



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 – 25-09-2022 @ 10AM

ANNUAL GENERAL BODY MEETING : 2021 – 2022

Note:

Only members can attend the AGM. Non-members are not allowed to the meeting hall.



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PROGRAMME FOR ANNUAL GENERAL BODY MEETING

1. Invocation
2. Welcome Address – by Mr. Kader Basha
3. Address by Treasurer – by Shri. Yogesh Sharma
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 2021-22
7. Appropriation of net profit for the year 2021-22
8. Approval of Budget for the year 2022-23
9. Appointment of Auditor for the year 2022 – 23
- 10. Layout Related Matters:**
 - a) Project Status
 - b) Maintenance of the layout
 - c) CA SITES
 - d) Construction of additional Ten guest rooms in the club.
 - e) Appeal for Construction of Houses
11. Other subjects if any with the permission of President.
12. Vote of thanks – by Shri Yogesh Sharma

Place: Bangalore

General Secretary



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PRESIDENT ADDRESS BY TREASURER

Dear Patron, Secretary, Vice President, Directors and Members, it gives me great pleasure to meet you all, in this Annual General Body meeting. Our President Mr. Rajendraiah could not attend this AGM, as he is out of country. 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 **Dasara and Deepavali 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 Society Management for completion of the project.

As of now our main focus and target is to complete registrations of balance sites to about 22 members (**3%**) 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 our Legal Advisor , we are going ahead with registration of sites in the individual member's name through GPA and subsequently, regular Sale Deed will be registered.

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

- 1.The introduction of process NOCs from various departments. ***

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 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.



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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 2022-2023 to Mr. M.S Babu Rao, who is one of Govt. approved Auditors, with remuneration as per the Govt. circular.

The Club House is open now and we request members to utilize the facilities along with their family members. Operationalizing the Clubhouse is an important milestone in our Society and this is expected to further improve the marketability of sites.

As already informed in the previous AGM's 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 except two Office Bearers of Society are Retired 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.

I take this opportunity, to extend our Best Wishes to all the members 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 Mr Rajendraiah, Secretary Mr. K Ranganath, Vice President Mr A Nedunchazhian , 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 request him to complete the balance Registrations of sites and development activities with in next two / three months .

Mr. Ramesh of MSK team is doing excellent work and we request him to help Mr. Suresh Kumar to complete the project soon.

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.



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We thank our Auditor for their support and excellent work.

Yogesh Sharma

TREASURER

ADDRESS BY PATRON Shri U N Singh

Dear Directors, Members and M/s MSK Shelters team, I am very happy to meet you all again in this AGM. I request all the members to utilize the Clubhouse facility along with their family members. Members can even plan even wedding functions of their family members in the club.

Another important pending work, is the registrations of balance 22 sites **(3%)**. 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 within the next two / three months and complete the project .

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.

I request this AGM to consider according approval for Acquiring CA sites for the use our Members for civic purposes and also accepted approval for construction of additional guest rooms in the Clubhouse.



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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 2021-2022 and extend hearty welcome to all of you.

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

Registration Status:

As advised by Legal Advisor, we have carried out GPA registration in individual member name to safeguard the interest of society members. We shall complete pending 22 registration (**3%**) at the earliest. Subsequently, Registrations of regular Sale Deed will be done.

PROJECT STATUS OF PHASE - 2

1.	<p><u>Completed Developmental activities of PH-2:</u></p> <p>Almost all the works of PH#2 developmental works completed, which are as follows:</p> <ul style="list-style-type: none">• 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 <p><u>Pending Developmental works of PH # 2 :</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 -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 90% 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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We seek the Approval of General Body for the following:

1. Approval for audited statement of accounts and audited report for the year 2021-2022 i.e. receipt and payment accounts, profit and loss account and balance sheet up to 31-03-2022.
2. Appropriation of net profit as per byelaws and Act
3. Budget approval for 2022-23

Appropriation of Net Profit : Rs. 19,634/-

The net profit for the year 31.03.2022 is appropriated as per the Byelaw in the following manner

1	Reserve Fund	19,339.00
2	Co-operative Education Fund	295.00
	Total	19,634.00

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.

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Gen. Secretary



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BUDGET FOR THE YEAR 2022 – 2023

SL NO	DESCRIPTION	AMOUNT in Rs.
1	Staff Salary	1,50,000.00
2	Audit fee (Internal & External)	2,00,000.00
3	Legal and consultation fee	1,50,000.00
4	Annual General Body Meeting	1,50,000.00
5	Transportation	1,50,000.00
6	Stationary and Postal expenditure	1,00,000.00
7	Board Meeting expenses	50,000.00
8	Furniture for society office	1,00,000.00
9	Miscellaneous expenditure	3,00,000.00
10	Club House Construction	60,00,000.00
11	Club House - Corporation Tax	36,542.00
12	Club Houser Building Depreciation	5,00,000.00
	Grand Total	78,86,542.00

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Secretary



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Maintenance of the layout

We are glad to inform that, many of the members have responded to various requests made by society for payment towards maintenance charges for the period 01-01-2019 to 31-12-2022. We are very thankful to those Members and appreciate their commitment to keep our Society Layout Safe and secure.

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. We are required to pay **OLD DUES** for the period 01-12-2018 to 30-12-2020 immediately. The maintenance charge of Rs.2/Sft/year, which was approved in 2018 AGM.

Members who have already paid for the period 01.01.2019 to 31.12.2022 may kindly ignore this request since this message is intended for only those members who are yet to pay.

Members who have not paid maintenance charges by 31.08.2022, may kindly note the following:

- a) Interest @ 8% shall be charged from 01.01.2019 up to the actual date of payment.
- b) NOC will not be issued from society till maintenance charges and interest calculated at rate 8% pa is paid for the period 01st January 2019 up to the date of issuing NOC.
- c) Rectification of sale deed of respective member will not be carried out by society, till the member pays maintenance amount.
- d) Society shall not be responsible for the Safety and Security of the sites of members, who have not paid maintenance for the period 01.01.2019 to 31.12.2022.

Further, As suggested in AGM, Society floated an enquiry for man power based maintenance contract in the month of January 2022. We had received 14 offers for the above enquiry and status of offers received (L1, L2 & L3) is as below:

offer status	Offer Price (Basic price)	Amount in words
L1	Rs. 51,81,825.00	Rupees Fifty-one Lakhs Eighty-one Thousand Eight hundred and twenty-five only.
L2	Rs. 58,64,000.00	Rupees Fifty-Eight lakhs sixty-four thousand only.
L3	Rs. 58,81,812.00	Fifty-Eight lakhs Eighty-one thousand and eight hundred and twelve only.



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We would like to inform that our Society will not be able to operate with above quoted price, which is more than the estimate. (L1 price is more than Rs 3/sqft) Hence, this enquiry was cancelled with committees approval. The society in order to ensure uninterrupted maintenance activities assigned the maintenance contract to M/s MSK shelters for one year from 01.01.2022 to 31.12.2022 by reducing the scope of work.

Presently, society is operating with limited scope for a short period, to manage the maintenance of the Layout. This maintenance is very vital for upkeep of the layout and to safeguard **and secure the sites of members from anti-social elements and encroachment from outsiders.**

Sl No	Man Power	Qty	Description of Work
1	Security Guards	6	Security Services: 12 hours each shift, per security
2	Gardeners	2	Layout Gardening and watering plants.
3	Workers	3	Maintenance of layout (keeping roads and garden clean)

However, we regret to inform Members, that due to nonpayment of maintenance from remaining members, society is unable to complete the pending development works. Hence, we request the members who are yet to pay the Maintenance Charges to pay the same immediately and so as to ensure that Members who have already paid the Maintenance Charges are NOT put in disadvantageous position.

The new maintenance contract awarded to M/s MSK shelters Pvt. Ltd is expiring on 31.12.2022. The new manpower-based maintenance contract shall be floated soon by the society.

We seek the continued support of all members to complete the pending Developmental Activities in the layout.



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CA Sites:

There are 11 CA sites in our layout with various dimensions in different blocks and as per Govt. Rules these CA sites were relinquished to the Panchayat. Society is required to buyback these CA sites from Panchayat by paying Govt rate if it wants to utilise it for public purposes such as dispensary, outdoor games and other welfare activities for the benefit of residents. Govt. allots CA sites for period of " Thirty Years " on long lease basis and it is renewable after 30 years on payment of the prescribed fee prevalent at that time.

Presently Society does not have funds to buy these CA sites from GOVT. Funds generation to be explored at later date.

Construction of Additional Ten Guest Rooms in the Clubhouse :

It is proposed to construction of additional ten guest rooms to increase the guest room capacity. The funding of the cost of construction will be met as follows :

A. Fifty percent of the cost by the Society and the balance

B. Fifty percent by the current Tenant of Clubhouse which will repaid to him by adjusting the monthly rental. No interest is payable to the tenant on this account.

This facility is expected to generate revenue to the society and the same can be used for society recurring expenses.

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 & 19.12.2021 by making payment towards Lifetime club membership. We appreciate for timely payment, support, and confidence on BHEL-OHCS Committee.

The work order for maintenance of the club house was awarded to M/s HUM DUM VENTURES on 11.11.2021 on rental basis for a lease period of 5 years. Request members, their family & friends to make use of club facility. The menu details and guest room booking details enclosed in our web site.

Contact details for booking club facility:

Mail id: hdvillageresort@gmail.com

Contact No: 9739335442



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Request members, who have NOT yet paid the life time club membership amount to pay at the earliest, which will benefit each and every one of the members.

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

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 and submit the same by mail and courier the original receipt to the below 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/ 9972852163

The club membership is NOT optional and is COMPULSORY for all members, the club membership is not transferable or refunded.

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 an excellent place to live. This will ensure protection of the sites against unauthorized occupation and usage of club facilities and activities.

Payment details:

The members are requested to do the online payment (**NEFT only**) 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, members are requested to send a mail



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(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.

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/ 9972852163

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

Thank you very much.