

TAPOVAN KOVAI RETIREMENT HOMES PVT LTD

**Site No.35, P & K Westgate , Jasmine Layout,
Keeranatham, SARAVANAMPATTI**

Registered Office

No.18-A, "Tapovan's Shankara", Karadimadai Road, Kuppanur Post, Coimbatore – 64 10 10.

Manasarovar 44th – Senior Citizens' Enclave with Integrated Living

MANI IYER , MOBILE : 82704 82804 , WHATTSAPP : 8270482804

EMAIL : tapovankovai@gmail.com

PHYSICAL INSPECTION OPEN FOR OCCUPATION PLAN

Inauguration & Possession on 01.07.2019

FACILITIES' AGREEMENT

MICRO UNDERSTANDING OF VARIOUS TYPES OF ACCOMMODATIONS & THEIR FACILITIES AGREEMENT.

[IT IS A COMMERCIAL ENDEAVOUR GOVERNED BY THE RULES & EXEMPTIONS OF GST AND INCOME-TAX DEPARTMENT]

- IT IS NOT A CHARITABLE INSTITUTION.
- IT IS PAID CENTRE GIVING BASIC FACILITIES, WHERE KITH AND KIN ARE NOT AVAILABLE TO TAKE CARE OF NORMAL REQUIREMENTS OF SENIOR CITIZENS.
- IT IS FOR SENIOR CITIZENS' WHO ARE WITH STABLE MIND, CONSCIOUS TO SIGN THIS FACILITIES' AGREEMENT ALONGWITH THEIR LEGAL-HEIR OR NOMINEES AS PARTIES TO THIS FACILITIES' AGREEMENT.

MANAGEMENT: The initial management is by Mani Iyer, he will continue his management till best of his health and his ability continue, later he has youngster in his family who shall act on his behalf without deviating from commitments below said & its related costs.

Property Details: Property Background 8 Flats of two 2 BHK, taken on 20 YEARS LEASE from 8 Different Flat owners on two adjoining residential sites with proper right to sub-let as 16 Dwelling Residential Rooms to 16 prospective Senior citizens reduce their financial burden or to 8 Flats' prospective Senior Citizens' . Which is getting inaugurated on 01.07.2019.

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Similar way, 36 more different owners shall complete the construction during 2019-2020,

These properties' owners have invested high cost and given at lease at low cost for the benefit of Senior citizens through Tapovan Kovai Retirement Homes Pvt Ltd.

Each Site Details for Senior Citizens' Living :-

- ✓ Each Site Land Area: 1920 sq.ft
- ✓ Each Site Constructed Area in Plinth including floors : 1800 sq.ft
- ✓ Each Site Ground & First Floor 4 Flats
- ✓ Such Configuration on Site No.35 and 45

HENCE, AVAILABILITY OF ACCOMMODATIONS FOR SENIOR CITIZENS on Each Site

- ✓ Ground 4 Rooms & First Floor 4 Rooms Second Floor Utility Floor
- ✓ Or Ground 2 Flats & First Flats 2 Rooms Second Floor Utility Floor

So , Each of the owner, will collectively complete and give accommodation, which will turn out to be huge enclave of 88 rooms or 44 flats with 11 Utility Floors.

Utility Floor's Purpose:-

- ✓ Dining
- ✓ Recreations
- ✓ Home Theatre
- ✓ Indoor Games
- ✓ Library
- ✓ Pooja & Sloka Gatherings

STYLE OF THE ACCOMMODATION:

EACH FLAT HAS

- ✓ TWO BEDROOMS
- ✓ ONE HALL
- ✓ ONE KITCHEN

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- ✓ FULLY FURNISHED WITH BEDROOMS AIR-CONDITIONED.

RESALE, LEASE & RENTAL OPTIONS ARE AVAILABLE & THEIR DETAILS :-

RESALE

- ✓ OWNERS ARE PREPARED TO DO RESALE ALSO FOR THE BENEFIT OF SENIOR CITIZENS' WITH LEAST APPRECIATION ON THEIR COST OF INVESTMENT
- ✓ EACH FALT SHALL COST Rs.30 LAKHS,
- ✓ REGISTRATION COST EXTRA [MEANS Rs.34 LAKHS APPROXIMATELY INCLUDING REGISTRTRION.

LEASE *[Lease Option is generally preferred by certain Senior Citizens' , whose children have become citizens' of other countries and who don't have plans to come back to India. Such citizens say, "our children will not come back from abroad, hence no-body will be there to take care of our property after our life-time ", "if it is money as Lease advance, it can be paid to our legal-heir or nominee"*

IF ROOM IN FLAT WITH HALL ACCESS FOR USE ON LEASE

- ✓ 14 LAKHS PER LEASE ADVANCE [IN WHICH Rs.13 LAKHS REFUNDABLE AND ONE LAKH NON-REFUNDABLE PORTION FOR RECONDITIONING FOR THE NEXT OCCUPANT]
- ✓ Lock-in-period for Stay is 10 years or life-time whichever is earlier.

IF FULL FLAT ON LEASE

- ✓ THOSE WHO TAKE FULL FLAT, THE CONCESSIONAL LEASE ADVANCE WILL BE Rs.22 LAKHS. [IN WHICH Rs.21 LAKHS REFUNDABLE AND ONE LAKH NON-REFUNDABLE PORTION FOR RECONDITIONING FOR THE NEXT OCCUPANT]
- ✓ THOSE WHO DECIDE TO FIND THEIR NEIGHBOUR FOR THE SECOND ROOM, JOINTLY DECIDE TO TAKE, THE CONCESSIONAL LEASE ADVANCE SHALL BE Rs.22 LAKHS [IN WHICH Rs.21 LAKHS

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REFUNDABLE AND ONE LAKH NON-REFUNDABLE PORTION FOR RECONDITIONING FOR THE NEXT OCCUPANT]

- ✓ TWO ROOMS SEPARATE LEASE AGREEMENT WILL BE MADE FOR THE BENEFIT FOR LESSEE, SO THAT SURRENDER AND ENCASHMENT WILL BE CONVENIENT AND EASIER FOR THE LESSEE.
- ✓ Lock-in-period for Stay is 10 years or life-time whichever is earlier.

LEASE DOCUMENTATION

- ✓ WRITEN ON Rs.20 STAMP PAPER
- ✓ YOUR SECURITY IS YOUR POSSESSION
- ✓ NOTICE FOR VACATING OR TERMINATION IS 6 MONTHS AFTER EXPIRY OF 10 LOCK-IN-PERIOD OR LIFE WHICHEVER IS EARLIER. WHILE VACATING & HANDING OVER THE VACANT POSSESSION, THE REFUND WILL BE DONE.
- ✓ REGISTRATION OF LEASE NOT POSSIBLE AS OWNERS' INVEST THROUGH THEIR HOUSING LOANS
- ✓ IF REGISTRATION OF LEASE IS INSISTED BY THE LESSEE, THEN FULL RESALE COST OF Rs.30 LAKHS [*IN WHICH Rs.29 LAKHS REFUNDABLE AND ONE LAKH NON-REFUNDABLE PORTION FOR RECONDITIONING FOR THE NEXT OCCUPANT]*

TENURE OF THE LEASE

- ✓ COPY OF THE ORIGINAL LEASE WITH OWNER BY TAPOVAN KOVAI RETIREMENT HOMES PVT LTD, IS FOR 20 YEARS
- ✓ SAME PERIOD OF 20 YEARS FOR SUB-LEASE OR EXPIRY OF ORIGINAL LEASE WHICHEVER IS EARLIER.

RENTAL

- ✓ IF MONTHLY RENTAL Rs.10,000 PER ROOM
- ✓ IF FULL FLAT Rs.20,000 PER MONTH
- ✓ 7% INCREASE ONCE IN 24 MONTHS

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STIPULATION ON ENVIRONMENTAL BEHAVIOUR

- ✓ NO SMOKING ALLOWED
- ✓ NO DRINKING ALLOWED , EVEN WITH PERMIT
- ✓ NO NON-VEGETARIAN ALLOWED

TOTAL ACCOMMODATION STRENGTH

- ✓ MULTIPLES OF THESE ACCOMMODATIONS ARE POSSIBLE TO CONSTRUCT BASED ON THE BASIS OF DEMANDS
- ✓ AS THERE ARE LOT OF YOUNGSTERS WHO ARE READY TO INVEST AND HELP SENIOR CITIZENS' FOR LEASING OUT

MAJOR TERMINATION CLAUSES ADVANTAGEOUS FOR LESSEE OR TENANTS

- ✓ ORIGINAL LEASE BY OWNER WITH TAPOVAN RETIREMENT HOMES PVT LTD, THERE IS NO TERMINATION CLAUSE TO WORRY ON SUB-LEASE.
- ✓ ON SUB-LEASE OR RENTAL , A BENEFIT OF 10(TEN) YEARS LOCK-IN-PERIOD IS GIVEN TO SENIOR CITIZENS , TO EXERCISE OPTION TO VACATE TO AVAIL REFUND PROCEEDURE IF HE/SHE IS NOT HAPPY WITH FOOD OR FACILITIES & WANTS TO VACATE ON COMPLETION OF LOCK-IN-PERIOD.
- ✓ LESSOR WILL EXERCISE THE OPTION OF MAKING THE LESSEE TO VACATE BY GIVING 6 MONTHS NOTICE ONLY WITH FOLLOWING SPECIFIC REASONS IF THE LESSEE HE/SEE :-
 - IS UNCOMFORTABLE FOR OTHER SENIOR CITIZENS'
 - CONTINUOUS NUISANCE TO OTHER SENIOR CITIZENS
- IF COMPLAINTS BROUGHT ABOUT LESSEE, THEN THE LESSOR WILL SEEK OPINION & VOTING OF ALL RESIDENTS & AND ON THE BASIS OF MAJORITY OF THE VOTING IN FAVOUR OF THE TERMINATION OF LEASE ALONE, THE LESSEE WILL BE ASKED TO LEAVE WITH SMOOTH EXIT AND REFUND. ALL WILL BE RECORDED IN WRITING WITH SIGNATURES.

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- BASED ON MAJORITY OF RESIDENTS VOTING IN FAVOUR OF THE TERMINATION OF LEASE ALONE, THE LESSEE WILL BE ASKED TO LEAVE WITH SMOOTH EXIT AND REFUND. PROPER TERMINATION & REFUND WILL BE MADE.
- ✓ THE MONTHLY BILLS HAVE TO BE MET ON OR BEFORE 2nd OF EVERY MONTH.
- ✓ IF THE MONTHLY BILLS ARE PENDING MORE THAN THREE MONTHS, THE PAID SERVICES WILL BE STOPPED. THE LESSEE WILL BE ASKED TO VACATE AFTER LOCK-IN-PERIOD, BUT THE PENDING BILLS WITH 18% CUMULATIVE INTEREST WILL BE DEDUCTED AT THE TIME OF REFUND.
- ✓ THE RESIDENT WILL CONTINUE TO STAY , EVEN IF THE RESIDENT IS MEDICALLY ILL, BUT STABLE IN MIND AND CONSCIOUS, AND IF HE CAN AFFORD TO APPOINT ATTENDANT THROUGH EXTERNAL MANPOWER PROVIDER THROUGH OUR SOURCES OR THEIR OWN SOURCES & MANAGE TO LIVE. THE MANAGEMENT WILL NOT HAVE ANY OBJECTION.
- ✓ IF THE RESIDENT TURNS OUT TO BE A PATIENT OF DEMENTIA OR ALZHEIMER DISEASES, THE LEGAL-HEIR OR NOMINEE WILL BE ADVISED TO TAKE HIM/HER WITH THEM. HOWEVER, AFTER AFFECTING WITH SUCH DISEASE, FIRST THREE MONTHS WITH THE PERMISSION OF LEGAL HEIR OR NOMINEE THE ATTENDANT WILL BE ARRANGED, THAT COST WILL BE REDUCED IN THE REFUND OF LEASE ADVANCE OR RENTAL ADVANCE.
- ✓ HOWEVER THERE ARE LOT OF CENTERS FOR DEMENTIA AND ALZHEIMER PATIENTS AVAILABLE. WE WILL TAKE MORAL RESPONSIBILITY IN FINDING PLACE SUITABLE FOR THE PATIENTS FOR LEGAL HEIR TO INSPECT & FINALISE FOR THE PATIENT'S SMOOTH TRANSITION

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FACILITIES [FREE OF COST]

- ✓ Free WiFi at Utility Floor
- ✓ Free Lift Maintenance,
- ✓ Free Maintenance of Common Areas Such as Corridor, Utility Floor
- ✓ Free Mineral Water

PAID SERVICES AS MONTHLY RECURRING EXPENSES AS PER SERVICE PROVIDERS BILLS :-

- ✓ Daily News Papers [At Actual]
- ✓ Magazines [Actual]
- ✓ Pure Vegetarian Food (without garlic) with Monthly Food coupon Rs.5,000 per month. [Those who monthly coupons, during their absence can give to their neighbours to use as free or price – which is internal]
- ✓ Daily Coupon Rs.225
- ✓ All Festival Days will have special menu of Breakfast, Lunch at additional cost of Rs.20 per head.
- ✓ Everyday Sundal will be served in Normal Curd Cup.
- ✓ Unlimited Food at Central Dining
- ✓ Limited Food for Home Delivery
- ✓ Home Delivery Rs.250 per month.
- ✓ House Keeping Rs.5 per Sq.ft basis each Dwelling Room share Rs.1300 per month [Sweeping, Mopping, Washing Clothes in Washing Machine]
- ✓ Common Area Electricity Charges Share Rs.250 per month
- ✓ Water management Rs.150 per head
- ✓ Security Charges Rs.300 per month
- ✓ Toilet Cleaner Visit once in a month at the cost of Rs.100 per visit.
- ✓ 7% increase once in two years on these monthly recurring expenses.

RECURRING CHARGES WITHIN THE ACCOMMODATION

- ✓ WITH ONE LPG GAS CYLINDER [WHICH WILL BE DIVIDED EQUALLY FOR TWO ROOMS]

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- ✓ WITH SEPARATE EB CONNECTION FOR THE FLAT [WHICH WILL BE DIVIDED EQUALLY FOR TWO ROOMS]
- ✓ BOTH THE BEDROOMS AND HALL IN THE FLAT WILL BE PROVIDED WITH TV AND TATASKY SOUTH PACK
- ✓ WHICH IS CALLED IN TATASKY , ONE PRIMARY CONNECTION AND TWO SECONDARY CONNECTIONS
- ✓ BILL WILL BE AROUND Rs.750 PER MONTH, EACH OF YOU TO PAY Rs.375 PER MONTH
- ✓ EACH FLAT SEPARATE EB DOMESTIC CONNECTION, WHICH WILL BE EQUALLY DIVIDED AMONG TWO ROOMS.

TRAVEL TICKETS

- ✓ THOSE WHO ARE NOT USED INTERNET TICKET BOOKING, CAN TAKE OUR HELP WITH YOUR DEBIT CARD OR CREDITCARD OR INTERNET BANKING. FOR BOOKING ASSISTANCE, Rs.50 PER BOOKING
- ✓ INCLUDING PRINT OUT OF TICKET. SIMILARLY FOR CANCELLATION Rs.50 PER TICKET.
- ✓ THOSE WHO DON'T HAVE DEBIT CARD OR CREDITCARD OR INTERNET BANKING, CAN TAKE EMERGENCY CASH ANY AMOUNT UPTO Rs.5000 FROM US AGAINST YOUR BEARER CHEQUE. FOR SUCH ASSISTANCE WE TAKE Rs.100 PER SUCH CASH TRANSACTION TOWARDS THE AUTO EXPENSES TO GO TO BANK TO ENCASH THE BEARER CHEQUE.

SECRETARIAL ASSISTANCE

- ✓ All Print-Outs Rs.5 per A4 and Rs.3 per Legal
- ✓ All A4 and A5 Scan and Print Rs.5

Hospital Tie-Up – Use & Pay as per their Billing

- ✓ Saravanampatti CRI for all specialities as consultation and all kinds of test as out-patient
- ✓ Avarampalayam Ramakrishna Hospital for Admissions & Surgeries Needs

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- ✓ Attendants can be arranged through the external agencies for Hospital Visits, Hospital Stay on Daily Rates. Post Surgery, the attendants on temporary period possible.
- ✓ For understanding of the attendant costs, Daily Rs.1000 + Food Charges or Temporary for Monthly basis Rs.20, 000 including. Men attendants are difficult to get
- ✓ Hence, residents should get used to women attendants without feeling uncomfortable.

GUESTS AND RELATIVES

- ✓ No restrictions for staying with you in your room & also utilizing the Hall
- ✓ Food Charges and Water Charges would be same as above said under respective heads

PROGRAMMES

TUESDAY

- ✓ MARKET VISIT FOR NAMKEEN & FRUITS WITH MINIMUM TWO VOLUNTEERS FOR EVERYBODY LIST OF BUYING WITH US

WEDNESDAY

- ✓ BANKING NEEDS WITH MINIMUM TWO VOLUNTEERS FOR EVERYBODY LIST OF BUYING WITH US

SUNDAY

- ✓ TEMPLE VISITS
- ✓ ENTERTAINMENT VISIT

TRANSPORT FACILITIES PLENTY BEING PRIME IT AREA

- ✓ Uber
- ✓ Ola
- ✓ Go Taxi
- ✓ (All apps and numbers provided, those who can't handle security will help)



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SPECIAL TRANSPORTATION TIE-UP WITH OPERATORS

Special vehicle for Handicaps	Ambulance
	

Any question in your mind, if un-answered, you are free to ask me and I will answer in specific terms in writing.

WITH REGARDS,

**MANI IYER , MOBILE : 82704 82804 , WHATTSAPP : 8270482804
EMAIL : tapovankovai@gmail.com**