

SUB: SECURITY DEPOSIT FROM THE MEMBERS/FLAT OWNERS UNDERTAKING RENOVATIONS

In the meeting held on 19.10.2022, matter pertaining to security deposit from members/flat owner undertaking renovation was discussed by the management committee. To understand the matter in proper perspective various circular/instructions as well as minutes of the meeting were consulted.

After considering the records, it has been established that the matter pertaining to security deposit of Rs.50000/- by member undertaking renovation is governed by circular date 30.11.2003, which was issued after due consultation by than management committee in its meeting held on 29.11.2003 (ref minutes book), and the same holds valid till date.

The clause 3 of the circular dated 30.11.2003 states following;

Before the member is allowed to change the existing flooring in his flat he is required to deposit a sum of Rs.50000/- as security with the Society in advance which is refundable. He may do it cautiously by removing the upper layer of the mosaic flooring and need not remove the entire flooring by using hammer which may damage the ceiling of the flat underneath as also wall through seepage

It is therefore evident from the above that security deposit is applicable only when the existing flooring (upper layer- mosaic flooring) is removed/deconstructed.

Considering the explicit reference "existing flooring" it is thus clear those members/flat owners undertaking the renovation if not removing the existing flooring do not have to deposit refundable security amount to the society.

In view of the clear explanation under clause 3 of the circular dated 30.11.2003 MC in order to be fair and just in this regard has resolved that only those who are removing/deconstructing the existing flooring (upper layer- mosaic flooring) shall be required to deposit Security Deposit of Rs.50000/-. However those not removing existing flooring have to submit an undertaking stating that exiting flooring is not removed, the MC or its authorised representative may undertake inspection of the site any time when the work in progress for verification, for overall satisfaction of all the concerned.

Those who have deposited security deposit and are not undertaking removal of existing flooring may give in writing with the undertaking and on inspection by MC or its authorised representative , if found in compliance, the amount shall be refunded.

Please note that all those who are undertaking renovation/ repair/structure change however have to submit undertaking as per the prescribed format, as already in force.

Madhu Sharma
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Secretary