

A New Dawn for Healthcare in Malabar

zamara
HOSPITAL

A world-class tertiary care centre for Vengara, Malappuram, redefining healthcare access for one of Kerala's fastest growing districts.





Zamara is a new generation of tertiary care,
a doctor-led hospital rising in Vengara,
Malappuram, in response to a district whose
ambitions have outgrown its infrastructure.

Backed by a **₹100 crore** investment, Zamara builds on a strong foundation of community trust and patient relationships, with **150+ beds**, expanded specialities, upgraded infrastructure, and advanced critical care facilities. Designed to address Malappuram's growing healthcare needs, Zamara combines clinical impact with a scalable model built to create long-term value for investors.



Malappuram is growing, getting younger,
getting richer, still short of beds.

BED SHORTFALL
MALAPPURAM DISTRICT

9460

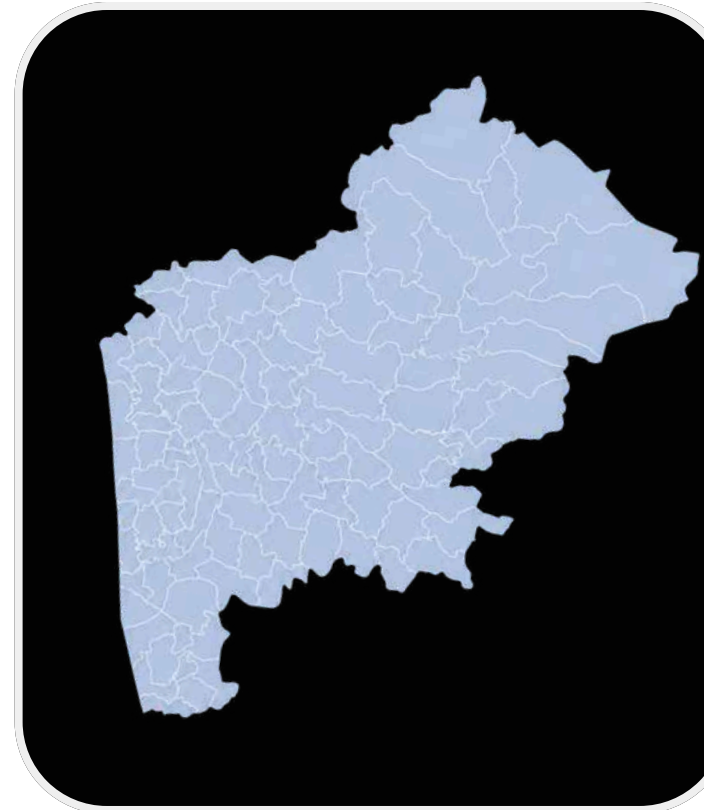


Why Malappuram Matters?

Literacy: 93.43%
Gulf returnee income: Significant
Private Healthcare Preference: High
Nearest competitors: 5-15 km away

Kerala's Largest
And Fastest
Growing
Population

4.3
MILLION



Tier 2/3
Healthcare
CAGR

17%

Hospital Beds
per 1,000 people

Malappuram 0.8



Kerala 3



India 1.3



24%

of all Kerala's Gulf
returnees live in
Malappuram

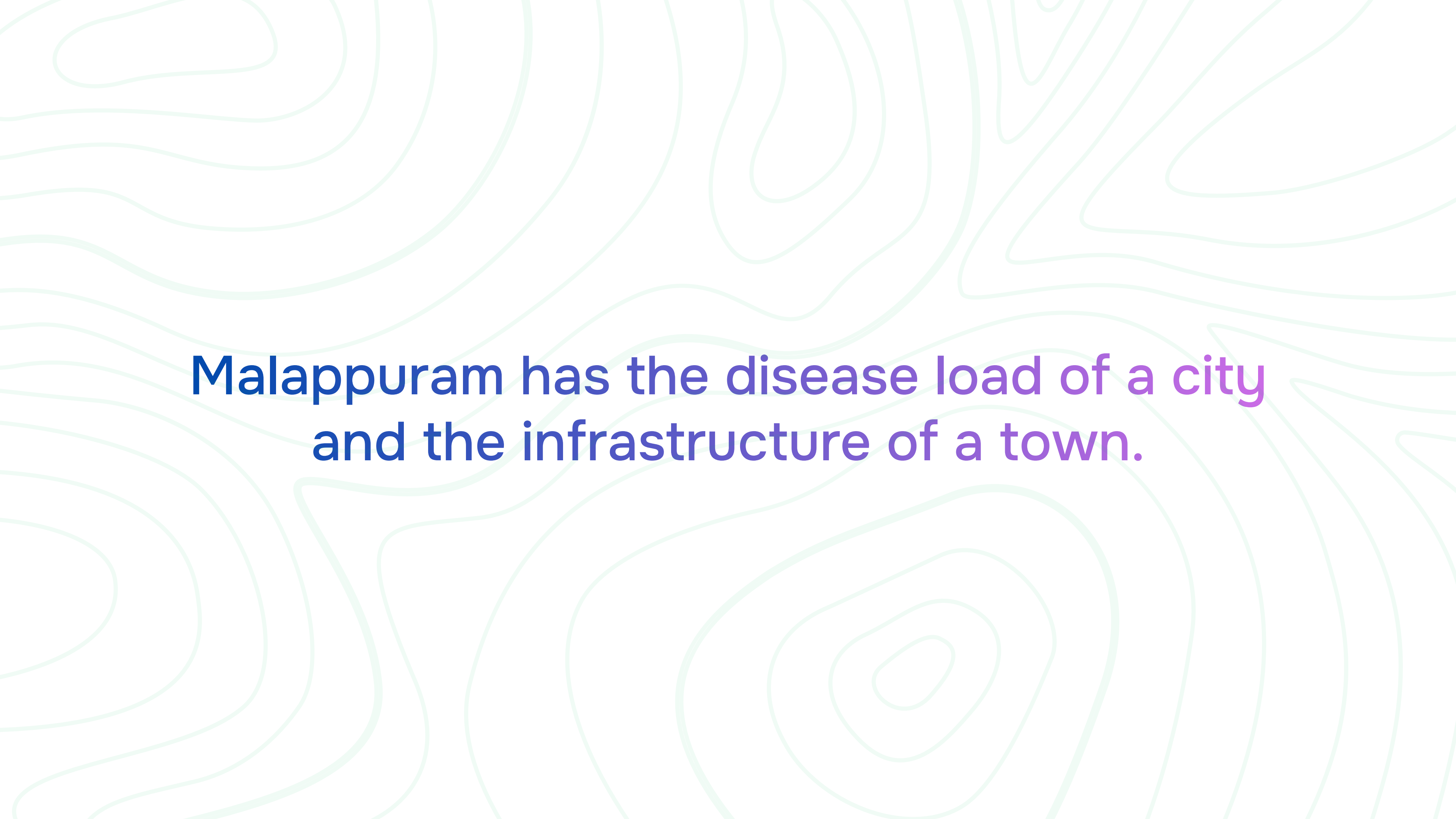
3x

Higher Healthcare
Spend Than
National Average

The World's Fastest-Growing
Metropolitan Area

2015-2020

The
Economist

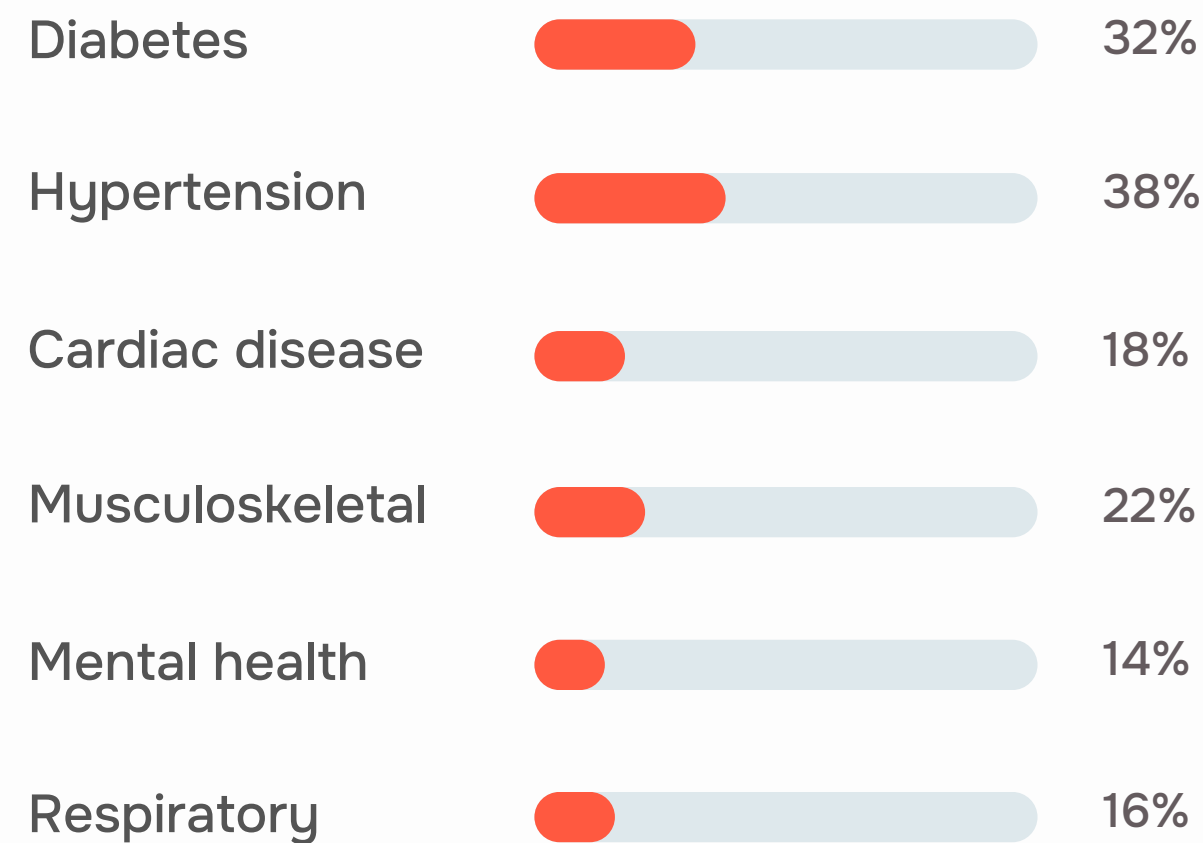


**Malappuram has the disease load of a city
and the infrastructure of a town.**

The Silent Health Crisis

Non-communicable diseases are surging and the infrastructure hasn't kept up.

Malappuram Disease Burden (% prevalence estimates)



Prevalence data on adults over the age of 30

Multimorbidity
Rate (NCD)

39.8%

Diabetes in
Malappuram

UPTO

30%

Heart Disease Risk
vs National Avg

2x

Diabetes National
Average



Meeting Regional Healthcare Demand

Vengara sits at the centre of a dense, underserved catchment



Primary Catchment

70,000+



Secondary Catchment

200,000+



THE VISION

From a Heritage Hospital to Modern Healthcare Landmark

A world-class tertiary care hospital for the people of Vengara and Malappuram.

BEFORE

- Aging infrastructure
- Limited specialities
- No CCU/ICU Facility
- Basic diagnostics
- Constrained capacity
- No structured OP Flow

WHAT'S NEW?



Full infrastructure overhaul



Advanced Diagnostics



New CCU & ICU



OBG & Maternity suite



18 major specialities



150+ Bed Capacity

CLINICAL SCOPE

18 Core Specialties.

Full-spectrum care under one roof.

SPECIALTIES

- Critical Care
- Internal Medicine
- General & Laparoscopic Surgery
- Orthopaedics
- Pediatrics & Neonatology
- Dermatology
- ENT
- Pulmonary Medicine
- Obstetrics & Gynecology
- Anesthesia
- Psychiatry
- Physical Medicine & Rehabilitation
- Radiology
- Ophthalmology

SUPER SPECIALTIES

- Gastroenterology
- Urology
- Andrology & Reproductive Medicine
- Rheumatology
- Cardiology
- Neurology
- Nephrology
- Medical Oncology
- Surgical Oncology
- Gastro Surgery
- Endocrinology
- Plastic Surgery
- Haematology

NEW CRITICAL CARE UNIT

- 12 Bed Critical Care Unit
- Central Monitoring Station
- 24x7 Intensivist Coverage
- Ventilator Support
- SICU, MICU, NICU, PICU

LEADERSHIP TEAM

Doctors. Operators. Community Leaders.



Dr. Syed Shaheen Ali Shihab
Founding Director



Dr. Shahul Hameed CP
Founding Director



Dr. Muhammed Rafi PM
Founding Director



Dr. Ajmal P
Founding Director

LEADERSHIP TEAM

Clinical Leaders. Trusted Advisors



Dr. Mueenudheen CP
Director



Dr. Muhammed Faisel
Director



Dr. Muhammed Shafi C
Director

THE ADVISORY TEAM

Expertise That Inspires Confidence



Anil S. Nair

Healthcare Consultant

Biomedical Engineer; MBA

Healthcare operations specialist with **21 years** of experience standardising clinical infrastructure and projects across **17 hospitals**, including Narayana Hrudayalaya and Columbia Asia. His work spans project delivery, operations consulting, commissioning equipment, structuring workflows, and driving operational standardisation across the Malabar hospital belt.

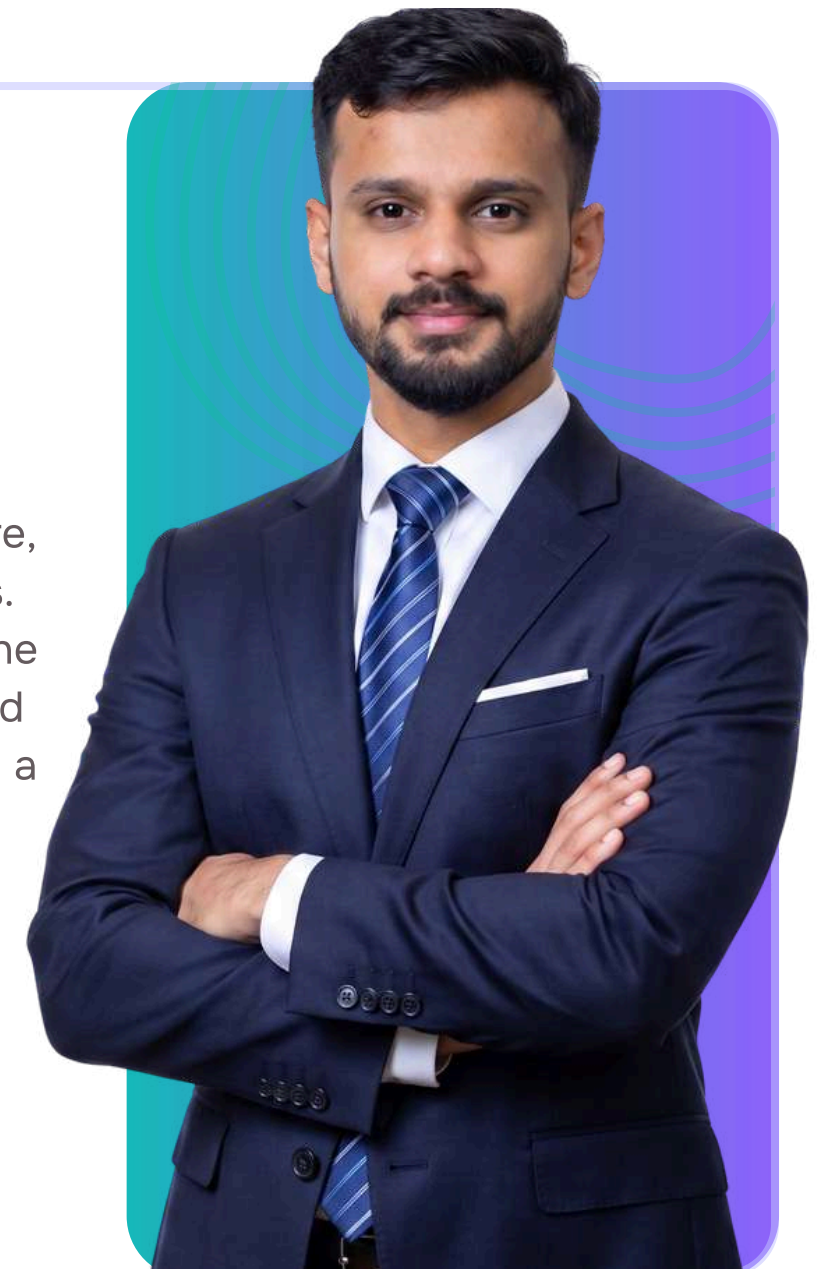


Muhammed Hashir

Management Consultant

MBA, IIM Nagpur

Strategy and transformation advisor with cross-sector experience across healthcare, pharma, real estate, and financial services. At Ernst & Young, Axtria, and HLB Hamt, he led IT strategy, operational excellence, and field-intelligence engagements, delivering a 15% profitability lift and 30%+ reporting-efficiency gain for a global pharma client across \$20M+ portfolios.



COMPETITIVE ADVANTAGE

The Winning Formula

Community Trust



25 years of brand equity in Vengara that is well recognised among patients.

Location Advantage



Vengara has NO comparable private hospital within the radius.

Doctor-Led Ownership



When doctors also own the hospital, better clinical decisions are made.

Gulf Economy Match



Services aligned to Gulf returnee NCD profile: cardiac, diabetes, ortho, psych.

Phase-Based Scaling



De-risked growth: Phase 1 proves the model, Phase 2 expands exponentially.

Healthcare Retention



Captures healthcare spending locally while creating lasting community value.

Structural Demand



Growing population, rising disease burden, fragmented healthcare infrastructure.

Tier-2 Cost Efficiency



Quality healthcare at lower land, construction, and operating costs than major cities.

Validated Asset Class



Kerala healthcare has captured global attention, with US PE funds deploying ₹7,000+ crore.

INVESTOR MEDICAL PRIVILEGES

A Second Dividend Paid in Health

The healthcare you helped build is yours first.
You're not just funding a hospital. You're securing
one for the people who matter most to you.

2X Checkups Two comprehensive health checkups for you and your family, every year. 	UPTO 30% Off Every diagnostic, lab test, and radiology scan. 	UPTO 20% Off Hospitalization, ICU, OT and room expenses. 
Priority Pass Priority OPD appointments, expedited admissions, and bed reservation 	Maternity Preferential maternity and newborn care packages tailored for investor families. 	UPTO 50% Off Special pricing on selected super-specialty procedures, and treatment packages.

REFERENCES & NOTES

Data Sources, Assumptions & Disclaimers

Market & Demographics

Population (4.3M, Kerala's largest district) – Census of India 2011 (4.11M base) with official projections placing Malappuram at ~4.4M by 2026; Malappuram is Kerala's most populous district per the Kerala Health Department demographics dashboard. Malappuram's metro area was also identified as one of the world's fastest-growing urban agglomerations (The Economist, 2015–2020 urban growth survey)

Literacy (93.43%) – Census of India 2011, Malappuram District.

Hospital beds per 1,000 (Malappuram 0.8 / Kerala 3.0 / India 2.7) – Compiled from National Health Profile (CBHI), Kerala Economic Review, and state health department data.

Bed shortfall (9,460 district / 440 Vengara+ catchment / 154 Vengara) – Internal calculation: catchment population × (Kerala state norm of 3.0 beds per 1,000 - current bed availability). Methodology available on request.

Tier 2/3 healthcare CAGR (17%) – Industry estimates for India's Tier 2/3 hospital market growth (aligned with sector reports from Grant Thornton / Bain–HealthQuad projecting Indian healthcare market growth of 10–12%+ CAGR, with Tier 2/3 segments growing faster).

Catchment & Competition

Catchment populations (70,000+ primary / 200,000 secondary) and competitor mapping – Internal location assessment based on panchayat/municipality population data and field survey of operating hospitals within 5/15/20+ km radii, 2025.

Financial Projections (Provided Separately)

Revenue, expense, and profit projections (Years 1–6) – Management estimates based on projected bed capacity, occupancy ramp-up, and prevailing regional tariffs. Assumes 25 operating days/month. Figures represent operating profit (revenue less operating expenses), before tax, financing costs, depreciation, and reserves. These are illustrative projections, not guarantees of performance.

Disease Burden

NCD multimorbidity rate (39.8%) – Chandran et al., "Prevalence of multimorbidity and associated treatment burden in primary care settings in Kerala: a cross-sectional study in Malappuram District", Wellcome Open Research, 2022 (n=540; 95% CI 35.7–44.1). This is a Malappuram-specific, peer-reviewed figure.

Chronic disease risk, Gulf migrants (2x) – "Migration Status and Prevalence of Chronic Diseases in Kerala State, India" (PROLIFE cohort, n=78,173): persons with 5+ years' migration history showed diabetes at 19.6% vs 4.1%, hypertension 18.8% vs 6.6%, and cardiac complaints 8.6% vs 4.1% versus non-migrants – adjusted odds ratio 2.2 for chronic disease overall.

Diabetes prevalence (Malappuram up to 30% / national ~10%) – District figure per Kerala NCD screening data/state health studies; national baseline per ICMR–INDIAB study estimates.

Disease burden chart (diabetes 32%, hypertension 38%, cardiac 18%, etc.) – Prevalence estimates for adults over 30, synthesised from Kerala state NCD risk-factor studies (including Thankappan et al., Indian J Med Res) and district health data. Presented as estimates, not census counts.

General Disclaimer

This presentation is for informational purposes only. All projections are estimates subject to construction timelines, regulatory approvals, market conditions, and execution risk. Prospective investors should conduct independent due diligence.

Our Capital. Our Home. Our People.

All Cared For