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**Proceedings of the Annual General meeting held on 26.03.21 under the Chairmanship of Dr. P.K. Marwah President of the Govt. Employees Co-op House Building Society Ltd. Rohtak.**

Annual General, Meeting of the Govt Employees Co-op House Building Society Ltd., Rohtak was held on 26<sup>th</sup> March, 2021 at 02.00 PM in Shaheed Madan Lal Dhingra Community Centre Rohtak under the Chairmanship of Dr. P.K. Marwah, President of the Society.

Sh. K.S. Nehra Vice President welcomed the members of the Managing Committee as well as members of the society and invited all the dignitaries to take their seats at the stage. He requested the president to grant permission to start the meeting. Then he again requested Dr. P.K. Marwah President to proceed with the today's urgent meeting. First of all President welcomed all the members and requested them that I shall be going to the agenda items one by one and the discussions or any point as query will be taken up after finishing the agenda.

**Agenda No 1:- Regarding waiving off interest on EDC under Samadhan Se Vikas-**

A one time settlement scheme introduced by Haryana Govt. vide memo No. Misc. SSV(EDC) -206/3536 dated 10.08.2020 The newly elected Management Committee took over the charge as office bearer on 23.01.2021. First of all the licence renewal which was pending since November, 2019 has been got renewed upto 01.01.2025 by visiting in person and having a meeting with the Director, Town and Country Planning Haryana Chandigarh on 03.03.2021. The license was renewed and issued on the same date with usual terms & conditions.

Govt. of Haryana has introduced a one time settlement scheme Samadhan se Vikas on 10.08.2020 to enable recovery of long pending EDC dues. The scheme is applicable in respect of full amount of outstanding EDC as well as interest and penal interest. As per part A of the scheme which is beneficial to our society. If a colonizer deposits 100% of the outstanding principal amount against EDC as well as 25% of the accumulated interest and penal interest within a period of six months from the date of notifications of the scheme. The balance 75% of the accumulated interest and penal interest shall be waived off.

As per part B of the scheme if a colonizer deposits atleast 50% of the outstanding principal amount against EDC as well as 50% of the accumulated interest and penal interest within a period of six months from the date of notifications of the scheme then the balance 50% of the accumulated interest and penal interest shall be waived off. Further the remaining 50% of the outstanding principal amount shall be recoverable in four six monthly instalments alongwith the interest @ 8% p.a. on the delayed period and an additional, 2% interest p.a. on the default period.

The scheme is, however, is extended upto 15.04.21 the house has to decide if we should negotiate with the Govt. as per above scheme and settle the outstanding dues of EDC including interest and penal interest which now stands to Rs. 44.29 crores principal amount is Rs. 11.20 crores and interest is 33.09 crores approximately. If we deposit the entire principal amount of Rs. 11.20 crores and 25% interest of Rs. 8.27 crores total Rs. 19.47 crores within the prescribed period then Rs. 44.82 crores of interest shall be waived off under the scheme. If house agrees then we can avail the benefit of the scheme by saving about Rs. 24.82 crores. In that case we have to withdraw the court case of EDC and interest thereon pending in Supreme Court of India and have to generate the funds to the tune of Rs. 19.47 crores immediately from the members of the society. We have to consult our lawyer representing our case ion Supreme Court to find out the legal way of settlement with the Govt. I invite comments of the house on this difficult subject. I am sure that members will have difficulty in collecting the funds but we shall be able to manage it. This settlement will bring drinking water sewerage system electricity etc. to our

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society by the Haryana Urban Development Authority. Some members suggested that we should try extension of the period for payment which will make our job easier and clear. House agreed to pay EDC and interest to settle this issue.

**Agenda No. 2 :- Regarding allotment of alternate plots to society members as per procedure who are affected by High Tension Line in view of directions dated 13.11.2019 of the Director Town and Country Planning Deptt. Haryana Chandigarh.**

The members whose plots are coming under High Tension Line approached the Director, Town and Country Planning Deptt. Haryana for allotting them alternate plots from the surplus plots available with the society. The DTCP Haryana called a meeting of the management committee of the society on 13.11.2019 in which representatives of HVPNL and Registrar Cooperative Societies were also present. As per minutes of the meeting issued on 10.12.19 The Director, directed the Secretary of the Society to allot them alternate plots within two months and send compliance report. Since the present terms of the management committee was completed on 23.12.19, the case was sent to the Board of Administrators on 15.01.20 for further necessary action at their level. But no action was taken by them because the case was subjudice in Punjab and Haryana High Court Chandigarh. The DTCP Haryana while renewing the liscence of the society on 3.03.21 laid down the condition to comply with the directions issued in view of meeting held on 13.11.2019 and accordingly, the plot to the affected members be allotted in due course. There are 56 number of surplus plots with the society and the plots affected by high tension line are 24 in number. As such to comply with the directions issued by the Director, **the house agreed to allot the alternate plots** to the affected members so that further action is initiated as per rules and procedure.

**Agenda No. 3: Regarding extension fee to be deposited with DTCP for community and educational sites as per notification dated 20.08.2019 of DTCP Haryana.**

The DTCP Haryana while renewing the license of the society on 03.03.21 has laid down a conditions that Society is bound to adhere to the provisions of section 3 (3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites. The conditions were also levied while granting a part completion certificate on 04.01.2016. As per the provisions of the community building including school hospital community centre etc. were to be constructed up till 02.04.2018. However, the Town and Country Planning Deptt. of Haryana vide notifications dated 20.08.19 has allowed the Director to extend the construction period for a maximum period of five years at a time after recovery of extension fees @ provided following which the land will vest with the Govt. after such specified period free of cost. The rate of extension fees for Rohtak Distt. is Rs. 6,00,000/- p.a. The Society is having 10.19 acres land of community building and as per above rate the extension fees to be deposited work out to be Rs. 3.06 crores (10.19 acres x 6,00,000 x five years) as per standard size plot of members the amount to be contributed by the members works out as under:-

Plots measuring	337.5 Sq.M (400 sq.Y )	Rs. 50,000
-do-	199.5 sq.M (240 Sq.Y)	Rs. 30,000
-do-	135 Sq.M (160 Sq.Y)	Rs. 20,000

The House agreed to this proposal and approved.

**Agenda No. 4 Regarding administrative charges to be levied as per size of the plots of the members.**

The HUDA is already charging administrative charges at the time of transfer of plots/ other commercial sites They have recently increased the rates upto a maximum of Rs. 15,000/-. The

Managing Committee of the society in its meeting held on 14.02.21 has decided to levy the administrative charges in the interest of society to increase the source of income which is levied at the time of transfer of share/plots/commercial sites The A.R. Cooperative Society Rohtak at the time of election of the society suggested and recommended to levy the administrative charges. All the members of the Managing Committee in the meeting agreed unanimously and fixed the administrative charges as under and asked to make them applicable with immediate effect :-

- Plots measuring 337.5 Sq.M (400 sq.Y ) Rs. 15,000
- do- 199.5 sq.M (240 Sq.Y) Rs. 10,000
- do- 135 Sq.M (160 Sq.Y) Rs. 08,000

This resolution was passed unanimously.

**Agenda No. 5 Regarding High School site lease out to ZAD Education Society Rohtak.**

It was approved in the Annual General Meeting held on 09.06.2019 that efforts be made to sale out the community site at maximum higher rate and if rates are not genuine then the community sites be leased out by giving advertisement in the Newspapers .This may be tried as this can bring out higher income for these sites in the society. Number of times advertisements were published in National Level papers but no proposal was received for sale out of these sites. The Asstt. Registrar Co-op society Rohtak has also been requested number of times to accord permission for disposal of school site as required under the rules but permission is still awaited. The Haryana Govt. vide notification dated 20.08.19 as stated in agenda item No 3 above has extended the construction period for another five years. Accordingly the last Managing Committee after advertising repeatedly in the newspapers to dispose off the school sites finally leased out the high school site to ZAD education Society Rohtak for 35 years (as per the regulations of CBSE) at the yearly rent of Rs 4,29,250/- for five acres of the school site which may be increased by 5% after every four years. This leased amount was approved in the M.C. meeting on 09.11.19 and lease agreement was finalized by the MC members with detailed terms & conditions and was executed thereafter on 17.12.19. after completing all the formalities. Extension fee for the High School Building stands deposited and on getting approval from the DTCP Haryana Chandigarh construction of the building will be started as soon as site plan (Map) is approved.

All the members appreciated the steps taken for the school project. This proposed school project stands passed unanimously in Annual General Meeting.

**Agenda No. 6:- Regarding auction of surplus plots/commercial sites of the Society:-**

There are 56 number surplus plots with the society of various sizes. Out of this 24 no. of plots are to be allotted to the members affected by High Tension Line. Thus, it is proposed that remaining 32 Nos of plots and other commercial sites i.e. dispensary -1.25 acres primary school - 0.93 acres Creche 0.02 acres, Nursery School 2 number each measuring -0.2 acres, community centre 2 acres and shopping complex 0.36 acres be auctioned in groups to fetch maximum higher rate in the interest of the society. This resolution was approved.

**Agenda No. 7 Regarding Action to be taken as per Bye Laws of the Society against Default ing members to recover the outstanding dues.**

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As per Bye laws of the Society 11(9) vii. A member may be expelled if he/she fails to pay the share money or amount due to the society. At present there are 93 members against whom an amount of Rs. 95 lacs is outstanding. All such members are requested to deposit the outstanding dues within 30 days with the society failing which they will be declared defaulter for the outstanding amount and further action as per Bye laws shall be initiated against them which includes attachment/resume their plot with the society. This amount shall exclude the yearly charges but they will have to pay the interest as per rules.

**Agenda No. 8 Reg. case of members having more then one share/plot in the society followed instructions of Registrar Co-op Societies Haryana.**

As per guidelines for the House Buildings Societies issued by the A.R. Co-op Societies Rohtak vide memo No. 1436-39/ARR dated 09.04.2010 no members of the society shall hold more than one plot in the society in his/her own name or in the name of his/her dependents. As such a final notice be given to the concerned members to comply with the guidelines and keep one plot in the family as per instructions of AR CS, Rohtak failing which their plot/share will be resumed by the Society.

The house passed the resolution.

**Agenda No. 9 Any other point with the permission of the chair**

Certain members raised this question that either on transfer from one place to another or on getting retired they shift to the residence of their children. Some Central Govt. Employees do get transferred to other states during their service tenure and they should be given special consideration as per the operational area of the society. Members requested that the area of operation of the society or their residence should be legal in the State of Haryana and Delhi and NCR. The clause 11(a)(i) states that a members may be expelled if he/she ceases to reside in the area of operation of the society.

The yearly charges of Rs 1000 /- per year are being charged from the members since 2010-11 and at present this amount is insufficient to meet out the salary/wages and contingent office expenses. The matter was discussed in the Annual General Meeting the house agreed to increase the amount of Rs 1500 /-

This point was unanimously agreed and be referred to the Registrar for making an amendment in the Bye Laws of the Society.

Many members raised certain questions on various parts of the agenda which was incorporated accordingly. After detailed discussions and agreeing to pass all the points taken in the agenda Mr. K.S. Nehra thanks the members and requested them to have a cup of tea and snakes.

The meeting ended with a vote of thanks to the Chair , Management Committee and the organizers.

*Rajwadeh*  
*President*

**The Govt. Employees Co-op. House Bldg. Society Ltd.**  
Near Railway Phatak of Asthal Bohar  
Railway Station, ROHTAK-124001 (Haryana)

31/3/21

Proceeding of The Annual General meeting held on 26.03.21 under the chairmanship of Dr. P.K. Marwah President of the Govt. Employees Co-op. House Building Society Ltd. Rohtak.

Govt. Employees Co-op Building Society Ltd. की वार्षिक साधारण सभा की बैठक 26-03-2021 को दोपहर 2 बजे गरीब भक्त लाल दीगरा समुदायिक केंद्र रोहताक में डॉ. P.K. Marwah की अध्यक्षता में हुई।

Sh. K.S. Mehra vice president of the society ने प्रथम समिति तथा सोसाइटी के अन्य सदस्यों का स्वागत किया तथा पदाध्यक्षों को अपना स्थान ग्रहण के लिए अनुरोध किया उन्होंने सोसाइटी आरम्भ करने के लिए प्रधानजी से स्वीकृति मांगी और निवेदन किया कि आज की अत्यन्त आवश्यक मीटिंग सुरु की जाये। सर्वप्रथम प्रधानजी ने सभी उपस्थित महानुभवों का स्वागत किया और कहा कि वह सर्वप्रथम अगुओं के एक-एक विषय को लेंगे। इसके पश्चात् सदस्यों द्वारा उठये गए प्रश्नों को लिया जायेगा।

खण्ड नं० 1 - समाधान से विकास के अन्तर्गत EDC को छद्म कर हटाने बारे -

हरियाणा सरकार द्वारा one time settlement scheme vide memo HO MISC SSV (EDC) 206/3536 दिनांक

10.08.2020 को लागू की गई है। चुनाव के पश्चात् नई नियमित

प्रबन्धक समिति ने दिनांक 23-01-2021 को कार्यकार सन्मोला

सर्वप्रथम Licence का नवीनीकरण जो कि नवम्बर 2019 से लामिनत था उसका 01-01-2025 तक के लिए नवीनीकरण

करवाया इसके पश्चात् पंचायत विभाग, रोहताक, District and Country Planning Haryana से उपर्युक्त

रण से मिल कर 03-03-2021 को उसी दिन Licence प्राप्त किया।

हरियाणा सरकार ने 10-08-2020 के समाधान से विकास नाम की एक योजना लागू की है। जिसका उद्देश्य EDC की वकाया राशि, व्याज तथा Penal व्याज की राशि को clear करना है। योजना के Part-A के अनुसार हमारी सांसाइटी के लिए लाभकारी है। यदि कोई Colonizer EDC की छेड़ राशि 100%, 75% वकाया व्याज तथा Penal व्याज notification की तिथि से हमीने में दे देता है तो वकाया 75% देय व्याज तथा Penal व्याज समाप्त हो जायेगा।

Scheme के भाग A तथा B के अनुसार यदि कोई Colonizer EDC की 50% वकाया राशि और 50% वकाया व्याज तथा Penal व्याज notification की तिथि के अन्तर्गत भुगतान कर देता है तो 50% वकाया व्याज और Penal व्याज माफ कर दिया जायेगा। इसके अतिरिक्त मुलधन की वकाया 50% राशि ~~अतिरिक्त~~ <sup>अतिरिक्त</sup> निशुल्क में 8% व्याज के साथ की पड़गी भुगतान करने में देरी होने पर 2% अतिरिक्त default इवॉल्यूट व्याज चुकाना पड़ेगा।

यह योजना 15-04-2021 तक बढ़ा दी गई है। Society ने अब निर्णय लेना होगा कि क्या बढ़ाई गई उपरोक्त योजना के अनुसार आगे बढ़ें। हमें ध्यान में रखना होगा कि वकाया, दे राशि 54.29 करोड़ रुपये बनती है। जिसमें मुलधन 1120 करोड़ रुपये और लाभ 4309 करोड़ रुपये व्याज, यदि हम पूरी मुल राशि 11.20 करोड़ 25% व्याज रु 8.27 करोड़ कुल राशि 19.47 करोड़ रुपये निर्धारित समय के अन्तर्गत कर दे तो 54.82 करोड़ रुपये की व्याज राशि नहीं देनी होगी। यदि Society की अनुमति हो तो हम 54.82 करोड़ का लाभ उठा सकते हैं, यदि हम ऐसा ~~करते~~ करते तो हमें सभी अदालती मुकद्दमे वापिस लेने होंगे और 19.47 करोड़ रुपये की व्यवस्था करनी होगी। इसके लिए हमें अपने Supreme Court के

कमरेल से परामर्श करना होगा। मैं इस गंभीर समस्या पर  
 कौड़ी की टिप्पणियाँ चाहूँगा। यह एक सख्त परिस्थिति है, पर  
 हम इस का समाधान कर सकते हैं। समस्या का समाधान होने पर  
 हम पेयजल, Sewerage system तथा बिजली आदि का लाभ  
 उठा सकते हैं। हरियाणा Urban Development Authority से  
 उठा सकते हैं। कुछ संकटों ने सुझाव दिया है कि हमें सुगतान  
 करने की आवश्यकता बढवानी चाहिए

Agenda No 2 - इन प्लॉटों के बारे में जो High Tension तार  
 के नीचे आते हैं -

जिन संकटों के प्लॉट High Tension बिजली के तार  
 के नीचे आते हैं उन्हीं ने DTCP हरियाणा से मेट की ओर  
 अपनी समस्या उनके सामने रखी DTCP ने प्रबन्ध समिति,  
 Registrar cooperative societies और HUPML के अधिकारियों की  
 meeting बुलाई। बैठक 13-11-2019 को बुलाई गई थी।  
 बैठक में निर्णय लिया गया कि प्रभावित प्लॉटों के स्थान पर  
 इन लोगों को अतिरिक्त प्लॉट दिए जाएँ। परन्तु कुछ कारणों  
 से इस पर पूरी तरह से इसकी अनुपालना नहीं हुई। क्योंकि  
 यह case Punjab & Haryana High Court Chandigarh  
 में पहुँच गया था Director DTCP ने Licence नवीनीकरण  
 करते समय यह प्रश्न प्तिर उठाया। निर्णय लिया गया  
 कि 56 प्लॉट Society के प्रयास अतिरिक्त प्लॉट High  
 Tension से प्रभावित नहीं इसलिए surplus plot प्रभावित  
 संकटों को दिये जाएँ।

Agenda No 3 - DTCP Community Centre और  
 शैक्षणिक संस्थाओं की extension fee जमा करवाने का  
 DTCP ने 03-03-2021 को Society के

Licence का नवीनीकरण करते समय गति रखी थी कि  
 Society section 3 (3) (a) (iv) of act no 8 of  
 1975 जो कि Community Centre के निर्माण या बकाया  
 से सम्बन्धित है। समय विस्तार के लिए या विस्तार  
 राशि निर्धारित है। शेषक वाले के लिए विस्तार  
 राशि 6,00,000 रुपये प्रतिवर्ष है। Society के पास  
 Community Building के लिए 10.19 एकड़ जमीन  
 है। जिस की कीमत 3.06 करोड़ है। सदन 1  
 इसकी सहमति दी और स्वीकृति प्रदान की

Plots measuring -	337.5 sq. m (400 sq. y)	Rs 50,000
do	199.5 sq. m (240 sq. y)	Rs 30,000
do	135 sq. m (160 sq. y)	Rs 20,000

प्रस्ताव सर्वसम्मति से पारित हुआ।

Agenda no 4 : - प्रति प्लॉट प्रशासनिक राशि बारे।  
 Huda पहले से प्रति प्लॉट 15000/- रुपये  
 प्रशासनीय राशि वसूल कर रहा है। Society की प्रव-धक  
 समिति ने भी अपनी 1 फरवरी 2024 की बैठक में अपनी  
 विविध रि-थात सुधारों के लिए प्रशासनिक शुल्क  
 लगाने का निर्णय किया बैठक के सभी सदस्य  
 सहमत हुए प्रशासनिक शुल्क निम्नलिखित दर से लगाने  
 का निर्णय किया गया।

Plot का आकार	337.5 sq. m (400 sq. y)	Rs 15,000/-
do	199.5 sq. m (240 sq. y)	Rs 10,000/-
do	135 sq. m (160 sq. y)	Rs 08,000/-

प्रस्ताव सर्वसम्मति से पारित हुआ।



Agenda No - 5 ZAD Education Society को High School के लिए जमीन देने बारे।

दिनांक 09-06-2019 को वार्षिक साधारण सभा की बैठक में निर्णय लिया गया कि Community Site बेचने का प्रयत्न करना चाहिए इसके लिए राष्ट्रीय और लोकल स्तर पर समाचार पत्रों में विज्ञापन दिया गया परंतु कोई सफलता नहीं मिली अतः में पूर्व सूचक समिति ने ZAD School को Community Site पर 42925/- रुपये प्रति वर्ष के हिसाब से 35 वर्ष के लिए Lease पर देवी सभी सदस्यों ने इस कार्य की प्रशंसा की और सर्वसम्मति से निर्णय इस का समर्थन किया।

Agenda No 6 - कच्चे हुए प्लॉटों की नीलामी बारे: Society के पास विभिन्न प्रकार के 26 प्लॉट उपलब्ध है। इन में से कुछ प्लॉट High Dispersion

तर से प्रभावित लोगों को दिए जाएंगे। उरलर अच (Commercial) व्यापारिक उदाहरण - Dispensary प्राइमरी स्कूल, Creche नर्सरी स्कूल सामुदायिक केंद्र और Shopping Complex आदि का उपादा से उपादा लाभ के लिए नीलाम किया जाये। यह योजना सर्वसम्मति से पारित हुई। सभी ने इसकी प्रशंसा की।

Agenda 7 defaulting member से देय राशि Byp Law के अनुसार वसूलने बारे

Society के Byelaws के 11 (A) (ii) के अनुसार उस सदस्य को Society से निष्कासित किया जा सकता है। यदि वह अपने share की राशि का भुगतान नहीं करता इस समय 93 ऐसे सदस्य हैं जिनके नाम 45 लाख रुपये बकाया है उन सभी सदस्यों से निवेदन है कि 30 दिनों में

15000/-  
10,000/-  
28,000/-

बकरी राशि का भुगतान कर दें अन्यथा निम्नानुसार  
उनके विरुद्ध कार्रवाई की जायेगी। और उनका प्लॉट  
जंजित कर लिया जायेगा।

Agenda No 8 — Members having more than  
one share or plot in the society followed instruction.

A.R. Co-op Society Rohtak के Memo  
1436-39 / ARR dated ~~14.04.2010~~ 09.04.2010 के अनुसार  
सोसाइटी का कोई भी सदस्य सोसाइटी में एक से अधिक  
प्लॉट नहीं ले सकता यह नियम उसके अपने नाम या  
आफियों पर भी लागू होता है। यह सदस्यों के लिए आवेदन  
notice है इस नियम की किसी सदस्यों द्वारा अवहेलना  
होती है तो सोसाइटी उसका प्लॉट या share ~~resurre~~  
जंजित कर लेगी। यह प्रस्ताव भी सर्वसम्मति से पारित हुआ।

Agenda 9

प्रधान जी की अनुमति से कुछ अन्य  
सदस्यों ने यह प्रश्न खड़ा किया कि अगर  
बच्चों के पास जाना पड़ता है तो Society के operation  
area का नियम लागू होना चाहिए। उपनियम के अनुसार  
सदस्य यदि वह Society के operation area में नहीं  
रहता तो area को state of Haryana, Delhi NCR तक कहा जा सकता है।

इस विचार पर सभी सदस्यों ने सहमति प्रकट की  
और यह विचार को लिखा जाये और bye laws में भी

संशोधन किया जाये। कुछ सदस्यों ने सुझाव दिया कि यदि  
कुछ सदस्यों ने ~~इस का अनुमति~~ ~~इस का अनुमति~~  
उठाये किन्हीं समाविष्ट कर लिया गया। गहन विचार

विमर्श के पश्चात् और एजेंडा में लिखा गए  
सभी विषयों पर सहमति बनने के पश्चात्

The Govt. Employees Co-op. House Bldg. Society Ltd.  
Near Railway Phatak of Asthal Bohar  
Railway Station, ROHTAK-124001 (Haryana)

श्री K.S. Nehra ने सभी का अचयवक किया  
और चाप इन्वॉयस का, आन्विक डेन के निश्चय  
अचयवक के साथ समाप्त हुई।

प्रमाण  
Dr. Prakash  
Prakash  
26.03.2021

Dr. Atul  
Prakash