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**ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED, 100/A-III, GULBERG-III,  
LAHORE**

**MINUTES OF THE SEVENTH ANNUAL GENERAL MEETING – 2013**

Notice of the seventh Annual General Meeting 2013 was published in the daily "Nawa-i-Waqt" on October 24, 2013. All members (1837 Nos) were also invited through courier service as well as vide their given email addresses. The AGM was held on Nov. 10, 2013 (Sunday) at the Services Club, near Girja Chowk, Lahore Cantt, chaired by the President.

**Quorum**

As per Bye-law No. 55, the quorum for 1,837 members was 183. At the scheduled time (11.00 a.m.) it was not complete. Therefore, the meeting was adjourned for one hour and was convened at 12.00 a.m. By that time, 125 members were present which formed the quorum as per the said bye-law. The participating members marked their presence on the attendance register. The Assistant Registrar, Cooperative Societies also participated.

**Agenda**

The following agenda had been circulated to the members vide the invitation for AGM-2013:-

1. Recitation from the Holy Quran.
2. Confirmation of the Minutes of last Annual General Meeting held on July 10, 2011.
3. Welcome address and review of progress.
4. Approval of Annual Audited Accounts for the year ended June 30, 2012
5. Approval of budget for 2013-2014
6. Confirmation of members admitted/deleted, from July 2011 to June 2013.
7. Ratification of business transacted by the Managing Committee from the last Annual General Meeting to date
8. Adoption of Revised Election Rules as per guidelines by the Registrar Cooperatives.
9. Amendments in the Society bye laws as per guidelines by the Registrar Cooperatives.
10. Questions/Answers and Discussion on the suggestions by members received up to November 6, 2013.
11. Conclusion of the meeting.

**Item No. 1 – Recitation from the Holy Quran**

Mr. Roohul Amin, Finance Manager, ACHS recited from the Holy Quran. Whereafter, the meeting proceeded according to the Agenda.

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**Item No. 2 Confirmation of the Minutes of last Annual General Meeting (10.7.2011)**

The General Manager read out the minutes of last Annual General Meeting held on 10.7.2011. The House approved the same, after deliberation on the follow-up actions.

**Item No.3 Welcome Address by the President**

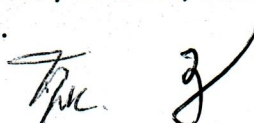
a) The President welcomed the participants and gave a brief resume of the Society right from its inception/registration. He informed the House of the following constraints/ bottlenecks and policy issues which were a cause of delay in implementation of the Society:

1. Financial constraints – Members were not paying the land cost.
2. Presently the land was not in a compact form/block – Connectivity & Effective Planning Issues.
3. Failure to acquire land at the relevant time despite issuance of Notification under section 4 of the Land Acquisition Act 1894.
4. Border Area Committee - 425 Acre land had been allotted by the BAC which was purchased without NOC.
5. Project land fell in the open/agricultural zone of the Integrated Master Plan of Lahore 2021. Construction/development was not possible unless its conversion to Pari Urban, viz; change in the land use.
6. Restricted Area Policy – prohibits development of an organized Housing Scheme in the Restricted Area (2 KM from BRB). 145 Acre of the purchased land fell in the Restricted Area.

The President further informed about the efforts by the present Management to resolve the above constraints/issues which were impeding translation of the Society on ground. Besides, the Management was also exploring additional avenues including outright sale or limited joint venture with the renowned developers/agencies like Fazaia, DHA etc, to the best interest of members.

(b) **Review of Progress**

The General Secretary in furtherance to the Presidential address gave a presentation on the restraining issues, viz-a-viz; suggested solutions. He informed the House that the concerned quarters had been approached by the Society for the requisite NOCs/approvals. He further informed that strenuous efforts were now being made by the Management to resolve the related issues/ impediments. Besides, as observed by the President in his welcome address negotiations were concurrently in hand, seeking assistance by the real estate icons to make a headway in this direction.



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A few members questioned about the current status/availability of land and the proposed reduction in the plot sizes. They were informed that out of 680 acre land so far purchased by the Society, 145 acre fell in the Restricted Area where no planned/organized housing scheme was permitted without NOC by the Army Authorities. While 535 acre fell in the Semi Restricted area where such type of activity could be undertaken with approval by GHQ through the Headquarters 4 Corps. If the land under Restricted Area was excluded at this stage, the balance area was not sufficient to cater for the requirement of members, viz; 3 Kanal, 1.5 Kanal and 15 marla plots besides meeting the mandatory requirement of six hundred 5 marla plots. To adjust/ accommodate this demand, 280 acre additional land (excluding Restricted Area) was required which being a capital intensive proposition was not in the interest of members. Therefore, in order to rationalize the additional requirement of land, it was proposed to reduce the sizes of plots from 3 Kanal to 2 kanal, 1.5 kanal to 1.0 kanal and 15 marla to 10 marla. In case this proposal found favor of approval by the General Meeting the scheme could be planned/ designed and implemented accordingly. The house approved the reduction in plot sizes, under the given circumstances.

The House was further informed that, of the purchased land a few acres fell outside the boundary of the scheme and were not contiguous to the mass. Besides, to make the Society compact, some additional khasras/critical patches were essentially required at this stage for the purpose of connectivity and efficient planning. These could either be purchased or exchanged (swapped) with the ones falling outside the scheme. The house approved the above recommendation and authorized the Managing Committee to take effective steps in this direction, forthwith.

**Item No.4 – Approval of Annual Audited Accounts for the year ended June 2012**

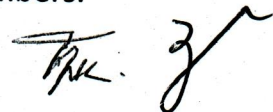
Audit Report for the period 01.07.2011 to 30.06.2012 by External Auditors (Latif & Co Chartered Accountants) appointed by Registrar Coop Societies was presented by the General Secretary and was approved by the House.

**Item No.5 – Approval of the Budget 2013-14**

The proposed budget for 2013-14 and re-appropriated budget 2012-13 (based on actuals) were presented by the General Secretary, which were approved by the House.

**Item No.6 Confirmation of Addition/Deletion of members from July 2011 to June 2013**

The General Manager Informed the House that 109 members had been enrolled/added while 69 were deleted during the period. The house confirmed such action under byelaw No.14 and thus they stood admitted, making a total of  $1797 + 40 = 1837$  members.



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**Item No.7 Ratification of Business Transacted by the MC from the last AGM to-date**

- i) 30 - Acre land was purchased during the period to partially meet the short-fall in the needed/required area.
- ii) An Internal Audit Committee, a mandatory requirement, was recommended by the Managing Committee as under:-
  - a) Mian Ulfat Hussain (Membership # 00757)
  - b) Mr. Mohammad Shahzad Latif (Membership # 01483)
  - c) Mr. Mohammad Omer Malik (Membership # 00903)

The House ratified/approved the above business, viz-a-viz Internal Audit Committee.

iii) Co-option of MC Members

In the Managing Committee elections held during April 2013, Syed Salman Ahmed and M/S Abdul Zaheer Piracha & Muhammad Zubair Khan were elected as General Secretary and members of the Executive Committee respectively. Whereas, the slot of Vice President remained vacant. Meantime, Syed Salman Ahmed, General Secretary resigned. Consequently, Mr. Abdul Zaher Piracha and Mr. Muhammad Zubair Khan were co-opted as Vice President and General Secretary respectively, besides the following co-opted members:-

- a. Mr. Umer Mujeeb Shami
- b. Mr. Mohammad Omar Dogar
- c. Mr. Syed Ammar Haider

iv) Hiring of Unicon Consulting Services

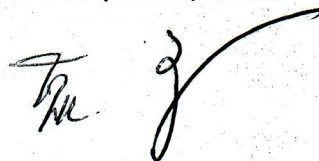
Unicon Consulting Services were hired as Consultant for preparing the revised lay-out plan and Engineering Design of Infra Structure Services, after competitive bidding.

The House ratified the business transacted during the period.

**Item No. 8 Adoption of Revised Election Rules as per Guidelines by Registrar Cooperatives**

The Managing Committee adopted revised Election Rules as per guidelines by Registrar Cooperatives. The election was accordingly held on April 27, 2013.

The House approved the item.





**Item No. 9 Amendments in the Society Bye-laws as per Guidelines by the Registrar Cooperatives**

The House was informed that the Society byelaws especially clause No. 65 (xxii) restricted the salary/remuneration of employees to Rs.10,000/P.M. In view of the increasing inflation, it was not possible to hire experienced personnel within the above limit. The clause ibid was therefore proposed to be updated to the effect that the Managing Committee may appoint suitable persons on reasonable terms following the budget provision. The House approved such proposal and allowed the MC to make further amendments where necessary, to match the guide lines by the Registrar Cooperatives. It was however decided that the respective amended bye-laws would be put up to the subsequent General Meeting for approval.

**Item No.10 Questions/Answers and discussion on Suggestions of Members received by 6.11.2013**

The General Manager informed the House of the suggestions by members and responded to the main points as under:-

1. Members be given option of refund with profit. (It was not feasible at this stage as the money collected had been utilized in the purchase of land.)
2. Members with a 3 kanal plot be given one 2 kanal and a 1 kanal plot each instead of only one 2 kanal plot. (It was not possible. The plot sizes were rather being reduced due to shortage of land).
3. Members having 1.5 kanal plot be given option to get 2 kanal plot instead of one kanal plot. (It was not possible due to shortage of land).
4. How to convert a 3 kanal plot into 4 kanal Farm House (Pl. send a formal request).
5. Remuneration of M.C. members. (They worked in honorary capacity, without any compensation or facility).
6. Office Expenditure be reduced. (It had been reduced by 30% in the budget 2013-14)

**Questions/Answers Session**

The members raised various questions expressing their concern on the delay in implementation of the Society. The President and General Secretary comprehensively addressed all such queries reiterating the confronted technical and administrative problems/issues, viz-a-viz; the steps being taken by the Management to resolve them as early as possible.

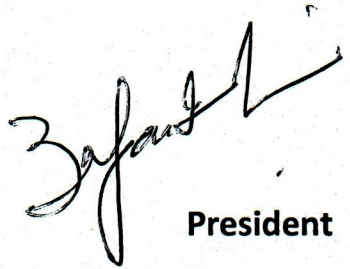
The House ultimately showed satisfaction on the above response and appreciated the efforts by present Management Committee in streamlining the affairs of ACHS.



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**Item No. 11 Conclusion of the Meeting**

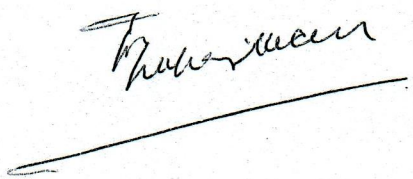
The Vice president expressed gratitude to the participating members, viz-a-viz; their support to the present management. He also thanked the Assistant Registrar Cooperative Societies for monitoring the AGM.

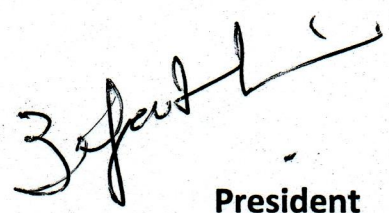
  
**President**



**Certificate**

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



  
**President**