



A Senior Luxury Living Home

General Terms & Conditions

Snehaneer Senior Living Facility

(Effective from 20 September, 2025)

1. Introduction

Snehaneer Senior Living (hereafter referred to as “Facility”) has established a residential home for senior citizens and elderly persons with modern amenities in a natural environment.

Accommodation is offered across multiple facilities as described in the **Facilities Document**.

Allotments are made based on room selection and availability.

2. Who Can Apply

2.1. Applicants must be:

- Indian citizens above the age of 55 years; or
- Foreign citizens of Indian origin, resident in India or abroad, holding valid documentation.

2.2. Required documents:

- Aadhaar Card
- PAN Card
- Passport copy (mandatory for foreign nationals)
- OCI Card (for foreign passport holders)

2.3. Any other individual with valid documentation permitting residence in India.

3. Eligibility

Applicants may be required to provide documents showing their ability to meet the financial commitments of living at the Facility, including:

- Unit usage charges
- Monthly maintenance costs

A local contact person must also be provided for emergencies or support purposes.

4. Application Procedure

4.1. Applications must be submitted in the prescribed form, after carefully reading these General Terms and Conditions.

4.2. **Admission Criteria:**

- Submission of completed form and a deposit of **₹50,000**.
- Evaluation by Snehaneer management, including review by the house physician if required.
- Management will communicate any additional requirements (e.g., attendant, nursing support, mobility aids).
- Upon acceptance, move-in can be initiated. The deposit is adjusted against the security deposit.

- If the application is rejected, the deposit will be refunded after deducting **₹10,000 or 10% (whichever is higher)** as administrative and processing charges.

5. Payments

- Payments must be made in Indian Rupees via Demand Draft, Pay Order, Cheque (payable at par in Kolkata), or Online Transfer.
- Online payments are encouraged.

6. Scrutiny & Rejection

6.1. Incomplete applications may be rejected at the sole discretion of the Facility.

6.2. Applications containing false information may be cancelled even after allotment.

7. Pricing

- Prices are as per the official **Rate Structure**.
- Taxes and government levies are additional and borne by the resident.

8. Deposits, Installments & Monthly Charges

8.1. Applicants must clearly specify the person responsible for financial payments.

- Applicants may assume responsibility until age 80; thereafter, an alternate must be designated.

8.2. Monthly invoices are issued by the **3rd of each month** and payable by the **11th** to avoid **22% interest**.

8.3. Advance payments are encouraged.

8.4. Cheques returned unpaid will attract a penalty of **₹500** per instance.

9. Property Title

The Facility retains ownership of all units. Residents are granted **Right of Use** only, valid during their lifetime.

10. Possession

Possession of the unit will be given subject to availability and external factors (Force Majeure).

11. Force Majeure

Neither party shall be held liable for failure to perform obligations due to circumstances beyond control, including:

- Natural disasters (fire, earthquake, flood, etc.)
- Civil unrest, riots, wars, or government restrictions
- Interruptions in utility services

12. Transfer of Unit

Units cannot be transferred or assigned except to a pre-decided nominee. Upon vacating, the nominee will receive the refundable deposit after deduction of dues and a **10% processing fee**.

13. Extra Charges

Residents are responsible for:

- Monthly maintenance/rental charges
- Charges for medical, personal, or additional services availed

The Facility reserves the right to adjust deposits against outstanding dues.

14. Common Areas & Facilities

- Maintenance of common areas is handled by the Facility.
- Normal wear and tear will be covered. Damage due to mishandling will be charged to the resident.

15. General Provisions

15.1. At least one local contact person must be provided.

15.2. A medical report must accompany the application. Applicants may undergo further health checks by Facility-approved doctors.

15.3. Snehanee is designed for **limited assisted living**. Applications requiring high-dependency care may be rejected.

15.4. Costs for assisted living and nursing services are payable separately.

15.5. Allotments are renewable annually, subject to revised terms.

15.6. The Facility reserves the right to cancel allotments in cases of misconduct or misrepresentation.

15.7. Applications are accepted subject to applicable laws and regulations.

15.8. The Facility may relax conditions at its discretion.

General Rules:

- Alcoholic drinks are prohibited.
- Smoking is not permitted within the campus or living areas.

16. Medical & Health Care

Detailed medical and health care provisions are outlined in a separate document.

17. Rules & Regulations

Residents must abide by the **Rules & Regulations for Residents**, provided separately.

18. Parking

Residents may not park vehicles without prior consent. Parking fees (daily/monthly) will be communicated separately.

19. Security Deposit

19.1. Security deposits are refundable after adjusting any outstanding dues, either upon leaving the Facility or in the event of the resident's passing.

19.2. A **10% administrative charge** will be deducted from the refundable amount.

19.3. Refunds will be made via cheque to the resident or nominee.

Declaration

I/We have read and understood the above Terms and Conditions and agree to abide by them.

Signature of Sole/First Applicant: _____

Signature of Second Applicant: _____

Place: _____

Date: _____

For further details, please call us at **+91.9830924906** or email us at **snehaneerliving@gmail.com**