



The BHEL Officers Housing Co-Operative Society Ltd.

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

Nandi View layout, Kempa thimmanahalli village, Kundana Hobli, Devanahalli Taluk, B'lore rural district - 562110

To,
M/s Hum Dum Ventures
No.102/1, B.Narayanapura,
Marathahalli, Outer Ring Road,
Bengaluru Urban, Karnataka - 560016

04th October 2023

Sir

Sub: BHEL OHCS Nandi View Club House MOU / Permission etc. - Termination -Reg

Please refer to the MOU dated 09th November 2021 entered into between our Society and M/s Hum Dum Ventures (yourselves) wherein it was inter-alia agreed that our Society being the absolute owners of the immovable property bearing Site No.B1P2-144, formed in Survey No.93, situated at Kuduvathy Village, Nandi Hobli, chickaballapura, Taluk and District is part of the BHEL OHCS Ltd., Nandi View layout project that the Society had formed for its members and the Society had also put up a Club House premises comprising of ground plus three floors measuring approximately 24,600 sft. and the Society being interested in entrusting the operation of the Club House to a third party to cater to the needs of its members and in this connection after having discussion with yourselves, after you having come forward to operate the Club House, the aforesaid MOU dated 09th November 2021 was entered into permitting you to operate the Club House pending a registered contract. The MOU contains the description of the Club House referred to as the schedule property and also lists the details and description of the areas and the facilities provided in the schedule premises as on the date of the MOU and the rents and Advance payable by you.

It was informed by you that availability of minimum 15 guest rooms are essential for grant of Bar License for Clubs. Therefore, the MOU provided that you would construct 12 additional rooms in addition to the existing four rooms by bearing 50% of the capital investment/expenses towards the construction cost of the said additional rooms, and as also costs for obtaining of Bar Licence and other expenses that may be incurred such as puff sheet roof for said rooms etc., It is further stipulated that the Guest Rooms would be furnished by yourself with our concurrence. That 50% of the expenses that would be borne by you is to be adjusted against the monthly rental payable by yourselves.



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The said MOU necessarily being in the nature of preamble to the contract to be awarded to you for operating the Club House for a period of 5 years had to be given effect by way of a registered document to be registered on or before 17/11/2021. The MOU names the registered document to be executed as a Lease Deed.

However, later it was officially learnt that availability of minimum 15 guest rooms was not essential for obtaining a Bar Licence for Clubs. Therefore, the AGM of the Society held in September 2022 unanimously rejected the proposal for construction of additional 12 rooms in Club House. This Decision of AGM, which is the Supreme Authority on matters relating to the Society, including the said construction of additional rooms was communicated to you by the Society.

However, take note that despite passing of several years from the date of the MOU, you have not fulfilled any of the basic requirements as stipulated in the MOU. Further, It be placed on record, that vide your WhatsApp message dated 21st September 2023 and 22nd September 2023 you have also indicated that you are not interested in operating the Club House and it is also to be placed on record that you have raised an untenable claim that you have made certain investments and have suffered losses. The same is unacceptable and a separate letter addressing the alleged grievance made by you has been replied by our Whatsapp message dated 22nd / 23rd September 2023. It is also placed on record that it is the society which has suffered financially and has incurred huge expenses, those aspects are also clearly detailed in our reply addressed to you in response to your WhatsApp message dated 21st and 22nd September 2023 vide our Whatsapp message dated 23rd September 2023. It is to be stated that as per the MOU, our society had only to lease out the bare structure, however, the Society has spent about Rs. 17.85 lakhs towards providing window curtains, light fittings, gym flooring, kitchen equipments, such as chimney, utensils, gas connection, gas cylinder etc., and has also not charged rent for the period of 09 month's from MOU and thereafter the agreed or stipulated rate of rent of Rs.50,000/- per month nor the agreed advance has been paid by you till date.

It is also to be stated that AGM of the Society was recently held on 24th September 2023 and during the conduct of the AGM you made attempts to disrupt the holding of the AGM by



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indulging in mean and petty activities like putting up unsustainable and uncharitable posters, removing furniture etc., from the Reception area and Dining Hall/ Restaurant knowing fully well that the AGM was to be attended by the members in large numbers. These acts clearly indicate that you have no interest in the matter.

Further, instead of complying with the terms of the MOU, you sought for subletting of the card room, Bar and other facilities and have never been forthright to come forward for *registration as per MOU.*

In the said circumstance, the Society in its AGM held on 24th September 2023 has unanimously decided not to proceed in the matter of granting the premises on lease to yourselves and the license provided to you till date to operate the Clubhouse stands revoked with immediate effect and "Terminate " the permission /Licence given to you to operate the Clubhouse with immediate effect. The also further decided to operate the Club House by the Society itself and not to lease it.

Therefore, take notice that the permission granted to you under the MOU dated 09th November 2021 is hereby terminated with immediate effect. Consequently. you are hereby called upon to approach the undersigned (Secretary) with prior notice to collect your belongings, if any located in the premises and handover the keys of the Club House building to the undersigned.

Thanking you.

Yours Sincerely

General Secretary

BHELOHCS