



The BHEL Officers Housing Co-Operative Society Ltd.

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

Ref: GBM/21-22

Dt: 25.11.2022

Proceedings of General Body Meeting

Greetings from BHEL-OHCS Committee!!!

Proceedings of AGM of BHEL -OHCS Ltd for the year 2021 -2022 held on 25-09-2022 in BHEL OCHS Nandi View Clubhouse.

President Shri Rajendraiah did not attend this meeting due to unavoidable circumstances, hence Shri Yogesh Sharma, Treasurer was requested to preside over the AGM and deliver the President's Address.

Members are aware that the Society is working under the able guidance of our Patron Shri. U.N. Singh, retired Executive Director, BHEL, ISG, Bengaluru. It's his vision and foresight that has resulted in a beautiful layout comparable with high end layouts. In the midst of his busy schedule our Patron is devoting quality time to ensure that the layout is completed soon. In short, it is a Team Work under the able leadership of our Patron Shri. U.N. Singh.

Members are also aware that our President Shri. Rajendraiah and General Secretary shri. K.Ranganath have done lot of straineous and hard work coordinating with the Developer and making hundreds of trips from Bangalore to chikkaballapura for registration of sites to members.. Shri Nedunchazhian, our vice president is involved in facilitating coordination among the executive members and helping in office management. Smt Sasikala has single handedly done the office management including maintenance of documents, correspondence with the developer, Members and Executive committee etc.

Our director Shri. Seetharam Hegde is instrumental in dealing with government Auditors and periodic visit to the layout to inspect development activities and had done good job. Our Directors Shri. Velu, Shri. Yogesh Sharma and Shri D.K.Basha have done many voluminous internal audits, arrangements for AGM etc.

On the occasion of this AGM ,we are pleased to note that our Society has provided site to its members at a at very attractive price and hopes to complete the pending registrations at the earliest.

We also like to state that the work done by the Executive members is difficult and thankless job. Therefore, the Executive committee seeks the continued cooperation of all members to complete the layout works very soon.

P. Sasikala

Yogesh



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Proceedings of AGM of BHEL -OHCS Ltd for the year 2021 -2022 held on 25-09-2022.

The meeting was presided by Mr. Yogesh Sharma of the society and our Patron shri. U.N. Singh.

1. Welcome Address: Director, Mr. Basha, welcomed all the Members, Associate Members, our PATRON Shri. U.N. Singh and our Chief Guest Shri. A. V. Krishnan (Ex-Executive Director, BHEL) for the AGM-2022 on behalf of Society.

2. President's Address by Treasurer: Shri Yogesh Sharma, addressed the members of the AGM-2022 and briefly narrated the reasons for delay in getting final release of balance sites such as procedural delays by authorities, change of CUDA members etc. Therefore, as advised by our advocate, GPA registrations were carried out by the society and for the balance 25 sites, we hope to complete the registration very shortly.

2. Shri A Nedunchazhian, Vice President, informed the Members that the main focus and priority of Society should be the following and requested the Members to proceed on those lines:

A) Registration of sites for Members - completion of pending site registrations for Members.

B) next Completion of Developmental activities such as site marking, Roads, Drainages, Water and power connection.

C) lastly Clubhouse .

3. Address by Patron: Our Patron Shri. U.N. Singh, addressed AGM and informed that, we have achieved one more mile stone by inaugurating the Society Clubhouse on AGM Day and requested members to utilize the facility along with their family members. Patron also informed the members that they can utilize the Clubhouse for special functions like marriages, birthday parties, meetings, shastipoorthi celebrations. Etc. He requested all the members to pay the life time club membership fee at the earliest so that the fund so generated will be utilised for creating additional facilities like construction of additional rooms, obtaining bar licence etc.

4. Report by General secretary: Gen Secretary, Shri K. Ranganath, briefed about the developmental activities of PH#2, PH#3 and PH#4 and readout the report and balance sheet for the year 2021-2022 and proposed budget for the financial year 2022-2023. Further, he reiterated that the Accounts are Statutory & Audited by the Govt. Auditors appointed by the Coperative Department. Based on the above, and its contents and the proposal were placed in the AGM for adoption & approval. It was unanimously accepted, approved and ratified by the General Body.

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Yogesh Sharma

U.N. Singh
A.V. Krishnan



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5. Appropriation of net profit upto 31-03-2022: Gen. Secretary placed before the AGM, Appropriation of net profit upto 31-03-2022 with net profit of Rs 19,634/-
6. Appointment of Auditor for the year 2022 - 23: Gen. Secretary placed before the AGM, Appointment of Statutory Auditor for the year 2022 - 23, Mr. M.S. Babu Rao, who is one of the GOVT. approved Auditors, with remuneration as per the GOVT. circular

During interaction session, members were allowed 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 Patron, Vice President and General Secretary. Following points were discussed by members in the AGM & the outcome of the same is as below:

Q1. When will the Registration of pending 25 sites completed?

Gen. Secretary replied, that our main focus and target is to complete balance registrations of 25 members at the earliest. There us delay due to procedural delays . He informed that to secure the interest of the members, whose site registration is pending, society shall go ahead with GPA registration immediately and followed by regular sale deed registration as soon as the release order is obtained from CUDA.

Society is going ahead with GPA registration on the advice of Advocate, followed by regular sale deed registration and targeted to complete registrations by April 2023.

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

Sl No	Pending developmental activity	Point wise Reply by Society
2a	Pending interconnecting Roads in few blocks like B2P2, B2P1, B2P2A, B3P1A and few more sites	Interconnecting Roads, wherever it is incomplete between few blocks like B2P2, B2P1 and B2P2A and B3P1A shall be completed tentatively by 31.07.2023.
2b	Corner stone /marking stones in few sites not available	Corner stone /marking stones, not available in few sites, the same shall be taken up by society and completed at the earliest by 31.07. 2023

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2c	Lighting Poles are pending at few blocks	Erection of pending lighting poles at few areas shall be completed by 31.07.2023
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Q3. Maintenance charges of layout and dues from members?

During the AGM, members raised the issue of maintenance charges and deliberated in length and felt that, the maintenance amount of Rs 2/- per sqft per year is on higher side and requested to reduce the same. But the Society expressed that, the maintenance amount @ Rs 2/sq ft per year is the bare minimum we could obtain through a tender for providing layout security and road cleaning only & watering of existing plants with minimum man power. Therefore it is not possible to further reduce the contract amount. It is also informed the members that the maintenance of the layout is very important to secure and safeguard the property of the members. Therefore, all the members were requested to pay the maintenance fee immediately.

General Secretary also requested the Members to ask Maintenance Services Agencies known to them and who are willing to do the Maintenance Services at less than Rs.2/- per sft to the approach the Society, so that we can award the contract to them.

Hence all members are requested once again, to pay the maintenance charges for the following period immediately:

01.01.2019 to	31.12.2019	
01.01.2020 to	31.12.2020	Rs 2 * 4 yrs * Site Dimension
01.01.2021 to	31.12.2021	
01.01.2022 to	31.12.2022	

General Secretary also informed that, in all Societies once the sites are registered in the name of members, it is the duty of the owner of the site to ensure its maintenance and security. The responsibility of the society to maintain and ensure its security ends with the registration of the site.

However, last year lot of members approached the society to continue the maintenance of layout for few more years and not to leave halfway. Members also stated that they live outside Bengaluru and need the help of the Society to take care of their site and requested the Society to continue to take care of the maintenance. Members felt the Society has done overall excellent work and requested to continue the maintenance. Based on members request society has agreed to maintain from 01.01.2022 to 31.12.2022. Since many members have not paid the maintenance charges, Society is not in the position to continue the maintenance beyond 31 Dec 2022, which the member may please note. Society shall not be responsible for the Safety and Security of the sites from encroachment from 01.01.2023 onwards.

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

Presently Society is operating with the Janatha Co-operative bank as per the prevailing norms. Further, Society will also open a Society bank account in nationalized bank subject to govt. Orders and the guidelines in this matter very shortly.

Q5. Developmental works of Parks and CA sites

General secretary informed, that parks and CA sites are handed over to the Government and the same shall be maintained by GOVT. In case, If society wants to possess the CA sites, we are required to buy back from GOVT at the price fixed by them for common use like school, dispensary, post office etc. Presently society is not having any funds nor has any plans of procuring CA sites from the GOVT.

Q6. Members requested bylaws in English

General secretary informed that; the approved Byelaw shall be in regional language only as per prevailing rules of Karnataka Government. Interested member may get it translated in any language of members choice at their end and at their cost. It may please be noted that in case any issues / interpretation the Bylaws in Kannada language shall prevail.

Q7. Members requested for List of site owners in Nandi Layout:

It was informed that majority of Members of the Society are not interested in sharing their personal information with others.

Q8. Uniform development throughout the layout

It was informed that the frontage generally receives more beautification than the rear portion, whether it is a house, office or factory or layout. However, care will be taken to ensure that the basic beautification is done in the rear portion also subject to payment of maintenance charges by all the members.

Q9. Receipts of club house and maintenance

Both the receipts are ready and will be couriered by end December 2022.

Q10. Construction of additional guest rooms in clubhouse

The proposal for Construction of Additional 10 rooms was not approved by the AGM. Hence society is not going ahead with the proposal of construction of additional rooms.

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Q11. Scope of Manpower based Maintenance contract

Presently, society is operating with limited scope for a short period **from 01.01.2022 to 31.12.2022**, 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**

The scope is as below:

Sl No	Man Power	Qty	Description of Work
1	Security Guards	6	Security Services: 12 hours each shift, per security
2	Gardeners	2	Watering of existing plants in layout
3	Workers	3	Keeping roads clean.
4	Paying layout electricity bills.		

The new maintenance contract awarded to M/s MSK shelters Pvt. Ltd is expiring on 31.12.2022. We regret to inform Members, that due to nonpayment of maintenance from more than 50% of members, the society is unable to maintain the layout. Since 97% of members sites are already registered and all the members have not paid the maintenance charges the society is unable to maintain the layout, members may make their own arrangements. Society shall not be responsible for upkeep and to safeguarding of the layout **from anti-social elements and encroachment from outsiders.**

As members have requested not to charge any penal interest for late payment of maintenance charges and the same was accepted. Members are requested to make payment on or before 31st Dec 2022. Payment made after 31st Dec 2022 will attract penal interest.

Q12. Connectivity of few Roads

Top priority of society is registration of balance 25 sites, protecting the interest of members. Subsequently roads and connectivity will be taken up

Q13 Information of Election due date

The coming election is due in 2023 & schedule will be published in society website.

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Q14. Club house contact details for booking guest Rooms/ functions:

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

email id: hdvillageresort@gmail.com

Mr. Ratan Sarkar - 9739335442 (Restaurant Manager)

Mr. Ziya - 9686201052 (Accounts Dept)

Q15. Updation of Contact details:

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

Membership No.	Name	Mobile No.	E-mail	Address

Q16. Appeal:

1. An appeal and request to all the members of this society and site owners to start construction of houses in the layout and make the layout a beautiful and serene living habitat. This will ensure protection of the sites against unauthorized occupation and usage of club facilities and activities.

Q17. 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 (bhelohcs@gmail.com) enclosing the screen shot of online transfer for easy updation.

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. 9972852163 / 9449855264 / 9731720522

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

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Shri. YOGESH SHARMA