

Minutes of the 41st Annual General Body Meeting (AGBM) of the Space Employees' Co-operative Housing Society Limited (SECHS LTD)

Date: 14th September, 2024 (Saturday)

Venue: SECHS 3rdPhase Land, Poojena Agrahara Village, Hoskote Taluk, Bengaluru.

Attendance:

The 41st AGBM commenced on 14th September, 2024 at 10:00 AM, with 632 members in attendance, meeting the quorum requirements.

Vice President Sri Devaraja B.K. welcomed the members to the meeting and introduced the Board of Directors, the Advisory Committee, and the Society Staff present at the AGBM. He then presented the agenda and the meeting began with an invocation song. Following this, he invited the President of SECHS LTD to deliver the welcome address.

Agenda Item 1: President's Welcome Address.

President Sri Venkateswara Rao CH extended a warm welcome to all members attending the 41st AGBM. He reported that since the 40th AGBM, held on 16th September 2023, the Board had convened 17 formal Board meetings, making collective efforts towards expediting the development of the 3rd Phase layout.

He further informed the members that the audit for the financial year 2023-24 was completed and that the Society had once again achieved an 'A' grade, reflecting the continuation of good accounting practices from previous years. He expressed his gratitude to the Board of Directors, the Advisory Committee, and the Office Staff for their valuable contributions.

The President updated the members on the progress of the 3rd Phase development, highlighting advances in layout development, including civil, electrical, and UGD (Underground Drainage) works. He also mentioned the progress in documentation related to reconversion, resolving disputes, land possession, and acquisition of pocket lands.

Further, he shared that significant progress had been made in securing STRR



(Satellite Town Ring Road) approvals, with additional 43 acres of land receiving approval following multiple iterations.

The President informed the General Body that the Annual Report and Audit Report for the Co-operative year 2023-24 had been circulated to all members. Hard copies were distributed, and soft copies were made available through the Society's Telegram channel and official website for easy access to the members.

He acknowledged the cooperation and support of legal advisors, architects, developers, land aggregator, and farmers, as well as the crucial role that SECHS members played in making this progress possible. He expressed confidence that the Board would continue to build momentum in the coming days, towards completing the project.

On behalf of the Society, the President extended his sincere thanks to Chairman ISRO/Secretary DOS, Director URSC, Controller URSC, AS DOS, AS & FA DOS, and other senior officials of ISRO/DOS for their guidance and support. He once again thanked the Board of Directors and the Advisory Committee for their outstanding contributions and support.

The President requested all members to patiently listen to the presentations and proceedings of the AGBM and cooperate in ensuring that the meeting is conducted in an orderly manner. He assured that all questions would be answered, and any doubts would be addressed at the end of the session.

With this, the President declared the 41st AGBM officially open and directed that the proceedings continue according to the agenda.

Agenda No. 2: Confirmation of the Proceedings of the 40th Annual General Body Meeting.

Sri Nagaraja T. M., Director, presented the proceedings of the 40th Annual General Body Meeting, held on 16th September 2023, to the General Body for review and approval. During the presentation, Sri Chandrashekar R, M. No. 3703 raised a query, stating that one of his agenda items regarding the schedule for distribution of sites to members was missing from the minutes of the 40th AGBM, and suggested it be included. The Board clarified that the point was noted and would be included. It was explained that the detailed milestones and schedules had already been presented in both the last AGBM and the current one, which is why



they were not included separately. With this update, the confirmation of the minutes from the 40th AGBM was approved by the General Body.

The motion for approval was proposed by Sri Manjunatha Rao B. R, M. No. 1631 and seconded by Sri Madhusundhana Raju M, M. No. 3862.

Agenda No. 3 & 4: Budget Expenditure for the Year 2023-24 and Budget Proposal for the Year 2024-25.

Sri Lokesh Kumar Garg, Director, presented the Budget Expenditure for the year 2023-24 and the Budget Proposal for the year 2024-25 to the General Body.

During the presentation, Sri Chandrasekhar. R, M. No. 3703 raised a concern, stating that it was difficult for retired members to travel to the site to attend the AGBM and also it involved additional expenses for the tent and transport. He suggested that the AGBM be conducted in the city for easier access.

In response, the Board explained that holding the AGBM at the Phase 3 site was beneficial to the members, as it enabled them to directly witness the progress of the layout development, however the expenditure is within in the approved budget. Following this discussion, the Vice President Sri Devaraja BK sought the opinion of the General Body on the matter. A majority of the members (more than 500) raised their hands in favor of continuing to hold the AGBM at the site, recognizing the benefits of onsite meetings.

Subsequently, the General Body approved the Budget Expenditure for the year 2023-24 and the Budget Proposal for the year 2024-25. The motion was proposed by Sri S.Prakash, M. No. 3978 and seconded by Sri Ashwin. G. S, M. No. 2695.

Agenda No. 5: Apportionment of profit for the year 2023-24.

Sri Lokesh Kumar Garg, Director presented the apportionment of profit for the year 2023-24 and the same was approved by the General Body. It was proposed by Sri Manjunatha Rao. B. R, M. No. 1631 and seconded by Sri Ashwin. G. S, M. No. 2695.

Agenda No. 6: Presentation of Audit Report and Audited Accounts for the Co-operative year 2023-24.

Sri Channabasava B., Director, presented the Audit Report for the year 2023-24 to the General Body. He informed that the audit was conducted by



M/s. Umesh & Co., Chartered Accountants, and that the society retained its "A" grade.

During the presentation, Sri Sadananda. ,M. No.2003 raised a query about an advance amount of Rs 93,00,000 paid to M/s. Moosa and the auditor's comment on the matter. The Board explained that this issue has been ongoing since the 2015 audit report, with the auditor recommending that the amount be recovered or converted into land. In the current year, the money was adjusted against land, and the documentation is in progress and also noted by the auditor suggestion.

Sri Vijay Kumar. V, M. No. 1602 sought clarification regarding the possession of Nelamngala land. The Audit report indicated that the society held 20 acres and 27 guntas in Nelamangala, but 7 acres and 2 guntas had been sold to Sri Rajappa & Sons, and the court had ruled that the society should recover the money for the remaining 12 acres and 6 guntas. As a result, the society no longer possessed 20 acres land. He suggested correcting the land status. The Board clarified that this has been reported similarly since the 2009 audit report and corrections will be made in the upcoming audit report as necessary in consultation with the auditor and legal team.

Subsequently, the General Body approved the Audit Report for the Co-operative year 2023-24. The approval was proposed by Sri Mahedar Pal Singh M. No.1973 and seconded by Sewa Singh M. No. 3396.

Sri Channabasava B. also presented the Audited Accounts, covering all items related to Receipts and Payments, Profit and Loss, and the Balance Sheet for the year 2023-24. After certain clarifications, the General Body unanimously approved the Audited Accounts. The approval was proposed by Sri Manjunatha Rao B. R. M. No. 1631 and seconded by Sri Ashwin G. S. M. No. 2695.

Agenda No. 7: Continuation of Statutory Auditors for the Financial Year 2024-25.

Sri Shankar C. Director informed the General Body that the Board proposed to continue the current auditor, M/s. Umesh & Co., as the statutory auditors for the financial year 2024-25. The Annual General Body Meeting (AGBM) unanimously approved this proposal. The motion was proposed by Sri Nagaraj S. R., M. No. 271, and seconded by Sri Manjunatha Rao B. R., M. No. 1631.



Agenda No. 8: Annual Progress Report of the Co-operative Year 2023-24.

The President, Sri Venkateswara Rao C.H., presented the Annual Progress Report for the Co-operative year 2023-24, focusing on the current status of the third phase layout and the Nelamangala lands as outlined below.

1. Nelamangala Lands:

Auction Land: The Society purchased 8 acres and 27 guntas of government land in Sy No. 50 at Bettangere village, Nelamangala Taluk, through a public auction conducted by the Karnataka Government. However, after a survey, the Society obtained possession of only 7 acres and 22 guntas. An amendment order reflecting the lesser quantity was received, and the land was registered in the Society's name on 07-02-2019. Updates to the revenue records are in progress. Members were reminded that the Society received a refund of Rs 58.32 lakhs on 12-07-2018 due to the difference in land area. The sale process is underway as per the approvals in the 28th and 35th AGBM.

The total land for Sy. No. 50 is 24 acres and 13 guntas, with more than 12 allottees. The process of updating the revenue records to align with the actual land area and adjust dimensions has been complex and time-consuming. The President further presented the details of the revenue document updates during the AGBM. The presentation highlighted the movement of documents within the revenue department, showcasing the progression from the Revenue Inspector to the Deputy Thasildar, then to the Thasildar, and finally to the Assistant Commissioner. This thorough documentation presented to the members about the Society's efforts in completing the land record updates. However, the Society is now in a position to complete this process soon.

Disputed Land (12 acres in dispute with Sri Vidyasagar): The Arbitrator, Sri Kukkajee Ramakrishna Bhat, gave a verdict on 11-03-2015 directing Sri Vidyasagar to repay the amount collected from the Society within three months failing which he has to pay 12% annual interest from the verdict date. Sri Vidyasagar appealed this decision in the Court of Principal Civil and Sessions Judge, Bangalore (Case No. Misc./119/2015). The court ruled in favor of the Society, but Sri Vidyasagar has filed an appeal in the High Court. The Society



has initiated execution through the commercial Court and paid the necessary stamp duty. Now society is in a position to recover the funds as per the verdict.

Madhusudhana Raju M, M. No. 3862 and many other members suggested that the Board should expedite the disposal of Nelamangala lands (both auctioned and Vidyasagar case land). They recommended using this fund to develop the 3rd Phase Lands at Hoskote, reducing the financial burden on members for future installments. The President assured the members that the Board is exploring disposal options with the assistance of the Society's legal team and expects positive results soon.

2) HOSKOTE LAYOUT PROJECT:

Following updates / status is presented to the AGBM:

- ❖ **Land details and Status:** A comprehensive presentation was made, covering survey numbers; land extent, registration details, and the current status of the lands (refer to enclosed PPT for details).
- ❖ **STRR (Satellite Town Ring Road) Approval Status:**
 - The President, Sri Venkateswara Rao C.H, along with Director Sri Channabasava B, presented details regarding STRR approvals for an additional 43 acres of land.
 - It was informed that, after thorough verification of all necessary documents and survey sketches, the STRR authority granted approval for these 43 acres. Supporting documents, including STRR approval orders, survey sketches, detailed plans, Google Maps, and blueprints of the approved STRR copy, were presented to the AGBM. As of now total, approximately 77 acres have received STRR plan approvals.
 - It was also informed that, the approval process for the remaining land has also been initiated, with minor corrections required for survey, conversion, connectivity, and other related issues.
- ❖ During the presentation Sri Nagaraj K, M.No. 1997 asked about the why balance land 40 acre is not approved, The Board clarified that an initial application for STRR approval was submitted for about 83 acres. However, after land scrutiny, due to issues related to conversion and connectivity, STRR approval was granted for only 43 acres. The details



of this scrutiny and the subsequent approval were explained to the AGBM through a presentation, including survey sketches and other supporting documentation. (refer to enclosed PPT for details).

- ❖ Sri Rohtas Kumar, M. No. 4456 inquired about the fee paid to the STRR authority, specifically whether the fee was paid for the entire 83 acres or for the 43 acres that received approval. The Board clarified that the fee was paid only for about 48 acres for the STRR approval
- ❖ **Board presented status of remaining land Approval Status:**
 - Approval under Process: Balance Converted Land: 40 acres, with documentation for 18 acres currently in progress, along with acquisition of few essential pockets of land.
 - Gramthana Land Issues:
 - 15 acres: Podi is in an advanced stage, requiring re-registration / confirmation from farmers.
 - 3 acres: Old Gramthana with E-Khatha.
 - 6 acres: Under dispute.
 - 13 acres: Survey and land identification required.

This brings the total to 154 acres of Society land status.

❖ **Layout Development Status:**

The President, Sri Venkateswara Rao C.H, presented the status of layout development to the AGBM, with members witnessing the progress first hand since the meeting was conducted on the layout site. The key details of the development are as follows:

- Ground Level Reservoir: A reservoir with an 8 lakh litre capacity is nearing completion.
- Storm Water Drain: Constructed in a 70-acre area.
- Land Possession: Secured for approximately 90% of the lands.
- NH207 Approach: Access from NH207 has been cleared.
- Levelling and Stone Breaking: Executed in about 80 acres area
- Development Activity in 33 Acres:
 - 9 acres: Layout development, including drains, electrical infrastructure, sewage lines, plumbing, chambers, wet mix, and culverts, has been completed.



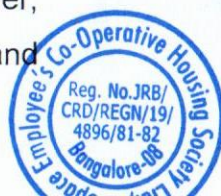
- 24 acres: Layout development, including drains, chambers, sewage lines, plumbing, and culverts, is underway with 25% of wet mix completed.
- Development Activity in 44 Acres:
90% of drain works and 50% of sewage work have been completed over 30 acres.
- Compound Wall: Nearly 1.2 km of compound wall has been constructed to prevent encroachment.

The Board brought all these details to AGBM through PPT presentation with supporting pictures and videos. (Enclosed PPT for details).

❖ The President, Sri Venkateswara Rao C.H, along with Director Sri Channabasava B, presented the Merged Plan that connects NH 207 to all sectors of SECHS land. They also displayed Elevation Profiles to highlight the variations in land contours across the site.

❖ **Land Documentation Presented to the AGBM:**

- Reconversion of Cancelled Land: The reconversion process for approximately 9 acres of cancelled land has been completed. Details were presented to the AGBM.
- Khata and Reconversion Progress: Another 9 acres of land have been processed for Khata, and reconversion is currently underway. Once the reconversion order is received, the modified plan will be submitted for STRR approval. These details were shared with the AGBM.
- Confirmation Deeds from Local Farmers: Confirmation deeds have been obtained from local farmers, and land possession has been secured. Payment receipts and deeds were presented to the AGBM (PPT enclosed).
- Gramathana Land Court Order: A court order regarding Gramathana land, along with a corresponding order from the Thasildar for the Podi of 9.5 acres, was also presented.
- Sri M. Hullurappa, M. No. 4333 inquired whether the Gramthana land is under the society's name and suggested that the issue be resolved at the earliest. The Board clarified that, as per records available with society, 37 acres of Gramthana land is in the society's name. However, there are some disputes regarding this land. The conversion and



change in land type are required, as previously explained. This process necessitates additional confirmations / re-registrations from the farmers are involved. He suggested that the Board should engage with land aggregator and the farmers to resolve the issue at the earliest.

- Sri Veerbhadriah. E, M. No.3582 inquired about the delay in documentation process. Board clarified with reasons related to revenue dept.
- Sri Hanumantharayappa, Chairman of the Advisory Committee, explained the progress of the 3rd phase layout development, the documentation status, and the issues in the Gramthana land approval process. He mentioned that the Gramthana land is registered under Forms 9 and 10, with the latest tax paid receipt showing the land registered in square feet. To obtain STRR approval, the Gramthana land status needs to be changed to a survey number, followed by the necessary conversion. This may involve confirmation or re-registration from farmers. He also explained the reasons for the delay in the documentation process.

The Board presented to AGBM with copies of documentation (refer to the enclosed PPT for details)

- ❖ **Pocket Land Exchange:** The exchange of 11 acres and 32.5 gunta of essential pocket land for connectivity has been completed and registered in the Society's name. The details of all exchanged survey numbers have been presented to the AGBM.
- ❖ The Board presented the detailed financial status as of 31-03-2024 and 05-09-2024. The details regarding financial funds were bifurcated into different categories as per cooperative law, along with a detailed statement of accounts covering all installment collections, payments, and receipts (refer to the enclosed PPT for details). The Board also provided information on the number of members who have fully paid their installments and partially paid towards 3rd phase. Further, the Board presented the fund requirements and the budget estimation for the third phase layout. It was noted that the total fund requirements and installment values remain unchanged from those presented in the earlier SGBM-2022 and the 39thAGBM. Additionally, it was brought to the attention of the AGBM that the developer has requested an



escalation in development item prices, in accordance with the tender clauses, as the tender was floated in the year 2017, and the price variations have been observed since then.

- ❖ The Board presented the installment collection proposal along with the proposed schedules and milestones for the 3rd phase layout activities. It was informed to the AGBM that ₹720 per sq. ft. has been collected so far, including the 11th installment from members. The remaining estimated amount of ₹195 per sq. ft., considering the return of the Nelamangala land amount, which is to be collected and to be utilized for the 3rd phase layout as per the proposed schedules and milestones. (PPT enclosed.)

3. AKASH VIHAR LAYOUT:(2nd Phase layout of the Society)

Previous year status is continues.

4. VIKRAM NAGAR LAYOUT: (1st Phase layout of the Society)

Previous year status is continues.

After detailed discussion and clarification, the General Body unanimously approved the annual progress report for the cooperative year 2023-24, along with the installment proposal and account statement. The proposal was made by Sri Manjunatha Rao B. R., M. No. 1631, and seconded by Sri Ashwin G. S., M. No. 2695. Detailed presented PPT is enclosed.

- ❖ **Interaction with Land Developer, Legal Team and Land Aggregator:** Land Developer M. R. Pro Tech Pvt Ltd., Sri Nishanth, Legal Advisor Sri Siddharth. D K from Kumar and Kumar Advocates, Land Aggregator Sri Krishna Murthy. K attended the AGBM, and provided clarifications to the queries of members.

- Sri Vijay Kumar. V, M. No. 1602 asked the legal team how much time it will take to close the Nelamangala case. Sri Siddharth from Kumar and Kumar Advocates replied that 12 acres of land have already been attached, and he informed Vidyasagar has passed away, his son, the next legal heir, is being put in place of Vidyasagar. Corresponding stamp duty has been paid, and he assured that all efforts will be made to close the case soon.
- Sri Dinesh. K, M. No.2074 asked the legal team why confirmation



re-registration from farmers is required for the Gramthana land.

Sri Siddharth replied that the land was registered with Form 9 and 10 & along with the latest tax paid receipts during 2009 and 2010, which allowed direct development with Gram Panchayat approval. However, at a later stage, the government removed this provision, and it became necessary to obtain approval from STRR/BMRDA. STRR Approval requires the change in type of land & conversion and which is in the name of the allottees. Therefore, confirmation from the farmers is necessary.

- Many retired members asked the legal team about the nominees and whether they can declare their nominees now for future considerations. Sri Siddharth replied that they can declare their nominees now and suggested that there is a format available in the society that can be filled out and submitted. He also stated that if no nominee is declared, all legal heirs will have rights to the property. Further he made a suggestion that the member may execute a WILL so that it becomes easier for site allotment.
- Sri Vijay Kumar. V, M. No. 1602 asked the developer how they are maintaining the quality of work given that the tender price was quoted in 2017, and whether they are compromising on quality due to price variations. The developer replied that they are not compromising on the quality of work and explained that there has been a significant price variation since 2017. As per the tender clause, MRPPL have requested and written a letter to the society, asking to consider the price variation and escalate the BOQ material costs as mentioned in the tender. It is informed that the society has not yet cleared the price variation costs.
- Sri Pravin Kumar, M. No. 4418 asked the developer about the land contour variations and expressed concern about the significant elevation differences, stating that proper planning for water drainage is essential to prevent flooding of the sites. The developer replied that the architect has conducted drone mapping and generated the elevation profile, based on which excavation and filling are being carried out. Due to the current land conditions, significant excavation and filling are required to ensure proper water flow from the layout, along with the construction of drains.



- Sri Veerabhadraiah. E, M. No. 3582 and Sadananda. N, M. No.2003 asked the land aggregator, Sri K. Krishnamurthy, about the land documentation, particularly concerning the land seized under the 79 A/B Act. The land aggregator replied that the land seized under the 79 A/B Act has been cleared by the Assistant Commissioner. He also stated that the Pahani/Khata has been changed from the government name to the farmer's name. Additionally, he informed that some of the land has been applied for STRR approval and has received plan approval. He also mentioned the documentation related to Gramthana land and informed that confirmation from farmers is required, which may incur additional expenditure.
- Sri Gangarudraiah, M. No. 3740, asked the Land Aggregator, Sri Krishna Murthy. K., about land-related issues. The Land Aggregator explained the status of the disputes, vacation, approval documentation and 79A/B matter.
- Sri Gangarudraiah, M. No. 3740, asked the Developer about the layout development and related infrastructure. The Developer explained that the infrastructure will be made as per STRR norms including underground electrical cabling, roads, water supply, drainage systems, parks, OHT, STP etc.
- ❖ The Board informed the general body that the society has received a letter from the Joint Register of Co-operative Societies (JRC) regarding the removal of one of the SECHS bylaws. The letter indicates that, based on representations from a few retired members, JRCS ordered to drop the (Ref No JRB/12(6)/01/2023-24) By-Law no 38-E, which permits only serving employee members of ISRO/DOS to contest for the Board of Directors (BOD). This clause of By-Law which has been in place since the inception of the Society. With this order, retired members can henceforth continue as BOD after retirement / contest in the elections for the BOD.

Agenda No.9: Agenda points submitted by the Members.

Following members are submitted agenda points:

1. Sri Sarma.C.V.H.S,M.No.3363
2. Sri Ramakrishnan. R, M. No. 4032
3. Sri Venkatesha Reddy. R, M. No. 3604
4. Sri Karumanchi Viswanatha Sarma, M. No. 4356



5. Sri Vijayarathna Kumar. S, M.No. 944
6. Sri Chandran.V.K, M.No.4559
7. Sri Rohtas Kumar, M. No. 4456
8. Sri Channamallappa, M.No.1637
9. Sri Veerabhadraiah.E, M.No.3582
10. Sri Gangarudraiah, M.No.3740
11. Sri Chandrashekar.R, M.No.3703
12. Sri Vijaya Kumar. C, M. No. 1802
13. Sri Ragnadh . K. Bhattar, M. No. 4003
14. Sri Nagaraju. K, M. No. 1997
15. Sri Madhusudhana Raju. M, M. No. 3862
16. Sri Chandrappa, M. No. 2747
17. Sri Vijaya Kumar. V, M. No. 1602
18. Sri Ashwin. G.S, M.No. 2695
19. Sri Diwakar. P. G, M.No. 1104
20. Sri Aswathnarayan.S, M.No.2697
21. Sri BasavannaGowda. A. Kotagi, M. No. 2710
22. Sri Somashekar. V. N, M.No.4498
23. Sri Siddaraja. T. S, M.No.1425
24. Sri Sadananda. N, M.No.2003
25. Sri BhagySekhara Reddy. C, M. No. 3679
26. Sri RavindraBabu. Y, M. No. 4059
27. Sri Chetan Kumar, M. No. 4304
28. Sri Shivarama Reddy. N, M. No. 4115

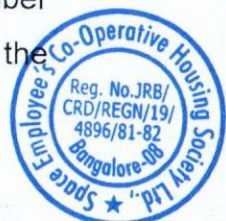
President Sri Venkateswara Rao. CH, Vice President Sri B. K. Devaraja, Director Sri Channabasava.B, and other Directors provided appropriate clarifications to the agenda points submitted by the members. Board has informed that most of the members' agenda points might have been covered in the AGBM presentation, and members were requested to raise any points that were not addressed in the presentation. The deliberations on the members' agenda are summarized below:

- ❖ Sri Sarma C.V.H.S, M. No. 3363, mentioned that some members are taking too much time by asking too many and repetitive questions during the AGBM, and



that most of these questions could be addressed offline. He also suggested publishing the installment-wise payment details of members without delay. The board noted the first suggestion, and regarding the second query, it was clarified that the list is already available with the society and that the number of members who have paid and those who have partially paid installments up to 10th installment was presented to the AGBM. It was also informed that notices have been sent to members who have dues towards their installments payments.

- ❖ Sri Venkatesha Reddy, M. No. 3604, requested priority in the allotment of a site as he wishes to commence the construction of his house. The board clarified that the allotment process will be discussed and decided in a SGBM which will be held in due course.
- ❖ Sri Karumanchi Viswanatha Sarma, M. No. 4356, requested an increase in the site dimension and asked for priority in allotment since he has paid all installments on time. The board clarified that, as of now, there is no feasibility for increasing the site dimensions. Regarding the second query, it was stated that members who made prompt payments may be considered, however, these aspects will be considered and final decision will be made during the allotment process.
- ❖ Sri Veerabhadraiah. E, M.No. 3582, asked about the closure of the Advisory committee (AC) and asked about the defaulter related word for non-paid members. Board explained that Advisory committee is formed based on the majority member's suggestions in SGBM-2021. Board informed that the AC committee has advised and suggested many area so that layout activities have reached current stage and majority of members are showing confidence on Board and AC committee, hence closure of AC is unwarranted. Regarding second query those who are not paid the installment, notice is sent by mentioning defaulter list. It was clarified that defaulter is a general word used for a member who missed the payment of installment on time.
- ❖ Sri Channamallappa, M. No. 1637, asked the progress of documentation in respect of RTC/NAK and Podi. It was already clarified in the presentation.
- ❖ Sri Chandrashekar. R, M. No. 3703, inquired about the number of members and associate members in the 3rd phase. The Board clarified that the total number of 3rd phase members was already presented. However, it is reiterated that the



total number of members in the 3rd phase is 1682 as on 31st March 2024. Regarding the second question, there are no associate members in the SECHS Ltd.

- ❖ Sri Gangarudraiah, M. No. 3740, asked about the payment related to MRPPL and the aggregator, as well as whether the MRPL bill was certified by an authorized person other than the Board. He also inquired about the MRPPL liaison fee being paid obtaining the NOC from STRR. The Board clarified that the payment to MRPL has already been presented to AGBM in the audit report, audited accounts and statement of account presentation. Regarding the MRPL payment, it was certified by the society's architect and Project Management Consultant (PMC) M/s Mark vision architect. Additionally, Board looking to hire a retired civil engineer for supplementary verifications, however, society not yet been able to find the engineer. The Board requested that if any retired civil engineer present at the AGBM is interested, they may consult the society to extend the support. The Board informed the members that efforts will continue to appoint an experienced civil engineer for verification and other layout activities. Regarding the third question, the liaison payment was made to MRPL only for the 83 acres for which STRR approval has been received. The STRR approval copy itself serves as proof, and no further NOC is required.
- ❖ Sri Rothas Kumar, M. No. 4456, inquired whether the Board will be allotting the 1,680 sites to all members in December 2024 and suggested appointing a permanent secretary for SECHS Ltd. Regarding the allotment, it was clarified that the Board is expediting the process for all members who have paid their all installments, and the schedules/milestones have already been presented at the AGBM. However, an SGBM will be called for the detailed discussion on allotment. Regarding the second query about the appointment of a secretary, the Board informed that since the inception of the society, there has been no secretary. The Board stated that the matter will be discussed with the legal team and the Co-opt department for necessary suggestions and actions.
- ❖ Sri Nagaraju. K, M. No. 1997, asked about membership for members from outside ISRO centers (SAC, VSSC, SHAR, NRSC), with a second query related to land details, and a third query concerning the layout plan, Gramathana land, and ongoing cases. The Board clarified that the issue of outside center members has been discussed multiple times in past AGBMs and clarified. All outside members



were admitted under the old bylaws, and after the bylaws were modified, the admission of new outside members was discontinued. However, the present members will continue, as per the co-operative Act / bylaw. Regarding STRR approvals, the layout plan, Gramathana land, and ongoing cases, these details have already been presented and clarified to the AGBM.

- ❖ Sri Madhusudhana Raju, M. No. 3862, inquired about the disposal of Nelamangala land, allotment, MoU / Agreements approvals, whether the total land procured is in possession and free from farmers, legal cases, and any issues with ISRO management. Regarding the Nelamangala land, a detailed presentation was made along with copies, and the Board assured that the process will be expedited and completed soon. As for the MoU/Agreements, they were made with the approval of the SGBM-2022, and this is also communicated in the subsequent AGBM. Land details and legal cases have already been presented and clarified to the AGBM. Regarding the last query, there are no issues with ISRO management. In fact, the Chairman ISRO, Additional Secretary DOS, and other senior officials are extending support and advising the Board wherever required.
- ❖ Sri Vijaya Kumar V, M. No. 1602, inquired about the current land status, litigation details, layout development and infrastructure, pocket land details, the law concerning members with unpaid installments, the allotment process, the status of Nelamangala land, members' account statements, and the transfer of development/building funds to the site deposit account. He also informed the Board that BDA is forming a layout near Whitefield Extension and is trying to notify and acquire land, suggesting the pocket acquisition be completed and developed at the earliest. The Board clarified that details regarding the land status, litigation, documentation, pocket land, Nelamangala land, and the allotment process have already been discussed in previous queries and presented to the AGBM, with the legal team help the board also addressed legal matters. Regarding infrastructure, already clarified in above agenda. For members with unpaid installments, notices have been served as per cooperative law for payment. In response to the query about the member account statement software, action has been initiated and society is putting efforts to implement soon. Concerning the transfer of funds to the site deposit account, no such transfer has been made and the amount remains in the corresponding mandatory fund account. Any mandatory fund transfer requires JRCS permission. Regarding the BDA layout formation, the suggestion has been



noted, and necessary actions will be taken for the acquisition of the remaining pocket land.

- ❖ Sri Sadananda. N, M. No. 2003, asked about the details of the STRR approval with orders, survey details with survey sketch, pocket land exchange information and related legal clearance, land related to the 79A/B Act, and the President's authority regarding quantity variation in the tender document. The Board had already presented and clarified the points related to STRR approval, survey sketch details, pocket land information, and the related legal matters, which were clarified by the legal team. Regarding the land seized under the 79A/B Act, it was informed that the land was cleared by the Assistant Commissioner, and accordingly, the Khata/Pahani has been changed from the government to the farmer's name. This was presented at the previous AGBM, along with a copy of the Assistant Commissioner's order. It was also informed that without clearance under 79A/B, STRR would not issue layout plan approval. Regarding the President's authority on quantity variations in the tender, it was clarified that the initial estimation was carried out in 2017 without considering the actual land profile and taking preliminary plan. However, if any variation from the estimation to the actual will be assessed and certified by the PMC, M/s Mark Vision and further the escalation will be reviewed and approved by the Board and Joint committee (AC & BOD) finally.
- ❖ Sri Aswathnarayan. S, M. No. 2697, asked for clarification regarding the petition filed on 23-06-2023 before the Hon'ble High Court of Karnataka, which makes SECHS Ltd. the third respondent. The Board clarified that the matter is currently in court and a clarification will be sought from the legal team and actions will be taken as per their advice.
- ❖ Sri Ashwin G. S., M. No. 2695, submitted an agenda for the construction of the SECHS office using the Phase-1 building fund and the utilization of premises on SECHS vacant land measuring approximately 4,000 square feet. The proposal includes constructing office space for SECHS and storage for the records of Phase-1, Phase-2, and Phase-3. It is requested that, once the proposed office space is constructed and completed, it be made available for use by the volunteers of the Youth for ISRO Layout association for their activities. Additionally, a request was made to create a facility for a CHSS dispensary in



consultation with DOS/ISRO. Another point raised was the utilization of a small pocket of land adjacent to Site No. 164, where options may be explored to construct a facility for a Space Science library to operate under the control of SECHS Ltd. The Board clarified that the Society will make efforts to construct a small office and activity space for the benefit of the SECHS members' association working for ISRO layouts, for the welfare of the members, using the available building fund along with necessary approval from JRCS. It is proposed by Sri Ashwin G. S., M. No. 2695 and seconded by Rudralingappa, M. No. 923.

- ❖ Dr. Diwakar. P. G, M. No. 1104, President of SCWA ISRO Layout Phase-1, submitted an agenda for the transfer of the triangular vacant site from the 1st Phase ISRO to SCWA for the functioning of the SCW Association, or for SECHS to build an office and recreation building. The Board is already clarified in the similar matter above.
- ❖ Sri Vijayakumar. C, M. No. 1802 (2nd Phase), asked about the water connection to the 2nd Phase. The Board informed that the point is noted and will be sent to the local association for necessary action.
- ❖ Sri Chetan Kumar, M. No. 4304, submitted an agenda stating that site allotment preference should be given to members who have paid all installments and suggested that the sites be allotted as soon as possible. The Board already clarified that matters related to allotment will be discussed in SBGM in due course. Regarding the second point, the Board is making maximum efforts to realize the layout at the earliest, as per the proposed roadmap presented to the AGBM.
- ❖ Dr. R. Ramakrishnan, M. No. 4032, Sri Vijayarathna Kumar S, M. No. 944, Sri Raghunadh K. Bhattar, M. No. 4003, Sri Chandrappa, M. No. 2747, Sri Yeshwanth Kumar, M. No. 2710, Sri. Somashekar V. N., M No. 4498, Sri C. Bhagyasekhara Reddy, M No. 3679; Sri RavindraBabu Y., M No. 4059 and Sri Siddaraja. T. S, M. No. 1425 submitted agendas that are covered in the AGBM presentation, along with other members' agenda points.

All other short agenda points submitted by members were discussed and clarified.



Agenda No. 10: Any Other Points with the Permission of the Chair.

Many members suggested that activities should be undertaken to complete the layout realization as soon as possible. The Board explained that a considerable amount of time has already elapsed; therefore, to complete all activities as per schedule, all tasks need to be carried out in parallel. Members expressed their support for prioritizing the documentation work and initiating development on the approved lands simultaneously to realize the Phase 3 layout at the earliest. The President welcomed advice and support from the members for faster layout realization.

Agenda No. 11: Vote of Thanks.

Sri Channabasava. B, Director, presented the vote of thanks on behalf of SECHS Ltd. The SECHS Board gratefully acknowledged the support, guidance, and encouragement provided by Chairman ISRO/Secretary DOS, Director URSC, and Controller URSC. The Board also expressed its gratitude for the invaluable help, advice, and directions provided by the Additional Secretary DOS, the Additional Secretary & Financial Advisor DOS, and other senior officials of ISRO/DOS, as well as the Senior Head P&GA, URSC.

Special thanks were conveyed to the Chairman, Secretary and senior officials of STRR, Registrar of Cooperative Societies (RCS), JRCS, DRCS, and other senior officials in the Department of Cooperative Societies. The Director also conveyed thanks to the legal team, architects, developer, and land aggregator.

Special thanks were extended to the Advisory Committee for their guidance and support for Phase 3. Sincere appreciation was expressed to all the members of the society for their participation and for making the 41st AGBM successful.

Place: Bengaluru

Date: 07-10-2024



(Venkateswara Rao. CH)

President

PRESIDENT
SPACE EMPLOYEE'S CO-OPERATIVE
HOUSING SOCIETY LTD.,