



The BHEL Officers Housing Co-Operative Society Ltd.

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

Dear Sir/Madam,

17.02.2022

Greetings from BHEL-OHCS committee !!!!

We are glad to inform that, many of the members have positively responded to the request of the society made during previous AGM conducted on 22-09-2019, 25.12.2020 & 19.01.2022 by making payment towards Club House Membership and Maintenance charges for the period 01-01-2019 to 31-12-2022. We appreciate the members for timely payment, support, and confidence in BHEL-OHCS Committee.

2.Layout Maintenance

Society is required to pay OLD MAINTENANCE DUES for the period 01-12-2018 to 31-01-2022 to M/s MSK Property services who did the Maintenance work during this period. During AGM, conducted on 19.12.2021, Society requested members, to pay further maintenance amount for the period from 01.01.2021 to 31.12.2022 at Rs 2 /sqft / per year.

As suggested by Members in the last AGM, Society floated a Tender enquiry for Maintenance of our Layout. Purusal of offers received shows that the offers received are very high, almost double the price of our estimate. Therefore, the Committee has decided not to consider the said offers and will consider alternative arrangements to keep the cost nearer to our estimate.

Our layout needs continuous maintenance to safeguard and secure our property. Furthermore, a well-kept layout always appreciates well in terms of monetary value. Due to nonpayment of maintenance from members, society is unable to complete the balance development works. M/s MSK Properties is reluctant in completing the balance development works, due to old dues pending from Society. In such a situation, we request all the members to come forward and pay their Dues towards Maintenance and Club House Membership fees so that we ensure completion of balance development works and take care of the maintenance of the layout. This very vital task can be achieved only with active cooperation of all the Members.

Hence, Society requests all our members, to pay the maintenance charges for the following period at the earliest by 28.02.2022 to safeguard and secure your property and keep our beautiful layout well maintained.

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		

Members, who have Paid for the period 01.01.2019 to 31.12.2020 are requested to pay the balance period from 01.01.2021 to 31.12.2022 at the earliest by 28.02.2022.

In case the maintenance amount is not paid by 28.02.2022 by any member, such member is liable to pay penal interest @ 8% pa shall be charged to the concerned member from 01.01.2019 onwards up to the date of payment.





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It may also be noted that members who fail to pay the aforesaid maintenance charges will not be issued NOC from society until such member pays maintenance dues plus penal interest of 8% from date of due of maintenance charges charged up to the date of issuing NOC or issue of Layout card and Club House Membership card as the case may be.

Life time Club Membership:

We also request members, who have NOT yet paid the life time club membership amount to pay by 28.02.2022. In case the club membership amount is not paid by 28.02.2022, penal interest @ 8% shall be charged from 01st March 2022.

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)

We earnestly hope that all the members will make the above payments by 28.02.2022, so that the maintenance activities can continue uninterrupted and Club House can be improved with additional rooms, which in turn is expected to generate fund for the society. Generation of rental income from the Club will enable reduction of maintenance charges of members.

We are also glad to inform that, the society is planning to issue "site owner cum club membership card". This card will be issued to every site owner who has paid all the dues pertaining to life time club membership and maintenance charges from 01.01.2019 to 31.12.2022 (Dimension * 4 yrs * Rs 2 /sqft).

Members who have already paid Club Membership fee, are requested to download the club membership form from our website [https://: bhelohs1.com](https://bhelohs1.com) & mail the filled in form to bhelohcs@gmail.com for necessary action at our end.

Payment details:

Members are requested to do the online payment to the following bank as per details given below 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 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 : HDFCOCJCBKL ..(read as zero & not as O)

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





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OR

Kindly courier the Account Payee 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

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

Appeal:

We also appeal to 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 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 us website: bhelo1.com

With Regards



Vice President & General Secretary