



The BHEL Officers Housing Co-Operative Society Ltd.

Regn. No. JRB/CRD/Regn/25/4902/82-83 dt 14/10/82
Nandi View Layout, Near Karahalli Cross, Kudevati, Nandi hobli, Chikkaballapura - 562103

NOTICE TO GENERAL PUBLIC

Sub: Requirement of NOC from Society for purchase of site Reg.

We would like to inform the general public that BHEL Officers Housing Cooperative Society has developed it's Nandi View Layout in Kudavathi Village, to provide Residential Sites to BHEL Officers. This layout has been developed to provide residential sites to the Members at affordable prices and on a nonprofit basis. This layout Will be a gated community (subject to approval by the Government) with a large Clubhouse facility for sports and entertainment activities.

In order to provide Security and Safety for the Members site, the Society has engaged the services of a Contractor (at present MSK Shelters) to provide the Maintenance Services including Security service in the Layout. Members are being charged a very reasonable amount for this service. This Maintenance Services helps us in protecting and safeguarding the property of the Members. Further, proper maintenance also enhances the value of the property. In this regard we are pleased to state that most of the Members are promptly paying the Annual Maintenance Charges and have paid life Membership fee for the Clubhouse. We can confidently say that our layout is one of the best maintained layouts in Bangalore/Chikkaballapur area.

As part of the layout development and to provide good facility for sports and entertainment a huge Clubhouse has been created for the benefit of the Society Members. The Clubhouse Membership is exclusively meant for site owners in the layout for a very nominal life Membership of Rs.10000/- (Rupees Ten Thousand only). All the site owners are required to pay the Clubhouse Membership since it is part of the layout and has been created for the site owners of the layout. Most of the Members have paid this nominal amount. We have engaged a Contractor to run the club. Regular running of the Clubhouse will enhance the value of the Members property.

This beautiful layout has attracted the attention of the general public as a future residential enclave and as a good investment in property. Therefore, many people are coming forward to buy sites in our layout.

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While we urge our members to build houses / retain the property, some members are selling their sites to meet their needs. Here, we call on the general public to take note of the following Society Rules and Regulations before buying the site in our layout:

1. Site owners who were allotted site by the Society are required to pay the prescribed fee and obtain the "NO OBJECTION CERTIFICATE (NOC) " from the Society before selling their site.

Therefore, those who wish to purchase site in our layout should insist on the seller to provide the said NOC from the Society to ensure a proper sale and purchase. It may please be noted that NOC is issued after all dues such as payment of up-to-date Maintenance Charges, Clubhouse life Membership fee and NOC fees are paid in full. It is learnt that some members are trying to sell the sites in our layout without the NOC from the Society.

In view of the above, we advise the General Public to buy sites in our layout only on production of the said NOC from the Society. We also strongly advise the General Public to check with our staff about the NOC position for the site which they propose to buy beforehand.

It may further be noted that sites purchased without the NOC will not be eligible for the common facilities until the Society dues are paid in full and the NOC is obtained from the Society.

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(K RANGANTH)

SECRETARY

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