

MINUTES OF THE EIGHTH ANNUAL GENERAL MEETING – 2014

Notice of the eighth Annual General Meeting 2014 was published in the daily "Nawa-i-Waqt" and "The Nation" on April 03, 2015. All members (1844 Nos) were also invited through courier service as well as vide their given email addresses. The AGM was held on April 19, 2015 (Sunday) at the Services Club, near Girja Chowk, Lahore Cantt, chaired by the President.

Quorum

As per Bye-law No. 55, the quorum for 1844 members was 184. At the scheduled time (10.00 a.m.) it was not complete. Therefore, the meeting was adjourned for one hour and was convened at 11.00 a.m. By that time, 101 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 and Inspector Cooperatives (Housing-II) also participated.

Agenda

The following agenda had been circulated to the members vide the invitation for AGM-2014:-

1. Recitation from the Holy Quran.
2. Welcome address and review of the progress of ACHS.
3. Confirmation of the Minutes of the last Annual General Meeting held on Nov. 10, 2013.
4. Approval of Annual Accounts for the years ended June 30, 2013 and June 30, 2014.
5. Approval of the budget for 2014-2015.
6. Approval of Land Exchange Facilitation Agreement.
7. Confirmation of members admitted/deleted, from July 2013 to June 2014.
8. Ratification of business transacted by the Managing Committee from the last Annual General Meeting to date.
9. Questions/Answers and Discussion on the suggestions of members received up to April 15, 2015.
10. Conclusion of the meeting.

Item No. 1 – Recitation from the Holy Quran

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

Item No. 2 – Welcome Address by the President

- a). The President ACHS welcomed the participants and gave a brief resume; especially the policy issues involved including Army Controlled Area, Border Area Committee and Agri nature of the Society land (which were impeding translation of the Society on ground), efforts by the Managing Committee to streamline the affairs, viz-a-viz, present status. He appreciated the approach/untiring work by the Managing Committee and the Office Staff and their dedication to the cause. In the end, he wished the members of the Society success in life and invited the General Secretary and Project Director ACHS to apprise the House of the history/background and technical issues, viz-a-viz, efforts made for their resolution.

Zafarullah

b). ACHS – An Overview

The General Secretary, in continuation to the President’s address gave a presentation/overview of the Society highlighting the restraining issues, suggested solutions and options available to the benefit of MC members as under:-

Major issues/constraints

- a. Land purchased was in Agri/Open belt of the Lahore Integrated Master Plan 2021.
- b. Land was initially less by 140 Acre, according to the old 3K, 1.5K & 15M plots sizes, The shortage was further increased to 185 Acre after a mandatory creation of another 600 plots of 5 Marla size. Besides the land was purchased with the funds collected from the members considering 55% saleable area instead of 45% as allowed in the Semi Restricted Area, hence the mess.
- c. 145 Acre Land purchased fell in the Army Restricted Area where no housing development related activity was permitted.
- d. Land purchased was not jointed to a very serious extent.
- e. A considerable land proportion purchased lacked or required a mandatory NOC from the Border Area Committee at the time of purchase – which was not obtained.

Under the circumstances, we had to reduce the sizes of plots across the board by 33% and planned development on the Semi Restricted Area, where urbanization was otherwise permissible. Thus we were short by 70 Acre or so in the available SRA land even with the reduced sizes. To make up this shortfall, we have already entered into Land Swapping Agreements with two real estate business entities.

Now we come back to the core issues or decision making options available towards their resolution?

- a. We keep making efforts for arranging the required NOCs & then undertake development when the stage arrives.
- b. We enter into a JV agreement with a credible investor/developer to utilize their influence/expertise to take the project forward on a faster track by sharing our commercial & other assets, in return.
- c. On members’ strong insistence, we also explored an outright sale/liquidation option. In this connection, we met/received a number of presentations from various renowned developers & investors. We were however not satisfied with their inadequate or unjust terms on the one hand & the fear of losing the control to them and feeling helpless in case of their non performance in the agreed/promised time. It could have been a situation like ‘Aasman say gira khajoor main atka’ OR as they say ‘out of fry pan into the fire’.

Zafar

Time Line for resolution of the issues

- a. We expect the Pari Urban issue to be resolved by April 2016.
- b. Pockets purchased/LOP submitted/approval granted by June 2016.
- c. Development starts in Sept-Oct 2016 to be completed in further 2 to 2½ years.

Opt-out Options/Stages with expected returns

Meantime, the Members may opt out from this process at any stage; i.e.

- a. Utilization of the 20% margin now.
- b. On pari urban issue with say 30-40% margin (June 2016).
- c. On LOP approval/ballot done with substantial margin say 200-300%. (Dec 2016).
- d. On completion of the development works, we can realistically expect the sale price to be around 75 lakhs per Kanal (say in 3-4 years time, considering the prevailing prices levels in the vicinity quality developments). (June/Dec 2018)

The best part/option is that, we expect to pass on a minimum of 50% discount to our members in the development cost, as mentioned before, thru the sale of commercial & other uncommitted plots.

The time has come with the grace of Allah S.T. to reap the fruit of the crop sown about 11 years back. Indeed Allah is with the people who remain patient (Wallah –ho-ma'as Sabareen).

Leave to Allah to do justice with the people who have, if ever, done injustice to us. Moreover, believe me it's a debatable issue – as the ACHS had an implicit permission back in 2007 by the then Chief Minister for acquisition of pockets & development, but the Society could not avail that opportunity due to the shortage of funds to buy the pockets. Members did not pay their dues to the tune of about Rs. 150 million anyhow past is past. Let us now focus on the promising future ahead. May Allah's blessings be with all of us. Ameen.

3. ACHS – Technical Report

Tracing the history/background of ACHS since its inception, the House was informed of the technical issues/restraints confronting the Society. A presentation on the Society land including its location, permissible land uses, viz-a-viz, merits/technical feasibility was also made as under:-

- Financial and economic viability
- Accessibility
 - Abuts on Bedian road – main traffic corridor connecting south of Lahore to its centre.
 - Located in the Growth Direction.
- Availability of sweet underground water.
- Unencumbered private leveled land with large holdings.
- Availability of Electricity, Telephone, Sui Gas.
- Water Body (Sem Nala) for disposal of affluent/sewage readily available.

Zafar

The following issues which caused delay in implementing the Society, coupled with their present status were also deliberated:-

- a. Army Controlled Zone – Restricted Area Policy (NOC/consent of the Army authorities to the extent of Semi Restricted Area arranged).
- b. Border Area Committee related issues – resolved in the light of Border Area policy 2014.
- c. Integrated Master Plan of Lahore 2021.
 - Urbanization was not permissible unless status of land changed from Open/Agri to Pari Urban. The matter regarding opening the eastern corridor of Lahore where the society site fell was reportedly agreed in principle by the LDA. The status of land was expected to be changed from Open/Agri to Pari Urban within two-three months where after the LOP could be processed by LDA for approval.
- d. Land not in a compact form – being resolved by swapping land in the Restricted Area with the one in Semi Restricted Area.
 - Partial payment of land cost by the Members (Members were being persuaded through newsletters for the needful).

Item No. 3 – Confirmation of the Minutes of last Annual General Meeting held on Nov 10, 2013.

The Minutes of Annual General Meeting held on Nov 10, 2013 were read out. The House unanimously approved the same.

Item No. 4 – Approval of Annual Accounts for the years ended June 30, 2013 & June 30, 2014

The Annual Accounts for the years ended June 30, 2013 and June 30, 2014 were presented by the General Secretary which were approved by the House.

Item No. 5 – Approval of the Budget 2014-15

The budget for 2014-15 and re-appropriated budget 2013-14 (based on actuals) were presented by the General Secretary, which were approved by the House.

Item No. 6 – Approval of Land Exchange Facilitation Agreement

Salient features.

- a) The Society comprised of six hundred and fifty five (655) Acre land, in Mauzaz Hair and Tatley of which one hundred and forty five (145) Acre were within the Restricted Area, while five hundred and ten (510) Acre fell within the Semi Restricted Area.

Zafar Iqbal

- b) Certain Land owned/purchased by the Society ranged in different areas with poor or no connectivity. In order to streamline the Land (making it compact) and for proper/efficient planning, it was expedient to improve its connectivity/integration. Therefore, the Society was desirous of swapping its Land in the Restricted Area with the private land in the Semi Restricted Area.
- c) Pursuant to a Memorandum of Understanding dated 20th January 2015 for the purpose with two investors namely: Estate Land and Builders and Unity Developers, the Parties came to an agreement to extend their expertise to facilitate the Society for the acquisition and swap of land falling within the Semi Restricted Area as under:

Scope

- a) Upon signing of the Agreement, the Parties undertook to arrange for the Society thirty five (35) Acre of land each falling within the Semi Restricted Area. In this regard, the Parties would ensure and facilitate execution of the respective exchange deed(s) of the Exchange Land in favour of the Society or any other nominee of the Society within the agreed time frame. However, in the event that exchange of any or all of the Exchange Land was delayed due to procedural requirements, the Parties and the society would mutually negotiate to extend the Closing Date in writing. For avoidance of doubt, it was clarified that the Society should be entitled to further transfer the entire Exchange Land to any other Housing Scheme, institution and/or authority and such transfer, if delayed (due to any act or omission of the parties, would entitle the Society to enforce all rights and remedies.
- b) In lieu of the Exchange Land, the Society would transfer thirty (30) Acre of Land in the Restricted Area to The Respective Parties. The Society would further provide the Parties Concerned with access from the Main Central Road of the Society (the "Central Road") from Bedian Road to the land transferred to the respective Parties in exchange. The Central Road would be constructed by the Society at its own cost on its Land. The Society would ensure that at all times, The Parties Concerned have uninterrupted access to the portion of Land exchanged by the Society, through developed roads and infrastructure. However, the internal roads would be constructed by The Respective Parties in the Restricted Area at their own cost. The maintenance cost of the Central Road would be shared by the Parties Concerned, in proportion of their respective land holdings.
- c) In the event that the Exchange Land acquired by the respective parties exceeded the Society's requirement upto fifteen percent (15%), the Society would not raise any objections. In case of such increase, the Society undertook to transfer further Land from the Restricted Area to the respective parties, in proportion to the suitable/prioritized increased Exchange Land.
- d) The Parties agreed and acknowledged that, the portion of Land to be given by the Society in the Restricted Area and the Exchange Land to be arranged by the respective parties would be in the ratio of 30:35 i.e. thirty (30) Acre of Restricted Area Land in exchange for thirty five (35) Acre of Land in Semi Restricted Land.

3/2/2015

- e) The Parties agreed that the transfer of Exchange Land against the portion of Restricted Area Land would be a minimum of five (5) Acre per transaction. The cost of registration of exchange/sale deeds or any other documents would be borne by the respective parties equally i.e. on fifty-fifty (50:50) basis.

Item No. 7 – Confirmation of Members added/deleted from July 2013 to June 2014

The House was informed that 61 members were enrolled/added while 54 members were deleted during the period. The House admitted/confirmed such figures under bye-law No.14 making a total of 1837 + 7 = 1844 members.

Item No. 8 – Ratification of Business Transacted

1. Cooption of MC Members

Two members of the Executive Committee, namely Syed Ammar Haider and Muhammad Imran Aslam had resigned. The Managing Committee co-opted the following members as their substitute:-

- a. Mr. Mansoor Pasha Minhas (Finance Secretary)
- b. Mr. Muhammad Akram Saleemi (Executive Member)

The house ratified the above cooption.

2. Approval of Land Exchange Facilitation Agreement

The Land Exchange Facilitation Agreement, salient feature of which were incorporated under item No. 6 was ratified by the House.

3. Sale of Khasra No. 1253, Mauza Hair

The Managing Committee recommended the sale of Khasra No. 1253 (which fell out of the boundary of the Society and could not be integrated with the mass) at an offered price of Rs. 4,000,000 per Acre The House decided to defer this item for re-evaluating the cost, besides giving an opportunity to the members of the society for the purpose of competition and their participation.

Item No. 9 – Questions/Answers and Discussion on Suggestions of the Members, if any, received upto April 15, 2015

1. Suggestion by the Members, received through Email

The House was informed that the following suggestions by the members of the society were responded as under:-

- a. A procedure/SOP should be made/adopted to transfer the plot/file to other family members/friends through Power of Attorney. (Under Consideration)

Zafar

- b. The members should be updated/informed through quarterly progress report by email. (Noted for Compliance).
- c. The next AGM/some get together during spring or autumn may be arranged at site. (Would be planned accordingly)


2. **Questions/Answer Session**

The members raised various questions expressing their concern on the delay in implementation of the Society. The President and Mr. Umer Mujeeb Shami Executive Member comprehensively addressed all such queries, reiterating the confronted technical and administrative problems/issues, viz-a-viz; the steps being taken to resolve them as early as possible. The House was however of the view that the reported constraints be resolved by the Managing Committee within 4 months. Alternatively, the possibility of enblock sale of the Society land be explored in consultation with the representatives of BAL, Warid Telecom & Wateen Telecom under the bye laws of the society, to the best interest/benefit of the members and put up to the House in the next AGM/SGM, for decision by a majority vote.

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

Item No. 10 – 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 and Inspector Cooperatives (Housing-II) 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