

MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021

Notice of Annual General Meeting – 2020 & 2021 was published in daily “Nawa-e-Waqt” & “The Nation” on March 12, 2022. All members (2074) were also invited through courier service as well as vide their given email addresses. The Agenda was also sent to the members along-with invitation for Annual General Meeting – 2020 & 2021 (the “AGM”). The AGM was held on March 27, 2022 (Sunday) at Defence Services Officers Mess (Services Club), near Girja Chowk, Lahore Cantt, chaired by the President.

Quorum

As per Bye-law No.55, the quorum for 2074 members is 207. At the scheduled time (12:00 Noon), it was not complete. Therefore, the meeting was adjourned for one hour and was convened at 01.00 p.m. By that time 138 members came present which formed the quorum as per said bye-law (total 225 members attended). The participating members marked their presence in the attendance register. Mr. Ghulam Nabi Azhar, Assistant Registrar (Housing-VI), Cooperative Societies, Lahore also attended/participated as an Observer.

AGENDA

Following agenda was published in daily “Nawa-e-Waqt” & “The Nation”:

1. Recitation from the Holy Quran.
2. Welcome Address.
3. Confirmation of minutes of last Special General Meeting held on March 17, 2019.
4. Approval of Annual Accounts for the year ended 30th June, 2019 & 2020 and Annual Budget 2019-2020, 2020-2021 & 2021-2022.
5. Confirmation of members admitted or deleted from the Society between April 2019 to 20th March 2022.
6. Ratification of business transacted by the Managing Committee from the last Special General Meeting to date.
7. Acquisition/Purchase of Pockets
8. Amendments in Society Bye-Laws No. 63(i) & 69.
9. Review of Progress of the Society
10. Discussion, consideration and approval of way forward.
11. Questions/answers and discussion on suggestions of members if any, received up to 20th March, 2022.
12. Any other item with permission of the Chair.

Item No. 1 Recitation from the Holy Quran

Qari Rahmatullah recited from Holy Quran. Thereafter, the meeting proceeded further according to the agenda.

Item No. 2 Welcome Address

General Secretary welcomed honorable members and gave a brief of last year activities.



MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021

Item No. 3 Confirmation of Minutes of Special General Meeting held on March 17, 2019

Project Director put before the House the minutes of last Special General Meeting held on March 17, 2019 for confirmation. Mr. Khalid Ikram, a Society member, objected that he had not received copy of minutes of last SGM with agenda of current meeting. The Project Director told that minutes of last SGM dated March 17, 2019 were available on Society website and it was not mandatory to send hard copy of these through courier.

The House approved the minutes, whereas 5-6 members led by Mr. Khalid Ikram desisted.

Item No. 4 Approval of Annual Accounts for the year ended 30th June 2019 & 2020 and Annual Budgets 2019-20, 2020-21 & 2021-22

Annual Accounts for the year ended 30th June 2019 & 2020 were presented by Finance Secretary, Mr. Muhammad Umer Malik. Mr. Nauman Rashid, a Society member, objected that he had not received complete Audit Reports through courier. The Finance Secretary said that the Society had sent copy of Audited Accounts to members, whereas complete Annexures of Balance Sheet were available on Society website. The Society had complied with the legal requirement but at the same time it also has to be conscious for saving the costs involved as these funds are Asset & Amanah of the members. The same 5-6 members objected but the House approved the Accounts with overwhelming majority.

Item No. 5 Confirmation of Members Admitted/Deleted from April 2019 till March 20, 2022

Project Director put before the House following information regarding members:

* Members approved in SGM 2019	=	1977
* Deleted thereafter	=	309
* Added	=	406
* Existing Members	=	2074

The House confirmed the members admitted/deleted as explained.

Item No. 6 Ratification of business transacted by Managing Committee from the last Annual General Meeting to date

Project Director briefed the House that as per Bye-Laws of the Society, if seat of any elected member becomes vacant due to resignation or death etc. then his substitute is coopted by the Managing Committee as per Bye-Law No. 66(viii) read with Bye-Law No.69. Following members of the MC were coopted during the period under discussion:

a. **Cooption of MC Members**

* Mirza Zahid Hussain (Coopted as Executive Member)	in place of	Mr. Saqib Ahmed Khan (Resigned)
* Mr. Zeeshan Ahmad (Coopted as Executive Member)	in place of	Mirza Zahid Hussain (Passed Away)
* Mr. Ahmad Haseeb Jilani (Coopted as Executive Member)	in place of	Mr. M. Tahir Masood Chishti (Settled Abroad)

Cont... P/3

MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021

Mr. Nauman Rashid asked the criteria for cooption of member by MC. Project Director replied that eligibility criteria is explained in Bye-Laws. MC has to find any suitable substitute to coopt under Bye-Law No. 69 which needs approval in the next AGM. The House approved this cooption.

b. Internal Audit Committee

Previous Committee

- * Mr. Tahir Khursheed (Convenor)
- * Mr. Muhammad Muammar (Member)
- * Mr. Nauman Rashid (Member)

Current Committee (w.e.f. 03.05.2020)

- * Mr. Tahir Khursheed (Convenor)
- * Mr. Muhammad Tanveer (Member)
- * Mrs. Ayesha Hamid (Member)

The House approved current Internal Audit Committee.

Item No. 7 Acquisition/Purchase of Pockets

A. Acquisition of 80 – 100 Acres through Exemption Policy

Project Director informed that in AGM held on May 14, 2017, the house approved acquisition of 50 Acres under exemption policy (45% Residential + 2% Commercial) which stands acquired. Now there are more pockets of about 80 to 100 Acres which are also needed for better connectivity and efficient planning. PD asked for permission of the House to acquire these 80 to 100 Acres also on the exemption policy (42% Residential + 2% Commercial).

On the desire of some members location of the pockets was shown on the map to justify the request and also list of required Khasra Nos was shared with House through slides which are as under:

Mauza Hayr

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
1408 min	2	04	000
1413 min	1	00	000
1437	8	00	000
1438	7	08	000
1439	8	00	000
1442	7	00	000
1443	7	08	000
1451 min	1	07	000
1458	4	00	000
1459	8	00	000
1460 min	2	07	000
1466	7	08	000
1469	8	00	000
1470	8	00	000
1478	2	18	000
1479	7	00	000
1481 min	4	00	000
1485 min	4	00	000
1487 min	3	15	000

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
1586 min	2	11	000
1599	7	00	000
1600	5	00	000
1601	1	00	000
1607	4	00	000
1608	7	08	000
1611	7	08	000
1612	4	00	000
1622	4	00	000
1641	4	00	000
1642	4	00	000
1643	8	00	000
1644	12	08	000
1646	5	04	000
1650	9	00	000
1656	7	11	000
1659	7	11	000
1660 min	6	00	000
1700 min	2	00	000

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(Handwritten signatures and initials)

MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021**Mauza Hayr**

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
1703	5	00	000
1712 min	3	18	000
1720 min	1	14	000
1740	1	12	000
1741	5	16	000
1742	7	08	000
1757	7	08	000
1758	5	11	000
1759	1	17	000
1772	3	14	000
1774	7	08	000
1787	7	08	000
2123	8	00	000
2124	8	00	000
2140	5	12	000
2141	5	08	000
2142	4	00	000
2163	8	00	000
2184 min	5	17	000
1695	2	00	000
1697	7	06	000
1698	8	00	000
1714	8	00	000
1715	6	10	000
1716	6	00	000
1717	8	00	000
1718	8	00	000
1719	4	00	000
1724	8	00	000
1727	8	00	000
1730	5	00	000
1731	8	00	000
1732	8	00	000
1733	5	14	000
1734	5	18	000
1735	8	00	000
1736	8	00	000
1737	8	00	000

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
1738	8	00	000
1739	8	00	000
1744	8	00	000
1745	8	00	000
1746	8	00	000
1747	4	00	000
1755	8	00	000
1756	8	00	000
1760	8	00	000
1761	8	00	000
1771	8	00	000
1809	8	00	000
1810	8	00	000
1811	3	10	000
1812	4	12	000
1813	8	00	000
1814	8	00	000
1815	8	00	000
1816	8	00	000
1817	8	00	000
1822	8	00	000
1823	8	00	000
1824	8	00	000
1825	8	00	000
1831	8	00	000
1832	8	00	000
1833	8	00	000
1841	8	00	000
1827	6	12	000
1828	7	14	000
1844	8	00	000
1845	0	18	000
1858	4	00	000
1859	8	00	000
1861	8	00	000
1867	8	00	000
1868	8	00	000
Total:	655	17	000

Mauza Tatley

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
1021 min	1	05	145
1028	8	00	000
1029	8	00	000
1030	8	00	000
1031	8	00	000
1041 min	7	00	000
1060 min	0	08	000
1061	0	03	000
1065 min	0	15	000
1066 min	0	08	000

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
1098	1	00	000
927	8	00	000
942	8	00	000
943	10	00	000
944	10	00	000
945	8	00	000
966	8	00	000
967	8	00	000
970	8	00	000
971	8	00	000

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MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021**Mauza Tatley**

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
974	8	00	000
975	8	00	000
976	8	00	000
977	9	10	000
978	8	18	000
979	7	10	000
980	5	08	000
981	8	00	000
982	8	00	000
983	8	00	000
984	7	04	000
986	8	00	000

Khasra No.	Area		
	Kanal	Marla	Sq Ft.
987	7	02	000
989	6	08	000
1027	7	12	000
1035	8	00	000
1036	1	19	000
1038	9	02	000
1050	6	18	000
1051	4	05	000
1081	6	08	000
1082	8	00	000
1085	8	00	000
Total:	287	03	145

SUMMARY

Mauza Hayr	655	-	17	-	000
Mauza Tatley	287	-	03	-	145
G-Total:	943	-	00	-	145

B. Acquisition of 17 Acres through Purchase instead of Acquisition under Land Acquisition Act, 1894

Project Director informed the House that on the request of the Society, Land Acquisition Collector, Lahore had processed a case of acquisition of 17 Acre land and issued Demand Notice of Rs. 191,531,250/- on 15.11.2017 to be deposited in govt treasury as tentative cost of land. As the Society did not have that amount, therefore the House allowed in AGM dated May 14, 2017 to collect this money from interested members and issue them plot files under the exemption policy for the land to be acquired through their contribution. Files were issued to members, however, money received from them was not deposited due to fear of stay order from civil court by the land owners. Now the House was asked to permit the Management to purchase said 17 Acres through negotiation instead of acquiring under Land Acquisition Act. It was further explained that land to be purchased will be got evaluated beforehand through two PBA approved Evaluators approved by the State Bank to make the purchase price transparent.

The House approved the Acquisition/Purchase of Pockets as proposed.

Item No. 8 Amendment in Society Bye-Laws No. 63(i) & 69

The house was briefed that at present except one, all MC members have to be in service or retired employees of Dhabi Group, whereas one Executive Member can be any graduate Society member. In the light of suggestions received, MC has proposed to relax eligibility criteria for Office Bearers i.e. Vice President, General Secretary and Finance Secretary, and also that only one Executive Member should be in service or retired employee of Dhabi Group. Whereas, for remaining positions of Executive Members, all graduate Society members may be eligible. And for that matter following amendments in Bye-Laws were proposed:

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MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021

Bye-Law No.	Existing Bye-Law	Proposed Bye-Law	Reason
63 (i)	<p>The business of the Society shall be carried out by Managing Committee consisting of not less than nine and not more than thirteen members above the age of 21 years including a President, a Vice President, a General Secretary, a Finance Secretary and a person nominated by the Registrar from among the members of the Society or officers of the cooperative department (who shall be ex-officio member of the Managing Committee of the Society).</p> <p>The President, Vice President, General Secretary will be from in service or retired employees and must have worked as Area Manager/range-8 officer in Bank Alfalah or on an equivalent executive post in any organization of Dhabi Group.</p> <p>Finance Secretary: In service or retired, but must have worked as Range-6 officer in Bank Alfalah or on an equivalent executive post in any organization of Dhabi Group.</p> <p>One Executive Member: any graduate Society member.</p> <p>Remining seats: In service or retired but must have worked as Branch Manager / Range-5 Officer in Bank Alfalah or AVP in any scheduled Bank or on an equivalent managerial post in any organization of Dhabi Group.</p> <p>All MC members will be elected through secret ballot and must have at least one year standing as member of the Society on the day of filing of nomination papers for contesting elections. For computation the period of one year, the date of transfer/ allotment of membership will be reckoned, in case there is any delay in post facto approval of the General House of the Society for such membership.</p>	<p>The business of the Society shall be carried out by Managing Committee consisting of not less than nine and not more than thirteen members above the age of 21 years including a President, a Vice President, a General Secretary, a Finance Secretary and a person nominated by the Registrar from among the members of the Society or officers of the cooperative department (who shall be ex-officio member of the Managing Committee of the Society).</p> <p>The President will be from in service or retired employees and must have worked as Area Manager/Range-8 Officer in Bank Alfalah.</p> <p>Vice President, General Secretary, Finance Secretary: In service or retired, but must have worked as Range-4 Officer in Bank Alfalah or on an equivalent executive post in any organization of Dhabi Group.</p> <p>One Executive Member: A graduate member, in service or retired, from Bank Alfalah/ Warid.</p> <p>Remining seats (4-8): any Society member with graduate degree.</p> <p>All MC members will be elected through secret ballot.</p>	<p>Required qualifications for MC member are quite strict against which many members have suggested, therefore, these qualifications are proposed to be relaxed. Secondly, present Bye-Laws permit only employees of Dhabi Group on senior posts, in service or retired, to contest election whereas non employees do not have such right. Therefore, in order to accommodate such non-employee members amendments are proposed. After the approval more employees and graduate members will be eligible.</p>
69	<p>Casual Vacancy: A vacant position in the Committee in any case and by any means may be filled up by coopting suitable member by the managing committee subject to the approval of next General Meeting.</p> <p>For this purpose, MC may relax all or any condition required in election for that post except the age, academic qualification and standing of one (1) year in Society.</p>	<p>Casual Vacancy: A vacant position in the Committee in any case and by any means may be filled up by coopting suitable member by the managing committee subject to the approval of next General Meeting.</p> <p>For this purpose, MC may relax any condition required in election for that post except the qualification of graduation.</p>	<p>Sometimes an elected MC member resigns and his substitute is to be coopted by the MC under this Bye-Law. It has been experienced that it is difficult for the MC to find a suitable person who fulfils all the conditions required for election for that post. Therefore, in order to get a suitable person this relaxation in conditions is proposed.</p>

Qazi Shams ul Haq and his about 6-7 supporters demanded that all positions should be open for every Society member. Issue was discussed in length in the House. At the end, the amendments as proposed by president were approved by overwhelming majority of the House.

Cont... P/7

MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021

Item No. 9 Review of Progress of the Society

The President informed the House about progress of the Society as under:

A. Price Escalation of plot files due to following:

- i) Amendment in Lahore Master Plan by LDA and Inclusion of our Society in Residential Area (Peri Urban).
- ii) Acquisition of Land Pockets.
- iii) Appointment of Consultants for Preparation of Layout Plan and Short Listing of Developer.
- iv) Border Area Committee's New Policy.
- v) Peaceful possession of land from Lease Holders and no more illegal possession in our tenure.
- vi) Reputation of MC.

B. Consultants have short listed HRL for Development of the Society.

Item No. 10 Discussion, Consideration and Approval of Way Forward

The President sought approval on Options for Way Forward as under:

1. Self-Development.
2. Merger Option (with DHA/PN).
3. Other Options.

Some of the members suggested that Merger with PN is a better option. The House gave mandate to MC to finalize any one of these options in near future and then present in detail in SGM for consideration / approval of the House. And the House also desired that present MC should conclude the negotiations with Pakistan Navy before the next MC comes into office because present MC is well conversant with the situation whereas new management will not be well aware of that.

Item No. 11 Questions/Answers & Discussion on Suggestions received up to 20th March 2022.

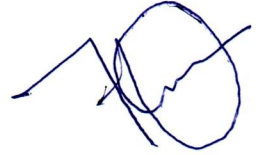
President was at the rostrum to present this agenda item. Six/seven members who opposed most of the proposals, started asking various questions from him. Initially, President suggested to focus on questions received through email but then agreed to respond these 6-7 members. There was lengthy debate by these members which all MC members listened patiently. Other Society members requested these 6-7 members to stop frivolous arguments and give opportunity to other members to participate. As a result, a frustrated member shouted: "We are not here for listening the talk shows". After 20-25 minutes of frivolous arguments, other members of the House got fed-up and asked to serve lunch. Then Ms. Ayesha Hamid, Mrs. Shama Ali, Prof. Dr. Atif Hassan, Mr. Rashid Rauf and many others stood up and appreciated the efforts of MC which is working voluntarily for the welfare of members/Society. President announced that those members who had sent emails, may get the response from Project Director who had all the details available. It is pertinent to mention that the emails/ questions received were the same as discussed in the meeting and were from the same 7-8 members. Thereafter, the President announced to close the session.

Cont... P/8

MINUTES OF ANNUAL GENERAL MEETING – 2020 & 2021

Item No. 12 Any other items with the permission of Chair

At the end, the President expressed gratitude to the participating members, viz-a-viz; their support to the present Managing Committee. He also thanked the Assistant Registrar (Housing-VI), Cooperative Societies, Lahore for monitoring/observing the AGM. He also thanked and appreciated efforts and cooperation of all MC members & of the staff particularly. He adjourned the meeting with a vote of thanks to all present.




President

Certificate


It is hereby certified that the above minutes are true copy of the minute's book of the Society which is in the Custody of its General Secretary.



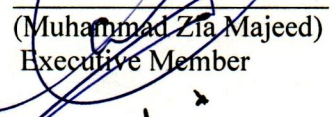
President



(Ahmad Haseeb Jilani)
Executive Member



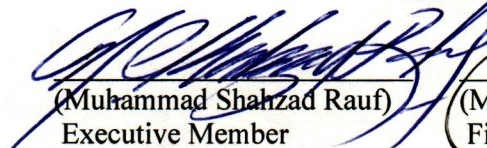
(Zeeshan Ahmed)
Executive Member



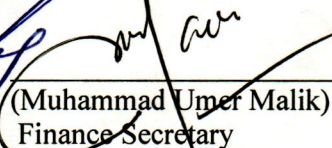
(Muhammad Zia Majeed)
Executive Member



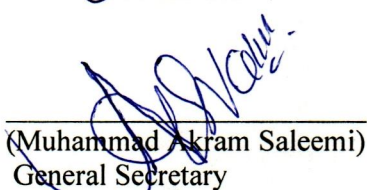
(Mian Ulfat Hussain)
Executive Member



(Muhammad Shahzad Rauf)
Executive Member

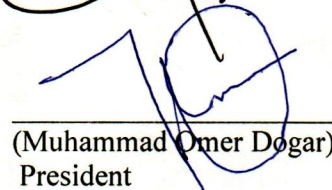


(Muhammad Umer Malik)
Finance Secretary



(Muhammad Akram Saleemi)
General Secretary

(out-of country)
(Abdul Zaheer Piracha)
Vice President



(Muhammad Omer Dogar)
President