



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82

Ref: GBM/20-21

Dt: 12.01.2022

Proceedings of General Body Meeting

Greetings from BHEL-OHCS Committee!!!

Proceedings of AGM meeting of BHEL -OHCS Ltd for the year 2020 -2021 held on 19-12-2021.

Since President Shri Rajendraiah did not attend this meeting due to unavoidable circumstances, the meeting was presided over by Shri. Nedunchazhian, vice president of the society.

1. Lighting the lamp: by the Executive committee members
2. Welcome Address: Director, Mr. Yogesh Sharma, welcomed the members of the AGM-2020 on behalf of society.
3. Address by Vice President: Vice President Shri. A. Nedunchazhian, addressed the members of the AGM-2020 and briefly narrated the reasons for delay in getting final release of balance sites such as procedural delays by authorities, change of CUDA members etc. Therefore, as advised by our advocate, GPA registrations are being carried out by the society for the balance sites and we hope to complete the GPA registration for the balance sites by February 2022.
4. Address by Patron: Our Patron Shri. U.N. Singh, addressed AGM and informed that, we have achieved one more mile stone by inaugurating the society club house on AGM Day and requested members to utilize the facility along with their family members. Patron also informed the members that they can utilize the club house for special functions like marriages, birthday parties, meetings, shastipoorthi celebrations. Etc. He requested all the members to pay the life time club membership fee at the earliest so that the fund so generated will be utilised for creating additional facilities like construction of additional rooms, obtaining bar licence etc.
5. Report by General secretary: Gen secretary, Shri K. Ranganath, briefed about the developmental activities of PH#2, PH#3 and PH#4 and readout the report and balance sheet for the year 2020-2021 and proposed budget for the financial year 2021-2022. Further, it was reiterated that the accounts are statutory & audited by the Govt. auditors appointed by the co-operative department:
Based on the above, and its contents and the proposal were placed in the AGM for adoption & approval. It was unanimously accepted, approved and ratified by the General Body.

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Yogesh Sharma
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6. Appropriation of net profit upto 31-03-2021: Gen. secretary placed before the AGM, Appropriation of net profit upto 31-03-2021 with net profit of Rs 92,529/-
7. Appointment of Auditor for the year 2021 - 22: Gen. Secretary placed before the AGM, Appointment of statutory Auditor for the year 2021 - 22, Mr. Babu Rao, who is one of the GOVT. approved auditors, with remuneration as per the GOVT. circular

8. Amendment to byelaws : Change of BHELOHCS office Address:

The following is the change of official address for all purposes.

FROM

No. B1,
BHEL Township "A" (Opp Kashi Mutt),
19th cross, Malleswaram, Bangalore - 55

TO

BHELOHCS OFFICE,
No. B1P2, No. 144, Nandi View Layout,
Near Karahalli Cross, Kuduvati, Nandi hobli, chikkaballapura Taluq,
Chikkaballapura District - 562101

9. Approval of Subsidiary Rules of club House:

Approval sought, in AGM for subsidiary Rules of club House.

10. Club House membership under provision of Byelaws, Chapter - III, clause No. 4.10

As per Byelaws, Chapter - III, clause No. 4.10, all members are requested to enroll club house membership by making payment as below, the club membership form is uploaded in the website.

| | |
|--|--------------------------------|
| Eligible | Revised membership amount |
| Members directly enrolled with BHEL-OHS. | Rs.10,000.00 (Ten thousand) |
| Any other member | Rs.20,000.00 (Twenty thousand) |

11. Ratification of Club House Contract:

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The club house contract is awarded to M/s HUM DUM Ventures on 11.11.2021. The same is ratified in the AGM.

During interaction session, members were allowed to seek clarification/doubts if any in respect of the ongoing project. Around 100 members attended the AGM and many members participated in the deliberations and sought clarifications on various issues. Member's queries/doubts were clarified by Patron, Vice President and General Secretary. Following points were discussed by members in the AGM & the outcome of the same is as below:

Q1. When will the Registration of pending 60 sites start?

Gen. Secretary replied, that our main focus and target is to complete balance registrations of 60 members at the earliest. Due to procedural delays from the authority (listed below), further, society also informed that to secure the interest of the members, whose site registration is pending, society shall go ahead with GPA registration immediately and followed by regular sale deed registration as soon as the release order is obtained from CUDA.

Society is going ahead with GPA registration on the advice of advocate, followed by regular sale deed registration and targeted to complete registrations by February 2022.

The various reasons for delay in releasing the sites are as follows:

1. Delay in appointment of body of members to CUDA (Chikkaballapur Urban Development Authority)
2. Due to non-formation of body of members to CUDA, the process changed to getting NOCs from various departments. ***
3. Next due to Covid government offices were non-functional for nearly 3 to 4 months during this year.

*** Previously CUDA officials and its committee members were the sole authority to inspect and approve final release of sites. However, since the past two years committee members were not nominated due to political reasons in Karnataka causing delay in getting release of the sites. Officials of the CUDA have formed new rules and regulations for approving final release of sites. Now, we have to get NOC from various government nominated members such as BESCOM, PWD, Horticulture, KUWSSB, Panchayat department etc., Since some of these departments are new to this kind of work, it is taking longer time to get the NOC's

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from them. However, now inspections from above departments are under progress and expected to complete by scheduled date.

Q2. When will the Pending developmental works w.r.t road connectivity, laying of corner stone /marking stones, and erection of lighting poles will be completed?

| Sl No | Pending developmental activity | Point wise Reply by Society |
|-------|---|--|
| 2a | Pending interconnecting Roads in few blocks like B2P2, B2P1 & B2P2A & B3P1A | Interconnecting Roads, wherever it is incomplete between few blocks like B2P2, B2P1 and B2P2A and B3P1A shall be completed tentatively by 31.12.2022 |
| 2b | Corner stone /marking stones in few sites not available | Corner stone /marking stones, not available in few sites, the same shall be taken up by society and completed at the earliest by 31.12. 2022 |
| 2c | Lighting Poles are pending at few blocks | Erection of pending lighting poles at few areas shall be completed by 31.12.2022 |

Q3. Maintenance charges of layout and dues from members?

During the AGM, members raised the issue of maintenance charges and deliberated in length and felt that, the maintenance amount of Rs 2/- per sqft per year is on higher side and requested to reduce the same. But the Society expressed that, the maintenance amount @ Rs 2/sq ft per year is reasonable and cannot be reduced. It is also informed the members that the maintenance of the layout is very important to secure and safeguard the property of the members. Therefore, requested all the members to pay the maintenance fee immediately.

Further, society also parallelly going to float an open tender for maintenance contractor (man power based) so that we get a very competitive offer. Members were also requested to known maintenance contractors to bid for our contract so that we get a good offer.

Our members Shri. A.V. Krishnan and Shri. KVP Nair, who participated in the AGM reiterated the need for having maintenance contract to secure and safeguard property of members and requested all the members to support the society by making payment for the period requested by society. They also requested the Society to go for more competitive bidding to get the best offer for the maintenance contract.

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Further, it was informed, that the Society is required to pay OLD MAINTENANCE DUES for the period 01-12-2018 to 31-12-2020 (25 months) to M/s MSK Property services. However, for easy reference of the maintenance period it is considered from 01.01.2019 to 31.12.2020 (24 months).

During AGM, Society also requested members, to pay further maintenance amount for the period from 01.01.2021 to 31.12.2022 at Rs 2 /sqft / per year. Hence request, the members, to pay the maintenance charges for the following period immediately:

| | | |
|---------------|------------|--------------------------|
| 01.01.2019 to | 31.12.2019 | |
| 01.01.2020 to | 31.12.2020 | Rs 2 * 4 yrs * dimension |
| 01.01.2021 to | 31.12.2021 | |
| 01.01.2022 to | 31.12.2022 | |

Society will float an open Tender in our website for getting more competitive offer for the maintenance Contract for 2 years period 01.01.2021 to 31.12.2022.

Society expressed that, once the sites are registered in the name of members, the obligation of security/protection of site and the maintenance gets is the site owners' responsibility.

However, lot of members approached the society to continue the maintenance of layout for few more years and not to leave halfway Members also stated that they live outside Bengaluru and need the help of the Society to take care of their site and requested the Society to continue to take care of the maintenance. Members felt the Society has done overall excellent work and requested to continue the maintenance work till the Registered Residential welfare Association (RWA) comes into force.

After elaborate discussion in the AGM, it was finally agreed that Society will continue to take care of the maintenance of the layout till the Registered Residential Welfare Association (RWA) comes into force.

Q4. Members suggested society operation in Nationalized Bank instead of co-operative bank.

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Presently society is operating with the Janatha Co-operative bank as per the prevailing norms. Further, society will explore opening of society bank account with nationalized bank subject to govt. Orders and the guidelines in this matter.

Q5. Payment of Life time club Membership

The club house building was lying idle since almost 5 years without any revenue & is being maintained for 5 years, which is an additional financial burden on members and society. The building should not be kept idle for such a long duration, Hence, Society decided to make it operational without any further delay, so that Club facility can be provided to the members. We need funds to operationalize the club. The revenue generated in the form of monthly rent, permanent membership amount and Temporary membership amount from non-members will be utilized for creating facilities in the club, such as construction of additional rooms ... etc. It was pointed out to the members that a fully functional club will definitely add value to the layout and enhance the value of the sites.

Hence, Society has finalized the AGENCY for running & maintaining the club house & awarded the WORK ORDER on 11.11.2021 to M/s HUM DUM VENTURES on rental basis for a lease period of 5 years *with an intention that the club house should be made operational immediately to provide club house facility for members apart from generating revenue to society and avoid further deterioration of the building.*

The Society approached many contractors to run the club. However, most of them put unviable demands. In view of prevailing COVID-19 situation the Club House contractor has been given initial 8 months from the date of signing the agreement (09.11.2021) to develop the business and rent will not be charged. However, from 9th month onwards agency shall pay rent of Rs. 50,000/- per month up to balance agreement period. In case of extension of contract, revised rental rates will be applicable.

To run the club house smoothly, request members to take the club membership and avail the club facility, the club membership cards to the members will be issued shortly, to all the paid members. The paid members are requested to fill the club membership form uploaded in the website.

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Further, members, who have not availed the life time club membership are requested to avail the same by paying the amount as mentioned below, which will benefit each and every one of you.

| Eligible | Revised membership amount |
|--|--------------------------------|
| Members directly enrolled with BHEL-OHS. | Rs.10,000.00 (Ten thousand) |
| Any other member | Rs.20,000.00 (Twenty thousand) |

Q6. Inauguration of Club house opening:

The club house was inaugurated on 19.12.2021. All the members participated in club house opening ceremony POOJA. Many members expressed their happiness on club house opening. Following equipment were facilitated in the club house (Photos enclosed):

1. Gym Equipment
2. Snooker table
3. Chess & Carrom boards
4. Yoga Room facilitated with rubber mats.

Members can book the club house for parties, functions and guest rooms by sending request to following mail id of M/s HUM DUM Ventures.

email id: hdvillageresort@gmail.com

Mr. Ratan Sarkar

- 9739335442 (Restaurant Manager)

Mr. Ziya

- 9686201052 (Accounts Dept)



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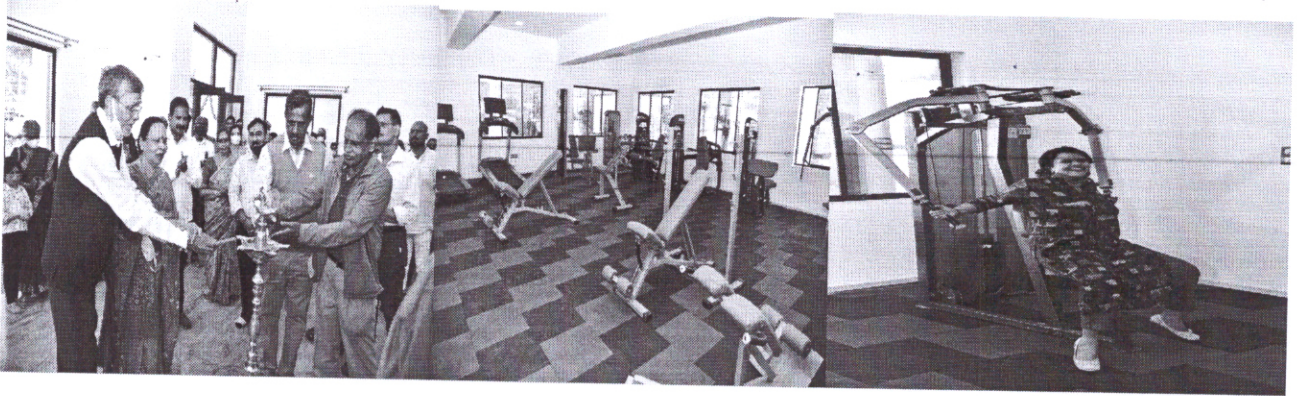
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Q7. Updation of Contact details:

Members are requested to forward the following contact details to [bheloahcs@gmail.com](mailto:bhelohcs@gmail.com) for updation.

| Membership No. | Name | Mobile No. | E-mail | Address |
|----------------|------|------------|--------|---------|
| | | | | |

Appeal:

1. An appeal and request to all the members of this society and site owners to start construction of houses in the layout and make the layout a beautiful and serene living habitat. This will ensure protection of the sites against unauthorized occupation and usage of club facilities and activities.
2. Formation of "BHEL-OHCS Owners Residential Welfare Association "

Note: For all the updates w.r.t Nandi view layout, please visit us website: bheloahs1.com

Payment:

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Payments :

The members are requested to do the **online payment** to the following bank details & also to specify their full name & membership number while transferring the amount for easy identification at our end. Further, members are requested to send a mail (**[bheloHcs@gmail.com](mailto:bhelohcs@gmail.com)**) enclosing the screen shot of online transfer for easy up dation at our end.

Name : **BHEL Officers Housing Co-Operative Society Ltd**
Current Account No : **200204010002332**
Bank Name : **The Janatha Co-operative Bank Ltd.**
Branch : **Malleswaram, Bangalore, 560 055**
IFS code : **HDFC0CJCBKL** ..(read as zero & not as O)

Note: Payment can be made from all the Banks except HDFC and SBI.

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