



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 – 25-12-2020

ANNUAL GENERAL BODY MEETING : 2019 – 2020



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 – 25-12-2020

PROGRAMME FOR ANNUAL GENERAL BODY MEETING

1. Invocation
2. Welcome Address
3. Address by President
4. Report by General Secretary
5. Submission of Audited statement of accounts for the year 2019-20 and acceptance of the same and compliance to the audit observations
6. Appropriation of net profit for the year 2019-20
7. Approval of Budget for the year 2020-21
8. Appointment of Auditor for the year 2020 – 21

9. Layout Related Matters:

- a) Project Status
- b) Completion of Pending 60 Registrations
- c) Completion of balance Developmental activities
- d) Maintenance of the layout
- e) Club House membership
- f) Club House Contract

10. Appeal: 1) Construction of Houses

11. Other subjects if any with the permission of president.

12. Vote of thanks

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Date : 25-10-2020

General Secretary

Place : Bangalore



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WELCOME ADDRESS

Very Good and warm morning to all the members joined in virtual meeting!!!!

I welcome you all to this virtual Annual General Body meeting.

Nandi Hills is known for its beautiful hills and lies 60 kilometers away from Bengaluru city while Chikballapur town lies 10 kilometers away from it. And we are lucky to have our layout at foot hills of Nandi hills.

Connectivity with nearby Nandi Hills localities

- Well-connected to all parts of Northern Bengaluru via National Highway 7 and also via Doddaballapur to Yelahanka State Highway.
- Excellently connected to Chikkaballapur and Devanahalli.
- Nandi View Layout is located 18 kilometers away from the Kempegowda International Airport.

Upcoming physical infrastructure in Nandi Hills as below:

- Information Technology Investment Region (ITIR) project in phased manner
- The 8-lane Peripheral Ring Road that will be 116 kilometers long, will serve to decongest traffic in the entire stretch on IVC road. 4-5 Kms away from BHEL –OHS layout.
- A massive food court is also being set up by the Department of Horticulture at Nandi hills.
- A three-and-a-half acre music venue for cultural programmes has been proposed at nandi hills.
- 140-acre botanical garden with exotic plants, also proposed behind Nandi hills.
- Paragliding to resume on Karnataka's Nandi Hills from 24.12.2020

Other developers near Nandi Hills

- Divyashree Valley the Wind
- VR Melville Greens
- NBR Hills View
- Wellnest Elexia & Wellnest Melville County
- Citrus Ventures Belle view



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ADDRESS BY PRESIDENT



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ADDRESS BY PRESIDENT

Dear Members, it gives me immense pleasure and satisfaction to meet you all, in this virtual Annual General Body meeting !!!

I extend my best wishes for **happy Christmas & New Year 2021** and congratulate all Members for being supportive all along to make this project a grand success. we all have to work together with new energy, for completion of the project .

Our focus and target is to complete balance registrations of 60 members. We have been regularly following up for release of balance sites and expected to get released by end of March 2021 and thereafter shall call for registrations and targeted to complete registrations by June 2021. The various reasons for delay in releasing the sites are as follows:

1. Delay in appointment of body of members to CUDA (Chikkaballapur Urban Development Authority)
2. Due to non formation of body of members to CUDA, the process changed to getting NOC's from various departments.***
3. Next due to Covid government offices were non-functional for nearly 3 to 4 months during this year.
4. Now unexpectedly local body elections were announced. All government officials are under elections duty.

*** 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 not nominated due to political instability in Karnataka state government, causing delay in getting release of the sites. Officials of the CUDA have formed new rules and regulations for approving final release of sites, Now we have to get NOC from various government nominated members such as BESCOM, PWD, Horticulture, KUWSSB, Panchayat department etc., Since some of these departments are new to this work it is taking long time to get the NOC's from them. However now inspections from above departments are under progress.

Developmental activities for the project is completed to about 90%, balance developmental works shall be completed by end of March 2021.



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Committee proposed N.K. SATISH to audit the society accounts for the year 2020 – 2021 with remuneration as per the Govt. circular.

At this important moment on behalf of executive committee members, I appreciate the good job done by M/s MSK Shelters and made the dream come true, starting from procuring land from various land owners, in spite of difficulties in acquiring land from farmers and developing the same into a beautiful layout.

It is important to mention here, that in spite of the busy schedule in official commitments all committee members are managing the Housing society work. This is a challenging task, hence due to this, sometimes if any replies are delayed to members please cooperate. Your queries will be answered in this AGM. Further, request all the members to visit our website www.bhelohs1.com for updated details from time to time.

We take this opportunity, to wish all the members GOOD LUCK and once again thank all the members of society for their timely support, patience and co-operation. I would like to my sincere thanks to all Office Bearers of society, M/s. MSK Shelters, Officials from Dept. of Co-operative Society and Auditors and expect the same support in future to complete the project successfully.

26-10-2020

President



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REPORT BY GENERAL SECRETARY



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ANNUAL GENERAL BODY MEETING – 25-12-2020

GENERAL SECRETARY REPORT

We are privileged to invite all the members of the BHEL officers Housing Co-operative Society to the virtual Annual General Body Meeting for the Year 2019 – 2020 and extend hearty welcome to all of you.

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

Registration Status:

The Nandi view Project comprising of PH#2, PH# 3 and PH # 4 has total 811 sites, out of which 751 sites are registered & balance 60 sites, pending for registration (less than 10%). The Registrations are planned to start from end March 2021 and complete by June 2021.

PROJECT STATUS OF PHASE - 2

1.

Completed Developmental activities of PH-2:

Almost all the works of PH#2 developmental works completed, which are as follows:

- 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

Pending Developmental works of PH # 2 :

Pending development works like connecting roads and other minor works like laying of corner stone/ marking stones shall be completed by March 2021 .



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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• Over head 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 by March 2021 .</p>
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PROJECT STATUS of PHASE -4

1.	<p><u>Completed Developmental activities of PH-4:</u></p> <p>Almost 70% 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 by March 2021 .</p>
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Facts in a Nut shell :

- As per agreement, fencing to be provided all around the periphery of Nandi view layout, whereas committee Changed the barbed fencing to concrete compound wall , keeping long term safety of the property.
- Additional cost towards clubhouse land of 18339 sqft.
- Club house built up area originally envisaged 10,000 sqft, now increased to 23,500/sqft
- Main entrance land procured by Society.
- MOU with MSK is on Sqft basis.

Note: All the additional cost incurred will be settled with M/S MSK shelters at the end of the project and the same has to be borne by the members.



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Approval of General Body required for the following:

1. Approval for audited statement of accounts and audited report for the year 2019-2020 i.e. receipt and payment accounts, profit and loss account and balance sheet up to 31-03-2020.
2. Appropriation of net profit as per byelaws and Act
3. Budget approval for 2020-21

Appropriation of Net Profit : Rs. 86,944/-

The net profit for the year 31.03.2020 is appropriated as per the Byelaw in the following manner

1	Reserve Fund	21736
2	Co-operative Education Fund	1304
3	Building Fund	639
4	Members welfare Fund	639
5	Publicity Fund	639
6	Layout Development Fund	51348
7	Charity Fund	639
8	Staff Bonus	10000
	Total	86944

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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25-10-2020

Gen. Secretary



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STATEMENT OF ACCOUNTS : 2019 – 2020



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BUDGET FOR THE YEAR 2020 – 2021



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BUDGET FOR THE YEAR 2020 – 2021

SL NO	DESCRIPTION	AMOUNT in Rs.
1	Staff Salary	150000
2	Audit fee (Internal & External)	200000
3	Legal and consultation fee	150000
4	Annual General Body Meeting	150000
5	Transportation	150000
6	Stationary and Postal expenditure	100000
7	Board Meeting expenses	50000
8	Furniture for society office	100000
9	Miscellaneous expenditure	300000
	Grand Total	13,50,000

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25-10-2020

Secretary



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Maintenance of the layout

Scope of Maintenance:

1. To maintain greeneries in the layout such as watering plants, trees including cutting, trimming and shaping plants
2. Security : To provide 24x7 safety and security of the layout
3. Cleaning and clearing shrubs in all sites and roads
4. Street lighting: To make the layout well lit during the night time and to replace defective lamps/fittings
5. Overhead tank and pipelines: Periodical checking and cleaning of tanks once a year Maintaining bore well pumps, switch boards, repairing any leakage in pipeline.
6. Travelling and conveyance expenses
7. Hiring of necessary machinery and equipment such as tractors, lawn cutters
8. Govt levies
9. Payment of Electricity charges of streetlights and bore well pumps.

The Maintenance period expired on 30.11.2018 and the maintenance charge for the period 01-12-2018 to 30-12-2020 shall be Rs 4/sqft for the specified period, inclusive of GST @ 18% subject to acceptance of maintenance AGENCY.

Kindly note that, society will not be maintaining the layout from 01-01-2021. Members are advised to make their own arrangement.



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Society Club Membership:

With reference to last AGM the club house membership amount of Rs 20000/- (Twenty thousand) was approved and further Society had issued various correspondence letters dtd 27/7/2020, 12/8/2020 & 18/09/2020 , towards club development and to make it operational for the benefit of BHEL society members. The collected amount shall be utilised for setting up infrastructure such as Reception, Conference hall, Restaurant Billiards room, snooker room, Gym room & Yoga room, which will enhance the development of our layout.

Further, committee reviewed the club membership amount based on members feedback and revised the membership amount as below to provide basic facilities in the club house.

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)

Many members have already paid towards club membership; the excess amount paid by members shall be refunded by cheque at the earliest before 31.03.2021. And the receipts for the revised amount will be issued to members before 31.03.2021.

The club membership is NOT optional and is compulsory for all members.

The date for payment of revised club membership amount is extended upto 31.01.2021

Without any penalty.



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CLUB HOUSE CONTRACT

We are in the process of finalising the agency for running the club house , who are having experience in the similar field. Members can also suggest reliable agency for running the clubhouse 15.01.2021.

Operational of club is important to ensure increase in the valuation of sites and to ensure the club building is used for the benefit of members and their family and to keep in good condition.

We are intending to start the clubhouse at the earliest.

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 with living habitat. This will ensure protection of the sites against unauthorized occupation and usage of club facilities and activities can be kept live instead of leaving idle structure.

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

[website: bhelohs1.com](http://bhelohs1.com)



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Payment:

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, request members 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)**