

Annual General Meeting

Minutes

25 May, 2013

Prepared by:

1. Zulfiqar Ali – Secretary – CBRECHS
2. Muhammad Saleem Khan – (M/C)

Composed / Designed by:

Muhammad Usman

2013



From Right to Left:

Sheikh Athar, Malik Ishtiaq Hussain, Ishtiq Ahmed Bhat, Sadaqat Hussain, Altaf Ahmed Bhat, Faheem ul Haq,
Ch. Nazir Ahmed, Zulfiqar Ali, Ch. Zamir Ahmed & Malik Mehmood Hussain

CENTRAL BOARD OF REVENUE

Employees Cooperative Housing Society (Regd) Islamabad

ISLAMABAD / RAWALPINDI

خير الناس من ينفع الناس

تم میں سے بہتر وہ ہے جس سے لوگوں کو فائدہ ہو۔ (الحديث)



**CENTRAL
BOARD OF
REVENUE**

Employees Cooperative
Housing Society (Regd)
Islamabad

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Management Committee



Altaf Ahmad Bhat
President



Muhammad Nadeem Khan
Vice President



Zulfiqar Ali
General Secretary



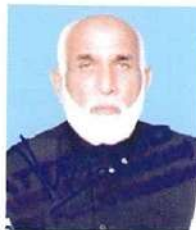
Sayed Shakeel Ahmad
Secretary Finance



Ch. Nazir Ahmad
Executive Member
Associate Secretary



Shahzad Wasti
Executive Member



Ch. Muhammad Zameer
Executive Member



Muhammad Saleem Khan
Executive Member



Haji Muhammad Farooq
Executive Member

Other Participants

1. Sadaqat Hussain, Circle Registrar
2. Fahim Ul Haq Khan
3. Ishtiaq Ahmad Bhat
4. Ch. Bashir Ahmed Arian
5. Akhlaq Ahmad Sandhu
6. Ch. Khalil Ahmad
7. Malik Ishtiaq Hussain
8. Malik Mehmood Hussain
9. Malik Ghulam Safdar
10. Sheikh Muhammad Atthar

Administration



Col. Sherbaz Khan
Project Director



Muhammad Khalid Qureshi
Chief Coordinator



Ghulam Shabbir Sheikh
General Manager



Faridullah Jan
Manager Administration



Tufail Foujdar Bhat
Site Engineer Phase-II



Muhammad Usman
Software Engineer



Muhammad Younis Naik
Manager Accounts



Ch. Muhammad Afzal
Site Engineer Phase-I

Start

1. Recitation by Hafiz Umer Sandhu
 2. Naat by Asghar Warraich
 3. The Secretary Mr. Zulfiqar Ali welcomed the participants. Because of other activities of the Secretary he deputed Mr. Muhammad Khalid Qureshi as acting stage Secretary. He called the President to open the house.
- Opening Address of the President.

الحمد لله الحمد لله رب العالمين والعاقبة للمتقين والصلوة والسلام على رسوله الكريم
 بسم الله الرحمن الرحيم
 كنتم خير أمة أخرجت للناس تعبرون بالمعروف وتنهون عن المنكر تومنون بالله
 قال رسول الله ﷺ خير الناس من ينفع الناس
 صدق الله رسوله الكريم

- ۱۔ انتہائی قابل احترام مہمانان گرامی صدارت حسین بنجیم اللہ خان، اشتیاق احمد بٹ، معزز ممبران، رہائشی حضرات بالخصوص قابل قدر بزرگو، خواتین و حضرات السلام علیکم ورحمۃ اللہ۔
 - ۲۔ میں اپنی طرف سے، بیچمنٹ کی طرف سے اور RWA کی طرف سے تمام آنے والے ممبران کو خوش آمدید کہتا ہوں اور امید کرتا ہوں کہ یہ اجلاس اللہ کی بارگاہ میں قبول ہوگا۔
 - ۳۔ جیسا کہ آپ کو معلوم ہے کہ 16/05/2011 کو جب موجودہ بیچمنٹ نے چارج سنبھالا تو سوسائٹی ہر لحاظ سے کمزور ہو چکی تھی مگر ہم نے خلوص نیت کے ساتھ محنت اور جہد و جہد کر کے سوسائٹی کا نام روشن کیا۔
- ہماری سوسائٹی اسلام آباد کی سوسائٹیوں میں منفرد مقام حاصل کر چکی ہے جو کہ ممبران کے تعاون، بیچمنٹ اور سٹاف کی جدوجہد اور اللہ تعالیٰ کی تائید اور مدد سے ممکن ہوا۔ ہم نے 6 جون 2011ء کی SGM میں جو وعدے کئے تھے الحمد للہ 95% پورے کر کے دکھائے۔ انشاء اللہ ہم آنے والے مالی سال کے دوران اللہ کے فضل و کرم، ممبران کے تعاون سے سوسائٹی میں چار چاند لگا دیں گے مگر شرط یہ ہے کہ ممبران اپنے واجبات بروقت جمع کروائیں۔
- ہم نے جب ذمہ داری سنبھالی تو ہمیں ادا بنائیاں کر کے صرف ہمارے پاس 8 ملین بچا تھا مگر اس کے باوجود بھی ہم نے نہ ہمت نہ ہاری اور کئے گئے وعدوں پر خلوص نیت سے کام شروع کیا تو اللہ تعالیٰ نے ہماری مدد فرمائی۔ ممبران نے بتایا جات ادا کرنے شروع کئے اور آج ہم فیئر۔ 1 کی Completion میں ہی اور فیئر۔ 11 میں بھی ترقیاتی کام شروع کر کے سرخرو ہو گئے۔ اس وقت تک ہم نے تقریباً 80 فیصد Earth Work مکمل کیا ہے اور الحمد للہ 18 سال بعد فاران آفس سے اپنے پروجیکٹ تک 100 فٹ چوڑی سڑک خریدنے اور تعمیر کرنے میں کامیاب ہو گئے اور ہمارا پختہ عزم ہے کہ ہم جنوری 2014ء تک کم از کم 700 پلاٹوں کا قبضہ معزز ممبران کو دینے میں کامیاب ہو جائیں گے۔ ان شاء اللہ
- اب میں معزز ممبران کو Multi Media کے ذریعے سوسائٹی کی تعمیر و ترقی سے متعلق بریف کروں گا۔ امید ہے کہ لوگ سکون کے ساتھ دیکھ کر بخور کر کے تجزیہ کریں گے کہ پہلے کیا تھا اور اب کتنی تبدیلی آ چکی ہے۔

A Glimpse of Multimedia Presentation

While his speech, the President asked Muhammad Usman who is looking after technical operations of the Society to assist him with the help of a detailed presentation. In the presentation following are the highlights:

- 1 At very first in presentation the advertisements were presented to the audience regarding start of development work in Phase II because RDA and other departments warned us time by time to start development at Phase II. Otherwise they threatened us for cancellation of NOC and MoU's.
 - 2 We called offers for labor rates for development to minimize the cost of development work and we made agreement with M/s SKN Traders for Earth Work of Phase II as lowest bidder as per comparative made by consultant and M/s SKN Traders agreed to start development work on credit basis and clear the pockets inside project. M/s SKN Traders started Earth work with high space and done work of 3 crores on credit.
 - 3 In December 2012 we published full page supplement with practical work in Phase II.
 - 4 Then Discount advertisements were presented – in which everyone on equally basis was given offer to avail 25% discount on lumpsum payment time and again from 01-10-2013 to till date.
 - 5 We had decided to held AGM in April – but due to National Elections 2013 we postponed this AGM till 25th of May – Advertisements with the notification were presented
 - 6 At 9th May we again advertised the agenda of AGM-2013 in the papers of all four major cities. Advertisements were presented and offered members for deposits to become a part of Balloting.
 - 7 The House appreciated the efforts made by the management to start development work and secure NOCs.
- i) Then the monogram and logo of CBRECHS was presented.
- ii) The briefing by the President via presentation was divided into three major parts:
- a. Background
 - b. Current Status
 - c. Comparisons



- iii) In current management the President conveyed that he has appointed Ch. Nazir (Executive Member) as Associate Secretary after consulting the matter with management committee. The house approved and appreciated the decision
- iv) Then president – in progress section in Phase I – explained: When we took over the charge on 16/05/2011, then after clearing liabilities we had an amount of only 80 lac left in the society account. Which was the total amount for Phase I and II. But the works worth of 15 crores were left in Phase I.
- v) We started these works with very limited resources but with honesty, devotion, determination and dignity. We retrieved some illegal allotments which were allotted by previous management and we created some assets and auctioned in market. In which there were:
 - d. 8 commercials in Block-B
 - e. 3 mini commercials near Police Station
 - f. 7 mini commercials near Block D
 - g. 7 mini commercials in the space of Dispensary
 - h. 3 Commercials near Main Gate.

We acquired around 5 crores by auction the created properties given above. Which directed us in very near completion of the works pending in Phase I. But still we need around 5 crores for underground electricity works and water tank. For the purpose we have published advertisement for auction near main gate and six plots in Aslam Memorial Commercial. House appreciated the efforts of Management Committee for continuation of development in Phase I by getting revenue from auction..
- vi) Then in a presentation water filtration plant was shown which is equipped with latest modern technologies
- vii) Because of failure of Tubewells, here was no arrangement of direct water supply. So we got direct water supply via riverside water tube wells – we keep supplying water via a quick water tanker service. So all the residents were being served by clean water at our best.
- viii) Then snapshots of the latest developed underground water supply service were presented and the President explained: Now we are supplying water through overhead water tank.
- ix) We have installed two big tube wells near Soan River. President requested to keep praying for the continuous supply of water via these tube wells
- x) Sui gas work is almost completed. Only approximately 10% work is left

- in B and D block
- xi) Then latest snapshots of family parks were presented. 3 parks were discussed:
- i. Central Park in Block C completed
 - j. Family Park in C Extension completed
 - k. Family park Block D near School (completed)
 - l. Family Park in Block B (in progress because of the delay we are facing due to AGPR clearance – In Sha Allah we shall complete this in near future as well)
 - m. Besides of these we are trying our best to find a suitable location for a playground



Then via a slide of MoU with PTCL the president explained: we have signed an MoU with PTCL in 2012 and installed an exchange of 5000 lines and provided connections to the residents with no pain. Obviously PTCL line is among the basic needs of life now a days.

- 1 Then via a slide the president explained: It was a dream for having an underground electricity network. We have turned this dream into reality by starting underground wire work for electricity which is in completion.
- 2 In a slide related to Al-Raazi hospital – the president said: Because we are working with honesty so Allah The Almighty is helping us at our best. Al-Raazi hospital is among the biggest successes in our tenure.
- 3 In a slide the president explained the construction of Jamia Masjid Abu Bakar Siddiq (R.A) and allocation of plots for Masjids in D, B, and C Extension – Allah The Almighty do definitely bless the residents with peace, prosperity and sweet homes in Jaannat. That why regarding construction of Masjids Allah and His beloved prophet (SAW) guided us that where ever we shall live we should construct Masjids there and start praying to him.
- 4 The slides with details of schools were presented. Here the president

explained that school is among the big blessings. The school which is functional now in CBR Town Phase I that is a unique one among the adjacent societies. That was done with valuable support by Ch. Bashir. We shall remember this support. And another good news is that with the support of Ch. Bashir we have got approval of school for Block B and a school & college for Phase II.

5 Then via a slide main entrance gate was shown to the house which is constructed in a very low cost of Rs. 1.4 million.

6 Then the snapshots of Police Station were presented which is - as per the President saying - a basic need of social life now.

7 House approved and appreciated the efforts made by management committee.

Presentation of Phase-II

1 Here the president explained: That Earthwork, Sub base, Gabion is in progress.

2 CBR Town Phase II is a part of RDA Vista Housing Society. It will be linked to motorway. Ring road coming from Rawat is touching the boundaries of Phase II. It is situated on a nominal distance of 5Km from new airport.

3 This new airport is consisted of around 50,000 Kanals. It is expected the largest airport of Asia. This area will be the new city in future.

4 Then the consultant's slides were shown. The president explained that RDA will be looking after the development work and it will be the authority to wet our bills. The consultants, contractors and supplier are:

Consultants

- a. M/S SEDCO - Town Planner
- b. M/S Designmen - For Supervision
- c. M/S Orion - Designer of Underground Electricity

Contractors, Supplier

- a. M/S SKN Trader's (Earth Work)
- b. M/S Al- Ghani (Roads & other work)
- c. M/S City Creet (Sewerage & Storm water)
- d. M/S G.T Developers (Sewerage & Storm water)
- e. M/S Noor Muhamad
- f. M/S Nazar Hussain
- g. M/S Minhas Corporation
- h. M/S Al-Anwar



- i. M/S Buraq Traders
 - j. M/S Twin City
 - k. M/S Synergy
- 5 In a slide explaining right of way the president explained: after 18 years we are succeeded in getting our own Right of way. We turned the dream of getting their own right of way for the members into reality.
- 6 The MoU was signed with RDA and the Society was not proved successful in starting development work on time. We get many notifications from RDA to start development work stating that in case of failure in starting work the NOC will be cancelled. Then we started development work on labor rates.
- 7 The latest snapshots with ground reality of development work at Phase II were presented
- 8 A slide depicting 100' feet wide express way of Phase II was presented. We got linked via this 1Km long express way to the Foreign office Housing Society. We signed an agreement for purchasing 55 kanals on the rate of 8 and 10 lacs per Kanal.
- 9 The house appreciated and approved the decision
- 10 We signed an MoU for Electricity for Phase II and deposited 25% for grid sharing of Rs. 10,525,000/-
- 11 We got approval of Sui Gas for Phase II.
- 12 40 feet wide streets are being developed as per directions from CDA and RDA
- 13 Main boulevard are 80, 70, 50 feet wide which are under development
- 14 Then via detailed presentation the President explained the area and the members of Phase II. We have approximately 1400 Kanals at Phase II and according to MoU we need to buy around 1100 Kanals more land in which our 3500 members will be accommodated.
- 15 Then location map of Phase II was presented
- 16 Then while explaining development work costs the president explained: Here I will definitely tell you that the tender cost of development work estimated by old management was 73 crores excluding the charges of Electricity, Sui Gas and Right of Way. And we cancelled that contract and as per labor rate – provided an estimate of 53 crores. The considerable thing is that it was 2009 at that time and now we are working in 2013 with around 20 crores savings for the Society. That will benefit the members directly.



- 18 The President informed audience that approximately expenditures for utility services will be as under:

Sr. No.	Description	Estimate Cost
1	Cost of Right of Way from FOECHS → CBRECHS Length: 1Km Wide: 100 feet	50,000,000
2	Right of Way Development Cost	30,000,000
3	Beautifications & Underground Electrification	150,000,000
4	Sui Gas	50,000,000
Total		280,000,000

- 1 Then via a slide the President explained the comparisons among the market rates of the plots for Phase I and Phase II (Published in Progress Report). For the phase I total estimated raise in market rates was around 225 crores
- 2 Total raise in market value of Phase I and Phase II according to the market rates is around 250 crores
- 3 We revised MoU of Soan Garden for Right of way in which we had to pay 8.5 million. But we agreed them for Rs 2.5 million by the utmost efforts of Ishitaq Ahmad Bhat and others.
- 4 While his speech The president called Mr. Samiullah and asked him to present Audit reports for these tenures:
 - a. 2009-2010
 - b. 2010-2011
 - c. 2011-2012
- 5 Mr. Samiullah also presented future budget, income and expenditures via detailed presentation slides



Ch. Bashir Ahmad - President Residents Welfare Association.



He was of the opinion that Society is like a garden. I thank to gardeners specially Mr. Faheem-ul-Haq Khan, who contributed his services. Mr. Altaf Ahmad Bhat and his management are also delivering fairly well. The resident welfare committee is also working with them for the development of society. Being the first resident, it was his duty to well come all the residents. So by using his services, he tried his level best to facilitate the coming members. So he got approval of a School for which the society has already marked a plot measuring 8 kanals which is now operational. He demanded increase in pay of lower employees. He also appreciated the appointment of Mr. Ghulam Shabbir Sh. As G.M.

Mr. Ejaz Abbasi



Mr. Ejaz Abbasi, Ex-Member Executive Committee CBRECHS was also invited for the address representing FBR members of the society present in the AGM. At the very outset Mr. Ejaz Abbasi demanded that memberships may only be granted to FBR (formerly CBR employees) and they be given preference over ordinary applicants for membership. Previously the quota of 70/30% was allocated but the employees of FBR were not interested in accession of memberships. He was also of the opinion that since the society uses the name of a government institution hence by virtue of the decision of Board in Council year 2006 one should be managed by the FBR officers in their ex-officio capacity. He placed some other demands which are summarized below:-

- I. He demanded that deposit of members of Phase-II under the heads cost of land and development charges spent in Phase-I since 1995 amounting to Rs. 280 (m) approx be retrieved from Phase-I either way and the time has come for its justified appropriation/development work in Phase-II.
- II. The management committee of the Society should not spend a penny of Phase-II members at Phase-I and separate accounts should be maintained under all heads.

- III. That the employees working for Phase-I should not be paid out of deposit of the Phase-II and same principle for Phase-II be adopted.
- IV. As decided in SGM 2011 and subsequent by various management committees meetings, the members of Phase-II be charged according to the date of payment of deposit i.e. before 30.06.2007 (Old rate) after 30.06.2007 (new rates) and this aspect may not only be ensured but the memberships be scrutinized as well.
- V. The members of Phase-I may reframe expressing their opinion in Phase-II affairs and similarly the members of Phase-II may also do the same.
- VI. The Society office dealing with Phase-II affairs and common affairs be shifted to a convenient location as the present location of the Society office is extremely in-convenient to Phase-II members.

He presented that above six points would be a test of justice and fair play in the interest of the members of Phase-II who have yet went for their placement at a distant location.

Mr. Munawar Khursheed Siddiqui (Multan)



Mr. Siddiqui, a speaker representing the members of Multan informed the audience that they had been early waiting when they will receive an allotment letter from the society and when they will construct a house upon the allotted plot. He stated that when he visited the site in 2005, there was nothing on the site and he re-visited in 2009, he saw everything is changed by the Grace of

Almighty Allah and with the utmost struggle of Mr. Faheem-ul-Haq Khan and Mr. Malik Din the then care taker committee. While speaking to the audience he stated that 25% discount earlier given to the members may kindly be extended. He further stated that the amount withdrawn from Phase-II account and spent over Phase-I may immediately be returned. He up-lauded the efforts of present management under the leadership of Mr. Altaf Ahmed Bhat.

Mr. Akhlaq Ahmad Sandhu,

Secretary General - Resident Welfare Association.



Mr. Akhlaq Ahmad Sandhu a resident member and presently acting as Secretary of the Resident Welfare Association Phase-I requested that the Society may kindly be saved from the litigations. He informed that the resident welfare association has been established by present M/C to help out the Management Committee of the CBRECHS for facilitation of resident members of Phase-I. It also acts as coordinator between the Management Committee and the residents. He informed the audience that M/s Al-Khidmat Foundation has started medical OPD facility for the residents on nominal charges and also starting pathology facility in the said OPD. He further informed that construction of M/s Al-Razi Hospital will be started in few days and an Luxury Ambulance has been donated by (Al-Jabbar Welfare and Educational Trust). He requested the Management Committee for donations for the Masjid of B Block and D Block and installation of filtration plant in Block-B.

Mr. Shahzad Wasti



Due to shortage of time Mr. Shahzad Wasti, representing the members of Karachi, Lahore, Multan, Peshawar etc. And thanked to the Management and guests for their valuable contribution.

Mr. Masood Pervez Siddiqui (Lahore)



Mr. Masood Pervez Siddiqui, a representative of members of the CBRECHS residing in Lahore informed the audience that Mr. Faheem-ul-Haq Khan has been elected for three tenures. In his first tenure he obtained the layout approval and in second he got clearance of Block-B, which piece of land was under litigation from long time and in his third tenure he got NOC from Capital

Development Authority with his utmost struggle and personal influences. Mr. Faheem-ul-Haq Khan developed the project speedily and the present management has continued his work further. He raised some demands i.e.

1. AGM may be called in October or November.
2. Expressing his opinion upon the auction of commercial plots and paucity of funds, he demanded that ownership of 1000 kanals may be settled or 1000 Kanals may be retrieved or placed immediately without any litigation from which the society can collect huge revenue approximately a sum of Rs. 10,000 million.
3. Some employees of the society are doing the business of property dealers and they are telephonically harassing the members. MANAGEMENT COMMITTEE must take cognizance of their activities.
4. Minutes of the AGM along with Annual Report may kindly be dispatched to the members within one month so that they can express

Mr. Ishtiaq Ahmad Bhat



Mr. Ishtiaq Ahmad Bhat, one of the Honorable member and well wisher of the Society thanked the Circle Registrar, Mr. Faheem-ul-Haq Khan and the management committee for cooperation and valuable services. He informed the audience that on the demand of residents in last Ramzan he started Ifтары in the Jamia Masjid of CBRECHS on his cost. He demanded that displaced members from Phase-I may kindly be given priority in Phase-II in the process of allotment and special package may kindly be given to the widows.

Mr. Faheem-ul-Haq



On this occasion Mr. Faheem-ul Haq Khan, ex-Vice President and member of Caretaker Committee also expressed his views. He referred to the judicious and valuable services of Mr. Sadaqat Hussain, Circle Registrar Cooperative Society Department, ICT, Islamabad who played a pivotal role in concluding the right of way "agreements between CBRECHS



and Soan Garden. Mr. Faheem-ul-Haq Haq Khan said that in the past, every management contributed towards the betterment of the society to the best of its vision and abilities. The speaker referred to the acquisition various approvals/NOCs of Phase-I and Phase-II during his tenure and commencement of construction of residences in Phase-I. He said that he provided solid footings to the society and both projects are in their present form. Had there been a week foundation of various affairs, the position would have been different. On the contrary, society is being duly with ever increasing member's participation and development work of the project by the present management. Due to paucity of time, he cut the speech short with sole demand of 100 kanals of land be allocated for class-IV employees of the FBR particularly an entire Pakistan generally in Phase-II on concessional rates. He told the house that had initially promised class-IV employees of FBR for a piece of land in Phase-I but due to waiting members land in Phase-I, it may not be possible for the MANAGEMENT COMMITTEE to provide land in this area. Therefore, the demand not being contrary to other members and exclusively relating to welfare of low paid employees was highly applauded by the house.

Mr. Saddaqat Hussain, Circle Registrar



On this occasion Mr. Saddqat Hussain, Circle Registrar, highlighted the importance of Cooperative Societies. He informed the audience that in developed country the cooperative Societies played model role and members are direct beneficiary of their investments and in public private Societies the beneficiaries are the society or its management. Under the Cooperative Societies Act every management has tenure of three years and it is the responsibility of the Management Committee to conduct AGM every year to proceed further. The Circle Registrar also told the audience that in future the management will provide better environment in conducting the AGM. He further told that any aggrieved person can contact to his office or seniors. The management will resolve his issue at the end Circle Registrar congratulated present Management Committee for conduct of successful Annual General Meeting.

Concluding Address of the President

1. The President in his concluding address once again thanked to the honorable guests and informed that the Management Committee decided that the AGM may conducted in Hotel Holiday Inn but later on the Circle Registrar office was contacted and it was finally decided that the AGM will be conducted at site. Inconvenience and high temperature was regretted. All the individual questions were promised reply immediately by sending reply on their addresses. He further told that the progress report, which is printed first time, was given to the members and management is inviting the valuable comments upon the progress report.
 

2. First time in the history of the Society the management is allotting the plots to its members whose payment is above 80% by computer generated balloting which is fair and transparent. He announced that the result of the balloting will be published in the newspaper. Filtration plant for Block-B will be installed shortly.
3. The members of M/s AGOCHS approached the management of the CBRECHS for merger which was considered but subject to the instruction/direction of C R office and the approval of AGM of M/s AGOCHS and later on approval of the AGM/SGM of the CBRECHS watching the interest of the society and its members.
4. Business community showed their interest in Phase-II. The management welcomes the business community. In Phase-II 70% memberships will be given to the FBR and its field formation and 30%

- to the business community and other departments.
5. While speaking, the President told that the issue of links with M/s Bahria Town will be opened subject to availability of land from Malik Brothers. The interest of the project will be watched strictly with our own terms and conditions.
 6. Proposed name of Masjid in Block-D is "Usman-e-Ghani" and its construction will be started shortly by M/s Masajid and madaris and Masjid Al-Kausar will be constructed by World Assembly of Muslim Youth, Saudi Arabia (WAMY).
 7. An SGM will be called at Phase-II and on that occasion possessions will be handed over to those members who will be allotted plots today through balloting or in Balloting which will be held after three months.
 8. On availability of land in Dhoke Kala Khan and land of Malik Brothers, disturbed members of Phase-I who were presently accommodated in Phase-II will be given priority of allotment of the plots in Phase-I.
 9. The members who fully paid in Phase-I and disturbed from Phase-I were given a plot size of 50x90 and 30x70 in Phase-II in lieu of plot size 40x80 and 30x60 respectively @ Phase-I price.
 10. Underground electrification in all blocks of Phase I will be completed within two months In Sha Allah.
 11. A sum of Rs. 100,000/- (one hundred thousands) waiver is given to the widows on either size of plot. This waiver may be enhanced subject to the availability of savings accepting the demand of Mr. Ishtiaq Ahmad Bhat.
 12. Present consultants of the society, if not performed their duties satisfactory, will be changed and new consultants will be hired on competitive rates meeting the demand of the project.
 13. An increase of 20% in the salary of employees, whose monthly salary is below than 20,000/- has been announced and approved by the house.
 14. 50 kanals land for Class-IV employees of FBR and its field formations shall be allocated and 100 sq. yard plots shall be allotted on 50% rates accepting the demand of Mr. Faheem-ul-Haq Khan.
 15. On the demand of the house 15% discount is announced up to 30.06.2013 on payment of lump sum. Which may be enhanced after the calculations/Feasibility in coming Management Committee Meeting – subject to the approval of Circle Registrar.
 16. The President informed the house that in the absence of Secretary, the



Management Committee authorized Ch. Nazir Ahmad, Executive Member of the Management Committee to act as Associate Secretary and ensure smooth functioning of Society office, coordination with Circle Registrar office, pursuance of court matters, ensuring timely compliance of various government agencies. However in view of the work load and effective participation of the Associate Secretary this post was continued when Secretary joined office after proceeding on leave etc. Thus designated Associate Secretary contributed his valuable services in presence or in the absence of the secretary of the Society and the house is requested to endorse and ratify the designation entrusted to him by the Management Committee not only for the past but for the future as well. The house fully endorsed the above decisions of the Management Committee/President.

17. The President also informed the house that some members are unnecessarily filing application/suits/litigation before different offices/courts only to blackmail/hoodwink the society. In this way the society has to face unnecessarily problems and has to pay a heavy fee to the legal advisors/counsels which causes loss to the Society.
18. In our tenure 2.5 million have been paid to Legal Advisors. Therefore we have decided that expenses incurred on such cases should be borne out by the members who are damaging the credibility of the Society. House may permit the management committee to cancel the memberships of such members. The house fully appreciated and approved the decision of Management Committee.
19. The President further informed the house that an underground water

- reserve tank is to be constructed immediately and double story building measuring 35x40 on the water reserve tank is in the plan for office of the Society and community hall. A sub office of the Society will be established on any easily approachable/convenient point to the Phase II members.
20. The President informed the house that 70% work in the office belongs to Phase-II. Therefore, the 70% emoluments are disbursed from Phase II accounts. On the availability of funds, Payments withdrawn from Phase II and spent on Phase - I will be disbursed to Phase - II - which is not more than 80 million. And also he stated that Phase I is a foundation for both of the Phases. Therefore it is necessary, the emoluments have been disbursed from Phase-II accounts.
 21. The Society purchased right of way for a sum of Rs. 800.000/- and 1,000,000/- per Kanal.
 22. The local land lords are hesitating to give more land on the average rate of the Society i.e. 450,000/-. Therefore, an increase in the rate is requested - pockets should be purchased case to case. The house fully supported to the above points regarding increase in purchase of land.
 23. While discussing the Huqooq of Phase-I, the President informed that the Huqooq of 1000 kanals will immediately be placed / settled in Khasra No 1684 in the Area / Societies under the supervision/approval of the Circle Registrar accepting the suggestion of Mr. Masood Pervez Siddiqui.
 24. On the complaint of Mr. Masood Pervez Siddiqui from Lahore that some employees of the Society are doing the business of property dealers and telephonically harassing the members, the President asked the house to constitute a committee who should mark the culprit for further action.
 25. The main road from FOECHS to the site was cleared with the utmost struggle of a Local land lord Mr. Malik Iqbal and his family. Therefore, the name of the said road is proposed as Malik Iqbal Avenue and Malik LalChowk.
 26. Some land lords who have large pieces of land as ownership has shown interest for affiliation, merger, sharing the management has decided to take the decision in the best interest of the project as well as members. The house approved the decisions.

27. The management adopted settlement policy. Therefore all affected members are being offered to come forward and negotiate with society instead of litigation to save their and Society funds. The house approved the proposal.
28. Ch. Bashir Ahmad, President Resident Welfare Association is empowered to evaluate the security charges of Phase-I with the mutual consent of the resident members @ Rs. 1000/month.
29. Estimations of right of way, electric and gas charges of Phase-II are approximately 26 to 29 crors which will be charged from the members later on.
30. On completion of development of commercial plots in Phase II, the same will be auctioned in open market.
31. New memberships will be charged with revised rates after 30.09.2013.
32. Special category will be charged additional charges at following schedule:
 - a. Park facing: Rs. 300 / sq. yard
 - b. Corner: Rs. 400 / sq. yard
and street corner 10 feet: Rs. 200/ sq. yard
 - c. Main Boulevard: Rs. 500 / sq. yard
 - d. Main Boulevard + Corner: Rs. 600 / sq. yard
33. Maximum members in the house raised queries regarding Layout and MoU with RDA for Phase II. Therefore MoU would be revised along with layout of Phase II to minimize curvature of plots and save the wastage of land. Necessary consultation would be made for approval with RDA.
34. The meeting ended with balloting for allotment of plots in Phase-II by worthy Chief Guest Mr. Sadaqat Hussain Circle Registrar.
35. The House appreciated, supported and approved all efforts of Management Committee / Staff and other Advisors and sympathizers.



Approval of Agenda Points

The president presented the following points one by one and the house approved and appreciated them happily and appreciated them via raising their hands and clapping time and again:

1. Approval of the minutes of Last SGM dated 06.06.2011 and minutes of the Management Committee meetings till date.
2. Presentation of detailed financial reports and balance sheets as on 30.04.2013 and approval of audit reports for 2010-11 & 2011-12
3. Approval of budget estimates for 2013-14
4. Approval of projects completed and in progress up to 30/04/2013
5. Approval of Transfers of plots, re-allocation, possession in Phase-I & transfer of memberships in Phase-II
6. Approval of MOUs/revised MOUs and agreements. Revised Layout plan of Phase-I & Phase-II
7. Approval of Discount on payments of members of Phase -II till 15.03.2013 and not till 31.07.13.
8. Approval of new memberships and cancellation of defaulter members/waiver to widows
9. Approval of charges of society, Electricity & Sui Gas work and determination of cost of right of way in Phase-II, head-wise
10. Approval of Purchase of necessary land inside the Layout Plan in Phase-II and as per clause 7 of MOU with RDA.
11. Approval of auction of commercial plots in Phase-I and Phase-II
12. Approval of settlement / Utilization of Ownership (Haqooq) of Phase-I
13. Approval of future Affiliation/sharing/merger.
14. Approval of balloting of eligible members (who had paid total dues up to 24.05.2012) in Phase-II
15. Any other issue which may be discussed with the permission of the President
16. Society will allot plots only via balloting to those members who had paid their dues as per schedule.
17. Members covering 80% of their payments by 24th of May 2013 were included in the balloting process as per promise. Second balloting will be held after 3 months with same criteria.
18. As we all know that the General Manager of the society has been passed way. So Mr. Ghulam Shabbir Sheikh is appointed for that vacant position. - The house approved the decision

19. Management has appointed Col. Sherbaz Khan as Project Director for Phase II. It will help the society to boost the development work. - The house approved the decision
20. The president concluded with fair balloting by Circle Registrar in front of the house.
21. At the end of the AGM, The house fully appreciated and approved all agenda points in the presence of circle registrar Islamabad with raising their hands thrice.
22. Final Dua was offered by Moulana Yaqoob sahib.
23. The lunch for members was opened and after that Nimaz-e-Zuhar was performed in Masjid.



Visit at Phase II

1. Then near about 300 members left to visit Phase II as promised by Management Committee and members were too happy when they saw the development of right of way and other activity of development work at Phase II.
2. High tea was offered to members in Phase II.
3. Then Nimaz-e-Asar was offered.
4. Inauguration of Jamia Masjid Al-Jabbar Phase II was performed by the president. Which will be constructed by Al-Jabbar Welfare and Educational Trust.

Here the ceremony was taken to a successful end.



سوال و جواب

چونکہ صدر سوسائٹی نے اپنی اختتامی تقریر میں واضح کیا تھا۔ کہ کچھ مشترکہ سوالوں کے جوابات میں ابھی خود دوں گا اور باقی انفرادی سوالات کے جوابات تحریراً سنس آف A.G.M کے ساتھ ارسال کئے جائیں گے۔ جو درج ذیل ہیں:-

سوال 1: (مقامی موسمی ممبر شپ نمبر-1942) بجلی کی 4-5 گھنٹے غیر معمولی لوڈ شیڈنگ اور پانی کی محدود فراہمی۔
جواب: جناب صدر نے جواب دیا کہ بجلی کی لوڈ شیڈنگ میں سوسائٹی کا کوئی کردار نہیں ہے۔ یہ IESCO کی ذمہ داری ہے اور پورے ملک کا مسئلہ ہے۔ پانی کی محدود فراہمی کے حوالے سے جناب صدر نے جواب دیا کہ دریائے سواں پر ڈوٹیوب ویل لگادیئے ہیں۔ اب پانی وافر مقدار میں دیا جائے گا۔

سوال 2: (مکان نمبر-C-552، گلی نمبر-29) گلی نمبر 28، 29 اور 30 میں بجلی کی تاریں بکھری پڑی ہیں۔ جگہ جگہ سے شارٹ ہیں۔ الیکٹریٹین آدھی رات کو بھی بھاگے پھرتے ہیں۔ اس مسئلہ کو حل کیا جائے اور پانی کی سپلائی کم از کم ایک گھنٹہ ہونی چاہیے؟
جواب: جناب صدر نے جواب دیا کہ بجلی کا مسئلہ حل ہو گیا ہے۔ اب اسلم میموریل والی سڑک سے MOU کے مطابق بجلی آرہی ہے۔ اور انشاء اللہ چند ہفتوں میں گلیوں میں تاریں نظر نہیں آئیں گی۔ جناب صدر نے کہا کہ اللہ کا کرم ہے کہ ہم اپنے ممبروں کی رات دن خدمت کر رہے ہیں۔ سوال کرنے والوں نے اپنے سوال میں ہی ہماری رات دن کی خدمت کا اقرار کیا ہے۔ پانی کا مسئلہ بھی حل ہو چکا ہے دوسرے ڈوٹیوب ویل بھی دریائے سواں کے کنارے لگادیئے گئے ہیں۔

سوال 3: (ممبر شپ نمبر-2558) اجازت دراعوان (کنسٹرکشن کے لئے پانی کی سپلائی روزانہ کی بنیاد پر دی جائے؟
جواب: جناب صدر نے جواب دیا کہ ہم نے Help Line بنائی ہوئی ہے۔ اور ممبران کی سہولت کے لئے وہاں عملہ موجود رہتا ہے۔ اب ماشاء اللہ پوری سوسائٹی میں کنسٹرکشن کا سلسلہ شروع ہے۔ پانی بھی وافر ہے۔ پانی روزانہ کی بنیاد پر دیا جا رہا ہے۔ اگر کہیں کو تاہی ہے تو اس کو دور کر دیں گے۔

سوال 4: (ممبر شپ نمبر-2558) فیئر-1 میں دریا کے پاس پلاٹوں کے ساتھ حفاظتی دیوار اور لائٹوں کا انتظام کب ہوگا؟
جواب: جناب صدر نے کہا کہ وہاں بندھ کو مضبوط کر رہے ہیں۔ اور انشاء اللہ لائٹوں کا بھی بندوبست کر دیا جائیگا۔

سوال 5: (ممبر شپ نمبر-2248) فیئر-11 میں الاٹمنٹ کب ہوگی؟
جواب: جناب صدر نے جواب دیا کہ جن لوگوں کی 80% یا نفل پے منٹ آئی ہے ان کو آج ہی قرضہ اندازی کے ذریعے پلاٹ دیئے جا رہے ہیں۔ باقی ماندہ جو شیڈول کے مطابق پے منٹ کریں گے ان کو بھی الاٹمنٹ قرضہ اندازی کے ذریعے کر دی جائے گی۔

سوال 6: (ممبر شپ نمبر-277) میرے علم میں آیا ہے کہ B بلاک میں سکول کی جگہ محکمہ تعلیم نے Reject کر دی ہے؟
جواب: جناب صدر نے جواب دیا ہے۔ کہ یہ افواہ ہے۔ وہاں سکول ضرور بنے گا۔

سوال 7: (ممبر شپ نمبر-1757) کیا فیئر-11 والے فیئر-11 میں آسکتے ہیں؟
جواب: جناب صدر نے جواب دیا کہ فیئر-11 میں تو جگہ نہیں ہے۔ فیئر-11 میں ماشاء اللہ ڈولپمنٹ ہو رہی ہے۔ انشاء اللہ فیئر-11 بھی

فیئر-1 سے کم نہیں ہوگا۔

سوال 8: (ممبر شنب نمبر-1699) میں ادائیگی کر چکا ہوں اور سوسائٹی کو لکھ کر دیا ہے کی مجھے کارڈر یا مین بلیوارڈ پر پلاٹ الاٹ کیا جائے۔ میں ایڈیشنل ادائیگی قانون کے مطابق کروں گا؟

جواب: جناب صدر نے جواب دیا کہ جن لوگوں نے سیشنل کیٹگری میں Apply کیا ہے۔ ان کی قرضہ اندازی کی جائے گی اور ان کو پلاٹ سیشنل کیٹگری کی قرضہ اندازی میں الاٹ کئے جائیں گے۔ اگر زیادہ ممبروں نے Apply کیا اور پلاٹ کم ہوئے تو جتنے لوگ قرضہ اندازی میں ہوں گے ان کو وہاں پلاٹ ملے گا اور باقی ممبران کو جنرل کیٹگری کی قرضہ اندازی میں شامل کیا جائے گا۔

سوال 9: (ممبر شنب نمبر-436) آپ نے خط میں لکھا کہ فیئر II کی ڈویلپمنٹ چارجز جس نے ادا کئے ہیں۔ وہ قرضہ اندازی میں شامل ہوگا۔ اب شامل نہ کرنا زیادتی ہے۔ 25% ڈسکاؤنٹ دیا ہے۔ اس کی تاریخ بڑھادی جائے؟

جواب: جناب صدر نے جواب دیا کہ اگر کوئی ایسا ممبر ہے۔ جس کے چارجز 80% سے زیادہ ہیں اور اس کا نام قرضہ اندازی میں نہیں آسکا اُسے شامل کیا جائے گا۔ فی الحال ہم نے 30 جون 2013 تک 15% ڈسکاؤنٹ کے ساتھ تاریخ بڑھادی ہے۔

سوال 10: (ہاؤس نمبر-10، بلاک C) ہمارا گھر مین روڈ پر ہے۔ جہاں سے گاڑیاں بہت تیز رفتاری سے گزرتی ہیں۔ براہ مہربانی سپیڈ بریکر بنایا جائے؟

جواب: جناب صدر نے جواب دیا کہ مین روڈ جس جگہ مقصود ہو وہاں سپیڈ بریکر بنایا جاتا ہے۔ مین روڈ پر ہر جگہ پر سپیڈ بریکر بنانا ممکن نہیں۔

سوال 11: (ممبر شنب نمبر-1306) فیئر ii کا کام 100% کب مکمل ہوگا۔ پلاس کب Hand Over ہوں گے؟

جواب: جناب صدر نے جواب دیا کہ جب تک ممبران حضرات ادائیگی مکمل نہیں کر دیتے۔ اُس وقت تک ڈویلپمنٹ مکمل نہیں ہو سکتی۔ یہ سب ممبران حضرات کے تعاون سے ہی ہو سکتا ہے۔

سوال 12: (ممبر شنب نمبر-2370, 2369) اُس نے کہا کہ میرے حقیقی بھائی AC کسٹم تھے۔ اہلیہ سمیت فوت ہو گئے۔ بچے طالب علم ہیں۔ کچھ رعایت دی جائے؟

جواب: جناب صدر نے جواب دیا کہ ہاؤس نے صرف بیوہ عورتوں کے لئے ایک لاکھ کی معافی کا اعلان کر دیا ہے۔

سوال 13: (ممبر شنب نمبر-3813-3814 کلثوم خان اور ماریہ خان) میں نے 55,000/- جمع کروایا ہے۔ 02-09-2010 سے لے کر آج تک سوسائٹی کی طرف سے کوئی Information/ Instruction نہیں دی گئی۔ تاکہ میں Payment کر سکوں؟

جواب: جناب صدر نے جواب دیا کہ سوسائٹی نے سب ممبران حضرات کو خطوط اور اشتہارات کے ذریعے ادائیگی کے لئے آگاہ کیا ہے۔ اب ممبران کا کام ہے۔ کہ وہ Payments کریں۔ شیڈول کے مطابق Payment کرنے پر آپ کا نام قرضہ اندازی میں شامل کیا جائیگا۔

- سوال 14: (محمد عظیم خان - پلاٹ نمبر- 201) بلاک-B میں کوئی فلٹریشن پلانٹ نہیں ہے۔؟
جواب جناب صدر نے جواب دیا۔ چونکہ ابھی بلاک-B میں آبادی کم ہے۔ مگر اس کے باوجود فلٹریشن پلانٹ پر غور کریں گے۔
- سوال 15: (ممبر شب نمبر- 670) سٹریٹ نمبر- 6 کی سیوریج لائن ٹھیک کی جائے؟
جواب جناب صدر نے جواب دیا۔ اس سلسلے میں ہم اپنے سائٹ انجینئر کو حکم دیا ہے۔ کہ وہ مکمل چیک کرنے کے بعد مکمل رپورٹ تیار کرے اس کی رپورٹ کے بعد مسئلہ حل کیا جائیگا۔
- سوال 16: (ممبر شب نمبر- 2500) بلاک-D کی مسجد کا اعلان کریں۔؟
جواب جناب صدر نے جواب دیا کہ ہم نے مسجد کا اعلان کر دیا ہے۔ اور مسجد کا نام مسجد عثمانی نئی ہوگا۔ اور مساجد و مدارس کے زیر اہتمام تعمیر کی جائے گی۔
- سوال 17: (ممبر شب نمبر- 3447، چوہدری سلطان محمد) ہم نے مکمل ادائیگی کر دی ہے۔ فیئر-11 میں کب قبضہ ملے گا۔؟
جواب جناب صدر نے جواب دیا کہ جن لوگوں نے مکمل ادائیگی کر دی ہے۔ اُن کو قریباً اندازاً کے ذریعے پلاٹ الاٹ کر دیئے جائیں گے اور قبضہ انشاء اللہ جنوری 2014ء سے دیا جائے گا۔
- سوال 18: (ممبر شب نمبر- 1336) ہمیں معلوم ہوا ہے کہ آپ نے پرانے ریٹ پر فیئر 11 میں ممبر شپس دی ہیں۔
جواب جناب صدر نے جواب دیا کہ ہم نے فیئر 11 میں کوئی بھی ممبر شپ یا الاٹمنٹ پرانے ریٹ پر نہیں دی ہے۔
- سوال 19: (محمد احمد اینڈ عبدالوجید بٹ (آغوش) سی بی آر سوسائٹی اور آغوش Merger کب ہوگا۔ اسٹنٹ کمشنر محمد علی اور سرکل رجسٹرار صداقت حسین نے اس کا ذکر کیا ہے۔؟
جواب جناب صدر نے جواب دیا کہ دوسری سوسائٹی کو سی بی آر میں Merge کرنا اتنا آسان نہیں ہے۔ یہ رجسٹرار کو آپریٹو سوسائٹیز کی طرف سے ہمیں ابھی تک کوئی حکم نامہ نہیں ملا۔ Merge کرنے کے لئے کچھ شرائط و ضوابط کا خیال رکھنا پڑے گا۔ اور ان کے مطابق Merger ممکن ہے۔
- سوال 20: (عتیق الرحمن (الہین اسٹیٹ) بزنس کمیونٹی کے لئے کوئی (مخصوص پلاٹ) مقرر کیا جائے؟
جواب جناب صدر نے جواب دیا کہ 70% کوٹہ FBR اور اس کے فیلڈ آفسز کیلئے مقرر کیا گیا ہے اور 30% عام پبلک کے لئے۔ بزنس کمیونٹی کو پبلک کوٹے میں Adjust کیا گیا ہے۔
- سوال 21: (ممبر شب نمبر- 2022) سوسائٹی کے مقررہ کانسٹنٹ SEDCO بہت مہنگے ہیں۔؟
جواب جناب صدر نے جواب دیا کہ کانسٹنٹ سے ایگریمنٹ ختم کرنے کے لئے غور کریں گے۔ سوسائٹی کے مفاد میں جو بہتر فیصلہ ہوگا کیا جائیگا۔



Security Staff CBRECHS



Site Staff CBRECHS

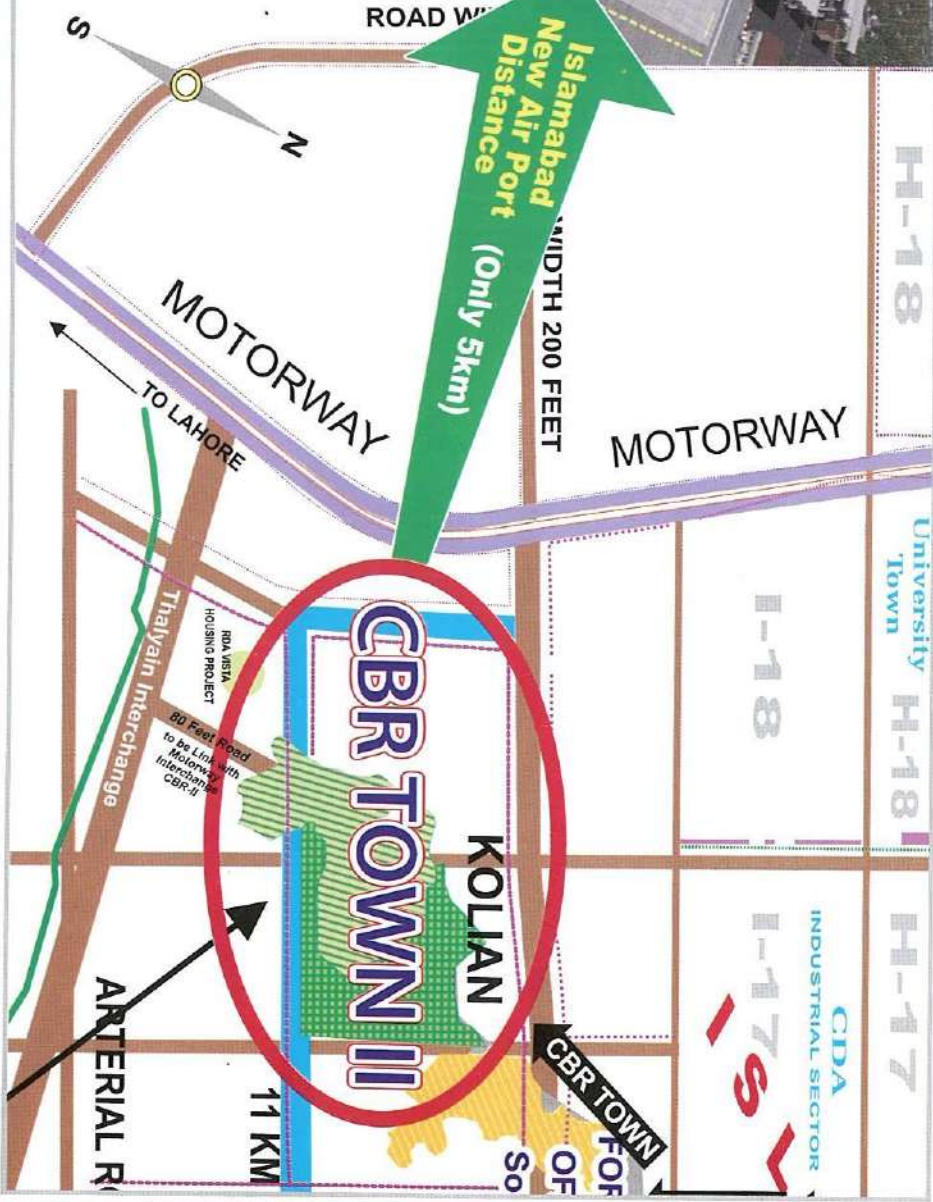
Location Plan CBR TOWN Phase-II



NEW ISLAMABAD INTERNATIONAL AIRPORT

50 ہزار کنال پر مشتمل
ایشیا کا سب سے بڑا
نیو اسلام آباد ایئر پورٹ

Islamabad New Air Port
Distance (Only 5km)





From Right to Left:
Haji M. Farooq, Shaikh Attar, Ch. Nazir Ahmad, Altaf Ahmed Bhat,
Sadaqat Hussain, Ishfaq Ahmed Bhat, Ishfaq Masood Sandhu



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