

No. ARCS/SHP/87

Dated 29-10-2024

To

Deputy Registrar

Cooperative Societies Sargodha,
Division Sargodha.

SUBJECT: OBSERVER REPORT OF THE ANNUAL GENERAL MEETING OF THE WAPDA EMPLOYEES COOPERATIVE HOUSING SOCIETY LTD SARGODHA.

Please refer to the subject cited above and your office vide letter no. DRS/G/776-77 dated 03-10-2024 the undersigned was appointed as official observer of the meeting.

The Annual General Meeting of the said society was held on 27-10-2024 (Sunday) the meeting started at 11:00 A.M. at society, total seventy four (74) members of the society attended the meeting. The duties of stage secretary were performed by Secretary Finance / Treasure Mr. Hamid Nawaz. As per schedule agenda the meeting was commenced with recitation of the Holy Quran and after recitation of holy Quran, Naat e Rasool Maqbool was performed. The stage secretary got permission from house to start proceeding of the meeting but an observation was raised the quorum is not complete, as per bylaws of the society if the membership of society exceed 2000 then the minimum quorum must be 250 members. Keeping in view the President of the Managing Committee of the society adjourned the meeting for fifteen (15) minutes at 11:34 A.M.

After elapse of time the meeting was recommenced at 11:50 A.M. by declaring the present members as quorum of the meeting.

1. Opening speech and progress review report

The President of the managing committee of the society, Mr. Kashif Riaz Gujjar gave the opening speech and progress review of the society currently. He briefly explained the issues and difficulties the committee faced during the election and soon after assuming the office after being elected. Then brief about the milestones covered by his team in period of two (02) years.

2. The debate on minutes of meeting of last AGM held 21-08-2022 and its recognition from house.

The minutes of meeting of the last meeting were presented and was recognized, the same was unanimously approved by the house and none of the member opposed it.

3. The review of the audit reports of the society for the financial year-2021, 2022 and its approval.

The president of the society requested the Secretary General of the managing committee to brief the financial progress of the society for the aforementioned period. Mr. Hassan Sultan Cheema the Secretary General presented the financial position of the society and briefed the members the financial challenges they have faced during the period. The audit reports was unanimously approved by the society.

4. The approval of the income & expenditures of the society for the financial year 2022-23 and 2023-24.

The said agenda was also presented by the secretary finance and was approved by the house unanimously.

5. To re-activate the Society Bank Account, Allied Bank Ltd WAPDA House, Lahore Branch.

Mr. President briefed that the majority of the members belong to Lahore city so to facilitate them a Bank Account at Allied Bank Ltd WAPDA House, Lahore branch may be re-activated and make it functional. The agenda was approved unanimously by majority of the house and none of the members opposed it.

6. To constitute a committee for the development work of the society

The chair presented the agenda, stated that now the members are constructing homes in the society rapidly so to facilitate the members the development works such as Society Entrance Gates, Electrification, construction of boundary wall, as per layout the graveyard in every blocks of the society, increase the security guards to ensure 24/7 security of the society, clearance of the blocked sewerage line and regular cleanliness of society , a committee will be constituted which will ensure and liable of the development / maintenance work of the society. The house approved the agenda unanimously and none of the members opposed the agenda.

7. Approval of cleanliness of the Mehran, Sutluj, Chenab, Gulshan and Ravi blocks.

The agenda was approved unanimously by the house.

8. Approval of the flowered nursery in the society.

The agenda was unanimously approved, the chaired briefed that due heavy rains in monsoon season some of the plants / flowers were damaged which is revamped. The expenses incurred were not present but said agenda was approved by the house.

9. Addition of new members and exclusion of members from the society

The agenda was presented by the chair, but chair did not elaborated that how many members are added in society and how many members are excluded and what reason are behind exclusion either the member have sold the plot or his plot is cancelled due to violation of the bylaws of the society.

But none of the member of the society opposed the agenda and thus was got approved from the house.

10. Miscellaneous agenda by chair.

The chair / president incorporated the agenda of opening a college by a joint venture with IBL group of colleges.

One of the member raised an observation that why only with IBL group of college why not other educational institutes, the chair satisfied the member that the member that they have approached other institutes also but none of them agreed so this is the only option as the society is approximately 25 KM away from Sargodha city.

The members raised the observations that what are the terms & conditions to make a joint venture with IBL group of Colleges, the chaired replied that no terms and conditions are set, they will be set as per Cooperative Societies Act, 1925 and bylaws after getting approval from competent authority and agreement will be unconcealed.

The elected Secretary Finance of the Managing Committee of society Mr. Zahid Mehmood deceased and Mr. Hamid Nawaz, was nominated as Secretary Finance by the Managing Committee

The agendas was approved unanimously by members of the society.

Question & Answer Session

The President invited all the members for question & Answer session so that they have any observation / query about any matter they can discuss in the house.

1. **Mst Shabnum Shaista member of the society raised her complaint about theft of water pump, concrete blocks and Iron Gate from her plot and cancellation of her nomination papers during election of the Managing Committee in year-2022.**

The chair / President replied that the cancellation of nomination paper is a legal matter that was rejected by the competent authority on technical grounds secondly he briefed that as per agenda of the meeting the approval is got from house regarding constitution of committee which will hire new security guard for ensuring 24/7 security of the society.

2. **Mr. Muhammad Ramzan a member of society raised an observation regarding possession of plots to respective members in Mehran Block of the society**

The Chair / President ensure possession of plots in near future.

3. **An observation was raised for implementation of agenda of Annual General Meeting, the members said overall situation of society is same as that in last meeting held in year-2022**

the Chair / President replied to members that it is not true, in year – 2022 few houses were constructed as compared to present, members are showing interest in construction of houses as well as shifted in the houses and living a happy life and pointed out to member who raised the observation that he itself has constructed the house. The chair promised regarding implementation of all agendas of meeting in true spirit.

4. **A members raised an observation regarding electrification issue, suggested by auction of commercial shops for accumulation of funds.**

The chair appreciated suggestion and proposal of firm to be hired for cost estimate as per rule / law.

5. **A member raised an observation to brief the house about auction of trees of society at what cost the trees were auctioned and where are funds utilized as well as brief about auction of commercial area / plots.**

The chair replied that a matter was brought to the competent authority i.e. Registrar Cooperative Societies, Punjab and the authority ordered for inquiry of all matters under section 43 of the Cooperative Societies Act, 1925. The inquiry officer Mr. Wajid Iqbal

Assistant Registrar Cooperative Societies is probing the matter and soon his findings will be shared as and when completed.

6. **An observation was raised regarding pendency of transfer of files, reason should be provided to house.**

The chair replied that there is no pendency only if the documents required by the society for transfer are not provided by the member to office. The mechanism of transfer of files is enhanced and digitalized as per directions of the Govt. of the Punjab.

7. **An observation regarding flow of water from village side towards plot situated at boundary of the society.**

The chair endorse the observation and promised to resolve the issue on war footing basis.

8. **The request for demarcation of graveyard of the society was raised to avoid sacrilege of graveyard and for clearance of sewerage line must be completed.**

The chair endorsed the issue, stated that an approval is got from the house regarding the matter and promised to resolve on war footing basis.

The President and Managing Committee thanks all the members to ensuring their presence by sparing their precious time, meeting ended up by refreshment of participants.

The brief report is submitted for kind perusal and further necessary action please.



Assistant Registrar
Cooperative Societies / Official
Observer