



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, Kuduvati, Nandi hobli, Chikkaballapura – 562103

OFFICIAL PROCEEDINGS OF THE ANNUAL GENERAL BODY MEETING OF 2023-24 HELD ON 22ND

SEPTEMBER 2024

AGM:23-24: PROCEEDINGS

21ST October 2023

Greetings to all our Esteemed Members from the Management Committee -BHEL Officers Housing Cooperative Society's Ltd.

Proceedings of the AGM of BHEL OHCS Ltd., for the year 2023-24 held on 22nd September 2024 at 11.00 am in the Club House, BHEL OHCS Ltd., Nandi View Layout, Kudavathi Village, and Chikkabalapur.



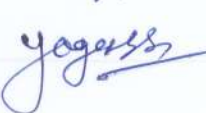

The AGM which was attended by a large number of Members and the Directors of the Society was presided over by Shri A. Nedunchazhian, President of the Society.

1.0 INVOCATION

The meeting started with the traditional invocation song seeking the blessing of the Almighty God for the well-being of our Society, our Esteemed Members, their families and Service Providers to our Society.

2.0 WELCOME ADDRESS by Shri Yogesh Sharma, Treasurer:

Shri Yogesh Sharma, Director / Treasurer of the Society extended a very warm welcome to all the Members of the Society to the AGM of 2023-24. He thanked the Members for their steady and continued support to the Society over the years and sought their whole hearted support for completing the Nandi View Layout Project at the earliest. Shri Yogesh Sharma requested our president Shri. Nedunchazhian A, to preside over the AGM and deliver the presidential address.



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3.0 PRESIDENTIAL ADDRESS by Shri Nedunchazhian A:

I extend a hearty welcome and warm wish to all the Members for the AGM and also thank our esteemed Members for their continued support to the Society. I would like to brief the AGM on the major issues of the Society.

4.0 NANDI VIEW LAYOUT PROJECT STATUS:

4.1 Club House:

We are very happy to inform that the Society has taken possession of the Club House on 13th January 2024 which was under licensed use by M/s Hum Dum Ventures.

Earlier M/s Hum Dum Ventures was insisting on execution of a Registered Lease Deed for a period of five years on a monthly rent of Rs.60, 000/- only (Rupees Sixty Thousand Only). Further, they were also insisting on creation of a host of infrastructure facilities including construction of additional 10 guest rooms, Bar License, running of Bar and Card Room by third parties, Generator etc,. Since, it was not in the best interest of the Society to continue such Licensee / Tenant, approval of the AGM was obtained in the AGM of 2022-23 held on 24th September 2023 to vacate M/s Hum Dum Ventures and run the Club House Directly by the Society.

Immediately after the last AGM, several meetings were held with M/s Hum Dum Ventures and they refused to vacate our Club House. Therefore, we consulted our Legal Advisor Shri P B Raju and Shri M K Soman, President of Federation of Clubs of Karnataka and Law Enforcement Agencies. All of them advised us to avoid going to Court and arrive at an amicable settlement, as Civil cases generally get prolonged for years. Therefore, at our request a Joint meeting of the Directors of the Society with M/s Hum Dum Ventures was held in the presence of Shri Soman and Officials of Law enforcement Agencies. Subsequently, several meetings were held in the presence of

P. Sasikala
Jageesha
K. R. S.
S. R. S.



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Shri Soman and after about three months of hectic meetings and negotiations, a settlement was signed on 13th January 2024 and the Society took complete possession of the Club House building immediately along with all the moveable properties in the Club House.

Here, we would like to place on record, the decisive role played by Shri M K Soman and the Law Enforcement Officials in arriving at an out of Court Settlement and enabling us in taking possession of our Club House. On behalf of our Society, we would like to record our Sincere and Special Thanks to Shri Soman and Law Enforcement agencies for their kind help.

4.2 Modification of Three Existing Rooms as Family Guest Rooms:

The Club House has at present Four guest rooms. We propose to add three more rooms by converting three other existing rooms and making them into family Guest Rooms, shortly. With this addition of three family rooms, we will be having totally Seven guest rooms in the Club House.

4.3 Affiliation with Other Clubs:

We are applying for affiliation with other Clubs in Karnataka. Shri M K Soman, President of Federation of Clubs in Karnataka, has offered to help us in getting the required affiliation for our Club. First, we have to take membership in the Federation of Clubs in Karnataka and then apply for affiliation. Once, we obtain the affiliation, our members will be able to avail the Guest Room and other facilities extended to guests in other clubs. Similarly, Members from other affiliated clubs can stay in our Club House and avail the club facilities. This affiliation will be of mutual benefit to our Members as well as for Members from other affiliated Clubs.

4.4 Club Membership Cards:

We are pleased to inform that process for issuance of Membership ID Card has started and the Club Membership application is being uploaded in our website: bhelohs1.com. All the members, who have paid club membership fee are requested to download the Form and submit the filled in form to the below mentioned address. Members who have already submitted the club membership application form are also

[Handwritten signatures]
P. Sasikala
Yogeesha
K. K. W.
S. S. S.



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requested to submit once again in the revised format, available in the website.

Shri. D.K. Basha,
Director/BHEL OHCS Ltd.
NO.73, Balaji Layout,
Opp. Yelahanka County club,
Sathanur Village, Bengaluru main Road,
Bangalore North – 562149
Mobile No.: 9731720522

Any query w.r.t club membership form & club card may please contact Smt. P. Sashikala, Mob No 9972852163 and Shri K Ranganath, Secretary, Mob. No. 9449505407.

It is once again reiterated that the club membership is neither transferable nor refundable.

4.4 APPROVAL OF AGM:

After deliberations, the AGM accorded its unanimous approval, by voice vote for the following:

- A) Society taking possession of the Club House on 13th January 2024 which was under occupation by M/s Hum Dum Ventures.
- B) To take Membership in the Federation of Clubs in Karnataka.
- C) To seek Affiliation for our Club with other Clubs of in India.
- C) Issue of Club Membership cards to the members, who have paid life time club membership Fees

President whole heartedly thanked the AGM for their approval and assured the AGM, that very soon, our Club House in Nandi View Layout will run successfully.

P. Sashikala
K. Ranganath
yogeesh
D.K.B.



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5.0 FRONT LAND OF THE SOCIETY:

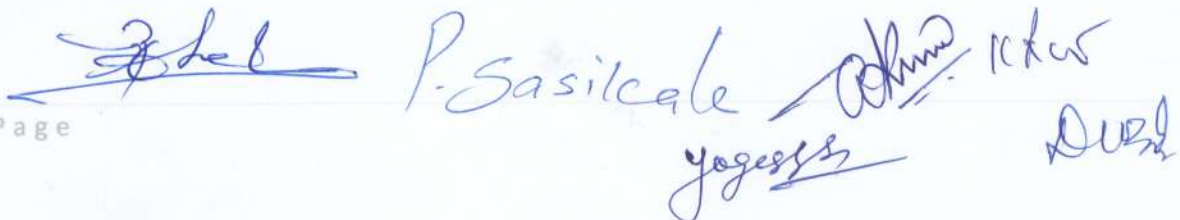
Another important issue faced by our Society is pending of Transfer of Front Land by our Ex. President Shri Rajendraiah.

The Land in front of the Main Gate of the Nandi View Layout was purchased in the name of Shri Rajendraiah, the then President of our Society who was eligible to purchase agricultural land. Since the date of purchase of this property, the property is in the sole and exclusive possession of the Society.

At the time of purchase of this Front Land, it was also agreed between our Society and Shri Rajendraiah, that Shri Rajendraiah shall transfer this land to the Society once the restrictive rules for purchase of agricultural land is removed. It was also agreed that any expenses incurred in the Transfer of this land in favour of the Society including income Tax liability, if any or any other tax / fee which becomes payable by Shri Rajendraiah due to this transaction, will be fully borne by the Society.

Subsequently, the Rules prohibiting purchase of Agricultural Land by Non-Agriculturist was removed w.e.f. 11th June 2020. Therefore, there is an urgent need for getting the Society Front Land to be transferred to the Society immediately by Shri Rajendraiah.

However, in spite of several meetings and requests, Shri Rajendraiah has not yet transferred the front land to Society on flimsy grounds. Our Legal Advisors as well as well-wishers from the State Govt. have advised us to immediately take legal action for getting the legal ownership of the Front Land transferred to the Society Name. Hence, society proposes to go-ahead with legal action against Shri Rajendraiah for getting the Front Land transferred to the Society.





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5.1 AGM Approval for legal action against EX PRESIDENT, Shri Rajendraiah

On careful consideration of the issue, the AGM in its meeting held on 22nd September 2024 accorded its "Unanimous Approval" through Voice Vote for taking immediate legal action against EX-President, Shri Rajendraiah for getting the Front Land transferred to the Society.

6. Property Tax Rebate for "Self-Maintained Private Layouts":

The Govt. of Karnataka rules provide for extension of maximum rebate of upto 50% in Annual Property Tax for properties in Self Maintained Private Layouts.

Our BHEL OHCS Ltd., Nandi View Layout is a privately maintained Layout maintained through payment of Annual Maintenance Charges from the Site Owners of our Nandi View Layout. Therefore, we are eligible for the Tax Rebate of about 50% in Property Tax being extended by the Govt. of Karnataka to "Self-Maintained Private Layouts". Our application is under process and we are personally following up with the concerned PDO's and EO.

Now, they have vide their letter dated 10th Sept., 2024 asked us for certain documents and the same will be submitted at the earliest. As and when, we receive the Govt. approval for Tax rebate, the same will be shared with the Members immediately.

In this regard, it may please be noted that only Site Owners who are paying Society Maintenance charges regularly will be eligible for the Benefit of Tax Rebate.

6.1 AGM Approval for 50 % Property Tax Rebate

AGM in its meeting held on 22nd September 2024 accorded its "Unanimous Approval" through Voice Vote for "Extending the benefit of rebate in Annual Property Tax to only those Site Owners who have paid Society Maintenance charges upto date".

P. Sasileela
Yogeesha
D. S. S. S.



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7. Project Status:

In order to ensure completion of our Nandi View Layout Project, we had signed an MOU with the Builder MSK Shelters on 30th August 2023 identifying all pending issues including financial issues and setting out a clear "Road Map with time lines "for completing all the pending works by MSK Shelters in BHEL OHCS Nandi View Layout. Briefly, they are follows:

Summary of Pending Works and Status as on date:

Sl. No	Description of pending work	Value of such work (Security Cheque obtained)	Agreed date of Completion	Status as on 22/09/2024
01	Installation of Transformers etc.,	Rs.30.0 Lakhs	On or before 31 st January 2024.	Not yet completed
02	Submission of Statutory Documents, Approvals of Nandi View layout	---		Few documents given to Society.
03	Completion of Block-1 Phase-6 development works	Rs.60.0 Lakhs		Not yet done
04	Completion of construction of Overhead water tank & Sump as per MOU dated 30/08/2023	Rs.23.0 Lakhs		Not yet done
05	Completion of STP	Rs.25.0 Lakhs		Not yet done

[Handwritten signatures and initials]
P. Sasikala
yagessh
Adhinarayana
K. K. S.
D. V. S.



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06	Completion of connecting Roads, Parks & Bore well motors	Rs.12.0 Lakhs		Not Yet done
Total Value of pending works		Rs.150.0 Lakhs		

However, I deeply regret to inform the AGM that in spite of several reminders and follow-up with M/s MSK Shelters, no progress with respect to all the pending works has been made by M/s MSK Shelters. As per MOU, M/s MSK Shelters were required to complete all the pending works by 31st January 2024. Lack of any progress in completing the pending works is matter of grave concern to the society.

As for as submission of Original Documents by M/s MSK Shelters is concerned, it is with great difficulty, we were able to collect a few original documents in Sep 2024.

In this regard the Management Committee proposes to give a last and final chance of Three Months' time i.e. upto 31st January 2025 to M/s MSK Shelters to complete all the pending works as per the MOU of 30th August 2023, failing which the Society will take necessary legal action against M/s MSK Shelters and complete the pending works at the Risk and Cost of M/s MSK Shelters.

7.1 AGM Approval to complete the pending works on RISK AND COST of M/S MSK SHELTERS

The AGM in its meeting held on 22nd September 2024 insisted on giving one or two months' time only as a last and final chance for M/s MSK Shelters to complete all the pending works as MOU of 30th August 2023.

However, on behalf of Management Committee President requested the AGM to give the last and final chance of Three Months' time to M/s MSK Shelters to complete all the pending works as per MOU of 30th August 2023, by 31st January 2025.



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AGM was also requested to approve legal action against M/s MSK Shelters in case , they fail to complete all the pending works listed in MOU of 30th August 2023, on or before 31st January 2025.

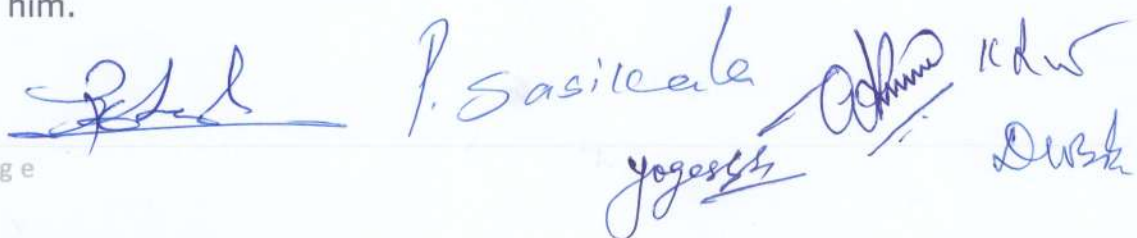
The AGM after discussion, agreed to the request and accorded its "Unanimous Approval" through Voice Vote for the following:

- A) To give the Last and Final chance of Three Months' Time to M/s MSK Shelters to complete all the pending works as per the MOU of 30th August 2023 on or before 31st January 2025.
- B) In case of failure by MSK Shelters to complete all or any of the pending works by 31st January 2025, Management Committee to take necessary legal action against M/s MSK Shelters and complete all the pending works at the Risk and Cost of M/s MSK Shelters.

8. Balance Registrations:

We have to provide site for another 20 Members who are very patiently waiting for registration of their site. This is another very important issue which needs to be completed soon.

We are trying to develop sites on our One Acre of land in Chikkasagarahalli which is adjacent to our Nandi View Layout. We have already approached the Land Lord whose land is situated in between our layout and our Chikkasagarahalli land to provide a connecting road to our layout . We have given different options to the land lord such as payment of market value for land to be provided by him for making a connecting road or alternatively providing him a suitable site in our Chikkasagarahalli land. We have also explained to the land lord that providing a piece of land for making a connecting road between his land locked property and our Layout is mutually beneficial and the value of his land locked property will appreciate more once the connecting road is build. He has so far refused our offer. We are still trying to convince him.





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Now, M/s MSK Shelters, have come up with new alternative proposal, for completion of the said pending registrations. We had first round of meeting on 01st September 2024. This is small private layout already developed but is not connected with our layout. The documents of alternative sites proposed by developer is under legal scrutiny. Once legal clearance is obtained, we will advise M/s MSK Shelters to give their detailed proposal in writing and if it is found reasonable, we will request our members who are waiting for site to consider the alternate offer and give their consent. Only when our members give their consent, we will take further necessary action in the matter.

8.1 AGM Approval to complete the pending 20 Registrations:





The AGM accorded its unanimous approval, by voice vote for the following:

- A) To develop sites on one acre of land in Chikkasagarahalli, Adjacent to our Nandi View Layout.
- B) To submit MSK Shelters alternative site proposal, to our Members for their consideration only after legal clearance and go ahead if members agree to take sites in the alternate private layout.

9. Regularization of GPA/ Sale Agreement to Sale Deed

In order to ensure better security for Members Eight (8) sites were registered through "Sale Agreement" and Seventeen (17) sites were registered through "General Power of attorney and Sale Agreement" pending issue of NOC and Katha. Now, M/s MSK Shelters have obtained NOC for these sites and they have to only obtain Katha for these sites by paying the prescribed fee of Rs.22.0 Lakhs (Twenty Two Lakhs only) . M/s MSK Shelters have not yet settled this issue in spite of agreeing to do it before 31st Jan 2024.

Once the Katha is obtained, we will arrange for registration of regular "Sale Deeds" for these sites. During the recent meeting with M/s MSK

 P. Sasikala   



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Shelters on 01st September 2024, M/s MSK Shelters assured that, they would do the needful in a month time.

However, in spite of several reminders and follow-up with M/s MSK Shelters, absolutely no progress has taken place with respect to all the pending works. As per MOU M/s MSK Shelters were required to complete all the pending works by 31st January 2024. M/s MSK Shelters failure to complete the pending works by the due date is matter of grave concern to the Society.

As far as provision of Original Documents pertaining to our Nandi View Layout by M/s MSK Developers to the Society is concerned, It is with great difficulty that we were able to collect a few original documents in September 2024. They have to give many more Documents and they are delaying them on some flimsy reasons or the other.

In this regard, we have decided to give the last and final chance of Three Months' Time to M/s MSK Shelters to complete all the pending works as per the MOU of 30th August 2023 on or before 31st January 2025, failing which the society will take necessary legal action against M/s MSK Shelters and complete the pending works at the Risk and Cost of M/s MSK Shelters.

9.1 AGM Approval to complete the Regularization of GPA/ Sale Agreement to Sale Deed

The AGM accorded its unanimous approval, by voice vote for the following:

- A) To give the last and final chance of Three Months' time to M/s MSK Shelters to complete Regularization of GPA/Sale Agreement as per the MOU of 30th August 2023 on or before 31st January 2025.
- B) In case of failure by MSK Shelters to complete Regularization of GPA/Sale Agreement as per the MOU of 30th August 2023 on or before 31st January 2025 to take legal action against M/s MSK Shelters and

P. Sasilale

A. S. S. S. S.

D. S. S. S. S.



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Complete the Regularization of GPA/Sale Agreement sites at the Risk and Cost of M/s MSK Shelters

I Conclude my address to this August assembly and thank all our esteemed Members and our Seniors Shri AV Krishnan, Ex. ED of BHEL, Trichy and Ranipet, Shri D Ashok, Ex. ED, BHEL, CBU and Shri Raj Sabapathy, Ex. ED, BHEL, CBU and Other Senior Members for attending this AGM and for your continued support to the Society .

10.0 REPORT: by GENERAL SECRETARY Shri K. Ranganath:

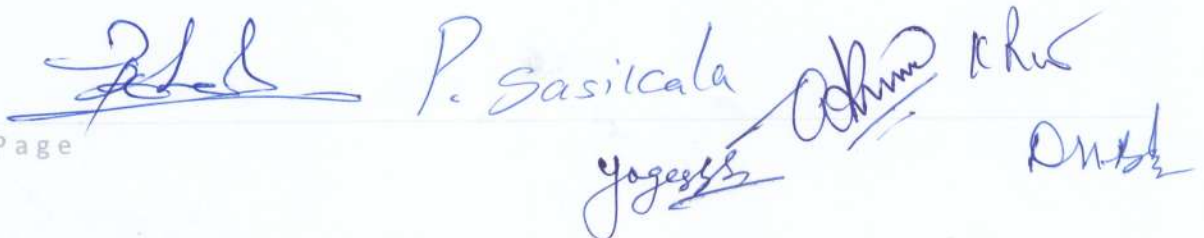
I extend a very warm welcome to all our members and will brief you on the balance Developmental Activities and other important issues. Presently, society is operating with limited scope since 2 years, to manage the maintenance of the Layout. This maintenance is very vital for upkeep of the layout and to safeguard and secure the sites of members from anti-social elements and encroachment from outsiders.

10.1 Maintenance of the Layout & Payment of Annual Maintenance Charges:

As already informed in the previous AGM's, Maintenance of the Layout is very important to secure and safeguard the interests of the site owners. Therefore, we request all site owners to pay the Maintenance Charges.

We are glad to inform that, many of the members have responded to various requests made by Society for payment towards maintenance charges for the period 01-01-2019 to 31-12-2024. We are very thankful to those Members and appreciate their commitment to keep our Society Layout safe and secure.

Members who have already paid maintenance charges for the period 01.01.2019 to 31.12.2024 may kindly ignore this reminder since this message is intended for only those members who are yet to pay.


P. Sasikala
Yogesh
R. K. R.



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We would also like to highlight that, during the last 6 years we have maintained the same rate for Maintenance charges and happy to inform that we will continue with the same rate for this FY also.

We request all Members to kindly pay maintenance charges for the period 01.01.2025 to 31.12.2025 at the rate of Rs 2/sqft at the earliest, so that periodic maintenance activities such as like Security, Payment of Monthly Electricity Bill, Property Tax, Cleaning of Layout, Repairs, replacements etc., can be continued without any break.

10.2 The Nandi View Layout membership card shall be issued to members, who have paid maintenance from 2019 to till date.

We are pleased to inform that arrangements are being made to issue the Nandi View Layout Membership ID Card and application for the same is being uploaded in our website: bhelohts1.com. All members, who have paid the maintenance upto date are requested to download the form and submit the filled in form to the below mentioned address. The members who have already submitted the Layout Membership application form are also requested to submit once again in the revised format, available in the website.

Shri. D.K. Basha,
Director / BHEL OHCS Ltd.,
NO.73, Balaji Layout, Opp.
Yelahanka County club,
Sathanur Village, Bengaluru main Road,
Bangalore North – 562149
Mobile No.: 9731720522

In case of any query w.r.t. Layout Membership Card, Members may please contact Smt. P. Sashikala, Mob No 9972852163 and Shri K Ranganath, Secretary, Mob. No. 9449505407.

P. Sashikala
K. Ranganath
yashika
DUBK



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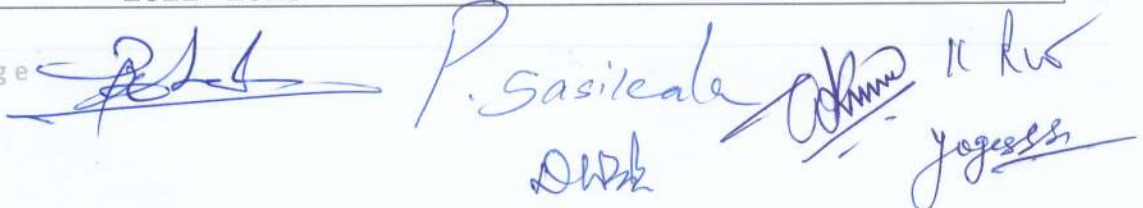
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10.3 Members who have NOT PAID maintenance charges upto date, may kindly note the following:

- A) Members who have not paid Maintenance Charges upto date will not be eligible for Property Tax rebate which may be extended by the Govt. to our Nandi View Layout which is a "Self Maintained Private Layout"
- B) Further, Layout Membership card, will not be issued to members who have not paid maintenance upto date.
- C) Sites of Members who have paid Maintenance Charges upto date only will be maintained by Society.
- D) NOC will not be issued from Society till Maintenance Charges are paid upto date.
- E) Rectification of sale deed of Members who have not paid Maintenance Charges upto date will not be carried out by the Society, till the member pays maintenance charges upto date.
- F) Society shall not be responsible for the Safety and Security of the sites of members, who have not paid maintenance upto date.
- G) The Society will not get involved, if any Case is filed against them pertaining to site in the BHEL OHCS Nandi View layout.

10.4 I also want to share with the AGM the summary of Maintenance Charges NOT PAID by members:

<i>Financial Year</i>	<i>Year wise maintenance YET TO BE PAID By No. of Members</i>
<i>2024- 2025</i>	<i>752</i>
<i>2023- 2024</i>	<i>711</i>
<i>2022- 2023</i>	<i>559</i>





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2021 - 2022	568
2020 - 2021	722
2019 - 2020	784

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 to pay the same immediately. Payment of maintenance charges by all the Members will also ensure that Members who are regularly paying Maintenance Charges are NOT put to a disadvantageous position by defaulting members

We seek the continued support of all members to complete the pending Developmental Activities in the layout.

10.5 AGM Approval for Non-Payment of Maintenance:

The AGM accorded its unanimous approval, by voice vote for the following,

- A) Annual Property Tax rebate as and when approved by the Govt. of Karnataka will be extended to only those site owners who have paid maintenance charges upto date. In other words those who have not paid the maintenance charges upto date will not be eligible for the said Annual Property Tax rebate.
- B) Layout membership card, will not be issued to members who have not paid maintenance Charges upto date.
- C) Sites will not be maintained by society of the members, who have not paid maintenance charges upto date.
- D) NOC will not be issued from society till maintenance charges are paid upto date.

 P. Sasikala  
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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, Kuduvati, Nandi hobli, Chikkaballapura – 562103

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- E) Rectification of sale deed, if any required, for particular member will not be carried out by the Society, till the member pays maintenance charges upto date.
- F) Society shall not be responsible for the Safety and Security of the sites of members, who have not paid maintenance upto date. Further, Society shall not maintain their site, till the dues are paid.
- G) The Society will not get involved, if any Cases are filed against them pertaining to their site in BHEL OHCS Nandi View Layout.

11.0 Pending Cases against BHELOHS - Nandi View Layout.

The committee came to know in June 2024 that about six cases are pending against BHELOHCS. We have engaged an Advocate in Chikkabalapur to fight these cases.

We are pleased to inform that out of six cases, one case has been dismissed by the Hon. Court. In this matter, we have filed a Caveat in the appeal court to prevent the litigant from obtaining any stay order. Our Secretary and Other Directors are attending the Court Cases.

12.0 Opening of Additional Bank Account in Nationalized Bank:

We will be shortly opening additional Society Bank Account in one or two Public Sector Banks.

13.0 Appointment of Auditor for the FY 2024 - 25:

The Society Executive Committee has proposed appointment of Shri. N K Satish, who is one of Govt. approved Auditors, as the Statutory Auditor for the year 2024-25 and he will be paid remuneration as per the Govt. Orders in the matter.

[Handwritten signatures and initials]
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K. K. K.
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I want to reiterate that the auditing of Accounts is a statutory requirement and the Accounts are audited by the Auditors appointed by the Co-operative Department. Therefore, I am submitting the Audited Account for the year 2022-23 & 2023 & 24 for the kind information of our AGM.

AGM approved to the below Proposal of our Secretary

1. Appointment of Shri. N K Satish, who is one of Govt. approved Auditors, as the Statutory Auditor for the year 2024-25
2. Audited statement for two financial years 2022-2023 & 2023 – 2024.
3. Proposed Budget for the year 2024-25.

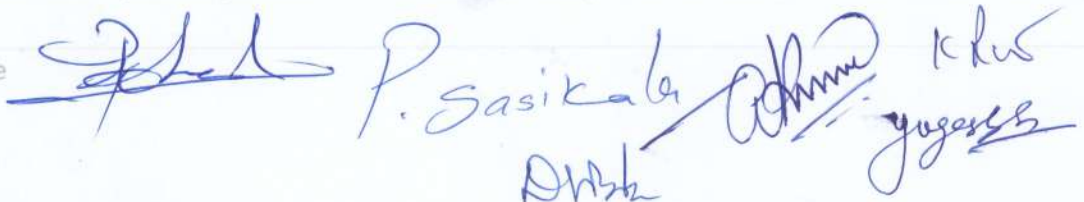
14.0 APPEAL:

I request all our esteemed Members to explore the possibility of construction of their beloved Home in our Nandi View Layout. Our Nandi View Layout is going to be one of the Best Layouts in Bangalore and I once again urge you to construct your home in our Layout. Once houses start coming up in our Layout, it would be one of the best places to live and enjoy a very peaceful living in a least polluted place. Construction of Houses will also increase the market value of our sites.

I am sure that this is one of the best AGM in the history of our Society. I Thank all our esteemed Members and our Seniors Shri AV Krishnan, Ex. ED of BHEL, Trichy and Ranipet, Shri D Ashok, Ex. ED, BHEL, CBU and Shri Raj Sabapathy, Ex. ED, BHEL, CBU and Other Senior Members for attending and making this AGM a fruitful and memorable one.

15.0 AGM was opened for interactive session (Question & Answer session):

During interactive session, members were free to seek clarification/doubts, if any in respect of the ongoing project. Many Members participated in the deliberations and sought clarifications on


P. Sasikala
Ashok
Jugesh



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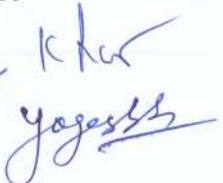

various issues. Member's queries/doubts were clarified by President, Vice President, General Secretary, Treasurer and other Directors.

Following points were discussed by members in the AGM & the Response given by the Management Committee is as follows:

Q1. Shri. K.V. Gowri Shankar:

Shri. K.V. Gowri Shankar, who has constructed a house and staying in the layout for almost 15 days a month, briefed the AGM about following developments around our layout:

1. Security is in place
2. Our layout is one of the best layouts, compared to many layouts in the surrounding area.
3. Appreciated the committee for taking over the club house in Society possession.
4. Many new layouts have come around our Nandi view layout.
3. Many hotels have come up around our layout.
4. Amazon also delivers to our layout.
5. There is a tremendous improvement around our layout
6. Every hour there is a bus from our layout to Devanahalli.
7. Requested many more members to construct houses and to start living in the layout.
8. Made an appeal to President and Secretary to provide lighting throughout the night from entrance gate to Club House and up to his house for time being and also requested to get the transformer checked, as last few days noticed severe fluctuations.


P. Sasikala

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Yajesh

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President & Secretary agreed to address the Lighting and Transformer issue pointed out by Shri. K.V. Gowri Shankar at the earliest.

Q2. Shri. John Thirvodas:

Following were the queries raised by Shri. John Thirvodas

1. What is holding from getting the Front Land to Society's Possession.

President replied that, so far Shri Rajendraiah has not come forward to transfer the Front Land to Society on flimsy and untenable grounds. We have the Land under our possession and we also have important Documents relating this property. He also informed that as approved by this AGM, necessary legal action will be taken against Shri V Rajendraiah for transferring this property in Society's name.

4. Requested committee to expedite the Pending works, amounting to 1.5 crore at the earliest.
5. Appreciated committee's efforts in taking over the clubhouse under society's possession.
6. *Requested for Audit Statement in English*

General Secretary informed that the approved audit report shall be in regional language as per prevailing rules of Karnataka Government. However, committee agreed to provide in English also from the FY 2025 onwards.

Q3. Shri. Palaniswamy, 477 membership No.

1. Informed committee, that he is unable to get ekhata, as his site B1P3-108, is carved out 2 survey numbers. Requested society's intervention in getting the ekhata.

P. Sasilakshmi
A. Srinivas
K. R. Srinivas
Y. Srinivas



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General Secretary informed that that the existing Software of the Govt. has no provision for making ekhata for a site that has been carved out of land from 2 Survey numbers. This has been brought to the notice of the State Revenue Authorities and they have informed us that provision is being made in their Software for issuing amalgamated ekhata for such sites. This will take some time.

We have two three cases like this including the Site of Shri Raj Sabapathy, Ex. ED, CBU. Society will follow up the State Revenue Department Officials and get this issue resolved. It will take some time. Concerned Members are requested to kindly bear with this delay.

Q4. Shri. Hiremani,

1. Requested committee to provide road to B2P1 block

General Secretary assured that, it will be done in the coming days, after completion of pending Registrations

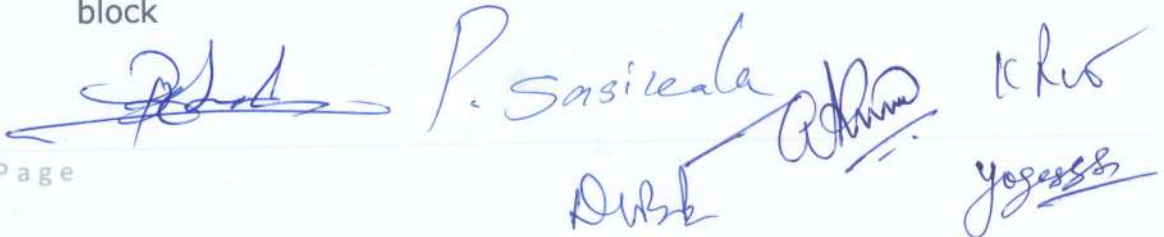
Q5. Shri. Shivaramaiah

1. Requested committee to review the CA site area in B1P1 (Banyan tree area)

General Secretary assured that legal opinion will be taken and the matter will be sorted out.

Q6. Shri. Avvari Ramesh

1. Requested for interconnecting road for site B2P2-76 & 77 to B2P1 block





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17. UPDATION OF CONTACT DETAILS:

We are in the process of strengthening Society Data Base. So we request all Members to furnish their details for updating in the Society Data base.

Members are requested to forward the following **contact details to bheloahcs@gmail.com** for updating.

Membership No.	Name	Mobile No.	E-mail	Address

18. Payment details:

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 (bheloahcs@gmail.com) enclosing the screen shot of online transfer for easy updating 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:

1. Payment can be made from all the Banks except HDFC.
2. Please DO NOT transfer through IMPS.

P. Sasitkala
Adhinarayana
Yogesh



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General Secretary assured that, it will be done in the coming days, after completion of pending Registrations

Q7. Shri. Subramanya

1. Requested for issue of club card and guest room charges per day.

President informed that new club membership forms will be issued after completing the formalities of affiliation of club house with other clubs of Karnataka.

Secretary informed that the guest room charges/Tariff per day for Club Members is Rs 2000/- and Others Rs.2500/-

16 VOTE OF THANKS: BY SHRI NIVED KUMAR, DIRECTOR:

I, on behalf of our Management Committee Thank all our esteemed Members and our Seniors Shri AV Krishnan, Ex. ED of BHEL, Trichy and Ranipet, Shri D Ashok, Ex. ED, BHEL, CBU and Shri Raj Sabapathy, Ex. ED, BHEL, CBU and Other Senior Members for attending and making this AGM a fruitful and memorable one and enabling us to take very important decisions.

I also Thank all our Support Staff and Others who made various arrangements for this AGM such as Furniture, Public Address System, Lunch etc.,

Thank you all once again.

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

P. Sasilesh
Dhruv
Yogesh



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OR

Kindly courier the CHEQUE in favour of "BHEL Officers Housing Co-Operative Society Ltd" to the following address.

Shri. D.K. Basha,
Director / BHEL OHCS Ltd.,
NO.73, Balaji Layout, Opp.
Yelahanka County club,
Sathanur Village, Bengaluru main Road,
Bangalore North – 562149
Mobile No.: 9731720522

Any query w.r.t payments please contact Smt. P. Sashikala, Mob No 9972852163 and Shri K Ranganath, Secretary, Mob. No. 9449505407.

P. Sashikala
Yogesh
K. Ranganath