

HOW LONG BEFORE WE HAVE ANSWERS, KERSI RANDERIA?

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Through your columns, I had on August 23, 2020, asked **Kersi Randeria** to explain certain facts and figures,

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since, as a candidate before joining the BPP Board, he had very emphatically claimed to be transparent and accountable to the community and the voters. **Why is he silent now?**

Rather belatedly it has dawned on the community and some of his colleagues on the board that Kersi Randeria functions like a dictator and is perceived to be the main reason for the financial crunch faced by the BPP. Ever since the new board took charge in October 2015, Kersi Randeria made it his business to manage the affairs of the BPP as if it was his personal fiefdom.

I have over the years demanded that the BPP disclose the complete details of the allottees of the 150 flats that were allotted from October 2015 to date but there is complete silence. In the words of Trustee Noshir Dadrawala if "the linen is clean than hang it out to dry"! How long will one have to wait for the linen to dry?

Instead of filing a legal suit, as advised by Mulla and Mulla, against the illegal demand in 2016-17 of Property Tax for Land Under Construction (LUC) for the Godrej Baug Ownership bldg Kersi Randeria convinced his colleagues to appoint a Liason company to reduce the Tax by paying them bribes in the guise of consultancy fees of Rs. 40 lakhs for the reduction in demand of LUC Tax. In spite of wasting Rs. 40 lakhs consultancy fees, BPP has paid more than Rs. 5 crores as LUC Tax so far on a building languishing for years and will have to continue to pay every year this illegal demand of LUC Tax as demanded instead of going to Court

and getting a stay on it. A WASTE OF RS. 5 CRORES tax and 40 lakhs to the so called Consultant! What was his kick back? Is this how one deals with Government officials by appointing consultants? Is this not the same Kersi Randeria who in the first place had stopped the construction on the Godrej Baug property when he was an activist?

RANDERIA, what about your Kaka's B.P.P. flat in Contractor Building, Byculla which after the demise of your Kaka, you surreptitiously transferred to your mother's name and also added the name of your nephew who lives in Godrej Baug with his mother. This despite you acquiring a large ownership flat at Dadar. You should have taken your mother to your large ownership flat in Dadar and surrendered the Kaka's flat to B.P.P. so that the same could be allotted to some poor and needy person.

Kersi Randeria, is this not an excuse you profess when you dissent to the sale of flats by B.P.P.? DOUBLE STANDARDS -RANDERIA?- Dissent when other residents want to encash their tenancy rights which is PERMISSIBLE UNDER THE LAW SINCE 2000, BUT WHEN IT COMES TO YOUR FLAT, SURREPTITIOUSLY TRANSFER IT TO YOUR MOTHER'S NAME AND ADD YOUR NEPHEW'S NAME TOO WITH FUTURE GAINS IN MIND. RIGHT RANDERIA?

Kersi Randeria, what about the flat in Godrej Baug worth 60 lakhs given by you to the relative of your partner and co-Trustee at ZTFI for Rs. 8 lakhs though the party was willing to give a Deposit of Rs. 30 lakhs? Also, add the loss of interest on Rs.22 lakhs for the last three years!

Why did you, Kersi Randeria, favor one Mr. Kaikhushru Irani with a flat in Palmlands, Contractor Baug at Mahim? **Is it true that you gave deliberately false facts to your colleagues** that Mr. Irani has lost a case in court filed by Petit Trust for his eviction and is without a roof over his head, when in

fact he had won both before the Competent Authority as well as in appeal before the Additional Commissioner and promised to pay the BPP Rs. 40/- lakhs for which you Kersi Randeria stood guarantee. By lying and misguiding colleagues you Kersi Randeria got the flat allotted to Irani even though he was married to a non-Parsi, superseding more deserving other Parsis. So where are the 40 lakhs and the interest thereon for the last three years of allotment which Kersi Randeria said Mr. Irani will give to the BPP? Is this the same Irani who had come out with the Poll Khol which resembled your Parsi Times in layout and language?

Why is Kersi Randeria against the Refundable Deposit Scheme? Is it to instill fear in the prospective purchasers so that the scheme fails and he can once again enjoy the freedom of allotting the flats to his favored ones on his personal terms and conditions. Kindly explain to the community how is the Trust being protected by your advertisement of dissent?

Is it true Kersi Randeria that you did not allow the re-introduction of the successful Refundable Deposit Scheme after getting elected in 2015 as you cleverly manipulated allotting away flats worth crores to your friends and relatives as was the case in Godrej Baug stated above.

Kersi Randeria, because of your personal and private agenda you have caused a massive and avoidable loss of crores of Rupees to the BPP. In an attempt to make up for the shortfall you inflicted a steep increase in service charges on the beneficiaries. Now that you are in a minority the same has been discontinued w.e.f. from September 2020.

Kersi Randeria, how long will one have to wait for your answers or clarification for "The Truth" to be delivered? Since no answers are forthcoming it is apparent you know what you need to do and what the community expects from you!

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