

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF CIVIL SERVICES COOPERATIVE HOUSING SOCIETY, HELD ON 6TH MARCH 2021, 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 2021 was held on 06-03-2021 at 4-00 p.m. at Beach Luxury Hotel, Karachi.

The Attendance was obtained which is enclosed.

AGENDA ITEM NO: 1.
RECITATION OF HOLY QURAN.

Recitation of Holy Quran was offered by Qari Wajid

AGENDA ITEM NO: 2.
CONDOLENCE FOR MR. IRFAN NADEEM (3RD COMMON) FOUNDER MEMBER OF CIVIL SERVICES ACADEMY ALUMNI SINDH.

Qari Abdul Wajid led the collective Dua-e-Maghfirat for Late Mr. Irfan Nadeem. He prayed for eternal peace of departed soul & for all those members of Academy Alumni who left us. Chairperson Madam Nasreen Haque recalled all the memories of Mr. Irfan Nadeem in her speech.

Chairperson Madam Nasreen also praised the dedication and hard work of Mr. Ghufuran Memon towards the development of the society. She informed the house in detail about Mr. Ghufuran Memon efforts and also appreciated the cooperation of the management committee and the efforts of the staff of CSCHS.

AGENDA ITEM NO: 3.
CONFIRMATION OF MINUTES OF LAST AGM HELD ON 01-02-2020.

The Hon. Secretary read out the minutes of the last Annual General Body Meeting held on 1st February 2020 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: 4.
TO CONSIDER AND APPROVE THE REPORT OF THE HON. SECRETARY. FOR THE YEAR 2020

The Hon. Secretary placed before the house report regarding working of the society for the year 2020.

Following are the Salient Features.

1. DEVELOPMENT WORKS.

The society has engaged country's largest consultancy firm M/s: National Engineering Services Pakistan (NESPAK) as consultant of the civil services society's land.

Under the Consultancy of NESPAK the following works have been and are in execution:

- (i) The topography survey has been completed through NESPAK.
- (ii) The Layout Plan of the society has also been prepared with the consultation of the Consultant of the society as per Town Planning Standards.
- (iii) The Master Plan has been submitted as Submission Plan to the Lyari Development Authority (LDA) for approval. Submission Plan is under review by the LDA and hopefully would be approved after incorporating their minor requirements and fulfilling the codal formalities.
- (iv) The Tenders were invited in consultation with the Consultant through leading newspapers and after evaluation of technical financial bids and completion of all requisite formalities the works were awarded to as under:
 - a) Phase-I "Leveling, Grading of proposed Roads and Construction of RCC Box Culverts".
Work was awarded to M/s: Shaikh Hayat & Brothers being the lowest bidder. 92% of the work has been completed. It is hoped that the said work will be completed by April 2021.
 - b) Phase-II "Construction of Boundary Wall".
Work was awarded to M/s: Friends Enterprises being the lowest bidder who have completed 30% of the work. The completion date is June 2021. However, over a portion of the area certain persons are not allowing the construction, further access is required to be provided to reach the hilly side.
 - c) Phase-III "Sewage, Water Supply and Under Ground Water Storage Tanks".
Work was awarded to M/s: Shamsher Khan & Co. being the lowest bidder who have completed about 45% of the work as yet. It is hoped that the said work will be completed by September 2021.
- (v) The management of the society is also considering inviting tenders for Infrastructure & Development works for landscaping, development of parks and asphalt road works over its 325 Acres of land and with the cooperation of the members of the society in regard to payment of their dues, the task will be started very soon.

(vi) The Detail of undertaken & upcoming Development Works is as under;

Phase	Project Description	Estimated Development Cost	Progress
		(Rs. In Million)	Status
I	Leveling & Grading	270	92%
Ia	Leveling & Grading (60 Acre)	170	To be awarded
II	Boundary Wall	113	34%
III	Water Supply, Sewerage & Storage tanks	366	40%
IV	Road Base, Sub Base & Wearing course	295	To be awarded
V	Electrical Works (including KE connection charges)	500	To be awarded
VI	Landscaping Works	168	To be awarded
VII	Geotechnical Works	0.7	Completed
VIII	KW&SB connection charges		yet to be confirmed
IX	SSGC Internal Network & connection charges		yet to be confirmed
	Total Development Cost (Rs.)	1882.7 MILLION	
	Total number of plots	1217	
	Society Area in Acres	325 acres	
	Development cost per plot (Rs.)	1.547000822	
	Development cost per Acre (Rs.)	5.792923077	

The Utility Charges i.e. Gas, Electricity and Water Supply charges are not included in the subscription right now. As soon as the utility services come closer to the society so that a minimum amount is required to be made the costing would be done. These charges will be included in payment schedule approximately till next year and members can pay the same in easy installments.

In the end the Hon. Secretary thanked the members for attending the meeting and taking interest in the affairs of the society.

After some discussion on the report of the Hon' Secretary, the house unanimously approved the report for the year 2020 as presented before the house by raising their hands.

M/s: NESPAK, consultant of the society gave a presentation on the position of development work of the society.

AGENDA ITEM NO: 5.

TO CONSIDER AND APPROVE ACCOUNTS FOR THE YEAR 2019 – 2020.

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 01-07-2019 to 30-06-2020, copy of the same have also been provided to the members of the society on their entrance. The above financial statements were unanimously approved by the house.

AGENDA ITEM NO: 6.

TO APPOINT AUDITORS OF THE SOCIETY AND TO FIX THEIR REMUNERATION.


The Hon. Secretary informed the house that previously M/s Feroze Aziz & Co., Chartered Accountant were conducting, the internal audit of the society to the satisfaction of the management of the society as such the management has proposed to appoint them as Internal Auditor of the society for the year 2020-2021 and their remuneration as Rs. 1,00,000/- per annum. This was unanimously approved by the house.

AGENDA ITEM NO:

7 ELECTION OF OFFICE BEARERS

The management of the society decided to hold the election of new Managing Committee consisting of eleven members. The program of election was circulated amongst the members of the society along with the notice of the General Body Meeting.

The following members submitted their nomination forms which were declared elected unopposed.



1. Ms. Nasreen Haque	Chairperson
2. Mr. Ghufraan Memon	Secretary General
3. Mrs. Zareen S. Ansari	Committee Member
4. Mr. Mohammad Ishaque Lashari	Committee Member
5. Mr. Pir Mohammad Abbasi	Committee Member
6. Mr. Khadim Rind	Committee Member
7. Mr. Azeez Ahmed Zai	Committee Member
8. Mr. Syed Ali Akbar Shah	Committee Member
9. Mr. Hanif Mohammad Merchawala	Committee Member
10. Dr. Aziz ur Rahim Khan Meo	Committee Member
11. Mr. Mansoor Rajput	Committee Member

Mr. Ghufraan Memon requested the newly elected committee members to allow him to work as a ordinary member and not to contest for the position of Hon. Secretary of the Society and promised to continue his services for the society with same passion and dedication. All the members of newly elected committee as well as members of the society unanimously opposed his offer and requested Mr. Ghufraan to continue as Hon. Secretary General of the Civil Services Cooperative Housing Society.



AGENDA ITEM NO: 8

TO DISCUSS THE RECOVERY POSITION FROM THE MEMBERS OF THE SOCIETY

It was informed the house that currently the society is in its development phase and to continue the momentum of development of the society the members need to pay their outstanding dues. There are 429 members out of 1021 who have paid less than 500,000/- if those members can pay their installments it will boost the development work and minimize the time for giving the possession of plots.

AGENDA ITEM NO: 9

TO HOLD THE SECOND COMPUTERIZED BALLOTING OF PLOTS

It was informed the house that the management of the society has arranged the 2nd balloting of plot numbers of those members who have cleared their dues to the extent of Rs. 1,000,000/-. With the permission of the Chair and members present in the meeting, the second computerized balloting of the members who paid Rs. 1,000,000/- was started and plots were allotted accordingly. The Hon. Secretary informed for remaining members, the balloting of plots will be made in the next General Body Meeting after clearance of dues.

AGENDA ITEM NO: 10.

ANY OTHER MATTER WITH THE PERMISSION OF THE CHAIR.

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

CHAIRPERSON



HON. SECRETARY.

