

Clarifications

Dt.30-08-2021

Respected members,

Ref: Reply to mails received from Members, Space Employees Co-operative Housing Society Limited.

With Reference to above, The Board has taken note of your concern and discussed in detail about all the issues that are raised. After detailed discussion amongst the Board, it is decided to clarify as under:

It is observed some people are making false propaganda in social media on SECHS Board with the cooked news with vested interest. It is to clarify that all the allegations are wrong, baseless and highly condemnable. In these some are not even member of SECHS.

We would like to bring to notice of the members that, few of these persons have done the similar propaganda during 2nd Phase ISRO layout formation and become the cause for loss of 200 members to withdraw the site deposits. These affected members are worried for the same situation / repeat arises in 3rd Phase. Now those senior persons who have lost their chance in 2nd phase are 3rd phase members and also cursing those who caused them loss in 2nd phase. Same second phase tactics are repeated again with vested interest.

False propaganda is spreading by some persons with vested interests to stop the project and damage the board reputations by creating confusion and wanted to push society in to legal disputes. Please do not fall into their traps.

These vested interest persons are trying to interact (the reasons shall be known to them only???) with developers / legal experts by quoting them as Board of Director. They are trying to hold the progress and posing unwanted issues to them and show casing themselves as saviors.

1. Many of members are getting group mail saying “change the membership Number and Name send following mail id” some of the members replied to board saying practical ground reality and idealistic is different, this propaganda may further delay the project. Some of the members copied mails pasted and sent to all the BODS and SECHS office as advised by one of the member. However the BOD felt the duty to clarify all issues raised by respected members to avoid the confusions.
2. All the allegations made are hereby denied as false and completely devoid of truth. The Board strongly feels that the said propaganda is only with an intention to create a sense of anxiety and disharmony among the members of the society and the board of directors. Nevertheless, we wish to take up the responsibility of responding to the issues raised to give clarity and maintain transparency with the members of the society regarding the 3rd phase project and to bring out the falsehood in the claims made by few members.
3. The Society has purchased about 154 acres of land in Pujena Agrahara and Doddagattinagabbe Village in Hoskote for the purpose of forming a layout (Phase-III) and allotting sites to its members.

4. *Issue 1:* With respect to the recovery of 6 Crores plus interest from Sri.Krishnamurthy, the same has been paid in pursuance of the 2013 agreement between the society and Sri.Krishnamurthy. Therefore, the question of recovering the same will not arise as it would amount to violation of the terms of the agreement executed in 2013. Sri.Krishnamurthy, in accordance with the agreement, has helped us in taking possession of about 80 acres of land and has played a crucial role in clearing the disputes related to the litigations in the land and also vacating the farmers from illegally continuing to stay in possession of the lands belonging to the society. In view of the fact that Sri.Krishnamurthy has partly performed his liabilities under the 2013 agreement, the some amounts have been released in his favour. The said payments are advances and part payments made towards the services rendered by Sri.Krishnamurthy for the realisation of the project. You will appreciate that the farmers issue has been solved in a quick manner and without any litigation or protest. This issue was discussed elaborately in SGBM and agreed by majority of members.

There are still works to be undertaken and completed with respect to the 3rd phase project. In order to ensure that the works with respect to 3rd phase is completed and the entire project is realised without any hassles from the localities or farmers/landowners, the services of Sri.Krishnamurthy is necessary and important. Sri.Krishnamurthy continues to render his services for the realisation of the project and is performing his part of the contractual obligations in accordance with the 2013 agreement. The activities of the 2013 agreement have been done in part and further activities are in the process of being

completed. In case any farmers protest arises, the project will be stalled endlessly. In this regard, we can take reference to the farmers protest in Delhi and we must make efforts to avoid any such situation here.

5. *Issue 2:* It is hereby clarified that uploading the details of the members along with their names, membership numbers, nominees, addresses, including their payment, respective plot sizes etc., would amount to disclosing personal details which are confidential, on a public forum which is accessible even to the non-members. The same cannot be done in the larger interest of all the members of the society as it can be misused and could create issues which are totally avoidable, unwanted and uncalled for. The details regarding the MOU, agreements and letters of correspondence cannot be shared as the same would create an opportunity for non-members and strangers to misuse the said documents which are confidential and private information of the Society and its members and allows such persons to create hurdles in the progress of the 3rd phase project. The minutes of meetings of all the General bodies including SGBMs are displayed on the Society's notice board at regular intervals. The society's office is open on all working days and there are staffs available so as to enable the members to get clarifications. The Society is also available for all forms of communication on the Society's official email address and Telephones. Therefore, the claim that the Society must upload confidential and personal information is inappropriate and untenable.

6. *Issue 3:* The master plan has been prepared for total for 154 acres of land belonging to the society and that the plan approval from STRR obtained in phases.
7. *Issue 4:* In the 154 Acres of land acquired by the Society for about 1700 members, has about ~50% land utilisation efficiency and therefore the 154 Acres procured is sufficient to meet the requirement of allotting plots to all the members involved in the 3rd Phase Project.

However, it is necessary for the Society to acquire some of the pocket lands to ensure that there is connectivity in the layout and also to obtain approvals towards access to the roads. It is hereby informed that the change to be affected in the RTCs from the name of the farmers/land owners to the name of the Society is to be undertaken to ensure that the erstwhile land owners or farmers do not create any further legal hurdles or issues by using the existing RTCs and illegally claim ownership over the land sold by them in favour of the Society. If the names of the farmers or land owners continue to reflect in the RTCs, they might misuse the same wrongfully and claim ownership over the lands acquired by the Society. This does not in any manner come in the way or restricts the Society from undertaking the development in 33 acres of land approved by the competent authority for development.

The allegation against the legal advisors of our Society is most unfortunate. The present legal advisors have been with us for the past 13 years. Moreover, they are a reputed firm and all matters handled by them have succeeded in favour of the Society.

8. *Issue No.5:* The claim that the extra pocket lands are not required, as the previous Board had already discussed with the farmers who own the pocket lands to develop the lands on their own by having connectivity to the lands owned by the Society is not correct. We are aware that the farmers are not willing to develop their lands for the benefit of the Society and the farmers developing their own lands will not be in the interest of the society in any manner whatsoever. The very purpose of having the 3rd phase project is to ensure that the Society is able to form a layout for all the members in one stipulated area. If the Society does not procure the pocket lands, the very purpose of having a single layout for the members of the Society would be defeated. The fact that the pocket lands are mandatory and that without them, a single layout cannot be formed has already been discussed in several General Body Meetings as well as the recently concluded Annual & Special General Body Meeting. There is also a possibility that, if the essential pocket lands are not acquired, the continuity including road access might be unavailable and approval may be difficult in the said project/layout. Wherever the essential pocket lands are required, the Society can acquire the said lands has already been concluded by earlier AGBMs.

Few persons are intentionally and deliberately manipulated the facts to suit false and frivolous claims. The question is not whether the Society has additional or excess lands in its entirety but whether the entire project or layout has connectivity and continuity to form a single layout as opposed to several portions of land with no connectivity. Therefore, the suggestions are clearly an attempt to

cause unwanted hassles and create panic and doubts in the minds of the members of the Society.

9. *Issue No.6:* The allegations and false statements that the current Board of Directors and the bidder of the Nelamangala land have joined hands together to dispose of about 7 acres of land and that an additional amount which is black money is being shared is completely false and no document is produced to substantiate above claim. Such statements are being made only with an intention to depict the Board in bad light.

The Society had called for a tender with respect to the sale of about 7 acres of land in Nelamangala. The highest bidder has been awarded the tender after going through the entire tender process. The Society awarded tender in favour of the highest bidder as there could be an inordinate delay in contesting a legal battle as the Society is yet to effect the requisite changes in the revenue documents and other title documents with respect to the Society's land.

12 Acres at Nelamangala - Sri.Vidyasagar: There was an Arbitration award passed in favour of the Society directing Sri.Vidyasagar to return the amount received towards the Sale Consideration along with interest and the 12 Acres of land in Nelamangala was also restored in favour of the Society. However, Sri.Vidaysagar challenged the said award before the City Civil Court at Bengaluru. The said A.S. was dismissed upholding the award passed in favour of the Society. This is a victory in favour of the Society. Sri.Vidyasagar has filed an appeal against the final order passed and the commercial appeal is pending consideration before the Hon'ble High Court of Karnataka at Bengaluru. We have discussed the matter with our advocates

(M/s. Kumar and Kumar) and they are pretty confident that they will be able to succeed even before the High Court. Therefore, no action can be initiated with respect to the said land at Nelamangala as the matter is *sub-judice* and the Society's actions would be subject to the outcome of the said appeal proceedings before the Hon'ble High Court.

Issue No.7: Regarding the nomination of Chief Patrons from the ISRO Headquarters ("ISRO HQ"), The ISRO HQ has suggested that for the time being, the said nominations are not necessary as the requisite works regarding the completion of the 3rd phase project is already in progress and in view of the fact that the Board of Directors are in constant contact with the ISRO HQ for their supervision and guidance.

10. Issue No.8: The relocation of the Office Campus was discussed in the several General Body Meetings and the majority of the members of the society have made it abundantly clear that the current campus is preferable. It is also pertinent to note that the relocation would put the security of valuable documents and papers in jeopardy. Currently, the Society office is in a secure location and it is not advisable that it is relocated. This is in the best interests of all the members of the Society.

11. Issue No.9: The site engineer was appointed by the previous Board. The current Board have continued with him, as the approval for 33 acres of land has been accorded and the civil works to be undertaken require his supervision. Any new appointment to the post of the site engineer could be detrimental to the developmental works to be

undertaken by the Society as a new appointee would require considerable time to come to terms with the status of the 3rd phase project and the same could delay the progress further.

The Society and the Board have put in maximum efforts to ensure the completion of the project and realisation of the layout as envisaged, despite all the practical and legal difficulties faced by them. The Society continues to face several practical hurdles which the Society can overcome only with the co-operation of the members of the Society. It is rather disheartening and unfortunate and is attempted to use this situation to fulfil their personal agendas instead of assisting the Society in realising the project. The Society and the Board of Directors have always acted with utmost diligence, balancing the practical and legal difficulties and ensuring that their actions are in accordance with law. The allegations and false claims made are nothing but an act of infusing and sowing seeds of mistrust, disbelief and doubts in the minds of members of the Society, and an attempt to put the realisation of the project in jeopardy.

Board requests all members not to send any mail to BODs personal mail / official mail Id. If needed any clarifications the same may be addressed to the Society mail Id sechsltd82@gmail.com only. Members also may contact to the Society office on all working days between 8.30 AM to 4.30 PM or phone call 080-2505 2533.



For and on behalf of the Board

Vice-President
SECHS LTD.