

Notes of the Meeting between

BAF & BESCO

Held on 10th January 2019

Relating to transfer of meters from Builder's name
to Apartment Association's name

Presented By

BANGALORE APARTMENTS' FEDERATION (BAF)



METER TRANSFER

ISSUE

Apartment associations are facing harassment by the local BESCOM offices for transfer of BESCOM meter for common areas of an apartment, from the builder's name to the apartment association's name. Existing apartments in Bengaluru are registered either under The Karnataka Apartment Ownership Act, 1972 (KAOA) or under The Karnataka Societies Registration Act, 1960 (KSRA). BESCOM offices are not accepting documents evidencing the legal status of apartment associations, even though the payment of bills is done by the association.

PROPOSAL BY BAF

BAF submitted a formal letter dated December 10, 2018 to BESCOM requesting that the local BESCOM offices be mandated to accept **ANY ONE** of the following documents as proof of registration of an apartment association.

1. Deed Of Declaration (DoD) submitted by an apartment under KAOA
2. Registration / Renewal Certificate of an apartment under KSRA
3. Letter from the Bank in which an Association holds a bank account (through which the association pays the monthly bill to BESCOM), confirming the Association's legal status
4. Letter from the builder / developer, under whose name the meter is registered, confirming the transfer of meter in the name of the apartment association

Once the document is submitted, the process of name transfer should be completed within 1 week.

BESCOM RESPONSE / RESOLUTION

BESCOM team acknowledged the receipt of the above-mentioned letter. However, the main issue for BESCOM is that there is a deposit made by the builder, which needs to be transferred along with the ownership of the meter. For this to happen, the builder necessarily must give an NOC in favour of the Association to BESCOM, to avoid any disputes subsequently.

- In cases where the builder cooperates, an NOC from the builder in favour of the Apartment Association is sufficient for transfer of ownership & the deposit in the name of the Association.
- In cases where the builder is missing / absconding / not reachable / not co-operating, an FIR can be filed by the Association against the builder and a copy of the FIR along with an affidavit that the Association is the lawful owner of the meter would suffice.

