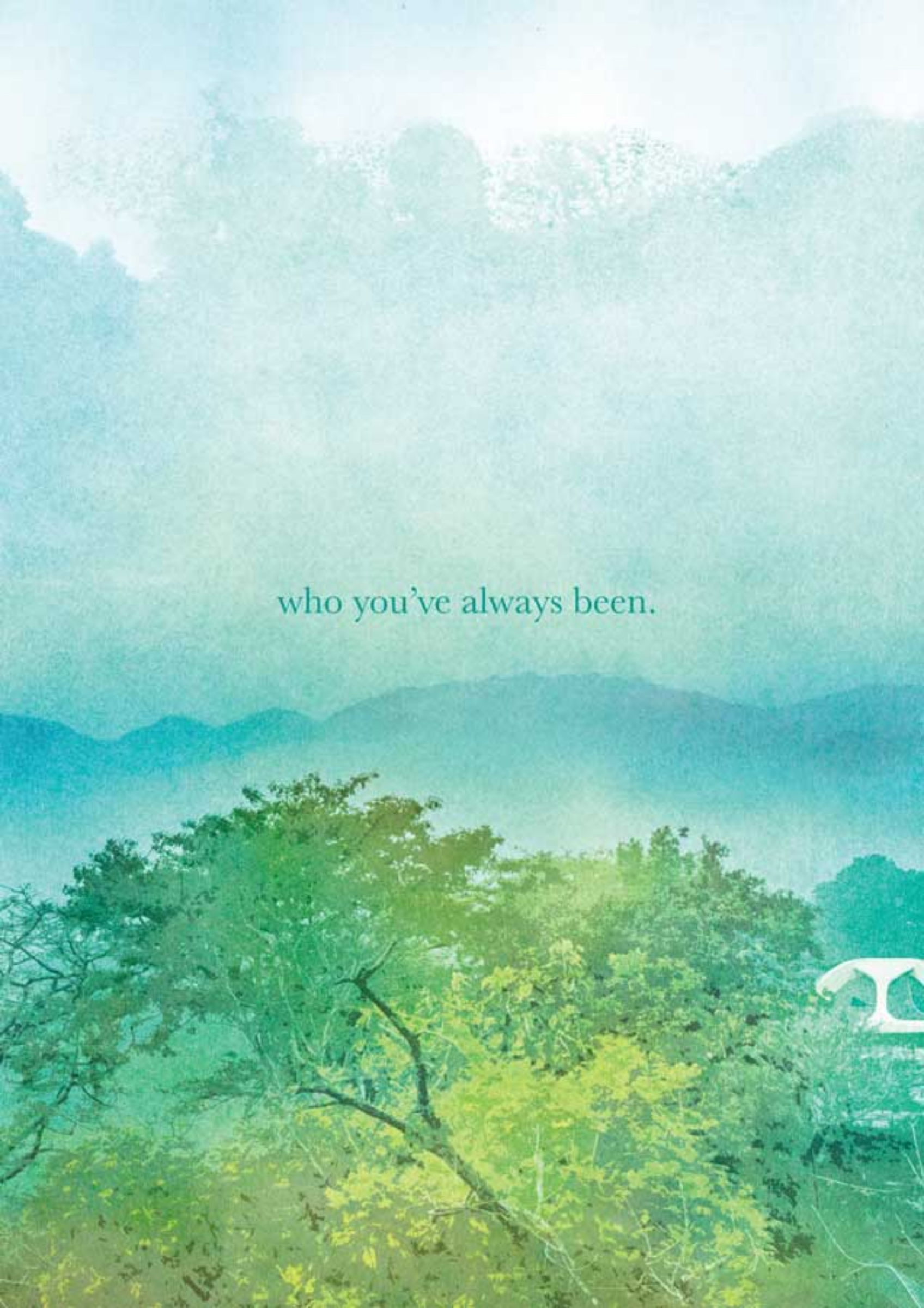


ANTARA
SENIOR LIVING

THE VISION

A landscape painting featuring a vast mountain valley. In the foreground, a dark, silhouetted tree stands on the right side. The middle ground is filled with rolling green hills and a dense forest. In the background, a large, rugged mountain peak rises against a sky filled with soft, white clouds. The overall color palette is dominated by greens and blues, with a warm, golden light emanating from the upper left corner, suggesting a sunrise or sunset. The text "There is no better time to be" is centered in the middle of the image in a simple, dark font.

There is no better time to be

A misty mountain landscape with a large tree in the foreground. The scene is hazy, with mountains in the background and a large, leafy tree in the foreground. The text "who you've always been." is centered in the middle of the image.

who you've always been.





TARA SINGH VACHANI
CEO

The road to Antara started in 2010 with a question: what would it take to give people the best life they could possibly have as they got older. The quest for the answer took us around India and the world, to study best practices that would eventually become the foundation of Antara.

What we learnt was powerful. A learning that encompassed a new way to think about later life. A life that radiated energy, along with the promise of a decrease in worry and an increase in the quality of life. The vision of a community of like-minded people that makes every one of its residents feel significant, healthy and enriched is what gave life to Antara.

Ours is a community that is both impactful and holistic, where our genuine spirit of care is expressed through careful attention to every detail, to craft a space where life is lived openly and joyously.

The period when someone nears sixty is a time for renewal and reflection, a time when we can reconnect with ourselves and create new bonds within a safe, committed and well-managed environment.

Antara thus is a beautifully conceived and crafted continuous-care proposition - a comprehensive ecosystem that embraces and encourages the idea that life can be just as magical as we get older. With our perfect blend of lifestyle, lifecare, hospitality and sound financial thinking, you could discover a new chapter in a well-lived life, another milestone on a well-trodden path.

Antara is a celebration of life lived to its fullest. We believe that for the progressive few age is just a number, and with the ecosystem we provide, our residents can stay active, vital and fulfilled for years to come. All it takes is a different point of view, what we call the Antara Way.



The Antara Way permeates every aspect of life at Antara

Your Antara apartment is individually crafted, built with the finest materials and finished with meticulous attention to detail. The exploration of life-enhancing ideas combined with an obsessive attention to detail that goes into each feature makes your Antara apartment perfect for you.

Our two hundred apartments are spread over 14 acres between nine residences. Each residence is conceived to have a unique look and feel and an optimized view. Entrance lobbies are spacious and welcoming and here again the use of the finest materials and ideas make for a living area that's perfect for the individual homeowner as well as for interacting with your immediate neighbours.

The common spaces seamlessly marry the natural heritage of the ecosystem with elements of modern living. Existing pedestrian pathways with lychee trees and an ancient temple give the lush and well groomed shared areas charm and character. Our clubhouse is thoughtfully arranged in various activity zones and provides for an ideal setting for quiet pursuits as well as energetic exercise and community activities.

Our ownership structure is carefully crafted so that both the apartment and our resident's finances are securely protected and managed. Our spirit of care ensures that we think through every aspect of ownership, availed through Antara's Lifetime Lease Advantage, to give our residents peace of mind. To make life at Antara hassle-free and always of the high standards that today's urbane, worldly and progressive person has come to expect, we offer our one of a kind, industry-leading anticipatory service package: Antara Comprehensive Benefit. Subscribing to this allows us to look after your home and life at Antara in the manner you are accustomed to.

So give yourself to the Antara Way, a perfect combination of lifestyle and lifecare. Take a deep oxygen-rich breath each morning, rub your hands together and choose from our abundant range of activities and interests to enjoy a rich, fulfilling day, everyday. Should you need anything, our superbly trained team of nearly 200 is always on call to provide attentive yet unobtrusive service.



Antara for you

Part of the Max India Group, the Antara community is based on the same principles of Sevabhav, Credibility and Excellence, which guide the actions of our other companies. The promise of a better life at Antara is built on the pillars of a unique location, thoughtful design, a curated community and holistic well-being. Created keeping in mind every little detail possible, Antara is supported by a team of people who truly believe that "caring" is our North Star.

Our Team

The Antara team has been built with people carefully chosen from various walks of life. A team of close to 200 people, all of whom are bound by a shared belief – a genuine spirit of care. This guides everything we do and means no detail is too small. We are focussed on one single goal - to make every Antara resident feel that they are well looked after, and that every need of theirs is resourcefully dealt with.

Our Community

At Antara, the aspiration is to create a community where our residents feel they belong with each other without truly knowing each other from the past. Common interests, beliefs and enthusiasms tie our residents together to nurture a community where friends become family. We are building a community that allows like-minded people to find each other and feel comfortable to call Antara their home.



An ideal location for an ideal lifestyle

We believe that the first step to creating a perfect community is by choosing the right location.

Dehradun is unique in many ways. Nestled in the Doon Valley, it is framed by the Himalayas to the North and the Shivaliks to the South. Renowned for its serene beauty, panoramic mountain views and comfortable weather throughout the year, Dehradun spoils for choice when it comes to stunning mountain ranges, shimmering lakes, lush green trails and places of historic value, all at a short distance from Antara.

Dehradun is extremely well connected by air, road and rail to Delhi and other major cities in India. In the neighbourhood are the spiritual towns of Haridwar and Rishikesh, and popular mountain destinations like Mussoorie and Dhanaulti. For those who want to remain active in business or start something new, Dehradun is an upcoming growth centre, being the capital city of Uttarakhand.

Antara's location in Purukul, Dehradun is no accident. It was carefully chosen for our first community within the wellness and tourism zone of Dehradun's city master plan. The natural reserve forests of Rajpur, Galjwari, Rikhauli and Chamasari and the famous Malsi Deer forest nearby provide the perfect opportunity to explore and expand an interest in wildlife.

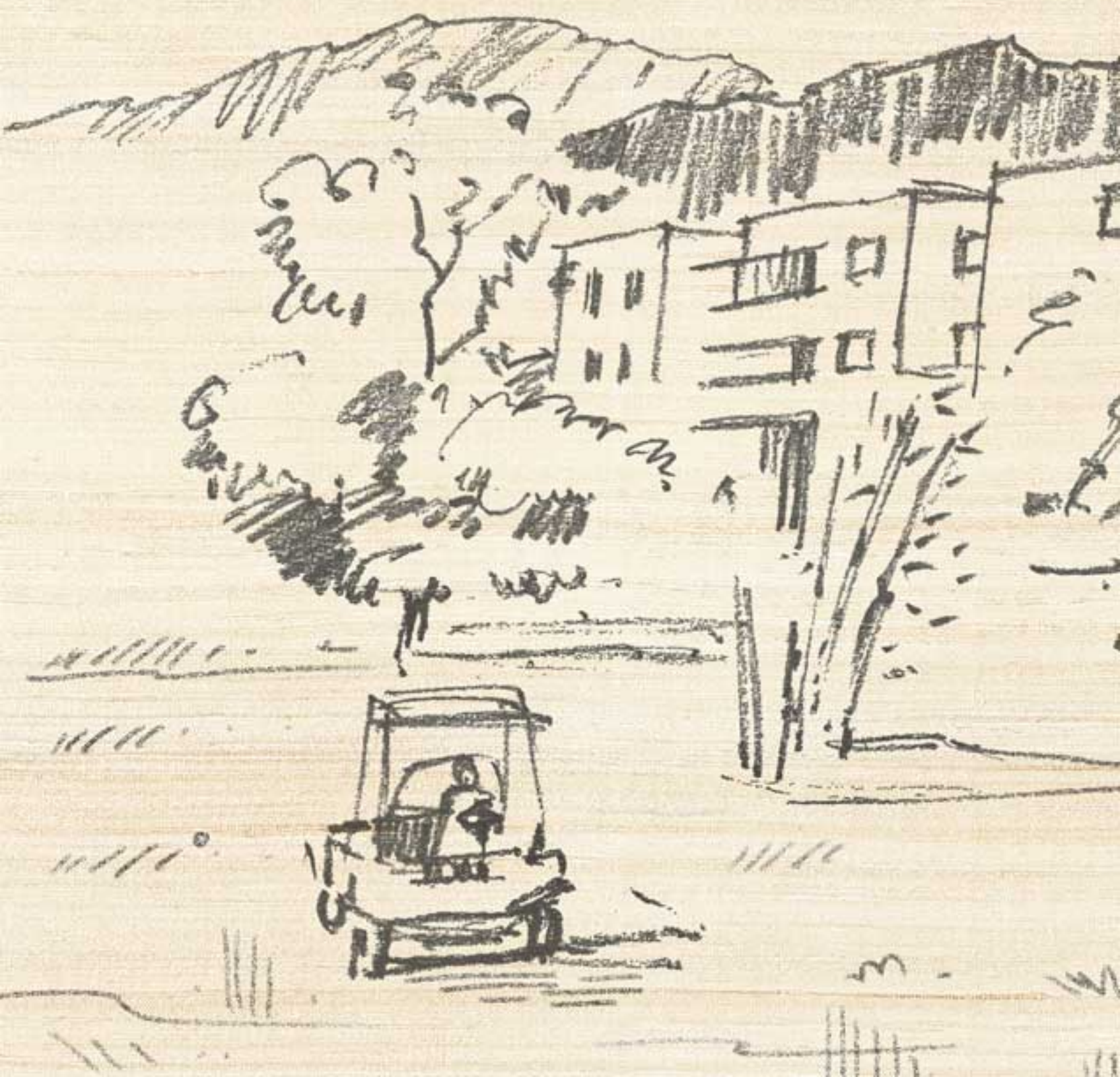
If required, the Max Super Speciality Hospital is less than 5 kilometres away. The famous Rajpur road is just a bit further.






Our design journey

Our design journey began with a chance meeting with a pioneer of design and architecture for age related communities in the United States. Bradford Perkins, a true visionary in designing spaces that support and preserve independence in later years, soon became a friend and a vital partner in Antara's journey, along with his team based out of the Perkins Eastman office in New York.






To partner Bradford, Tomeu Esteva of Esteva i Esteva Arquitectura, a boutique design firm in Mallorca, Spain and an expert at creating beautiful architecture, joined the team to give the community a sense of life and expand on Perkins' functionality and detailing. An experience spreading over many years of in-depth thinking around the Dehradun ecosystem, creating a sense of beautiful spaces and fundamentally designing what our residents would enjoy and need, resulted in what Antara Dehradun is today.

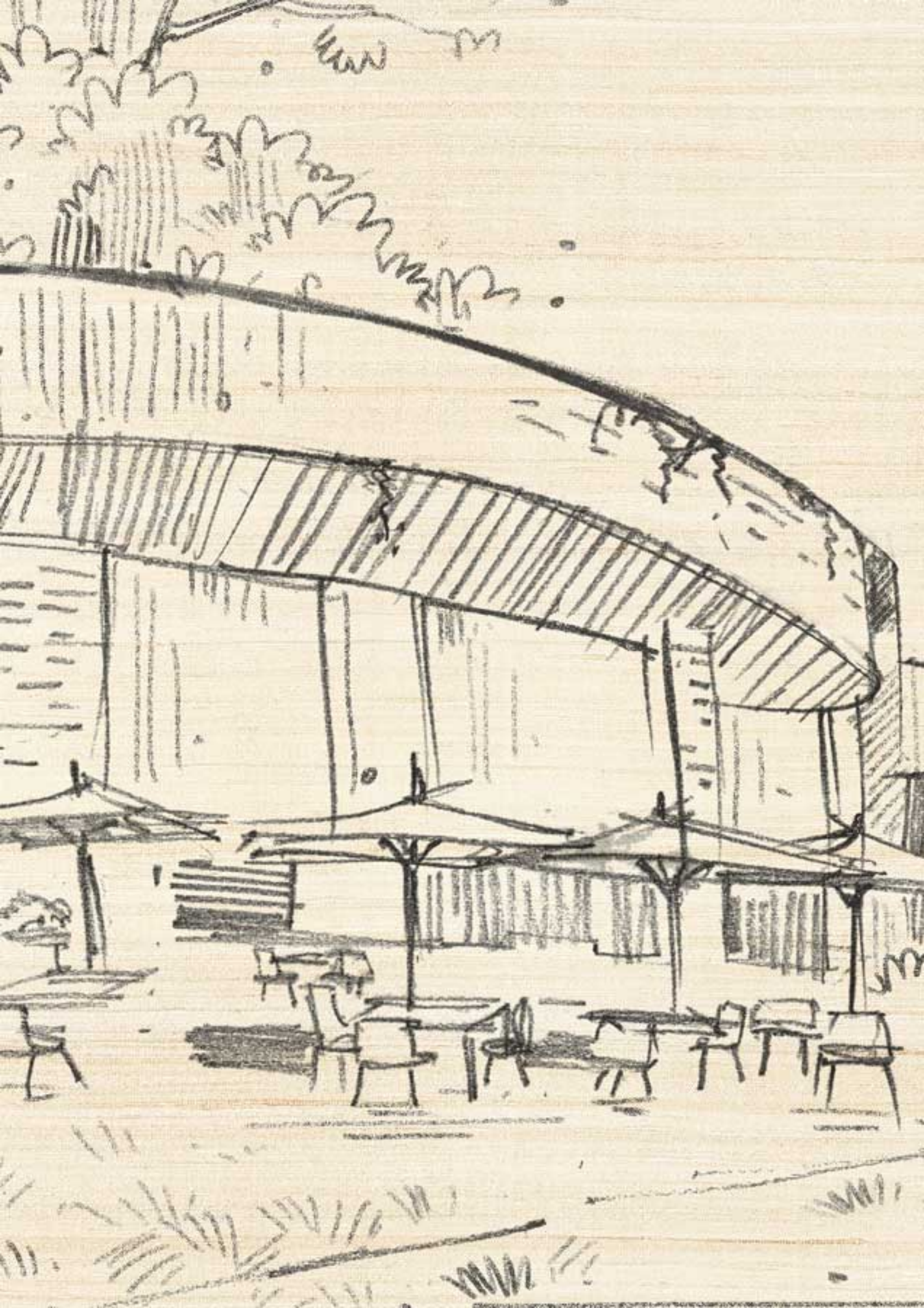
A detailed exercise of feedback from residents and value engineering to make our design efficient and cost effective, led us to associate with our execution partners Arcop and Lotus Design to see us through the final stages of design execution. With their vast experience of designing in India, Arcop joined the team to complete and execute our residential spaces while Lotus gave life to our Clubhouse to truly make it the jewel in the crown of the community.

Antara Dehradun's design aligns itself with the physical, spiritual and emotional well-being needs of its residents. It has been laid out in such a manner that the residences create interesting gardens and movement spaces, which are pedestrian friendly and designed to be functional, no matter at what stage of life our residents are.

The master plan has been designed to create diverse spaces, and the movement axis intentionally manipulated to bring about a varying spatial experience at every turn, revealing an attractive landscape each time.

Each of the nine residences optimally exploit the views of the hills, sunlight and the wind. There are design and service details at every turn. Take for example, the lobbies of the residences. The large concierge lobbies sport weather protected drop-offs and 24-hour security assistance with easy access to utilities like wheel chairs, umbrellas etc. The elevators are designed for complete turn-around access by wheelchair dependent residents, and every residence has two elevators each.





The specifications within our apartments for flooring materials, lighting levels, movement flow etc. have been chosen keeping in mind the comfort of our residents. Detailing has been given special attention, such as rounded corners of all edges.

An elaborate club of approx. 50000 sq.ft. is situated at the end of the main spine of the master plan. The central idea of the Clubhouse at Antara is to function as a Community Living Space for the residents and their visitors – a wonderful extension to their homes - a place to meet, interact, learn and pamper oneself.

It accommodates various dining spaces, verandahs, a bar, a library, an arts & craft studio, card rooms, a theatre, an indoor games room, an indoor heated pool and a wellness facility. The clubhouse also has a grocery store, ATM, salon, spa and badminton cum tennis court amongst many other elements.

The spaces have been planned in a manner that allows both for solitude as well as shared activities and celebration. The design approach is born of a synergy between state-of-the art engineering and local materials, woven together with a fresh and contemporary expression. All areas in the facility have the option of being temperature controlled or naturally ventilated depending on the weather and use. Most areas have attached verandah spaces for indoor / outdoor use.

All amenities are designed to the highest global senior living norms with a focus on physical and visual comfort, access, ergonomics and circulation. Special attention has been given to materials, colours and furniture to support residents with physical challenges and age related needs.

Antara thus is a combination of vibrant yet subtle design nuances, hidden design features to ensure safety, security and comfort and an overall sense of space and landscape, a space of character and personality.









An orange flower-shaped graphic with eight petals, centered on the page. The text "Our service offering" is written in white inside the center of the flower.

Our
service
offering



From the outset our goal has been to make every Antara resident feel completely looked after, with their every need resourcefully dealt with. Our approach to Wellness goes beyond just physical health to a perfectly balanced care of mind, body and spirit. That is why our community layout, design features, group activities and individual pursuits have been tailored to enhance and promote holistic wellness in you.

Body and Mind Wellness:

Antara's eye for detail ensures a range of well-chosen activities that raise your levels of health and fitness. Up the pace at one of the walking tracks, ask a personal trainer to craft a gym routine specially for you or give yourself up to the rejuvenating expertise of your favourite spa therapist. You can play a brisk game of badminton or tennis or enjoy our impeccable swimming pool, while another kind of fitness enthusiast may immerse themselves in an energizing session of yoga or Pilates. Indulge in culinary favourites with our personal chef or, if you'd like to make a change to your diet, have one of our nutrition consultants recommend fresh, healthy, nutrition-assessed meals served at the clubhouse.

Social and Emotional Wellness:

Enjoy a game of bridge with your regular foursome or make new friends at the Arts & Craft Studio. Practice your putting with a new arrival and see if you raise each other's game. Join the community in celebrating Diwali or Christmas, find companions for your literary interests by starting a book club or show your acting chops in an informal production by residents. At Antara, we help you develop uplifting and supportive relationships within the community and enjoy shared interests with the company of your choice. Have a laugh, play a prank, introduce your fellow residents to something new. Make life at Antara just perfect for you.







Intellectual and Occupational Wellness:

Have a stimulating conversation with a neighbour as you stroll down our landscaped gardens. Use the library to explore new ideas and arguments for the next time you have that conversation. Join a seminar, lecture or discussion group or take classes in cooking, art, photography or music. Learn a language. Volunteer at an NGO close by or join a course at a local college. Start a new venture of your own or support one started by another resident. For the person who's young at heart and alive with interests there's no limit to what you can do at Antara.

Spiritual Wellness:

Some residents might turn to the exploration of their inner selves, and to attaining a state of peace and harmony. With Antara Dehradun ideally located in the vicinity of a number of famous places of worship, the pilgrimage-inclined will not lack for destinations to visit. There is a Shiva temple that has stood on the site for years, now preserved and maintained by Antara in respectful tribute to the social and cultural inheritance of the land on which our community stands. No matter what route you choose to a more spiritual life, you will find it at Antara.

Environmental Wellness:

Landscaped gardens with seasonal flowers, a verdant location overlooking one of Dehradun's picturesque river valleys, clean air untainted by the effluents of a busy city, clear star-filled nights and warm, sunny days all make for the perfect environment to enjoy every aspect of the life you want to live. If a picnic to a nearby hillside takes your fancy, our team will be happy to make all the arrangements, from transport, seating and activities down to cocktails, main courses and desserts. As you will find, there is an abundant range of activities and interests at Antara to make each day a new experience.



Feel Safe and Secure:

To ensure that only approved visitors enter Antara, our highly trained round-the-clock security officers verify identities and invitations at the entrance. CCTVs cover Antara widely, giving our security team a second by second coverage of the premises. Smoke detectors and an ever-alert response team ensure quick and complete handling of any emergency. What's more, fire drills and emergency response training for residents are frequently held for the benefit of all.

Preventive health check-ups are a feature of Antara and caregivers are on call if required. In the event that medical care is required we have a doctor, nurses and an ambulance with paramedics on the premises for emergencies. Our Health and Wellness space, which will occupy over 3000 sq. ft., will be situated within the Antara Club to ensure that the day to day wellness needs of our residents are managed well. The Max Hospital, a 300-bed Super Speciality hospital, is a short drive from Antara. We understand that the medical needs of our community are paramount and we spare no effort to ensure that they are fully provided for.

Services & Conveniences:

Our attention to detail has led us to offer certain services and optional conveniences to make your life easier. A grocery store at Antara helps take care of daily necessities. Special requirements can be arranged from the city on request. The Resident Services Desk offers assistance with bill payments, veterinary services and legal, tax and financial services amongst others. If a trip into Dehradun catches your fancy a city-shuttle is available, freeing you from the hassle of maintaining a car. You could also avail of Antara's chargeable in-house car service.

A well-trained team of electricians, plumbers, carpenters, painters and other servicemen are on hand to take care of routine repairs and maintenance. Should a resident choose to have an Antara team member manage the daily chores our housekeepers will, with chargeable prior arrangement, provide comprehensive sweeping, mopping, garbage removal, linen-change, tidying, utensil cleaning, washing and ironing clothes as per a daily housekeeping schedule.

With regard to shared spaces, our services extend to the operation and maintenance of all common areas and equipment with a top-notch facility management system designed for lifecycle asset management. We also have a proprietary asset replacement fund aimed at replacing community assets after their useful life. These and other services and conveniences ensure you feel well looked after, each and every day.







Our Lifetime Lease Advantage makes for a sound financial investment

At Antara, we have carefully crafted our lifetime lease structure to create and preserve a thriving community of the like-minded and like-aged, and to ensure our residents have a consistent and hassle-free life at Antara. It is designed so that both the asset and the finances of our residents are securely protected and managed by us. Our spirit of care ensures that we think through every aspect of this lifetime lease structure to give our residents clarity and peace of mind when deciding to become residents.

Our Lifetime Lease Advantage sees residents paying the fair market value of their apartment when they move in for which they receive a lease deed entitling them to live in the apartment for the rest of their lives. If a resident wishes to leave the community, Antara will offer the apartment to eligible residents. Current residents may also recommend interested eligible residents if they wish. Prior to offering the apartment to prospective residents Antara will estimate the new fair market value of the apartment through independent experts. This fair market value will take into account the appreciation in the underlying real estate. Antara will use this fair market value as a guide price in discussions and closure with the next resident. Once the new resident has paid for the apartment on the terms agreed that amount will be given to the exiting resident after deduction of Antara's marketing charges.

A resident may also nominate a close relative who meets the eligibility criteria to live in the apartment after the passing of the occupying resident. Antara will issue a fresh lease deed in the name of the close relative. In case no close relative is nominated, or the close relative is not eligible, we will offer the apartment to new eligible residents and the proceeds will go to the nominees of the resident, after deduction of Antara's marketing charges.



There is no better place to live
the next chapter of a well-lived life.

License Details

The Building Plans for the project have been approved by Mussoorie Dehradun Development Authority, Government of Uttarakhand - vide Sanction Number C-0138/12-13 dated 11.03.2013 under Community Facilities & Services - Social & Cultural Facility - Other Community Buildings (Old Age Home) category. Further, the Project has been accorded environment clearance from the Ministry of Environment and Forests (MoEF), New Delhi vide E. No. 21-73/2012-IA.III dated 26.04.2013, Fire NOC vide Letter No. ST/SSP-29/2013 dated 13.02.2013 from the Chief Fire Officer, Dehradun and Consent to Establish from Uttarakhand Pollution Control Board, Dehradun, vide letter no. UPPCB/HO/NOC-1806/2013/236 dated 09.05.2013. The copies of approvals are available at the Corporate Office of Antara Senior Living Limited.

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