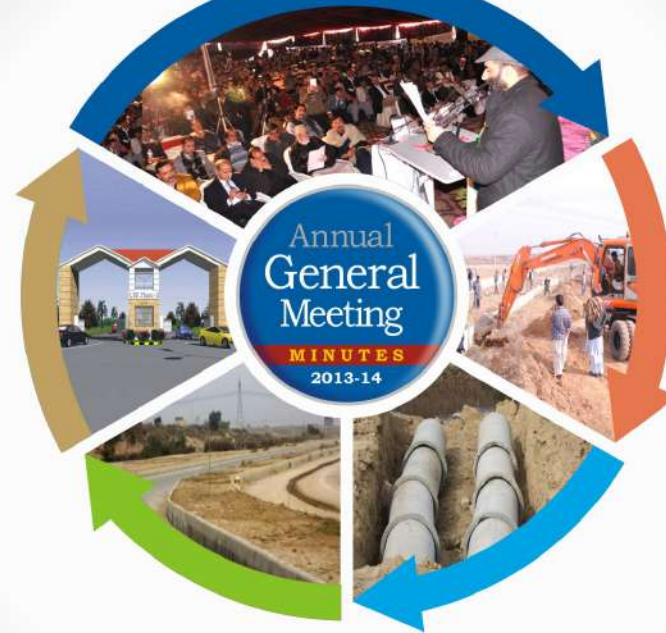


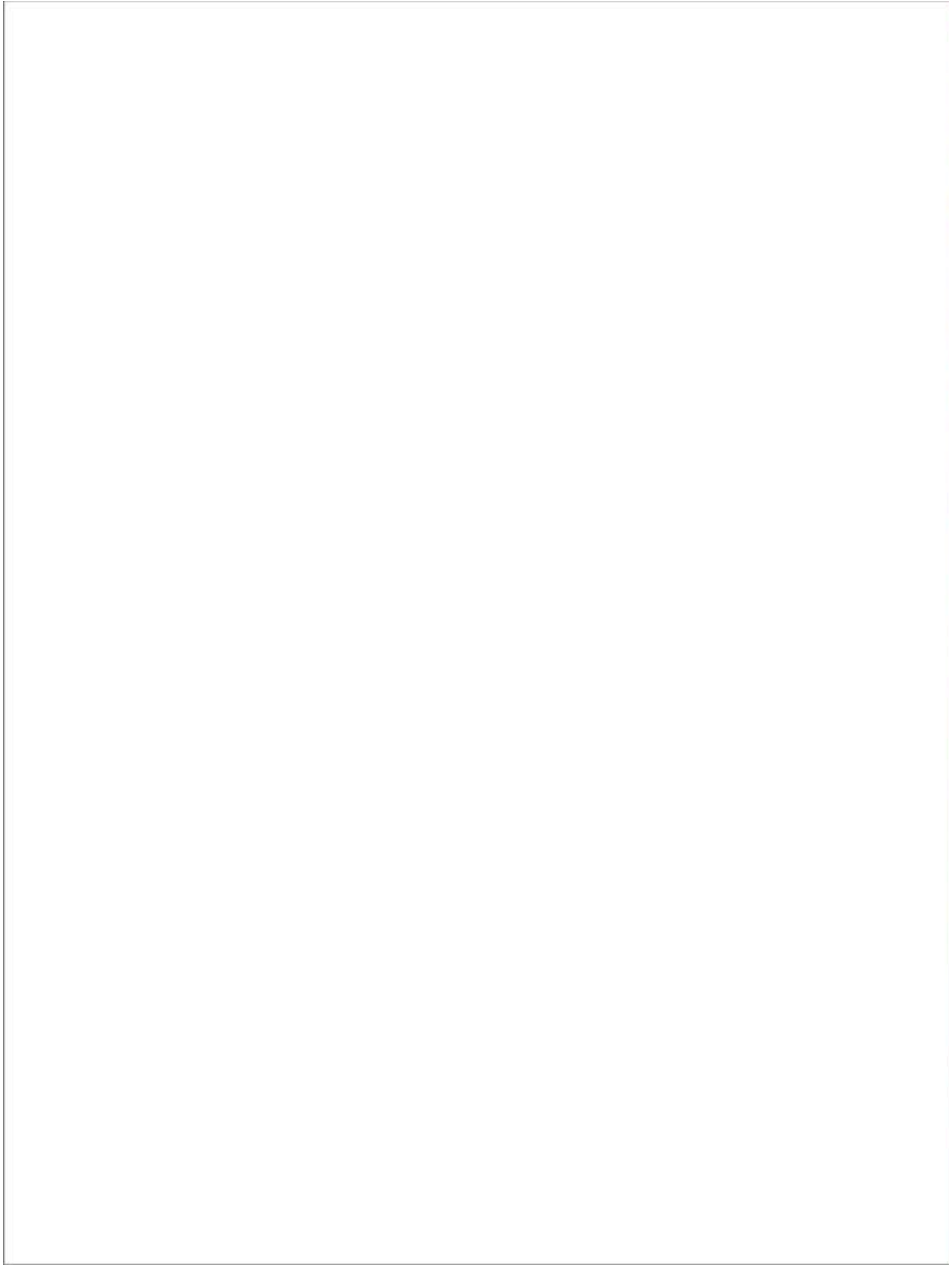


CENTRAL BOARD OF REVENUE
Employees Cooperative Housing Society (Regd) Islamabad
ISLAMABAD / RAWALPINDI



**CENTRAL
BOARD OF
REVENUE**

Employees Cooperative
Housing Society (Regd)
Islamabad



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In the name of Allah The Most Merciful, The Most Beneficent.

Narrated 'Abdullah bin 'Umar:

Allah's Apostle(ﷺ) said, "Surely! Every one of you is a guardian and is responsible for his charges: The Imam (the person in charge) of the people is a guardian and is responsible for his subjects;..." (Bukhari)

I remember the day I decided to sacrifice myself for the unity of Management Committee to let the other people handle the matters and maintain the unity among the Society well-wishers. I thought and clarified myself that what I did for the society was the best of my efforts. It showed fruitful results. Respectable members trusted all the decisions made by me along with Management Committee. I can't forget that support for ever. The key of my passion with CBRECHS was to feel responsible for each and every matter and act of like that. My team and staff supported me in this cause and the results are there. I was not intentionally happy with that decision but my dream was the unity between sympathizers.



I couldn't express my feelings when patrons of Society, Elected Management Committee, Society Staff and other well-wishers struggled for my selection and proposed me once again as President. Their support presented me like the fulfilment of my responsibility which I took as the above mentioned Hadith. I made promises, I offered my commitments and then I presented the results and Alhamdulillah We put CBRECHS among the top rated societies in the area.

On the occasion of AGM 25-12-2014, it was a tremendous response from members who came from every nook and corner to participate in AGM which was too much inspiring for me and my Management Committee. Today – Our members at Phase I are living with multiple beautiful green parks. They are enjoying outclass security, in-society Police Station, Islamabad Model School, Best electrical / clean and filtered water /



wastage collection services. They will avail the best medical services very shortly as Al-Razi hospital is almost in completion. They can sight the progress there. To build their Akhirah, we have provided and dedicated separate Masjids for each block. We have provided water tanker service available 24 hours. We have provided approach to each neighboring society.

Today – our members of Phase II can see our progress there. They can see road structure, sewerage, electricity works, drainage works, earth work – all in near completion. They can see the difference. We have acquired direct right of way from FOECHS. We have got approval of extension of the project by 5000 kanals, We are auctioning the commercials, we have launched CBR Luxury living apartments in affordable rates there. We are very close to link the project with Islamabad Lahore Motorway via Thalian Interchange. We are very close to deliver the possessions at Phase II. For the purpose – the only glitch is around half of our members still have not cleared-up their dues. I would humbly request them to pay their outstanding dues to let us finish up the pending work and play our final shots there. Also the members who have paid all of their dues are suffering with them as well. The members who have not paid the development charges yet – Please deposit the outstanding dues and join the balloting process next time. The members who have been allotted plots – please pay electricity / sui gas/ Right of way charges and let us deliver the possession at our earliest.

Finally I would thank you all for your support – and once again I promise you the same even better performance from myself, the management committee and the staff. Wish you best of luck for life here and hereafter.

Altaf Ahmad Bhatt
President

Management



Mr. Faheem Ul Haq Khan
Chief Patron



Altaf Ahmad Bhatt
President



Mr. Ishtiaq Ahmed Bhat
Co-Patron



Ch. Nazir Ahmad
Secretary



Zulfiqar Ali
Vice President



Akhlaq Masood Sandhu
Treasurer



Muhammad Nadeem Khan
Executive Member



Shahzad Wasti
Executive Member



Ch. Muhammad Zameer
Executive Member



Haji Muhammad Farooq
Executive Member



Shabbir Ahmed
Executive Member



Ch. Bashir Ahmad Arien
Member Technical

Administration



Syed Shakeel Ahmed
Administrator Phase I



Saleem Khan
Administrator Phase II



Khalid Qureshi
Chief Coordinator (Projects)



Ghulam Shabbir Sheikh
General Manager



Aziz ur Rehman
Deputy General Manager



Muhammad Bilal Ahmed
Project Engineer



Samiullah
Director Finance



Muhammad Younas
Manager Finance



Muhammad Afzal
Project Engineer Phase I



Muhammad Usman
Software/IT Consultant



Phone: 9261239
9261401-08 / Ext. 160, 135

GOVERNMENT OF PAKISTAN
ISLAMABAD CAPITAL TERRITORY,
CO-OPERATIVES DEPARTMENT,
ISLAMABAD

No. 2410/CR/ICT/B
Islamabad 31-10-2014

NOTIFICATION

Consequent upon decision of the Director (Dev & Fin) / Registrar Cooperative Societies, ICT, Islamabad dated 09-09-2014 in Appeal 20 of 2014 & 60 of 2014, as per approval of minutes of the Managing Committee meeting dated 11-09-2014 subsequently approved by the Registrar and in supersession of this office Notification No. 1503/CR/ICT/B dated 09-06-2014, a revised notification of the following office bearers of the CBR Employees Cooperative Housing Society, Islamabad is hereby issued for the remaining period of the Managing Committee in accordance with Islamabad Capital Territory Cooperative Societies (Managing Committee Election) Rules 2014 with immediate effect:-

S. NO.	NAME OF THE CANDIDATE / MS. NO.	POST
1.	Altaf Ahmed Butt / MS: 2687	President
2.	Zulfikar Ali / MS: 2624	Vice President
3.	Chaudhary Nazir Ahmed / MS: 350	Secretary
4.	Ikhlaq Musood Sindhu / MS: 2336	Treasurer
5.	Muhammad Nadeem Khan / MS: 3070	Executive Member
6.	Shafiq Ahmed Wasti / MS: 3081	Executive Member
7.	Shabbir Ahmed / MS: 2969	Executive Member
8.	Muhammad Zamir Chaudhary / MS: 1425	Executive Member
9.	Muhammad Farooq / MS: 2024	Executive Member


(NISAR AHMED HUNJRA)
Circle Registrar
Cooperative Societies Department,
ICT, Islamabad

The Manager
Printing Corporation of Pakistan,
Press University Road Karachi-5.

Copy forwarded to:-

- ✓ The Director (Dev & Fin) / Registrar Cooperative Societies, ICT Islamabad for kind information.
- ✓ Managing Committee through President / Secretary, CBR Employees Cooperative Housing Society, Islamabad for information and necessary action.


(NISAR AHMED HUNJRA)
Circle Registrar
Cooperative Societies Department

CENTRAL BOARD OF REVENUE

Employees Cooperative Housing Society (Regd) Islamabad

GOVERNMENT OF PAKISTAN
COOPERATIVE SOCIETIES DEPARTMENT
ISLAMABAD CAPITAL TERRITORY

No. 2827/CR/ICT/B Islamabad the 24-10-2014.

From Circle Registrar
Cooperative Societies Department
ICT, Islamabad

To The Managing Committee
Through President / Secretary
CBR Employees Cooperative Housing Society,
Islamabad

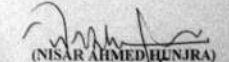
Subject: 1. EXPANSION OF PROJECT - APPROVAL REGARDING
2. AFFILIATION / JOINT VENTURE OF PROJECTS - APPROVAL REGARDING

Please refer to your office letter No.CBR/HS/1831 dated 28-10-2014 & letter

No.CBR/HS/1953 dated 01-12-2014 on the subject noted above.

2. The Deputy Commissioner / Registrar Cooperative Societies, ICT, Islamabad has been pleased to direct as under:-

"The expansion of project as well as the affiliation / joint venture of the project are approved subject to the approval of same from the AGM. The Managing Committee of the Society shall get approval of both items from AGM in accordance with byelaws. All the relevant documents in this regard shall be submitted to Registrar office. All the codal formalities under the law to be completed in accordance with law".


(NISAR AHMED HUNJRA)
Circle Registrar
Cooperative Societies Department,
ICT, Islamabad

GOVERNMENT OF PAKISTAN
COOPERATIVE SOCIETIES DEPARTMENT
ISLAMABAD CAPITAL TERRITORY

No. 837 CR/CT/B. Islamabad the 03/04/2015

From: Circle Registrar
Cooperative Societies Department,
ICT, Islamabad

To: The Managing Committee
Through President / Secretary
CBR Employees Cooperative Housing Society,
Islamabad

Subject: AUCTION OF COMMERCIAL PLOTS IN PHASE-II FOR COMPLETION OF DEVELOPMENT WORK.

Please refer to your office letter No.CBR/HS/1952 dated 01-12-2014 on the subject noted above.

2. The Society is allowed to dispose of commercial plots through open auction subject to approval of General Body Meeting.

3. This issues with respect to Deputy Commissioner Registrar Cooperative Societies, ICT, Islamabad.


(NISAR AHMED HUNJRA)
Circle Registrar
Cooperative Societies Department,
ICT, Islamabad

**CENTRAL
BOARD OF
REVENUE**

Employees Cooperative
Housing Society (Regd)
Islamabad

GOVERNMENT OF PAKISTAN
COOPERATIVE SOCIETIES DEPARTMENT
ISLAMABAD CAPITAL TERRITORY

No. 837 CR/CT/B Islamabad the 03/04/2015

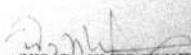
From: Circle Registrar
Cooperative Societies Department
ICT, Islamabad

To: The Managing Committee
Through President / Secretary
CBR Employees Cooperative Housing Society
Islamabad

Subject: MINUTES ANNUAL GENERAL MEETING (2014)

Please refer to your letter No.CBR/HS/54/2015 dated 16-01-2015 on the subject noted above.

2. The Director (Dev & Fin) / Registrar Cooperative Societies, ICT, Islamabad has been pleased to approve minutes of AGM dated 25-12-2014 of the CBR Employees Cooperative Housing Society, Islamabad subject to fulfillment of all legal / codal formalities as per registered Model Byelaws of the Society, Cooperative Societies Act 1925 and Cooperative Societies Rules, 1927, CDA/RDA Rules & Regulations, instructions of ICT, Administration issued from time to time and restrictions from any Court of law except the proposal for purchase of land, development of land, affiliation of land with other institutions or individual, merger of land etc, for which a separate proposal will be submitted by the Society for approval of the Registrar.


(NISAR AHMED HUNJRA)
Circle Registrar
Cooperative Societies Department,
ICT, Islamabad

MINUTES OF THE AGM HELD ON 25TH DECEMBER, 2014

1. Annual General Meeting of the Central Board of Revenue Employees Cooperative Housing Society (CBRECHS), was held on Thursday, 25th December, 2014 at site of CBR Town Phase-II, Kot Kolian, Tehsil & District, Rawalpindi. The meeting was attended by more than 1500 members. The members of Managing Committee attended the meeting including Mr. Altaf Ahmad Bhat, President, Mr. Zulfiqar Ali, Vice-President, Ch. Nazir Ahmad, Secretary, Mr. Akhlaq Masood Sandhu, Finance Secretary, Mr. Muhammad Nadeem Khan, Executive Member (via video streaming), Mr. Shabir Ahmad, Executive Member, Mr. Muhammad Zameer Chaudhry, Executive Member, Mr. Muhammad Farooq, Executive Member & Mr. Shahzad Wasti, Executive Member along with staff of the society. The Circle Registrar and Assistant Circle Registrar, Cooperative Societies Department, Islamabad were present in the meeting.
2. The meeting started just in time at 11:00 a.m with the permission of the President.
3. Ch. Nazir Ahmed, Secretary of the society invited Molana Basit, for recitation of the Holy Quran. After the recitation he invited Mr. Asghar Wariach for reading Naat.

Welcome Address By The Secretary

4. Ch. Nazir Ahmad, the Secretary of the society announced the formal beginning



of the AGM. The Secretary thanked all members who had come to attend the AGM from Karachi, Lahore, Faisalabad, Multan, Rawalpindi, Islamabad, Peshawar and other cities. The Secretary said that society had developed both phases i.e. Phase-I and Phase-II of the society and if there are any shortcomings, these will be removed in future. He assured that subject to clearance of dues all registered members of the society will get allotment of plots sooner or later. He repeated this assurance thrice to the house. According to him electricity meters have been installed in Phase-I and revised plan has been submitted to CDA in respect of operational changes in Phase-I Layout. He told the house that the current management has taken practical steps for restoration of land rights regarding one thousand (1000) kanals of land encroached in the year 1995 and regarding consent decree fraudulently obtained against the society. In his address the Secretary announced that by the efforts of the President and myself, the issue of Right of Way was resolved in the court of Registrar, Cooperative Societies Department and as per directions of Registrar, Cooperative Societies Department an agreement has been signed with Foreign Office Employees Cooperative Housing Society, Islamabad after 18 years since the inception of Phase-II.

5. He informed the house that "after the resignation and disqualification of the elected President of the society, I and my team with the consultation of Mr. Faheem Ul Haq Khan, Chief Patron, Mr. Ishtiaq Ahmad Bhat, Co-Patron, Mr. Saleem Khan, Mr. Ghulam Shabir, Mr. Muttaqi Siddique and Mr. Khalid Qureshi and other associates decided to

co-opt Mr. Altaf Ahmed Bhat as President of the society and Mr. Shahzad Wasti as executive member of the society, so that the business of the society could be run in a better way. The members clapped, applauded and endorsed the selection of the President and the Executive Member. He thanked the members for endorsement of the decision of the secretary as well as his team. He said that the decision would be beneficial for the members of the society. He announced that approval for further extension of phase-II upto 5000 Kanal has been solicited from the Registrar Cooperative Societies, Islamabad. He further announced that launching of CBRECHS affiliated projects as well as projects on sharing basis in Karachi and Lahore, has been approved by the Registrar Cooperative Societies, Islamabad. The members clapped in appreciation of the achievements and decisions.

6. He paused his address by saying that final announcements will be made by the President of the society. Thereafter he called Mr. Khalid Qureshi, Project Coordinator to take responsibility as stage secretary of the meeting because he had to record the proceedings and minutes of the meeting.

Oath by MC Members

7. Stage secretary invited Mr. Ghulam Nabi Noshari for taking Oath from all MC members and senior staff members of the society. The president Mr. Altaf Ahmad Bhat and all Members of managing committee along with senior staff members took the oath in front of the house.
8. **THE OATH:** "In witness of Allah the all mighty, I hereby take this oath that I will be loyal to the society. I will abide by all rules and regulations of the society and I will



faithfully utilize all my efforts for the betterment and benefits of the members. May Allah help us in fulfillment of this oath. May Allah be with us and support us all."

Opening Address By The President

9. Mr. Altaf Ahmad Bhat, the President of the society commenced his address by reciting verses of the Holy Quran.
10. The President welcomed and thanked all members of the society, FBR employees, residents of Phase-I of the society, land lords, business community for joining the occasion of AGM. He told the house that it was announced in the previous AGM held on 25th May, 2013 to hold the next AGM at Phase-II. He said that "we promised to turn that dream into reality which the members had been seeing from last 18 years". He said that "today we have turned that dream into reality as we have unexpectedly held the AGM at Phase-II". He also emphasized on elimination of division between Phase-I and Phase-II members. He told the house that Resident



Welfare Association of Phase-I is hosting the AGM-2014 held at Phase-II. The purpose of making them host is to eliminate the differentiation between Phase-II and Phase-I members, so that when AGM is being held at Phase-II then Phase-I members are host of the meeting and when AGM will be held at Phase-I then Phase-II members will be the host of the meeting.

11. He informed the house that as per Cooperative Societies Act and Byelaws, in a Managing Committee of 9 members, if some members resign then 5 or more remaining managing committee members can co-opt the outgoing members. After the co-opting the members the minutes of MC meeting are sent to the Registrar, Cooperative Societies. Same procedure was adopted for cooption and was submitted to the office of the Registrar Cooperative Societies Department, Islamabad for approval which was approved as notification was displayed on multi media as new notification. The President thanked Mr. Faheem Ul Haq Khan, Chief Patron, Mr. Ishtiaq Ahmad Bhat, Co-Patron, Ch. Nazir Ahmad, Secretary and the MC members for inviting him again and co-opting as President. He assured to fulfill his responsibilities as per oath taken. He told the house about approval of extension of phase-II upto 5000 Kanal and said that all members can now be adjusted. He offered fatihah for the martyrs of the Peshawar School incident and Dua for deceased employees and other persons related to the society. The Presidents instructed the staff to distribute question sheets to the members desiring to ask any question. The President told the members that they can ask any question through question

sheets which will be answered by the President. Thereafter, the President delivered phase-wise briefing to the members with multi-media projector.

Phase-I Briefing

12. Main point of phase-I briefing were as follows:-

- Members were briefed about the completion of pending electricity works.
- Allocation of about 10 Kanals grave yard and purchase of further 10 Kanals of land for grave yard in future.
- Completion of Overhead/Underground Tanks with storage of up to 200,000 gallons. Installation of additional tube wells and abundance of water supply in Phase-I.
- Development of green areas and completion of suigas works.
- Construction of Raazi Hospital by Islamic Circle of North America (ICNA).
- Construction of 3 Masjids and inauguration of 4th Masjid in near future. In addition allocation of plot for 5th Masjid.
- Passage from Bahria Town.
- Construction of Head Office at Phase-I has been started.
- Installation of two water filtration plants.

Phase-II Briefing

- Currently Phase-II master plan is for 1600 Kanals of land. Major pocket areas and right of way have been purchased in 1600 Kanals of land through Mr. Abdul Qayyum, land provider of the society which is appreciable.



- Link Road to Motorway will be developed through which phase-II will be linked with Motorway soon.
- Right of Way Agreement : Rs.260 Million were demanded Foreign Office Employees Cooperative Housing Society. However the management negotiated their demand and finalized the ROW payment at Rs. 70 Million Only. Rs. 20 Million have already been paid and remaining amount of Rs. 50 Million will be paid over a period of two years. Construction of main gate will be started soon.
- Time frame of Phase-II Development: The President reminded the housed that in the year 2012 the management promised the members to develop Phase-II project in 3 years. The President reconfirmed the promise and announced that by the month of December, 2015 possession of majority of Phase-II blocks will be handed over to the members.



- Underground water tank has been constructed and tube well has been installed.
- Main double road has been carpeted. Two Hundred feet wide main boulevard road has been build keeping in view the future requirements.
- Electricity approval has been obtained and execution will be started soon
- Approval of Sui gas is under process.
- CBR Town Phase-II has been approved by RDA as part of RDA-Vista housing scheme.
- Electricity infrastructure will be underground in phase-II including HT.



- Jamia Masjid Aljabbar will be constructed by Aljabbar Foundation on their own funding at 5 kanals plot in Phase-II.



- Sewerage and storm water drains are under progress.
13. After phase-wise briefing the President received written question from the members, some common questions were answered as follows:-
- i. The Management Committee has purchased approximately 1000 Kanals of land (Including Right of way and pockets) in Phase-II during its previous tenure; hence almost all the members who have paid their cost of land will be adjusted in the purchased land subject to clearance of development charges. The society can be extended up to 5000 kanals subject to cooperation of members in timely payment of dues.
 - ii. The society has 8500 members approximately in total out of which about 1700 members have been allotted plots in phase-I and about 1650 members have been allotted plots in Phase-II. Approximately 1200 members who have paid their cost of land will be accommodated in newly purchased land and another piece of land of 5000 Kanals will be purchased in near future to accommodate the registered members and new applicants.



- iii. The development works were carried out on labor rates basis. The development works have been carried out according to development charges approved in year 2007. Actual costs have increased twice from the year 2007 level. Therefore, development charges will now be enhanced and fixed at Rs. 2,000/- per square yard.
 - iv. For remaining members Cost of Land will be charged according to future rates in the agreements for purchase of further land at Phase-II at the rate of Rs. 4,000/- per square yard.
 - v. The members who have paid partial payments of COL will be calculated at the rate of Rs. 1500 per square yard (cost of land) and remaining square yards would be charged as per new rates announced. If any member has paid Cost of development his dues will be calculated at the rate of 1600 per square yard and remaining area of plot will be charged as per new rates.
14. The President informed the house that about Rs. 400 Million have been spent on development of Phase-II and about Rs. 274 Million have been spent on Development of Phase-I by the management since the start of their previous tenure (16th May, 2011) up to 24th December, 2014. He told the house that Rs. 43 Million have been paid for clearance of Pocket areas and total amount of Rs. 665 million have been paid for procurement of land in phase-II by the management since the start of their previous tenure

(16th May, 2011) up to December, 2014. Similarly an amount of Rs. 27.5 Million has been paid for procurement of land from 16th May, 2011 up to 24th December, 2014 in phase-I. He told the house that these figures have been calculated by newly appointed Director Finance, Mr. Sami Ullah. He said that in future cost of land for members will be increased according to agreements for purchase of land. He told the members that Rs.70 Million to be paid for Right of Way will be collected from the members on proportionate basis. The house endorsed the decision taken by the management committee time to time.

15. The stage Secretary invited the honorable members, senior officers of FBR and residents for expression of their valuable views.

Mr. Abid Riaz Qureshi

16. Mr. Abid Riaz Qureshi said that when he started construction of his house in B Block Phase-I, development works were under process and water was not available at that time. Thereafter, in the tenure of Mr. Altaf Ahmed Bhat, development works were expedited. He also thanked Mr. Altaf Ahmad Bhat for relocating the masjid at Block-B to a better location



Mr. Anwar Soleri

17. Mr. Anwar Soleri started his speech with his historical zeal and zest. He emphasized that all members of the society should be equal irrespective of the departmental



background. Mr. Altaf Ahmad Bhat is continuing the progress on similar patterns started by Mr. Faheem ul Haq.

Mr. Bukhtar Muhammad Representing FBR

18. Mr. Bukhtar said that on behalf of all employees of FBR he is pleased to see the pace of development works at phase-II. He thanked the management for offering discounted plots for Class-IV FBR Members. He asked for continuing the discount policy for Class-IV members.



Ch. Khalil Ahmed

19. Ch. Khalil Ahmed thanked Mr. Altaf Ahmed Bhat, President of the society and Ch. Nazir Ahmed, Secretary of the society and the Members of the MC on behalf of Resident Welfare Association of Phase-I.



Ch. Bashir Ahmad Arien

20. Ch. Bashir Ahmed congratulated Mr. Altaf Ahmad Bhat for being co-opted as President and Mr. Shazad Wasti for being co-opted as Executive Member. Mr. Altaf Ahmad Bhat and other MC member approved the 30 Kanals land which was required for school/college. He said that 20 Kanals College and 10 Kanals School at Phase-II are in pipeline in yearly budget of 2015-2016.



Mr. Shahzad Wasti

21. Mr. Shahzad Wasti thanked all members for coming to the AGM, specially members from Karachi, Lahore and Peshawar. He urged FBR employees to obtain membership of the society.



Mr. Faheem Ul Haq Khan

(Chief Patron of Cbrechs)

22. Mr. Faheem Ul Haq Khan said that he joined the society in acceptance of a challenge. He said that an AGM of the society was held on 19th June, 2005. At that time members were seeking refunds of their deposits and there was nil value of membership in the market (Phase-I and Phase-II). In that AGM Mr. Anwer Soleri, member of the society, challenged the house that is there no officer in FBR who can come and run the society. He said that he accepted the challenge and during his tenure, from year 2006 to year 2009, the society was passed over to his successors in a much better condition than what he received from his predecessors. He said that in June 2005 total number of members participating in AGM was less than 80. Now in year 2014, after 9 years number of members have increased immensely and increased participation is a gesture of satisfaction.



23. He said that since year 2011 he had always supported the MC. He said my support is with Mr. Altaf Ahmad Bhat and my job is to provide strategic guidance only. However, there is possibility of human error and he will always welcome positive suggestions and constructive criticism for overall betterment.
24. In his speech Mr. Faheem Ul Haq Khan proposed that an audit committee be constituted, comprising of old members. Management Committee's work and decisions will be over sighted by the audit committee. He informed the house that Cooperative Laws allow its constitution and defines its terms of performance. All members who have any reservations in respect of functional or operational areas can give their names for inclusion in the audit committee.
25. Mr. Faheem Ul Haq suggested that quota for Class-IV, FBR employees should be unlimited. The payment schedule for Class-IV members should be concessional. Class-IV members will not be allowed to sell their plots. He also informed that some officers of FBR have asked for problems in payment of dues. In this regard he suggested that some committee should be constituted for important decisions/approvals so that decisions can be taken timely without having to wait for the next AGM. Such committee will decide on issues of allotment/relaxations, payment issues and other important matters.
26. Mr. Faheem Ul Haq said that for fair comparison, CBRECHS should be compared with its neighboring societies. He said that the market value of CBRECHS is comparatively better

than the neighboring societies. He said that Management Committee is trustee of wealth of members, therefore, management should fulfill the expectations of members. In concluding his address, Mr. Faheem Ul Haq Khan said that he is always available for accountability and always remained present in the AGM 2006, 2007, SGM 2009, AGM 2010, SGM 2011 and AGM 2013.

He said that the remarkable achievements of this management committee not only led to completion of the project but also induced investors and members. A record value addition was achieved besides land mark tasks of approvals etc. accomplished.

Mr. Ishtiaq Ahmed Bhat (Co Patron)

27. Mr. Ishtiaq Ahmad Bhat requested Mr. Altaf Ahmad Bhat, President and Ch. Nazir Ahmad, the secretary of the society that members should be given some good news in the AGM so that members go back happily to their homes after the AGM.



He thanked all members who attended AGM held at Phase-II. He said that it was unimaginable that AGM will be held at Phase-II. He congratulated Mr. Altaf Ahmad Bhat, the President and Ch. Nazir Ahmad, the secretary for purchase of land in Phase-II and obtaining "Right of Way" from Foreign Office Employees Cooperative Housing Society after 20 years.

Concluding Address By The President

1. The President thanked Circle Registrar, Cooperative Societies Department, Islamabad and other guests for coming to the AGM.
2. The President answered different questions of members:
 - i. Answering the questions put by Mr. Imtiaz Khan from Block-B, Phase-I the President said that MC has devised new strategy for completion of Phase-I Works.
 - ii. Answering a question the President said that SGM will be held in April, 2015 for balloting of Phase-II plots. It is a routine matter in other cooperative societies that long litigations are faced by members related to allotment of plots. Therefore, in CBRECHS, as per previous policy approved by the AGM on 25th May, 2013 plots will only be allotted to those members who have paid Cost of Land and Cost of Development in full.
 - iii. Answering a question the President said that possession of blocks A, B, C, D & E of Phase-II will be handed over to members uptill December, 2015.
 - iv. Answering a question the President said that the society had advertised that after 20th December, 2014 New Rates will be applicable for Cost of Land and Development.
 - v. Answering a question the President said that discount of up to Rs. 400,000/- for orphans of widows will be continued in future.
 - vi. Answering a question the President said that electricity



works of Phase-I will be completed through separate committee headed by Mr. Zulfiqar Ali, Vice-President of the society and assisted by Mr. Akhalq Masood Sandhu and Muhammad Farooq Khan. All matters related to electricity matters will be supervised by the committee.

- vii. Answering a question the President said that for those members who are financially weak, installment facility is available, however plots will only be allotted after full payment of cost of land and cost of development.
 - viii. Answering a question the President said that Ch. Bashir had always been working for Educational facilities in Phase-I. An education committee headed by Ch. Bashir Ahmed Arien and assisted by Syed Shakil Ahmed and Ch. Khalil Ahmed has been formed for the promotion of Educational facilities in Phase-I and Phase-II.
 - ix. Answering a question the President said that HT works at Phase I will be executed underground after availability of funds. Proposal will be submitted for approval in concluding address.
 - x. Answering a question the President said that membership will be reopened in the future through advertisement subject to availability of land.
 - xi. Answering a question the President said that the problem of River blockage at phase-I will be resolved soon. He requested Malik Ishrat, local land lord for his support for starting works at River side in Phase I.
3. Answering a question the President informed that for

class-IV members the society will allot plots at 50% payment of Cost of Land and Cost of Development, according to old rate or new rate whichever is applicable to class-IV members.

- 4. The president said that it was decided by this management to take Mr. Bashir Ahmed as Ex-Officio member of the Management Committee. However, Ex-Officio member have been banned as per rules of Cooperative Societies Department, Islamabad. Therefore Mr. Bashir Ahmed will be technical member of the Management Committee for promotion of Education, health and other departmental approvals.
- 5. Three member Audit Committee will be constituted on the basis of volunteer members. However, such members should have know how of the audit works. All interested members can notify their names from which three members will be selected through balloting. Thereafter the approval of committee will be sought from the Circle Registrar, Cooperative Societies Department, Islamabad.
- 6. Another supervisory think-tank committee will be constituted which will help managing committee at different corners.
- 7. On demand of the members the last date for old rates which was 20th December, 2014 is further extended till 31 December, 2014. After 31 December, 2014 cost of land will be Rs. 4000 per square yard and cost of development will be Rs. 2000 per square yard. The cheques and payorders which will be received till 31st December, 2014 shall be considered on 1500 per square yard COL and 1600 per

square yard development charges.

8. The President thanked Circle Registrar for approval of attention of commercial plots in Phase II. The President said that commercial plots will be sold on the pattern of Defense Housing Authority. Commercial plots will first be offered to the members of the society at the rate of Rs.5,000,000/- per plot sizing 155 Sq yard, the rate determined by the consultant of the society. The area of commercial plots is 6 marla and plots are located on 300 feet and 400 feet main roads. For members down payment will be 40 % and remaining amount will be paid in one year's installments. Members who will pay in lumpsum cash will be allotted commercial plots at the rate of Rs. 3,950,000/- per plot. If the existing members of the society are unable to book all the plots in one month up till 31st January, 2015, then plots will be auctioned through open bidding to business community/investors and starting bid will be Rs.3,950,000/- minimum.
9. The President presented the proposal for remaining works at Phase-I for sewerage treatment plant, underground HT, boundary wall, street lights and beautification etc., Rs. 300 per square yard will be charged from Phase-I members. The charges for commercial plots will be Rs.900 per square yard. The remaining works of Phase-I will be completed from these charges. Said dues will be collected before or at the time of transfer and construction of house. Residents will be given facility of installments.
10. Affiliation/joint venture residential and farming projects will be launched by the society, namely "CBR Residencia"

and CBR Farming Enclave in Rawalpindi/Islamabad and further projects at Lahore and Karachi for which approval has been granted by the Registrar, Cooperative Societies Department, Islamabad.

11. After the President's speech Audited Accounts for the Financial Year 2012-2013 and financial year 2013-2014 were presented before the house (Annexed at the end of minutes). In addition projected Annual Budget for the Financial Year 2014-2015 was also presented before the house. The house unanimously approved the audited accounts of the preceding periods and the budget for the financial year 2014-2015.
12. In the end the President submitted the agenda points and other decisions as follows:
 - A. Approval of minutes of previous AGM held on 25-05-2013.
The house unanimously approved the agenda point by show of hands.
 - B. Approval of minutes of MC meetings held after 25-05-2013 till date.
The house unanimously approved the agenda point by show of hands.
 - C. Approval of Audited Accounts for the year ended 30.06.2013 and 30.06.2014
The house unanimously approved the agenda point by show of hands.
 - D. Approval of estimated budget for the financial year 2014-2015.

- The house unanimously approved the agenda point by show of hands.
- E. Approval of Allotments/Trasnfers/Allocations/Re-allocations/Possessions/ Memberships/waiver discounts for phase-I and phase-II
- The house unanimously approved the agenda point by show of hands.
- F. Approval of MOU/ revised MOU's/ agreements/ Revised layout plan/auction of commercial Phase-I and Phase-II/Balloting twice for allotments in Phase II.
- The house unanimously approved the agenda point by show of hands.
- G. Approval of project completed and in progress uptill 25-12-2014
- The house unanimously approved the agenda point by show of hands.
- H. Approval of the previous agreements/work orders for development as approved by M/s Designmen Engineering Associates and the development works done by M/s SKN Traders , M/s Alghani Enterprises, M/s Buraq Traders, M/s Twin Cities Developers and suppliers and M/s Synergy Engineering Associates , M/s City Crete, M/s Nazar Hussain, Noor Muhammad, M/s Straight Land Advisors, M/s Reliance Engineering Associates, M/s Minhas Corporation , Super Star Developers , M/s Well Spring and other petty contractors.
- The house unanimously approved the agenda point by show of hands.

- I. Approval of execution of development works on the basis of consolidated contract as proposed by the Project Director and recommended by the consultants of the society M/s Designmen consulting engineers to expedite the development works for in time completion. The following contractors will continue in future M/s SKN Traders, M/s Alghani Enterprises, M/s Buraq Traders M/s Twin Cities Developers and suppliers and M/s Synergy Engineering Associates, M/s City Crete, M/s Lone Construction and AKN Gas and Electric Works.
- The house unanimously approved the agenda point by show of hands.
- J. Approval of Agreement with M/s G-Lite for solar installation.
- The house unanimously approved the agenda point by show of hands.
- K. Approval of all other purchase agreements regarding supply for development Phase-I and Phase-II.
- The house unanimously approved the agenda point by show of hands.
- L. Approval of purchase of land agreements with land providers in Phase-I and Phase-II i.e. M/s Alfajar Associates, Maj (R) Abdul Qayyum and other land lords of Phase-I and Phase-II.
- The house unanimously approved the agenda point by show of hands.
- M. Approval of affiliation of land agreements in Phase-I, Phase-II and future agreements for CBR Residencia and

CBR Farming.

The house unanimously approved the agenda point by show of hands.

- N. Approval of Right of way agreement with Foreign Office Employees Cooperative Housing Society and payment of Rs.70 Million for Right of Way, which will be collected from Phase-II members.

The house unanimously approved the agenda point by show of hands.

- O. Approval of revised agreement and MOU with RDA.

The house unanimously approved the agenda point by show of hands.

- P. Approval of enhancement of cost of land and development charges.

The house unanimously approved the agenda point by show of hands.

- Q. Approval of 25% ,50 % discounts, allowed waivers and allotments made up to date.

The house unanimously approved the agenda point by show of hands.

- R. Endorsement of MC decision for Co-opting Mr.Altaf Ahmad Bhat as President and Mr. Shazad Wasti as executive member and selection of both for remaining tenure of the managing committee.

The house unanimously approved the agenda point by show of hands.

- S. Endorsement of the approvals of the Registrar Cooperative Department, ICT Islamabad regarding auction of commercial plots/ extension of phase-II, co-option of president and affiliation/sharing/joint venture projects for Islamabad, Lahore and Karachi.

The house unanimously approved the agenda point by show of hands.

- T. Approval of imposition of charges for sewerage treatment plant, HT, boundary wall, street lights and beautification from Phase-I member at the rate of Rs.300/ square yard from residential plots and Rs. 900/ square yard from commercial plots of phase-I. Approval of imposition of 100 % surcharge on delayed payments under the head development charges of phase-I.

The house unanimously approved the agenda point by show of hands.

- U. Approval of allotment on 50 % payment for Class-IV FBR employees.

The house unanimously approved the agenda point by show of hands.

- V. Approval of Dismissal/retirement/ appointments of officers and staff and revoking of unlawful orders of the ex-President.

The house unanimously approved the agenda points by show of hands.

- W. Approval of development committee for phase-II headed by Mr. Akhlaq Masood Sandhu, Finance Secretary of the society and assisted by Project Director, Col (R) Sherbaz

Khan and Administrator, Mr. Muhammad Saleem Khan and development committee Phase-I headed by Muhammad Farooq Khan assisted by Syed Shakil Ahmed and Ch. Muhammad Zameer.

The house unanimously approved the agenda point by show of hands.

X. Approval of all other decisions announced in the briefings.

The house unanimously approved the agenda point by show of hands.

The President asked the member whether they approve all the above decisions. All the members unanimously approved agenda items and other decision mentioned above by standing up and show of hands. The assent of members was duly witnessed by the Circle Registrar, Cooperative Societies Department.

Conclusion

- a. The President presented honorary shield to the Circle Registrar, Cooperative Societies Department, Islamabad on behalf of all members of the society. The President told the members that he has tried to answer all the questions asked by members however, if some questions have not been answered due to shortage of time then answers of these questions will be sent along-with copy of minutes on addresses of members. The Secretary told the members that the seeds of success of the CBRECHS projects were



sowed by Mr. Faheem Ul Haq Khan and now all members are enjoying the fruits in the form of residence in Phase-I plots/memberships in phase-II, business to property dealers and return on investment.

- b. The dua was offered for betterment of the society, health, wealth and for better Eman of members by Molana Ghulam Nabi Nowsheri.





After the conclusion of meeting members were offered lunch at site. Zohar Prayer was offered at site after the lunch. Members congratulated the management and senior staff for successfully organizing the Annual General Meeting. The pictures and other relevant details of AGM are also being placed on the website of the society.

Questions & Answers

MS #	Name	Question	Answer
5331	Hayatullah	Please let us deposit outstanding charges on old rates	Entertained – Final date to deposit outstanding dues was extended till 31 st December, 2014 in the final address of the president.
2560	M Arshad Sultan	Can CBRECHS give privilege to Phase I members have memberships in Phase II to deposit their dues on older rates till 31 st March, 2015?	Date was extended via presidential announcement pas per above. We cannot privilege any member in such way.
5056	Kashif Maqsood	Please open memberships/plots on older rates for new members	President explained in his address that we are unable to purchase land on older rates – Market is getting higher and higher. We shall open new memberships on newer rates and will announce it via famous print media
3900	Shamim Akhter	Please initiate balloting process to send lucky members for Hajj Pilgrim / Umrah	We are considering the request – We shall discuss it with our legal team and management committee along with all the concerned parties.
414	Rana M Ashraf	Please upload presentation over your website, Thanks.	We are doing that and you will be able to find that online very soon along with all such updates.
6013	Niaz Muhammad	As CBRECHS is going to purchase 5000 kanal more land which will be purchased on current market rates. Will existing members be supposed to deposit more payments for this purchasing?	Members who have already paid their dues will have no impact of this purchase – Newer rates will only be applied to new members or the members who have not deposited their dues till final date
6013	Niaz Muhammad	When will be the possessions announced in Phase II	We are very much hopeful to give possessions by December, 2015 – President announced in his final address
427	Babar Khan	Please extend date for older members to deposit their outstanding dues	Already answered above
2560	M Arshad Sultan	Will you allocate land for graveyards in Phase I / II	Yes we have planned it for phase II as per RDA requirements – Also for Phase I members we have managed it via purchasing land nearby.
7170	Akhlaq Ahmed Abbasi	Govt of Pakistan is planning to remove housing societies located within 5KM perimeter of Airport. Are we safe?	We are not in that red area perimeter. Also we have NOC from CAA. So no need to worry about it.

7214	Ghulam Murtaza	Govt of Pakistan is shifting societies situated in 5km perimeter of Airport. Is CBR in this zone?	Already answered above
5242	Syed Ahmed Shah	Are you allotting new memberships? What is policy of memberships for old/new members	Already answered above
6162/6083	Syed Ejaz Gilani	We request MC to increase salaries of staff	We are considering the request and will discuss it further with concerned
6077	Farrukh Munir	Please allow old members to deposit outstanding dues on old rates before balloting	Already entertained. Already answered above
326 / 373	Major (R.) M Shabbir Khan	When will development work complete in Phase II and when the possession will be announced	Already answered above
4083	M Arshad Qayyum	Please finish up development work rapidly to allow us build our homes	Already answered above
5453	Khalid Mehmood	When possessions are expected in Phase II. Please open new memberships	Already answered above
5073	Muhammad Badar Chohan	The members who have already deposited their dues – when they should expect possessions?	Already answered above
5074	M Tousif	Members who have deposited all of their dues, will the given plot at existing land or at newly purchased land	Members who had cleared all of their dues before previous AGM – have been allotted plots and will be given plots at existing lands. Members who are paying dues now will be allotted plots in next balloting at the land we had till then



Eid Greetings

Dear Members,

Firstly, I would like to congratulate you and your family for the upcoming Eid-ul-Fitr. May Allah accept our good deeds, forgive our transgressions and Sins and ease the suffering of all peoples around the globe. My well wishes, my good wishes for you are the just prayers for your long happy life from God on this noble event. Wish you a very Happy Eid.

Secondly I am very much grateful to Allah The Almighty to keep my binding with such a tremendous organization like CBR Employees Cooperative Housing Society. You are the society for me and I would state here once again that I have dedicated my best hopes, prayers, thoughts, time and wishes all for CBRECHS. As a result you can see that gaining the Right of Way from Foreign Office was not an easy job. I have appointed myself along with all the team reserved for the job and we all got it done. Also you already know about many other achievements like expansion of the project, affiliation and all the approval you saw in the booklet you received. These all achievements happened with valueless support of yours. The support CBRECHS needs more from your kind side is the clearance of your outstanding dues. It keeps us motivated, affirmed with our duties. Other than that we are just empty handed. So I would very humbly request you to clear your outstanding dues and enjoy the output.

Once again, my best wishes are for you and your family at upcoming event of Eid-ul-Fitr. Stay blessed.

Secretary,

Ch. Nazir Ahmed





**CENTRAL
BOARD OF
REVENUE**
Employees Cooperative
Housing Society (Regd)
Islamabad