

WEB UPDATE
AFNHB MYSORE PROJECT
WKS/005/24 DATED 13 DEC 24

1. AFNHB had placed an order for balance of the work with M/s MGB for a cost of Rs.8.46 Cr (Excluding GST) in Dec 23. A large number of allottees had requested AFNHB to expedite the handing over of the DUs since many of them were staying on rent in Mysore and wanted to shift into their flats at the earliest. Accordingly, AFNHB had directed the contractor to prioritize work in the DUs and same were offered to the allottees in tower wise manner. AFNHB started handing over the DUs from end of Mar 23 onwards and by 31 Dec 23, 120 allottees had taken over the DUs and many had started staying in the complex too. Since allottees had moved in, AFNHB had to gear up all the common amenities & facilities, which was mandatory for their stay to be functional. With allottees moving into society, there was a requirement of maintaining security of the complex, maintaining housekeeping and providing other essential services for the society. All the expenditure of electricity, security, maintenance etc was being paid by the contractor, M/s MGB till 31 Dec 23.

2. With more than 50% houses handed over, the contractor requested AFNHB to make arrangements for payment of maintaining/ security/ individual electricity consumption by the allottees and common area services. AFNHB, therefore, initiated a dialogue with the RWA to work out payments of individual electricity bills and for common area maintenance/ security, by the allottees, who had taken possession of their DUs.

3. Accordingly, the matter was first discussed with the RWA by the AFNHB team at Project site Mysore on 25 Feb 24 with following being present:-

- (a) BOM Members - VAdm M Moraes (Retd),
Cdr MS Raghunath (Retd),
MWO SS Kalal (Retd)
- (b) AFNHB Reps - Capt DK Rai, GM(Wks),
Gp Capt Vivek Singh, Project
Consultant ,Lt Cdr Shrenik Sagaonkar,
PD Mysore & Sgt Dinesh, i/c Project

4. It was agreed that maintenance charges will be paid by the allottees using a hybrid model, to be suggested by the RWA, after due consultation. RWA finally conveyed to AFNHB vide E-mail dated 27 May 24 that the following rates of MMC (Uniform Charges + Variable Charges) may be charged by AFNHB and the same were to be collected w.e.f. 01 Apr 2024.

<u>Type of Unit</u>	<u>MMC Rates</u>
Type A1	1250+1136= Rs. 2386
Type A2	1250+1030 = Rs. 2280
Type B	1250+572 = Rs. 1822

5. It was further agreed by the RWA and AFNHB that PD, Mysore Project will be paid the MMC by each allottee, to be kept in a separate bank account and the PD office will pay for all the expenses like electricity bill, maintenance services, security of the complex etc. from the said fund. AFNHB will be giving a detailed account of receipt & expenditure to the RWA, at the time of handing over, once CC is obtained.

6. This aspect was deliberated during DG's visit to the Project site on 16 May 24 and his meeting with all allottees as well as the RWA members. MOM for the same have been promulgated on 27 May 24. During this meeting it was decided that MMC will be due w.e.f. 01 Jan 24, however, the system of MMC was implemented w.e.f. 01 Apr 24.

7. PD, AFNHB Mysore project was thereafter tasked by HQ AFNHB, to maintain a separate account and was responsible for making all the payments from the same funds. Suddenly, on 28 Nov 24, the BOM Treasurer JVTM, Mr Vijayeswaran and Mr Balsavar, had collected Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand only) in bank and Rs. 40,000/- (Rupees Forty thousand only) in cash from the PD, Mysore Project, Lt Cdr Shrenik Sagaonkar, without any approval from HQ AFNHB or the approval of BOM.

8. On 12 Dec 24, a number of residents went to PD office and demanded to know as to why AFNHB had not paid the electricity bill for the month so far. DG, AFNHB, on phone tried to explain the matter on phone to the residents, including Mr Vijayeshwaran, Mrs Yuvaraj, Mr Bharat Balsavar, WO SS Kalal, Cpl A Vijay Kumar, Mrs Uma N Sutagatti & Mrs Padma, but they refused to listen and only demanded that AFNHB should pay the electricity bill without delay. On DG AFNHB asking Mr Vijayeshwaran, Treasurer, as to why he was not returning Rs. 4.5 lakhs to AFNHB a/c, despite clear direction in writing from the MC President, Cdr BP Singh on 12 Dec 24, he just avoided any answer & left the office. The other persons present also did not respond on the matter.

9. It is submitted that AFNHB is doing its best to complete the project despite numerous hurdles but, of late, there have been deliberate attempts by some of the residents to disrupt the work at site and blame AFNHB/ Contractor for it.

10. All the allottees are, therefore, requested to prevail upon the select few residents who are trying to spread panic and confusion among the rest of the allottees by unfairly blaming AFNHB/ Contractor and trying to bring the entire administrative machinery to a halt. In the present instance, since almost all the MMC funds are presently with Mr Vijayeshwaran, Treasurer, who is not even an allottee of the scheme, AFNHB will not be able to pay for any of the bills/ expenses towards facility management. Without cooperation of allottees, AFNHB will not be able to provide free services to the residents availing them. The RWA and allottees are therefore, requested to cooperate and do the needful.