

WEB UPDATE
AFNHB MYSORE PROJECT
WKS/007/24 DATED 27 DEC 24

1. Various communications from the allottees in last few weeks suggest that there are certain misgivings in the minds of allottees about the management and usage of MMC. At the outset, it may be appreciated that AFNHB, as the promoter of this welfare housing project, is required to manage the administrative and maintenance issues of the society till the Completion Certificate (CC) is issued by MUDA. Once CC is received, AFNHB will get the Society and RWA registered with the Local Registrar of societies office. Once RWA is registered, it becomes a legal entity and AFNHB will hand over the common facilities and the responsibilities of managing the affairs of the society to the RWA, elected by the allottees. Details of MMC fund accounts will be handed over to the RWA, along with the balance of the MMC funds during the handing over process to RWA. However, till such time the CC is received, it remains AFNHB responsibility to manage the affairs of the society.

2. Therefore, it was with this purpose that AFNHB had instituted a MMC fund to be contributed by the allottees, as recommended by the RWA. This issue was deliberated at length during the meeting held between the DG, AFNHB and the RWA members on 16 May 24. Accordingly, AFNHB project office had been tasked to collect the MMC from Apr 24 for meeting various expenditures, such as housekeeping. Electricity consumption, Security in the premises and other expenditures for consumable items etc. AFNHB vide its web update WKS/006/24 of 19 Dec 24, had further clarified that, the electricity used by AFNHB project office and contractor office /workers will be paid by the respective parties. Individual allottees would be required to pay their individual electricity bills, based on the meter readings recorded by the PD office since Apr 24 to the PDs account. Similarly, AFNHB and M/s MGB are to pay for their respective offices. Therefore, the breakdown of the monthly electricity bill has been worked out as follows:

- (a) Common area for all blocks and common services will be paid from the MMC fund only.
- (b) The office space occupied by AFNHB shall be paid by AFNHB @ Rs 4000/- per month wef Apr 24.
- (c) The office space occupied by M/s MGB shall be paid by MGB @ Rs 4000/- per month wef Apr 24.
- (d) All resident/visiting allottees to pay monthly electricity bill to MMC account as per the electric meter reading.

3. It is understood that there is misinformation among the allottees that, AFNHB is misusing the MMC fund collected from the allottees. AFNHB would like to clarify to the all the allottees and RWA members that, AFNHB is institutionalizing the collection of MMC from the allottees in the most fair manner. Any suggestions to make the system more transparent are most welcome. However, the narrative doing rounds among the allottees that AFNHB is misusing the MMC funds is entirely false and is doing great disservice to the interests of the project at this crucial stage.

4. AFNHB is endeavouring to manage the MMC accounts in the most fair and transparent manner. AFNHB would once again solicit the support of all the allottees in its endeavours towards a more conducive atmosphere at the project site, for an early completion of the project. All allottees are requested to continue to pay their individual MMC charges to the PD's office as per the bank details promulgated.