

GOVERNMENT OF PAKISTAN
COOPERATIVE SOCIETIES DEPARTMENT
ISLAMABAD CAPITAL TERRITORY

No. 651 CR/ICT/B

Islamabad the 04-02-2020

From Circle Registrar
Cooperative Societies Department
ICT, Islamabad

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

Subject:- SUBMISSION OF MINUTES OF ANNUAL GENERAL METING HELD ON 13-10-2018.

Please refer to your letter No. CBRECHS/AGM-2018/556/18 dated 19-12-2018 on the subject noted above.

2. The detail of minutes of the Annual General Meeting (AGM) held on 13-10-2018 and comments on each agenda item is as under:-

Agenda item #	Agenda item	Remarks
1.	Recitation of Holy Quran	---
2.	Welcome Address by the Secretary	---
3.	Welcome Address by the President	---
4.	Approval of Minutes of the Annual General Meeting dated 07-05-2016 and all minutes of the management committee meetings till to date.	Minutes of AGM 2016 already approved vide this office letter No.3180/CR/ICT/B dated 5-12-2016. Minutes of MC meetings approved subject to strict compliance of law and completion of all codal and legal formalities.
5.	Approval of audit report for the year ending on 30-06-2016, 30-06-2017 and Annual Accounts for the year ending on 30-06-2018.	Approved, subject to strict compliance of Audit observations in subject audit reports. Society management is directed to submit comprehensive report on audit observations and its compliance for the years mentioned here.
6.	Approval of Budget Estimates for the year 2018-19.	Approved, subject to completion of all codal and legal formalities as per law. However detail of budget may be submitted to this office.
7.	Approval of allotments / transfers / allocation/re-allocation /possession / memberships at various rates for phase-I and Phase-II.	Approved, subject to completion of all codal and legal formalities as per law and Byelaws of society. Further it is directed that all the allotments be made according to available land. No overallotment is allowed. Detail of all memberships in both phases may be submitted.
8.	Approval of joint venture agreement for executive block phase-I and auction of plots of Executive Block Phase-I.	The approval of joint ventures already granted vide letter No.3180/CR/ICT/B dated 05-12-2016, at S.No:2(iii). However society is directed to proceed strictly under the law, society Byelaws, and approval of LOP by CDA. Moreover all the directions given by Deputy Commissioner Islamabad vide office letter no PA/DC/2017-217 dated 03-11-2017 may be strictly followed and complied including clearance from Federal Flood Commission and report be submitted to this office duly vetted from CDA and all concerned Departments. The society is further directed to ensure no litigation is pending on the issue. Auction of plots should be only made subject to fulfillment of all legal and codal formalities and directions/NOC from relevant Development Authority.
9.	Approval of affiliation of Multan project.	The agenda item cannot be approved, society management is directed to strictly adhere to byelaws of the society and its approved area of operation.
10.	Approval of agreements / MOUs/Submission of LOP (Expansion) / Auction of Commercial plots / flat sites Phase-I & Phase-II.	Details of all such agreements be sent to this office and observation of development authority be strictly followed alongwith Cooperative Societies Act 1925, Cooperative Societies Rules, 2018 and bye-laws of the society etc.
11.	Approval of agreements for clearance of main road and pockets areas through allotment of commercial and residential plots.	Approved, subject to completion of all codal and legal formalities as per law. Allotment of commercial plots should be made strictly as permissible under the law.
12.	Approval of total expenditure of land purchased till to date.	This agenda item is approved, subject to completion of all legal/codal formalities as per Cooperative Societies Act, 1925, Cooperative Societies Rules, 2018, bye laws of the society and CDA/RDA Rules & Regulations. The management is directed to submit all the relevant details in this regards, similarly certificate of Audit observation/clearance, and certificate that no inquiry on

		this issue is pending/going-on in FIA/NAB may be submitted at earliest.
13.	Approval of expenditure on development beautification and horticulture of phase-I and phase-II.	Approved, subject to completion of all codal and legal formalities as per law.
14.	Recovery of non-utilization charges from phase-I members as approved in previous AGM dated 07-05-2016.	Approved, subject to completion of all codal and legal formalities as per law and strict adherence to Byelaws of society.
15.	Approval of rates of plot due to changes in surrounding areas and resultant increase in price of land and due to encroachments of about 1000 kanal on phase-I and adjustment of phase-I members in phase-II.	All old/previously approved areas for which permission from Registrar office is already granted are allowed subject to completion of all legal and codal formalities. However, any new project/phase/purchase of land is strictly conditional to prior approval of all concerned departments, completion of formalities and approval from AGM.
16.	Approval of revised charges of electricity and gas (as per current estimates of consultants) revised charges of right of way and implementation of escalation of development contingencies charges from allotted members of phase-II. Approval of club / project promotion charges from all members of phase-II.	Approved, subject to completion of all codal and legal formalities as per law.
17.	Approval of auction of amenities for school, clubs, hospitals etc.	Agenda item is approved subject to clearance of observation of CDA/RDA and subject to the condition that Revised LOP of both Phases are approved by CDA and RDA respectively. Furthermore other legal/Codal formalities as per Cooperative Societies Act, 1925, Cooperative Societies Rules, 2018, bye laws of the society and CDA/RDA rules and regulations are fulfilled.
18.	Implementation of security charges and beautification charges from Phase-II members in developed block.	Approved, subject to completion of all codal and legal formalities as per law.
19.	Approval of launching phase-III, Agro Farms of CBRECHS in surrounding areas of Rawalpindi / Islamabad.	This agenda item is deferred. Society is directed to inform the exact location of the Project and detail of land. Proper approval for purchase of land under Rules 27/54 of Cooperative Societies Rules, 2018 and 70% completion of previous scheme/phase/project and fulfillment of all legal / codal formalities as per law.
20.	Any other issue.	<p>a) Agenda is approved. However society is directed that shifting of plots of members of block-I to the front of CBR Residencia should be strictly subject to no-objection by the Allottees and up to their entire satisfaction, inclusion in LOP submitted to RDA and clearance by RDA. Detailed report after completion of codal/legal formalities may be sent to this office for information, as AGM has principally approved this agenda point.</p> <p>b) Agenda item is approved, subject to transparent auction process, in the presence of Representative of Cooperative Department, ICT and subject to completion of all legal and codal formalities. Moreover, the funds received from this process should be utilized on same phase for completion of development, early possession of plots to the allottees.</p>

3. The minutes of the AGM of the CBR Employees Cooperative Housing Society, Islamabad dated 13-10-2018 are conditionally approved except agenda item No.9 & 19 subject to fulfillment of all legal / codal formalities as per registered Model Byelaws of the Society, Cooperative Societies Act 1925, Islamabad Cooperative Societies Rules, 2018, CDA/RDA Rules & Regulations, instructions of ICT, Administration issued from time to time, restrictions from any Court of law & RDA conditions vide letter No. RDA/MP & TE/F-PHS-213/450 dated 20-04-2019. The compliance report regarding observations mentioned against each agenda item may be submitted to this office within 15 days

4. This issues with approval of the Deputy Commissioner / Registrar Cooperative Societies, ICT, Islamabad.

(ASGHAR KHAN NIAZI)
Circle Registrar
Cooperative Societies Department,
ICT, Islamabad

MINUTES OF THE AGM HELD ON 13-10-2018

Annual General Meeting of the Central Board of Revenue Employees Cooperative Housing Society (CBRECHS) was held on Saturday, 13th October, 2018 at CBR Town Phase-II, Kot Kolian Rawalpindi which was attended by a large number of members of the society.

The following members of the management committee were present in Annual General Meeting 2018.

1. Mr. Altaf Ahmad Bhat, President
2. Ch. Nazir Ahmad, Vice President
3. Mr. Muhammad Saleem Khan, Secretary
4. Mr. Akhlaq Masood Sindhu, Finance Secretary
5. Mr. Muhammad Nadeem Khan, Member Executive Committee
6. Mr. Shahzad Wasti, Member Executive Committee
7. Syed Zakir Hussain Naqvi, Member Executive Committee
8. Mr. Khalil Ahmad, Member Executive Committee
9. Mr. Gul Sher Khan Niazi, Member Executive Committee
10. Syed Shakeel Ahmad, Member Technical
11. Ch. Muhammad Zameer, Member Technical

Mr. Asim Khan, Representative of Registrar Cooperative Societies Department ICT, Islamabad was also present in the AGM 2018 to monitor the proceedings of the meeting.

The following Guests/Members also attended the meeting:

1. Mrs. Rakhshanda Aziz Babar (Member FBR) as Chief Guest.
2. Mr. Muhammad Anwar Soleri (Special Secretary Senate Of Pakistan).
3. Col. Imtiaz Ahmad.
4. Dr. Ch. Muhammad Iftikhar
5. Malik Muhammad Amjad (Vice Chairman Local UC)
6. Malik Naeem Akhtar, CEO Ayza Garden
7. Haji Muhammad Pervaiz (vice-President PWD Housing Society)
8. Haji Muhammad Farooq (Member RWA)
9. Ch. Muhammad Saleem
10. Dr. Shiekh Waleed Rasool

The meeting was started just in time.

AGENDA ITEM NO.1

RECITATION OF THE HOLY QURAN.

The meeting was stated with the recitation of the Holy Quran by Qari Fareed Ahmad, Imam of Phase-II and Naat by Mr. Asghar Warriach.

AGENDA ITEM NO.2

WELCOME ADDRESS BY THE SECRETARY.

Mr. Muhammad Saleem Khan, the Secretary of the society well come all the participant members who had come to attend the AGM from Karachi, Lahore, Peshawar, Faisalabad, Gujranwala, Multan, Employees of FBR, Residents of Phase-I, Rawalpindi/Islamabad and other cities.

The Secretary also informed the members that if they have any question/suggestion regarding any matter of the society they can ask the same through question sheets which will be distributed among all the members.

Secretary further informed the members that previously the AGM was called on 16-09-2018 and due to incomplete quorum it was adjourned for two hours but the quorum was not complete therefore, AGM 2018 was adjourned and rescheduled for 13-10-2018. He further re-iterated that AGM is of specific importance because the performance of the management committee will be reviewed in this meeting for which detail will be highlighted in the President's Speech.

AGENDA ITEM NO.3

WELCOME ADDRESS BY THE PRESIDENT

The President conveyed greetings and prayers for all the members. He thanked all the members who participated in the meeting from all over the country. The president offered prayers for the martyrs of 6th September war and for others who have sacrificed their lives for security of the country and its people. He said as you know that previously the AGM was scheduled in Convention Center, Islamabad on 16-09-2018 but due to non-availability of quorum as per law, it was adjourned for 2 hours. Again the quorum was not available, therefore the AGM was adjourned and rescheduled for 13-10-2018 at Phase-II site, as per demand of the members.

The house was informed that AGM of the year 2017 could not be held due to the election year of the Management committee. It was also informed by the president that the present management committee was elected un-opposed.

He said with the grace of almighty Allah, CBR Town Phase-II, is linked through Thalian Interchange and I congratulate to all the members who came from other cities through Motor Way

to their site. From zero point Islamabad to Phase-I and Phase-II the consumable time is equal. I also congratulate the members on this successful AGM, 2018.

I will briefly discuss the achievements and problems of Phase-I as well as Phase-II. I welcome the Chief Guest Mrs. Rakhshanda Aziz Babar, Member FBR. I want to mention here that if the senior officers of the FBR support the society then the business of the society will automatically boost and problems of the society on different stages will be solved.

a. With regard to Phase-I, about 2200 kanal of land was purchased initially in Phase-I and LOP was submitted on 1956 kanal. However, about 1000 kanals land was encroached by the locals and surrounding societies since year 1993 and some of the land is still encroached. The present management claimed its 1000 Kanals claim on various forums and retrieval of land is under process. Petitions were filed by the member in the honorable High court, twice. The honorable High Court directed the revenue department for demarcation and later on once again the Honorable High Court directed concerned department for retrieval of land. The society many times requested for Possession of land to ICT & other departments. Resultantly, in last year 2017, the Deputy Commissioner, Islamabad has concerned the legitimate demand of the members of CBRECHS for retrieval of land across the River Soan. This credit also goes to one of the resident/MC member namely Ch. Khalil Ahmad of Phase-I who filed an application before the Deputy Commissioner/ Federal Flood Commission. Thereby, Out of 1000 kanal encroached land, 376 kanals has been retrieved by the society as per directions of ICT department from local land lords through a JV agreement dated 23-10-2017.

b. As you know, a huge loan for the development of Phase-I was taken from the Phase-II by the previous management committees, which will be returned now through auction of the plots planned on recently retrieved land (Executive block, Phase-I). These funds will be utilized for purchase of land in Chak Beli Road, Rawat & surrounding area to subsidize the previous deficiency of land in order to accommodate un-allotted and affecties members of society. Hence, the long pending burden of Phase-I will be relived now.

- c. Six Plots have been allocated for Masajids in Phase-I out of which four Masajids have been constructed in Phase-I. Two Masajids will be constructed in Aslam Memorial Commercial Area and Executive Block.
- d. To support the initiative taken by the Present Government, the management of CBRECHS fully implemented the Green Pakistan Programme with the efforts of Mr. Akhalq Masood Sandhu, Finance Secretary of the society who has technical know-how and skill in this field.
- e. On the directions of EPA, Sewer Treatment Plant for the purification of sewer water before dropping it in the river Soan, consultant has been asked to design and construct it immediately.
- f. For the improvement of Gas pressure the management committee has already taken up the matter with SNGPL. Haji Muhammad Farooq, Ex-Member Managing Committee has been assigned the task to coordinate with SNGPL authorities, which is under progress. Expenses being incurred on maintaining gas connection will be equally distributed among the residents and plots holders of Phase-I.
- g. Carpeting has been completed in Phase-I without getting any amount from the residents despite the fact that surrounding societies have separately charged their members for such development works.
- h. The remaining works of Phase-I include street lights, carpeting of right of way roads, tube wells, Overhead/Underground water reserves, main entrance gate of Block B and retaining walls. Project Director has been directed to complete the above mentioned works as soon as possible.
- i. Revised/Build up LOP including recently retrieved land (Executive Block of Phase-I) has been submitted in CDA for which all necessary documents including scrutiny fee amounting to Rs. 6.9 Million has also been paid for getting approval, as required by CDA.
- j. NOC for Phase-II of society was obtained in year 2010 comprising of 1400 kanals. Out of 1400 kanals, the society had possession and ownership of 1127 kanals of land at that time. RDA granted approval of LOP at that time with certain percentage of pockets. Later on, the land provider namely Maj (R) Abdul Qayyum Baig (M/s AQ Enterprises) successfully purchased maximum pocket areas within the approved LOP. For remaining pocket areas

the land providers is in contact with local land lords. Insha-Allah these pocket areas will be cleared in near future.

- k. Some adjacent land lords /Pocket-area owners were reluctant to sell out their land on society's offered rate and demanded for transfer of their land against allotment of commercial/residential plots. Management committee has allotted them plots as per agreed ratio on case to case basis through various agreements with land providers.
- l. In year 2017, management committee has submitted revised/expanded LOP on 5141 Kanals, which has been accepted and is under process for approval in RDA.
- m. As regard development works, after getting clearance of coordinates from Civil Aviation Authority (CAA), development of Block-G, H, I & J has been started. For good appreciation of high rise buildings/commercial the management has obtained height clearance from CAA upto 150 feet, which is extendable upto 300 feet height. This is a great achievement of Present management which will obviously boost-up the project.
- n. RDA Vista Housing Scheme was a dream of Punjab Government and Rawalpindi Development Authority, and CBRECHS is a part of the RDA Vista Housing Scheme. Insha-Allah CBR management will complete this dream of the RDA. Due to our success on ground RDA proposed us for future joint ventures.
- o. As per the JV agreement with RDA, the society is paying Rs.1000/- on account of each membership of Phase-II as fee to the RDA. In addition, the society is paying 2% of total development cost as supervision charges of project to RDA. Moreover, the society has allotted 2% plots to the employees of RDA. Now, this management is striving for waiver of above mentioned percentages and allocation of plots.
- p. With regard to development of A to E & Executive Block, as per directions of the Cooperative Societies Department Under section 44D and 44E, we are bound to follow the PPRA Rules. The consultants and engineering department of society spent almost 6 months period to implement PPRA rules. That's why the development works were held up

inter-alia. Now the consultants and engineering department of society are under process of prequalification/tenders/ work orders to the qualified contractors (as per PPRA rules) for the remaining development works from A to E blocks and Executive block. The management assures you that the pending development works of above said blocks will be completed as soon as possible.

- q. Main Expressway Road has been connected to Girja Road to approach the Motor Way through Thalain Interchange. For this purpose a construction of bridge on Nullah is under progress which was disturbed by some local land owners and now the issue has been settled @ Rs. 2.0 Million per Kanal through land provider.
- r. The management has planned to start the pre-development works in Prime Block. LOP of Prime Block and F Block is under process. The qualified/eligible members shall be included in balloting very soon.
- s. The society has allotted about 1100 plots to the low paid employees of FBR/ ICT department and other deserving persons at the rate of 50% discounted rates, as desirable by the cooperative department.

At the end the President informed the house that a large number of members are belonging to Karachi, Lahore and their surrounding cities. In past, to facilitate the members and complete the quorum for elections the honorable Islamabad High Court directed the Cooperative Department to conduct elections of CBRECHS on 3 stations i.e. Islamabad, Karachi & Lahore. Therefore, in this regard it is informed on behalf of this house in presence of the representative of cooperative department (Mr. Asim Khan) that in future if it is necessary to complete the quorum as per 44D& E, then the AGM of CBRECHS should be conducted at 4 stations i.e. Lahore, Peshawar, Islamabad and Karachi. Because it is impossible for the society to provide conveyance and hospitality to the members from across the country to complete the quorum at one place. Whereas, on the other hand it is very expensive and hectic for the society as well as for the cooperative department to conduct the AGM at 4 stations. Therefore, it is requested to the Registrar Cooperative Societies Department through his representative Mr. Asim Khan that in future the Quorum of AGM of our society may be considered out of total members of Twin Cities of Rawalpindi & Islamabad

The house appreciated by clapping and approved all the discussion presented by the President.

Mr. Muhammad Anwar Solehri (Special Secretary to the Senate of Pakistan)

I congratulate the management committee and all the member of CBRECHS on conducting a peaceful AGM. I also congratulate the management committee on the development of phase-I as well as Phase-II. It is difficult for me to balance between appreciation of good works performed and criticizing the shortcomings. It is a source pleasure for me that today the FBR leadership has owned the society. I also appreciate the role of all those members who were not from FBR. As a founder member, I am the eye witness of ups and downs of projects of society. In past some members out of FBR misused the project. Phase-I project is face value of the society. I appreciate the security, sanitation and maintenance staff of CBRECHS due to their honesty and loyalty with the society. I am thankful to the management of society for establishment of Razi hospital for providing health facilities to the residents of Phase-I on concessional rates. I appreciate the services of Haji Muhammad Farooq for beautification of public parks of Phase-I and especially maintenance of Graveyard etc. Play grounds for cricket and hockey is essential for the healthy activities for the residents and their families in Phase-I, where their children could play and spent their energies in a positive way. I request the management that they should not take criticism of people lightly and address their queries properly.

On my query with regard to laying of cables in Phase-I, it has been informed by the management that a company named NOVA communication will install cameras on different places for security purpose and also pay 5% of the total receipts to the society as compensation/ royalty. Phase-I was my future and Phase-II will be future of my children. I request the members that if there are any grievances then these grievances should first be discussed with the management in the office of the society. I assure my full support for resolution of any issue faced by the management of the society even after my retirement. He emphasized on timely resolution of issues. He concluded his address with prayers and well wishes for Phase-II project.

Mr. Haroon Rasheed (Representative of FBR Employees)

I congratulate the management committee on conducting AGM. Our society is one of the top line

societies of the Islamabad/Rawalpindi. I appreciate the founder members of the society who secured the future of FBR Employees.

[During the speech of Mr. Haroon Rasheed some of the resident/memebers opposed him and asked him to stop the speech in the mean time some of the local land owners belonging from raja Zahoor/Raja Naveed Family (as already discussed in the opening speech of the presedent) forcefully entered into the premises and tried to disturb the proceeding of the meeting by rasing Hue & cry by chanting Slogans as well displaying some fake Plya Cards, at the time to maintain the proceeding the president took the stage and addressed the house and requested the members to be peaceful and Calm and listen to Mr.Haroon. He also informed the house that these land owners are just blackmailers who are intending to pressurize the society for illegal gains]

Mr. Haroon rasheed continued his speech.....

Management committee has imposed 10% surcharge on defaulter members of Prime Block. It is suggested not to impose surcharge uptill balloting. FBR is parent department therefore, it is proposed that 50% discount may be given to FBR employees and a separate block for FBR employees should be launched. Kindly fulfill 30/70 ratio in issuance of memberships for FBR department members and general members, as per society policy. Office of the society must be at some central place where member's approach is easy.

Mr. Muhammad Farooq Aslam (President of Resident Welfare Association)

I am residing in Phase-I since year 2009. This project was started by FBR and completed through residents of Phase-I. Today, I will resolve the problems of residents of Phase-I from this forum. Unlike investors or dealers, residents are able to purchase plot and construct houses after selling their assets and taking loans from banks. Therefore, members have to worry about their plots which are purchased from their hard earned money. I have been nominated by Residents of Phase-I to represent them, whereas Mr. Ishtiaq Ahmad Bhat will discuss on issues of Phase-II.

[During the speech of Mr. Farouq Aslam, local land lords were still trying to sabotage the AGM and they quarreled with Mr. Ghulam Shabir, General Manager of the society. The GM was badly injured in this incident. In injured condition the GM came on dice to make it clear that the persons who injured him are not members of the society, rather they are same local miscreant, therefore,

the proceedings of the AGM may be continued smoothly. The GM was immediately moved to Hospital for treatment. The matter was also duly reported to the concerned Police Station. The speech of Mr. Farouq Aslam Continued after address of GM.]

I submit the following problems faced by the members and proposals for their resolution:

- i. Members are extremely worried about issues of possession of land in C Extension and Block B of society. Unfortunately, Malik Ishtiaq & Malik Ghazanfar (locals) have created problem of possession which should be solved by the management.
- ii. Issue of Sui Gas Pressure should be resolved on priority.
- iii. Immediate construction of community center for phase-I.
- iv. The Office of society should be shifted from I-8 Markaz to Phase-I as the society has its own building at Phase-I. However management can shift office to Phase-II after construction of office at Phase-II site.
- v. Residents of Block D are disturbed due to commercial Plot/plaza in Block-D. This commercial plot should be reverted to residential.
- vi. The current management has constructed four mosques in Phase-I which is a great achievement of the management of the society under the vision of Mr. Altaf Ahmad Bhat (President). However, construction of flats/ quarters for Khateeb of Masajids is an essential demand of residents.
- vii. Transformer in front of the gate of a house in Block-B should be removed.
- viii. Construction of drains and ramps in Phase-I should be completed immediately.
- ix. Police check post/ police station should be moved to some proper place.

The Management committees are selected for performance of works for the members to the satisfaction of members. It will not be just to not praise the performance of current management. Due to performance of management, it is dream of the residents of surrounding societies to live in CBR Town Phase-I.

The surplus income from auction of executive block plots after payment of Phase-II loan should be spent on Phase-I members. The residents of Phase-I should be given rights in all future projects of the society.

Mr. Ishtiaq Ahmad Bhat a Well Known Business Man of Islamabad (Especially CBR

society).

I congratulate to all the members and management committee on holding this AGM. I condemn the unfortunate incident that happened with the General Manager Ghulam Shabir. CBRECHS is a cooperative society and FBR is its parent department. FBR officers and Employees are respectable for us. However, for correction of record, this should not be said that this society only belongs to FBR because there is a lot of general public, business community and other departments who are members of the society. On the recommendations of Mr. Faheem-ul-Haq Khan, low paid employees of FBR have been allotted plots on 50% discount rates. This was appreciable step of management. However, the benefit has not reached the poor employees of FBR as in some cases there name has been used. This has caused deficit to the society. The cooperative society is run on no profit no loss basis. If it is proved that members have been charged more than actual expenditure on land then it will be corruption. CBR town Phase-II faces huge deficit and the management committee has given assurance that they will recover the deficit in few months. I request the management committee to immediate get approval of revised plan from CDA as there is problem in installation of transformers in commercial areas, where the poor people live in flats in commercial area. According to my information there is monthly expense of Rs. 3.5 Million on salaries and wages in addition to other administrative expenses. Funds from Cost of land and development charges should not be spent on administrative expenses. I further suggest that expenses and employment should be curtailed and only efficient employees should be continued. There are complaints during the transfer procedure. All members/investors should be treated respectfully in office and during the transfer procedure.

I congratulate on development of A to E block. All these works are performed from the funds of members. There are about 300 members who are disturbed in Block A to F due to pocket areas. This issue should be solved on priority. The management allotted plots in F to J block in year 2016. All these blocks should be discussed and all these blocks should be developed. He said that Short fall of land is big failure for any society and it occurs due to over booking. Kindly control this element and grant memberships as per available land. The management should fulfill its liability towards already booked memberships. For the members who have been given the

schedule of cost of land, rate of cost of land may not be increased until their scheduled time. Similarly for electricity, gas rate should not be changed who have made the payment. Members have made the payment of cost of land and development charges in allotted blocks and basically purchase of land and development works should be completed from these funds. If there is some shortcoming then 25% commercial plots/amenities plots must be auctioned for development and purchase of land. The remaining commercial plots must be saved and will be asset for the members of the society. All the commercial and other assets should be displayed on website to protect them.

Mr. Safdar Khokhar (Representative of Business Community)

I am thankful for giving a chance to the business community in AGM. Business community is basic entity for the promotion of any project. The demand of Mr. Haroon Rasheed (as representative of FBR) that 50% discount be allowed for FBR employees will not be justified for the business community as it could not survive when such discounted rates are available in the market. Business community faces problem in issuance of account statement. Management is recommended for registration of dealers with certain benefits like relief in file opening fee, rebate in booking, authorization of quota of memberships to each registered dealers as compared to the non-registered dealers. Name of registered dealer should be placed on CBRECHS website. Non-registered dealers will also be given the business. I further suggest that the imposition of surcharge of 10% upon the defaulter members of Prime Block should be curtailed. I appreciate the start of development from F to J block. Business community has its role in success of Prime Block of the society. I suggest that new memberships should be opened.

Mrs. Rakhshanda Aziz Babar (Chief Guest)

I am thankful to all of you and especially the Secretary of CBRECHS for inviting me in this AGM. Shelter is basic need and right of a human. Specially, a women can understand the importance of shelter. I am thankful to the management who allotted me a membership as employee of FBR. I am also a founder member of this society since 1989. The pace of development is slow but I appreciate the management committee for their sincerity. CBRECHS is an authentic and valid society and has several NOCs from different departments like CDA, CAA, RDA, EPA and so many others departments. Professional contractors should be engaged in

development works. New vision is required for the development of this phase with new technology. I offer my services for this society on volunteer basis. As representative of women community I will give my suggestion in development. It is the time that we should deliver. Government Employees should get a plot/house during their service.

CONCLUDING ADDRESS OF THE PRESIDENT.

I am thankful to all the speakers of today's AGM. I also condemn the incident that occurred with General Manager Ghulam Shabir of society. I wish that Mr. Faheem-ul-Haq Khan (Member FBR) would be here with us today, but due to his official commitments he can't attend the meeting. ALHAMDULILA, I would like to say that we have taken the initiative of construction activities in Phase-II with the start of Construction of Mosque which is a pious, sacred/Holy place and because of this it will be virtuous for our project. Construction of first Mosque Al-Jabbar Jamia Masjid has been started By Al-Jabbar Trust/Chinar Builders in Phase-II. Similarly we have allotted approximately 4 kanal plot to (NAMFP) North American Muslim Foundation for Pakistan for orphanage school, and the NAMFP has sufficient funds for its construction. It is pleasure for all members that by the grace of almighty ALLAH Razi Hospital in Phase-I has been completed after allocation of plot by the society and now is operational 24/7 for the Health care of members and general public. For electricity works in Phase-II the consultants are preparing Electric design. Before start of carpeting works, the management will lay ducts in crossing of roads. With regard to Gas connection of Phase-II, SNGPL has proposed that connection will be given to CBRECHS from main line from Thaliana interchange to Rawalpindi. The incident happened during the proceeding of meeting due to the malafide intentions and black mailing policies of the locals for illegal gains, we have never grabbed or occupied any land. The CBRECHS management have purchased the land against the payments and compensations to all the local land lords as per agreed demand. The technical staff posted at Phase-II are sharing the confidential proposed layout with local land lords, they are being warned to change their behavior within One month otherwise they will be expelled from their services.

Reply to Speech of Mr. Muhammad Anwar Solehri (Special Secretary to Senate of Pakistan)

- i. As regards suggestion for playground, space for ground has been allocated in Executive Block, Phase-I. Graveyard for Phase-I is available within the project but the management committee has decided to purchase further land of 200 kanal near Chakbeli Road, Rawat & Mandra, keeping in view the future requirement of un-allotted members of the society. Land will be purchased at above mentioned places out of funds generated from auction of Executive Block Plots.
- ii. As regard graveyard in Phase-2 there are 3 to 4 plots for graveyards are available in LOP and it will be extended in future as per demand on purchased land across the Nallah at Phase-II.
- iii. Question was raised in Senate of Pakistan with regard to purchase of land in year 2016. Alhamdo-li-Allah, Presentation was submitted in Senate Secretariat in response to their questionnaire which was found up to mark.

Reply to Speech of Mr. Farouq Aslam (President of R.W.A)

- i. As highlighted by Mr. Farooq Aslam, in Phase-I the management committee of CBRECHS has supported the Resident Welfare Association for the betterment of the residents of Phase-I in all respect and vice versa R.W.A has supported the management in all concerned issues. The division between the members on the basis of Resident/Non Resident, FBR/Non-FBR members should be discouraged.
- ii. As demanded by residents of Phase-I, plot for community center has been purchased.
- iii. It was informed to the members that with efforts of Legal Advisor of society, Sardar Muhammad Nasir, the long outstanding stay obtained by local Malik Ishtiaq in Block B has been vacated.
- iv. It was also informed that with the effort of Malik Naeem/local landowner, Malik Ishtiaq has agreed that in future he will not interfere into the area owned and possessed by the society. The agreement with the said Malik Ishtiaq has also been drafted but due to the ailment of his mother it could not be signed.

- v. As regard office shifting, office of Phase-I already exists at Phase-I. All the matters of Phase-I including Transfers, Allotments etc. will be managed from Phase-I office. Phase-II, office will be shifted to Phase-II site. A facilitation center will be maintained at I-8 or some other area where one person from accounts department and one person from Transfer section will be present for facilitation and transfer cases of members. It is better as per business point of view to shift offices to new Phases to promote the business of society. All record of Phase-II will be shifted at Phase-II site.
- vi. Later on, construction of new office at Phase-II will also be started, drawings of which has already been finalized by the Project Director. Three Commercial plots along underground water tank have been reserved for Phase-II office. Total seven floors have been planned out of which 3 floors will be used for Phase-II office and remaining 4 floors will be used for community center of phase-II.
- vii. As regards issue of Block-D commercial plaza, due to which residents are disturbed. The said plot will be allocated for official quarter as residence of the Employee of society and affected member will be accommodated as per the market rate.
- viii. The president highlighted that the management is trying its level best for retrieval of 1000 Kanals encroached land of CBR Town Phase-I, out of which 376 kanals has successfully been retrieved through a JV agreement dated 23.10.2017 in shape of CBR Executive Block Phase-I. After the complete retrieval there will be no loan of Phase-II on Phase-I InshaAllah.
- ix. The president also assured that transformer from the front gate of resident of Block-B will be shifted as soon as possible.
- x. We also requested the concerned officials of Police to shift the police station from our premises to any other place the request was conceded but as soon the police station was bring about for shifting to the green area in front of Swan Garden some of the resident approach the court and obtained the stay order hence the matter is pending.

Reply to Speech of Mr. Ishtiaq Ahmad Bhat

- i. As regards question of allotment of Plots against Land. The local land lords were reluctant to sell their land against cash payment at society's rate of purchase. Mr. Ghazanfar, one of the land lord filed a civil suit in court of law & obtained status quo order against the society.

Some of the land owners in Mouza GHARIBA were claiming much higher rate of Rs. 3.0 to 5.0 Million per Kanal along with separate payment for build-up property on their land. The society purchased right of way for H & I Blocks from Sarwar Din to the tune of Rs.1.5 million per kanal, which is maximum rate to date. It was not possible for the society to purchase at these exaggerated rates because in that case the rate would have set as a precedent and other land lords of the locality would also have demanded the same exaggerated rates, which was not possible/feasible for the society. Whereas purchase of these pocket areas in side LOP and adjacent was necessary for the society to clear the Right of Way and important passages of the society. Hence, under the compelling circumstances the management was constrained to enter into agreements for purchase of land against allotment of commercial/residential plots as demanded by these land lords/investors. Till now through six different agreements with approved land providers have been made to clear Roads, RDA Proposed eternal Right of ways, important passages etc.

For your kind information I want to express one of the major problem of BIBI SHANAZ the sister of Ch.Tanver having approx.-14 Kanal land in front of site office as she totally refused to hand over and transfer of her land in the name of society at cash basis, later on after so many deliberations with her she agreed and asked us that she can only provide the passages/roads including the tipu sultan, D-6, D-8 and portion of Allama Iqbal Express way, and bound the society in agreement to allocate all the plots proposed on her land and allot to her and her family members.

The development works for first 5 block (A to E) was completed on labour rates (self-execution) and purchase of material, which was economical as compared to new blocks. For new block tenders are being awarded as per PPRA rules which cost more to the society but we have been bounded by the cooperative department to follow the directions as per Section 44-D & 44-E, therefore the tenders for G, H, I, J are being awarded as per PPRA rules which is more expensive than self-execution and for your kind information the previous development work was done at the rate of Rs. 600000/-per kanal approximately and the new tenders as per PPRA rules development work would be done at the rate of Rs.875,000/ per kanal, as per the presentation made by the Project Director of society.

- ii. Land for Prime Block has been purchased and land for F Block is under process which is situated alongside Prime block.
- iii. The delay in issuance of revised/Build up plan by CDA is not on part of the society. However the process will be expedited so that transformers can be installed on commercial plazas.
- iv. As regards curtailing the expenditure of the society, first time in the history of society the society's income and expenditure account is in surplus of about Rs. 3.5 Million approx. Out of that the management of CBRECHS has purchased a Toyota Hiace to pick and drop its staff for Phase-II and for other essential works.
- v. As regards pockets in Phase-II developed area, the management is striving to clear the said pockets from Malik Safdar (& family), Shabir Kayani and other land lords. Some area has been cleared belonging to Ch. Aslam etc. If the allottees of said pocket areas needs/ agree for replacement of their plots, the management can allot them alternative plots in Prime Block or F Block. Proposed layout plan of Prime Block is under process and under consideration of management committee for submission in Rawalpindi Development Authority (RDA) for approval.
- vi. As regards question of Commercial plots by Mr. Ishtiaq Ahmad Bhat, Phase-II has sufficient assets in the shape of commercial and amenities plots for disposal. There is difference between amenities plots and commercial plots. There are 222 commercial pots in first 5 blocks of CBR Town Phase-II. There are 7 flat sites around first 5 blocks of Phase-II. Rate of flat site has been estimated as Rs. 25,000/- per sq. yard and 45,000 per Sq. Yards for commercial plots at the minimum. The estimated sale price of flat sites and commercial plots of first 5 blocks is around Rs. 3000 Million. Pocket areas of land can easily be purchased from these assets. The list of Commercial Plots and Flat sites available will be displayed at society's website.
- vii. As for as the attitude of the staff and office bearer of the society is concerned, the president informed the house and directed to staff and office bears to mend their behaviors and be respectful to all the members of society.
- viii. No new membership is being issued till the availability of land, no extra charges will be imposed on the members who have already payed/cleared their dues on account of Cost of land, development charges, ROW, electric and Gas.

- ix. As intimated by Ishtiaq Ahmad Butt, 25% Commercial Plots and other assets will be Auctioned/ allotted on against contractors bills as per above mentioned rates.
- x. As regards deficiency of land it is stated by the president that as per previous accounts statements approximately Rs. 300 Million of Phase-II was spent on Phase-I prior to year 2011. If this amount was spent on purchase of land for Phase-II in that era then there would have been about 2000 Kanals extra land available in Phase-II.

Reply to Speech of Mr. Haroon Ur Rasheed (Representative of FBR employees)

- i. As regards allotment to members belonging to FBR, almost all the employees of FBR who have paid their cost of land and development charges have been allotted plots.
- ii. Percentage ratio in grant of memberships of 30/70 for FBR department and general public is hereby reviewed and now it has been decided that the ratio will be 50% for FBR employees, 25% for Resident members and 25% for dealers and general public in all new projects. This offer will be based on first come first go. basis. The society will give 1 month with 1 month grace period and within this specific time all the above 3 categories will have to avail the opportunity. After lapse of this specific time of 2 months if any of these categories does not avail its quota then remaining quota of that category will be allocated to business community and any other department/General public.
- iii. Further, on the demand of Mr. Haroon Rasheed & Mr. Farouq Aslam, a 10% discounts in cost of land is announced for FBR employees and for residents. This 10% discount will also be given to CBR society's employees.
- iv. Already enrolled Class-IV employees of FBR & ICT members will be given plots after receipts of their dues in future blocks.
- v. Regarding office shifting house has already bee briefed.

Reply to Speech of Mr. Safdar Khokhar (Representative of Business Community)

- i. As highlighted by Mr. Safdar Khokhar, Management committee has decided to waive of 5% surcharge out of 10 % surcharge on the defaulter members of Prime Block. Later on remaining 5 % will be considered to be waived of.

- ii. Balloting of Prime Block will be held in December and all the members who will clear their cost of land will be given the provisional plot numbers. If cost of land is not cleared then additional charges will apply to these members.
- iii. With regard to the registration of dealers, management has decided to register dealers with some security money. We will sit with the dealer community after the AGM and decide about their demands. Registered dealers will be given space on society's website.
- iv. The dealers will also be given 7 % rebate on booking out of their allocated quota.

Reply to Speech of Mrs. Rukhshanda Aziz Babar (Member FBR/ Chief Guest)

- i. I agreed with Mrs. Rukhshanda Aziz & Safdar Khokar that employees of the FBR are the foundation of the society, residents of Phase-I has played their role as its pillars and business community is playing its role as its roof.
- ii. As regards SOP for development works at site, the consultants of the society is controlling the development work and on their recommendation society issues the payments to its contractor. Consultants are responsible for
 - a. Prequalification of contractors
 - b. Tender processing
 - c. Recommendation to the management for issuance of work orders

For this purpose we have engaged well known and well experienced consultants namely

- a. M/s Designmen Pvt Ltd b. M/s Urban Solution Pvt Ltd
- c. M/s Modern Consulting Pvt Ltd d. Urban community Housing Pvt Ltd.

- iii. In addition, for the monitoring of technical issues a Project Director Col (R) Sher Baz Khan with 30 years' experience has been appointed in the society who is looking after the whole development process and coordination with the consultants.

- iv. The society's management has also planned to constitute a consultancy board (Presidencia) consisting of 8 members in the society for which at-least two members will be from resident, two from FBR (Hq), two from management committee and two from qualified professionals, at the time Mrs. Rukhshanda Aziz Babar is being offered to be the member of this advisory committee.

- v. Mrs. Rakhshandsa Aziz Baber has also been requested by the president to take the initiative and exempt the CBR Society from regular taxes.

Issues faced by society in AGM Quorum

- a. As already briefed that large number of members are belonging to Karachi, Lahore, KPK, AJK and in other cities of country. Therefore, it is impossible for the society to provide conveyance and hospitality to the members from across the country to complete the quorum at Islamabad/Rawalpindi, which will be very expensive and hectic. Therefore, it is requested to the Registrar Cooperative Societies Department through his representative Mr. Asim Khan that in future the Quorum of AGM of our society may be considered out of total members of Twin Cities of Rawalpindi & Islamabad.

The house unanimously approved the proposal.

Membership of the society.

Total number of membership of CBRECHS is 13889, out of which:

- 1730 members have been allotted plots in Block B, C & D of Phase-I against which possession has been handed over to the members. In addition 520 Members have been allotted provisional allotment letters in Executive Block Phase-I, which is subject to approval of CDA
- 1786 Members have been allotted plots in Block A to E which are largely ready for possession except some percentage of pocket area.
- 3817 Members have been provisionally allotted plots subject to approval of RDA in Block F to J, Employees block and Executive Block of Phase-II.
- 1080 Members have been issued only acknowledgements without allotment for Prime Block. As per requirements the land for Prime Block is available.
- 1341 members have been issued only acknowledgment for CBR Residencia Affiliation Block. For these members about 450 Kanals of land has been procured. The land provider/affiliation party has made agreement for purchase of further 1200 Kanals of land. However, no further Acknowledgement of membership will be issued unless transfer of

600 Kanals of land by the land provider except about 250 cases which are pending in the office of CBR Residencia which will be granted.

➤ **Remaining Unallotted members**

- There are about 1450 members who have paid up to Rs.40000/- only. Management cannot allot plots to these members on nominal payments. It is proposed that their memberships should immediately be cancelled (being defaulter members) and amount paid by them should be refunded after deduction as per byelaws of the society.
 - There are only 888 members who have paid their cost of land charges. For whom about 500 kanal land is required. Due to compulsion of following RDA restriction for eternal roads our land wastage has been raised by 10 % that's why we have to enhance the ROW charges from members.
 - There are 1277 members have paid partial payment of cost of land. For 1270 partial paid member society needs only about 300 kanal land. They will be allotted plot after clearance of their balance dues.
- The society's share of 200 Plots in CBR Residencia is intact. In addition the society is procuring 500 to 1000 Kanals of its own land as per above mentioned requirement of the society near & adjacent to CBR Residencia in Mouza Thallian, Pillo & Kohlian Parr. The previous eligible/pending members who had deposit their cost of land will be allotted plots from the above mentioned share and area.

The house appreciated the replies and answers given by the President happily.

Agenda Item No.4.

Approval of Minutes of the Annual General Meeting dated 07.05.2016 and all minutes of the management committee meetings till to date.

The house unanimously approved the minutes of AGM 2016 and minutes of management committee meetings held since then.

Agenda Item No.5Approval of audit report for the year ending on 30.06.2016, 30.06.2017 and Annual Accounts for the year ending on 30.06.2018.

Audited accounts for the year ended 30.06.2016 and comparative audited accounts of year ended 30.06.2015, Audited accounts for the year ended 30.06.2017 and Annual Financial statements for the year ended 30.06.2018 were presented before the house which were already distributed to members at the beginning of AGM. The house unanimously approved the audited accounts/ financial statements.

Agenda Item No.6.Approval of Budget Estimates for the year 2018-19

Annual Budget estimate for the Financial Year 2018-2019 was presented before the house. The same was unanimously approved by the house.

Agenda Item No.7.Approval of allotments/transfers/allocation/re-allocations/Possessions/Memberships at various rates for Phase-I and Phase-II.

The management committee has made allotments/ provisional allotments of plots of various sizes in Executive Block Phase-II, Executive Block Phase-I, Employees Block Phase-II etc. During the period large number of members have sold their memberships and plots, therefore their memberships have been transferred to the new comers/members.. Large number of Possessions of plots in Phase-I as well as Phase-II have been handed over to the members, 1080 Memberships in Prime Block and 1341 for CBR Residencia have been granted, In addition memberships in general category were issued to members of the society.

The House unanimously approved the agenda items.

Agenda Item No.8.

Approval of joint venture agreement for Executive Block Phase-I and auction of plot of Executive Block Phase-I.

As per direction of Deputy Commissioner, Islamabad and recommendation of Federal Flood Commission the society has entered into a joint venture agreement dated 23.10.2017 with local land lord namely Malik Naeem Akher to retrieve the possession of land. Resultantly possession of land of 376 Kanals approx has been retrieved through the aforementioned agreement. The said land is allocated for Executive Block of Phase-I. As per the said agreement 45 % plots will go to the land occupants, 40 % to the developers & 15% will belong to the society. The society's share of plots will be auctioned on cash basis or against the purchase of further land.

The House unanimously approved the agenda items.

Agenda Item No.9.

Approval of affiliation of Multan Project.

Employees of Customs and Income Tax posted at Multan have demanded a project at Multan under the Umbrella of CBRECHS. Codal formalities for acquisition of land is under process. President briefed that in previous AGM held on 07-may-2016 J.V for project in Multan & Karachi was approved.

The House once again unanimously approved the agenda items.

Agenda Item No.10.

Approval of Agreements/MOUs/Submission of LOP (Expansion)/ Auction of Commercial plots/flat sites Phase-I and Phase-II

The house was informed about sale/auction of commercial plots and Agreements for land procurement/ Affiliation/ Development including agreements and addendum with land provider AQ Enterprises. Affiliation agreement with M/s Alfajar Associates for CBR Residencia.

The House unanimously approved the agenda items.

Agenda Item No.11.Approval of agreements for clearance of main road and pockets areas through allotment of commercial and residential plots.

The house was informed about various agreements for clearance of land falling on roads and important passages against allotment of commercial and residential plots on case to case basis.

As already explained in concluding speech of President while responding to the queries of speakers, the local land lords were reluctant to sell their land against cash payment at society's rate of purchase. They were claiming much higher rate of Rs. 3.0 to 3.5 Million per Kanal along with separate payment for build-up property on their land. Even some parties demanded rates as higher as Rs.5.0 Million per kanal for the land situated on right of ways and important passages of the society. It was not possible for the society to purchase at these exaggerated rates. Whereas on the other hand purchase of these pocket areas/ adjacent land was necessary for the society in order to clear the Right of way and important passages of the society. Hence, under the compelling circumstances the management was constrained to enter into agreements for purchase of said land against allotment of commercial/residential plots as demanded by these land owners. The agreements were made for clearance of said land of the following landlords through approved land providers of the society.

- | | |
|-----------------------|-----------------------------|
| a. 45 Kanals Land | through Al-Fajar Associates |
| b. 31 Kanal – 9 Marla | through AQ Enterprises. |
| c. 13 Kanal- 15 Marla | through AQ Enterprises. |
| d. 65 Kanal- 14 Marla | through AQ Enterprises |
| e. 69 Kanal | through Al-Fajar Associates |
| f. 10 Kanal | through AQ Enterprises. |

The society has made agreements for procurement of commercial area at the rate of 33.33% as compensation in shape of commercial plots and upto 66.67 % in shape of residential plots. The land owners are also bound to pay processing fee, membership fee, ROW, sui gas, Electricity charges and all other taxes/charges imposed by the Government.

The House unanimously approved the agreements and the agenda item.

Agenda Item No.12

Approval of total expenditure of land purchased till to date.

The house was informed about total expenditure for purchase of land and development works (Including horticulture expenses) up to 30.06.2018.

Land procurement Phase-II (Including ROW) 1693.45 Million

Land procurement Phase-I(Including Possession) 256.3 Million

Development Phase-I 1128.4 Million

Development Phase-II 804.3 Million

The house unanimously approved the agenda item.

Agenda Item No.13.

Approval of expenditure on development beautification and horticulture of Phase-I and Phase-II.

The house was informed about the expenditure incurred towards beautification and horticulture of Phase-I and Phase-II.

The House unanimously approved the agenda item.

Agenda Item No.14.

Recovery of non-utilization charges from Phase-I members as approved in previous AGM dated 07.05.2016.

The house unanimously approved the collection of non-utilization charges from those plot holders of Phase-I who have not constructed their houses.

Agenda Item No.15.Approval of rates of plot due to changes in surrounding areas and resultant increase in price of land and due to encroachments of about 1000 kanal in Phase-I and adjustment of Phase-I members in Phase-II.

The house was informed about day by day increase in prices of raw land in the area. The house was informed that pending members who have made partial payments of cost of land will have to make the balance payment on new/revised rates. The new rate of cost of land charges will be Rs.13,000/- Per Square yard.

On demand of members/ Dealer community it was decided by the house that for those members who have paid minimum Rs.100,000/- for 5x45 size plot, Rs.150,000/- for 30x70 size plot and Rs. 300,000/- for 50x90 size plot, the last date of payment for clearance of cost of land charges on existing rates be extended up-till 30-November-2018. Their balance payment, if any, after 30-Nov-2018 will be on revised rates of Rs.13,000/- per Square yard.

Those members who cannot make the payments on revised rates can opt for Phase-III. The Phase-III of the society will be located near Chak Beli road, Rawat or Mandra and Chakri Road. Plots will be offered on existing rates of Rs.6,500/- per Square yard cost of land charges for Chkbeli Road/ Rawat. For Mandra and Chakri Road area the cost of land charges will be Rs. 2,300/- per Sq yard for Phase-III members. As already announced by the president, the amount received from auction of society's share of plots in executive block Phase-I will be utilized for procurement of land for Phase-III subject to approval of Phase-III from Registrar Cooperative Societies, ICT, Islamabad.

An offer has also been received from a party for transfer of 3000 Kanals land in Chakri area against allotment of 100 Commercial Plots of Phase-II of the society which is under consideration. The house was also briefed about the CBR Town Phase-I extension. Land belonging to Malik Zahoor/ Malik Yaqoob can be procured which is situated at a distance of 6 kilometer from Sehala Bridge near Awan-e-Saddar Society. The house was informed that they have demanded Rs.2.0 Million per Kanal of land. The cost of land charges for Phase-I Extension area will be Rs.10,000/- per Square Yard.

The House unanimously approved the agenda item.

Agenda Item No.16.

Approval of revised charges of Electricity and Gas (as per current estimates of consultants); revised charges of right of way and implementation of escalation of development contingencies charge from allotted members of Phase-II. Approval of Club/project promotion charges from all members of Phase-II.

The house was informed about revised rates/charges as follows:

- Possession charges for residential plots will be Rs.200/- per square yard.
- Possession charges for commercial plots will be Rs.500/- per square yard.
- Club Charges will be Rs.1000/- per Marla.
- Project Promotion charges will be Rs.1000/- per Marla.
- Rate of Electricity charges will be Rs.800/- per Square Yard.
- Rate of Sui Gas charges will be Rs.300/- per Square Yard.
- Rate of R.O.W charges will be Rs.500/- Per Square Yard.
- Rate of Town Planning, Utilities & Co. Intingency charges will be Rs. 300/- Per Square yard.

It was briefed that those members who have already paid as per previous proposed Schedule will be exempted from the above mentioned rates.

These charges will be recoverable before possession of plots. Schedule of easy installments will also be send to all members for payment of these dues.

The house was also briefed that about 287 kanals of land was allocated in first five blocks for extra Right of way (ROW) as per proposed eternal roads of RDA, due to which the above ROW Charges are being charged.

The House unanimously approved the agenda item.

Agenda Item No.17.

Approval of auction of amentias for school, clubs, hospitals etc.

Some parties are interested for construction of schools, Club and hospital etc on J.V Basis, therefore, the management has decided to allocate the said plots to the interested parties through J.V Agreements.

Razi Hospital has been constructed in Phase-I which a success story of the society. It has been decided to allocate 10 Kanals land for construction of Raazi Hospital in Phase-II of the society.

The House unanimously approved the agenda item.

Agenda Item No.18.

Implementation of security charges and beautification charges from Phase-II members in developed blocks.

The house approved the implementation of Security charges and implementation of beautification charges on Phase-II members of developed areas.

Agenda Item No.19.

Approval of launching Phase-III, Agro Farms of CBRECHS in surrounding areas of Rawalpindi/Islamabad

The Phase-III of the society will be located near Rawat, Chak beli Road, Mandra and Chakri area or at any other appropriate place as briefed under agenda item No. 15. To accommodate the pending members and low income members of the society, the agenda-item was presented before the AGM and approved unanimously subject to approval of Phase-III from Registrar Cooperative Societies, ICT, Islamabad.

In addition members/ FBR Officers have also demanded for launching AGRO farms in Islamabad/Rawalpindi. The house was informed that for this purpose land is available on Motorway near Thalian Interchange/ Pind Behgwal and so many other places in Islamabad/Rawalpindi which is under consideration subject to approval of the Registrar Cooperative Societies, ICT, Islamabad.

The House unanimously approved the agenda item.

Agenda Item No.20: Any Other Issue

The president briefed the house that due to the long outstanding issue of land falling in Block-I, the landowners are demanding higher rates of land in Block-I due to non-payment to land owners in time. Whereas cost of land received from allottees of Block-I is around Rs. 750,000/-. Therefore, it is not possible to purchase the said land at higher rates of Rs. 2.2 to 2.5 Million per Kanal. Whereas the land provider intimated the society that a piece of land is available in front of CBR residencia for replacement. Hence, it is under consideration of the management to shift the Block-I in front of CBR Residencia located at Girja road.

The president offered special thanks to the Concerned Departments for their kind supervision and providing guidance:-

Chief Commissioner office ICT, Islamabad.

Registrar Cooperative Housing Department ICT, Islamabad.

Capital Development Authority/CDA Islamabad.

Rawalpindi Development Authority/RDA.

The President appreciated the working of MC and its subcommittees and also directed to work harder for the success of society.

Land Purchase Committee

- i. CH. Nazir ahmad (VP) Incharge land purchase committee,
- ii. Syed Zakir Hussain Naqvi, Member Land Purchase Committee
- iii. Ch. Khalil Ahmed, Member Land Purchase Committee

Development Committee

- i. CH. Nazir ahmad (VP) Incharge committee,
- ii. Syed Zakir Hussain Naqvi, Member
- iii. Ch. Khalil Ahmed, Member
- iv. Muhammad Muttaqi Saleem Siddiqui

The president also appreciated the performance of Finance Secretary/ In charge Land sapping Mr. Akhlaque Masood Sandhu, for beautification, plantation and land scrapping etc. of the society. Due to his efforts and skills the CBR society won the first prize of rose festival of Islamabad.

The president also appreciated and praised the senior employees of the society for their best performance including:-

General Manager:	Ghulam Shabbir.
Director Finance:	Sami-Ullah
Chief Coordinator:	Muhammad Khalid Qureshi
Legal Advisor:	Sardar Muhammad Nasir.
DGM:	Aziz-ur-Rehman
Manager Accounts:	Muhammad Younas

Similarly, in technical staff the Project Director Col. Sher Baz Khan, Mr. Muhammad Bilal Khan (PC Mr. Muhammad Afzal (PE) and consultants.

He also directed the employees/officials to work harder for the success of society

The president also thanked the well-wishers and sympathizers of the society especially Mr. Faheem Ul Haq Khan, Mr. Ishtiaq Ahmad Bhat and elders of Phase-I.

At the end the house once again appreciated all discussion and approved all agenda items happily with clapping and show of hands. The President/ Secretary thanked members who participated in the AGM. Members congratulated the management and senior staff for successfully organizing the AGM. Lunch was served to the respected members after the meeting.

