



# The BHEL Officers Housing Co-Operative Society Ltd.

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

Dear Members,

09.09.20

Greetings from BHEL-OHCS Committee!!!

We are glad to inform that, many of the members are responding to the request of the society by making payment towards club membership and one-year maintenance charges. We appreciate for timely payment, support, and confidence on BHEL-OHCS Committee. It was learnt that some members are still having uncertainty in paying the maintenance charges due to fixation of Rs.4/Sft for the period of one year and club membership fee, as stipulated in our earlier letter.

We would like to clarify as below:

- a) Any decision where price/cost implication is involved, no anonymous decision made by the committee. With a due respect to AGM (Annual General Body Meeting) which is supreme authority, such proposals put forth and approved in the AGM.
- b) We would like to inform that it is the responsibility of every individual members of the society to attend the AGM. Any objections/clarification/queries has to be raised only in AGM, failing which individual queries of the members cannot be entertained through email or any other media.
- c) It was informed in our earlier AGM about maintenance contract being expired on 30.11.2018 and further maintenance agency to be fixed to take care of the up keep of the layout, providing security and payment of electricity..... etc, and indicative figure of Rs.4/Sft/year was informed. Further, it was informed to members for formation of Residential Welfare Association (RWA) as per the act prevailing in the state. We regret to inform that no members/group came forward with RWA until this date.
- d) Since no coherence decision from the members of the society in forming RWA, the layout up keep and maintenance was effected and security of the sites are at risk. It may please be noted that once the sites are registered in the name of members, the obligation of security/protection of site and the maintenance committed was expired, it is owner's responsibility to take care and **society shall not have any obligation to continue to do these activities without collection/flow of fund.**
- e) Under these circumstances, present committee having moral responsibilities and being a one of the member, would not like to abandon the layout and leaving the club unutilised. Accordingly, the proposal for maintenance charges and club member ship communicated to respected members.

General Secretary  
For The BHEL Officers Housing  
Co-operative Society Ltd.



# The BHEL Officers Housing Co-Operative Society Ltd.

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

The maintenance charge was finalised by considering the scope of work involved, extent of area to be covered and duration period. The maintenance charge of Rs.4/Sft/Year inclusive of GST @ 18% proposed for a period of one year. Sufficient time given to members to come with registered RWA and its members to enable society for smooth handing over of the layout and no communication received in this regard. Members are requested to co-operate with representatives who can involve themselves in formation of RWA, continue to upkeep the layout and secure our layout from any intrusion.

- f) Since the communication is not reached to few members and also the Committee has considered the request of members and it is once again appealed to those members who are due for payment of maintenance charges and clubhouse membership and considered for extension for making payment by 01.12.2020 without penalty and penalty will be charged after the extended date of 01.12.2020 onwards.

## **Maintenance Charges: @ Rs.4/Sft/Year inclusive of GST 18% (2020-21)**

Site Dimension	Last Date for payment without penalty 01.12.2020.
30 x 50	Rs.6000.00
40 x 60	Rs.9600.00
50 x 80	Rs.16000.00

The above payment to be made by all members i.e., BHEL employees & its shareholders, associate members and those owners who have purchased site from the members of the society.

## **Club member ship:**

As informed in the AGM, providing full infrastructure and function of the club can be done through leasing out to agency having experience in the similar field.

Eligible	Last Date for payment without penalty 01.12.2020.
Society & associate Members	Rs.20,000.00
Non Society Members	Rs.50,000.00

Before leasing out to agency, the above amount collected by the members will be utilised for providing basic infrastructures for the club before entering into lease agreement with the agency. Further details regarding running of the club will be briefed in coming AGM.

  
General Secretary  
For The BHEL Officers Housing  
Co-operative Society Ltd.



# The BHEL Officers Housing Co-Operative Society Ltd.

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

In case of non-receipt of maintenance charges from **all the members** by the **cut-off date of 1.12.2020**, society don't have any other option to drop the above proposal and amount received from members will be returned without any interest.

The present committee will concentrate for registration of balance site. It is the responsibility of individual site owners to take care of their site from any other intrusion.

Forming of Registered Residential Welfare Association left to the members of society. **The present committee will not have any further responsibility and obligation on these matters, no further queries will be entertained.**

The members are requested to do the **online payment** latest by 01.12.20 to the following bank details and also to specify their full name and membership number while transferring the amount for easy identification at our end.

Further, request members to send a mail ( **[bheloahcs@gmail.com](mailto:bhelohcs@gmail.com)** ) enclosing the screen shot of online transfer for easy updation 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 )**

**(K.Ranganath)**

**Gen. Secretary.**

General Secretary  
For The BHEL Officers Housing  
Co-operative Society Ltd.