

Dear Members,

We are pleased to provide you with all the updates on the recent meetings regarding the electrical issues, maintenance, and handover of BHEL MAYFAIR Villas.

➔ On March 4th, 2023, we held a meeting at our BHEL MAYFAIR Society office, which was attended by approximately 30 members. We thoroughly discussed the electrical tariff, meters installation, and electrical line issues. Greenmark provided a quote of Rs.2.75 lakhs per villa for maintenance over the course of three years, and they will give a detailed quotation. The society asked the attendees to form an Ad-hoc committee for maintenance society to handle community maintenance funds and corpus funds. The Society President informed that apart from a few external infrastructure works, all villa works are completed and handover will begin in April, and timelines will be given in the next meeting.



➔ On March 17th, Society held a meeting at Greenmark office, where we discussed many pending issues, including the 3-phase electricity connection and handover of Villas. Greenmark asked to begin handover of Villas beginning from the 1st week of April but due to incompleteness of works the society asked to give timelines for handing over with all amenities. The society then requested all members to attend a meeting on Saturday, March 18th, 2023, at 2:00 PM in BHEL MAYFAIR Villas Site, Kondakal.

➔ About 50 members attended the meeting on March 18th. The meeting was inconclusive due to interruptions, and the representatives from Greenmark left without further clarification. For the next few days, the society held frequent discussions with the builder and TSSPDCL. Rs.30,000 was finalised for installing individual 3-phase supply, including the cost of the meters.



- ➔ On April 6th, we invited 20 members to attend a meeting scheduled with Mr. Kalyan Reddy, MD of Greenmark. The agenda for the meeting was to finalize the installation of electrical meters and to discuss the handover dates along with the completion of amenities in our society.
- ➔ The conclusion of the meeting on April 7th with the builder was as follows: Firstly, we decided that a sum of Rs.30,000/- should be paid towards the 3-phase supply, along with the installation of the meter and the construction of the approach road from Visakha road with designer street lights.
- Secondly, we decided on a corpus fund of Rs.2,00,000 for each member. A fixed deposit account will be opened in SBI.
- Thirdly, all the members present in the meeting requested and negotiated with the builder to provide a reasonable quotation for maintenance without compromising on quality. Greenmark agreed to provide a quotation within a few days for the maintenance of the entire project for the next three years from the date of handover.
- It has been informed to all members that, as agreed before and as per the undertaking signed by members before the registration of villas, the handover of villa keys will be given to members who pay the maintenance and corpus. There will be no sequence in handover, those who pay all the amounts will be handed over the keys immediately for starting interior works.



## Action plan of society, dt.25-04-2023

Dear Members,

- ◆ As you all are aware, we have been waiting endlessly for the completion and handover of our Villas ever since the date of the lottery. Unfortunately, due to delays in the ongoing activities, the deadline kept getting pushed further and further. After multiple discussions with members and the builder, the society has come to a conclusion to prevent any further delays.
  
- ◆ There has been a significant delay in the formation of a maintenance society and applying for PAN Card for opening a bank account. This delay, in turn, is causing further delays in the collection of corpus and maintenance funds, ultimately postponing the handing over of Villas. However, after careful consideration, the society has come to a firm decision.
  
- ◆ A resolution has been submitted to the bank, requesting to open two sub-accounts under the main current account of the society. These accounts are opened solely for the purpose of deposits, with an automatic sweep facility. Importantly, the society will not have any withdrawal rights for these amounts. The following are the relevant details of these sub-accounts.

**➔Each member should pay Rs.2,00,000/- Corpus Fund**

### **Account Details**

Name : BHEL MAYFAIR MACHS (CORPUS FUND)  
A/c : 41860107664  
IFSC : SBIN0020075  
Bank : SBI, BHEL Ramchandrapuram Branch

Please mention Villa No. followed by name in remarks column when making online transfers.

Corpus fund will be collected in this current account with auto sweep facility and later after collection of full amounts, a fixed deposit account with higher interest rate will be created. The Society will be the custodian of the account until a new resolution is submitted to the bank for the transfer of funds to the maintenance society. There is no withdrawal power to the society.

Collecting corpus funds from individuals after handover can be a challenging task. Therefore, collecting corpus funds beforehand is a practical and effective approach to ensure the collective development of the community. In addition, collecting corpus funds beforehand promotes a sense of collective responsibility among the members of the community.

**Corpus fund** will help reduce the maintenance costs of the community in future in case of any equipment breakdowns or unforeseen events. It is a permanent fund kept for the basic expenditure needed for the survival of the entire housing community. Corpus fund is generally not allowed to be utilized for the attainment of the purpose; but interest or dividend on such fund can be utilized.

**➔Each member should pay Rs.2,30,000/- Maintenance Charges**

### **Account Details**

Name : BHEL MAYFAIR MACHS (MAINTENANCE)  
A/c : 41860107212  
IFSC : SBIN0020075  
Bank : SBI, BHEL Ramchandrapuram Branch

Please mention Villa No. followed by name in remarks column when making online transfers.

The amount collected in this current account with auto sweep facility will be transferred to the maintenance society after its formation. The Society will be

the custodian of the account until a new resolution is submitted to the bank for the transfer of funds to the maintenance society. There is no withdrawal power to the society.

Given the builder's responsibility for the defect liability period, it would be wise to entrust maintenance activities to Greenmark, as agreed upon by all the attendees of the meeting held on 07-04-2023. Greenmark has quoted this amount for each villa for three years of maintenance. Maintenance period will commence after two months from the start of handing over of Villas.

➔**Each member is required to pay Rs.30,000/-**

### **Account Details**

Name: BHEL MAYFAIR MACHS LTD

A/c: 37330019398

IFSC: SBIN0020075

SBI, BHEL Ramchandrapuram Branch

Please mention Villa No. followed by name in remarks column when making online transfers.

The amount of Rs.30,000/- is for the 3-phase supply, along with the installation of the meter and the construction of an approach road from Visakha road, including designer street lights. No land is being given from our project to TSSPDCL for substation installation.

◆ All the common areas / amenities, clubhouse, equipment, parks, etc., will be handed over to the maintenance society from the builder and the neither the current society nor any individuals will not have any rights on these amenities/common areas.

◆ Members are required to pay all the above amounts as agreed before and as per the undertaking signed by members before the registration of villas.

## ➔HANDING OVER OF VILLAS

Once the respective accounts receive all the three payments successfully,

### 1. Rs.2,00,000 Corpus Fund

**Name : BHEL MAYFAIR MACHS (CORPUS FUND)**

**A/c : 41860107664**

### 2. Rs.2,30,000 Maintenance Charges

**Name : BHEL MAYFAIR MACHS (MAINTENANCE)**

**A/c : 41860107212**

### 3. Rs.30,000 Electrical & Others

**Name : BHEL MAYFAIR MACHS LTD**

**A/c : 37330019398**

All above **three accounts** are being operated in SBI, BHEL Township, Ramchandrapuram branch. **IFSC Code : SBIN0020075**

**Total Rs.4,60,000/-** Please mention Villa No. followed by name in remarks column when making online transfers.

The society will provide confirmation to the member. Following this, the member can visit the villa with a **copy of sale deed and Photo ID proof**. The quality control team (both from Society and Greenmark) present at the site will give the member a checklist. After signing the checklist keys to the villa and possession will be given.

◆ Villas owners who have received the keys can start their interior works immediately, utilising the existing power supply of Greenmark by paying them and taking their support. Meanwhile the installation of electricity meters will also be completed by them. After the end of two months from handover the maintenance period will begin officially.

◆ There will be no sequence in handover. Those who pay all the amounts will be handed over the checklist immediately.

Rest assured, we are committed to shouldering the responsibility of establishing the maintenance society, overseeing the formation of a new body, and transferring funds to them. We will schedule a general body meeting to declare the maintenance society and other details after the handing over completes.

Please contact society office numbers if you have any queries.



**BHEL MAYFAIR**  
**MUTUALLY AIDED CO-OPERATIVE HOUSING SOCIETY LTD**

Regd No TSMC/DCO/RR/3800/2017

Office Add: H.No - 1562, Ground Floor, MIG-1 (Old MIG), BHEL, Ramachandrapuram, Hyderabad - 502032

Phone: +91 99486-27774, +91 99484-27774

Date: 24-04-2023

**TRUE EXTRACT**

True Extract of the resolutions of the Managing Committee Meeting held on 15.04.2023 at 05.30 P.M.

**Resolutions :** The committee unanimously resolved to open current account (with sweep facility) in SBI, BHEL Township Branch and request all the members to deposit an amount of Rs.2,00,000/- per villa **towards the corpus fund.** The said deposit amount shall not be withdrawn by the present Housing Society under any circumstances, but the present housing society shall transfer the deposited Corpus fund to the account of Maintenance Society after registering the society by the villa allottees. It is further resolved to authorised Mr. T.Srinivasa Rao, President & Mr. V.G.S. Rama Krishna, Vice-President, totally two (2) signatories on behalf of the society to open the current account (with sweep facility) and operate the new current account for corpus fund amounts, allowing only deposits in to the account with no withdrawals till the submission of new resolution, which will be submitted after collection of full amounts from approximately 600 Villa owners. Apart from the above two signatories, the new resolution may include additional signatories upto 3 members for operating the current account with full operational rights.

The committee unanimously resolved to open current account (with sweep facility) in SBI, BHEL Township Branch **for depositing Maintenance Charges.** The said deposit amounts shall not be withdrawn by the present Housing Society under any circumstances, but the present housing society shall transfer the deposited Maintenance Charges to the account of Maintenance Society after registering the society by the villa allottees It is further resolved to authorised Mr. T.Srinivasa Rao, President & Mr. V.G.S. Rama Krishna, Vice-President, totally two (2) signatories on behalf of the society to open the current account (with sweep facility) and operate the new current account for maintenance charges amounts, allowing only deposits in to the account with no withdrawals till the submission of new resolution, which will be submitted after collection of full amounts from approximately 600 Villa owners. Apart from the above two signatories, the new resolution may include additional signatories upto 3 members for operating the current account with full operational rights.

मूल प्रति के साथ सत्यापित  
VERIFIED WITH ORIGINAL  
कृपे भारतीय स्टेट बैंक/For State Bank of India

उप प्रबन्धक/Deputy Manager  
वि.एच.ई.एल. टाउनशिप, हैदराबाद  
Township Bf-20075, Hyd

V. SATYA KUMAR  
PF No: 6461409  
Deputy Manager  
TOWNSHIP BR-20075

PRESIDENT



# BHEL MAYFAIR MUTUALLY AIDED CO-OPERATIVE HOUSING SOCIETY LTD

Regd. No. TSMC/DCO/RR/3800/2017

Office Add.: H.No - 1562, Ground Floor, MIG -1 (Old MIG), BHEL, Ramachandrapuram, Hyderabad - 502032

Phone: +91 99486-27774 , +91 99484-27774

Date: 24-04-2023

To,  
The Assistant General Manager,  
State Bank of India,  
BHEL Township Branch,

Respected Sir,

Sub: Opening two sub accounts for the main account – Reg


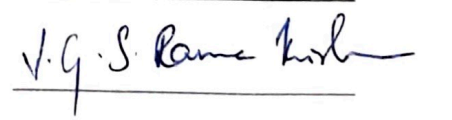
\*\*\*\*\*

We already operate a current account in the name of BHEL MAYFAIR Mutually Aided Cooperative Housing Society with Current Account No – 37330019398. We request you to open two sub accounts under the main account as mentioned below:

1. BHEL MAYFAIR Mutually Aided Cooperative Housing Society (Maintenance)  
– Current Account with Auto Sweep Facility
2. BHEL MAYFAIR Mutually Aided Cooperative Housing Society (Corpus Fund)  
– Current Account with Auto Sweep Facility

The two accounts will be operated by :

1. T.Srinivas Rao – President, BHEL MAYFAIR MACHS LTD
2. V.G.S.Rama Krishna – Vice President, BHEL MAYFAIR MACHS LTD

For the purpose of only depositing and other processes.

After the depositing of full amount of approximately 600 Villas, New resolution will be submitted for full withdrawal operational powers and if necessary new members will be added as authorised signatories.

मूल प्रति के साथ प्रमाणित  
VERIFIED WITH ORIGINAL  
द्वारे भारतीय स्टेट बैंक For State Bank of India

उप प्रबन्धक/Deputy Manager  
वि.एच.ई.एल. राजनगर, हैदराबाद  
BHEL Township Br-20075, Hyd

V.T. SATYA KUMAR  
P.F No: 6461409  
Deputy Manager  
SBI, BHEL TOWNSHIP BR.20075



The undersigned who are the signatories of main account, herewith authorise the opening of two Current Accounts with sweep facility as above mentioned with only deposit operation being operated by the two persons mentioned above.

Thanking you,

Yours Faithfully,



1. T.Srinivas Rao – President

2. S.Janardhana Reddy – Secretary

3. Y.K.Venkatesh – Treasurer



मूल प्रति के साथ सत्यापित  
VERIFIED WITH ORIGINAL  
द्वारे भारतीय स्टेट बैंक/For State Bank of India

उप प्रबन्धक/Deputy Manager  
वि.एच.ई.एल. टाउनशिप, हैदराबाद  
BHEL Township Br-20075, Hyd

V. . SATYA KUMAR  
P.F No: 6461409  
Deputy Manager  
SBI, BHEL TOWNSHIP BR-20075

दिनांक Date : 25/04/2023

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that two current accounts have been opened at our branch on 25/04/2023 by BHEL MAYFAIR MUTUALLY AIDED CO-OPERATIVE HOUSING SOCIETY LTD. for Maintenance and Corpus Fund with the following details:

- 1. CURRENT ACCOUNT No. 41860107212**  
**BHEL MAYFAIR MACHS (MAINTENANCE)**
- 2. CURRENT ACCOUNT No. 41860107664**  
**BHEL MAYFAIR MACHS (CORPUS FUND)**

Additional details:

Bank : **STATE BANK OF INDIA**  
Branch : **BHEL Township (20075)**  
IFSC Code : **SBIN0020075**  
Address : **BHEL Township, Ramachandrapuram, Hyderabad.**

The above accounts have been opened with Auto Sweep facility allowing only Deposits into these accounts with no Withdrawals facility.

Withdrawals facility will be activated only after submission of new resolution by the Society.

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

Branch Manager

सहायक महा प्रबंधक/Asst. General Manager  
बी.एच.ई.एल. टाउनशिप शाखा-20075  
BHEL Township Branch-20075



bank.sbi

+91 40 2988 9880  
+91 40 2988 9880  
sbi.20075@sbi.co.in  
www.sbi.co.in

బి హెచ్ ఈఎల్ టౌన్షిప్ శాఖ  
రామచంద్రాపూరం,  
హైదరాబాద్ - 500 032.

बी एच ई एल टाउनशिप शाखा  
रामचंद्रापुरम,  
हैदराबाद - 500 032.

BHEL Township Branch  
Ramachandrapuram,  
Hyderabad - 500 032.