

Eden

Senior Living & Wellness

Life. As it should be.

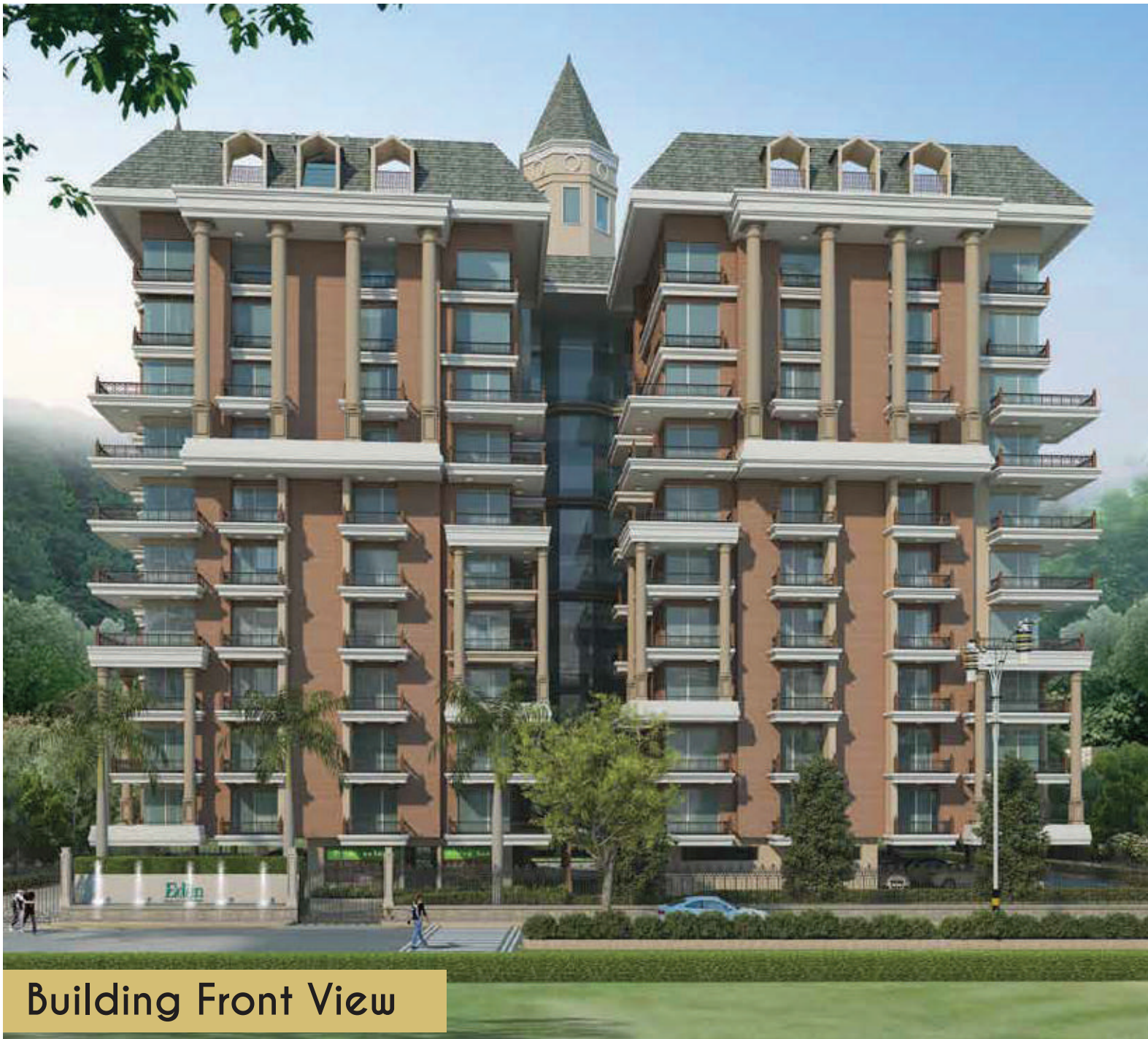


EXPERIENTIAL LIVING



At Eden, we believe that life is for living to the fullest, more so in one's latter years. Our gracious luxury senior living apartments, situated in the verdant foothills of the Himalayas at Dehradun, are designed to provide all that you desire for a happy, fulfilling and healthy life. It is a secure space where you can reconnect with nature, rejuvenate the body, mind and soul, make rewarding relationships and enjoy the good life to the utmost.





Building Front View

The Location

Garden of Serenity

Eden, your very own garden of serenity, security and contentment located in the beautiful locales of Dehradun, easily accessible by roads, rail and air to Delhi and other major cities of the country. The Government has also announced the conversion of the Dehradun airport into an international airport soon allowing for even better accessibility. The spiritual centers of Haridwar and Rishikesh on the Ganges and the charming hill stations of Mussoorie and Dhanaulti are all within comfortable driving distance and offer pleasant excursions.

Within Dehradun, in close proximity are:

Antara Senior Living by Max India Ltd. - 500 m
Max Super Specialty Hospital - 5 km
Rajpur Road roundabout - 7 km
Railway Station - 15 km
Airport - 35 km



Over the hills yet not far away

Nestled among the scenic slopes of the Himalayas in Purkul, Dehradun, at Eden you enjoy unspoiled nature - pristine, healthy and uplifting. For the urban-weary, the ever changing vistas of the hills - sometimes wreathed in mist and at other times bathed in mellow sunlight - is a source of constant delight. Moderate temperatures throughout the year and purity of the environment work wonders for your physical and mental well-being, weaving its magic on you and subtly transforming your life.

Where Life is a pleasure

The elegant 8 floor apartment building with an additional 2 floor Wellness & Lifestyle Center has been designed by reputed architects, handpicked for their expertise in creating living spaces for seniors. Within the certified green building, attentiveness to the smallest detail ensures that your every need and comfort is catered for. Our professional staff works 24x7 to take care of your health and comfort. Furthermore, there are abundant opportunities to engage yourself in activities and hobbies that you are passionate about and conducive for developing new interests.

Among friends new and old

Eden's curated living means that you socialize with like-minded people who share your zest for life, dreams and passions. Here, it is easy to make new friends as well as invite old ones to come for short stays. Together you can enjoy long walks or treks, swim, spend time on the putting green, discuss books from the library, share a game of cards, play pool or croquet or make use of the fitness room or beauty salon. Or simply enjoy a drink or a sumptuous meal together or have the concierge desk arrange anything that appeals to your imagination. You can even choose to teach or deliver speaking assignments at educational institutions nearby. The more business-minded can connect with the business center for availability of consulting and corporate assignments.

A true sense of well-being

Your well-being is of paramount importance at Eden. Our holistic healthcare systems are integrated with technology for optimal lifestyles and health monitoring. Our in-house facilities for yoga, meditation, gym and fitness combined with a state-of-art wellness & lifestyle center with time-tested systems and procedures of ayurveda, naturopathy, oriental treatments, physiotherapy and spiritual healing and ably supported by on-site medical staff and equipment, ensure that you lead a healthy and fit life.

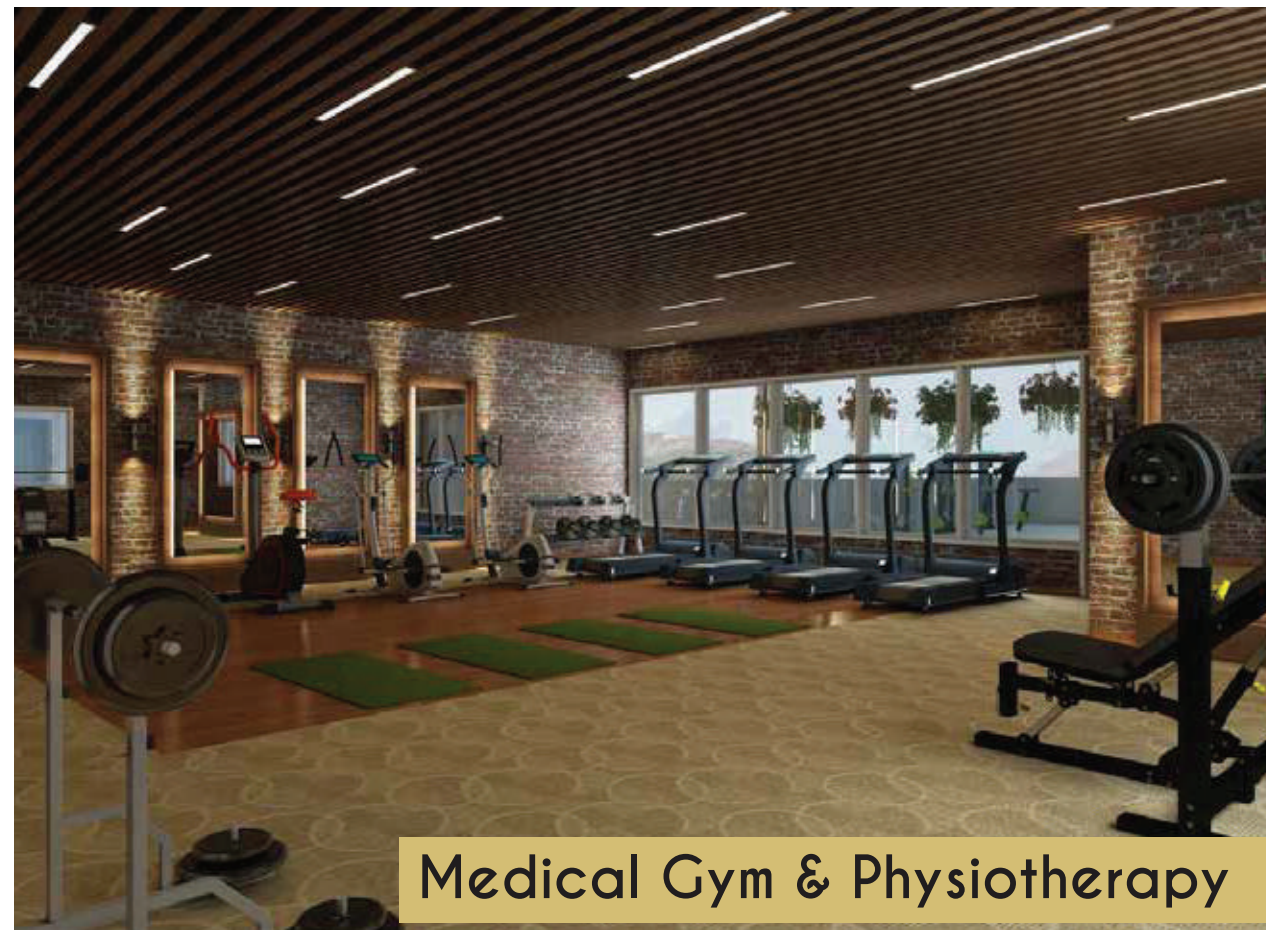
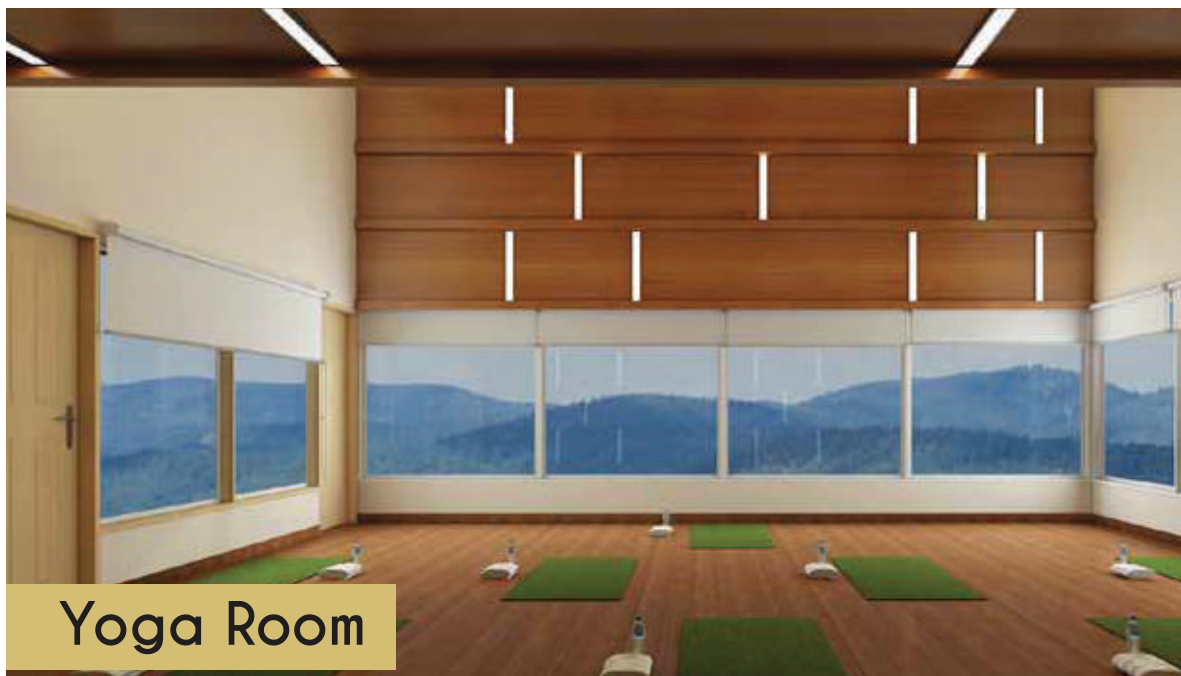
At Eden you live the life you deserve. Happy and secure.



A World of Comfort, Health & Wellness

Eden Wellness & Lifestyle Center - your wellness sanctuary - invites you to experience a life-enriching balance with lush nature and to be with yourself. A pristine environment with a backdrop of scenic and gently undulating slopes of the Himalayas present the ideal setting to achieve optimal health.

We believe that nature is indeed the best healer. Here, wellness and lifestyle form two integral parts of a complete whole in the midst of the infinite benefits and blessings of mother nature. To that end, we bring a confluence of streams of medical knowledge that provide holistic customized health care through authentic ancient healing techniques alongside modern medicine, making it a unique combine.



We offer a layered approach to wellness. You can do as much or as little as you like. Simply relax or reconnect, or completely refresh - the choice is yours.

We adopt an advanced scientific and integrative approach to personalized wellness. Our team of multi-specialty experts will combine applied genomics and state-of-art diagnostics for identification of "Prakriti" (unique pattern of bio-forces as per ayurvedic medicine that corresponds to the Western concept of individual body constitution) and create tailor made integrative therapeutic solutions. Entrust yourself to the healing hands of our renowned medical specialists.

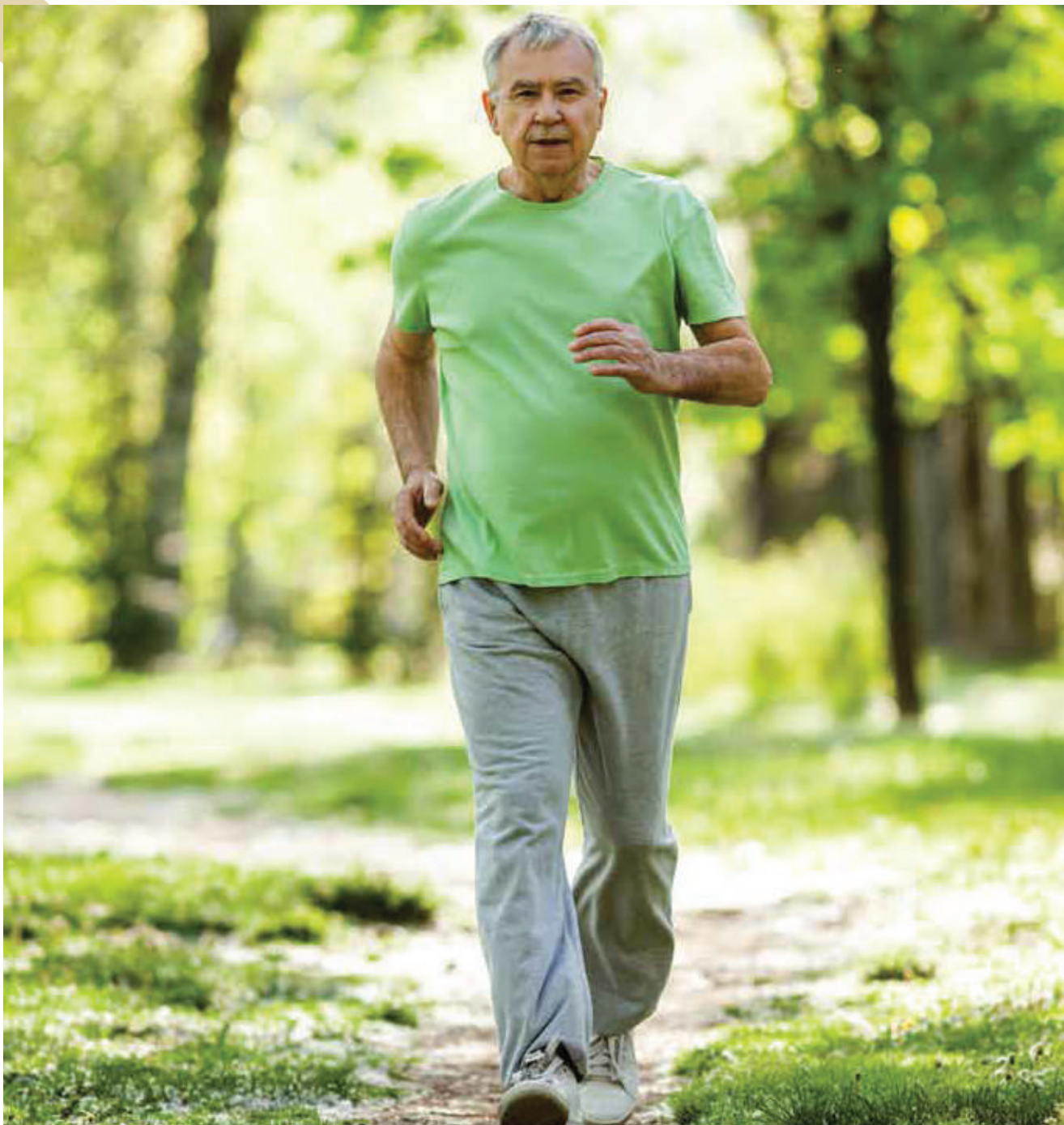
Our 360-degree health and wellness solutions include:

- Ayurveda, Naturopathy & Oriental Medicine Therapies offered in treatment rooms with specialized equipment and beautiful views
- Yoga, Meditation & Spiritual Healing offered in pristine settings with serene views
- Medical Diagnostics & Genomics
- Nutrition & Dietary Guidance Center
- Medical Gym & Physiotherapy
- Eye, Ear, Dental & Specialty Doctor Visits Periodic Wellness Lectures & Camps
- Health Butler with a Personal Coach
- Telemedicine Consult with 24X7 Doctor on Call

For your recreational / lifestyle needs, the Wellness & Lifestyle Center also offers:

- Roof-top temperature-controlled infinity swimming pool offering mountain views
- Temperature-controlled Jacuzzi on the top floor with scenic views of the surroundings
- Steam and sauna facilities for rejuvenation
- Changing rooms with lockers
- Beauty Salon
- Pool bar serving relaxing and refreshing drinks
- Indoor and outdoor dining rooms with mountain views, serving healthy cuisine to please every palate





Technology for your Security and Entertainment

- CCTV surveillance and monitoring
- Wi-Fi / Skype Connectivity enabled on your Televisions for easier access to pictures and videos of children and grandchildren, increased social interaction with friends and family members spread across the globe
- Wearable Tags - Integrated Positioning and Communication System (IPCS) for 24X7 monitoring and rapid response emergency assistance in case of accidental falls, etc.
- Integrated Eden Resident / Family Engagement
 - Vibrant community portal
 - Online billing and payments
 - Health records
 - Online booking for various services
 - Digital Bulletin Board
 - Directory Services



Rooftop Dining



Rooftop Pool & Bar



Crocquet & Golf Putting Green

This could be paradise

Living spaces

Designed by experts in creating spaces for senior living, the Eden Senior living apartment complex seamlessly harmonizes with its natural surroundings while minimizing impact on the environment. Its Georgian architectural style, characterized by proportion and balance, speaks volumes of the thought and effort expended on ensuring that the design works to improve the quality of the life of the residents in addition to being of the highest aesthetic standards. The design also responds thoughtfully to the climate and historical context of the region.

Eden Senior Living is more than just a sensitively designed community for seniors. It is a space you can embrace as your own. Strategically located balconies with each apartment encourage you to connect with nature. All spaces, including circulation, washrooms and wellness facilities have been planned to cater to your requirements and provide a step-free environment. Wide corridors and ramps allow for easy movement even within the apartment. Attention to the smallest detail is reflected in the use of rounded corners, anti-skid flooring, unhindered wheelchair access, grab rails, panic buttons, etc., thus ensuring complete peace of mind.

The apartment complex boasts of community activity spaces to foster interaction and conversation amongst the residents. Recreational spaces on the ground level and at the Eden Wellness & Lifestyle Center on the top two floors of the building provide residents a space to relax or indulge in activities such as swimming, gardening, massages and treatments, walking or an opportunity to simply soak in the beauty of nature. Modern amenities and facilities combine with healthcare and fitness solutions to create a world that is both restful and stimulating.



Building Top View



Bedroom



Living / Dining

Types of apartments

There are three types of apartments available:

Two bedrooms - some with an attendant room

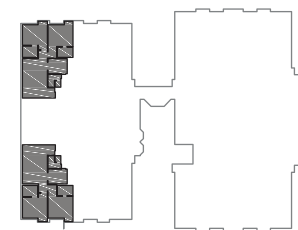
One bedroom

Studio

If purchased early, some can be combined / customized according to your preference



2 BHK TYPE-1
 CARPET AREA = 1,055 Sq. Ft.
 BALCONY = 306 Sq. Ft.



Key Plan



2 BHK TYPE-2
 CARPET AREA = 1,035 Sq. Ft.
 BALCONY = 283 Sq. Ft.

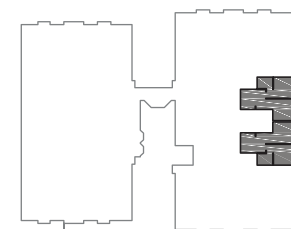


Key Plan

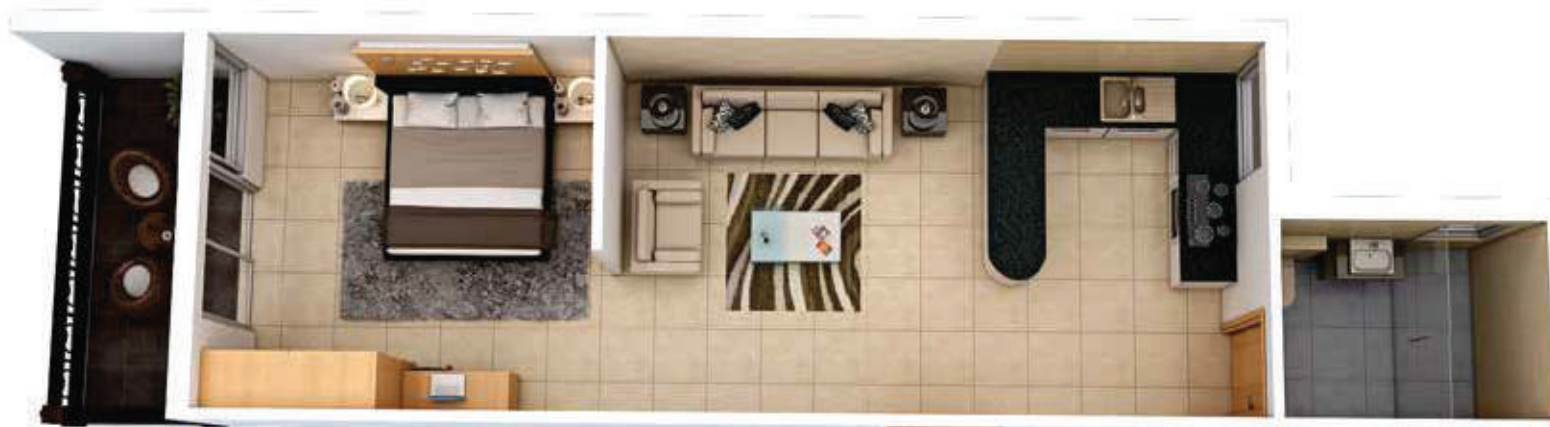
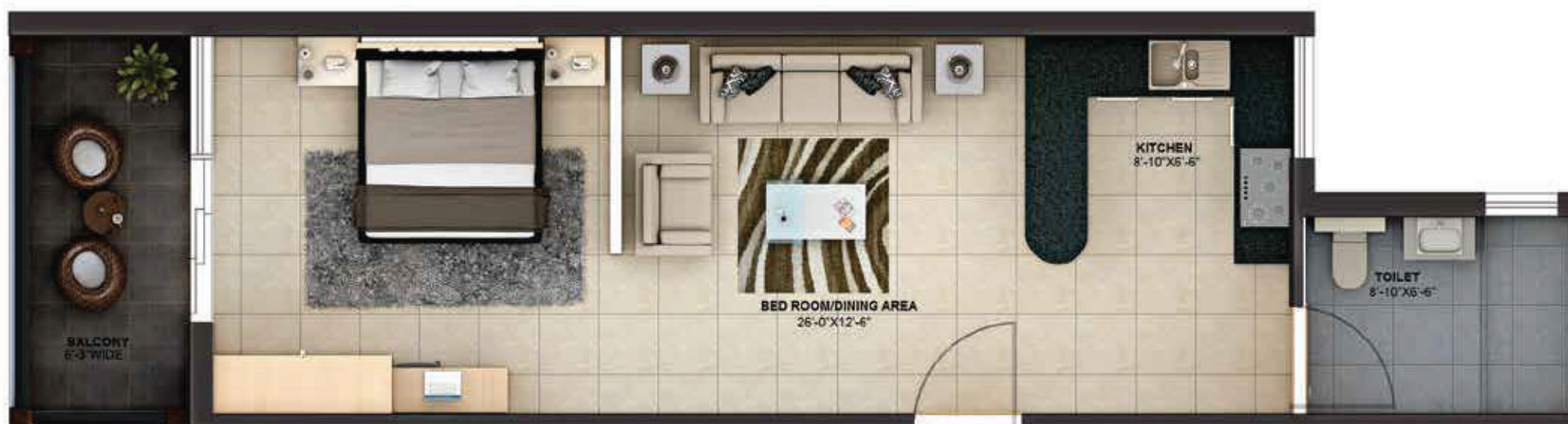


1 BHK

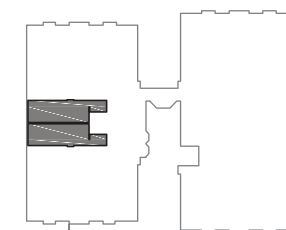
CARPET AREA = 636 Sq. Ft.
BALCONY AREA = 112 Sq. Ft.



Key Plan



STUDIO
 CARPET AREA = 503 Sq. Ft.
 BALCONY AREA = 76 Sq. Ft.



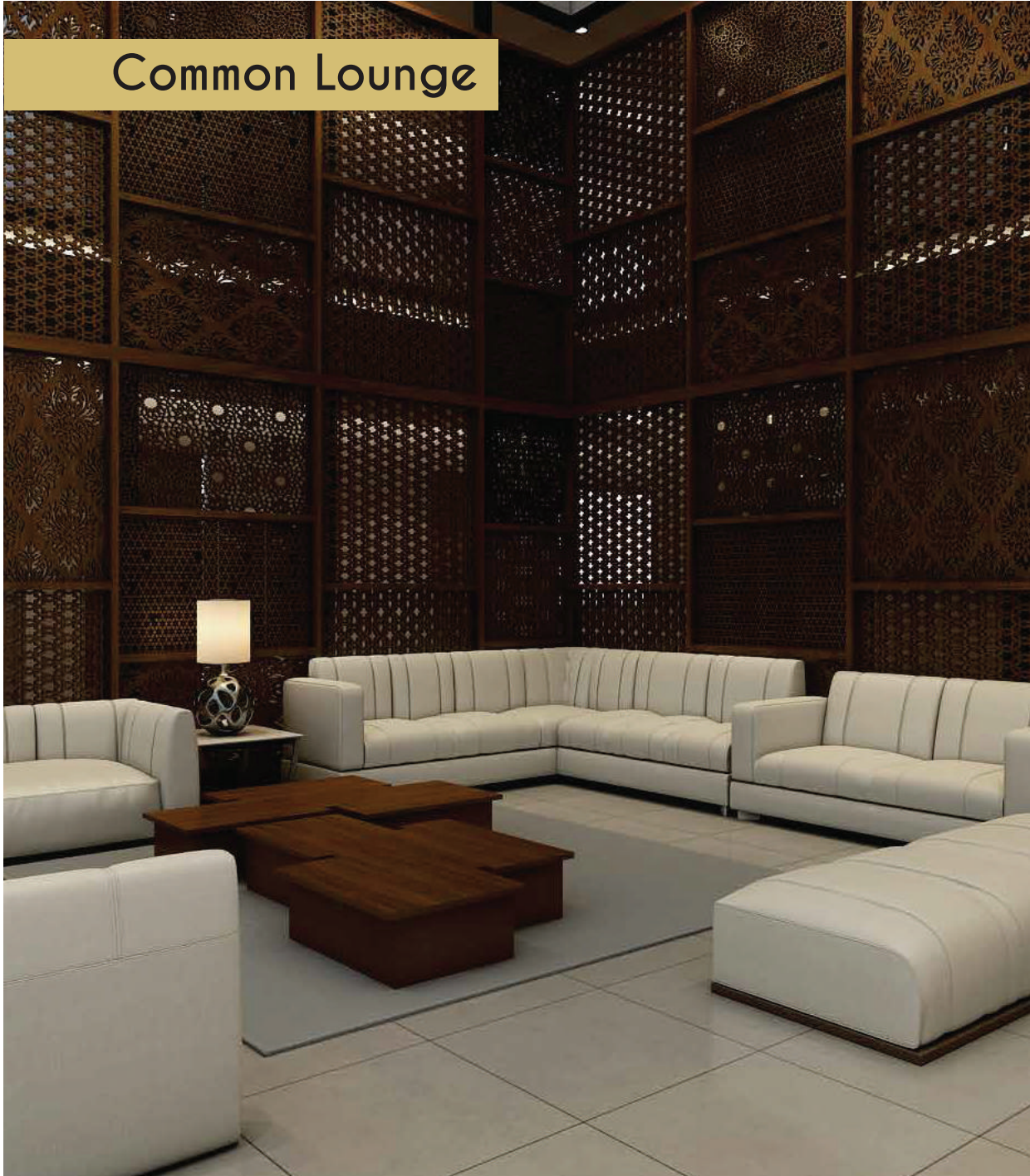
Key Plan



Key features of each apartment

- Scenic views of the mountains or city
- Temperature controlled living units for comfort
- Hot water available in bathrooms
- Double height peep holes on the main door for wheelchair use
- Anti-skid floors
- Grab bars
- Emergency / Panic button in every apartment for rapid response
- Wheelchair access and movement even within the apartment
- Fully equipped with wardrobes, kitchen cabinets and appliances, VRV air conditioners, etc.

Common Lounge



Building amenities

- Wheelchair access throughout
- Power back-up
- Parking
- Stretcher equipped elevator
- Housekeeping & Laundry services
- Food services
- Convenience Store, Flower Shop & Pharmacy
- Concierge desk
- CCTV
- Guarded gates
- 24x7 Nursing Station with doctor-on-call
- Scheduled Medical Check-ups
- Shuttle Transport Service to nearby areas
- Ambulance Service
- Recreational common areas in the building with card room, pool table, music room & community kitchen, lounge, theatre, library & business center, etc.
- Golf putting green and Croquet
- Wireless internet
- Landscaped gardens and terraces at the ground level and around the roof top pool with panoramic views



Library & Business Center



Pool Table



Card Room



Theatre

Our Commitment

Complete peace of mind

At Eden, our primary objective is to ensure you a stress-free & healthy life:

- You get clear freehold title to your apartment
- Stringent security at the building complex to keep you safe
- Rental apartments available in the Eden Wellness & Lifestyle Center for your visitors
- Skype / Other Video Chat facilities in your apartment so that you can stay in touch with your loved ones

A holistically healthy and fit life

- At Eden, we are deeply committed to keeping you healthy and fit as part of our holistic healing and treatment program
- Wearable Tags by every resident for 24x7 monitoring and rapid response emergency assistance in case of accidental falls, etc.
- On-premises wellness & lifestyle center offering medically supervised integrative health treatments tailored to your specific needs using Ayurveda, naturopathy, pain management with acupuncture & acupressure, physiotherapy, spiritual healing, yoga & meditation, etc.
- On-premises 24x7 nursing station, doctor-on-call and infirmary for emergency stabilization; specialist doctor visits for consultation as well as for nutrition and dietary guidance; ambulance service



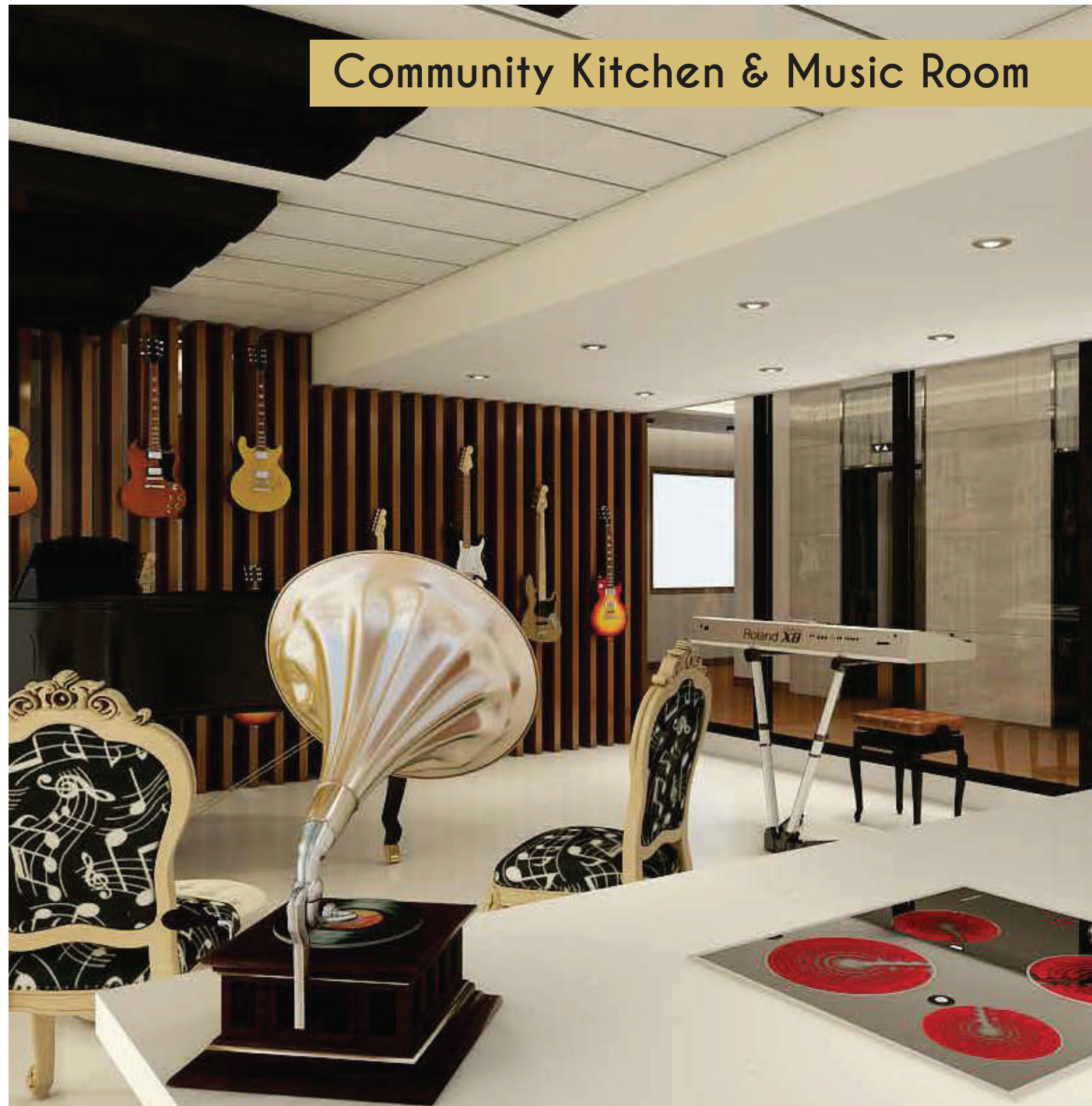
A stimulation and revitalising lifestyle

We aim to keep you physically and mentally engaged within a community of like-minded people:

- A calendar of cultural, educational and entertainment activities devised by a professional Activities Coordinator including wide range of indoor and outdoor activities, picnics and periodic excursions
- A well-equipped business center to facilitate your business / professional pursuits as well as access to potential university speaking / teaching and corporate consulting opportunities
- A host of opportunities to pursue your hobbies such as gardening, swimming, golf putting, complemented by a wide range of facilities offered at the Wellness & Lifestyle Center

In this group housing building, the entire area constructed up to the 8th Floor shall be for residential use. The 9th and 10th floors are declared as an Independent Area, which shall be utilized for commercial and / or incidental purposes. The Independent Area has not been included in the common areas and / or facilities provided in the group housing building.

Community Kitchen & Music Room



At Your Service

Deepak Gupta



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Deepak has 40 years of global experience in management consulting, banking, executive search and now in senior living and wellness. He has been a Senior Advisor & Advisory Board member to companies and management universities. He was the Country Head and Managing Director for Korn/Ferry International's India office for 12 years and as the Executive Chairman for DHR International's India office for 2^{1/2} years. Earlier, Deepak worked with Citibank for 10 years in India and in the US from 1989 to 1999 as VP & Corporate Banking Head – North India, Public Sector Head – India and AVP in the Healthcare Group at Citicorp, USA. He began his career in management consulting with KPMG and then with PwC in Healthcare Consulting from 1983 to 1989 in USA.

Deepak has passed all parts of the CPA certification examination from USA and the CA certification examination of the Institute of Chartered Accountants of India. He graduated with honors from St. Xavier's College, Calcutta University and received a Master's Business Administration in Finance and a Post Graduate Certificate in Management Information Systems from Case Western Reserve, USA. He has also attended a residential leadership program at the Harvard Business School, USA.



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Sanjiv Vohra

Sanjiv is a versatile entrepreneur with a track record of over 30 years of excellence in nurturing and turning around businesses in various industries with 18 years having been spent in the real estate industry. He has advised numerous companies in real estate and has successfully delivered many industrial projects, which have been built, leased out and capitalized to HNIs.

Sanjiv successfully completed several residential projects in the Dehradun area of over 250 apartments including Doon Trafalgar, Doon Trafalgar Extension and Princess Park. He has also been associated with developing and successfully selling residential land parcels in Dehradun.

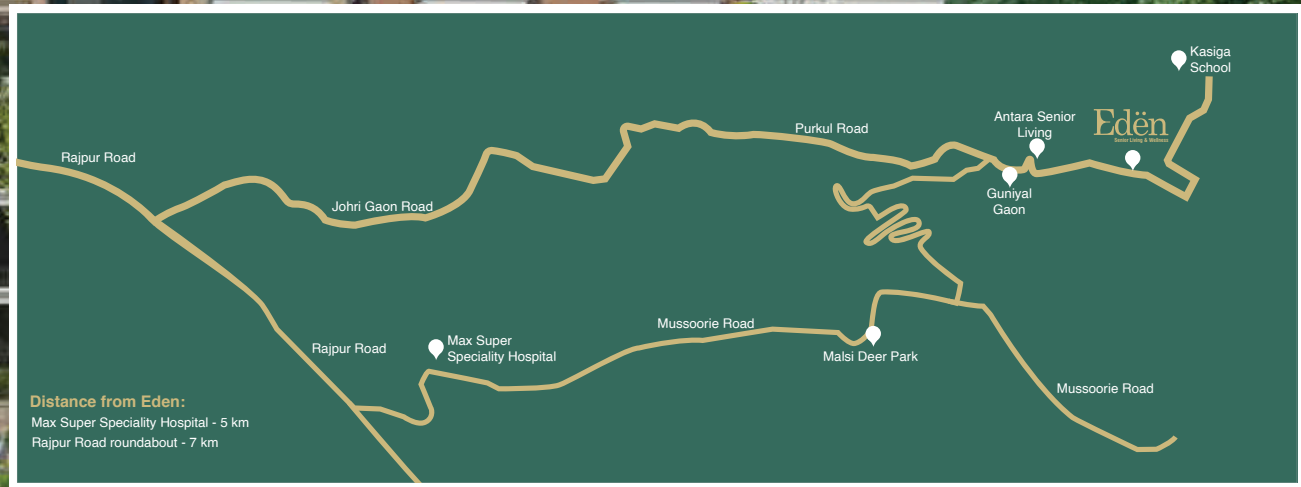


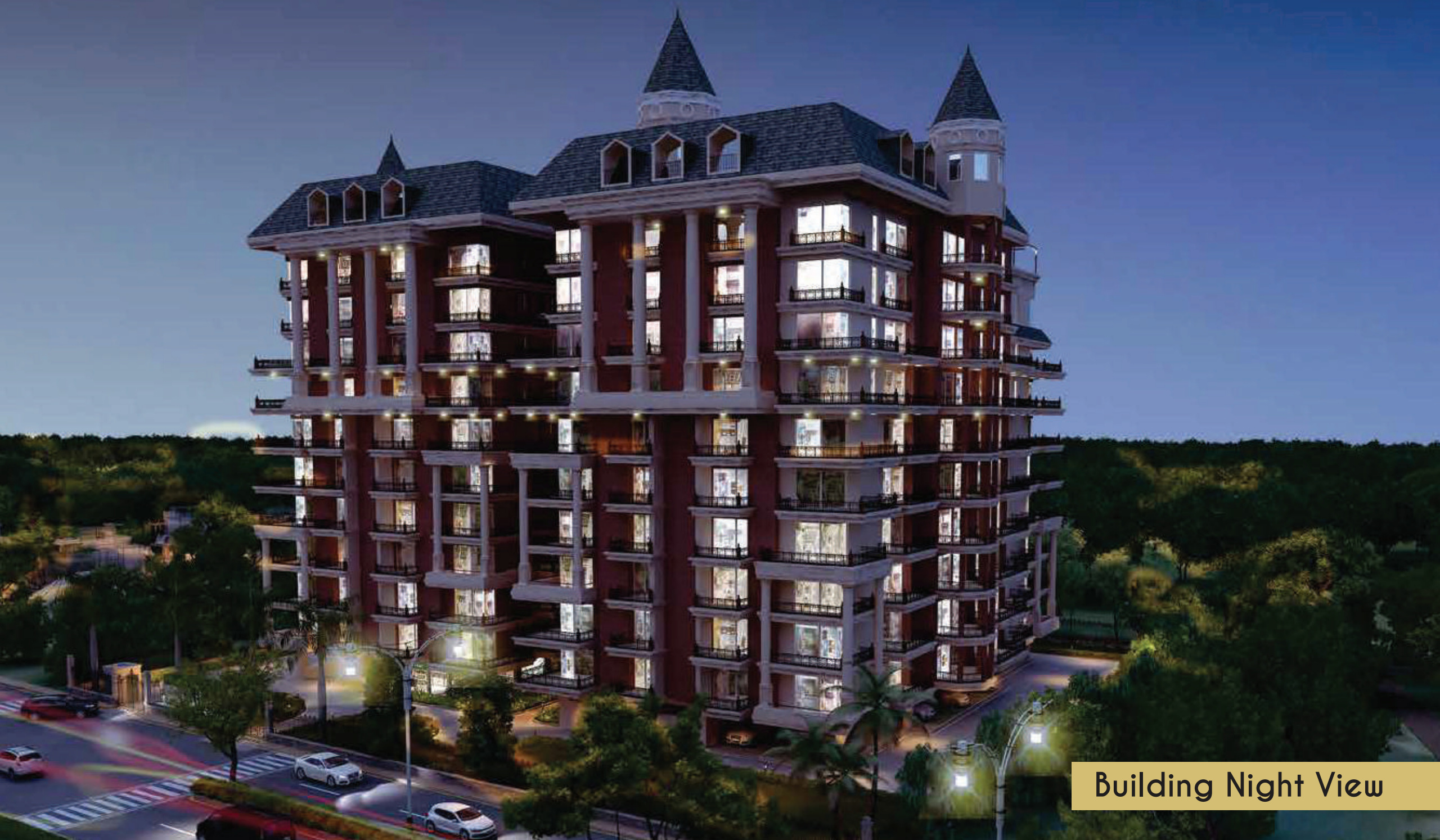
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Samir Gupta

Samir is a passionate first generation entrepreneur, having more than 27 years of rich and extensive experience in setting up new businesses, planning growth, business delivery strategies and building support to enable the businesses to scale. He has been responsible for managing P&L, sales & marketing, product management, operations and engineering. He is a Co-founder and Director of Samtech Infonet Ltd., Pyramid Cyber Security & Digital Forensic Pvt. Ltd., Olpoints InfoTech Pvt. Ltd. and Force Infosystems Pvt. Ltd.

Samir holds a postgraduate degree in Management and a Bachelor of Engineering degree in Electronics.





Building Night View

Specifications

FLOORING

| | |
|------------------------|---|
| Living & Dining | Italian Marble |
| Bedrooms | Wooden Flooring and Anti bacterial vitrified tiles (Optional) |
| Toilets | Anti skid granite/Anti bacterial vitrified tiles |
| Kitchen | Anti skid granite flooring |
| Balconies | Anti skid granite flooring in all balconies. |
| Utility Areas | Anti skid granite flooring |
| Lobbies & Common Areas | Combination of Anti skid, Anti bacterial vitrified tiles/granite flooring |

WOOD WORK

| | |
|-----------|---|
| Wardrobes | Modular wardrobes/cupboards in all bedrooms finished with laminate as per design. Fittings of Hettich, drawers with telescopic channels & pull-outs |
|-----------|---|

DOORS & WINDOWS

| | |
|--------------------------|---|
| Entry Door | Wooden frame with decorated wood door, 8' height with premium hardware |
| Internal Doors | 44 mm thick flush doors with natural wood cladding with premium hardware & wooden frame |
| External Doors / Windows | Anodized Aluminium windows with sliding toughened glass and wire mesh shutters |

WALL CLADDING

| | |
|------------------|---|
| Bathrooms | Designer decorative Anti bacterial vitrified tiles, up to 8' 3" height or to the bottom of false ceiling |
| Kitchen | Designer Anti bacterial tiles up to 3' above counter and remaining walls painted in Zero VOC, Washable & Bacteria Resistant Paint |
| All other spaces | Zero VOC, washable, bacteria resistant paint |

KITCHEN

| | |
|-----------------|--|
| Wood Work | Modular Kitchen with Hob & Chimney, adequate storage with cutlery tray, dish rack, study table, Aluminium Shutter in one of the racks etc. |
| Working counter | Granite Counter top with single bowl stainless steel sink with drain board |
| Appliances | Double Door Fridge, Dish Washer, Front Loading Washing Machine, Microwave, Oven of BOSCH/SIEMENS & RO Water Purifier of SMITH |

Specifications

ELECTRICAL

Internal

- Fire Retardant Low Smoke (FRLS) copper electrical wiring in concealed Fire Resistant PVC conduits
- MCB based distribution board with modular switches & sockets
- High performance electrical switches & sockets

Telephone / TV points

- Cable / Satellite TV, Telephone & internet provisions in all rooms including points for Wifi

Ceiling / Exhaust Fan

- Ceiling fans and exhaust fans in all the rooms and bathrooms respectively

Air Conditioning

- Energy efficient VRV System in living, dining & all bedrooms.

Hot Water

- Independent Geysers in each bathroom & kitchen

Light fixtures Internal

- Energy efficient LED lights in false ceilings and decorative lights as per architectural requirements

Light fixtures External

- Adequate LED lighting in common areas / staircase / lobby / stilt / garden / gate / boundary wall /roads etc. Decorative lights as per architectural requirements

Electric Meter

- Single-Point electric metering system & power back-up through generators

LIFE SAFETY

Fire Fighting

Sprinklers to be installed in Common spaces & corridors

Emergency

- Panic Buttons near floor level for emergencies
- Emergency Call System in all bathrooms

FINISH / INTERIOR

Plaster of Paris

Plaster of Paris in Stucco finish punning, Cornices, coves and false ceilings in entire apartment

Walls

Combination of velvet touch paint

FINISH / EXTERIOR

Facade

Combination of Exposed Brick tiles, Unistone moulding, external texture paint and wooden panelling on balcony roof

Paint

High quality weather proof exterior paint

Railing

Cast Iron railings painted in French green look

Specifications

FINISH / OTHERS

| | |
|-------------------------|---|
| Sanitary-Infrastructure | Corrosion free cPVC pipes/fittings for water supply, uPVC pipes/fittings for soil & waste |
| Sanitary-Fittings | Grohe or equivalent |
| Sanitary- Fixtures | American Standard or equivalent |
| Bathroom Accessories | <ul style="list-style-type: none">• Shower cubicles with SS Fittings and Grab bars, WC grab bar, table-top basin, mirror and vanities• Nylon wrapped accessories / grab bars |
| Fittings | Magnetic catchers, decorative handles, mortise locks, door stoppers, cupboard handles. All fittings of Stainless Steel of Hettich / Hafele or equivalent |
| Signages & Graphics | 3M or equivalent |

SECURITY

| | |
|------------|---|
| Security | <ul style="list-style-type: none">• Intelligent Building Management System (IBMS)• Integrated CCTV Surveillance of the whole site and all common areas |
| Automation | Home Automation (optional package) |

LIFTS

Two glass passenger lifts, one Bed lift and one service lift of Kone

BASEMENT /DRIVE WAY/STILT AREA

Colour concrete VDF flooring

EXTERNAL DEVELOPMENT

- Granite (flamed and polished combination) / Concrete / Rubber Paver Blocks for all internal and external pathways
- Rain Water Harvesting system for optimal reuse
- Water Treatment plant for potable water supply
- Sewage Treatment plant for water supply for landscape irrigation

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