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ALFALAH COOPERATIVE HOUSING SOCIETY(LTD), LAHORE

MINUTES OF THE ANNUAL GENERAL MEETING – 2015

Notice of the Annual General Meeting 2015 was published in the daily "Nawa-i-Waqt" on May 20, 2016. All members (1838) were also invited through courier service as well as vide their given email addresses. The AGM was held on June 05, 2016 (Sunday) at Defence Services Officers Mess (Services Club), near Girja Chow, Lahore Cantt, chaired by the President.

Quorum

As per Bye-law No. 55, the quorum for 1838 members was 183. 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, 157 members were present which formed the quorum as per said bye-law. The participating members marked their presence on the attendance register. The Assistant Registrar, Cooperative Societies and Inspector Cooperatives (Housing-II) also attended/participated.

Agenda

The following agenda had been circulated to the members vide the invitation for AGM-2015:-

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 April 19, 2015.
4. Approval of Annual Accounts for the year ended June 30, 2015 & Annual Budget 2015-2016.
5. Confirmation of members admitted/deleted from
Alfalsh Cooperative Housing Society from July 2014 to June 2015.
6. Ratification of business transacted by the Managing Committee from the last
Annual General Meeting to date.
7. Questions / Answers and Discussion on the suggestions of members, received up to
May 30, 2016.
8. Any other item with permission of the chair.

Item No. 1 Recitation from the Holy Quran

Mr. Qazi Ahmed Irfan, Member of Managing Committee, recited from the Holy Quran. Thereafter, the meeting proceeded according to the Agenda.

Item No. 2 Welcome-Address by the President

1. The President ACHS, Mr. Mohammad Omar Dogar welcomed the participants.
2. Assistant Registrar Cooperative Societies briefed the house about AGM rules.
3. Mr. Muhammad Akram Saleemi, General Secretary, in continuation to the President's address, gave a presentation/over-view of the Society highlighting the major achievements and pending issues as under:

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Major Achievements

a. **Pari Urban Progress Up-date**

Lahore Master Plan 2021 is being revised, conversion of Bedian Road area into Pari Urban is at final stages. LDA issued a Public Notice on 7th January 2015 inviting objections if any and on 2nd April 2016 to submit the ownership documents to all the stake holders. Some of the MC members alongwith Mr. Umer Mujeeb Shami had held various meetings with concerned authorities to get included Society's land in pari urban area. We are hopeful to get our land notified as pari urban soon.

b. **Closure of NAB enquiry**

- * Started on 3rd February 2014 and closed on 29th September 2015.
- * Time duration 20 months.
- * Result – our credibility stands established. Various reputed firms have contacted us for joint venture to launch the housing project.

c. **Land Re-possession/Perimeter Boundary**

- * 320 Acres of land were given on lease for cultivation in March 2013 by the Interim Committee.
- * Complete leased land recovered back in June 2015.
- * Recovered possession of 6 Acres of land from different entities.
- * Trenches/blockages created on Society's land to avoid trespassing besides proper marking of visible Boundaries of the land.

d. **Critical Pockets of land**

In order to develop the colony with reduced size plots total land required in Semi Restricted Area is 560 Acres out of which the Society has 510 Acres. Under a contract, M/s Estate Land and Builders have arranged more than 40 Acres and prefer to hand over to potential developer under proper joint venture arrangement.

e. **Operational Expenditure Reduction**

Operational expenses have been reduced by 23.5% (From Rs.17.5 m per year to Rs.14.5 m per year.

Pending issues

a. **Major - Court Cases**

There were three major court cases:

- (i) 25 Acres Society land under adverse possession and transferred in the name of Global Infrastructure (Pvt) Limited. (Case is being litigated through Mandviwalla & Zafar, Advocates.)

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- (ii) Counter case regarding 108 Acres Society land by Global Infrastructure (Pvt) Limited against the Society.
 - (iii) Cancellation of sale deed and mutation of 20 Acres Society land, under adverse possession, by Mr. Taj Din, the seller of the same land.
- b. **Minor** – One (01) Acre is in adverse possession and such other minor issues of encroaching upon small pieces of adjoining Society land by neighbors which are resolved from time to time

Item No. 3 Confirmation of the Minutes of last Annual General Meeting held on April 19, 2016.

The house confirmed Minutes of Annual General Meeting of ACHS held on 19.04.2015. The Minutes had already been up-loaded on Society's website & were available.

Item No. 4 Approval of Annual Accounts for the years ended June 30, 2015 & Annual Budget 2015-216.

The Annual Accounts for the year ended June 30, 2015 were presented by the Finance Secretary, Rai Shahid Amin, which were approved by the House. He also presented Annual Budget of the Society for 2015-16 which was also approved by the House.

Item No. 5 Confirmation of Members added/deleted from July 2014 to June 2015

The House was informed that on July 1, 2014 there were 1844 members and up to June 2015, 15 out of these were deleted and 9 added. Therefore, total members at the closure of the financial year were 1838. The house confirmed addition & deletion of members keeping in view bye-law No.14 of the Society.

Item No. 6 Ratification of Business Transacted from last AGM to-date.

1. **Cooption of MC Members**

Mr. Muhammad Zia Majid and Mr. Sajid Farooq Hashmi were co-opted under Bye Law No. 69 as Managing Committee members against the vacancies which became available on the resignation of two members. The House unanimously approved their cooption already made by the MC.

2. **Arbitration Award**

M/s Ali Asghar Associates were given 320 Acres Society land on lease for cultivation for which they were to pay lease money to the Society. They were also appointed as consultants for settling Society's issues with Border Area Committee and were to be paid for the services. They were also allocated development work (Construction of Boundary Wall) at Society's cost. A dispute arose regarding the settlement of accounts. Thus as per agreement, an arbitration committee was formed which announced its award.

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According to the award M/s Ali Asghar Associates had to pay to the Society Rs.3,166,241/-. The Managing Committee had approved this arbitration award. Out of Rs.3,166,241/-, Society has received Rs.1,833,120/- from M/s Ali Asghar Associates. The House approved the Arbitration Award.

3. **Land Exchanged**

In order to clear some critical pockets in society land for its connectivity, the Society exchanged its 97 Kanal–11 Marla land with 88 Kanal–17 Marla un-acquired land falling in the critical pockets and thus improved the connectivity and consolidation of land. The House approved the exchange of land.

3. **Lawyers Fee & Payments**

Court cases and other legal matters were assigned to the following lawyers & they were paid professional fee:

Mr. Tariq Kamal Qazi	Rs.330,000
Masud and Mirza Associates	Rs.560,000
Ch. Abdu Rauf & Co. Advocates	Rs.110,000
Barrister Hassaan Salahuddin	Rs.550,000

The House approved the fees paid.

4. **Employment of General Manager/Project Director**

- a. Mr. Mohammad Qasim Khan was employed as General Manager w.e.f. Nov. 11, 2015.
- b. Mr. Inam-ul-Haq was re-employed as Project Director w.e.f. Feb. 01, 2016.

The above named persons were employed by the Managing Committee. The House approved their employment & re-employment.

5. **Construction of Boundary Wall**

About 1400 RFT boundary wall was constructed around village Tatley with cost of Rs.2,949,000/- in order to save the Society land from encroachers. The House approved the expenditure.

6. **Revision of Fee on Transfer of Membership**

The Managing Committee had revised fee on transfer of membership & plot rights w.e.f. May 15, 2016 as under (revised sizes):-

Ser #	Plot Size	Revised Transfer Fee	Old Transfer Fee
a.	10 Marla Plot	Rs. 12,000	1% of Cost of Land
b.	1 Kanal Plot	Rs. 24,000	1% of Cost of Land
c.	2 Kanal Plot	Rs. 40,000	1% of Cost of Land

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The house ratified all the above mentioned business transacted from the last AGM to date and it was clarified that above revised transfer fee shall be charged till further revision.

Item No. 7 Questions/Answers and Discussion on Suggestions of the Members, received upto May 30, 2016

All the members were invited through notice of AGM/agenda to send their suggestions/complaints by 30.5.2016 whereas only two members namely Mr. Khalid Ikram (Membership No.551) and Mr. Iftikhar Rashid (Membership No.1576) sent their suggestions/queries. The President of the Society answered these queries. Similarly other questions raised by various members of the house were answered. Main issues were as under:-

- Q. Under which law or contentment rule were the 1.5 Kanal plots discontinued when they were approved when the society was setup? Kindly share the document trail with the members?
- A. Plot sizes were reduced as approved by the AGM on 10.11.2013 at agenda item No.3. As per bye-law No.54 supreme authority vests in general meeting.
- Q. Those impacted by this, how are they being compensated?
- A. Members will get rebate in development charges as a result of reduction in plot sizes.
- Q. To which law firm have we paid Rs.1 Million, how was it selected and how many cases they have won for the Society?
- A. M/s Mandviwalla & Zafar Advocates (President of Supreme Court Bar of Pakistan) were paid Rs.1.00 m as fee in an important case involving question of title/ownership of 25 Acres land.
- Q. Why do we have rented premises? Why don't we have a society office built on the society's land as it will reduce the expenses by Rs. 1.56 Million as per the Income statement?
- A. The Society office cannot be shifted at the scheme site because scheme site is about 22 K.M. from present office in Gulberg and it is difficult for the members to visit there for transfer of membership and for other Society matters. Secondly we cannot raise any construction at site without the approval of lay-out plan which is still awaited.
- Q. What comes under Entertainment expenses? Rs. 2.5 lacs have been spent on it?
- A. Entertainment expenses include tea etc. for the respected members who visit the office and for MC members during meetings who do not charge anything from the Society. Besides, tea is also served to the employees.
- Q. Why is the Society doing Charity and Donation of Rs. 1.3 Lac? Have the approval from members been taken?
- A. Donation of Rs.1.3 lac was made to Chief Minister's fund on the instructions of the Cooperative Department, Govt. of Punjab, which are binding on the Society. ...

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- Q. What are the terms and interest rates for the society assets and deposits?
- A. Currently the funds are placed in the Bank @ 5.75% per year (The Vice President requested that any member who can arrange better interest rate may help the Society in this respect provided funds are placed in any A-class commercial bank).
- Q. If I surrender my three Kanals of land, how much will the Society pay me?
- A. The Society does not buy back the allocated plots rights.
- Q. What action has been taken by the Society against members who have defamed the Society or wasted time in litigation?
- A. Present MC is determined to enforce bye-laws. In future action would be taken against those members who violate Society's bye-laws by making negative propaganda against the Society or acting in a manner prejudicial to the objectives of the Society or unnecessarily involve the Society in litigation.

Item No. 8 Any other item with Permission of the Chair

The President of the Society elaborated before the house the importance of court cases and their expected consequences. The General Secretary had already briefed the house about the cases during review of progress of the Society. The President briefed the house that this was a matter of settlement of a civil case through negotiation out of court and it could not be included in the agenda as the negotiations were not finalized/concluded at that time. He explained that the Society purchased 20 Acres from Taj Din etc. in 2006 who in 2013 forcibly & un-lawfully re-possessed the same land after sale and had gone to the court and was enjoying status quo. He further told the House that Taj Din is holding this property worth Rs.250 to 300 m and had demanded Rs.15 m to settle the case. He further informed that three persons including Qazi Ahmed Irfan, MC member negotiated with Mr. Taj Din who had decreased his demand to Rs.12M. The President put the case before the house mentioning that Society has a strong case but it might take time to reach the final decision and on the other hand the Society might pay Rs.12 m and get the case decided immediately. He also briefed that the land is crucial for merger with any party or self-development. The President asked the house to help him in deciding the option.

This issue was discussed in detail. Some members opposed to bargain with Taj Din. Mr. Abid Akbar was prominent who argued that by making payment to Taj Din who is an encroacher upon the Society's land, it would set a bad precedent and might encourage such other sellers to do the same. There were other members who opposed him claiming that even in case civil suit is decided in favor of the Society the other party might go in appeal and drag the Society in un-ending civil litigation. In order to conclude this issue, the House with overwhelming majority approved the option of settling the case with Taj Din by paying him Rs.12 m.


Although Question/Answer session had taken place at previous agenda item (No.7) but after conclusion of the above issue, some more questions were raised by various members. Relaxing the rules, the President welcomed their questions and answered all one by one. The President was

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hopeful that by December 2016, either the Society would have final shape of merger with any reputed Developer/Organization or the Society would itself start planning/development of the scheme. On this basis, he presented plans A & B, C and D in this regard:

- (A & B) Merger with any renowned Developer/Organization
- (C) Development by the Society itself
- (D) Outright Sale of Society Land


The President expressed gratitude to the participating members, viz-a-viz; their support to the present management committee. He also thanked the Assistant Registrar Cooperative Societies and Inspector Cooperatives (Housing-II) for monitoring the AGM. He adjourned the meeting with a vote of thanks to all present.



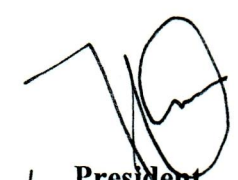
President

Certificate

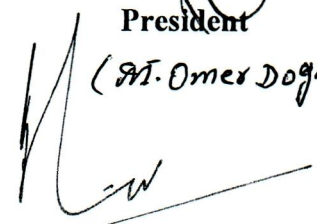
It is hereby certified that the above minutes are true copy of the minute's book of the Society which is in the Custody of its General Secretary.




(Qazi Ahmed Asif)



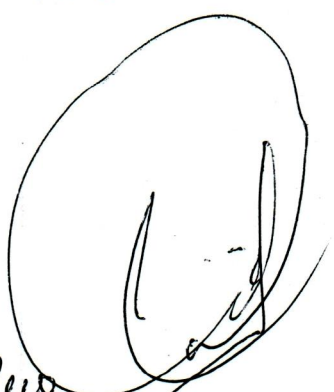
President
(Mr. Omer Dogar)



(Abdul Zaheer Piracha)



(Sagrib Ahmed Khan)



(M. Zia Tajid)



(Mr. Akram Saleemi)