



एयर फोर्स नेवल हाऊसिंग बोर्ड
AIR FORCE NAVAL HOUSING BOARD

एयर फोर्स स्टेशन रेस कोर्स, नई दिल्ली-110003

Air Force Station Race Course, New Delhi-110003

Tele No. : 23793462 / 3463 / 23792800 Fax : 23014942 Email : directorgeneral@afnhb.org, Website : www.afnhb.org

AFNHB/Wks/1571/Vol-VI

04 Dec 15

The President
Jal Vayu Towers Mohali
Apartment Owner's Association
Jal Vayu Towers
New Sunny Enclave Kharar
Sector - 125
Greater Mohali-140301 (Punjab)

HANDING OVER OF ASSETS AND ELECTRIC BILL PAYMENT
AFNHB GREATER MOHALI PROJECT

1. Please refer your E-Mail dated 03 Dec 15.
2. Majority of the issue brought out in your ibid E-Mail were discussed during the meeting of DG with Society members on 05-06 Nov 15.
3. The comments of the Board and the status alongwith the "Way Ahead" was shared with the Society members. Copies of the MOM records have been forwarded to your office vide AFNHB/Wks/1774/Vol-II dated 02 Dec 15.
4. As agreed by the Society members during the meeting, the Board will prepare blocks and common facilities progressively and offer it the Society for Taking Over.
5. The Handing Over of blocks 'D' (including Lifts), CC-I alongwith Swimming Pool and Sub-Station-V (03 DG Sets) is scheduled for 15 Dec 15. You are requested to nominate your representative to Take Over the above facilities as agreed during the meeting.
6. This information is also being published on the AFNHB Website for information of all allottees.

(K Wali)
Gp Capt
General Manager (Works)
For Director General

Copy to :-
Project Director, Gr. Mohali



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The President
JVTAOA, Jal Vayu Towers
New Sunny Enclave Kharar
Sector – 125, Greater Mohali-140301 (Punjab)

HANDING OVER OF ASSETS AND ELECTRICITY BILL PAYMENT **AFNHB GREATER MOHALI PROJECT**

1. Please refer your letter JVT/402/Cash/Account dated 25 Nov 15 and E-Mail dated 03 Dec 15.
2. It may be appreciated that the costing of the Project based on which the cost of each category of DU was finalised in 2012, was based on the total expenditure planned at that time. This included contract works and those expenditures which were anticipated for execution in 2012. Accordingly the budget was made and cost of each DU thereafter fixed. The allottees have paid this final amount and thereafter taken over the possession of DUs.
3. During the costing, the operational costs i.e. Electricity Bills, Diesel for DG sets and conservancy were not factored and hence not included in the cost of DUs. Also the Society charges of Rs. 6000/- collected from each allottee which was as per the then mandate meant for operational expenses, has been transferred in totality (Rs. 54 lacs approximately) to the Society.
4. It would thus be seen that the Board does not have any funds available for such operational expenses to be met from the Project fund.
5. The detailed breakdown of operational expenses incurred by the Board on diesel, Electricity bills and other miscellaneous expenses as requested by the Society have been forwarded to your office (Refer AFNHB/Adm/1153/PC dated 01 Dec 15).
6. It should be appreciated that the Board functions on the principle of "Self Financing Schemes" and does not have any reserves for any unplanned expenditures. Unplanned costing would have further raised the cost of DUs.
7. In view of the above, the electricity bills of all common area meters after 01 Oct 15 (after transfer of Society charges approximately Rs. 54 lacs) the Board does not have any funds available to meet such operational expenses for facilities.
8. Hence, all the Electricity Bills generated after 01 Oct 15 are to be borne by the Society and allottees. Project Director at site has accordingly been instructed to forward all such bills to your office. The Board would not be responsible for any resultant actions due to non-payment.
9. This refers telecon with DDG of 02 Dec 15.
10. This information is also being published on the AFNHB Website for information of all allottees.


(K Wali)
Gp Capt
General Manager (Works)
For Director General

Copy to :-
Project Director, Gr. Mohali