



HOME MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.

192-A, Arjun Nagar, New Delhi- 110 029

Website: hchs.in e-mail: homehousingsociety@gmail.com

Contact: 9953519091

8th October, 2018

Minutes

Minutes of the Meeting of the General Body of Home Multi State Cooperative Housing Society Ltd. held on 29th September, 2018 at NDMC, Convention Hall, Jai Singh, New Delhi-110001.

The Chairman welcomed the members present in the 6th General Body Meeting held on 29th September, 2018. The following points were discussed as per the agenda sent on 12th September, 2018:-

1. Confirmation of the minutes of the last General Body Meeting :

The Chairman informed the House that the last GBM was held on 17th August, 2017 at NDCC-II Building and the Minutes of the Meeting were issued on 30th August, 2017 and the same was uploaded on the website of the society.

The Chairman requested the members to offer their comments/ objections, if any, in this regard. After some discussions, the members present approved the Minutes.

2. To approve the audited accounts of the society for the period from 01.04.2017 to 31.03.2018:-

The Chairman informed the members that the audit accounts of the Society as audited by the Chartered Accountant were issued along with the General Body Meeting Notice on 12.09.2018. The Chairman also invited the objections in respect of the accounts of the society, if any. The members raised the following issues in respect of the expenditure incurred during the FY 2017-18.

Thereafter, the DDA has modified the said Land Pooling Policy in the following form:-

Earlier Provisions in Land Pooling Policy	Provisions made in the Modified Land pooling Policy 2018
FAR was given 400 (on the 55% of the net residential.)	FAR has been reduced to 200 (on the 55% of the net residential.)
External Development Charges @ Rs. 2 Cr. per acre.	External Development Charges will be charged on actual expenditure incurred.
Land (including fragmented land) will be pooled and allotted near the bigger parcel of the land.	This provision has been omitted. (In addition to, Chairman informed that Society has purchased total 13.9 Acre of Land in Sultanpur Dabas, Katewara, Landpur and Kanjhawala villages as per the earlier Notification of Land Pooling Policy.)
There was no such provision of Consortium and the DDA was the main facilitator for the Development of the Zonal Plan.	The provision of Consortium has been introduced. The Consortium is responsible for the development of sector and the DDA will not play any role and has escaped.

The Chairman also informed that due to latest modification in the Land policy and reduction in the FAR from 400 to 200, the existing land is not sufficient to provide the flats to its members and additional land has to be purchased. In this regard, the Society has sent a detailed letter explaining the position about the additional land which has to be purchased. The Chairman also informed the existing position of the members of the Society and the additional amount required for the purchase of land is as under:-

1	2	3	4	5	6
S. No.	Category	Members	Additional land to be purchased	Land cost (Calculated @ Rs. 3 Cr. per acre)	Extra land cost per member
1.	1600 sq ft	180	4.50 acre	13.50 Cr.	7.50 L
2.	1200 sq ft	177	3.29 acre	9.87 Cr	5.50 L
3.	850 sq ft	70	1.00 acre	3.00 Cr.	4.30 L

At present, there are 427 members, out of these, 30 members have submitted their resignations. (No refund has been paid to them).

S. No.	Points raised	Reply given												
1.	The bifercation of the amount shown as Rs. 31,75,000/- in the payments column of the audit report may be specified.	<p>The said amount (received from members through Installments/EDC) was given to the following three members who resigned from the society :-</p> <table border="1"><thead><tr><th>S.No.</th><th>Name of the Member (Sh./ Smt.)</th><th>Amount (Rs.)</th></tr></thead><tbody><tr><td>1.</td><td>Hukum Singh</td><td>12.5 Lakh</td></tr><tr><td>2.</td><td>Mahesh Kumar</td><td>12.5 Lakh</td></tr><tr><td>3.</td><td>Madhu Bala</td><td>6.75 Lakh</td></tr></tbody></table>	S.No.	Name of the Member (Sh./ Smt.)	Amount (Rs.)	1.	Hukum Singh	12.5 Lakh	2.	Mahesh Kumar	12.5 Lakh	3.	Madhu Bala	6.75 Lakh
S.No.	Name of the Member (Sh./ Smt.)	Amount (Rs.)												
1.	Hukum Singh	12.5 Lakh												
2.	Mahesh Kumar	12.5 Lakh												
3.	Madhu Bala	6.75 Lakh												
2.	Unissued Share certificate: The issue raised about the remaining shares which have been not issued (distributed equally) amongst the present members of the Society.	<p>The Chartered Accountant of the Society present in the AGM explained the position about the unissued share certificates. Some of the members did not satisfy with the reply. The Chairman informed that after obtaining the clarification, the members will be aprised of the position. (In this connection a clarification letter received from the CA is enclosed.)</p>												

After long discussions and satisfactory clarifications given by the Chairman/ Chartered Accountant, the House approved the expenditure incurred during the financial year 2017-18.

3. Status of Land Pooling Policy :-

Chairman informed the House that the Notification in respect of Land Pooling Policy (LPP) was notified on 5th September, 2013 and after the approval of Hon'ble Lieutenant Governor, the Delhi Government issued the Notification for declaration of 89 villages as urbanized and 95 villages as development areas (on 16.5.2017 and 16.06.2017 respectively).

The members sought the detail of the members who have resigned from the society. The Chairman informed that the seniority-wise list of the members who have resigned from the society will be uploaded on the website.

After detailed discussions, the following resolutions were passed :-

1. Members may deposit their additional amount up to 28th Feb; 2019.(as mentioned in the column no. 6 of the above table).
2. The Members who want to resign, are requested to submit it up to 31.12.2018. After that no resignation may be accepted.
3. No interest should be paid to the members who resign from the membership of the society. The refund amount should be paid according to the application of resignation (seniority- wise) received by the Society.

Thereafter, Members raised the following points with the permission of the Chair:

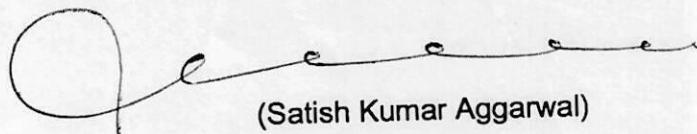
i) Detail of the Architect

The members raised the issue about the profile of Architect appointed by the Society. The Chairman informed the House that Shri Ambrish Vidhyarthi Prop. M/s Vidhyarthi Associates, New Delhi has been appointed as Architect Consultant of the Society. On the request of some members, Shri Vidhyarthi who was also present in the meeting apprised the members of his profile in detail. The members requested the Managing Committee to upload the profile of Architect on the website of the Society. The Chairman accepted the request.

ii) Display of telephone number of the members:

Some of the members requested the Managing Committee to upload the telephone numbers of the members of the society. The Chairman accepted the demand.

The Meeting ended with a vote of thanks to the Chair.



(Satish Kumar Aggarwal)

Chairman