

ENGINEERS COOPERATIVE HOUSING SOCIETY
SECTOR D-18, SANGJANI
PHONES: 051-2229753-4

4/5/34th AGM/03/2025/ECHS

29 Mar 2025

To:

 (All Allottee Members of ECHS)

Copy to: The Circle Registrar,
 ICT, Cooperative Societies Deptt,
 F-8 Markaz, Islamabad

Subject: **Minutes of 34th Annual General Body Meeting (AGM) Of ECHS (D-18), Sangjani Held on Feb 22, 2025 (Saturday) and Mar 09, 2025 (Sunday)**

Dear Member,

1. 34th Annual General Body Meeting was planned on Feb 22, 2025 (Saturday). Due to lack of quorum (only 47 members were present), said meeting was adjourned and re-scheduled at 1400 hours on Mar 09, 2025 (Sunday) at the same venue i.e The AWT Mess (Crystal Hall Blue Lagoon) The Mall Rawalpindi. Meeting commenced 45 minutes after the scheduled time with a view to have maximum attendance.

2. **Attendance** 86x Members signed their attendance roll and participated in the meeting. Invitation to members to attend the meeting was to come unaccompanied. Mr Siraj Ul Haq Lone, representative of Circle Registrar Islamabad was in attendance of proceedings of the general body meeting.

3. **Dissemination of Information to Members.** On approval from CR office to hold 34th AGM of ECHS vide Letter No-387/CR/ICT/B dated 04 Feb 2025, all members were intimated through advertisement in two leading National Newspapers (Jang Daily & The News) on Feb 05, 2025 (Photo Copies Attached) mentioning agenda points, venue and date & time and also by dispatching them letters individually via registered post on Feb 06, 2025 (Photo Copies Attached). Minutes of 33rd AGM (Last AGM) alongwith currently held audit reports were also placed on society's website for consultation by members prior to the date of 34th AGM. Documentary movie about the society was also displayed prior to commencement of the proceedings as per agenda.



The Management Committee and Representative of Circle Registrar

4. **Start of the Meeting** Maj Mirza Muhammad Aslam (Retd) Manager (Adm & Security) performed the duty of stage secretary. He commenced the meeting with permission from President ECHS. Proceedings begin with recitation from the Holy Quran and the translation in urdu by Qari Hafiz Muhammad Ilyas, Khateeb Jamia Masjid ECHS.
5. **Revised / Directed Agenda for the Meeting.** As per directions from CR office vide their Letter No 683/CR/ICT/B dated 28 Feb 2025. 34th AGM was to be held on only two agenda points as following (Photo copy of letter Attached):-
 - a. **1st point.** Change of Name of Society
 - b. **2nd point.** Re-registration in Punjab
6. **Welcome Address by the President.** Engr Maj Gen Viqar Ul Haq Khan Khalid, (Retd) the President ECHS welcomed the members to 34th AGM on behalf of management committee and appreciated their efforts as many of them had travelled over long distances to grace the occasion. He thanked them for participating in the AGM. He also thanked Mr Siraj Ul Haq Lone, Inspector Cooperative Society for his presence at the event.

President highlighted following important aspects in his opening address for general information of members:-



Welcome Address by the President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI(M) (Retd)

- a. The present management committee took over the office on March 28, 2023. Since then, despite many constraints management committee has been working diligently towards the development and resolution of the society's issues, the details of which will be shared in today's meeting.
- b. Before and immediately after the election of the management committee President said that MC faced number of challenges. Firstly, in September 2022, the society's registration was cancelled. At that time, there was no management committee in place. Additionally, the elections for the management committee had not yet been held as an administrator had been appointed to manage the society for a long period, and restrictions had also been placed on buying, selling, and transfer of property in the Society.
- c. As there was no management committee in place, the administrator being a government official was unable to file a writ petition in the court of law against the government. In such a dire situation President said that he had

to take action in his personal capacity. He added that "By the grace of Almighty Allah", his team members, including Engineer Rukhsar Khan (Present Vice President), Engineer Lt Colonel Mansoor Ahmad (Retd) (Present Secretary), and Engineer Lieutenant Commander Dr. Yaseen Khattak (Retd) (Present Treasurer), fully supported him. Together, they successfully obtained a stay order from the Islamabad High Court against the orders issued by the Registrar ICT to cancel the registration of 16 societies, including ECHS. He further added that they also succeeded in getting the orders from Islamabad High Court to hold the election of society's management committee.

- d. As a result of this effort, the current committee was elected and came into office on March 28, 2023. However, the challenges didn't end there. Additional issues arose, such as the need to lift the restriction on property transactions which we managed to achieve shortly after the establishment of the management committee.
- e. Subsequently, the case regarding cancellation of society's registration continued in the High Court. The court ruling on October 25, 2024, prohibited the use of the name "Islamabad" with the society's name and also directed that the registration should be done in Rawalpindi (Punjab). This ruling required approval from our general body, which is the main point of discussion in today's agenda.
- f. These issues caused delays in holding today's Annual General Meeting (AGM). President said that we have been working to hold the AGM for the past 8 months. However, with the High Court's directions we were able to obtain the necessary approvals which allowed us to organize this meeting today.
- g. The current committee has made some significant strides. Let me highlight a few of these:

- (1) **NOC** The issue regarding the final NOC from the RDA which was pending was expedited through communications with the relevant authorities. As a result, obtaining the final NOC is now no longer far off.
- (2) **FBR** The previous management committee had faced deductions from the society's account by FBR. We took action by engaging a tax consultant and relevant staff, resulting in the successful recovery of about 40 million.
- (3) **Recovery of Outstanding Dues** Upon the committee's formation, we discovered that about 100 million was due from members. Multiple reminders were sent to the members and we even offered a 15% discount on escalation charges for timely payments. These efforts have resulted in approximately 40% recovery so far. Additionally, we introduced an Online Payment System for dues which has been communicated to all members.
- (4) **Ballot & Auction** To improve the society's finances, we processed case to sought approval from the Registrar Cooperative Department for a ballot of residential and auction of commercial plots. Once same is approved by the general body, this will enable us to undertake larger projects.
- (5) **Achievements on Misc Projects Despite Financial Issues** Despite financial challenges, we have successfully completed works worth approximately 170 million since the previous management committee's tenure. This may be a point of satisfaction for all of you.
- (6) **Mosque in Sector M** Besides the central mosque, we have been able to have another mosque the "Ibn-e-Khaldoon Mosque" in Sector M. This mosque was built through donation in memory of Engineer Colonel Khalid (late), a member of our society by his wife Surgeon Commander Dr. Khalida Nasreen Abdullah. May Allah reward them for this noble act.
- (7) **Horticulture and Hill Park** The current management has paid special attention to landscaping and park maintenance. We have

provided various recreational items in parks for amusement of children. Additionally, a restaurant constructed in Hill Park for the residents and visitors have been made functional which has enhanced the attraction of hill park for residents.

- (8) **Solar System** We have installed a solar system in the office building complex which has led to significant savings on electricity bills.
- (9) **Legal Cases** Many cases of the society were pending in various courts. We engaged a skilled legal team which managed resolution of many of these cases.
- (10) **Societies Inspection by FATF** Due to the transparency of the society's financial matters, our society was selected for an inspection by the Financial Action Task Force (FATF), a global financial body. This selection is a matter of great pride for all of us.
- (11) **Habitation in Society** Currently, 200 members reside in the society and another 80 houses are under construction at different stages. President said that we are ensuring that all necessary facilities are provided to the residents and those constructing their houses so that they can live a better life in the society.



ECHS Members Attending 34th AGM

- h. President said that I assure you that the administration of the society is making every effort to improve the society further. The success of this endeavour depends on mutual consultation and your cooperation. Before we proceed with today's agenda, I would like to inform you that as per the instructions of the Registrar Cooperative Housing Societies Department, today's meeting will focus mainly on obtaining the approval of the general body on two agenda points (on directions of the Islamabad High Court). After this, President asked the Secretary of the society for detailed updation on different department aspects followed by the main agenda points of today's meeting.

7. **Report by the Secretary ECHS** Secretary ECHS Engr Lt Col Mansoor Ahmed TI (M) (Retd) welcomed all guests on behalf of the management committee and updated the house on following aspects pertaining to the constraints faced by the management & progress of works executed during partial tenure of present management:-



Secretary ECHS Delivering Annual Report to the House

- a. Secretary initially apprised that the current management has faced numerous departmental, legal, and functional challenges since the day one. These challenges included the cancellation of the society's registration, delay in holding elections, a ban on property transfers, delay in detailing

auditors for carrying out annual audits followed by delay in according permission for holding the annual general meeting. However, Secretary expressed his satisfaction while apprising members that despite these challenges and financial difficulties, the management has completed approximately 170 million rupees development projects.

- b. Additionally, the management has made consistent efforts to keep society's habitation process ongoing". He informed that currently 200 houses have been constructed and are occupied whereas around 80 more houses are under construction. Secretary further apprised that 15 commercial plots at various locations have also been developed. He proudly mentioned that all residents are benefiting from full civic amenities. Below are a few of the achievements during the partial tenure of 2 years of present management:-

- (1) **"Society" Audit** Detailing a firm for conducting the annual financial audit by an auditing firm appointed by the Registrar of Cooperative Housing Societies is a regular function of the department. The audits for the financial years 2021-22, 2022-23, and 2023-24 through detailed raist late after repeated efforts have been completed by various firms. A special 3-year audit from 2019 to 2022 has also been conducted and finalized. It was reassured by the Secretary that the accounts for all these years including the special audit were found in order with the satisfactory remarks by auditors. All audit reports have also been submitted to the Circle Registrar Cooperative Societies Department Islamabad.
- (2) **Progress on Final NOC from RDA** The management is making continuous efforts to obtain the final NOC from RDA. All necessary supporting NOCs from relevant departments have already been obtained and submitted to RDA. Several meetings have been held between the DG RDA the President ECHS & Ex officials of the society. With continued efforts, the grant of final NOC is expected soon.

- (3) **Refund of Over Deducted Tax By FBR** When FBR deducted about 55 million rupees from the society's bank account for two different tax periods, it was a major blow to the financial stability of the society. The present management made this a priority for achievable targets and initiated legal and administrative negotiations with FBR. As a result of continuous efforts, the management has successfully reclaimed about 40 million rupees which is a significant achievement. Efforts are ongoing to recover the remaining 15 million rupees.
- (4) **Methodology For Recovery of Dues from Members** To encourage timely payment of dues from members, a 15% discount on the escalation surcharge was introduced. This has resulted in a recovery of approximately 40 million rupees which has helped in further development of projects.
- (5) **System Set for Online Payment of Dues From Members** An online payment system was introduced to facilitate members and ensure timely payments. Members can now pay their dues from anywhere, at any time. Additionally, a paper-free environment has also been introduced for "Utility Bill Payments".
- (6) **Solarization of Office Complex** The society's office complex has been converted to a 21-kilowatt solar system to reduce electricity bills. This initiative will now be used to solarize tube wells and mosques in the society.
- (7) **Horticulture And Establishment of Restaurant in Hill Park** The management has focused on maintaining green spaces and parks. In addition to planting new trees, amusement items for children have been installed in almost all sector parks. A contract has been signed with a reputable food brand to run the restaurant in Hill Park providing additional facilities for residents.

- (8) **Boundary Wall Construction** The remaining work on the boundary wall has been partially completed especially along the Paswal Road to prevent unauthorized entry and provide a safe environment for residents.

- (9) **Installation of Street Signboards** Additional street signboards have been installed in various sectors for guidance of residents, members and guests. This has helped in improving the living environment and upgrading the society.

- (10) **Improvement of Security System** The security system has been enhanced by installing additional CCTV cameras at key locations. These cameras have been further connected to a central monitoring room in the office complex. Additionally, the QRF (Quick Response Force) system has been integrated for better surveillance and immediate response for member's safety.

- (11) **Street Lighting** Despite financial constraints, street lighting has been prioritized with work completed in two sectors (H and J) and ongoing in two other sectors (A and K). Available solar street lights are also being used in parks and for new houses on "make shift arrangement basis"

- (12) **Mobile and Internet Services** The PTCL Fiber Cable Network has been installed along Al-Bairuni and 18th Avenue for futuristic use on demand by members. Neyatel has also installed a network in the society and residents are benefiting from it. The important point to note is that this particular part of development is being done without any financial burden on ECHS exchequer.

- (13) **Installation of New Tube Wells** To ensure uninterrupted water supply two new tube wells are being installed in sectors M and NA. In order to supplement existing water supply network, these tubewells will be incorporated in the supply chain of ECHS.

- (14) **Groundwater Recharge Efforts** Various measures are being taken to recharge groundwater level to prevent future water shortages. Members building new houses are being advised to collect rainwater from roof tops of their houses for recharging and irrigating their lawns.
- (15) **Boundary Adjustment with Gulshan-e-Sehat (Neighbouring Society)** The boundary alignment parameter wall with the neighbouring society has been improved, and as such incomplete plots have been straightened without incurring any additional expense.
- (16) **Equal Division of Corner and Front-Back Open Plots** The construction bylaws have been revised to include equal division of corner and front-back open plots which will speed up the development of the society.
- (17) **Relocation of Government Boys Primary School Paswal** Due to school's location masking the entrance of the society, it is being relocated to a nearby site to alleviate traffic congestion and provide a safer environment for children. This will be done through mutual agreement with concerned authorities of Punjab Education Department.
- (18) **Ensuring Adherence to Construction Bylaws** A building inspector has been appointed to ensure compliance with the construction bylaws, leading to improvements in the quality of construction. So far, 78 members have received house completion certificates and this pace is being further enhanced.
- (19) **Special Discount on Utility Services for Residents** Residents are only being charged about 25% of the actual costs for uninterrupted utility services. As a good will gesture remaining difference is being covered by the management through pooled

resources in recognition of member's contributions to the society towards its early habitation.

- (20) **Updating Member's Contact Information** Member's new addresses and phone numbers have been updated to ensure effective communication between the society and its members. This effort has helped in improving working environment and inter-action with the members for resolution of their day to day confronted issues.

- c. Honourable Members Before I proceed with the directed agenda points, I would like to request for Due-e-Maghfrat for 44 members mentioned below who have passed away before or after the last meeting. Their names have been displayed on the screen. I now request Mr. Qari Mohammad Ilyas, the Imam of the society's Jamia mosque to come forward and offer Dua-e-Maghfrat for the deceased members of the society.



Dua-e-Maghfrat for the Deceased Members of the Society

8. **Revised/ Directed Agenda Points** After the updation on various aspects pertaining to progress of executed works in the society and Dua-e-Maghfrat for deceased members, the directed agenda points were discussed as following:-

- a. **Change of Name of Society.** Approval was to be sought from the house for renaming the society as per direction of Circle Registrar, i.e deletion of word "Islamabad" from Society's existing name and renaming it as Engineers Cooperative Housing Society (ECHS) Sector (D-18) Sangjani. Secretary tabled the agenda point for approval by the house.

Decision. The House after a heated discussion, unanimously rejected the agenda point.

- b. **Re-registration in Punjab.** Approval was to be sought for Re-Registration of the society from Circle Registrar Cooperative Societies Department Islamabad to Punjab Cooperative Societies Department as per direction of Circle Registrar. Secretary tabled the agenda point for approval by the house.

Decision. The House, after a heated discussion, unanimously rejected the agenda point.



Response to Member's Queries/Questions by CR's Representative

9. **Response By Inspector Mr Siraj-Ul-Haq Lone (CR's Representative)**

Circle Registrar's representative apprised the house that both the agenda points put across

the house by the Secretary were on direction by the Islamabad High Court (IHC) in pendency of court case titled **"WP NO.3609-2022 – ISLAMABAD COOPERATIVE HOUSING SOCIETY LTD VS ADDL COMMISSIONER (G) ETC (WRIT PETITION UNDER ARTICLE 199 OF THE CONSTITUTION OF ISLAMIC REPUBLIC OF PAKISTAN, 1973)"** and management of the Society has already complied upon the instructions issued from IHC. Members vehemently reacted to the stance taken by the CR's Representative and argued that how management committee could take such a major decision which was to be done by the General Body of the society. On assessing the member's emotional reaction/ pulse which could spoil the prevailing atmosphere if allowed to continue taking member's questions, CR's representative said that since both the agenda points of the meeting have been decided, therefore he would leave the meeting which should otherwise be terminated now as no more required. Thereafter, CR's representative left the venue. However members kept demanding discussion on remaining agenda points as intimated to them.

10. **Closing Remarks By The President ECHS.** After taking decision on both the agenda points from the house in compliance of Circle Registrar's requirement, President declared the AGM closed with commitment to members that remaining agenda points will be discussed in next meeting which will be arranged as soon as possible.



Secretary ECHS
(Engr. Lt Col Mansoor Ahmed, Retd)