



Telegraph & Telephone Employees
Co-operative Housing Society (Regd.)

MINUTES OF THE
EIGHTEENTH
ANNUAL
GENERAL
MEETING
2016-17

HELD ON 27TH OCTOBER 2018



T&T ECCHS

Tele Gardens, F-17 Islamabad



MINUTES OF THE
18th
ANNUAL
GENERAL
MEETING

Held on 27th October 2018



T&T ECHS

Tele Gardens, F-17 Islamabad

ٹی اینڈ ٹی ایچ ایس ایف 17-18 اسلام آباد



ایجنڈا برائے 18 واں سالانہ اجلاس عام

تمام سہ ماہیوں کو مطلع کیا جاتا ہے کہ سوسائٹی کے 18 ویں سالانہ اجلاس عام کی تقریب مورخہ 27 اکتوبر 2018 بروز ہفتہ بوقت دوپہر 11:00 بجے بھقام سائٹ سیکٹر F-17 اسلام آباد منعقد ہوگی۔ لہذا تمام سہ ماہیوں سے گزارش ہے کہ سوسائٹی کے سالانہ اجلاس عام کی تقریب میں شرکت کو یقینی بنائیں۔ سالانہ اجلاس عام کی تقریب کا ایجنڈا حسب ذیل ہوگا۔

- 1- تلاوت و گام پاک۔
- 2- 17 ویں سالانہ اجلاس عام کی کارروائی کی توثیق اور اس کی منظوری۔
- 3- سوسائٹی کی موجودہ صورت حال پر جنرل مینجمنٹ کی رپورٹ۔
- 4- سال 2016-2017 اور سال 2017-2018 کے ذمہ داروں کی رپورٹ اور ان کی آڈٹ برائے سال 2016-2017 کی منظوری اور چیف جنس سپریم کورٹ آف پاکستان کی جہانیت کے مطابق سال 2016-2017 کے فراڈز کی توثیق۔ (یہ تمام آڈٹ کی توثیق پر پورے سوسائٹی کی ویب سائٹ پر ممبران کے لئے بھی موجود ہیں۔ لہذا اجلاس عام میں شرکت سے قبل ان رپورٹس کا مطالعہ ضرور کر لیں۔) ممبران یہ رپورٹس سوسائٹی آفس سے بھی حاصل کر سکتے ہیں۔
- 5- زمین سے متعلق معاملات۔
انقلابی کمیٹی نے سال 2017-18 کے دوران درج ذیل انتقال کے ذریعے تقریباً 219 کنال 15 مرلے زمین خریدی۔ جس کے عوض بیشتر زمینداروں کو 30x60 اور 40x80 کے پلاٹوں کی الاٹمنٹ کی صورت میں ادا کی گئی۔
(i) موٹین ٹورٹی میں پڑے انتقال نمبر 1092، 1093، 1094، 1095، 1096، 1097، 1098، 1099، 1100، 1101، 1102، 1103، 1104، 1105، 1106، 1107، 1108، 1109، 1110، 1111، 1112، 1113، 1114، 1115، 1116، 1117، 1118، 1119، 1120، 1121، 1122، 1123، 1124، 1125، 1126، 1127، 1128، 1129، 1130، 1131، 1132، 1133، 1134، 1135، 1136، 1137، 1138، 1139، 1140، 1141، 1142، 1143، 1144، 1145، 1146، 1147، 1148، 1149، 1150، 1151، 1152، 1153، 1154، 1155، 1156، 1157، 1158، 1159، 1160، 1161، 1162، 1163، 1164، 1165، 1166، 1167، 1168، 1169، 1170، 1171، 1172، 1173، 1174، 1175، 1176، 1177، 1178، 1179، 1180، 1181، 1182، 1183، 1184، 1185، 1186، 1187، 1188، 1189، 1190، 1191، 1192، 1193، 1194، 1195، 1196، 1197، 1198، 1199، 1200، 1201، 1202، 1203، 1204، 1205، 1206، 1207، 1208، 1209، 1210، 1211، 1212، 1213، 1214، 1215، 1216، 1217، 1218، 1219، 1220، 1221، 1222، 1223، 1224، 1225، 1226، 1227، 1228، 1229، 1230، 1231، 1232، 1233، 1234، 1235، 1236، 1237، 1238، 1239، 1240، 1241، 1242، 1243، 1244، 1245، 1246، 1247، 1248، 1249، 1250، 1251، 1252، 1253، 1254، 1255، 1256، 1257، 1258، 1259، 1260، 1261، 1262، 1263، 1264، 1265، 1266، 1267، 1268، 1269، 1270، 1271، 1272، 1273، 1274، 1275، 1276، 1277، 1278، 1279، 1280، 1281، 1282، 1283، 1284، 1285، 1286، 1287، 1288، 1289، 1290، 1291، 1292، 1293، 1294، 1295، 1296، 1297، 1298، 1299، 1300، 1301، 1302، 1303، 1304، 1305، 1306، 1307، 1308، 1309، 1310، 1311، 1312، 1313، 1314، 1315، 1316، 1317، 1318، 1319، 1320، 1321، 1322، 1323، 1324، 1325، 1326، 1327، 1328، 1329، 1330، 1331، 1332، 1333، 1334، 1335، 1336، 1337، 1338، 1339، 1340، 1341، 1342، 1343، 1344، 1345، 1346، 1347، 1348، 1349، 1350، 1351، 1352، 1353، 1354، 1355، 1356، 1357، 1358، 1359، 1360، 1361، 1362، 1363، 1364، 1365، 1366، 1367، 1368، 1369، 1370، 1371، 1372، 1373، 1374، 1375، 1376، 1377، 1378، 1379، 1380، 1381، 1382، 1383، 1384، 1385، 1386، 1387، 1388، 1389، 1390، 1391، 1392، 1393، 1394، 1395، 1396، 1397، 1398، 1399، 1400، 1401، 1402، 1403، 1404، 1405، 1406، 1407، 1408، 1409، 1410، 1411، 1412، 1413، 1414، 1415، 1416، 1417، 1418، 1419، 1420، 1421، 1422، 1423، 1424، 1425، 1426، 1427، 1428، 1429، 1430، 1431، 1432، 1433، 1434، 1435، 1436، 1437، 1438، 1439، 1440، 1441، 1442، 1443، 1444، 1445، 1446، 1447، 1448، 1449، 1450، 1451، 1452، 1453، 1454، 1455، 1456، 1457، 1458، 1459، 1460، 1461، 1462، 1463، 1464، 1465، 1466، 1467، 1468، 1469، 1470، 1471، 1472، 1473، 1474، 1475، 1476، 1477، 1478، 1479، 1480، 1481، 1482، 1483، 1484، 1485، 1486، 1487، 1488، 1489، 1490، 1491، 1492، 1493، 1494، 1495، 1496، 1497، 1498، 1499، 1500، 1501، 1502، 1503، 1504، 1505، 1506، 1507، 1508، 1509، 1510، 1511، 1512، 1513، 1514، 1515، 1516، 1517، 1518، 1519، 1520، 1521، 1522، 1523، 1524، 1525، 1526، 1527، 1528، 1529، 1530، 1531، 1532، 1533، 1534، 1535، 1536، 1537، 1538، 1539، 1540، 1541، 1542، 1543، 1544، 1545، 1546، 1547، 1548، 1549، 1550، 1551، 1552، 1553، 1554، 1555، 1556، 1557، 1558، 1559، 1560، 1561، 1562، 1563، 1564، 1565، 1566، 1567، 1568، 1569، 1570، 1571، 1572، 1573، 1574، 1575، 1576، 1577، 1578، 1579، 1580، 1581، 1582، 1583، 1584، 1585، 1586، 1587، 1588، 1589، 1590، 1591، 1592، 1593، 1594، 1595، 1596، 1597، 1598، 1599، 1600، 1601، 1602، 1603، 1604، 1605، 1606، 1607، 1608، 1609، 1610، 1611، 1612، 1613، 1614، 1615، 1616، 1617، 1618، 1619، 1620، 1621، 1622، 1623، 1624، 1625، 1626، 1627، 1628، 1629، 1630، 1631، 1632، 1633، 1634، 1635، 1636، 1637، 1638، 1639، 1640، 1641، 1642، 1643، 1644، 1645، 1646، 1647، 1648، 1649، 1650، 1651، 1652، 1653، 1654، 1655، 1656، 1657، 1658، 1659، 1660، 1661، 1662، 1663، 1664، 1665، 1666، 1667، 1668، 1669، 1670، 1671، 1672، 1673، 1674، 1675، 1676، 1677، 1678، 1679، 1680، 1681، 1682، 1683، 1684، 1685، 1686، 1687، 1688، 1689، 1690، 1691، 1692، 1693، 1694، 1695، 1696، 1697، 1698، 1699، 1700، 1701، 1702، 1703، 1704، 1705، 1706، 1707، 1708، 1709، 1710، 1711، 1712، 1713، 1714، 1715، 1716، 1717، 1718، 1719، 1720، 1721، 1722، 1723، 1724، 1725، 1726، 1727، 1728، 1729، 1730، 1731، 1732، 1733، 1734، 1735، 1736، 1737، 1738، 1739، 1740، 1741، 1742، 1743، 1744، 1745، 1746، 1747، 1748، 1749، 1750، 1751، 1752، 1753، 1754، 1755، 1756، 1757، 1758، 1759، 1760، 1761، 1762، 1763، 1764، 1765، 1766، 1767، 1768، 1769، 1770، 1771، 1772، 1773، 1774، 1775، 1776، 1777، 1778، 1779، 1780، 1781، 1782، 1783، 1784، 1785، 1786، 1787، 1788، 1789، 1790، 1791، 1792، 1793، 1794، 1795، 1796، 1797، 1798، 1799، 1800، 1801، 1802، 1803، 1804، 1805، 1806، 1807، 1808، 1809، 1810، 1811، 1812، 1813، 1814، 1815، 1816، 1817، 1818، 1819، 1820، 1821، 1822، 1823، 1824، 1825، 1826، 1827، 1828، 1829، 1830، 1831، 1832، 1833، 1834، 1835، 1836، 1837، 1838، 1839، 1840، 1841، 1842، 1843، 1844، 1845، 1846، 1847، 1848، 1849، 1850، 1851، 1852، 1853، 1854، 1855، 1856، 1857، 1858، 1859، 1860، 1861، 1862، 1863، 1864، 1865، 1866، 1867، 1868، 1869، 1870، 1871، 1872، 1873، 1874، 1875، 1876، 1877، 1878، 1879، 1880، 1881، 1882، 1883، 1884، 1885، 1886، 1887، 1888، 1889، 1890، 1891، 1892، 1893، 1894، 1895، 1896، 1897، 1898، 1899، 1900، 1901، 1902، 1903، 1904، 1905، 1906، 1907، 1908، 1909، 1910، 1911، 1912، 1913، 1914، 1915، 1916، 1917، 1918، 1919، 1920، 1921، 1922، 1923، 1924، 1925، 1926، 1927، 1928، 1929، 1930، 1931، 1932، 1933، 1934، 1935، 1936، 1937، 1938، 1939، 1940، 1941، 1942، 1943، 1944، 1945، 1946، 1947، 1948، 1949، 1950، 1951، 1952، 1953، 1954، 1955، 1956، 1957، 1958، 1959، 1960، 1961، 1962، 1963، 1964، 1965، 1966، 1967، 1968، 1969، 1970، 1971، 1972، 1973، 1974، 1975، 1976، 1977، 1978، 1979، 1980، 1981، 1982، 1983، 1984، 1985، 1986، 1987، 1988، 1989، 1990، 1991، 1992، 1993، 1994، 1995، 1996، 1997، 1998، 1999، 2000، 2001، 2002، 2003، 2004، 2005، 2006، 2007، 2008، 2009، 2010، 2011، 2012، 2013، 2014، 2015، 2016، 2017، 2018، 2019، 2020، 2021، 2022، 2023، 2024، 2025، 2026، 2027، 2028، 2029، 2030، 2031، 2032، 2033، 2034، 2035، 2036، 2037، 2038، 2039، 2040، 2041، 2042، 2043، 2044، 2045، 2046، 2047، 2048، 2049، 2050، 2051، 2052، 2053، 2054، 2055، 2056، 2057، 2058، 2059، 2060، 2061، 2062، 2063، 2064، 2065، 2066، 2067، 2068، 2069، 2070، 2071، 2072، 2073، 2074، 2075، 2076، 2077، 2078، 2079، 2080، 2081، 2082، 2083، 2084، 2085، 2086، 2087، 2088، 2089، 2090، 2091، 2092، 2093، 2094، 2095، 2096، 2097، 2098، 2099، 2100، 2101، 2102، 2103، 2104، 2105، 2106، 2107، 2108، 2109، 2110، 2111، 2112، 2113، 2114، 2115، 2116، 2117، 2118، 2119، 2120، 2121، 2122، 2123، 2124، 2125، 2126، 2127، 2128، 2129، 2130، 2131، 2132، 2133، 2134، 2135، 2136، 2137، 2138، 2139، 2140، 2141، 2142، 2143، 2144، 2145، 2146، 2147، 2148، 2149، 2150، 2151، 2152، 2153، 2154، 2155، 2156، 2157، 2158، 2159، 2160، 2161، 2162، 2163، 2164، 2165، 2166، 2167، 2168، 2169، 2170، 2171، 2172، 2173، 2174، 2175، 2176، 2177، 2178، 2179، 2180، 2181، 2182، 2183، 2184، 2185، 2186، 2187، 2188، 2189، 2190، 2191، 2192، 2193، 2194، 2195، 2196، 2197، 2198، 2199، 2200، 2201، 2202، 2203، 2204، 2205، 2206، 2207، 2208، 2209، 2210، 2211، 2212، 2213، 2214، 2215، 2216، 2217، 2218، 2219، 2220، 2221، 2222، 2223، 2224، 2225، 2226، 2227، 2228، 2229، 2230، 2231، 2232، 2233، 2234، 2235، 2236، 2237، 2238، 2239، 2240، 2241، 2242، 2243، 2244، 2245، 2246، 2247، 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2414، 2415، 2416، 2417، 2418، 2419، 2420، 2421، 2422، 2423، 2424، 2425، 2426، 2427، 2428، 2429، 2430، 2431، 2432، 2433، 2434، 2435، 2436، 2437، 2438، 2439، 2440، 2441، 2442، 2443، 2444، 2445، 2446، 2447، 2448، 2449، 2450، 2451، 2452، 2453، 2454، 2455، 2456، 2457، 2458، 2459، 2460، 2461، 2462، 2463، 2464، 2465، 2466، 2467، 2468، 2469، 2470، 2471، 2472، 2473، 2474، 2475، 2476، 2477، 2478، 2479، 2480، 2481، 2482، 2483، 2484، 2485، 2486، 2487، 2488، 2489، 2490، 2491، 2492، 2493، 2494، 2495، 2496، 2497، 2498، 2499، 2500، 2501، 2502، 2503، 2504، 2505، 2506، 2507، 2508، 2509، 2510، 2511، 2512، 2513، 2514، 2515، 2516، 2517، 2518، 2519، 2520، 2521، 2522، 2523، 2524، 2525، 2526، 2527، 2528، 2529، 2530، 2531، 2532، 2533، 2534، 2535، 2536، 2537، 2538، 2539، 2540، 2541، 2542، 2543، 2544، 2545، 2546، 2547، 2548، 2549، 2550، 2551، 2552، 2553، 2554، 2555، 2556، 2557، 2558، 2559، 2560، 2561، 2562، 2563، 2564، 2565، 2566، 2567، 2568، 2569، 2570، 2571، 2572، 2573، 2574، 2575، 2576، 2577، 2578، 2579، 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2912، 2913، 2914، 2915، 2916، 2917، 2918، 2919، 2920، 2921، 2922، 2923، 2924، 2925، 2926، 2927، 2928، 2929، 2930، 2931، 2932، 2933، 2934، 2935، 2936، 2937، 2938، 2939، 2940، 2941، 2942، 2943، 2944، 2945، 2946، 2947، 2948، 2949، 2950، 2951، 2952، 2953، 2954، 2955، 2956، 2957، 2958، 2959، 2960، 2961، 2962، 2963، 2964، 2965، 2966، 2967، 2968، 2969، 2970، 2971، 2972، 2973، 2974، 2975، 2976، 2977، 2978، 2979، 2980، 2981، 2982، 2983، 2984، 2985، 2986، 2987، 2988، 2989، 2990، 2991، 2992، 2993، 2994، 2995، 2996، 2997، 2998، 2999، 3000، 3001، 3002، 3003، 3004، 3005

ایجنڈا برائے 18 واں سالانہ اجلاس عام

سے ادا نیکیاں کرنے والے ممبران پر کسی قسم کا کوئی اضافی مالی بوجھ نہ ڈالنے کا فیصلہ کیا گیا ہے۔ تاہم اس فیصلے کا اطلاق کینسل شدہ اور ڈیفالٹ ممبران پر نہیں ہوگا۔ اس فیصلے کی منظوری۔

ممبران کے لئے یہ بات باعث مسرت ہے کہ تقریباً 1180 پلاٹ قبضے کیلئے تیار ہیں جن میں بیشتر ممبران اپنے پلاٹ کا قبضہ بھی حاصل کر چکے ہیں جبکہ کچھ ممبران نے ابھی قبضہ حاصل کرنا ہے۔ ایسے ممبران جو اپنے پلاٹوں کا قبضہ حاصل کر چکے ہیں مگر ابھی تک تعمیراتی کام شروع نہیں کیا جس کی وجہ سے سوسائٹی کی سہولتوں کو نقصان پہنچ رہا ہے۔ ایسے ممبران 6 ماہ کے اندر اندر اپنے پلاٹ پر تعمیراتی کام شروع کریں بصورت دیگر ایسے ممبران پر NON-CONSTRUCTION چارجز عائد کیے جائیں گے۔ اس کے علاوہ تمام کارنر پلاٹوں پر کارنر چارجز عائد کرنے کی منظوری۔

تمام انتظامی، کپیٹل و دیگر اخراجات کی منظوری۔

a- ترقیاتی کاموں میں مد میں بجلی، گیس، ڈو پلمینٹ ورک اور مختلف میٹریل سپلائرز کو کی گئی ادا نیکیوں کی تفصیل واگاہی۔

b- ہارٹیکلچر کی مد میں کئے گئے اخراجات سے آگاہی و منظوری۔

c- سائٹ آفس کی مرمت، ری نویشن اور سائٹ آفس کیلئے فرنچیز کی خریداری سے آگاہی و منظوری۔

d- سیلف ایگزیکیوشن کے تحت لیبر کنٹرکٹرز کے ترقیاتی کاموں کے منظور شدہ ریٹس کے مطابق بلز جو کہ کنسلٹنٹ سے منظوری کے بعد ادا کئے گئے ان کی تفصیل واگاہی اور منظوری۔

10- سوسائٹی نے کنٹرول ریٹ پر مارکیٹ سے فائلن بائی بیک کر کے ان فائلوں کو 75 فیصد زیادہ ریٹ پر زمینداروں اور مختلف کنٹریکٹرز و ممبران کو الاٹ کر کے ان کی ادا نیکیوں کو ممکن بنایا جس سے سوسائٹی کے مالی معاملات میں معاونت ملی۔ ان فائلوں کی بائی کی بائی بیک کی تفصیل سے آگاہی اور اس کی منظوری۔

11- سوسائٹی کے ممبران (کمرشل / رہائشی) کی آمد اور ڈیفالٹ کی صورت میں ریفرنڈم اور اخراج کی منظوری۔

12- 17 ویں سالانہ اجلاس عام کے بعد کئے گئے انتظامی کمیٹی کے دستخط شدہ تمام ریفرنڈم، منٹس آف میٹنگز کے چیدہ چیدہ نکات، اقدامات اور ان سے آگاہی اور اس کی منظوری

13- دیگر امور بااجازت صدر مجلس۔ وقفہ سوالات و جوابات۔ طعام و ریفرنڈمٹ (i) ممبران کے علاوہ دیگر لوگوں کے داخلے پر پابندی ہوگی۔ (ii) ممبران اپنی شناخت کیلئے اپنا قومی شناختی کارڈ، الاٹمنٹ لیٹر بمعہ دعوت نامہ ہمراہ لائیں۔

(iii) ایسے ممبران جو AGM والے دن اپنے بقایا جات کی ادا نیگی کرنا چاہیں تو ان کیلئے بھی ادا نیگی کرنے کی سہولت سائٹ پر مہیا کی جائے گی۔

تمام معزز ممبران کو مطلع کیا جاتا ہے کہ سوسائٹی کے 18 ویں سالانہ اجلاس عام کی تقریب مورخہ 27 اکتوبر 2018 بروز ہفتہ بوقت دوپہر 11:00 بجے بمقام سائٹ میٹئر F-17 اسلام آباد منعقد ہوگی۔ لہذا تمام معزز ممبران سے گزارش ہے کہ سوسائٹی کے سالانہ اجلاس عام کی تقریب میں شرکت کو یقینی بنائیں۔ سالانہ اجلاس عام کی تقریب کا ایجنڈا حسب ذیل ہوگا۔

1- تلاوت کلام پاک۔

2- 17 ویں سالانہ اجلاس عام کی کارروائی کی توثیق اور اس کی منظوری۔

3- سوسائٹی کی موجودہ صورتحال پر جنرل سیکرٹری کی رپورٹنگ۔

4- سال 2016-2017 اور سال 2017-2018 کے آؤٹ شدہ اکاؤنٹس اور

ایکٹیل آؤٹ برائے 2016-2017 کی منظوری چیف جسٹس سپریم کورٹ

آف پاکستان کی ہدایت کے مطابق سال 2016-2017 کے فرانزک آؤٹ

کی تکمیل۔ (یہ تمام آؤٹ رپورٹس سوسائٹی کی ویب سائٹ پر ممبران کے ملاحظہ

کیلئے بھی موجود ہیں۔ لہذا اجلاس عام میں شرکت سے قبل ان رپورٹس کا مطالعہ

ضرور کر لیں۔) ممبران یہ رپورٹس سوسائٹی آفس سے بھی حاصل کر سکتے ہیں۔

5- زمین سے متعلق معاملات۔

انتظامی کمیٹی نے سال 2017-18 کے دوران ذیل انتظامات کے ذریعے تقریباً

219 کنال 15 مرلے مزید زمین خریدی۔ جس کے عوض بیشتر زمینداروں

کو 30x60 اور 40x80 کے پلاٹوں کی الاٹمنٹ کی صورت میں ادا نیگی کی

گئی۔

(i) موضع لوگزی میں بذریعہ انتظامات نمبر، 4748، 4747، 4701،

4700، 4668، 4663، 4660، 4656، 4655، 4651،

4650 (69 کنال 2 مرلے

(ii) موضع ڈورہ میں بذریعہ انتقال نمبر 1092 (17 کنال 15 مرلے)

(iii) موضع اہل پھول میں بذریعہ انتقال نمبر، 131، 130، 93، 114،

109، 108، 90، 66، 65، 59، 56، 55،

49 (132 کنال 18 مرلے)

6- بذریعہ اخبار اشتہار مورخہ 4 جون 2017 ایک عدد ملسڈ یوزڈ اپارٹمنٹ

پلاٹ، 28 عدد کمرشل پلاٹس کی نیلام عام کی گئی جس کی منظوری متعلقہ ریگولیشنری

اتھارٹی سے بذریعہ لیٹر نمبر No. 1880/CR/ICT/B

مورخہ 2017-06-20 حاصل کی گئی جبکہ بذریعہ اشتہار

مورخہ 14 جون 2018 ایک عدد ملسڈ یوزڈ اپارٹمنٹ پلاٹ اور 5 عدد کمرشل

پلاٹس کی نیلام عام کی گئی جس کی منظوری متعلقہ ریگولیشنری اتھارٹی سے بذریعہ لیٹر

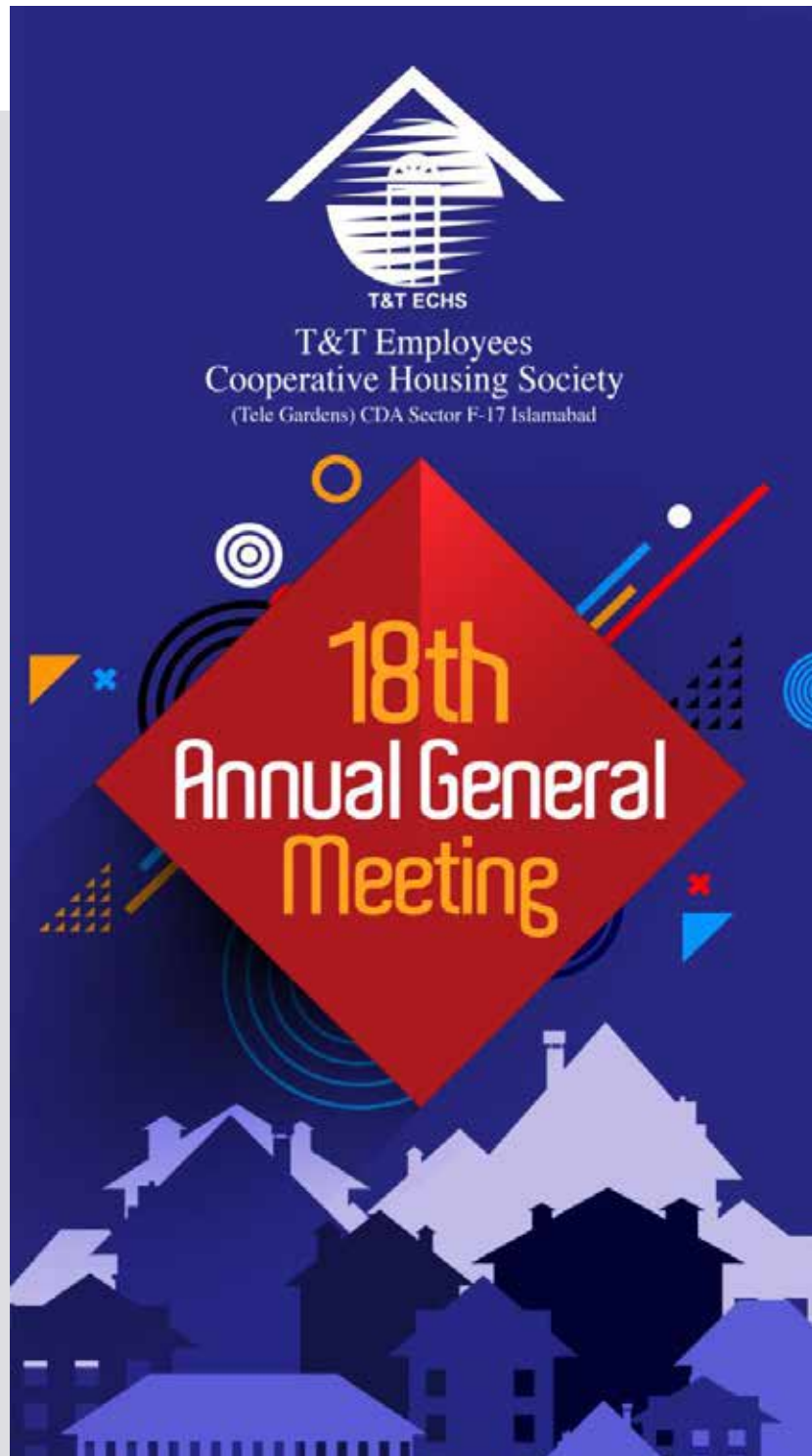
نمبر No. 1978/CR/ICT/B مورخہ 2018-06-27 حاصل کی

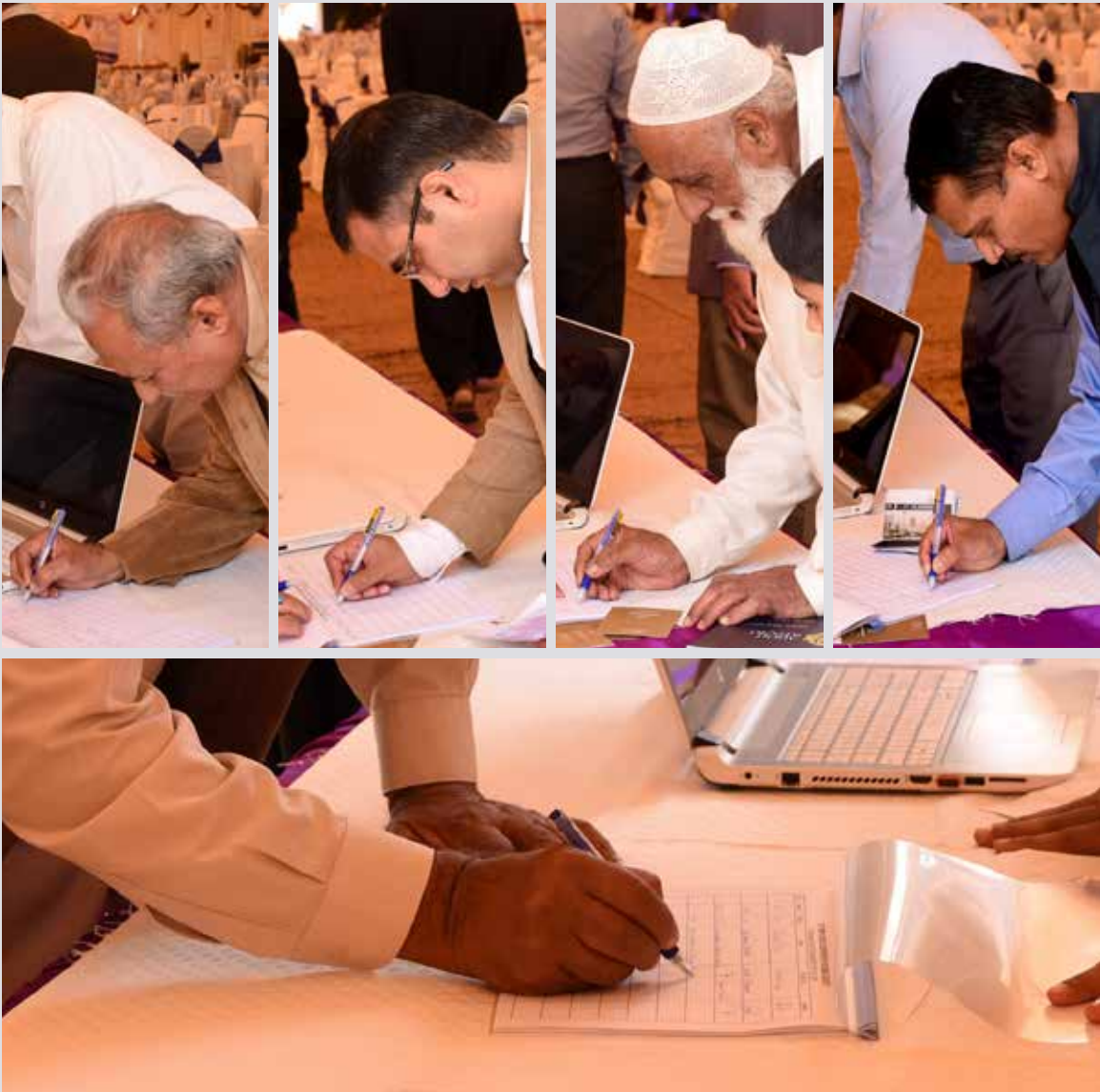
گئی ان کمرشل پلاٹس کی بذریعہ آکشن نیلام عام سے آگاہی و منظوری۔

7- سالانہ اجلاس عام 2017ء کی طرح اس اجلاس عام میں بھی ریگولر اور باقاعدگی

Telegraph & Telephone Employees
Co-operative Housing Society (Regd.)

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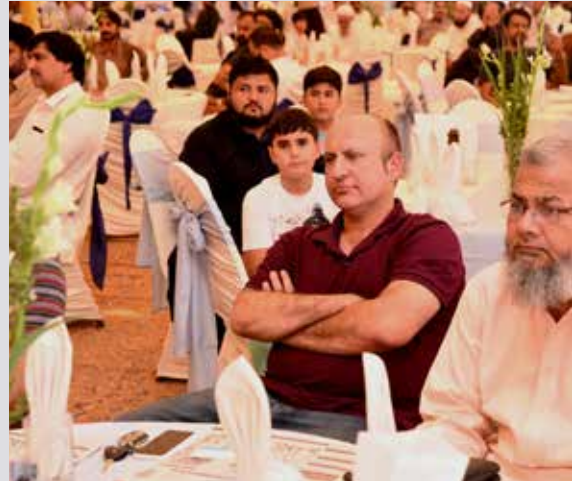


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The 18th Annual General Meeting of T&TECHS was held on 27th October 2018 at the site of the society in CDA Sector F-17/2 Islamabad. The meeting was attended almost by all the members of the Managing Committee along with 600 plus members from all around the country. Although as per new Islamabad Cooperative Societies Rules, 2018, effective from March 19th 2018, under sub clause 8 of clause 6-A, the quorum for the Annual General Meeting has been revised to 1/5th of the total members of the society, however during the meeting, the members' attendance surpasses this minimum criterion. Mr. Faraz Siddiqui, Inspector, Cooperative Societies Department, Islamabad, was also present on the occasion to observe the entire proceedings of the meeting. All the participating members marked their attendance at the reception of the venue. Despite having published and despatched the minutes of the last AGM and annual audit reports to individual members and uploading these on the society's official website, copies of audited accounts, minutes of the last AGM along with current agenda of the meeting were also made available at the reception for ready reference of the members, as evident from attached photographs, video and attendance sheets.



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The meeting was started on a patriotic note by playing musical composition of the national anthem to which everybody stood up to pay their respect for the country.

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Mr. Iftikhar Ahmed Khan Jomezai, President of the society welcomed the participants of the meeting and thanked the members of the society in taking out time for attending the meeting and reposing trust and confidence on the present Managing Committee. In his short welcoming address to the members, he informed that the society has convened the AGM at site once again to provide an opportunity to the members of the society to witness and assess themselves the progress of the ongoing development work at site. He emphasized that the managing committee, duly spearheaded by Mr. Azhar Balouch, is dedicatedly striving in the best interest of the members of the society and the development work is a clear reflection to it. He apologised for not providing possession of plots to some of the members so far, however he categorically conveyed his assurance that all those members who have not yet been provided with possession of their plots will be provided possession in due course of time positively. He informed the members of the society that we have travelled a long way to reach here and will cover the remaining distance shortly by the grace of Allah the Almighty. As a tradition he thanked all the participants in general and offered his special thanks to all Pakhtoon brethren, present in the meeting, in their regional language as well, which was highly appreciated by the members.

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Syed Rizwan Munir, Society's Consultant on matters pertaining to development issues, also addressed the members of the society and informed that a zero tolerance approach is being followed by his company through its highly qualified and well experienced professional staff in all the development process with respect to material, labour and implementation. Besides that all the material and labour bills along with selection of vendors and contractors have also been properly examined and verified by his company, which are systematically in line with rules compatible with PEPR requirements. The material testing system is also based on standard quality assurance techniques, which can be verified on ground or from any other quarter. He also informed the members that since the society has started the development work on self-execution basis, it has saved atleast 40% in the development work cost as compared to initial BOQ and this has also been confirmed in the forensic audit report as well. He also informed that these issues have also been endorsed by a third party who conducted the Forensic Audit of the society.

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Mr.Zill-e-Hassan, G.M. (Finance) also spoke on the occasion and informed the members of the society that its high time that the society should part ways with the obsolete computerized systems and adopt modern, state of the art, duly integrated, high end multi module system covering Accounting, HR, Land record management, members admission, transfer and receipt system for the benefit of the society. He also informed that in this regard steps have already been taken and the society intends to get its obsolete computerized system replaced with new system in the near future.

The meeting was formally started with point wise agenda items, as circulated and published in the leading newspapers, before the members for their approval, the detail of which is as follows:

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Agenda Item No.1



Recitation from the Holy Quran

The meeting was formally started with the recitation from the Holy Quran by Qari Najamuddin followed by recitation of Naat by Mr. Karraar Hussain, one of the honourable members, who came from Karachi.

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Agenda Item No.2



Confirmation and approval of the minutes of 17th Annual General Meeting.

Minutes of the 17th Annual General Meeting, duly approved by the Registrar Cooperative Societies vide letter No. 1160/CR/ICT/B dated 21.04.2017 were presented before the members as per bye-laws and duly approved by them without any objection from any member present in the meeting.

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Agenda Item No.3



General Secretary's briefing on the overall state of affairs of the society.

The General Secretary/G.M. (Ops) in his introductory message welcomed the members and especially who have come from far flung areas of the country and across the world. The General Secretary apologised for holding the 18th AGM a bit late and showed his regrets for the inconvenience caused to the members of the society. He explained that it was due to the fact that the society remained engaged in one after the other audit processes during all such period, as besides regular Annual Audit for the years 2016-17 and 2017-18, the society went through a five year special audit from Year 2012-13 to 2016-17 which was further followed by another five year Forensic Audit from 2011-12 to 2015-16. He reiterated the fact that the society intended to include all such reports in its agenda for the General Body, instantly in the better interest of the members.

Keeping in view of last year disruption in question answer session, he requested the members of the society not to raise any question during the process of agenda presentation rather each and every member would be provided with an opportunity to raise his or her question during the question answer session where speaker microphones will be provided on their

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seats. The members were duly requested to restrain from disrupting the proceedings of the meeting.

The General Secretary/ G.M. (Opns) expressed that with firm believe in God and cooperation of the members of the society he took this difficult task as a challenge and by the grace of Allah the almighty, the success is now visible. He further reiterated that all those members to whom physical possession of plots have not been provided by the society so far, should need not to be got depressed, as the society is making its all-out efforts for providing possession to the remaining members as soon as possible which may take a maximum period of eighteen to twenty four months.

In this context, he also informed the members of the society that keeping in view the prevailing sky rocketing prices of raw land in all mozas, following under the LOP, the society has decided to provide an opportunity to cancelled plot holders along with all those members of unpossessed plots, who are members of the society since long but cannot afford to wait further for eighteen to twenty four months; to sell (buy back for the society) their plots to the society, whereby the society shall purchase their unpossessed plots @

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Rs.9,000/- to Rs.10,000/- per sq. yds for plots of size 500 sq. yds (50X90) and Rs.12,000/- to Rs.13,000/- per sq. yds for plots of sizes below 500 sq. yds respectively. However this facility shall not be applicable on chronic defaulters who have been charged escalation charges @ Rs.5,000/- per sq. yd. The payment shall be made in two instalments within two months subject to availability of funds. He further explained that this opportunity will be entirely optional and on voluntary basis. The members will be free to either opt this opportunity or sell it in open market or wait till the time the land is purchased by the society. He categorically emphasized that it is the intention of the society that instead of giving benefits to the land owners, society's members should be given preference. In case the members opt for selling their plots to society, all such plots will be utilized for purchase of land in future, by re allotting these plots at higher rates accordingly. All such premium shall be charged and adjusted against land account.

He informed the members of the society that the Jamia Masjid would have been started by now but due to some reservations of the Manging Committee on the beautiful design of Masjid relating to some water feature around the Masjid, the matter was deferred till revision of design; and it was expected that by January 2019 the work would be started. He also informed that the Masjid shall be operated by the society itself without attributing it to any specific faith.

The General Secretary informed the members of the society that by the grace of Allah the Almighty, the new gate of the society is now open and it is a matter of pride for the society that first we had one gate, now there are two gates in the society and a third gate is also under plan.

Furthermore he also informed the members of the society that there was a general request from various members that society has no dealer's network at site and most of the time whenever the members contact the nearby dealers they do not cooperate with them and divert prospective members to other societies. As such in response to members' request, the society has constructed some offices at site, for all those loyal dealers who

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have supported the society by marketing society's plots successfully and raised good will of the society in the recent years. He further explained that all the expenditure incurred on establishing and furnishing these offices will be covered through some nominal charges/ fee to be charged from the dealers which will offset the cost accordingly. Since the facility will be on non-recurring cost basis as such the right to get the premises/office vacated from the dealers will rests with the society and the right of possession will not accrue on dealers at any time. He also informed that allocation of these offices will be purely on merit basis to first seven dealers who remained instrumental in getting maximum transfers during specific period. He further explained that it is anticipated that with this arrangement the marketability of plots of the society will improve to a greater extent.

He further emphasised upon the members and specially those members whose plots are in possession, to start depositing their dues immediately in two instalments within three months with immediate effect positively and get the benefit of waiver of late payment surcharge accordingly. Failing which no concession will be given to any one after three months.

The benefits of tree plantation drive and horticultural work was also emphasised by the General Secretary, who informed the members of the society that the benefits of these tree plantation start flowing with in six to eight months.

While referring to the development work activities, the General Secretary/ G.M. (Opns) informed the members of the society that the matter regarding commissioning of Sui Gas, in the already installed Sui gas pipelines, is in process and will be started shortly, as the matter went in to dispute on account of misunderstanding on part of SNGPL where a cancelled housing society by the name Teletown registered under RDA's was inadvertently considered as being T&TECHS and accordingly the already in process case of the society for commissioning of gas got in doldrums, however in a high level meeting the matter stood resolved and it was expected that the process of commissioning will be started very soon.

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Furthermore he also informed that the society had already issued a purchase order for supply of 8 transformers from M/s. Elemetec Pvt Limited along with supply of 100 LT distribution boxes (50 Nos. received) however these purchase orders for supply of 8 transformers and 50 LT Distribution Boxes could not be materialized due to some financial issues, other wise 8 transformers and remaining 50 LT Distribution boxes would have been received by now. He expected it to be received in the near future as well.

To yet another pressing demand of members for restoration of construction incentive, the General Secretary informed that the matter is under consideration and will be restored conditionally if deemed approved.

He also announced that the society intends to commence a dispensary, ambulance service and fire brigade setup along with a latest sophisticated security system within a short period of time.

The General Secretary/G.M. (Opns) reiterated that all these achievements are the result of team efforts for which we all should be profusely thankful to Allah the Almighty.

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Agenda Item No.4



Approval of Annual Audited Accounts for the year 2016-17 & 2017-18 along with Special Audit for the year 2011-2016 and completion of Forensic Audit 2011-16 in compliance to instructions of the Supreme Court of Pakistan. (Reports are available on official website of the society for want of review by members). Members are requested to please get them reviewed before attending the meeting. Members can obtain the reports from society's office as well.

Annual audit report and accounts for the year 2016-17 & 2017-18 along with Special Audit for the year 2011-2017 were presented before the members of the society for their approval. The General Secretary/G.M.(OPNS) apprised the members of the society that audit of the annual accounts for the year 2016-17 & 2017-18 had been got conducted by the Cooperative Societies Department through M/s. Tahir Siddiqui & Company Chartered Accountants, an



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independent auditor of “A” Category firms of Chartered Accountants and Alhamdulillah no unusual observation had been reported there in. Similarly the Special Audit of the accounts of the society for the five years i.e. 2011-2017 had been got conducted by the Cooperative Societies Department through M/s. Kreston Hyder Bhimji & Co. Chartered Accountants who are also independent auditors of “A” category firms of Chartered Accountants. In this audit also no unusual observation had been reported as well.

Furthermore the General Secretary/G.M. (OPNS) also informed that in the light of directions of the Honourable Supreme Court of Pakistan vide order dated 08.05.2017 passed in CPL.1331 issued vide dated 24.07.2017 and under the directions of FIA dated 18.07.2017, a Forensic Audit of accounts of the Society for the period from 01.07.2011 to 30.06.2016 (5 Years) have also been conducted and completed successfully. Although it took some considerable time to get it completed, yet no adverse and unusual observations have been pointed out therein. Throughout the year, the society remained occupied in getting these audits cleared and it was due to this reason the AGM was delayed. However it was felt necessary by the management of the society to get the Forensic Audit Report included in the agenda for this AGM.

The General Secretary/G.M.(OPNS) informed the members that the audit report along with accounts for the year 2016-17 & 2017-18 along with Special Audit for the year 2011-16 and the Forensic Audit Report for the year 2011-16 were made available on the society's official website for the assessment of the members as well. Consequent upon approval of the minutes of this meeting, by the Registrar, these accounts will stand approved on the society's website.

The members unanimously approved the Annual Audit Report and Accounts for the year 2016-17 & 2017-18 along with Special Audit Report for the year 2011-17 & Forensic Audit Report for the year 2011-16.

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Agenda Item No.5



The Managing Committee has purchased land measuring 219 kanal 15 Marla during the year 2017-18 vide following mutations, where against most of the landowners were issued plots of size 30X60 and 40X80 in lieu of payments to be made there against.

- i. In Moza Naugazzi purchased land measuring 69 Kanal 2 Marla vide Mutation Nos. 4650,4651,4655,4656,4660,4663,4668,4700,4701,4747,4748.
- ii. In Moza Dora purchased land measuring 17 Kanal 15 Marla, vide Mutation No. 1092.
- iii. In Moza Ahl e Piswaal purchased land measuring 132 Kanal 18 Marla vide Mutation Nos .49,55,56,59,65,66,90,108,109,114,93, 130,131.

The General Secretary/ G.M. (Opns) informed the members that till last AGM the present Managing Committee of the society had purchased land measuring 580 Kanals, the details of which were shared with the members by mentioning the individual mutation numbers in the agenda in order to provide an opportunity to the members for checking these mutations and the genuineness of the buyers from the revenue records of concerned revenue department, if required. This step was appreciated not only by the members but

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other stake holders as well. As such this year even more detailed agenda was published for the benefit of the members and likewise mutation wise details of land purchased during the year measuring 219 kanals 15 Marla were also made part of the agenda. The General Secretary reiterated that by the grace of Allah the almighty, the present Managing Committee has so far purchased more than 800 kanals of land. Furthermore it was also explained that buying of land in these Mozas was very difficult, especially under the circumstances where the resources of the society was not such that the society could have dominated the terms of purchase. The society had no other alternative but to offer plots to the landowners otherwise society would have remained unfunded and had this option was not availed, the society would not have been developed and completed as it is now. It was therefore the society managed to induce the land owners to sell their land against partial payments through cross cheques and balance adjusted against issuance of plots. In most of the circumstances the society has obtained the possession of land on credit basis by issuing post dated cheques.



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The mutation wise detail of land as mentioned in the agenda was presented before the members as under:

S.No.	Moza	Land	Mutation Nos.
1.	Naugazzi	69 K 02 M	4650,4651,4655,4656,4660,4663,4668,4700,4701,4747,4748.
2.	Dora	17 K 15 M	1092
3.	Ahle Piswaal	132 K 18 M	49,55,56,59,65,66,90,108,109,114,93,130,131.

Furthermore the General Secretary reiterated that these mutation numbers are deliberated mentioned in the agenda so that in case anybody wanted to get these mutations verified, can verify the same from revenue department accordingly.

The members appreciated the efforts made by the society in purchase of 219 Kanal 15 Marla during the period and unanimously accorded their approval for:

- Purchase of land measuring 69 Kanal 2 Marla in Moza Naugazzi vide Mutation Nos.4650,4651,4655,4656,4660, 4663,4668,4700, 4701,4747&4748.
- Purchase of land measuring 17 Kanal 15 marla in In Moza Dora vide Mutation No. 1092.
- Purchase of land measuring 132 Kanal 18 marla in Moza Ahle Piswaal vide Mutation Nos.49,55,56,59,65,66,90,108,109, 114,93,130&131.

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Agenda Item No.6



Awareness and approval of sale of one mixed used apartment plot and 28 commercial plots through auction vide newspaper advertisement dated 04.06.2017 after getting approval of the regulatory authority vide letter No. 1880/CR/ICT/B dated 20.06.2017, whereas one mixed used plot and 5 commercial plots were sold through auction vide newspaper advertisement dated 14.06.2018 after getting approval of the regulatory authority vide letter No. 1978/CR/ICT/B dated 27.06.2018.

The members were duly informed about sale of one mixed used apartment plot and 28 commercial plots through auction vide newspaper advertisement dated 04.06.2017 after getting approval of the regulatory authority vide letter No. 1880/CR/ICT/B dated 20.06.2017, along with one mixed used plot and 5 commercial plots that were sold through auction vide newspaper advertisement dated 14.06.2018 after getting approval of the regulatory authority vide letter No. 1978/CR/ICT/B dated 27.06.2018.

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Furthermore he also informed that as already informed in the 17th Annual General Meeting under agenda item No. 2 the society has auctioned the above referred plots after fulfilling all legal and codal formalities as conveyed vide Circle Registrar's letter No. 1693/CR/ICT/B dated 22.05.2018 and the auction proceedings were made in the presence of the representative of the regulating authority.

The General Secretary informed the members of the society that the regulatory authority granted its approval with the condition that approval of both the auctions must be got ratified from the general body of the society through its Annual General Meeting. As such the matter is placed before the general body in its 18th Annual general meeting for approval of the house.

The members unanimously approved, without any objection from any member present in the meeting, the sale of one mixed used apartment plot and 28 commercial plots through auction vide newspaper advertisement dated 04.06.2017 along with one mixed used plot and 5 commercial plots that were sold through auction vide newspaper advertisement dated 14.06.2018 duly approved by the regulatory authority vide letter No. 1880/CR/ICT/B dated 20.06.2017 and letter No. 1978/CR/ICT/B dated 27.06.2018 respectively .

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Agenda Item No.7



Likewise AGM 2017, this year also, the society has decided not to levy any additional charges on regular and fully paid members. However this decision shall not be applicable on cancelled and defaulting members. Awareness and approval to this effect.

The General Secretary/G.M. (OPNS) announced that likewise AGM 2017, this year also, the society has decided not to levy any additional charges on regular and non-defaulting members however, the General Secretary emphasised that this decision shall not be applicable on defaulting members. It is because of the defaulting members that the society is confronted with shortage of funds and as a result of which purchase of remaining land and completion of development work is being delayed. Instead the society intends to refund the amount to defaulting members as already approved by the general body in its previous Annual General Meeting.

The members appreciated the announcement and noted the same as information accordingly.



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Agenda Item No.8

It is a matter of pleasure for the members of the society that some 1180 plots are ready for possession and many have also obtained physical possession, where as some members have yet to obtain possession. All those members who have obtained possession of their plots but have not started construction there upon are advised to start construction within six months positively, as this is damaging the image of the society, failing which the society intends to levy “Non- Construction Charges.” Furthermore approval for levy of corner charges on all corner plots.

While presenting the agenda regarding application of “No Construction Charges” the General Secretary/G.M.(OPNS) informed the members of the society that it is in favour of all those honourable members who have obtained possession of their plots, to immediately start construction thereupon, as day by day the prices are going higher and higher and the cost of construction in future will be affected accordingly. As such a six month grace period cum early warning was given to members to start the construction work otherwise No Construction Charges will be applied as being introduced/ levied in various societies.

Similarly the matter regarding application of corner charges was also explained by the General Secretary and informed that; generally the corner charges are applied at the time of possession on the total cost of the plot whereas the society had initially charged the corner charges on the cost of land, which had not been adjusted with the application of additional and escalation charges applied by the society subsequently. It is therefore in order to regularize the issue the society has adjusted the corner charges with the differential amount to make it equal to 10% of the total cost.

The General Body accorded its approval for adjustment, revision and application of corner charges to make it equal to 10% of the total cost.

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Agenda Item No.9



Awareness and approval of all:

- a. Administrative, capital and other expenditure:
- b. Expenditure incurred on electrification, gas and payments made to various material suppliers against development work.
- c. Expenditure incurred on horticultural work.
- d. Repair, renovation and purchase of sites office furniture.
- e. Payments made to labour contractor in accordance with approved rates duly certified by consultant.

The General Secretary/G.M.(Opns) placed the agenda for approval of all expenditure incurred during the year 2016-18 as per annual audited accounts and audit reports regarding administrative, capital and other expenditure along with expenditure incurred on electrification, gas and payments made to various material suppliers against development work of the society. Furthermore the members were also apprised of expenditure incurred on horticultural work, repair, renovation and purchase of sites office furniture and payments made to labor contractor in accordance with approved rates duly certified by the consultant of the society.

The members duly approved all administrative, capital and development related expenditure incurred against horticulture work and purchase of material and payments made to labour contractors during year 2016-18 accordingly.

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Agenda Item No.10



Awareness and approval regarding matter pertaining to bought back files/plots, where the Society has bought back files on control rate from open market and re-allotted them to land owners and various contractors and members at 75% higher rates, enabling the society to clear their outstanding payments and thereby helped the society in managing its financial affairs in a better way.

The General Secretary/ G.M. (OPNS) informed the members of the society that as already approved by the general body in its 17th AGM under agenda item No.10 the Society bought back files on control rate from open market and re-allotted them to land owners and various contractors and members at 75% higher rates, enabling the society to clear their outstanding payments and thereby helped the society in managing its financial affairs in a better way. This has drastically reduced the heavy burden of managing financial resources for purchasing land for these plots. Although the society reserves the right to cancel the plots of the defaulters, but in order to avoid unnecessary litigation cost and time, the buy back option was considered to be more effective. These types of measures are normally adopted by most of the societies as a legitimate means of managing financial crunches.

As such the society has bought back/ merged plots as disclosed in the audit report for the year ended on June 30, 2016.

The members approved buying back of plots by the society on premium and their reissuance against outstanding payments to various landowners against purchase of land or payments to material suppliers or labour contractors at current market price.

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Agenda Item No.11



Approval for all incoming and outgoing members of residential and commercial plot holders along with refund of amounts to outgoing members on account of default.

The General Secretary/G.M. (Opns) placed the agenda for approval of all incoming and outgoing members of residential and commercial plot holders along with refund of amount to outgoing cancelled file holder members on account of default which was duly approved by the members accordingly.

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Agenda Item No.12



Awareness and approval of all decisions of the Managing Committee made through signed Resolutions and minutes of the Managing Committee Meetings since last 17th Annual General Meeting.

The General Secretary/G.M. (Opns) explained and placed the agenda for approval of all the decisions and resolutions of the Managing Committee passed through Resolutions Nos. 87 to 92 i.e., up to the end of last tenure of the Managing Committee and from 1st Resolution to 30th Resolution passed till date of the current tenure of the Managing Committee. Furthermore he also explained and informed the general body that since last Annual General Meeting held on 26th February 2017 the Managing Committee convened 16 Managing Committee Meetings from 176 to 191 besides according approvals for payments through office note sheets and executing agreements and other approvals for payments.

The members of the society appreciated the system and procedure adopted by the society for granting sanctions and formally accorded their approval for all the decisions of the Managing Committee passes through Resolutions or under Managing Committee Meetings along with approvals for payments through office note sheets and executing agreements.

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Agenda Item No.13



Any other matter(s) with the permission of the chair, followed by Question/Answer session and refreshment.

Please refer Question No.6 below.

In the end a question/ answer session was started and following questions were placed before the General Secretary/G.M.(Opns) who replied each and every member's query.



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Q & A

Q. 01. How can a member brings in investors when his own plot is un possessed, since long?

The President and the General Secretary both explained the circumstances and assured all the members, who have not been provided with the possession of their plot as yet, that the society is committed to provide them possession of their plots as soon as possible. More than 1,180 members who have been provided with possession of their plot had also waited for some time; as such the remaining members must not get depressed and also wait patiently for their turn.

Q. 02. Can some temporary arrangements be made by the society for establishment of a Masjid at the proposed site of the Masjid?

The members were advised to use the neighbouring Society's Masjid till such time. The construction work of the Masjid will be started very soon.

Q. 03. What is the plan of the society, regarding Hospital in the area?

The society intends to initially start a dispensary instead of Hospital along with a provision of an ambulance for emergency purposes only. However with the increase in residential occupancy the matter will be examined accordingly.

Q. 04. Does the society has any news regarding progress on getting Fatehjang road, a dual carriage way?

Does the society has any news regarding progress on getting Fatehjang road, a dual carriage way?

Q & A





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Q & A

Q. 05. What is the progress on right of access given to adjoining societies?

As already approved by the general body in its 17th Annual General Meeting, the matter is duly addressed by the society and efforts are under way for purchase of land for the connecting roads within LOP.

Q.06. Previously, construction incentive package was granted for twenty new constructions, this time how many new constructions will come under the package?

With the approval of the chair as an agenda under item No.13 the general body accorded its approval for continuation of construction incentive package for another 30 immediate new constructions since completion of last twenty constructions.

Q. 07. What are the terms and rates of non-construction charges?

This will be decided later on. The members were advised in their own favour to realize the market trends and get advantage of early construction to avoid inflationary jumps in future cost of construction.

Q. 08. Is it possible for the society to provide copies of the minutes of the Annual General Meeting sooner than the practice?

It was informed for the general knowledge of the members that once the Annual General Meeting is over, the minutes of the meeting are prepared and immediately submitted to the Registrar for information and perusal. Consequent upon getting clearance the minutes are sent for printing purposes. As soon as printed copies are received, besides sending it to individual members, a copy of the same is uploaded on the official website with the understanding that in case anyone could not get a copy of these minutes may download the same from the website or get a printed copy of the minutes from the office accordingly.



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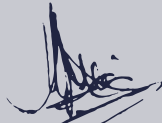
The meeting ended with a vote of thanks to the chair followed by lunch served in the honour of the distinguished guests.



Azhar Balouch

General Secretary/G.M.(Opns)

Resolved in concurrence to above:



Iftikhar A. Jomezai

President



M. Adnan Khan

Vice President



Tariq M. Malik

Finance Secretary



Azhar H. Jokheo

Executive Members

Arshad Ali Qureshi

Executive Members

Shafqat Mehmood

Executive Members



Masood M. Siddiqui

Executive Members



Saleem Akhtar

Executive Members



MINUTES OF THE
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MEETING













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