

Monthly Maintenance Charges



 **santosham**[™]
retirement community
By Bahri Estates

**YOUR KIND OF PLACE AT
YOUR KIND OF PRICE!**

Santosham Retirement Community - Kodaikanal

Monthly Maintenance Package for Residents

Villa Type	*Monthly Maintenance Package (Vegetarian)	
	Single Occupancy	Double Occupancy
1BHK Villa	11,250.00	18,950.00
2BHK Villa	11,600.00	19,300.00

Services covered:

- Vegetarian Limited Meals include Morning tea / coffee, breakfast, lunch and dinner for the residents at the central dining facility as per annexure.
- Dusting and cleaning of the units, once a day
- Washing of utensils and cleaning the kitchen area, once a day
- Cleaning the toilets and making of beds, once a day
- Deep cleaning of upholstery and curtains, once a month
- Maintenance staff for the unit (Electrical and Plumbing, supplies extra)
- Club charges covering usage of all activity areas in the club like (Chargeable)
 - Gymnasium
 - Card room & library
 - Indoor sports and Croquet
 - Wi-Fi in activity centre
 - Open Air Theatre
- Activities and entertainment – As per our proposed monthly activity calendar.
- All taxes and levies included.

In addition to the above charges

- **Common area maintenance charges: 85 Paise per sq.ft. of land UDS area + applicable GST is charged** (Common area includes – Security, landscapes, parks, street lights, roads, generators, water treatment plants, EB transformers, CCTV cameras, etc.,)
 - **Water Distribution Services as per consumption.**
 - **Electricity Charges as per meter reading.**
 - **Any other services that are not mentioned in the inclusion list shall attract charges as per rate card.**
- GST shall be applicable on the service request.***

Other Pay per use pricing*

Service	Detail	Price*
House Keeping & Maintenance (only labour for minor maintenance)* Linen Charges Extra*	1 BHK	Rs. 1800 per month
	2 BHK	Rs. 2100 per month
Club House Charges	Single	Rs. 1500 per month
	Couple	Rs. 1800 per month
Activities and entertainment	Price per event to be announced	
Additional Charge for daily inhouse change of Linen	1 BHK	Rs. 2000 per month
	2 BHK	Rs. 4000 per month
House Keeping (Once per week)	1 BHK	Rs. 550 per month
	2 BHK	Rs. 650 per month
Housekeeping/ other gardening services on request	Hourly Charge	Rs. 300
Grocery order / General Purchase request	Per order Charge	Rs. 30
Pest Control	Per session Charge	Rs. 900 to Rs. 2000
General major maintenance in the villa.	Charges per visit	Rs. 150
Qualified Nursing Services (Assisted Living Services)	Hourly Rate	Rs. 150
	Monthly Charges	Rs. 30,000
Housemaid Services	Hourly Rate	Rs. 100
	Monthly Charges	Rs. 24,000
Restaurant Room Service Charges	Per order	Rs. 25
Limited Menu Veg. Food Charges	Single – Monthly Charges	Rs. 7,000
	Double- Monthly Charges	Rs. 14,000
Medical and other Ayurveda services(Services like Maintenance of medical records, B.P. Check, Blood sugar, Laboratory services, , Ambulance services, Physician visits & consultations, medical camps, dressing of wounds, medicine purchases for residents, Ayurveda massages, Sirodhara, herbal bundle massages etc.	Charges as per services availed by the resident.	

*Prices are subject to revision/withdrawal at anytime without notice at the sole discretion of the company

Limited Quantity Meal Menu

Breakfast

4 Idlis with Sambar & Chutney (Or) 2 Dosa with Sambar & Chutney (Or) 2 Poori with Bhaji (Or) 1 cup Pongal with Sambar & Chutney (Or) 2 Slices of bread toast with Butter and jam with cut fruits (Or) 1 cup Upma with chutney & sambar (Or) 1 Veg/cheese Sandwich with Cut fruits + 1 Vada, if available on the day menu + Coffee / Tea

Lunch

Mini Meals

1 bowl rice, Sambar, Rasam, butter milk, Poriyal, 1 Papad, pickle
(Or)

4 Phulkas with dal or Veg gravy with 1 Bowl curd & Salad
(Or)

Any one variety rice (Lemon rice/sambar rice/tomato rice/ tamarind rice/curd rice) with poriyal /chutney & papad, pickle

Dinner

3 Idlis with Sambar & Chutney & Soup
(Or)

2 Dosa with Sambar & Chutney & Soup
(Or)

3 phulkas with Dal / Veg Gravy & Soup
(Or)

1 cup Upma with Chutney, sambar & Soup
(Or)

1 Veg/cheese Sandwich & Soup & Salad

Ala- cart food is also available as per our menu card.

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