



The BHEL Officers Housing Co-Operative Society Ltd.
Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

ANNUAL GENERAL BODY MEETING : 2020 – 2021

Note:

Members are requested to be present at the layout by 9 AM, to rejoice the

Club House opening function cum POOJA and thereafter

AGM at 11 AM. Break fast and lunch will be served at our club house.



ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

PROGRAMME FOR ANNUAL GENERAL BODY MEETING

1. Invocation
2. Welcome Address – by Mr. Yogesh Sharma
3. Address by President – by Shri. A.Nedunchazhian
4. Address by Patron – by Shri. U.N.Singh
5. Report by General Secretary - by shri. K. Ranganath
6. Submission of Audited statement of accounts for the year 2020-21 and acceptance of the same and compliance to the audit observations
7. Appropriation of net profit for the year 2020-21
8. Approval of Budget for the year 2021-22
9. Appointment of Auditor for the year 2021 – 22
10. Amendment to Byelaws (change of office address)
- 11. Layout Related Matters:**
 - a) Project Status
 - b) Completion of Pending 60 Registrations
 - c) Completion of balance Developmental activities
 - d) Maintenance of the layout
 - e) Approval of Subsidiary Rules – Club House
 - f) Club House membership under provision of Byelaws, chapter-III, clause No. 4.10
 - g) Ratification of Club House Contract



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12. Appeal: 1) Construction of Houses
13. Other subjects if any with the permission of president.
14. Vote of thanks – by Shri Velu

Date: 01-12-2021

Place: Bangalore

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General Secretary



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WELCOME ADDRESS

Very Good and warm morning to all the members joined in today's AGM !!!!
I welcome you all to this virtual Annual General Body meeting.

Nandi Hills is known for its beautiful hills and lies 60 kilometers away from Bengaluru city while Chikballapur town lies 10 kilometers away from it. And we are lucky to have our layout at foot hills of Nandi hills.

Connectivity with nearby Nandi Hills localities

- Well-connected to all parts of Northern Bengaluru via National Highway 7 and also via Doddaballapur to Yelahanka State Highway.
- Excellently connected to Chikkaballapur and Devanahalli.
- Nandi View Layout is located 18 kilometers away from the Kempegowda International Airport.

Other developers near Nandi Hills

- Divyashree Valley the Wind
- VR Melville Greens
- NBR Hills View
- Wellnest Elexia & Wellnest Melville County
- Citrus Ventures Belle view



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ADDRESS BY PRESIDENT

Dear Patron, Secretary, Treasurer, Directors and Members, it gives me great pleasure to meet you all, in this Annual General Body meeting. Our President Mr. Rajenraiah could not attend this AGM due to an important family function. Therefore, I am delivering the President's Address.

I take this opportunity to extend to all of you Seasons Greetings. My best wishes for a happy **Christmas & a Healthy and Happy New Year 2022**. I thank all Members for whole heartedly supporting the Society all along to make this project a huge success. As the project is nearing completion, we all need to work together and support the management for completion of the project.

As of now our main focus and target is to complete registrations of balance sites to about 60 members who are patiently waiting for the same.

We are regularly following up for release of balance sites, since, there is a procedural delay from Authorities, to safe guard the interest of society members and as advised by advocate, we are going ahead with registration of sites in the individual member's name through GPA.

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

1. Delay in appointment of members to CUDA (Chikkaballapur Urban Development Authority)
2. Due to non-formation of body of members to CUDA.
3. The introduction of process NOCs from various departments. ***
4. Impact of Covid: government offices were non-functional for nearly 6 months during this year.
3. Local body elections: all government officials were deputed for elections duty.

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We would like to inform our members that Previously CUDA officials and its committee members were the sole authority to inspect and approve final release of sites. Now, since for the past two years committee members are not being nominated due by Karnataka state government, causing delay in getting release of the sites.

CUDA has changed rules and regulations for approving final release of sites, now we have to get NOC from various government nominated members from BESCO, PWD, Horticulture, KUWSSB, Panchayat department etc., Since some of these departments are new to this task, it is taking long time to get the NOCs from them. However, now inspections from above departments have started and are under progress.

Developmental activities for the project are completed to about 90%. We are vigorously following with the developer to complete the balance developmental works at the earliest.

The Society Executive Committee has proposed to entrust the " Audit of Society accounts for the year 2021-2022 to Mr. M.S Babu Rao, who is one of Govt. approved Auditors, with remuneration as per the Govt. circular.

Today, we have inaugurated the Club House. We request members to utilise the facilities along with their family members. This is an important milestone in our Society and expected to further improve the marketability of sites.

Maintenance of the Layout is very important to secure and safeguard the interests of the site owners. Our secretary will brief the members in this matter.

I am sure that all members have understood, that the Office Bearers of Society are Retired and Serving employees and in spite of their busy schedule in family and official commitments, are spending lot time and effort for our society work. This is a very challenging task; therefore, we request all members to extend their cooperation.

We also request all the members to periodically visit our website www.bhelohs1.com for updated details from time to time.

We take this opportunity, to wish all the members GOOD LUCK and once again thank all the members of society for their timely support, patience and co-operation. I would like to record our sincere thanks to the Patron Mr U N Singh, President



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Mr Rajendraiah, Secretary Mr. K Ranganath, Treasurer Mr. Yogesh Sharma, Director Smt. Sasikala, Director Mr. Seetharam Hegde, Director Mr. Bhasha, Director Mr. Velu.

M/s. MSK Shelters have done excellent work so far. Mr M. Suresh Kumar, Chairman and CEO, of M/s MSK shelters is continuing to put in his hard work in spite undergoing very huge personal tragedy. We pray to God to bless the soul of his beloved Wife and Mother to rest in peace and bless his family with Good Health, Peace and Happiness. Mr. Suresh Kumar also lost his beloved Pet. I pray for the Pet's soul to rest in peace.

Mr. Ramesh of MSK Shelters and MSK team are also doing excellent work. I request Mr. Ramesh and MSK team to help Mr. Suresh Kumar to complete the project soon.

I would also place on record the sad demise of member soul to rest in peace. Mr. Rajanna recently. May God bless his rest in peace.

I also regret to inform that our Society Assistant Mr. Ramakrishna expired recently at a very young age. May his rest in peace.

On this occasion we also thank the Officials from Dept. of Co-operative Society for their cooperation and expect the same support in future to complete the project successfully.

We thank our Auditor for their support and excellent work.

01-12-2021

President

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ADDRESS BY PATRON

Dear Directors, Members and M/s MSK Shelters team, I am very happy to meet you all in this AGM. Today, we have achieved one more mile stone by inaugurating the Society club. I request all the members to utilize the facility along with their family members. You can even have special functions in the club.

Another important pending work, is the registrations of balance 60 sites. In order to expedite the registration and secure the interest of these members, we are going for GPA registration immediately, and soon followed by regular Sale Deed registration. With the completion of the balance site registration, the 100% registrations of BHELOHCS will be completed.

About 90% of the development work has been completed and balance development activities will be completed soon.

Maintenance of layout is very important to secure and safeguard the interests of the members. Therefore, I request all the members to pay the maintenance dues immediately.

We may also have to take some stronger action on members, who fail to pay the maintenance fee.

I congratulate Mr. Suresh Kumar and his team, from MSK Shelters for their excellent work and request them to complete the pending development activities soon and complete the project soon.

I compliment the Directors for their hard work and request them to continue to work hard and coordinate with Developer and ensure early completion of the project.



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GENERAL SECRETARY REPORT

We are privileged to invite all the members of the BHEL officers Housing Co-operative Society to the Annual General Body Meeting for the Year 2020 – 2021 and extend hearty welcome to all of you.

The progress of Registrations and developmental activities are detailed as follows:

Registration Status:

The Nandi view Project comprising of PH#2, PH# 3 and PH # 4 has total 810 sites, out of which 750 sites are registered & balance 60 sites, pending for registration (less than 10%). To safe guard the interest of society members, as advised by advocate, we are going with registration of GPA in individual member name.

PROJECT STATUS OF PHASE - 2

1. Completed Developmental activities of PH-2:

Almost all the works of PH#2 developmental works completed, which are as follows:

- Compound wall for frontage of layout with Arch entry and Land scaping
- Front Entrance with security room
- 30ft, 40ft, 60ft wide Tar Asphalted Roads
- Underground Box Type Drainage System
- Underground Electrical cabling
- Electricity substation & Transformer as stipulated by the regulatory authority.
- Street Lighting
- Drinking water connection facility to Individual site
- Sanitary connection facility to individual site
- Electricity connection to individual site
- Avenue of Trees
- Over head water Tank with Bore wells
- Main club House 23500 sqft area with swimming pool

Pending Developmental works of PH # 2 :

Pending development works like connecting roads and other minor works like laying of corner stone/ marking stones shall be completed at the earliest , after completion of all registration.



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PROJECT STATUS OF PHASE -3

2.	<p><u>Completed Developmental activities of PH-3:</u></p> <p>Almost 90% of PH#3 developmental works completed, which are as follows:</p> <ul style="list-style-type: none">• 30ft, 40ft, 60ft wide Tar Asphalted Roads• Underground Box Type Drainage System• Underground Electrical cabling• Electricity substation & Transformer as stipulated by the regulatory authority.• Street Lighting• Drinking water connection facility to Individual site• Sanitary connection facility to individual site• Electricity connection to individual site• Avenue of Trees• Overhead water Tank <p><u>Pending Developmental works of PH # 3 :</u></p> <p>Pending development works like connecting roads and other minor works like laying of corner stone/ marking stones shall be completed at the earliest, after completion of all registration.</p>
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PROJECT STATUS OF PHASE -4

1.	<p><u>Completed Developmental activities of PH-4:</u></p> <p>Almost 70% of PH#4 developmental works completed, which are as follows:</p> <ul style="list-style-type: none">• 30ft, 40ft, 60ft wide Tar Asphalted Roads• Underground Box Type Drainage System• Underground Electrical cabling• Street Lighting• Drinking water connection facility to Individual site• Sanitary connection facility to individual site• Electricity connection to individual site <p><u>Pending Developmental works of PH # 4 :</u></p> <p>Pending development works shall be completed at the earliest after completion of all registration.</p>
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STATEMENT OF ACCOUNTS : 2020 – 2021

Uploaded in our website bhelohs1.com

ಬಿ.ಹೆಚ್.ಇ.ಎಲ್.ಅಧಿಕಾರಿಗಳ ಗೃಹ ನಿರ್ಮಾಣ ಸಹಕಾರ ಸಂಘನಿಯಮಿತ, ಬೆಂಗಳೂರು
ಇದರ 2020-21 ನೇ ಸಾಲಿನ ಲಾಭ- ನಷ್ಟ ತಃಖ್ತೆ

ಕ್ರ. ಸಂ	ನಷ್ಟದ ವಿವರ	ಮೊಬಲಗು	ಮೊಬಲಗು	ಕ್ರ. ಸಂ	ಲಾಭದ ವಿವರ	ಮೊಬಲಗು	ಮೊಬಲಗು
(1)	ಖರ್ಚು ತಃಖ್ತೆಯ ಕ್ರಮ ಸಂಖ್ಯೆ 5 ಪ್ರಕಾರ		2,08,882-00	(1)	ಆದಾಯ (ಬಡ್ಡಿ ಮತ್ತು ಇತರೆ ಆದಾಯ) ಜಮಾ ತಃಖ್ತೆಯ ಕ್ರಮ ಸಂಖ್ಯೆ 3 ರ ಪ್ರಕಾರ		5,98,252-00
(2)	ಅವಕಾಶಗಳು:-		2,96,841-00				
1.	ಲೆಕ್ಕಪರಿಶೋಧನಾ ಶುಲ್ಕ (2020-21) ಕಾಯ್ದಿರಿಸಿರುವುದು (ಸೇವಾ ತೆರಿಗೆ ಸೇರಿ)	1,18,000-00					
2.	ಸಲಹಾ ಶುಲ್ಕ	60,000-00					
3.	ಭದ್ರತಾ ಅಭಿವೃದ್ಧಿಗಾಗಿ ಕಾಯ್ದಿರಿಸಿರುವುದು	1,00,000-00					
4.	ಆದಾಯ ತೆರಿಗೆ ಕಡಿತ (2020-21)	18,841-00					
(3)	ನಿವ್ವಳ ಲಾಭ		92,529-00				
	ಜುಮ್ಮೆ:		5,98,252-00		ಜುಮ್ಮೆ:		5,98,252-00

ಅಧ್ಯಕ್ಷರು

[Signature]

Vice President
For The BHEL Officers' Housing
Co-operative Society

P. Susikala
ನಿರ್ದೇಶಕರು

[Signature]
ನಿರ್ದೇಶಕರು

[Signature]
ಕಾರ್ಯದರ್ಶಿ

“ಪರಿಶೀಲಿಸಿದ”

[Signature]
(ಎನ್.ಕೆ.ಸತೀಶ್)

ಸನ್ನದು ಲೆಕ್ಕಪರಿಶೋಧಕರು,
ಸ.ಸಂ.23514

ಸಂ.12, 21ನೇ ಮುಖ್ಯರಸ್ತೆ, ಬಸವಂಕರಿ 1ನೇ ಹಂತ,
2ನೇ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು-50.

UIN: 21023514 BANGALORE 1720




General Secretary
For The BHEL Officers' Housing
Co-operative Society





**ಬಿ.ಹೆಚ್.ಇ.ಎಲ್.ಅಧಿಕಾರಿಗಳ ಗೃಹ ನಿರ್ಮಾಣ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ, ಬೆಂಗಳೂರು ಇದರ
ದಿನಾಂಕ:31-03-2021 ಕ್ಕೆ ಇದ್ದಂತೆ ಆಸ್ತಿ ಜವಾಬ್ದಾರಿ ತಃಖ್ತೆ**

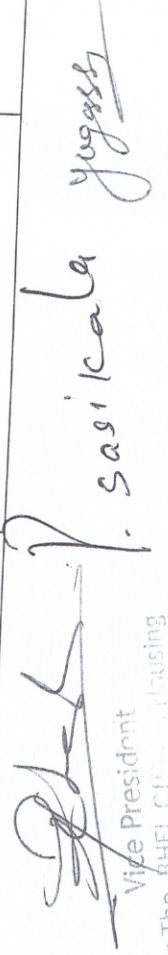
ಕ್ರ ಸಂ	ಜವಾಬ್ದಾರಿಗಳು	ಮೊಬಲಗು	ಮೊಬಲಗು	ಕ್ರ ಸಂ	ಆಸ್ತಿಗಳು	ಮೊಬಲಗು	ಮೊಬಲಗು
1	ಅಧಿಕೃತ ಷೇರು ಬಂಡವಾಳ		1,00,00,000-00	1	ಸಗದು ಶಿಲ್ಕು		0.00
2	ಪಾವತಿಯಾದ ಷೇರು ಬಂಡವಾಳ- ಸದಸ್ಯರು		39,28,000-00	2	ಬ್ಯಾಂಕ್ ಖಾತೆಗಳಲ್ಲಿ ಶಿಲ್ಕು:		67,32,156-00
3	ಕಾಯ್ದಿಟ್ಟ ನಿಧಿ:		13,33,761-45	ಅ	ದಿ ಜನತಾ ಕೋ-ಆಪರೇಟಿವ್ ಬ್ಯಾಂಕ್ ಚಾಲ್ತಿ ಖಾತೆ	63,84,327-00	
				ಆ	ಬೆಂ.ಜಿಲ್ಲಾ ಕೇಂದ್ರ ಸಹಕಾರ ಬ್ಯಾಂಕ್ ಉ. ಖಾತೆ	3,47,829-00	
4	ಇತರೆ ನಿಧಿ:-		3,60,876-55	3	ಹೂಡಿಕೆಗಳು:		66,40,260-00
1.	ಕಟ್ಟಡ ನಿಧಿ	66,314-00		ಅ	ಬೆಂ.ಜಿಲ್ಲಾ ಕೇಂದ್ರ ಸಹಕಾರ ಬ್ಯಾಂಕ್ ಆಪದ್ಧನ ಠೇವಣಿ	26,753-00	
2.	ಸದಸ್ಯರ ಕಲ್ಯಾಣ ನಿಧಿ	35,296-00		ಆ	ದಿ ಜನತಾ ಕೋ-ಆಪರೇಟಿವ್ ಬ್ಯಾಂಕ್ ನಿಶ್ಚಿತ ಠೇವಣಿ	65,23,507-00	
3.	ಪ್ರಚಾರ ನಿಧಿ	35,296-00		ಇ	ದಿ ಜನತಾ ಕೋ-ಆಪರೇಟಿವ್ ಬ್ಯಾಂಕ್ (ಲಾಕರ್‌ಗಾಗಿ)	90,000-00	
4.	ಬಡಾವಣೆ ಅಭಿವೃದ್ಧಿ ನಿಧಿ	1,86,005-00					
5.	ದಾಸ ಧರ್ಮದ ನಿಧಿ	28,202-05					
6.	ಪೀಠೋಪಕರಣ ಸವಕಳಿ ನಿಧಿ	9,763-50					


 P. Sasileela
 Vice President
 For The BHEL Officers Housing

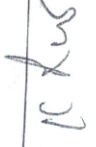

 K. R. Srinivas
 General Secretary



5	ನಿವೇಶನ ಠೇವಣಿ:				4	ಬಡಾವಣೆ ವೆಚ್ಚಗಳು:-	
(1)	2ನೇ ಹಂತ:			52,39,94,219-00	(1)	2ನೇ ಹಂತ:	
ಅ	ನಿವೇಶನ ಠೇವಣಿ	49,80,75,935-00			ಆ	ಎಂ.ಎಸ್.ಕೆ.ಶೆಲ್ವರ್ಸ್	50,59,91,100-00
ಆ	ಮೂಲ ನಿವೇಶನ ಠೇವಣಿ	66,82,300-00			ಇ	ಎಂ.ಎಸ್.ಕೆ.ಪ್ರಾಜೆಕ್ಟ್ಸ್	1,64,50,000-00
ಇ	ಅಭಿವೃದ್ಧಿ ವೆಚ್ಚ	1,92,35,984-00			ಇ	ಲೀಗಲ್ ಫೀ ಹಾಗೂ ಇತರೆ ವೆಚ್ಚ	1,64,431-00
(2)	3ನೇ ಹಂತ:			27,21,86,470-00			
ಅ	ನಿವೇಶನ ಠೇವಣಿ	26,25,39,675-00			(2)	3 ನೇ ಹಂತ:	
ಆ	ಮೂಲ ನಿವೇಶನ ಠೇವಣಿ	26,85,000-00				ಎಂ.ಎಸ್.ಕೆ.ಶೆಲ್ವರ್ಸ್	27,22,16,000-00
ಇ	ಅಭಿವೃದ್ಧಿ ವೆಚ್ಚ	69,61,795-00			(3)	4ನೇ ಹಂತ:	
(3)	4 ನೇ ಹಂತ:			8,13,89,990-00		ಎಂ.ಎಸ್.ಕೆ.ಶೆಲ್ವರ್ಸ್	7,85,00,000-00
ಅ	ನಿವೇಶನ ಠೇವಣಿ	7,97,76,610-00					
ಆ	ಮೂಲ ನಿವೇಶನ ಠೇವಣಿ	4,00,000-00			5	ಆದಾಯ ತೆರಿಗೆ ಕಡಿತ (2020-21)	18,841-00
ಇ	ಅಭಿವೃದ್ಧಿ ವೆಚ್ಚ	12,13,380-00					
5	ಇತರೆ ಖಜಾಬ್ದಾರಿಗಳು:			34,26,942-00			
ಅ	ಲೆಕ್ಕಪರಿಶೋಧನಾ ಶುಲ್ಕ (2020-21)	1,18,000-00					
ಆ	ಸೇವಾ ತೆರಿಗೆ ಸೇರಿ						
ಇ	ವೇತನಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿದ್ದು	60,000-00					
ಈ	ಸಲಹಾ ಶುಲ್ಕ	60,000-00					
ಉ	ಷೇರುಅಮಾನತ್ತು	6,73,760-00					
ಊ	ಅಮಾನತು ಖಾತೆ	88,026-00					



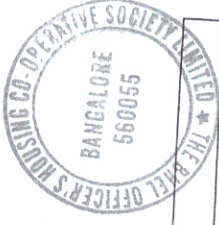
 P. Sasikala Jyotsna



 K. Kus

Vice President
 For The BHEL Officers Housing
 Co-operative Society Ltd.

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



ಉೂ	ಸಹಕಾರ ಶಿಕ್ಷಣ ನಿಧಿ	68,315-00				
ಋು	ಕ್ಲಬ್ ಹೌಸ್ ಸದಸ್ಯತ್ವ	23,40,000-00				
ಁು	ಆದಾಯ ತೆರಿಗೆ ಕಡಿತ (2020-21)	18,841-00				
6	ನಿವೃತ್ತ ಲಾಭ:-2020-21ರ ಸಾಲಿಗೆ		92,529-00			
	ಋಮ್		88,67,12,788-00		ಋಮ್	88,67,12,788-00

P. Saisikala
ನಿರ್ದೇಶಕರು

Jyotsna
ನಿರ್ದೇಶಕರು

K Kus
ಕಾರ್ಯದರ್ಶಿ

Vice President
For The BHEL OFFICERS HOUSING
Co-operative Society Ltd.
ಮೈಸೂರಿನ ಬಿ.ಹೆಚ್.ಇ.ಎಲ್

“ಧೃಢೀಕರಣ ಪತ್ರ”

ನಿರ್ವಹಿಸಿರುತ್ತೇನೆ. ನನ್ನ ಅಧಿಕಾರಿಗಳ ಗೃಹ ನಿರ್ಮಾಣ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ ಇದರ 2020-21 ನೇ ಸಾಲಿನ ಲೆಕ್ಕಪರಿಶೋಧನೆಯನ್ನು ಪಡೆದಿರುತ್ತೇನೆ. ನನ್ನ ಅತ್ಯುತ್ತಮ ಜ್ಞಾನ ಹಾಗೂ ತಿಳುವಳಿಕೆಯಂತೆ ಲೆಕ್ಕಪರಿಶೋಧನೆಗೆ ಬೇಕಾದ ಎಲ್ಲಾ ಅವಶ್ಯ ಮಾಹಿತಿ ಹಾಗೂ ವಿವರಣೆಯನ್ನು ವಿವರಿಸಿರುವುದಕ್ಕೊಳಪಟ್ಟು ಸಂಘದ ಆಸ್ತಿ-ಜವಾಬ್ದಾರಿ ತಃಖ್ತೆ ಹಾಗೂ ಲಾಭ ನಷ್ಟ ಲೆಕ್ಕಪರಿಶೋಧನಾ ವರದಿಯಲ್ಲಿ ದಿನಾಂಕ:31-03-2021ಕ್ಕೆ ಇದ್ದಂತೆ ತಿಳಿಯಪಡಿಸುತ್ತದೆಯೆಂದು ದೃಢೀಕರಿಸುತ್ತೇನೆ.

ದಿನಾಂಕ:30-09-2021
ಸ್ಥಳ :ಬೆಂಗಳೂರು

A. K. Sreedhar
(ಎನ್.ಕೆ.ಸತೀಶ್)

ಸನ್ನದು ಲೆಕ್ಕಪರಿಶೋಧಕರು,
ಸ.ಸಂ.233514

ಸಂ.12, 21ನೇ ಮುಖ್ಯರಸ್ತೆ, ಬನಶಂಕರಿ 1ನೇ ಹಂತ,
2ನೇ ಬ್ಲಾಕ್, ಬೆಂಗಳೂರು-50.

UDPN:210232574 AAAA01E1720



The BHEL Officers Housing Co-Operative Society Ltd.

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

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

Approval of General Body required for the following:

1. Approval for audited statement of accounts and audited report for the year 2020-2021 i.e. receipt and payment accounts, profit and loss account and balance sheet up to 31-03-2021.
2. Appropriation of net profit as per byelaws and Act
3. Budget approval for 2021-22

Appropriation of Net Profit : Rs. 92,529/-

The net profit for the year 31.03.2021 is appropriated as per the Byelaw in the following manner

1	Reserve Fund	23132
2	Co-operative Education Fund	1388
3	Building Fund	680
4	Member's welfare Fund	680
5	Layout Development Fund	55969
6	Charity Fund	680
7	Staff Bonus	10000
	Total	92529

The Board of Directors discussed the above Net Profit Appropriation and unanimously decided to accept the above appropriation of profit and place it before the AGM of the Society to get the approval of AGM.

01-12-2021

-sd-

Gen. Secretary



The BHEL Officers Housing Co-Operative Society Ltd.

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

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

BUDGET FOR THE YEAR 2021 – 2022

SL NO	DESCRIPTION	AMOUNT in Rs.
1	Staff Salary	150000
2	Audit fee (Internal & External)	200000
3	Legal and consultation fee	150000
4	Annual General Body Meeting	150000
5	Transportation	150000
6	Stationary and Postal expenditure	100000
7	Board Meeting expenses	50000
8	Furniture for society office	100000
9	Miscellaneous expenditure	300000
	Grand Total	13,50,000

02-12-2021

-sd-
Secretary

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**ಬಿಹೆಚ್‌ಇಎಲ್ ಆಫೀಸರ್ ಹೌಸಿಂಗ್ ಕೋ-ಆಪರೇಟಿವ್
ಸೋಸೈಟಿ ಲಿಮಿಟೆಡ್**

ನಂ.ಬಿ.1, ಬಿ.ಹೆಚ್.ಇ.ಎಲ್ ಟೌನ್‌ಷಿಪ್, 'ಎ', ಕಾಶಿಮಠದ ಎದುರು, 8ನೇ ಮುಖ್ಯರಸ್ತೆ,
ಮಲ್ಲೇಶ್ವರಂ ಬೆಂಗಳೂರು - 560 055.

(ನೋಂದಣಿ ಸಂಖ್ಯೆ: ಜೆಆರ್‌ಬಿ/ಸಿಆರ್‌ಡಿ/ಆರ್‌ಇಜಿಎನ್/25/4902/82-83)

ಕ್ರಮ. ಸಂ	ಉಪನಿಯಮ ಸಂಖ್ಯೆ	ಹಾಲಿ ಉಪನಿಯಮ	ಉಪನಿಯಮಕ್ಕೆ ತಿದ್ದುಪಡಿ	ತಿದ್ದುಪಡಿಗೆ ಕಾರಣಗಳು
1	1	<p>ಹೆಸರು ಮತ್ತು ವಿಳಾಸ: ಅ) ಸಂಘದ ಹೆಸರು “ಬಿಹೆಚ್‌ಇಎಲ್ ಆಫೀಸರ್ಸ್ ಹೌಸಿಂಗ್ ಕೋ-ಆಪರೇಟಿವ್ ಸೋಸೈಟಿ ಲಿಮಿಟೆಡ್” ಎಂದು ಇರುತ್ತದೆ. ಆ) ಸಂಘದ ನೋಂದಾಯಿತ ಕಾರ್ಯಾಲಯವು ನಂ.ಬಿ.1, ಬಿ.ಹೆಚ್.ಇ.ಎಲ್ ಟೌನ್‌ಷಿಪ್, 'ಎ', ಕಾಶಿಮಠದ ಎದುರು, 8ನೇ ಮುಖ್ಯರಸ್ತೆ, ಮಲ್ಲೇಶ್ವರಂ ಬೆಂಗಳೂರು-560 055 ಇಲ್ಲಿ ಇರತಕ್ಕದ್ದು.</p>	<p>ಅ) ಸಂಘದ ಹೆಸರು “ಬಿಹೆಚ್‌ಇಎಲ್ ಆಫೀಸರ್ಸ್ ಹೌಸಿಂಗ್ ಕೋ-ಆಪರೇಟಿವ್ ಸೋಸೈಟಿ ಲಿಮಿಟೆಡ್” ಎಂದು ಇರುತ್ತದೆ. ಆ) ಸಂಘದ ನೋಂದಾಯಿತ ಕಾರ್ಯಾಲಯವು ಸಂ. B1P2144 ನಂದಿ ವ್ಯೂ ಭಡಾವಣೆ, ಕಾರಹಳ್ಳಿ ಅಡ್ಡರಸ್ತೆಯ ಹತ್ತಿರ, ಕುಡುವತಿಗ್ರಾಮ, ನಂದಿ ಹೋಬಳಿ, ಚಿಕ್ಕಬಳ್ಳಾಪುರ ತಾಲ್ಲೂಕು, ಚಿಕ್ಕಬಳ್ಳಾಪುರ ಜಿಲ್ಲೆ 562 101.</p>	<p>ಸಂಘದ ಕಛೇರಿ ಕಾರ್ಯಾಲಯವನ್ನು ಹೊಸ ಜಾಗಕ್ಕೆ ಬದಲಾಯಿಸುತ್ತಿರುವುದರಿಂದ</p>



The BHEL Officers Housing Co-Operative Society Ltd.

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

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

Maintenance of the layout

We are glad to inform that, many of the members have responded to the request of the society made during previous AGM conducted on 22-09-2019 & 25.12.2020, by making payment towards maintenance charges for the period 01-12-2018 to 30-12-2020. We appreciate for timely payment, support, and confidence on BHEL-OHCS Committee.

As per the original MOU, the maintenance contract expired on 30.11.2018, but still M/s MSK Properties continued to **MAINTAIN and SECURE** the layout till date, further M/s MSK Properties informed that, he is not interested in maintaining the layout from 01.01.2022, unless we enter into a new agreement.

We are required to pay **OLD DUES** for the period 01-12-2018 to 30-12-2020 immediately. The maintenance charge of Rs.4/Sft/for the said period, inclusive of GST @ 18%, was approved in 2018 AGM.

Members who have not paid the maintenance amount for the said period are requested to pay immediately.

Further we are proposing to collect maintenance for the period 01-12-2021 to 30-12-2023 immediately. The maintenance charge of Rs.2/Sft/year, inclusive of GST @ 18%. The maintenance amount collected for the period shall be kept separately & handed over to the newly formed "**BHELOHCS - Owners Welfare Association**"

Our layout needs continuous maintenance to safeguard and secure our property. Furthermore, a well-kept layout always appreciates well in terms of monetary value.



The BHEL Officers Housing Co-Operative Society Ltd.

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

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

Society Club Membership:

We are glad to inform that, many of the members have responded to the request of the society made during previous AGM conducted on 22-09-2019 & 25.12.2020, by making payment towards Lifetime club membership. We appreciate for timely payment, support, and confidence on BHEL-OHCS Committee.

The clubhouse was lying idle since almost 5 years. In order to provide recreation facility for members and most importantly to enhance the value of site, it was necessary to start the clubhouse facility at the earliest.

The building cannot be idle for such a long duration, Hence, Society decided to make it operational without any further delay, so that revenue generated in the form of monthly rent, permanent membership amount and Temporary membership amount from any other members shall be utilized for enhancing the club house facilities.

Finally, good news!!! Society finalized the AGENCY for running & maintaining the club house & has awarded the WORK ORDER on 11.11.2021 to M/s HUM DUM VENTURES on rental basis for a lease period of 5 years.

Hence request members, who have NOT paid the life time club membership amount to pay at the earliest, 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)

The excess amount paid by members was refunded and the receipts for the revised amount was issued to all the paid members.

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.

The club membership is NOT optional and is COMPULSORY for all members.

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The BHEL Officers Housing Co-Operative Society Ltd.

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

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

CLUB HOUSE CONTRACT

The subcommittee floated EOI on 05.06.2020 in BHELOHS website (bhelohs1.com) to give wide publicity and equal opportunity to all with due date for submission of offer by 20.06.2020 for operating club house for a period of 5 years on monthly rent of Rs.50000/-.

In response to EOI, following three offers received:

1. M/s Sahasa Adventures
2. M/s HUM DUM Ventures
3. M/s MANE RUCHI'S "PALATE RESTAURANT"

Sub-committee evaluated the offers and clarified all points of the agencies and proposed to place order on M/s HUM DUM Ventures, Bangalore.

BHELOHCS Executive committee awarded the WORK ORDER on 11.11.2021 for running and maintenance of club House to M/s Hum Dum Ventures for a lease period of 5 years, commencing from 15th November 2021 till 14th November 2026.

In view of prevailing COVID-19 situation for initial duration of 8 months from the date of signing the agreement i.e for the period 15.11.2021 to 14.07.2022 no rent will be charged. Whereas from 9th Month onwards i.e from 15th July 2022 till 14th November 2026, M/s Hum Dum Ventures shall pay Monthly rent of a sum of Rs.50,000/-

Appeal:

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 with living habitat. This will ensure protection of the sites against unauthorized occupation and usage of club facilities and activities.

Note : For all the updates w.r.t Nandi view layout, please visit our website: bhelohs1.com



The BHEL Officers Housing Co-Operative Society Ltd.

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

ANNUAL GENERAL BODY MEETING – 19-12-2021 @ 11AM

Payment:

The members are requested to do the **online payment** 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 (**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)

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

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

**Subsidiary Rules for club House under the provision
of bye laws chapter- III, clause No. 4.10, page No 6.**

CHAPTER – I

1. Name and Address:

- a. The Name of the CLUB HOUSE of BHEL- officers Housing Co-operative Society Limited "NANDI VIEW"
- b. Address of BHELOHCS – CLUB HOUSE is as below

No. BIP2-144, NANDI VIEW Layout,
Near Karahalli Cross, Kuduvathy Village,
Nandi Hobli, Chikkaballpur Taluk and District- 562101.

CHAPTER – II

2. Meaning:

- a. Member:
- b. Site Owner:
- c. Life Time member:
- d. Associate Member: associate member shall not have voting rights and shall not be called for the AGM
- e. Temporary member: Temporary member enrolled by Agency shall not have voting rights and shall not be called for the AGM

No. BIP2-144, NANDI VIEW Layout, Near Karahalli Cross, Kuduvathy Village, Nandi Hobli,
Chikkaballpur Taluk and District- 562101.

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**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - III

3. Area of operation:

- a. Officers / Retired Officers of BHEL and other persons.

CHAPTER - IV

4. Purpose of club House:

- a. Society decided to make club house operational, so that revenue generated in the form of monthly rent, permanent membership amount and Temporary membership amount from nonmembers shall be utilized for facilitating the club, such as construction of additional guest rooms, bar license and providing chimney to kitchen and other required recreation equipment's, which will enhance the development of our layout.
- b. The clubhouse shall be used for commercial purpose, wherein the agency shall rent out for conducting corporate meetings and parties and also to host parties to corporate crowd. Starting of club activities will not only provide entertainment for members and their families but also enhance the value of their sites

CHAPTER - V

5. Eligible Membership:

- a. Regular member: The original site owner
- b. Associate member: The member, who bought the site from original member
- c. Temporary member: The member enrolled through agency, running and maintaining the club House. Temporary membership of its members issued by the Agency shall simultaneously cease, with the expiry of the contract, without they having manner of rights over the Club House.

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - VI

6. Eligibility for availing club Membership:

- a. The club membership amount from regular/associate member is mandatory and NON refundable and Non-transferable.
- b. The club membership amount from temporary member enrolled by Agency running the club house is NON refundable and Non-transferable
- c. Life Time membership Amount: Rs 10000/-
- d. BHELOHCS Associate Membership Amount: Rs 20000/-
- e. MSK Shelters - Associate Membership Amount: Rs 20/sqft as per MOU between BHELOHCS and MSK shelters dated 20.09.2012
- f. Temporary Membership Amount: Discretion of Agency Running and maintaining the club house.

Note : Specified application for club membership, approved by the board shall be uploaded in the BHELOHCS Website : bhelohcs1.com

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - VII

7. Rights of members:

- a. Regular / Associate/Temporary members are entitled to make use of following facilities as specified below at Club House:

Sl No	Description of Area	Facilities provided
1.	Ground Floor (Area 7500 Sq. ft + swimming pool)	<ul style="list-style-type: none">● Reception● Conference Hall● Kitchen● Restaurant● Pool with Shower● change Rooms & wash rooms● Main Lift
2	First Floor (Built up area 7500 Sq. ft)	<ul style="list-style-type: none">● Recreation Hall● Gym Hall● Yoga room● Pantry room
3	Second Floor, (Built up area 8100 Sq. ft)	<ul style="list-style-type: none">● Badminton court● Guest Room # 1 to 4● Office Room● BAR lounge.● Pantry Room
4	Third Floor (Built up area 1500 Sq. ft + Open Terrace)	<ul style="list-style-type: none">● BHELOHCS Office Room● Kitchen● Bathroom● Open terrace – shall be converted to additional guest rooms shortly

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - VIII

8. Disqualification of a member:

CHAPTER - IX

9. Resignation of membership:

CHAPTER - X

10. Transfer of club Membership: NOT TRANSFERABLE

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - XI

11. Members List:

- a. List of Regular and Associate members, paid for the life time club membership shall be enclosed shortly

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - XII

12. Collection of Funds to the club house:

- a. As membership fee from regular members
- b. As membership fee from Associate members
- c. As membership fee from Temporary members enrolled by Agency for running the club house.
- d. Contribution from members
- e. Rent/lease/deposit from others like contractors/agencies
- f. Room rent

CHAPTER - XIII

13. LOANS:

Loan facility towards development of club house from the following:

- a. GOVERNMENT
- b. LIC
- c. OTHER FEDERATIONS
- d. NATIONALISED & OTHER FINANCIAL INSTITUTIONS
- e. SOCIETY

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - XVI

14. UTILISATION OF FUND:

- a. Towards construction and development of club house
- b. Other Allied works related to club house

CHAPTER - XV

- 15. Managing Committee - Sub Committee as elected / Nominated by the board of the society, among the board of directors of society.**

CHAPTER - XVI

16. Rights and Responsibilities of the Subcommittee:

- a. Following subcommittee was formed by the executive committee

- | | |
|----------------------|------------------------|
| 1. Mr. Yogesh Sharma | 3. Mr. Seetharam Hegde |
| 2. Ms. P. Sasikala | 4. Mr. D.K. Basha |

- b. and given the responsibility of

- floating EOI
- Scrutinising offers
- Forwarding the recommendation for releasing the work order on techno commercially accepted agency w.r.t maintenance and running of club house.

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - XVII

17. **Sub Committee meetings**: shall be conducted every month

CHAPTER - XVIII

18. **Proceedings of meeting**:

CHAPTER - XIX

19. **Renumeration Payable to Sub Committee**:

- a. As approved by the board and AGM

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - XX

20. Maintenance of Accounts:

- a. Members registered for club house (paid)
- b. Receipt books
- c. Voucher books
- d. Cash books
- e. General Ledger
- f. Other contribution register
- g. Asset Register
- h. Furniture & Fixture Register
- i. Meeting books
- j. Amendment to the subsidiary rules will be effective only after the approval of Annual or special AGM.

CHAPTER - XXI

21. SEAL:

- a. Heading seal
- b. Executive Director towards club house.

**BHEL - OFFICERS HOUSING CO-OPERTIVE SOCIETY LTD,
Subsidiary Rules for club House**

CHAPTER - XXII

22. ID CARDS:

- a. The Identity Cards for all the members (life time membership of BHELOHCS, 810 members will be issued by BHELOHCS, subject to payment by the members .
- b. The Identity Cards for temporary membership enrolled by Contractor /Agency shall be issued by the Agency in the name of Agency and the Temporary membership of its members issued by the Agency shall simultaneously cease, with the expiry of the contract, without they having manner of rights over the Club House.