



# ANTARA

Max Group

## Where Care Grows With You

SENIOR LIVING  
MANAGED BY  
 ANTARA  
Max Group



INTRODUCTION TO ESTATE 361 | HARERA Registration No.: RC/REP/HARERA/GGM/1012/744/2025/115 | HARERA Website: <https://haryanarera.gov.in>



## The Legacy of Care

**Max Group** is well-renowned for its commitment to nurturing businesses of life. It has incubated and successfully built iconic brands like **Max Life Insurance**, **Max Healthcare**, and **Max Bupa**, which have created benchmarks in service excellence, creating a positive social impact, and enriching the quality of every life they touch.

Our unique endowment and lineage in healthcare, insurance, hospitality, and real estate encouraged us to broaden our vision to become an integrated care ecosystem for seniors with a host of **lifecare and lifestyle** offerings and **products and solutions** tailored to improve and enrich the quality of life for seniors.



# *The* **MAX** *Group*

## HEALTH CARE



## LIFE INSURANCE



Over the past **40+ years**, the Group has nurtured and scaled several businesses that consistently keep the well-being of their communities at the forefront.

## SENIOR CARE



Max Group

## REAL ESTATE



## CSR





# Antara Communities: The preferred choice of over 800 families.



## Antara—the real ‘Antar’ in Senior Living.

The name—Antara is derived from the Sanskrit word “**Antar**,” which means “**the difference**.” It became a source of inspiration for the team behind Antara.

**At Antara, we aspire to be the most loved and trusted brand for seniors and their families by helping seniors improve and enrich their quality of life.**

With a legacy of **Sevabhav**, Antara is India’s only integrated senior care ecosystem—built to support how seniors want to live today. As a trusted pioneer, Antara ensures a continuum of care that evolves with life, providing comfort, confidence, and support whenever needed.





# Expert care that enriches every aspect of life.

Independence, continuous care support, and a hassle-free lifestyle – crafted exclusively for seniors.



## Integrated wellness approach

Our wellness philosophy is **proactive, preventive, and personalised**, and **blends modern medicine with holistic healing**.



## Holistic health, always within reach

From doctors and nurses to physiotherapists and emergency response teams, our **skilled, geriatric-trained professionals** ensure **comprehensive care** within the community.



## Senior-friendly design for effortless living

Every home is **thoughtfully designed to adapt to your evolving needs**, ensuring comfort and convenience at every stage of life.



## Active ageing through engaging lifestyle

Stay vibrant and connected with **curated programmes** and a **dynamic monthly calendar** created by Antara's Resident Engagement Team.



## Hassle-free living with curated services

Relish nutritious, chef-prepared meals—whether gourmet cuisine or the comfort of '**Ghar ka Khana**'—all served with impeccable attention to detail.



## Expert Senior Care by a skilled, compassionate team

Antara's strength lies in its people—warm, attentive, and empathetic. They understand your routines, know when to assist, and when to simply be there. Trained in the Antara Way of **Sevabhav**, they blend expertise with compassion.



# Antara Dehradun

Operational since 2017



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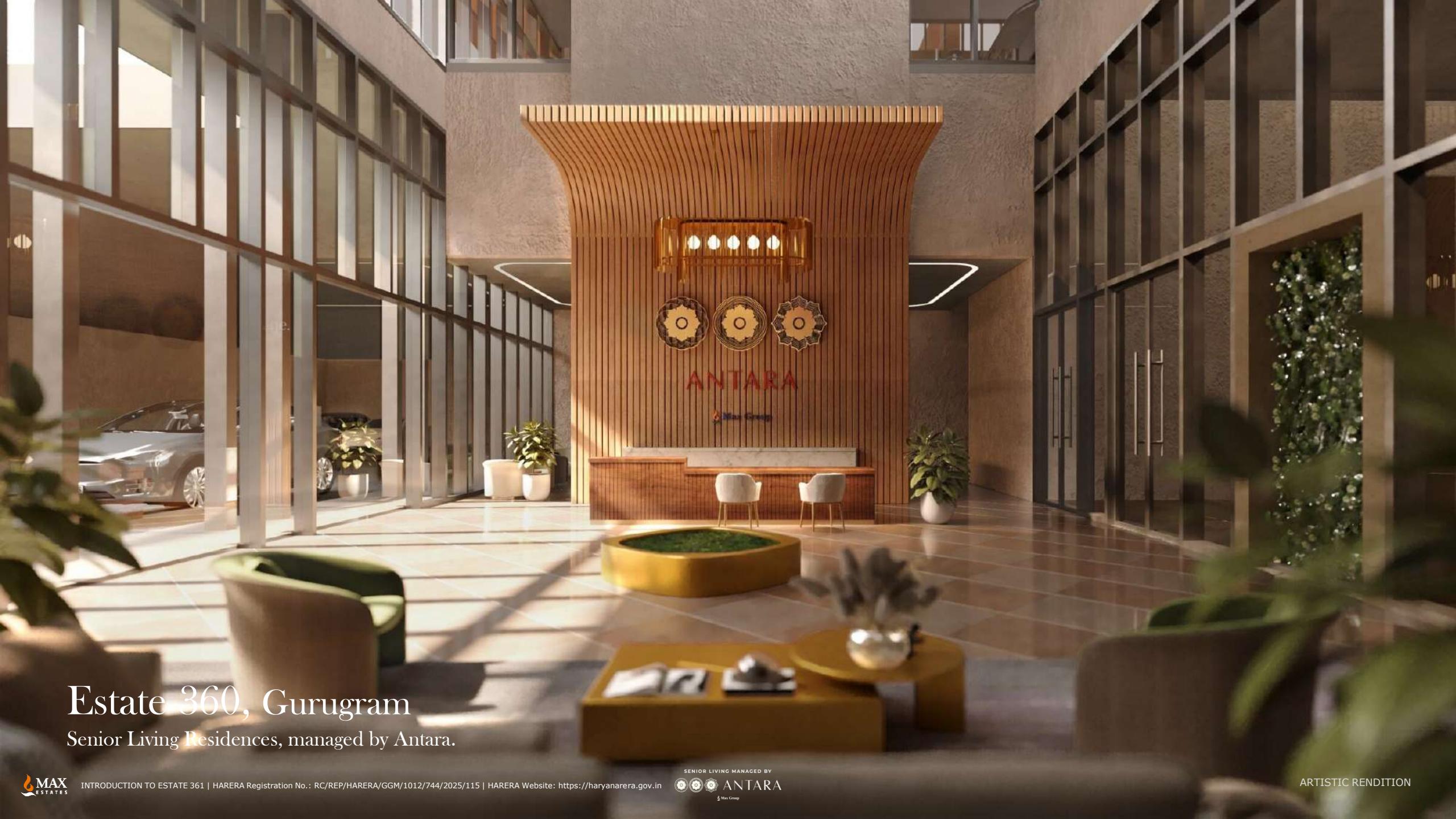
SENIOR LIVING MANAGED BY  
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ACTUAL IMAGE



# Antara Noida Ph-1

Soon-to-be-operational



# Estate 360, Gurugram

Senior Living Residences, managed by Antara.



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ARTISTIC RENDITION



# Your Trust Inspired Us.

Expanding Senior Living in Gurugram  
building on Estate 360's success.

ESTATE  
361



# Many habits, one habitat.

Welcome to Estate 361 – a vibrant *ecosystem* for every lifestyle and all stages of life.

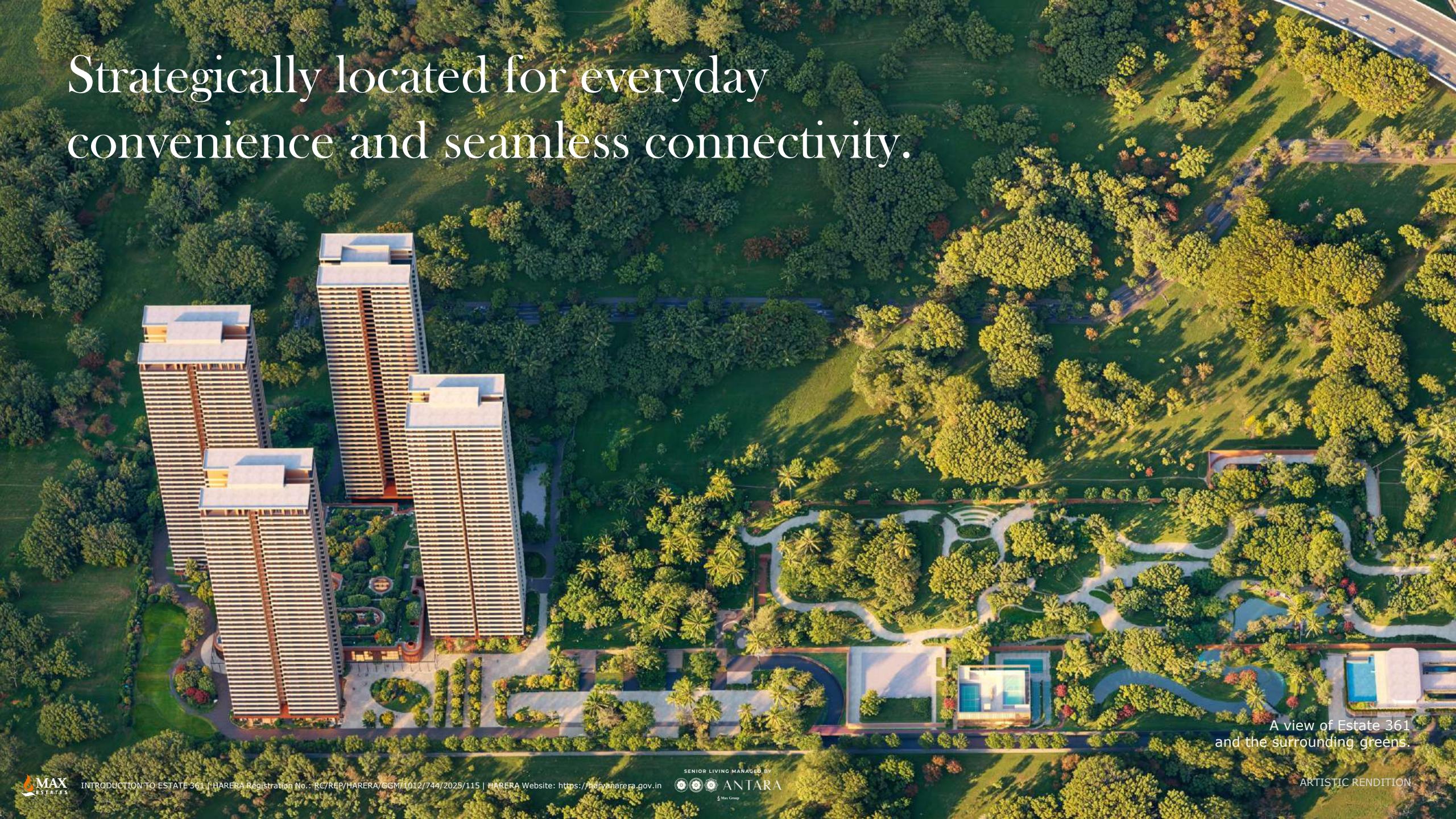
A view of Estate 361

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ARTISTIC RENDITION

Strategically located for everyday convenience and seamless connectivity.



A view of Estate 361 and the surrounding greens.

# Strategically located

Proximity to NH-48\* offers direct access to Delhi-NCR. The nearby Cloverleaf flyover links SPR, CPR, and NH-48\*, while a trumpet junction by the National Highway Authority connects Dwarka Expressway and CPR.

## Connectivity

- 05 min** to the proposed Delhi Metro station
- 10 min** to the Regional Rapid Transit System (RRTS)
- 25 min** to Sector 55-56 Metro Station
- 35 min** to the Indira Gandhi International Airport (IGI)

## Healthcare

- 05 min** to Genesis Hospital
- 08 min** to Aarvy Hospital
- 15 min** to Medanta Hospital
- 15 min** to Signature Hospital
- 17 min** to Vedic Hospital

## Lifestyle & leisure

- 02 min** to the planned Global City
- 05 min** to the proposed Vision City
- 29 min** to Classic Golf & Country Club, Taura
- 30 min** to Cyber City
- 30 min** to Ambience Mall
- 30 min** to IICC, Dwarka

\* Map not to scale.  
\* NH-8 is now NH-48





# The Estate



**Senior Living Residences**  
managed by  
Antara Senior Living

**Senior Living Residences**  
managed by  
Antara Senior Living

The Canopies  
Signature  
residences

The Canopies  
Signature  
residences

“Nature is not a place  
to visit, it is home.”

ESTATE  
361

Quote by Gary Snyder



Estate 361 is rooted  
in a proven insight—  
that humans live  
better when they're  
closer to nature.





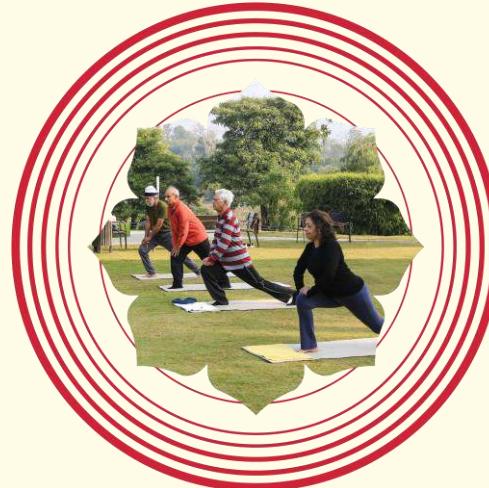
# Research shows that proximity to nature has a positive impact on your...



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.

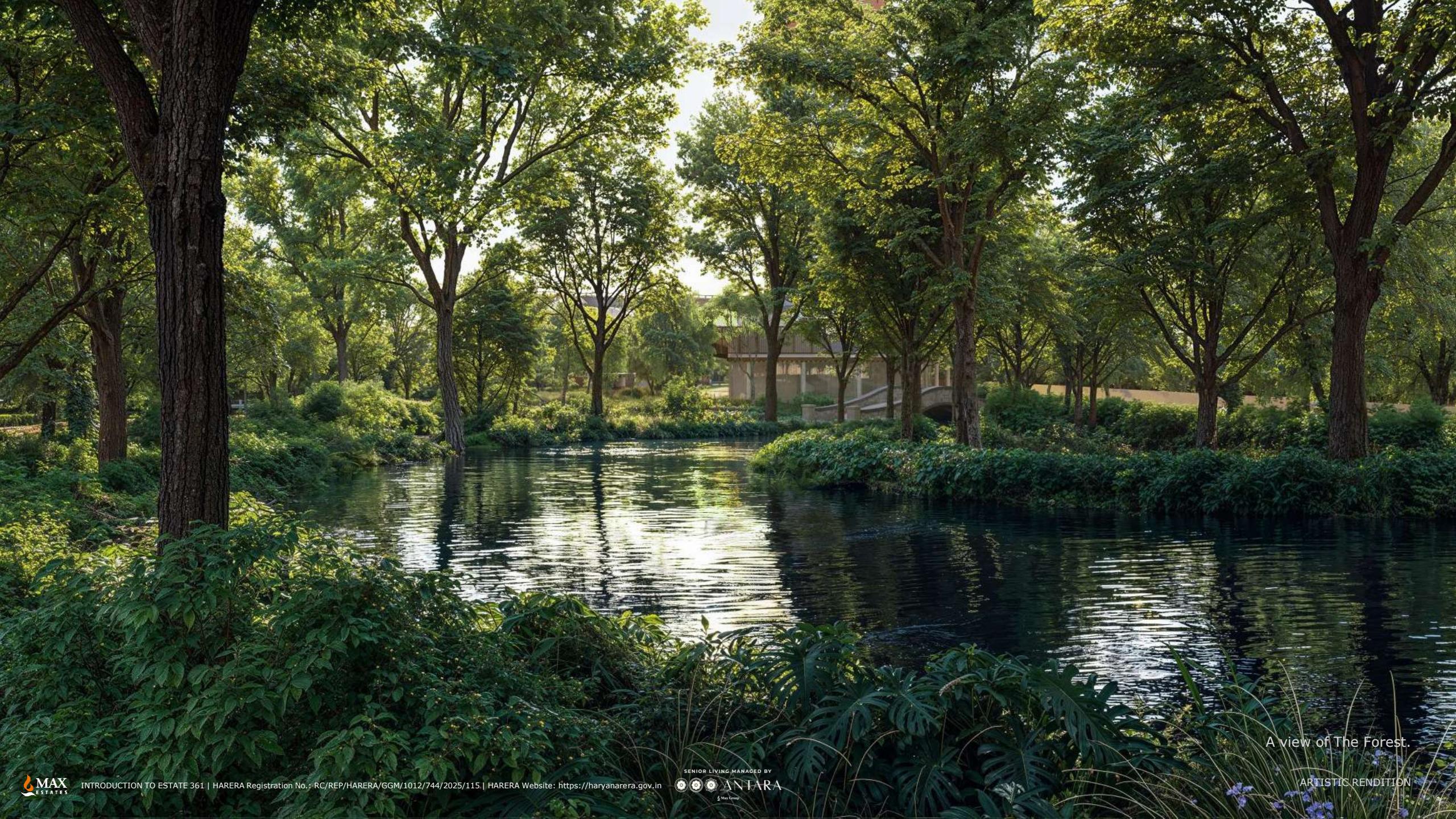
Regular interaction with natural  
environments has been linked to **reduced  
stress, anxiety, and depression.**

[Spending at least 120 minutes a week in nature is  
associated with good health and wellbeing \(2019\)](#)



So we built a home  
that feels like having  
a forest in your backyard.





A view of The Forest.

ARTISTIC RENDITION



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# A home that helps you *Live Well.*

Estate 361's design and offerings are rooted in **our key pillars of well-being**, to enrich your quality of life.



## Engineering Excellence

Engineered to be resilient, future-ready and precise in performance

Aluminium shear wall formwork used in construction, earthquake-resistant buildings and provision for water heating for all homes.



## Nature & Biophilia

Designed to bring nature into your everyday environment

A 1,50,000+ sq.ft. central forest, surrounding green spaces, water features, countryside meadows and native plants across the estate.



## Community Building

Thoughtfully planned to nurture meaningful interactions

Spaces such as parks, playgrounds and seating nooks, as well as a year-round calendar of events curated by our expert Resident Engagement Team.



## Health, Wellness & Health Span

Rooted in movement, care and nourishment



## Air & Water

Built to promote health and high-quality living

A thoughtfully designed natural ventilation system complemented by filtered fresh air circulation, as well as advanced UV filtration systems to effectively disinfect and purify water.



# Embrace a thriving life, on your own terms.

Within a thoughtfully curated ecosystem of wellness, care, and community.

**18.23 acres**  
of ecosystem

**250,000+ sq. ft.**  
of greens

**200,000+ sq. ft.**  
of amenities

**Dedicated senior**  
living residences

**Dedicated spaces**  
for seniors

**Healthcare &**  
wellness services







The forest nurtures holistic wellness  
for the mind, body, and soul.

The Forest at Estate 361.



The winding lake at Estate 361,  
along with a crossing bridge.



# A glimpse into the Forest.



The winding lake  
emerging from a spring,  
meandering through the Forest—  
**nature's way of calming the mind.**



The rustic bridge  
A scenic walkway leading  
to lush, grassy meadows—  
**ideal for light exercise  
and fresh air.**



## Idyllic seating nooks

Perfect for quiet moments or friendly  
chats, these spots **foster both  
solitude and connection.**



## The prospect hill

A scenic climb densely planted  
with native species of trees,  
**offering a sense of vitality  
and belonging.**



The landscape—green spaces  
that heal and bring  
the community together.



The jogging track at Estate 361.



The Forest at Estate 361.



Walkways at Estate 361.



# A tryst with nature at every step.



## The gardenesque patch

Productive landscaping areas where hands meet soil—residents grow herbs, flowers, and friendships.



## The events lawn & retail plaza

Cultural heartbeats echo here—festivities, laughter, and shared stories bloom under open skies.



## The seniors' park with outdoor gym

Gentle movement under open skies—designed for wellness, vitality, and shared motivation.



## The car-free ground plaza

A tranquil stretch where footsteps replace traffic—perfect for peaceful walks and spontaneous chats.



## The golf putting course

A playful green where light competition meets leisure—perfect for staying active and social.

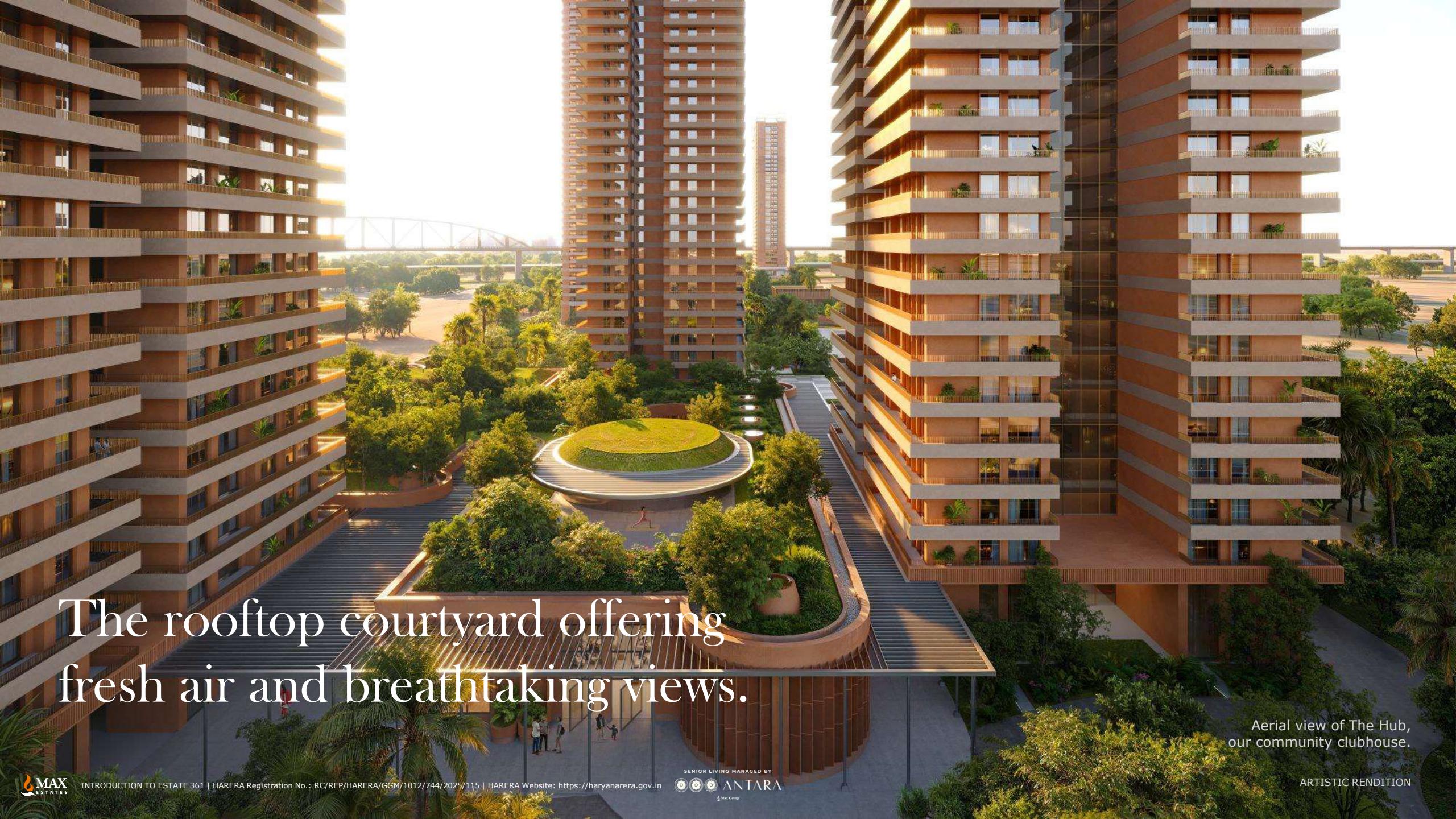


## Seating nooks and shaded retreats

Tree courts, pavilions, and quiet corners crafted for reflection, rest, and warm connection.



Stock Image



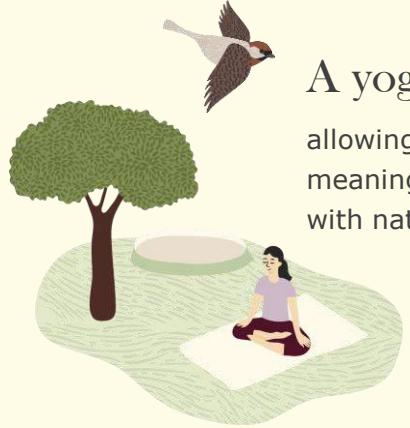
The rooftop courtyard offering  
fresh air and breathtaking views.

Aerial view of The Hub,  
our community clubhouse.



A view of landscape at the Rooftop Courtyard at Estate 361.

# The Rooftop Courtyard



A yoga terrace

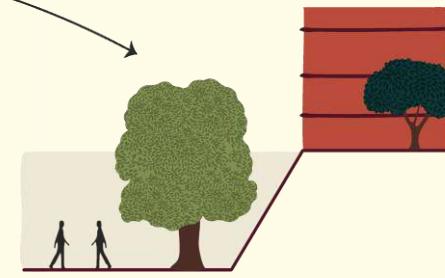
allowing residents to meaningfully engage with nature.



70,000 sq.ft.  
of terrace greens  
including courtyard cutouts,  
enabling real well-being.



Voids, skylights and pop-ups  
creating a sense of openness within the clubhouse.



Sunken courts  
bringing residents closer to the outdoors even inside the clubhouse.



The Antara Club—for social connections  
and the comfort of ‘Ghar ka Khana’.

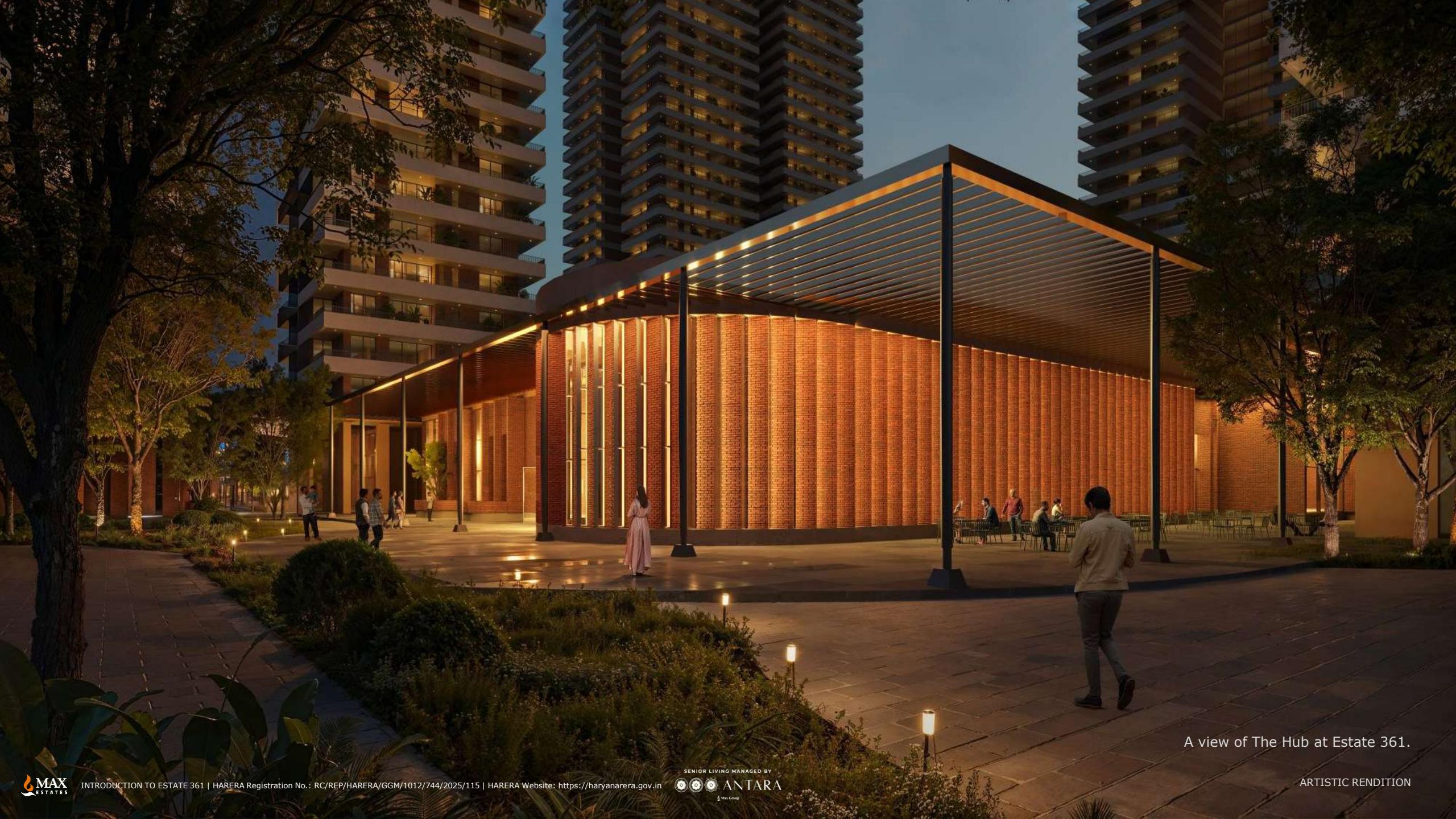
The Antara Club at Estate 361.

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ARTISTIC RENDITION





A view of The Hub at Estate 361.



# The Antara Club

Exclusively for Seniors—managed by Antara.

## Physical Wellness

Maintaining peak level of health and fitness.

Indoor all-weather pool  
The Gym  
Spaces for aerobics & dance

## Social Wellness

The ease of maintaining positive relationships.

Multi-cuisine indoor & outdoor spaces  
The Cards/ Bridge room  
The Theater  
Social events calendar

## Emotional Wellness

The ability to understand ourselves and cope with life's challenges.

Comfort & convenience of 'Ghar Ka Khana'  
Concierge desk  
The Reading Corner

## Intellectual Wellness

Opening minds to new ideas, lifelong learnings.

Volunteer programmes  
Seminars & workshops  
Business center

## Occupational Wellness

Acquiring new skills and developing talents to gain happiness and enrichment.

The Creative workshop  
Event space

## Spiritual Wellness

Discovering mental peace and harmony.

Spaces for yoga and meditation  
Group activities & programmes



# Antara's Cuisine Philosophy

From culinary delights to 'Ghar Ka Khana'—personalised & social dining.

## Personalised Choices

Thoughtfully curated dining experiences tailored to individual preferences and allergies with nutrition-led balance.

## Gourmet & Culinary Experiences

Chef-inspired creations blending global and regional flavours with refined presentation.

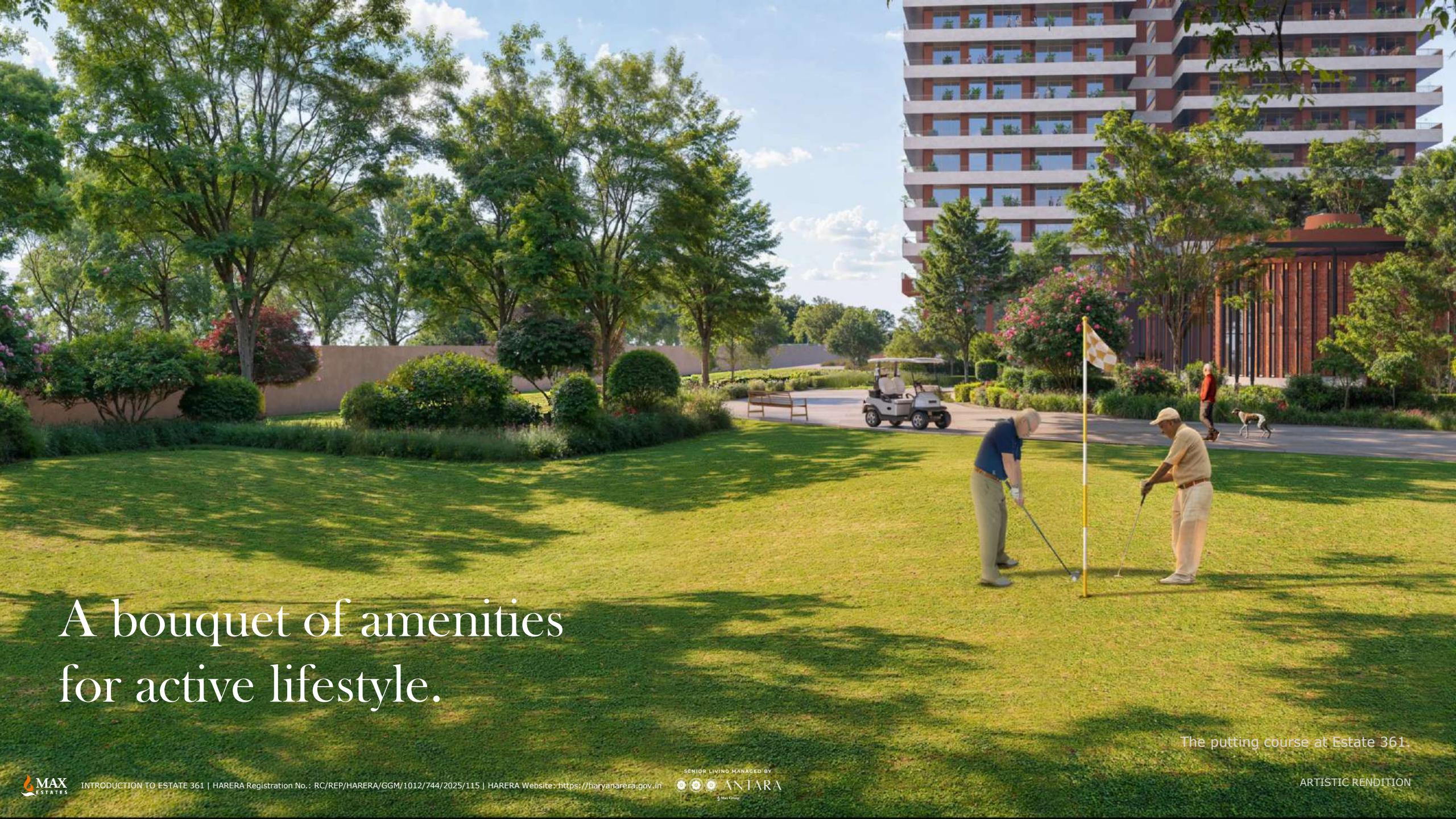
## Ghar Ka Khana

Comforting home-style preparations with rotating menus for variety and familiarity.

## Shared Moments Saved Time

Joyful social experiences—connect with friends while enjoying curated culinary offerings.





A bouquet of amenities  
for active lifestyle.

The putting course at Estate 361.



# An active lifestyle with hassle-free living.

## Other amenities at The Estate.

### Sports

Golf putting course  
Rooftop padel tennis courts\*  
Indoor badminton courts\*  
Tennis court  
Squash court  
Cricket pitches

### Outdoor

Seniors' park  
Outdoor gym  
Oval lawn  
Jogging track  
Events lawn  
Amphitheatre  
Winding lake  
Pet park  
Children's den  
Children's waterpad  
Toddlers' pool  
Sand pit

### Leisure

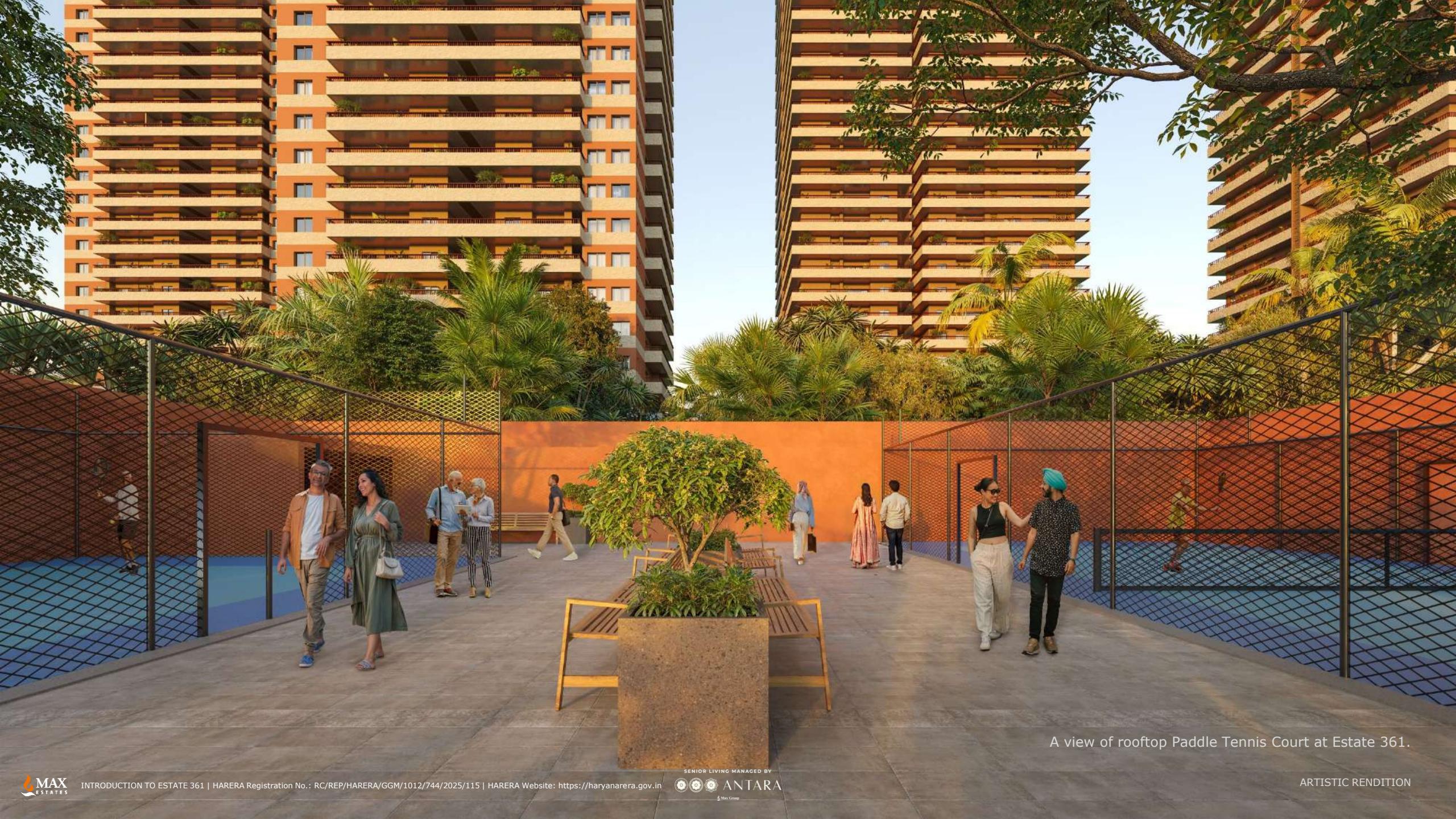
Spa  
Sauna/steam  
Indoor games room  
Banquet hall  
Juice bar  
Sports bar

### Convenience

Guest rooms  
Smart lockers  
Laundry & dry cleaning services  
ATM  
Pharmacy\*  
Organic grocery store\*  
Convenience store\*  
Salon\*  
Florist\*  
Boutique lifestyle store\*  
Book & gift shop\*  
Pet store & creche\*  
Optical store\*  
Hardware\*

\*Low-impact sports for Seniors.

\*Planned provision in the retail plaza and subject to change.



A view of rooftop Paddle Tennis Court at Estate 361.



A view of the Retail Plaza at Estate 361.



# Antara Integrated Wellness Centre

## Legacy of Care. Future of Wellness.

### Preventive Wellness, Personalised for You.

Welcome to the **Antara Integrated Wellness Centre**—a thoughtfully curated space where modern medicine meets holistic healing, and wellness becomes a way of life.

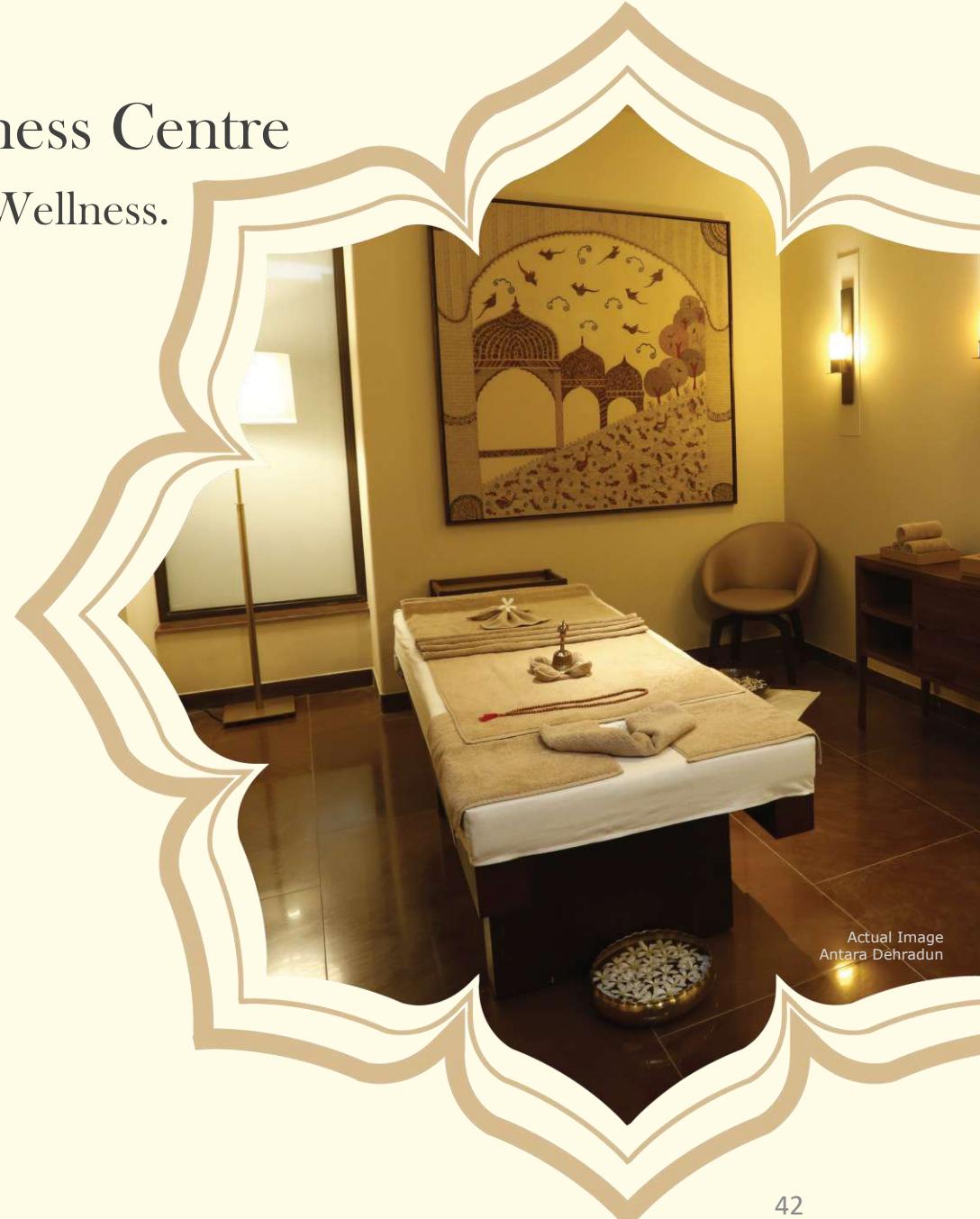
Here, care is not reactive—it's proactive.  
Not episodic—but continuous.  
Not one-size-fits-all—but deeply personal.

Our multidisciplinary teams bring together diagnostics, evidence-based medicine, Ayurveda, Yoga, Nutrition, Physiotherapy, Energy Healing, Ozone Therapy, and IV Therapy—collaborating to design customised care pathways that nurture your body, mind, and soul.

This is wellness, reimagined—where every element is designed to support graceful aging and vibrant living.

### Key Differentiators:

- Designed for all ages, not just seniors
- Multidisciplinary care teams
- Preventive + healing approach
- Thoughtful, healing architecture
- Personalised care pathways
- Based on the Panchkosha framework
- Advanced therapies - Energy Healing, Ozone, and IV Therapy complementing medical care for holistic rejuvenation.





# Primary healthcare amenities

Managed by Antara



Access to a consulting doctor



Access to nursing and health caregivers



Physiotherapy room



Phlebotomy room



Therapy pool + shower



Lifecare suites



Clinical consultation & treatment rooms



Nutritionist room



On-site ambulance & emergency services



Tie-ups with nearby hospitals



Senior Living  
Residences at

ESTATE  
**361**

SENIOR LIVING MANAGED BY

 ANTARA  


A view of Estate 361  
and the surrounding greens.

ARTISTIC RENDITION

# Senior-friendly features designed to maximise everyday comfort.



A view of wraparound balcony with handrail.



# Senior-friendly homes for all stages of life.



Panic alarm for emergencies



Rounded wall edges for safety



Anti-skid flooring to minimise trips and falls



Glare-free, LED ceiling-mounted light fixtures



Senior-friendly door lock system



Additional handrails in balconies for support



Motion sensor-based footlights for ease of movement



Comfortable, step-free ramps with wheelchair access



Grab bars in toilets for support



Raised seat heights for comfort



# Experience the future of modern living.

## Home Automation



### One Tap Lighting Control

Our home automation system ensures everything you need is a tap away. Effortlessly switch on or switch off the lighting, fan & AC in every room, with a mobile application.



### Door Monitor, For Your Safety

Our video door phones enable you to see and communicate with anyone at your door, whether you're at home or away. This added layer of security allows you to control access to your home and monitor visitors, enhancing your overall safety and peace of mind. Smart door locks in our homes offer advanced security features, allowing you to lock and unlock your door remotely using your smartphone, and even grant access to visitors from wherever you are.



### Sensing Your Needs, At All Times

Our homes come equipped with motion sensor lights in all bathrooms, for your convenience, while our kitchens are equipped with gas leakage sensors to detect any potential hazards.



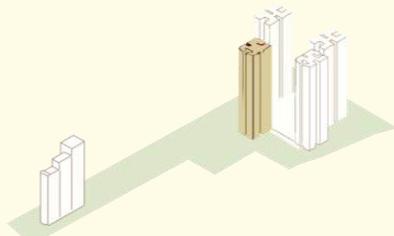
### Control Your Smart Home, With Your Smartphone

All of the mentioned features are seamlessly integrated and easily controlled through intuitive applications on your phone. Manage and monitor your home from anywhere, and enjoy the flexibility of staying connected to your living space, even on the go.



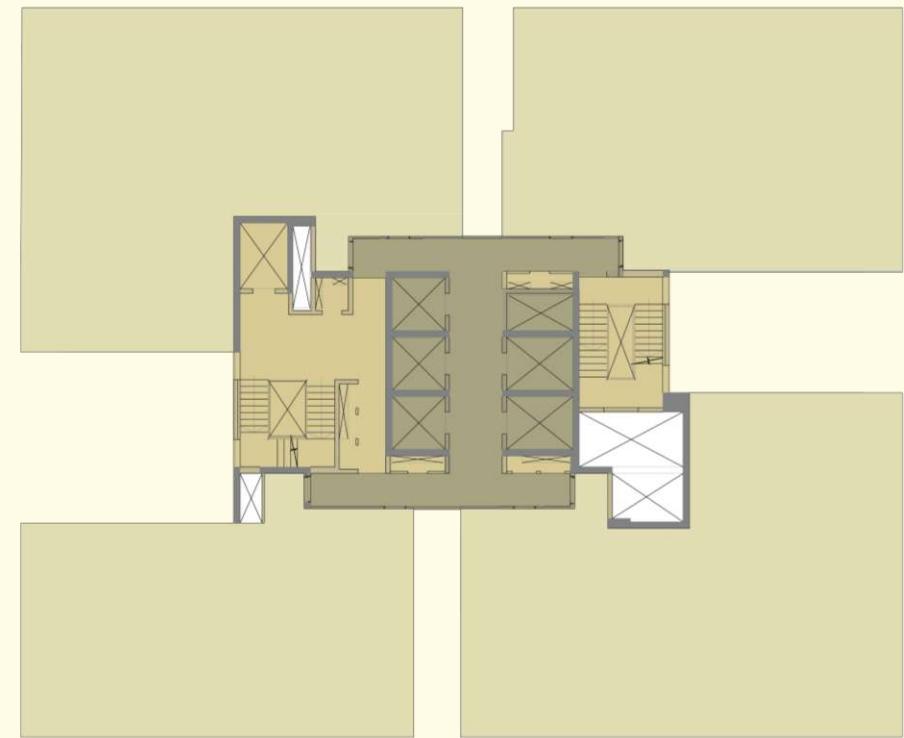
# A home that enhances the quality of life for seniors.

- Four residences per core
- Five large personal elevators (two stretcher-compliant)
- One service elevator
- Wider corridors with **handrails** and **seating spaces**
- Anti-skid flooring in lobbies
- Naturally ventilated lobbies
- Exclusive corner apartments with wraparound balconies



■ Senior Living Residences   ■ Public Space   ■ Services

3 Bedroom+  
Type A North



2 Bedroom+  
Type C

3 Bedroom  
Type B

3 Bedroom+  
Type A South



# 3 Bedroom+ Type A

SENIOR LIVING RESIDENCE 2

Total Area: 3,359 ft<sup>2</sup> | 312.06 m<sup>2</sup>

Exclusive Area: 2,563 ft<sup>2</sup> | 238.07 m<sup>2</sup>

RERA Carpet Area: 1,863 ft<sup>2</sup> | 173.07 m<sup>2</sup>

Balcony Area: 700 ft<sup>2</sup> | 65 m<sup>2</sup>

3 Bedrooms | 4 Bathrooms | 1 Multi-purpose room | 1 Study | 1 Powder room

1 Foyer	11 Dress 3
2 Living & dining	12 Bathroom 3
3 Study	13 Powder room
4 Master bedroom	14 Kitchen
5 Master dress	15 Storage
6 Master bathroom	16 Multi-purpose room
7 Bedroom 2	17 Bathroom 4
8 Dress 2	18 Utility balcony
9 Bathroom 2	19 Wraparound balcony
10 Bedroom 3	



1 m<sup>2</sup> = 10.7639 ft<sup>2</sup>

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.





# 3 Bedroom Type B

SENIOR LIVING RESIDENCE 2

Total Area: 2,721 ft<sup>2</sup> | 252.79 m<sup>2</sup>

Exclusive Area: 2,054 ft<sup>2</sup> | 190.89 m<sup>2</sup>

RERA Carpet Area: 1,464 ft<sup>2</sup> | 136.04 m<sup>2</sup>

Balcony Area: 590 ft<sup>2</sup> | 54.85 m<sup>2</sup>

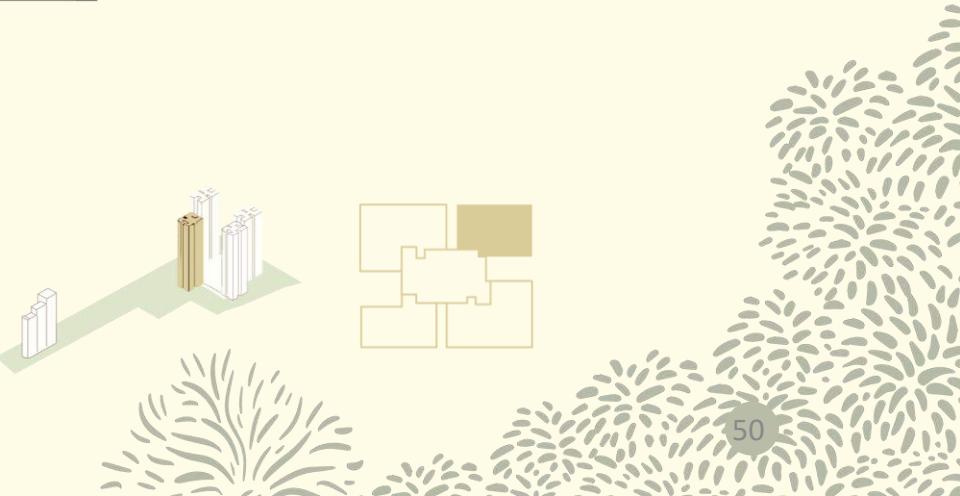
3 Bedrooms | 3 Bathrooms | 1 Powder room

1 Foyer	11 Kitchen
2 Living & dining	12 Storage
3 Master bedroom	13 Powder room
4 Master dress	14 Utility balcony
5 Master bathroom	15 Wraparound balcony
6 Bedroom 2	
7 Dress 2	
8 Bathroom 2	
9 Bedroom 3	
10 Bathroom 3	



1 m<sup>2</sup> = 10.7639 ft<sup>2</sup>

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.





# 2 Bedroom+ Type C

SENIOR LIVING RESIDENCE 2

Total Area: 2,323 ft<sup>2</sup> | 215.81 m<sup>2</sup>

Exclusive Area: 1,781 ft<sup>2</sup> | 165.40 m<sup>2</sup>

RERA Carpet Area: 1,250 ft<sup>2</sup> | 116.09 m<sup>2</sup>

Balcony Area: 531 ft<sup>2</sup> | 49.31 m<sup>2</sup>

2 Bedrooms | 3 Bathrooms | 1 Multi-purpose room

1 Foyer	11 Bathroom 3
2 Living & dining	12 Utility balcony
3 Master bedroom	13 Wraparound balcony
4 Master dress	
5 Master bathroom	
6 Bedroom 2	
7 Bathroom 2	
8 Kitchen	
9 Storage	
10 Multi-purpose room	



1 m<sup>2</sup> = 10.7639 ft<sup>2</sup>

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.

N





# Unit Specifications for Residences

<b>1 Living/Dining/Foyer</b>		
1.1	Floor	Premium marble or equivalent
1.2	Walls	Acrylic emulsion paint
1.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
<b>2 Master Bedroom/Dressroom</b>		
2.1	Floor	Laminated wooden flooring/premium marble or equivalent
2.2	Walls	Acrylic emulsion paint
2.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
2.4	Modular Wardrobes	Equipped with premium quality hardware
<b>3 Bedroom</b>		
3.1	Floor	Laminated wooden flooring/premium marble or equivalent
3.2	Walls	Acrylic emulsion paint/oil bound distemper paint
3.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
3.4	Modular Wardrobes	Equipped with premium quality hardware
<b>4 Bathroom</b>		
4.1	Floor	Premium quality anti-skid tiles
4.2	Walls	Stone/tiles; acrylic emulsion paint/oil bound distemper paint over it
4.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
4.4	Counters	Marble/granite/engineered stone or equivalent
4.5	Sanitary Ware/ Chrome-Plated Fittings	Washbasin, chrome-plated fittings, glass shower partitions, premium quality WC

<b>5 Kitchen</b>		
5.1	Floor	Premium quality anti-skid tiles
5.2	Walls	Combination of ceramic/vitrified tiles and acrylic emulsion paint/oil bound distemper paint
5.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
5.4	Counters	Marble/granite/engineered stone or equivalent
5.5	Fixtures	Chrome-plated fittings; stainless steel sink with drainboard of premium quality
5.6	Kitchen Appliances	Equipped with chimney, hob, microwave, refrigerator, washing machine and heat pump
<b>6 Staff Room &amp; Bathroom</b>		
6.1	Floor	Vitrified tiles
6.2	Walls & Ceiling	Acrylic emulsion paint/oil bound distemper paint
6.3	Bathroom	Anti-skid tiles
<b>7 Balconies</b>		
7.1	Floor	Anti-skid tiles
7.2	Walls & Ceiling	Exterior grade paint
7.3	Railings	Mild steel railing as per design or equivalent
<b>8 Additional Features</b>		
Panic alarm in all rooms Grab bars in WCs and shower areas Gas detectors Rounded corners for all walls Master switches for bedrooms Step lighting in bedrooms on UPS Vanities in toilets UPS for panic alarm system and emergency lights Telephone in living room Heat detector in kitchen Smoke detectors in all rooms		



# Specification of Construction

<b>Specification of apartments and other buildings including the following:</b>		
1.1	External Glazings	Aluminium/uPVC frame with glass
1.2	Windows	Aluminium/uPVC frame with glass
2.1	Main Door	Painted polished frame with painted/laminated/veneered flush door
2.2	Internal Doors	Painted polished frame with painted/laminated/veneered flush door
3	Air Conditioning	VRV/VRF AC system; ductable unit in living and dining room; high wall split AC in bedrooms
4	Electrical Fittings	Modular switches and sockets
5	Provision of WiFi and Broadband Facility	Provision for WiFi router and broadband at one location
6	External Finishing/Colour Scheme	Exterior grade paint
7	Conducting & Wiring Details	FRLS wires
8	Water Storage	Half-day storage capacity in OHT
9	Water Heat Pumps	Heat pump of approved make provided in each unit for hot water supply to toilets and kitchen
10.1	Details of Resident Lifts & Capacity	5 resident lifts per floor
10.2	Details of Service Lift & Capacity	1 service lift per floor
11	Home Automation	1. One Point Control for lighting, fan and AC in every room through a mobile application 2. Door monitor and smart door locks allowing locking/unlocking using smartphones 3. Motion sensor lights in all washrooms and gas leakage sensors in kitchen
12	Fire Fighting System	Fire fighting system with water sprinklers, smoke detection system etc.





# Antara Comprehensive Benefit

## A proactive plan for a hassle-free life

For hassle-free living, our Antara Comprehensive Benefit offers an industry-leading, proactive service package. This plan ensures that we meet every need for the lifestyle seniors are accustomed to, besides providing common area maintenance services.

### Wellness

- Unlimited nursing consultations
- 24 specialised health consultations yearly (2/month)
- Paramedics and emergency response teams
- On-site ambulance
- Tie-ups with nearby hospitals





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### The Antara Club

- Day-long access to senior-friendly gym, indoor all-weather pool, activities, yoga, theatre, and salon
- Day-to-day curated engagement activities planned by experienced coordinators



Actual Image  
Antara Dehradun

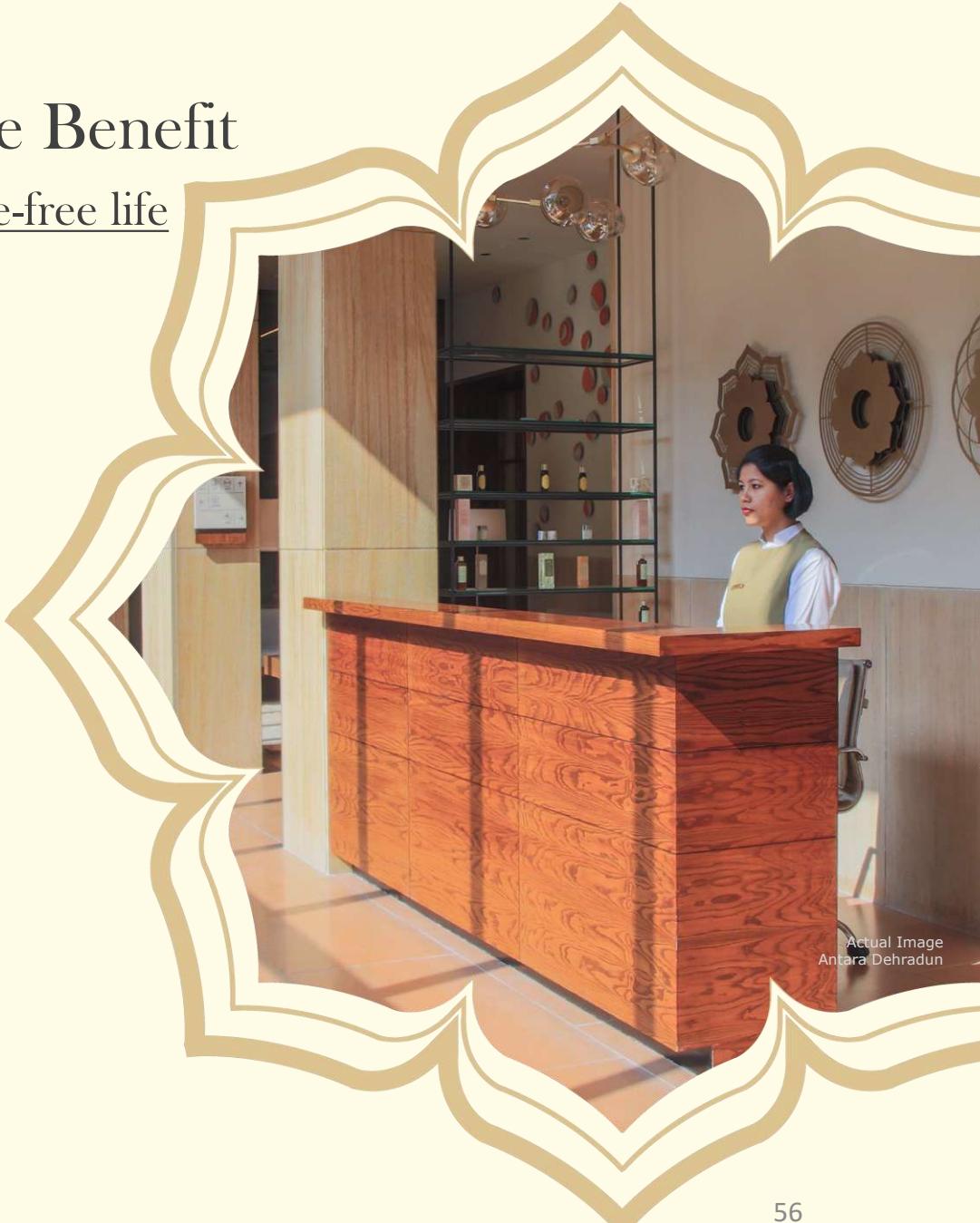


# Antara Comprehensive Benefit

## A proactive plan for a hassle-free life

### Conveniences

- Concierge desk
- Wi-Fi zone at The Hub



Actual Image  
Antara Dehradun

# A home that takes care of you and itself.

## Common Area Maintenance Services

### Maintenance and Operations

- Annual maintenance contracts for lifts, fire safety, air conditioners, etc
- Maintenance of landscaped areas, compound walls, electrification, sewerage, roads, paths and other services within the facility boundary
- Maintenance, housekeeping, cleaning, painting and necessary replacements in common areas, including basements
- Operation staff, administrative staff and maintenance staff related to the facility
- All consumables and tools for services in common areas
- Pest control

### Utilities and Services

- Water for all purposes
- Electricity for central air-conditioning (excluding AHUs serving demised premises) and all services in parking, common and external areas
- Power backup maintenance (diesel, lubricants, gas, etc.) for generators and air conditioning systems

Indicative; to be further reviewed and refined closer to start of operations.

### Waste Management and Sustainability

- Waste management and sustainable practices

### Infrastructure and Upgrades

- Maintenance and upkeep of infrastructure, including lifts, building façade, air conditioners, garden area, corridors and building lobby
- Augmentation, upgrades and replacements of security, fire and electromechanical systems
- Replacement/refurbishing of parts for maintenance services in common areas

### Financial and Administrative

- Annual fees for various authorities
- Consultancy for renewal of statutory licenses
- Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)

### Horticulture and Beautification

- Horticulture and beautification of common areas, including facility surfaces

### Overall Security Management of the Common Areas

- Gate management
- Basements management
- Visitor management
- Tower security
- Patrolling

### Fire and Infra Safety-Related Protocols of the Estate

- Peripheral safety (fencing and CCTV)
- Smoke detectors
- Fire equipment and drill
- Elevator safety

### Plant and Machinery, Civil and IT, MEP Maintenance

- All plant and machinery
- STP
- Fire pumps
- Water treatment
- Electrical panels
- DG and chillers



# Exclusive resident services and a dedicated on-site concierge.

## Exclusive Resident Services

### Culinary Services

Enjoy a diverse range of cuisines with our vetted list of home cooks and chefs.

### Food Delivery

Have fresh meals delivered right to your home from The Antara Club's dedicated kitchen.

### Catering Assistance

For special occasions, our concierge can connect you with reputable F&B vendors for in-home catering.

### Housekeeping Services

Benefit from our in-house housekeeping services for mopping, dusting, and ironing, or choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.

### Laundry Services

Our concierge can connect you with our in-house laundry services for your everyday needs.

### Gardening Services

Access our in-house gardening and horticulture services for assistance with regular maintenance of your home garden.

### Pet Care Services

We offer a range of pet care services in collaboration with our empanelled vendor, including a kennel, veterinary clinic, pet spa and accessories.

### Chauffeur Services

Our concierge can arrange trustworthy chauffeurs for luxury and non-luxury cars.

### Car Cleaning Services

We have an on-site vendor to assist with daily car wash services.

### Car Repair Services

The estate has an on-site car clinic for assistance with minor repairs, modifications, and accessories. The concierge can offer support with car insurance, if required.

### Early Learning Centre managed by Learning Matters

Nurture your child's development with an enriching curriculum designed to foster creativity and learning through play and hands-on engagement. Programs include First Steps (for ages 2+ to 4 years), Right Start (for ages 4 to 5 years) and the Parent-Toddler Program (for ages 18 months to 2+ years).

### Wellness Centre managed by



The on-site wellness centre is staffed with a trained nurse, on-site paramedics, and an ambulance for your peace of mind.

### Care at Home managed by



Receive personalised medical care from trained professionals in the comfort and safety of your home.

# A commitment to sustainable living.

## Sustainability Practices

As an IGBC Platinum Pre-certified project — the highest possible certification awarded to a development — we proudly achieve the exceptional standards of energy efficiency, water efficiency, material selection and waste management set by the Indian Green Building Council.



Our **VRF-based air conditioning** ensures precise temperature control, **significant energy savings**.



A **hot water heat pump system** ensures instant, energy-efficient hot water to every residence.



A built-in **UV purification system** ensures that every drop of water in your home meets the highest standards of safety and clarity.



**High-performance glass windows** filter heat while uplifting your interiors with natural light.



**Designer low-flow fixtures** elevate your bathrooms while significantly reducing water usage.



With **rainwater harvesting**, **centralised waste systems** and **advanced sewage treatment**, sustainable living is effortless.



Built with **low-VOC materials** and meticulous attention to air quality, your home offers you access to fresh air at all times.



**Individual water and energy meters** empower residents to monitor usage and reduce consumption.



From ambient lighting to everyday appliances, each element is **energy-conscious by design**.



An **on-site organic waste composter** turns daily waste into nourishment for the earth.



PRE-CERTIFICATION



# Our Partners

Estate 361 is a culmination of meaningful collaborations between global thought leaders.

## Gensler

Gensler

London, UK  
Principal Architect

## RSP

RSP Design Consultants

Gurugram, India  
Project Architect



Oracles

New Delhi, India  
Landscape  
Designer



AEON

New Delhi, India  
MEP Consultant



Matrix Management  
Consultants Pvt. Ltd

New Delhi, India  
VT Consultant



NNC Design  
International

New Delhi, India  
Structure Consultant



UNITRANS

New Delhi, India  
Traffic Consultant

Vijay Shankar  
Sharma

New Delhi, India  
Vastu Consultant



Actual Image

Antara Dehradun



Artistic Rendition

Antara Noida

Senior living managed by



Estate 361's purposeful approach to community living lends special attention to the **well-being of all age groups**.

**Antara, a pioneer in the field and the only integrated senior care ecosystem in India**, will manage dedicated senior living residences and spaces at Estate 361. With a commitment to nurture thriving communities where each member feels valued, healthy, and enriched, Antara offers residential living experiences, assisted care solutions, and products to manage chronic health conditions through its various verticals:



Residences  
for seniors



Care Homes  
Care at Home  
**AGEeasy**



Pictured: Max Square II – our newest WorkWell experience in Delhi NCR.

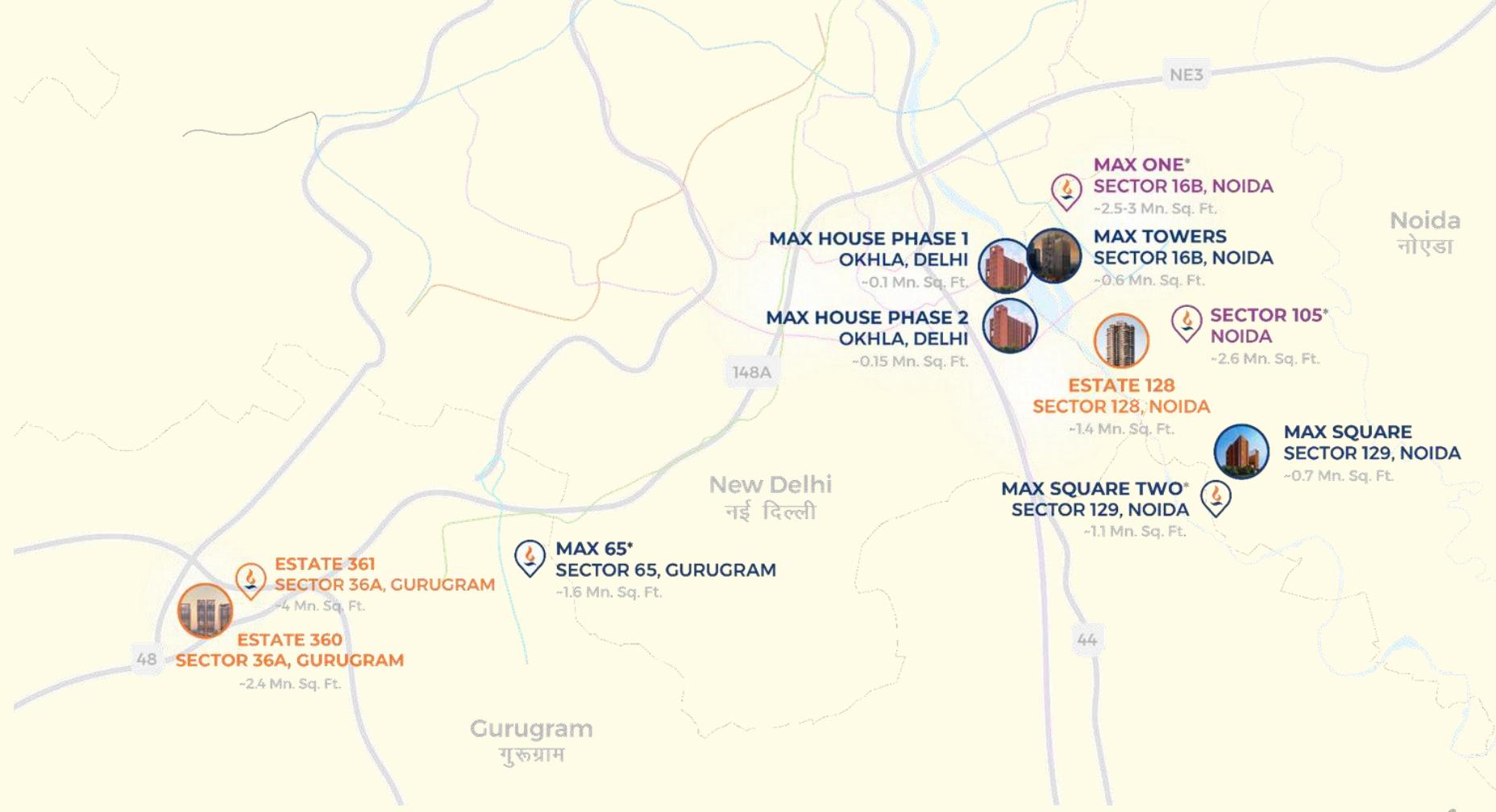
Imagined and developed by



With a vision to bring real well-being to the real estate sector, Max Estates has curated a diversified portfolio (**17 mn. sq. ft.**) of grade-A+ sustainable residential and commercial developments, across various asset classes and key strategic locations throughout **Delhi-NCR**.

As a well-being company enabled by real estate, we are committed to creating a unique confluence of spaces that enable collaboration, innovation and community – that are not just functional and aesthetically pleasing, but **environmentally sustainable** and designed to promote the holistic wellness of their occupants. We aspire to add at least **3 mn sq. ft.** to our portfolio every year, by building developments rooted in our operating philosophies of **LiveWell** and **WorkWell**.

# Bringing real well-being to real estate.



ESTATE  
361

SENIOR LIVING MANAGED BY



Max Group

ANTARA



HARERA REGISTRATION NO.: **RC/REP/HARERA/GGM/1012/744/2025/115** | HARERA WEBSITE: [HTTPS://HARYANARERA.GOV.IN/](https://HARYANARERA.GOV.IN/) The Project 'Estate 361' is registered with the HARERA with registration no. RC/REP/HARERA/GGM/1012/744/2025/115. Please refer to project details on the website of HARERA <https://haryanarera.gov.in> prior to making any decision. The promoter of Estate 361 is Max Estates Gurgaon Two Ltd. (CIN- U68100DL2024PLC424818) having its Registered office at Max House, Kh No 335/2, 355/18,337, and 1511/339, Okhla Industrial Estate, New Delhi, Delhi, India, 110020. This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/ Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/ amenities/services to be provided in the Project, Apartment/ Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/ Unit shall be as per the documents/information uploaded by the company on the website of HARERA and the agreement between the parties. 1 Sq. Mtr. is equal to 10.76 Sq.ft. 1 Acre is equal to 4046.86 Sq. Mt.

Max Estates Gurgaon Two Ltd. has appointed Antara Senior Living Limited to manage the senior living residences and dedicated spaces for senior living, along with primary healthcare services & integrated wellness centre, at Estate 361.