



The BHEL Officers Housing Co-Operative Society Ltd.

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

Dear Sir/Madam,

08.06.2022

Greetings from BHEL-OHCS committee.

We are pleased to state that there was a very good response from our members towards payment of both maintenance charges and Club membership. We thank all the members who have already paid the Maintenance Charges and Club House Membership fees for their unstinted support, and confidence in BHEL-OHCS Committee. Many members and well-wishers of the Society have requested the Committee to further extend the timeline for payment of Maintenance Charges and Club Membership fee in view of the fact these are required for safeguarding the sites and ensure appreciation of value of sites. In view of this, the Committee has decided to extend the timeline for the aforementioned payments and accordingly, the last date for the said payment without interest is extended to 10th July 2022.

Accordingly, Society requests all those members who are yet to pay the Maintenance charges for the following period to pay on or before 10th July 2022 so as to ensure continued maintenance of the sites and layout and safeguard **and secure the sites of members from encroachment.**

01.01.2019 to 31.12.2019		
01.01.2020 to 31.12.2020		Rs 2/sqft * 4 yrs * dimension
01.01.2021 to 31.12.2021		
01.01.2022 to 31.12.2022		

Further, Members, who have already Paid for the maintenance charges for the period 01st January 2019 to 31st December 2020 are requested to pay the maintenance charges for the balance period from 01st January 2021 to 31st December 2022 on or before 10th July 2022. Members who have already paid for this period may kindly ignore this request since this message is intended for only those members who are yet to pay.

Members may please be note that in case the maintenance charges are not paid on or before 10th July 2022, interest @ 8% shall be charged to member from 01.01.2019 onwards up to the actual date of payment. Further, the Society shall not be responsible for the Safety and Security of the sites of such members.

Members may also note that the members who fail to pay maintenance charges will not be issued NOC 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.

As suggested in AGM, Society floated an enquiry for **man power based maintenance contract** in the month of January 2022, for the below scope of work:

SL No.	DESCRIPTION	QTY
1	SECURITY GUARDS	12 Nos
2	GARDNERS Maintenance of landscape, Gardening, Horticulture.	5 Nos



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3	WORKERS maintenance of layout like grass cutting, weed removing, tree trimming, keeping each and every site clean without any weeds and any other work related to layout maintenance.	5 Nos.
4.	HIRING CHARGES – ROTARY TRACTOR for WEED REMOVAL: REMOVAL OF WEED / UNWANTED PLANTS & TREES/GRASS in every site to be done once in every 3 months for total upkeep and maintenance of the layout.	Lumpsum price
5.	HIRING WATER TANKER: required minimum 3 times a week for watering the plants in the layout and also for maintenance of the layout.	Lumpsum price

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.

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 farmers.**

Members are kindly aware that our layout needs continuous maintenance to safeguard and secure our investment and property. Members also aware that a well-kept and secure layout always appreciates well in terms of monetary value. Approximately 50% of the members have paid the maintenance and we request the balance members to pay Maintenance Charges and Club Membership fee during this extended date of payment.

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 and Club Membership fee to pay the same on or before 10th July 2022 and so as to ensure that Members who have already paid the Maintenance Charges and Club Membership fee on time are NOT put in disadvantageous position.



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Life time club membership:

We request members, who have NOT YET paid the life time club membership fee to pay the same by 10th July 2022. **In case the club membership amount not paid by 10.07.2022, interest @ 8% pa shall be charged.**

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)

Payment details:

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, members are requested 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.

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 us website: bhelohs1.com

With Regards

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General Secretary