



# Home Multi State Co-operative Housing Society Ltd. (Regd.)

Regd. Office : 192-A, Arjun Nagar, (Near Safdarjung Enclave), New Delhi- 110 029

Admn. Office : Room No. 16-A, North Block, New Delhi - 110 001 Tel. : 23092789

homehousingsociety@gmail.com www.hchs.in

28<sup>th</sup> August, 2020

## NOTICE

As per bye-laws of the Society, the General Body Meeting is to be held once in a year to discuss the various issues and to get the approval of the accounts incurred during the financial year (income and expenditure) of the Society.

Due to Corona pandemic and the directions of the Government of India, the Annual General Body Meeting of the Home Multi State Cooperative Housing Society Ltd cannot be held physically and in traditionally manner. Therefore, the meeting has to be convened virtually online.

The virtual online Annual General Body Meeting of the Home Multi State Cooperative Housing Society Ltd is scheduled to be held on **12<sup>th</sup> September, 2020 (Saturday) at 11.00 AM through CISCO WebEx meetings App.**

Meeting link:

<https://homehousing.webex.com/homehousing/j.php?MTID=m8a298032af49297b9cfee9dd5346e936>

**Meeting Number : 170 520 7782**


**Password : 12345**

All Members are requested to participate in the virtual online meeting at the aforesaid time and date. On-line link will be intimated to the members on their registered mobile, well in advance.

The following items will be discussed:-

1. Confirmation of the Minutes of the Last General Body Meeting held on 7<sup>th</sup> September, 2019.
2. To consider and adopt the audited financial accounts for the period ending 31.03.2020 of the Society.
3. Discussions on the directions (copy of the order sheet had already been sent) given by the Central Registrar.
4. Acceptance of resignations of the members received after the due date.
5. Any other item with the permission of the Chair.

**Note:** Audited accounts report for the period ending 31.03.2020 is enclosed herewith.

  
(Satish Kumar Aggarwal)  
Chairman

Copy to :

1. The Central Registrar, Cooperative Societies, Ministry of Agriculture & Cooperation, New Delhi.
2. The Chartered Accountant with a request to attend the virtual online Annual General Body Meeting at the time and date mentioned above.







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24<sup>th</sup> September, 2020

## MINUTES

As per Notice issued on 28.08.2020, Annual General Body Meeting of the Home Multi State Cooperative Housing Society Ltd. was held on 12.09.2020 (virtually through CISCO WebEx Meeting App because of COVID-19 pandemic).

The Chairman welcomed the members present in the 8<sup>th</sup> General Body Meeting. The following points were discussed as per the agenda sent on 28<sup>th</sup> August, 2020:-

### 1. Confirmation of the Minutes of the last General Body Meeting :

The Chairman informed the House that the last GBM was held on 7<sup>th</sup> September, 2019 at NDCC-II Building and the Minutes of the said Meeting was issued on 17<sup>th</sup> September 2019 and the same were also uploaded on the website of the society. The Chairman requested the members to offer their comments/ objections, if any. After having discussions, the members approved the Minutes.

The Chairman placed the Action Taken Report on the suggestions given in the last GBM, which are as under:-

Sl. No.	Point raised	Action taken
1.	<b>About Share certificates:</b>	The Chairman informed that after having discussion (about the value of share) with the officials of the Registrar of the Societies (verbally) and accordingly reply received from the CA has been uploaded on the website of the Society.
2.	<b>Curtail in expenditure of the Society :</b>	No meeting has been convened after the last GBM. The Managing Committee informed that decisions taken in the last GBM are being taken care off.
3.	<b>Terms of Payment :</b> No Cash payment should be paid above Rs.10,000/-	The decision is being implemented.

**2. To approve the audited accounts of the Society for the period from 01.04.2019 to 31.03.2020:-**

The Chairman informed the members that the audit accounts of the Society as audited by the Chartered Accountant has already been sent along with the General Body Meeting's Notice (on 28.08.2020). The Chairman also invited the objections/ comments, if any, in respect of the accounts of the society. The members raised the following issues in respect of the expenditure shown in the audit report.

Some of the members raised the following issues: -

Sl. No.	Point raised	Reply given
1.	Expenditure on Renovation of the Office of the Society	<p>The members inquired about the expenditure incurred on the renovation and assets purchased/ installed in the Society's office. The Chairman informed the members that the office is renovated its Regd. Office (Arjun Nagar). He also informed that the amount of Rs. 1.54 Lakh was spent on the wooden works i.e. shelves, Computer Table, flooring and on the purchase of chairs etc.</p> <p>Members also pointed out that items which have been purchased for the office purposes should have been reflected in the Audit Report. The Chairman agreed to bring these items in the Audit Report (next) and will also be entered in the records of the Society.</p>

After long discussions, the House approved the expenditure incurred during the financial year 2019-20.

**2. Discussion on the directions given by the Central Registrar:-**

The Chairman apprised the members of that two resigned members had approached the Central Registrar to refund them of their money. The Registrar convened two Hearings (dated 24.02.2020 and 28.08.2020) on this issue. The Chairman attended these two Hearings and placed the facts before him (verbally and in written). Thereafter, Registrar issued the directions (Order Sheets) for its compliance (The copies of the order sheet have already been forwarded to the members).

The Chairman requested the members to pay their dues, at the earliest (as the Society has no other source of income to refund the amount to resigned members) so that the Registrar of the Societies may not take any further strict / harsh/ legal action under the MSCS Act,2002 (i.e. Order to appoint an Administrator or declare it unviable).



As per the Order Sheet issued after the Hearing held on 21.02.2020 by the Central Registrar of Societies:-

***"the suitable functioning of the Society as per the cooperative principles requires that the members who have decided to continue must pay the additional amount in the given timeframe otherwise the continuation of the society will become unviable. In case, the members who have decided to quit are not paid within the given time frame then it will become clear that the society is not a position to function as per the cooperative principles of the Multi State Cooperative Society Act 2002 and this authority will be required to take further legal course".***

After having detailed and heated discussions on the directions of the Registrar, it was decided unanimously that:-

1. Members may be requested to deposit the additional amount (as per Demand letter dated 16.01.2019) latest by 15<sup>th</sup> November, 2020.
2. 8% Interest (p.a.) may be charged from those members who don't / fail to pay the additional amount within the prescribed time or their membership may be cancelled.
3. Refund may be made on the basis of date of submission of resignation (seniority-wise).
4. If the resigned members want early payment, they may be asked to bring their substitutes otherwise the refund will be made to the resigned members on the basis of the date of the resignations submitted.

The Chairman also placed a proposal that (if the members agree) the share of the land of the resigned members can be sold and the amount whatever is received after its sale, can be distributed equally amongst the resigned members so that the complaints of the resigned members can be resolved.

The members turned down the proposal /suggestion as the value of the land cost has decreased manifold.

### **3. Acceptance of resignation after due date:**

The Chairman informed that the Managing Committee has received 8 more resignations after the due date (30<sup>th</sup> September, 2019) for submission of the resignations. The Chairman pointed out whether these 8 resignations may be included in the list of resigned members or not. The House suggested that Members may be allowed to submit their resignations and there should not be any time - limit for submission of the resignations. It was also decided that the payment to the resigned members will be made on the basis of the availability of the fund.

#### 4. Any other items

##### (i) **Status of Land Pooling Policy :-**

Some members expressed their concerns and pointed out that they have learnt from the Newspapers that the Land Pooling Policy has not been finalized by DDA, so far. The Chairman informed the House that the Land Pooling Policy, and its rules & regulations have been Notified by the MOUD in 2018 (The required information in this regard can be downloaded from the website of the DDA (dda.org.in). It was informed that the DDA has issued the Sector plan. The process of land verification has been started and the same will be completed in October 2020. After this process, formation of Consortium will be started. So members should not be desperate (members are requested to deposit their dues at the earliest) as the work is going on speedily.

##### (ii) **Membership position:**

The Chairman placed the following position of the membership before the House:-

i)	Total Number of Members were	: 427
ii)	Resignations received till date	: 220
iii)	Existing members	: 207

It was also informed by the Chairman that:-

- i. 77 Members has deposited (full & part payment) the additional amount.
- ii. The Society has refunded to the 35 resigned members as on date (on the basis of their seniority).

##### (iii) **Number of Flats to be constructed:**

Some of the members requested the Chairman to inform the House that - *"How many flats in different categories will be constructed?"*

The Chairman informed that as per the Notification issued by MoUD, the existing FAR is 200. According to it, the Society will get 25300 sq. ft. of FAR for construction of flats in one Acre of Land.

He also informed that it is difficult to presume how many flats will be constructed in each category as the members are still submitting their resignations in different categories of flats i.e. 1600 sq ft.; 1200 sq. ft. and 850 sq ft.. Construction of numbers of flats will be decided on the basis of the size/ area of the flats booked by the members.

##### (iv) **Roadmap of the Society:-**

The Chairman informed that the Society has already submitted its Land details to DDA and the Land Verification process has been started. After the Completion of Land Verification, the DDA will issue letters for formation of Consortium and also for Layout Plan etc. After,

the approval of Layout Plan of Sector, then the DDA will issue the license for construction of flats after taking EDC from the Societies.


**(v) Additional amount to be deposited by the members of the Board of Directors :**

Some of the members requested the Chairman to inform the House that :-

*"How many members of the Board of Directors have not deposited the additional amount and what action has been taken against them?"*

The Chairman apprised of the members that only four, out of 13 members of the Board of Directors have deposited the additional amount. The Chairman informed that several reminders have been issued to them but the payment is still awaited. The House took it seriously and decided unanimously that these members of the Board of Directors may be directed to deposit their dues **upto 31<sup>st</sup> October 2020** otherwise they may be expelled from the Board of Directors.

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

  
(Dinesh Chander Mudgal)  
Vice Chairman  
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