

**MINUTES OF THE ANNUAL GENERAL BODY MEETING OF CIVIL  
SERVICES COOPERATIVE HOUSING SOCIETY LTD., KARACHI  
HELD ON 1-02-2020 AT 4-00 P.M. AT BEACH LUXURY HOTEL,  
KARACHI**

The Annual General Body Meeting of the Civil Services Cooperative Housing Society Ltd., Karachi for the year 2017-2019 was held on 01-02-2020 at 4-00 p.m. at Beach Luxury Hotel, Karachi. Mrs. Nasreen Haque presided the meeting.

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

**Item No: 1.**

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

**Item No: 2.**

The Hon. Secretary read out the minutes of the last Annual General Body Meeting held on 20-01-2018 before the house. The minutes were also shown to the members on a screen which were unanimously confirmed by the house by raising their hands.

**Agenda Item No: 3.**

The Hon. Secretary placed before the house report regarding working of the society for the year 2017 to 2019 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. 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 no specific development work could be started. The managing committee of the society also would like to thank to the members of the society for having confidence and faith on the present management of the society.

We are pleased to publish the Annual Report 2018-2020 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.

**POSITION OF LAND OF THE SOCIETY.**

We feel pleasure to inform the members of the society that Al-HamdoLillah the entire land measuring 325 Acres is in the possession of the society and no

attempt for encroachment on the land of the society was allowed by the sitting management of the society.

### **DEVELOPMENT WORK.**

The society has also engaged 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 Layout 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.

The management has invited tenders for leveling and grading of 325 Acres of land of the society with the consultation of the Consultant of the society through leading newspapers and after completing of all requisite formalities the work was awarded to the lowest bidder who have completed about 40% of the work. It is hoped that the said work will be completed well within time frame.

The management of the society has also invited tenders from the experienced contractors for construction of Boundary Wall around 325 Acres land of the society in the month of October, 2019 through leading newspapers and the same is under process.

The management is in the process of finalization of the invitation of tenders for Infrastructure Development for Sewerage, Water Supply & Underground water storage tanks which will be started very soon.

Therefore, the managing committee of the society requests all the members to deposit development charges at the earliest so that the development work of the society may not suffer for want of funds.

### **ELECTION OF THE SOCIETY.**

In the last General Body Meeting held on 20-01-2018, the general body was pleased to approve certain amendments in the registered bye-laws of the society regarding membership and election etc. which have been submitted before the Registrar, Cooperative Societies, Sindh for getting approval of the same. The said amendments in bye-laws are still pending before the concerned office as such the election of the society are not being held in this General Body Meeting. As soon as the amendments are received duly approved, the election of the society will be conducted. In the meantime, it is proposed to extend the term of current management for one more year i.e. till 31.12.2020.

### **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 had decided to levy Maintenance Charges on the members of the society @ of Rs. 5,000/- per annum on every member. This matter was placed before the General Body Meeting held on 20-01-2018 where the said proposal was unanimously approved. The management proposes no enhancement of yearly maintenance charges. So it is proposed to be kept at same level of Rs.5000 per year per member.

## **COMMERCIAL PLOTS.**

According to the terms and conditions of allotment of land to the Society, the commercial plots should be disposed off through open public auction under the supervision of Deputy Registrar, Cooperative Societies, Karachi as such the management of the society has decided to dispose off the commercial plots after due publicity in leading newspapers through open public auction in order to generate funds for development of amenity plots of the society like Parks, Play Ground etc. and in this regard the Deputy Registrar, Cooperative Societies, Karachi will be asked to supervise the auction as required under the law. Therefore the management of the society has decided to put the said matter before the General Body Meeting for approval. If the General Body approves the same, further action will be taken accordingly.

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

After some discussion on the report of the Hon' Secretary, the house unanimously approved the report for the year 2018 & 2019 as presented before the house by raising their hands.

### **Item No: 4.**

The Hon. Secretary placed before the house financial statements of the society duly audited by M/s: Feroze Aziz & Co., Chartered Accountant for the period from 01-07-2017 to 30-06-2018 and 01-07-2018 to 30-06-2019, copy of the same have also been provided to the members of the society on their entrance. The financial statements were unanimously approved by the house by show of hands.

### **Item No: 5.**

It was informed that current Chartered Accountant are conducting audit of the society with the entire satisfaction of the management of the society as such the management has proposed to appoint them as Auditors of the society for the year 2019-2020 at Rs. 100,000/- per annum which was unanimously approved by the house.

### **Item No: 6.**

The representative of M/s: NESPAK, consultant of the society was invited to brief the status of development work of the society before the members. Mr. Rashid Project Manager representative of the NESPPAK presented the status of development work of the society. He also showed land position on the website of the society on a big screen.

The members present in the meeting asked various questions from the representative of NESPAK who answered the questions of the members. He informed that the development work of the society will be completed by June 2022 if all goes well.

### **Item No: 7.**

The Hon. Secretary informed the house that the management of the society has arranged balloting of plot numbers of those members who have cleared their dues to the extent of Rs. 1,000,000/- and Rs. 500,000/- which can be done in both forms either through computer or manual.

The members desired upon the computerized balloting as such with the permission of the Chair and members present in the meeting, the computerized balloting of the members who paid Rs. 1,000,000/- was started first and then of the members who paid Rs. 500,000/- which took about 25 minutes. All the members showed their satisfaction over the fair, free and impartial balloting of plots.

The Hon. Secretary informed for remaining members, the balloting of plots will be made during May 2020 after they clear dues.

**Item No: 8.**

It was unanimously resolved that if members want to mutually exchange their plots, management will accommodate them. It was also resolved to accommodate requests of husband and wife, brothers, sisters, brothers and sisters and father and children to have adjacent plots, wherever possible.

**Item No: 9.**

The Hon. Secretary proposed that the main boulevard of the society may be named as “YAMIN KHAN AVENUE” keeping in view the services of late Yamin Khan which he rendered for society. The House unanimously approved that the main boulevard of the society will be named as “YAMIN KHAN AVENUE.”

**Item No: 10.**

It was unanimously resolved that any commoner who desires to become member of CSCHS may be issued membership forms / allotment of plots subject to availability of land.

**Item No: 11.**

With the permission of the Chair, the Hon. Secretary asked the members present in the meeting to give any suitable suggestion if they desire.

One member of the society suggested that the next general body meeting may be held at site of land of the society so that the members of the society may witness status of development of the society. The Hon. Secretary stated that the attendance will be very thin if the General Body is convened at Site. On which the learned members proposed to arrange transport for members for the General Body. After some discussion, it was decided that management may try to hold the next General Body Meeting at site of the society.

**Item No: 12.**

The term of current executive committee was extended for one more year till 31st December 2020.

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

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