



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

Ref:AGM/22-23

18TH October 2023

OFFICIAL PROCEEDINGS OF THE ANNUAL GENERAL BODY MEETING OF 2022-23

Greetings to all our Members from the BHEL Officers Housing Cooperative Society's Management Committee.

Proceedings of the AGM of BHEL OHCS Ltd., for the year 2022-23 held on 24th September 2023 at 11.00 am in the Club House, BHEL OHCS Ltd., Nandi View Layout, Kudavathi Village, Chikkabalapur.

The AGM was presided over by Shri A Nedunchazhian, President of the Society.

1.0 INVOCATION

The meeting started with the traditional invocation song seeking the blessing of the Almighty God for the well-being of our Society and our esteemed Members and their family.

2.0 WELCOME ADDRESS by Shri Yogesh Sharma, Treasurer:

Shri Yogesh Sharma, Director / Treasurer of the Society extended a very warm welcome to all the Members of the Society to the AGM of 2022-23. He thanked the Members for their steady and continued support to the Society over the years and sought their whole hearted support for completing the Nandi View Layout Project at the earliest. Shri Yogesh Sharma requested Shri Seetharama Hegde to brief the members on the recently held election to elect Directors for the Management Committee of the Society.

P. Sasikala

Yogesh Sharma

Shri Seetharama Hegde



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvasi, Nandi hobli, Chikkaballapura – 562103

3.0 ANNOUNCEMENT OF ELECTION RESULTS BY Shri Seetharama Hegde, Vice President:

Shri Seetharama Hegde, Vice President greeted the members and informed that the term of the existing Management Committee expired by end August 2023 and a new set of Directors have to be elected for the period of Five Years from September 2023 (September 2023 to August 2028). In this regard, a request letter was submitted to the Commissioner, Dept. of Cooperation, Govt. of Karnataka, to conduct the election. The Commissioner appointed a Verification Officer and subsequently a Returning Officer to conduct the said election. The Returning Officer notified the Calendar of Events to elect 13 Directors to our Society from among the eligible members of the Society. Since, the number of nominations received was only Ten as against the Thirteen posts of Directors, the Returning Officer after scrutiny of the nominations received, declared the following Members elected to the post of Directors of the Management Committee of our Society for a Term/period of five (5) years starting from 02nd September 2023 to 01st September 2028.

Sl.No	Name of the Member S/Shri / Smt.	Post to which elected
01	Nedunchazhian A	Director - President
02	Seetharama Hegde	Director - Vice President
03	Ranganath K	Director - Secretary
04	Yogesh Sharama	Director – Treasurer
05	Velu S	Director
06	Smt. Sashikala	Director
07	Basha D K	Director
08	Nived Kumar	Director
09	Singh P N	Director
10	Rajneesh Choudhary	Director

Shri Seetharama Hegde extended a very hearty welcome to the newly elected Management Committee and wished them all the best.

4.0 PRESIDENTIAL ADDRESS by Shri Nedunchazhian A:

I extend a hearty welcome and warm wish to all the Members for the AGM and also thank our esteemed Members for their support to the Society. I would like to brief AGM on the major issues of the Society.

Handwritten signature and date 19

Handwritten signatures: P. Sasikala, Yogesh, and others



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

5.0 NANDI VIEW LAYOUT PROJECT STATUS:

5.1 New MOU signed between BHEL OHCS Ltd., and MSK Shelters on 30th August 2023:

We have almost completed 95% of the Nandi View Layout Project and the balance developmental work has to be completed soon. Nandi View Project is running behind schedule due to various reasons such as delay involved in acquiring land from multiple land owners, De-Monetization, Work Stoppage for more than two years at various levels due to Covid, many Changes in the Chikkabalapur Urban Development Authority (CUDA) and some genuine personal setbacks faced by Shri Suresh, M/s MSK Shelters.

However, both the Society Management and the Developers M/s MSK Shelters have a bounden duty to complete this huge and prestigious project to live up to the expectations of our valued Members. Therefore, the Management Committee held couple of focused internal meetings during July and August 2023 to identify balance developmental activities to be completed with their estimated cost and Financial Reconciliation with the Developer M/s MSK Shelters. The Committee identified 5 major issues pertaining to Nandi View which need to be addressed to complete the project. The Committee also arrived at the estimated cost of those activities and fixed time frames for their completion. After firming up the pending issues internally, in their hectic and marathon meetings spread over three days during August 2023. Committee held two days of meeting with our Developer M/s MSK Shelters to identify pending developmental works, financial reconciliation etc. During the meetings both the Society and Developer agreed on the need to complete the balance activities within an agreed time frame and successfully complete the Nandi View Project. During the discussion M/s Shelters expressed their earnest desire to complete the project as their name and reputation is involved. Society also informed the developer that the society has to ensure completion of the Nandi View Layout Project to honour the Trust and Confidence reposed by the Members.

Therefore, to ensure timely completion of pending developmental activities the Management Committee unanimously resolved to sign an MOU with the Developer M/s MSK Shelters setting a time frame for completing the pending activities. Accordingly, an MOU was signed between our Society and M/s MSK Shelters on 30th August 2023 which:

- i) Clearly identified the pending Developmental Activities.
- ii) Time Frame for Completion of Pending Developmental Activities and

[Handwritten signatures]
P. Sasireka yogessh [Signature] [Signature] [Signature]



The BHEL Officers Housing Co-Operative Society Ltd.

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

Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

- iii) Ensured provision of Security Cheques from M/s MSK Shelters for a Total amount of Rs.1.50 Crores being the estimated cost of pending Developmental Activities for ensuring timely completion.

I would like to place on record, the hard and concerted team work of our Directors Shri Seetharama Hegde, Shri Yogesh Sharma, Smt. Sasikala, Shri Basha D K , Shri Ranganath in reaching this MOU. I sincerely hope that this MOU will pave the way for completing Nandi View Project by end January 2024. The High light and major issues covered by this MOU is as follows:

5.2 FINANCIAL RECONCILIATION:

Nandi View Project is a very huge one of about 800 plus sites and the work assigned to M/s MSK Shelters includes Layout maintenance carried out from 01st January 2019 to 31st December 2022. The financial reconciliation includes payment made towards Development of sites and their Maintenance. The final amount which our Society is required to pay to the Developer M/s MSK Shelters towards Site Development and Layout Maintenance is Rs. 64. 69 Lakhs. You will agree with me that a Project as huge as our Nandi View Layout reaching financial reconciliation is a major achievement. And therefore, I extend my Hearty Congratulations to our Directors and also to the Developer M/s MSK Shelters.

5.3 REGISTRATION OF BALANCE 19 SITES:

We have to provide site for another 19 Members who are very patiently waiting for registration of their site. This is another very important issue which needs to be completed soon. We have One Acre of land in Chikkasagarahalli which is adjacent to our Nandi View Layout and this will be developed by M/s MSK Shelters and will be made available for registration by end of December 2023. We have already approached the Land Lord whose land is situated in between our layout and our Chikkasagarahalli land to provide a connecting road. We have given different options to the land lord such as payment market value for land to be provided by him for making a connecting road or alternatively providing him a site in our Chikkasagarahalli land. We have also explained to the land lord that providing a piece of land for making a connecting road between his land locked property and our Layout is mutually beneficial and the value of his land locked property will appreciate well once the connecting road is build. We are hopeful of getting a piece of land for providing the connectivity road.

P. Sasikala



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

5.4 REGISTRATION OF REGULAR SALE DEED FOR GPA / SALE AGREEMENT REGISTERED SITES:

In order to ensure better security for Members 10 sites were registered through “General Power of Attorney” and 12 sites were registered through “Sale Agreement” pending issue of NOC and Katha. Now, M/s MSK Shelters have obtained NOC for these sites and they have to only obtain Khatha for these sites by paying the prescribed fee of Rs.22.0 Lakhs. M/s Shelters will be paying this fee and obtaining the Khatha before end of November 2023. Once the Khatha is obtained, we will arrange for registration of regular “Sale Deeds” for these sites.

Our Secretary Shri Ranganath will brief the AGM on other important matters such as Balance Developmental activities, Odd Sites and other matters relating to the status of Nandi View Project.

6.0 FRONT LAND OF THE SOCIETY:

Another very important issued faced by our Society is the Land in Front of the Society Main Gate. This land measuring about 16 Qantas comprising of the Main Road and Vacant land in front of the Compound wall and behind the compound wall belongs to our Society. When this land was bought on 06/05/2009 the rules prevailing at that time prohibited purchase of Agriculture land by anyone other than “Agriculturist”. It was necessary for us to buy this land to provide a proper approach road for our Layout from the State Highway connecting Nandi Hills to Mudenahalli. It was also required to give a beautiful frontage for our layout. In order to overcome this legal restriction, the Management Committee decided to buy this land in the name of our then President Shri Rajendraiah who was having agricultural land and was eligible to buy agricultural land. This purchase was facilitated by Shri Suresh, Managing Partner of M/s MSK Shelters and the cost of land and related expenditure such as Registration Fee etc., were paid by the Society to the Seller and concerned authorities through Shri Suresh. Shri Rajendraiah has not incurred any expenditure towards purchase of this Front Land of the Society.

At the time of purchase of this Front Land it was also agreed between our Society and Shri Rajendraiah, that Shri Rajendraiah shall transfer this land to the Society once the restrictive rules for purchase of agricultural land is removed. It was also agreed that any

P. Sasikala



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

expenses incurred in the Transfer of this land in favor of the Society including income Tax liability if any or any other tax / fee which becomes payable by Shri Rajendraiah due to this transaction will be fully borne by the Society.

Subsequently, the Rules prohibiting purchase of Agricultural Land by Non-Agriculturist was removed w.e.f. 11/06/2020. Therefore, there is an urgent need for getting the Society Front Land to be transferred to the Society immediately by Shri Rajendraiah. I am pleased to inform the AGM that Shri Rajendraiah has agreed to transfer the front land to Society at the earliest. As a well-wisher Shri Rajendraiah was also insisting on the Society "Not to Sell" this valuable property but develop this property into commercial property of the Society so that a regular income can be generated for the benefit of the Society. The Management Committee also is of the same view. So, this valuable suggestion was well received by Management Committee and the Committee has assured him that Society will take necessary action in this regard.

In this regard, I wish to submit to the AGM that the Management Committee has unanimously decided to "Permanently Retain" the Front Land in the name of the Society and for the benefit of the Society. The Society shall not sell the Front Land nor part with it any manner and will develop it as a Commercial Property of the Society and the income generated from this front land shall be used exclusively for the benefit of the Society.

6.1 PROPOSAL OF MANAGEMENT COMMITTEE:

Therefore, I on behalf of the Management Committee seek the Approval of AGM for the Permanent retention and development of the Front Land of the Society as a commercial property of the Society and use the income generated from this property for the Society. The Society shall not Sell this Property nor part with it any manner.

6.2 The AGM deliberated the issue and during the deliberations Shri Shiva Ramaiah, a very active Member of the Society Offered to help expedite the transfer of the Front Land to the Society. The Offer of help Shri Shiva Ramaiah was accepted whole heartedly by the Management Committee.

6.3 AGM APPROVAL FOR THE PERMANENT RETENTION OF FRONT LAND & NOT TO SELL IT:

On careful consideration of the issue, the AGM in its meeting held on 24th September 2023 accorded its "Unanimous Approval" through Voice Vote for the Permanent Retention and development of the Front Land of the Society as a commercial property of

P. Sasikala yogesh Bhed khus



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

the Society and use the income generated from this property for the Society. Further, the Society shall not Sell this property nor part with it any manner. The AGM accorded its Unanimous Approval through a Voice vote. Members attending the AGM also applauded this decision by clapping in happiness while according their approval for this proposal.

President expressed the heartfelt thanks of the Management Committee to the AGM for according this approval.

7.0 ABOLITION OF POST OF PATRON OF THE SOCIETY:

The other important issue faced by our Society is the relevance of the "Post of Patron". in our Society. Our Society - BHEL Officers Housing Cooperative Society Ltd., is governed by the "Karnataka State Cooperative Societies Act and Rules". The rules provide for election of Directors by the Members of the Society to the "Management Committee" of the Society and election of President and Vice President, Secretary and Treasurer from among the Directors. The affairs of the Society is managed by Management Committee and the Committee is answerable to the AGM, which is the Supreme Decision making body of the Society.

However, in our Society we had the practice of having a Patron of the Society who is not elected by the Members. This position does not have the legal sanctity and further no Society registered under the Societies Act is having this practice.

Further, the Patron of our Society Shri U N Singh, who was in this position from 02nd June 2008 till 23rd September 2023 is a self-appointed person and he assumed to himself enormous decision-making power but never accepted any responsibilities. Patron was also very harsh and intimidating with the Directors whenever they did not agree with his decisions. During his long tenure of about 15 years as Patron, he has never signed even a single document though he was instrumental in taking most of the decisions. It is very clear that this post of Patron is against the popular dictum that "Power comes with Responsibilities". Patron resigned from his position and the Management Committee on careful consideration of the lack of legal sanctity for the post of Patron, relieved him from the post of Patron with effect from 23rd September 2023. Keeping in mind the lack of legal sanctity for the post of Patron, the Management Committee has unanimously decided to "Abolish the Post of Patron of the Society "with immediate effect.



P. Sasikala









The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

7.2 PROPOSAL TO ABOLISH THE POST OF PATRON WITH IMMEDIATE EFFECT:

Therefore, I on behalf of the Management Committee seek the approval of this august body – the AGM of our Society to accord its considered approval for the “abolition of the Post of Patron of the Society” with immediate effect.

7.3 APPROVAL OF AGM FOR ABOLITION OF POST OF PATRON:

The AGM of 2022-23 held on 24th September 2023, after careful consideration gave its unanimous approval for the abolition of the post of Patron of the Society with immediate effect through a Voice Vote. Members appreciated the decision to abolish the post of Patron by giving a thunderous applause by vigorously clapping and showed their happiness while approving this resolution.

7.4 Consequently, the post of Patron of the Society stands abolished with effect from 24th September 2023.

President on behalf of the Management Committee whole heartedly thanked AGM for according its unanimous approval for the abolition of the post of Patron with immediate effect.

8.0 CLUB HOUSE:

Management of Club House is another important issue needing a long-term solution. Our Club House is a huge facility of about 24,000 Sft. Comprising of a Reception / Visitors Lounge, a Party Hall (Where we are having our AGM), Dining Hall, Gym, Badminton Court, Yoga Hall, a small Swimming Pool etc.

We floated an EOI (Expression of Interest) to select an agency to run our Club House. We could get only a few offers and M/s Village Resort was selected for further discussions. After discussions, M/s Village Resort came forward to operate our Club House and an MOU was signed on 09th November 2021 permitting them to operate the Club House pending a registered contract. Initially, M/s Village Resort stated that availability of a minimum of 15 guest rooms is essential for obtaining a Bar License for Clubs. Therefore, the MOU provided for construction of 12 additional rooms. It was also agreed that 50% of the cost of construction of additional 12 rooms and Bar License will be borne by M/s

P. Sasikala Jogesh



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

Village Resort and the same will be paid back to them by adjusting in the monthly License fee / rentals payable by them. The balance 50% of the cost was to be borne by our Society.

Subsequently, it was found out there is "No "minimum requirement of 15 rooms for grant of Bar License for Clubs. Therefore, M/s Village Resort was told that Society will not undertake construction of any additional rooms and they have ^{to} run the Club House with existing four rooms only. Further, in the AGM of 2021-2022, the proposal for construction of additional 12 Rooms was rejected and not approved by the AGM. This rejection by AGM was informed to M/s Village Resort.

Further, we agreed for very nominal License fee / rent of only Rs.50,000/- (Rupees Fifty Thousand only) per month for the Club House of more than 24,000 Sft and a nominal Security Deposit of Rs.5.0 Lakhs for initial five years. In this issue also M/s Village Resort wanted waiver of License Fee / rent for first Nine Months from the date of MOU citing need to develop business in a new place like Nandi View Layout. This was also reluctantly agreed by the Committee.

Members are kindly aware that in the real estate market while giving License to use or renting or leasing commercial property, only the bare structure with Power and water connection are given. The License holder or Lessee furnishes the premises according to his financial capacity. However, in our Club House matter M/s Village Resort was insisting on furnishing the Club House premises with items such as Curtains, Light Fittings, Kitchen equipment like Chimney, Gas stove and even gas cylinders etc., by the Society itself. The committee, after lot of deliberations and in spite objections by many Directors to these demands, Society provided Rs.17.85 Lakhs towards furnishing the Club House with Light Fittings, Yoga & Gym mat, Kitchen equipment such as Chimney, Gas stove, even gas cylinders etc. Out of this Rs.17.85 Lakhs, M/s Village Resort is yet to account for about Rs.6.00 Lakhs.

In spite of passage of lot of time, M/s Village Resort did not take any positive and concrete steps to make the Club House operational. They kept demanding more and more facilities from the Society such as Generator, many CA sites (Common Amenities sites) for running entertainment services etc. Apart from these, off late they also wanted to sublet Bar Room, Playing Card Room to third parties. Further, they again started demanding construction of additional 12 rooms and payment License fee / rent from January 2024 only. It looks like that there is no end to their demands.

P. Sasitkala



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

The above situation of the Club House was discussed in the Management Committee and after careful consideration, the Committee has come to considered decision that the interest of the Society and its Members will be best served by Terminating MOU with M/s Village Resort immediately and operating the Club House Service by the Society itself by hiring suitable and experience professionals.

I would also like to bring it to the kind notice of the AGM that the attitude of M/s Village Resort on many an occasion was lacking in professionalism and today they have tried to disrupt the AGM by indulging in very mean and petty activities like putting unsustainable and uncharitable posters inside the Club House, removing furniture from Reception area and Dining Hall knowing fully well that the AGM will be attended by Members in large numbers. These acts not conducive for our Society.

8.1 Proposal of the Management Committee:

Therefore, I on behalf the Management Committee request this august AGM to accord its approval for:

- A) Terminating with immediate effect the MOU dated 09th November 2021 signed between our Society and M/s Village Resort. And if necessary, take all necessary action including Legal action to enforce the Termination Order.
- B) Operate the Club House service by the Society itself by hiring suitable and experienced professional.

Many Members spoke on this issue during the deliberations expressed their unhappiness over the Club House matter and they were also very unhappy with what the Village Resort personnel have done on the 24th Sept. 2023 in the Club House such a Pasting Posters, removing furniture etc.

They categorically stated the MOU should be terminated immediately and Society should run the Club House Directly. They also informed that all clubs are run by their Societies directly by hiring suitable Professionals and that is the best method.

[Handwritten signature]

P. Sasileela

yogesh

[Handwritten signature]



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvasi, Nandi hobli, Chikkaballapura – 562103

8.2 APPROVAL OF AGM:

After deliberations, the AGM accorded its unanimous approval, by voice vote for the following:

- A) Termination with immediate effect of the MOU dated 09th November 2021 signed between our Society and M/s Village Resort for operating the Club House.
- B) If necessary, the Management Committee shall take all necessary action including Legal action in appropriate forums / courts of law for enforcing the termination of the MOU.
- C) Immediately, the Management Committee shall take all necessary action to directly operate the Club House service by the Society itself by hiring suitable and experienced professional.

The Decision of the AGM was received with thunderous applause from the Members.

President whole heartedly thanked the AGM for this approval and assured the AGM that soon our Club House in Nandi View Layout will be run by our Society directly without any third-party Lease / License.

9.0 APPEAL FOR CONSTRUCTION OF HOUSE BY MEMBERS:

Before concluding my address to this August Body of Society - our AGM, I request all our esteemed Members to explore the possibility of construction of their beloved Home in our Nandi View Layout. Our Nandi View Layout is going to be one of the Best Layouts in Bangalore and I once again urge you to construct your home in our Layout. Once houses start coming up in our Layout, it would be one of the best places to live and enjoy a very peaceful living in a least polluted place. Construction of Houses will also increase the market value of our sites.

I am sure that this is the best AGM in the history of our Society. I Thank all our esteemed Members and our Seniors Shri AV Krishnan, Ex. ED of BHEL, Trichy and Ranipet, Shri D Ashok, Ex. ED, BHEL, CBU and Shri Raj Sabapathy, Ex. ED, BHEL, CBU and Other Senior Members for attending and making this AGM a fruitful and memorable one.

Thank you all once again.

P. Sasikala

10/10/21



10.0 REPORT: by GENERAL SECRETARY Shri K. Ranganath:

I extend a very warm welcome to all our members and brief you on the balance Developmental Activities and other important issues.

10.1 Balance development works

There are a few developmental activities pending like Installation of few transformers, Developmental works of B1P6, Overhead tank installation, Installation of STP and completion of pending interconnecting roads.

As already informed by our President, we have signed an MOU for ensuring timely completion of all pending Developmental Activities and we have fixed time frames for completion of pending activities and taken Surety Cheques for ensuring compliance. Totally we have taken Surety Cheques for a sum of Rs.1.5 Crores from MSK shelters. M/s MSK shelters have agreed to complete all the above pending activities by 31.01.2024. This time I am sure M/s MSK Shelters will keep up their commitment and ensure total completion of the Nandi View Project.

10.2 ODD SITES:

There are 8 odd sites in total, out of which 4 odd sites are being replaced by 2 sites amounting to equivalent sqft. The balance 4 odd sites will be handed over to MSK shelters on completion of pending registrations and completion of pending works. The payment made to MSK shelters is based on sqft basis, hence the left out odd sites have to be returned to MSK on completion of the project.

10.3 HANDING OVER OF RELATED DOCUMENTS OF OUR LAYOUT:

We have requested M/s MSK shelters to handover all the related documents of Nandi view project (PH#2, PH#3, PH#4) by 31.01.2024 so that the concerned documents can be shared with our members. I am happy to inform that they have agreed to the same.

[Handwritten signature]
19

P. Sasilata

yogesh *[Handwritten signature]*

10/10/24



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

10.4 NV2 AND MV, RESURVEY IS REQUIRED TO BE DONE :

We have requested MSK shelters to arrange for resurvey NV2 and MV (Mount View) at the earliest by 30.11.2023 to ensure correct registered dimensions to members and they have agreed to do the same.

10.5 MINTENANCE OF THE LAYOUT:

I want to inform the AGM that the most important part of the Layout Maintenance contract is Security of Layout. This is very important to ensure safety of our members property. The cleaning of site comes next and it is being done periodically. However, the number of Members Paying for Maintenance is not adequate. About 50% of the Members have not paid and their attitude is not correct, they are like a parasite taking advantage of very responsible Members who are regularly paying the Maintenance fee. I Appeal to all Members who have not paid Maintenance fee to immediately pay up to date. I also want to inform this AGM that Members who don't pay Maintenance will not be issued NOC for obtaining E-Khatha, or Selling their site or obtaining Electricity and Water connection etc.,.

11.0 APPOINMENT OF AUDITORS:

The Society Executive Committee has proposed to entrust the "Audit of Society Accounts for the year 2022-2023 and 2023 - 2024 to Shri. Mallappa K., as the accounts could not be audited due to sudden demise of Shri Babu Rao, who was earlier appointed as Auditor for the FY 2022-2023. We condole the untimely death of Shri Babu Rao and pray for his soul to rest in peace.

Further, Election for Board of Directors (Management Committee) was fixed on 02-09-2023 and calendar of events and other connected formalities started in the first week of August 2023, because of our preoccupation with election work, Audit could not be completed in time.

I want to reiterate that the auditing of Accounts is a statutory requirement and the Accounts are audited by the Auditors appointed by the co-operative department. Therefore, I am submitting the "Un Audited Account for the year 2022-23" for the kind information of our AGM. However, I assure the AGM, that the audited Accounts for the 2022-23 will uploaded in our Web Site, as soon as it is received, for the kind information of our esteemed Members

19
P. Sasileela *yogesh* *Shah* *10/11/23*



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

AGM kindly agreed to the Proposal of our Secretary.

I thank all our members for their kind cooperation and for attending this AGM and making it the best AGM we ever had so far.

12.0 AGM was opened for interactive session (Question and Answer session):

During interactive session, members were free to seek clarification/doubts if any in respect of the ongoing project. Many members participated in the deliberations and sought clarifications on various issues. Member's queries/doubts were clarified by President, Vice President and General Secretary and the Treasurer. Following points were discussed by members in the AGM & the Response given by the Management Committee is as below:

Q1. Shri. Shivaramaiah:

Cooperative Society Rules provides for Society to appoint: *a* CEO along with 2 assistants to take care of Society work. Our Society can appoint.

President, Shri Nedunchazhian replied, that the Management Committee has been managing the affairs of the Society on its own without any CEO and Assistants. We will take the help of knowledgeable Members like Shri Shivaramaiah when required.

Q2. Shri Priyesh Ramaiah :

I appreciate the thankless job being done by the committee members and suggest hiring students for collection of maintenance from members.

General Secretary replied that even when Committee Members request for payment of Maintenance Fee many Members don't talk politely and flatly refuse to pay. However, your suggestion will be looked into after reviewing the pros and cons of hiring students for collection of maintenance amount from members.

19
[Signature]

P. Sasikala

yogesh *[Signature]*

rchw



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

Q3. Shri John Thirithuvadoss D

Requested for Audit Statement in English

General Secretary informed that the approved audit report shall be in regional language as per prevailing rules of Karnataka Government. However, committee agreed to provide in English also henceforth from the FY 2024 onwards.

Q4. Shri Rangarajan:

We Should waive off the interest component of 8% pa, for members who pay the due maintenance amount by 31.10.2023.

The Suggestion of Shri Rangarajan was accepted. President, Shri Nedunchazhian replied that it is a good suggestion and that interest component shall be waived off and requested the members to pay due maintenance amount by 31.10.2023

General Secretary informed the AGM that till now, the number of members, who are yet to pay the Maintenance, year wise is mentioned below, and unless members pay their dues it will be difficult for Society to take up proper Layout Maintenance work. If members do not co-operate paying balance due maintenance amount, we will be constrained to stop the maintenance of layout.

year	Year wise maintenance to be paid by No. Of members
2023	583
2022	501
2021	496
2020	425
2019	424

Shri Shivaramaiah and Shri Rangarajan and Other Members requested the Society to continue to look after the Maintenance work but vigorously follow up with defaulting Members.

P. Sasilekha



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

Q5. Shri Donthi Sireesha Sridhar and Shri Gopal Govind Maurya :

Requested for charging of street lights in the layout.

The committee has already taken up the charging of street lights with developer and the contractor. The same shall be completed progressively by 31.01.2024.

President pointed out that there are only Three Houses in the layout as of now and it would not be financially viable to light up the entire layout and therefore we will explore cost effective options.

Q6. Dr. L N Satapathy:

Pointed out lack of Connectivity Roads :

Member was assured that the Top priority of society is registration of balance 19 sites, protecting the interest of members and subsequently roads and connectivity will be definitely taken up and completed.

Q7. Members from BHEL Ranipet :

Presence of Private Land within Nandi View Layout to be avoided and Gated Community arrangement to be ensured:

President and Secretary replied to these two issues:

When land was procured for forming our Nandi View Layout, we could not get all the land contagiously as many of Land Owners refused to sell their land and therefore you will find land belonging to Other Land Owners in between our Sites. This is unavoidable as we could not force any ^{one} to sell their land for formation our layout.

It was explained that establishment of "Gated Community "is not being permitted by the Govt. in the case of residential layouts and once layout is approved the Roads and Civic Amenities Sites becomes the Property of the Govt. and neighboring layout will access our Roads and similarly, we will have access to their Roads in the neighboring layouts.

P. Sasilekha



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

Q8. Smt. Sireesha Sridhar D:

In spite of repeated requests, no Lights are there in the road where my site is situated.

Secretary assured that lighting will be provided in all roads.

10.0 VOTE OF THANKS: BY SHRI YOGESH SHARMA, TREASURER:

I would like to bring it to the notice of our members a few important issues before proposing vote of thanks.

10.1 UPDATION OF CONTACT DETAILS:

We are in the process of strengthening Society Data Base. So I request all Members to furnish their details for updating in the Society Data base.

Members are requested to forward the following **contact details to bhelohcs@gmail.com** for updating.

Membership No.	Name	Mobile No.	E-mail	Address

10.2 PAYMENT OF DETAILS:

I also request Members who are yet to pay Maintenance Charges or Club House Membership fee to pay immediately so that the Society is enabled to take care of the Layout and run the Club House well.

I request the members to do the online payment (NEFT only) to the "The Janatha Co-operative Bank Ltd," as per 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, members are requested to send a mail (bhelohcs@gmail.com) enclosing the screen shot of online transfer for easy updating.

AP 19
[Signature]

P. Sasikala

yogesh

[Signature]

11/15



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

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.
OR

Kindly courier the CHEQUE in favour of "**BHEL Officers Housing Co-Operative Society Ltd**" to the following address.

Shri. YOGESH SHARMA, AGM – IP & CI
BHARAT HEAVY ELECTRICALS LTD - SBD,
PROF. CNR RAO CIRCLE, P.B. NO. 1249
IISc POST, MALLESWARAM, BENGALURU – 560012.

PHONE NO. 9449855264 / 9731720522

10.3 APPEAL:

I also appeal and request all the members of our society and site owners to start construction of houses in the layout and make the layout a beautiful and serene living habitat. This will also ensure protection of the sites against unauthorized occupation and usage of club facilities and activities. Most importantly, when more and more houses come up in our Layout value of our investment will also appreciate more.

I also want share with the Members that the work done by the Executive Committee members is difficult and thankless job and therefore I seek continued cooperation of all members to complete the layout works very soon.

This AGM is the best and the most successful meeting of our Society. We could take very important decisions to strengthen our Society and to complete Nandi View Project at the earliest.

I , on behalf of our Management Committee "Thank all our esteemed Members" who attended this meeting and enabled us to take very important decisions.

I also thank our Developer M/s MSK Shelters for the good work done so far and request them to complete the Nandi View Project as per the latest MOU.

P. Sasikale Yogesh



The BHEL Officers Housing Co-Operative Society Ltd.

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

Nandi View Layout, Near Karahalli Cross, Kuduvati, Nandi hobli, Chikkaballapura – 562103

I also Thank all our Support Staff and Others who made various arrangements made for this AGM such as Furniture, Public Address System, Lunch etc.,

Thank you all once again.

Note: For all the updates w.r.t Nandi view layout, please visit us website: bheloHS1.com

AK
yogesh
[Signature]

[Signature] P. Sasikala
[Signature]

AK 19
P. Sasikala *yogesh*