



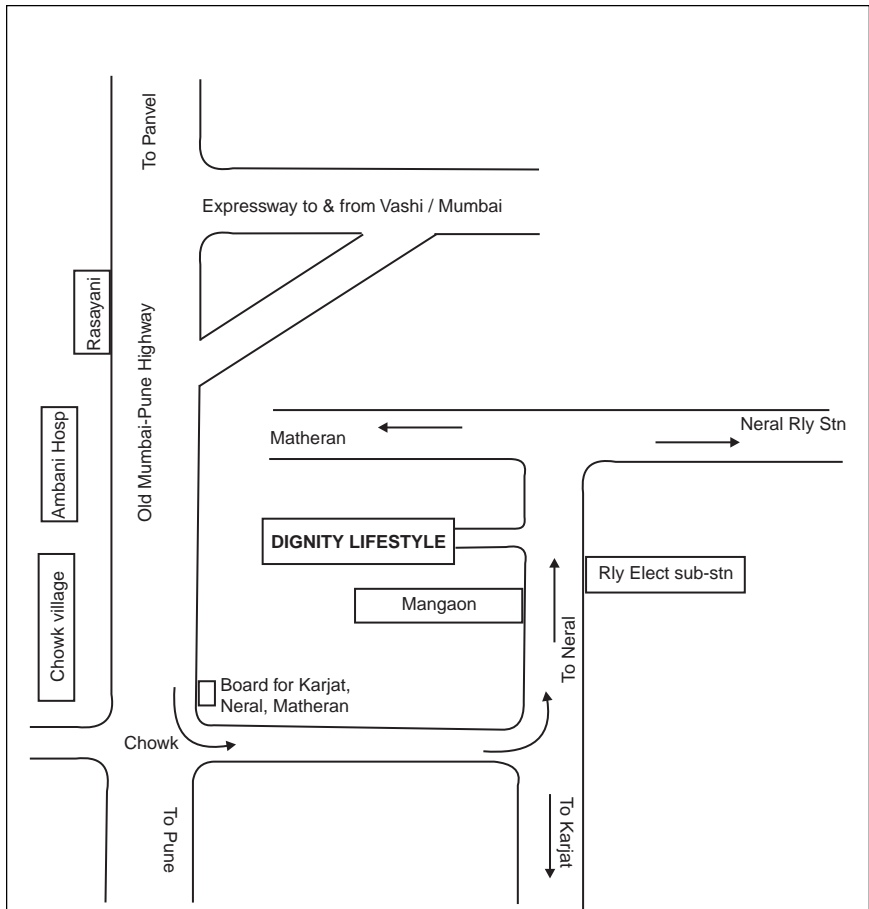
**DIGNITY** *lifestyle*

*A hassle-free Retirement Township.  
Not an Old Age Home.*

# Dignity Lifestyle Township

**PAYMENT OPTIONS FOR  
INDEPENDENT COTTAGE**

UPDATED FEBRUARY 2009



**NOTES:**

- a) Site is 4 kms from Neral railway station.
- b) Site is 90 kms from Mumbai (Churchgate) by road.
- c) On Eastern Expressway coming from Mumbai, look for Khopoli / Shedung Bypass and follow till the turning of Karjat / Neral / Matheran.
- d) Ask for road to Matheran. About 4 km before climbing the hill, look for the Dignity Lifestyle signboard on the Karjat-Matharan main road.

# **Payment Options for Independent cottage**

**Updated as of February 1, 2009**

At the end of completion of First Phase with a total of 62 cottages (and rooms) available for occupation, there is no more vacancy. All have been sold out. However, vacancy keeps arising due to several factors. Persons over 55 can avail of vacancies subject to terms and conditions as described in the foregoing pages.

Of the various types of cottages made available during the First Phase of the Township, only the following two types are available.

## **Types of Accommodation available**

### **For Normal Residents for Independent Living**

#### **a. Premium Cottage**

500 sq.ft

Two persons can stay, permanently during their life time.

Independent, attached toilet in anti-skid flooring, with shelf space for bath linen, American closet, grab bars, geyser, washbasin, mirror-accessories, convenient pulley operated clothes hanger for daily wear, TV, Frig, 2 cots, 1 writing table with space for computer/printer 2 soft-fabric upholstered sofa, 2 fans, shoe rack, Pantry with sink and hot plate, toaster, telephone, Puja alcove, 3 wardrobes with 1 safe deposit locker, library racking, loft facility of about 100 sq.ft, and a lawn sit-out attached. A/C and Inverter are available at extra cost. Resident can continue to live in it after demise of partner. Not transferable.

## b. Premium Cottage Short Stay Option

Three-month block booking

For a minimum of 3 months, a cottage can be booked on a time share basis. One resident can book for more than one quarter. Not transferable. During those three months the occupant can stay each year with prior intimation.

### One-Time Deposits and Monthly Maintenance

<b>Cottage Type</b>	<b>Area sq.ft</b>	<b>Total cost</b>	<b>Refundable Deposit</b>	<b>Non refundable Deposit</b>
<b>Premium Onetime Deposits</b>	500	13 lakhs	9 lakhs	4 lakhs
<b>Monthly Fees</b> Rs.6000 per month per person Excludes food, outgoing telephone, cable,electricity which are at actuals				
<b>Premium Short Stay Onetime Deposits</b>	500	5 lakhs	3 lakhs	2 lakhs
<b>Monthly Fees</b> Rs.8000 per person Excludes food, outgoing telephone, cable,electricity which are at actuals				

### Refundability

The refundable component listed in the above Table is subject to:

- 1) A Lock-in period of 12 months after you handover the cottage/ room to the Trust, along with a return claim for refund.
- 2) Availability of next occupant i.e. refund will only be made after the next occupant has registered.
- 3) Refundability does not apply to monthly maintenance fees.

## Nomination

Every resident has to fill in a Nomination form affixing the photo, signature, and consent of the nominee in case after the expiry of the resident the amount is to be refunded.

## Sampling Stay in Dignity Lifestyle Township

A three day trial period at Dignity Lifestyle is offered to normal residents.

The rate for sample stay is:

Rs. 1000 per person per day and Rs. 1700 for couple for Non A/C Cottage

Rs. 1300 per person per day and Rs. 2200 for couple for A/C Cottage

Guests of a resident already residing in the Township can stay at:

Rs. 500 per person and Rs. 1000 per couple

Rs. 700 per person and Rs.1200 per couple per night for AC cottage

**100% completion of payment is required before physical admission into Cottages.**

The monthly maintenance fee includes:

- \* House keeping
- \* Bed linen laundry
- \* Security
- \* Common Car park shed
- \* Yoga
- \* Free use of Club House
- \* Two lectures per week
- \* Two Films per week
- \* Hydro therapy usage
- \* Meditation training
- \* Satsang/Bhajans
- \* Readings in library
- \* Food Festivals
- \* Indoor Games facility – cards, carrrom, chess, billiards
- \* All activities promoted for productive ageing

### **Food at actuals, as per your choice**

This means, the money you spend on every meal is based only on what you eat, just like in a restaurant. The only difference is, the menu is priced extremely reasonably. There is a kitchen for private cooking adjacent to the main dining hall, where residents can enjoy making their favourite food as and when they want. Normal rate of meal will apply for utilizing the kitchen. Ingredients will be brought in by the residents themselves. The management will not make provisions for the same. Currently, Rs. 100 per day is payable for bed tea, breakfast, lunch, evening tea and dinner (as of February 1, 2009).

### **Facilities available on payment basis**

Drug store, provision store, bar, coffee shop, Laundromat for washing personal clothing, Dry clean; daily washing of clothes; car wash, driver supply, Ayurvedic body massage/treatment, medical consultation/treatment at the OPD by visiting professionals ; local and STD/ISD telephone calls, electricity usage as per independent meter reading in each cottage; Group Insurance scheme will be explored after admission of all residents is completed.

### **Payment**

100% payment will ensure allocation of cottage in the name of the payee.

Six months maintenance fee as security deposit may be postponed to the date when the occupant is ready to move in to utilise the life membership. Refund of security deposit will be made along with the refund of the one time deposit.

## **Medical Services**

While it has been our goal to retain a full-time Medical Doctor in our township, for various practical reasons it has been possible for us to operate a DAILY CLINIC. The following doctors are available in the Clinic:

- Allopathic Doctor: On visit from Neral
- Ayurvedic Physician: As full-time staff

While general health maintenance, minor health setbacks and ailments are attended to promptly, for major specialist consultations and surgery, if any, residents are encouraged to seek services from the Dhirubhai Ambani Hospital some 20km from Neral with whom we have a tie-up.

Other Visiting Specialists to Dignity include:

Physiotherapist

General Physician — M.D.

Psychiatrist

Dentist – (Clinic at Neral)

# Frequently Asked Questions

**Where is it situated? How can one reach the place where Dignity Lifestyle is located?**

Dignity Lifestyle is located at Neral, 80 km from Mumbai on the Mumbai-Karjat-Matheran Road. It is on the main road that leads to Matheran Hills.

By train you have to board at Chatrapati Shivaji Terminus (formerly VT ) by the Karjat train that takes two hours to reach Neral. If intimation is given there is an autorickshaw that can be sent to collect train passengers.

By car one has to take the Mumbai-Pune highway. As soon as you reach the Express Highway, clock in 7 kilometers when you will find the board “Exit to Khapoli”. Take the exit, and keep following the Modi Resorts name boards. Four kilometers after Modi Resorts is Dignity Lifestyle Township.

**How big in acrege is the township?**

It is 25 acres.

**Who are your Trustees?**

Mr Arun Saha; Mr Ashok Modi; Mrs Booma Bashyam; Mr Gopal Srinivasan; Mr R Sridhar; Dr Sheilu Sreenivasan

**How have you raised finance?**

It is a self-supporting proposition. Some bridge financing has been availed of.

### **Who can stay in Dignity Lifestyle?**

Any man, woman, or couple or sisters or brothers above 55 yrs can join Dignity Lifestyle

### **If man is 55 years, but wife is only 50, can we get admission?**

Yes

### **Is it necessary to be a member of Dignity Foundation to enroll in Dignity Lifestyle?**

No.

### **Enrolment: What is the procedure to enroll?**

Forms can be obtained from the head office and 100% payments have to be made for firm booking.

### **Status of completion of Project:**

Phase I consisting of 58 cottages is completed. Common facilities such as Dining Hall, Club House, Admin and Medical Wards are completed. More than 50 people are living and the facility is running in full swing.

### **While enrolling do you require proofs of date of birth, nomination, address for an emergency etc?**

Yes, Form will take care of all that. No marriage certificate required.

### **Is there a Separate Guest House for relatives/visitors?**

As of now the Guest House is not ready; eventually it will be. Currently, two vacant cottages are being used for the purpose.

### **What are the common facilities?**

- Dining Room — changing cuisine (segregated kitchen for veg/ non-veg)

- Library – Free borrowing of books and periodicals
- Health Club – Free admission
- Special Ayurvedic Spa with therapies – on payment basis as per therapy
- Hydro Therapies and special baths (curative and preventative) — free
- Temple
- Auditorium
- Indoor games – Billiards, Snooker, Chess, Carrom, Cards
- Provision shop and a drug store

#### **What are your Daily Activities**

- Physical fitness, Yoga, Meditation.
- Bhajans & spiritual renderings.
- Two films per week.
- Internet related promotional activities.
- Food festivals
- Special Interest lectures

#### **What are the Developmental activities you talk about in newspapers? Village development etc?**

Village Mangaon is the focus of our developmental activities. Its school, women and tribal people are areas where we focus our attention. School and college children also visit periodically and interact with the residents.

#### **What are the special Geriatric and Gerontological Care Services you are talking about in newspapers?**

Trained by a reputed institute in Australia, our Social Worker, Psychologist personally facilitate the mapping of successful ageing

processes of every resident who joins. This is done in line with the assessment results of the cognitive and physical motor skills of the resident. The Psychologist in-house also guides group therapy sessions for residents in need of venting their mental worries and those who require support group relationships.

**Will the monthly fee stay permanent? When will you increase it?**

The Monthly Charge will be increased if need be after assessing the inflation rate.

**What are the medical formalities to be undergone? Whether check-up is necessary?**

No medical Check-Up. Declaration is sufficient.

**If members of Dignity Enrichment centre would like to join the township, what happens to his enrichment centre fee?**

They are independent. The services cannot be interchanged.

**Are there special preferences for charter members of the Foundation?**

Waving of registration fee period is over. Now there is no other privilege.

**After I die if I want to transfer my Cottage to my relative, is it possible?**

No, after your lifetime, the Unit will automatically go back to Dignity Lifestyle Trust. The people in the waiting list will be given priority.

**After I die will my wife be asked to change her cottage?**

No if she has paid for it, she will continue to live in it.

**What about ill old? We read about Alzheimer's people also being taken care of in Dignity Lifestyle?**

Yes, we have a Geriatric Care Unit with provision for 100 beds.

**Supposing I get Parkinson's, will you take care of me?**

Yes, till your lifetime. We have separate Geriatric Care Centre. Only the enhanced monthly maintenance fee will have to be paid.

**How long can my children stay in the Guest House**

Up to one full month – 30 days. Prices for daily basis will be applicable as per current rate card.

**Can I go on holidays and keep my cottage intact?**

Yes, you can go for any length of time. If you want you can rent it out to your relative approved by Dignity Lifestyle Trust for a period not longer than 6 months.

## New Monthly Maintenance Fees

W.E.F October 2008

Monthly Charge per Person	Rs. 6,000
Monthly Charge per Couple	Rs.10,000

### Charges during Holidays/absence

- 1) For 7 days absence at a stretch,  
a discount of 7% of monthly fees: = Rs.5580 Single;  
= Rs.9300 Couple
- 2) For 8-15 days absence at a stretch,  
discount of 10% of monthly fees = Rs.5400 Single;  
= Rs.9000 Couple
- 3) For 16-30 days absence at a stretch ,  
a discount of 23.5%.of monthly fees = Rs.4590 Single  
= Rs.7650 Couple

There will not be any concessional rate for absence less than the minimum of 7 days.

Calculation for say, a 14 day absence, cannot be equated to  $7\%+7\%=14\%$  discount

Or a 20 days absence cannot be projected as  $10\%+10\%= 20\%$  discount.

Absence above 30 days at a stretch will be calculated at 25% of overall monthly fees payable.

### Upkeep Charges

There will be no change in the Upkeep charges

## **Dignity Lifestyle Township**

*Regd. Office:* BMC School building, Topiwala Lane,  
Opp. Lamington Road Police Station, Mumbai 400007.

Mumbai Head office: 022-23885090

Email: [dignity@vsnl.com](mailto:dignity@vsnl.com); with copy to [mansiatre@gmail.com](mailto:mansiatre@gmail.com)

***Location:*** Dignity Lifestyle Township,  
Karjat-Matheran Main Road, Neral 410101

Phone: 02148- 236600/ 236635 / 236639

All cheques to be made in favour of 'Dignity Lifestyle Trust'.