

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	5685.00	10,725.00
2BHK Villa	5800.00	10,845.00

Services covered:

- Vegetarian Limited Meals include Morning tea / coffee, breakfast, lunch and dinner for the residents at the central dining facility as per annexure.
- Weekly once thorough housekeeping.
- Maintenance staff for the unit (Electrical and Plumbing, supplies extra)
- 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 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.**
- **Club and other charges extra as per agreement.**
- **Any other services that are not mentioned in the inclusion list shall attract charges as per rate card.**
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Other Pay per use pricing

Service	Detail	Price
Veg food package (Per person)	As per menu	Rs. 4,800 per month
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)	Monthly Charges	Rs. 25,000
Housemaid Services	Hourly Rate	Rs. 100
	Monthly Charges	Rs. 18,000
Restaurant Room Service Charges	Per order	Rs. 25
Medical and other Ayurveda services	Charges as per services availed by the resident.	

GST shall be applicable on the service request.

Limited Quantity Meal Menu

Meal	Options	Menu
Breakfast	Option 1	2 Idly + 1 Vada+ Chutney & Sambar + Tea or Coffee
	Option 2	1 Set Dosa + 1 Vada+ Chutney & Sambar + Tea or Coffee
	Option 3	Pongal (1 portion) + 1 Vada + Chutney & Sambar + Tea or Coffee
	Option 4	2 Poori + Bhaji + Chutney + Tea or Coffee
Lunch	Option 1	White Rice + Sambar + Rasam + 1 Koottu or Poriyal + Curd + Pickle + Buttermilk
	Option 2	Variety Rice + Vattakolambu + Rasam + 1 Koottu or Poriyal + Curd + Pickle + Buttermilk
	Option 3	3 Phulka + Dal (1 portion) + Koottu or Poriyal + Curd or Buttermilk
Evening Time	Option 1	Tea or Coffee
Dinner	Option 1	Soup + 1 set Dosa + Chutney + Sambar + Curd Rice + Pickle
	Option 2	Soup + Sevai + Chutney + Sambar + Curd Rice + Pickle
	Option 3	Soup + 2 Phulkas + Veg Curry + Curd Rice + Pickle
	Option 4	Soup + 2 Idly + Chutney + Sambar + Curd Rice + Pickle

Any one combo option selected by resident.

For other interesting dishes, please refer to our Menu Card.

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