

**MINUTES OF THE ANNUAL GENERAL BODY MEETING OF CIVIL SERVICES COOPERATIVE
HOUSING SOCIETY LTD., KARACHI HELD ON 20-01-2018 AT 4-00 P.M. AT PEARL
CONTINENTAL HOTEL, KARACHI**

The Annual General Body Meeting of the Civil Services Cooperative Housing Society Ltd., Karachi for the year 2011-2017 was held on 20-01-2018 at 4-00 p.m. at Pearl Continental Hotel, Karachi. Mr. Mohammad Ali Siddiqui presided over the meeting.

The meeting was attended by 73 members. The Attendance has been obtained in a separate sheet which is enclosed with the minutes of the meeting.

Following business was transacted in the meeting as per Agenda issued by the society:-

Agenda Item No: 1. – Recitation of Holy Quran.

The meeting was started with the recitation of Holy Quran offered by Qari Abdul Wajid.

Agenda Item No: 2. – Confirmation of Minutes of Last General Body Meeting held on 30-10-2011.

The Hon. Secretary read out the minutes of the last Annual General Body Meeting before the house which was unanimously confirmed by the house by raising their hands.

Agenda Item No: 3. – To consider and approve the report of the Hon. Secretary of the society for the year from 2011 to 2017.

The Hon. Secretary placed before the house report regarding working of the society which is reproduced hereunder for ready reference: -

Dear Members!

Assalam-O-Alaikum,

I on behalf of the managing committee of the society welcome all the members of the society and feel pleasure to have a gathering of members after a period of about six years as the last General Body Meeting of the society was held in the year 2011. As you know that due to official engagements, the majority of the members of the managing committee could not devote times to the affairs of the society as such the General Body Meeting has been delayed. The managing committee also would like to thank to the members of the society for having confidence and faith on the present management of the society. However by now the managing committee of the society will try to hold the Annual General Body Meeting regularly every year.

We are pleased to publish the Annual Report 2011-2017 of the **CIVIL SERVICES COOPERATIVE HOUSING SOCIETY LTD., KARACHI**. The Report contains essential information about the Society affairs, functions and performance during the report period / year. The Management fulfills the objectives and purposes for which the Society has been established and is progressing towards the success.

ACQUISITION OF LAND.

The society has succeeded in getting the allotment of land measuring 325 Acres land near Hawks bay from the Government of Sindh. The rate of cost of land initially was fixed @ Rs. 400,000/- (Rupees Four Lacs only) per Acre but the Government of Sindh was off the view that the cost of land should be Rs. 1,500,000/- (Rupees Fifteen Lacs only) and the matter was pending before the Review Committee of the Government of Sindh. Al Hamdo Lillah the matter of fixation of cost of land was finalized by the Review Committee and the cost of land was fixed at Rs. 700,000/- (Rupees Seven Lacs only) per Acre.

The society has also paid the entire cost of land to the Government of Sindh in three segments as under:-

- | | | |
|------|--------------------------------|---------------------------|
| i) | Vide Challan dated 12-12-2007. | Rs. 5,416,666.66 |
| ii) | Vide Challan dated 18-03-2008. | Rs. 5,416,666.66 |
| iii) | Vide Challan dated 28-03-2011. | Rs. 216,666,666.70 |
| | | <u>Rs. 227,500,000.00</u> |

After making full and final payment of cost of land to the Government of Sindh, the land was leased in the name of the society and the society has also paid Ground Rent of the said land to the Government of Sindh and the entire process costs an amount of Rs. 4000,000/-.

DEVELOPMENT WORK.

The society has also engaged country's largest consultancy firm M/s: National Engineering Services Pakistan (NESPAK) as consultant and planning of our society's land. The topographical survey has also been got completed by the NESPAK.

The proposed Lay Out Plan of the society has also been prepared with the consultation of the Consultant of the society as per Town Planning Standards, provision of all amenities and to make the society as suitable neighborhood. According to the proposed lay out plan of the society, there are 1889 number of Residential plots of 500 Sq. Yds. each. The position of area used is as under:-

Total Area of Land.	32 Acres.
60% maximum allowed for Town Planning Standards.	9,44,673 Sq. Yds.,
Total number of Residential Plots.	1,889 Plots.

In view of the above position the cost of land for Residential plots comes to Rs. 130,000/- per plot. While the Outer Development Charges as fixed by the Government to be paid to the Lyari Development Authority by the society will be Rs. 234/- per Sq. Yds. accordingly which comes around Rs. 225,000/- per plot.

It is pertinent to mention here that as per initial estimate given by NESPAK for internal development work the details are as under:-

1. Water Supply system.	Rs. 650,000,000/-
2. Sewerage System.	Rs. 487,500,000/-
3. Roads & Drainage.	Rs. 650,000,000/-
4. External Electrical works.	Rs. 487,500,000/-
5. Gas Supply.	Rs. 243,750,000/-
	<u>Rs. 2,518,750,000/-</u>

Therefore the cost of internal development per plot comes to Rs.1,333,777/- and thus the amount to be paid by all the members of the society who have been allotted provisionally the plot of 500 Sq. Yds. will be as follows:-

1. Cost Land.	Rs. 130,000/-
2. Outer Development Charges.	Rs. 225,000/-
3. Internal Development Charges.	Rs. 1,333,377/-
4. Ground Rent.	Rs. 500/- per annum.

It has been noted from the perusal of record of the society that the members of the society have paid only initial payment to the society resulting thereby the internal development work could not be started by the society as yet. Therefore all the members of the society are requested to kindly deposit the above mentioned amount at the earliest possible time so that the internal development work may be started and completed within shortest time period. The management of the society does not seem it appropriate to issue reminders /notices to the members regarding payment of dues. The members should themselves realize the importance of payment of dues in time.

The provisional allotment orders have been issued to the members of the society and the final allotment orders will be issued immediately after approval of Lay Out Plan of the society by the Lyari Development Authority subject to payment of outstanding dues.

WEBSITE OF THE SOCIETY.

The society has developed its own Website www.sindhofficers.com. Every member has been issued his/her ID and password which will facilitate to see the payment status and personal details. In case these details do not match with your record, please contact the office of the society so that the same may be corrected.

AMENDMENT OF BYE-LAWS.

The management of the society has proposed to amend its registered Bye-Laws which are essential to be done. The schedule of Amendment has already been sent to the members alongwith Notice of the Annual General Body Meeting whereby the Amendment in the Bye-Law No: 1, 7 (iv), 37 (2), 47 (a), 73, and 74.

The members are requested to offer their comments/ suggestion if any in regard to the above said amendments in the registered Bye-Laws of the society. After getting approval from the general body the said amendments will be submitted before the Registrar, Cooperative Societies, Sindh for its approval.

MAINTENANCE CHARGES.

As we are a Cooperative society registered under the Cooperative Societies Act 1925 and its affairs are being run on no profit no loss basis as such in running the office of the society and meeting out the monthly salaries of staff with other expenses, the management of the society has decided to levy Maintenance Charges on the members of the society @ of Rs. 5,000/- per annum on every member.

Therefore the management of the society has proposed to levy the Maintenance Charges w.e.f. 01-01-2018 subject to approval of the general body.

ELECTION OF THE SOCIETY.

Since the election of the society have not been held since 2011, the management of the society has decided to hold the election of President and entire managing committee of the society consisting of eleven members. The program of election has been circulated amongst the members of the society along with Notice of the General Body Meeting.

According to the election program following members have submitted their nomination forms which are equivalent to the posts available for election. Therefore the following members of the society have been declared elected un-opposed:-

1. Mr. Muhammad Ali Siddiqui President.
2. Ms. Nasreen Haque Member Managing Committee.
3. Mr. Ghufraan Memon Member Managing Committee.
4. Agha Wasif Abbas Member Managing Committee.
5. Mrs. Rizwan Khan Member Managing Committee.
6. Mr. M. Saleem Rajput Member Managing Committee.
7. Mr. Jamil Anwar Member Managing Committee.
8. Mrs. Zareen S. Ansari Member Managing Committee.
9. Mr. M. Ishaque Lashari Member Managing Committee.
10. Mr. Shahabuddin Channa Member Managing Committee.
11. Mr. Athar Hussain Member Managing Committee.
12. Dr. Aziz ur Rahim Khan Meo Member Managing Committee.

In the end I would like to thanks once again to the members who have attended the meeting by giving importance and taking interest into the affairs of the society.

The house unanimously approved the report as presented before the house.

Agenda Item No: 4. – To consider and approve accounts for the period from 01-07-2011 to 30-06-2017.

The Hon. Secretary placed before the house financial statements of the society duly audited by M/s: Feroze Aziz & Company, Chartered Accountant for the period from 01-07-2011 to 30-06-2017 which were unanimously approved by the house.

Agenda Item No: 5. – To appoint Chartered Accountant as Auditor of the society and fix of his remuneration.

The management has proposed to appoint M/s. Feroz Aziz & Co. CA as Auditor of the society for the year 2017 – 2018 which was unanimously approved by the house.

Agenda Item No: 6. To discuss and consider the present Land Position of the Society.

The Hon. Secretary informed the house that as the detailed position regarding land of the society already has been discussed hence there is no need to further discuss the same.

Agenda Item No: 7. To Consider and approve the Development Position of the Society.

The members present in the meeting authorized the managing committee to take further action for early development of the society.

Agenda Item No: 8. To Consider and approve the proposed amendments in registered Bye-Law No: 1, 7(iv), 37(2), 47(a), 73 & 74.

The following resolutions were passed in regard to amendment of the bye-laws:-

Bye Law No:	Original Text (As per existing Bye-Laws)	Revised Text (Proposed Amendment)
1	The name and address of the society shall be Civil Services Cooperative Housing Society Ltd. Karachi and its registered address is 63-F, Block 2, PECHS Karachi	The name and address of the society shall be Civil Services Cooperative Housing Society Ltd. Karachi and its registered address is ST-21, Block II, Clifton Karachi

Considered and approved as proposed by the management of the society.

Bye Law No:	Original Text (As per existing Bye-Laws)	Revised Text (Proposed Amendment)
7 (iv)	New Addition Clause.	Any officer of Sindh Government who completed a period of 10 years of his service will be enrolled as an Associate Member of society. An Associate Member is one who is admitted as such for allotment of a plot in the society and shall exercise no right or receive no advantage as a member of the society. Associate member shall not be issued share of the society.

Bye Law No:	Original Text (As per existing Bye-Laws)	Revised Text (Proposed Amendment)
37 (2)	To Elect a President Committee, Auditor and other officers (except those whose appointment is vested in the committee) and determine their remuneration (if any).	To elect President, Committee after every two years, Auditor and other officers (except those whose appointment is vested in the committee) and determine their remuneration (if any).

Considered and approved as proposed by the management of the society.

Bye Law No:	Original Text (As per existing Bye-Laws)	Revised Text (Proposed Amendment)
47 (a)	The tenure of the elected management committee and President shall be three years. Thereafter the entire committee shall be elected. Subsequently the President and Management Committee shall be elected after every three years.	The tenure of the elected management committee and President shall be two years. Thereafter the entire committee shall be elected. Subsequently the President and Management Committee shall be elected after every two years.

Considered and approved as proposed by the management of the society.

Bye Law No:	Original Text (As per existing Bye-Laws)	Revised Text (Proposed Amendment)
73	A Banking Account Shall be opened by the society into which all moneys received on behalf of the society shall be paid provided that the Secretary may retain in his personal custody a sum not exceeding Rs.1000/- for petty expenses. All payments above Rs.1000/- shall be made by Cheque signed by the Secretary and member of the committee.	A Banking Account shall be opened by the society into which all moneys received on behalf of the society shall be paid provided that the Secretary may retain in his personal custody a sum not exceeding Rs.100,000/- for petty expenses. All payments above Rs.100,000/- for shall be made by Cheque signed by the Secretary and member of the committee.

Considered and it was unanimously approved that the limit of retaining the Cash in hand for petty expenses will be Rs.100,000/- and all payments above Rs.100,000/- will be made through crossed cheque. The Hon. Secretary was requested to prepare the amendment accordingly.

Bye Law No:	Original Text (As per existing Bye-Laws)	Revised Text (Proposed Amendment)
74	Each member shall have a pass book in which the Secretary shall enter amount paid or received from such member.	Deleted.

Considered and approved as proposed by the management of the society.

It was decided that the amendment will be submitted before the Registrar Cooperative Societies, Sindh for getting approval as required under the law.

Agenda Item No: 10. – To Elect President and 11 Committee Members of the Society.

The Hon. Secretary informed the house that the election program was issued with the Notice of General Body Meeting according to which only one Nomination form for President and eleven nomination forms for managing committee members for available eleven seats. As such there was no need to hold election and the following members who have filed the nomination forms are hereby declared elected un-opposed:-

1	Mr. Mohammad Ali Siddiqui	President
2	Ms. Nasreen Haque	Committee Member
3	Mr. Ghufuran Memon	Committee Member
4	Agha Wasif Abbas	Committee Member
5	Mrs. Rizwan Khan	Committee Member
6	Mr. M. Saleem Rajput	Committee Member
7	Mr. Jamil Anwar	Committee Member
8	Mrs. Zareen S. Ansari	Committee Member
9	Mr. Ishaque Lashari	Committee Member
10	Mr. Shahabuddin Channa	Committee Member
11	Mr. Athar Hussain	Committee Member
12	Dr. Aziz ur Rahim Khan Meo	Committee Member

The Members present in the meeting congratulated all the members who have were elected as President and members of managing committee and hoped that these members will render their services for betterment of the society and its members.

Agenda Item No: 11. Any other matter with the permission of the Chair.

It was presented to allow members to sell their (allotment orders) plot in open market to which majority did not agree.

Enhancement of Salaries of Staff.

The Members fully authorized the managing committee to enhance the salary package of staff.

Appointment of Staff.

The members fully authorized the managing committee to appoint of other staff required including Site Engineer, Project Director etc.

There being no other matter to discuss the meeting was ended with a vote of thanks to and from the Chair.