

PMO COOPERATIVE HOUSING SOCEITY LIMITED
C-58/20, Sector 62, NOIDA

Dated: 6th August, 2007

Dear Members,

A copy of the minutes of the Annual General Meeting of the Society held on 29th July, 2007 is enclosed for information.


2. As decided in the AGM, the members are requested to clear their all pending dues by 24.8.2007 positively failing which their power back up will be withdrawn on 25.8.2007 without any further notice. Besides, their names would be communicated to the Registrar of UP Cooperative Societies for cancellation of their membership.

3. Further, the Society is required to pay lease rent for one more year and difference on account of rate of interest charged by NOIDA (as explained in the above AGM). Accordingly, all the members are requested to make the following payments to the Society by 24.8.2007 :-

	<u>Lease Rent</u>	<u>Interest difference</u>
Category-C :	Rs.1943.00	Rs. 7966.00
Category-B :	Rs.2914.00	Rs.11947.00
Category-A :	Rs.3996.00	Rs.16384.00

4. A detailed circular regarding payment of interest on all delayed payments by members would be issued separately.

5. Further, the NOIDA authority, vide their letter dated 31.7.07, has informed that all the members are required to get their flats sub-leased between 1.8.2007 to 31.8.2007. A copy of the letter is enclosed for information and necessary action of all the Members. The NOIDA authority have also requested the Society to furnish a certificate to the effect that the land cost and the lease rent have been fully paid by the Society. It is, therefore, necessary that all the members clear their dues immediately to avoid further penal interest/penalty by NOIDA authority.


(Anand Upadhyay)
Secretary

Shri/Smt. _____

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन, सैक्टर-6, नोएडा, गीतमबुद्ध नगर

आवासीय ग्रुप हाऊसिंग भूखण्ड

पत्र सं० नोएडा/जी०एच०पी०/२००७/

दिनांक 31/8/2007

319

सचिव,

पी एम ओ कॉर्पोरेटिव हाउसिंग सोसायटी लि०
सी 58/20 सैक्टर 62

महोदय,

कृपया प्राधिकरण द्वारा आपको आवासीय ग्रुप हाऊसिंग योजना के अन्तर्गत सेक्टर - 62 नोएडा में आवंटित भूखण्ड संख्या सी 58/20 के परिप्रेक्ष्य में आवंटन एवं निष्पादित पट्टा प्रलेख की शर्तों का संदर्भ ग्रहण करें, जिसके अनुसार आवंटित भूखण्ड पर भवन निर्माण तथा तत्सम्बन्धी कम्प्लिशन प्राप्त करने के पश्चात् आप द्वारा अपने उन सदस्यों की सूची प्रस्तुत की जानी थी जिन्हें आपने भवन निर्माणोपरान्त गृह/फ्लैट आवंटित किया है, साथ ही जीपकी संस्था, सम्बन्धित आवंटि एवं प्राधिकरण के मध्य आवश्यक औपचारिकतायें पूर्ण कर उपपट्टा प्रलेख निष्पादित भी कराया जाना था, जो प्राधिकरण में उपलब्ध अभिलेखों के अनुसार अभी तक अनिष्पादित है।

अग्रेतर उक्त के संदर्भ में आपको तथा आप द्वारा निर्मित भवनों के आवंटियों को यह सूचित किया जाता है कि सम्बन्धित भवनों के उपपट्टा प्रलेख निष्पादन हेतु दिनांक 01.08.2007 से दिनांक 31 08 2007 के मध्य (प्रत्येक बुधवार एवं शुक्रवार) पुर्वान्ह 10.00 बजे से सायं 5.00 बजे तक सेक्टर 6 स्थित इन्दिरा गाँधी कला केन्द्र, नोएडा में एक कैंम्प का आयोजन किया जा रहा है जहाँ आप तथा आपके आवंटियों की सुगमता को दृष्टिगत रखते हुये उल्लिखित परिसर में ही सब-रजिस्ट्रार कार्यालय के अधिकारी एवं कर्मचारी तथा प्राधिकरण के अधिकारी व कर्मचारी की उपलब्धता रहेगी तथा वर्णित स्थल पर ही उप पट्टा प्रलेख सम्बन्धी समस्त कार्यवाही पूर्ण की जायेगी।

अतः आपसे अनुरोध है कि कार्य की महत्ता को दृष्टिगत रखते हुये निम्न प्रपत्र अधोहस्ताक्षरी के कार्यालय में उपलब्ध कराते हुये उपरोक्त आयोजित कैंम्प में उपस्थित होकर उपपट्टा प्रलेख निष्पादित कराना सुनिश्चित करें।

- 1 अधिभोग प्रमाण पत्र ।
- 2 आवंटित भूखण्ड का पूर्ण भुगतान एवं एक मुश्त भूभाटक भुगतान का प्रमाण पत्र ।
- 3 आवंटियों की सूची आवंटित भवनों संख्या सहित ।

यहाँ यह उल्लेख करना समिचीन है कि यदि उक्त अवधि में आप के द्वारा उप-पट्टा प्रलेख का निष्पादन नहीं कराया जाता है तो ऐसी स्थिति में नियमानुसार आप पर अर्थ दण्ड आरोपित कर दिया जायेगा जिसका भुगतान किया जाना वांछनीय होगा।

धन्यवाद

भवदीय,

(शैलेन्द्र कौर)

सहायक महा प्रबन्धक

प्रतिलिपि: सहायक आयुक्त स्टाम्प सै० 16 नोएडा गीतम बुद्ध नगर को सूचनार्थ

सहायक महा प्रबन्धक

Minutes of the Annual General Meeting of PMO Cooperative Housing Society, Sector 62, Noida held on 29th July, 2007 in Society's premises

The meeting was attended by about 95 members of the Society. The Housing Officer, UP Awam Vikas Parishad could not attend the meeting.

The Secretary of the managing committee of the Society initiated the proceedings by welcoming all the members. Thereafter, the agenda items were taken up by the President of the Society.

Item No. 1 – presentation of progress report of the Society

A copy of the progress report was distributed among all the members. The President also read out the progress report before the members.

Item No. 2 – presentation and approval of the audited financial statements for the years 2004-05 and 2005-06

A copy of the audited accounts for the years 2004-05 and 2005-06 was distributed among all the members. Some of the members wanted that it should have been circulated well in advance as required under the rules. The members were assured that it would be ensured in future. The AGM appreciated the efforts made by the managing committee, particularly Shri R.K. Jain and Shri Rameshwar Prasad in collecting dues from defaulting members.

The members were informed that during the meeting between management and the NOIDA authority, the latter did not agree to reduce the rate of interest from 15 to 12%, as also to the waiver of one year lease rent. It was also informed that interest on delayed payment by each member has been calculated by the Accountant of the Society. It was agreed with overwhelming majority that we may immediately issue a circulars to all the members requesting them to pay (i) difference on account of rate of interest charged by NOIDA, (ii) one year lease rent, (iii) any principal amount still payable by defaulting members, and (iv) interest on delayed payment. Accordingly, a detailed circular would be issued shortly enclosing therewith details of payments made by members to the Society since beginning, and requesting all Members to clear the dues without further loss of time.

Item No. 3 – discussion on sale of flats and the policy guidelines prepared by the management in this regard

The members were informed that the management has formulated certain guidelines for sale of flats in the Society. Based on these guidelines, conditional NOCs have been given to two members viz. Shri V. Srinivasaragavan and Mrs. Aruna Raja.

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Some of the members pointed out that (i) NOC should be given in a time bound manner, say within one month, and (ii) the amount towards unassessed dues should be charged proportionately category-wise. After discussion, both the demands were accepted. It was, however, explained by the Secretary of the Society that it is incumbent upon all the members to complete necessary procedures while entering into an agreement with the purchaser of their dwelling unit and also deposit with the Society the part of the dividend earned in the transaction as per prevailing UP Cooperative Societies Act, and also clear all other dues. The liability of non-compliance of any of the provisions and the resultant penalty, if any, will lie solely on the member selling the dwelling unit.

One of the members raised the issue regarding non-realization of Rs.80,000/- towards profit on sale of flat by Shri P.P. Shukla. The President assured that efforts would be made to realize this amount.

Item No. 4 – acceptance of resignations tendered by the President and the Vice-President of the Society, and consequently declaration of fresh election to elect a new managing committee

Before this item could be taken up for discussion, some members raised the issue of filling up of two vacant posts – earmarked for SC and lady members, and co-option of two more members in the managing committee. It was decided with full majority to nominate Smt. Geetha Natarajan (lady member) and Shri S.P. Singh (against SC) and to co-opt Shri Kanchan Gupta and Shri Raj Kumar. Since the nomination of Smt. Natarajan and Shri S.P. Singh requires ratification by the Registrar of UP Coop. Societies, a proposal in this regard would be sent to them.

Thereafter, after detailed discussions, it was unanimously agreed that the existing managing committee would continue till the next elections. The President and Vice-President also agreed to this and assured their full cooperation. It was also decided that signatures of one more member from the executive committee (Shri Rameshwar Prasad) would be sent to bank to avoid delay in payment to various service providers, etc.

Item No. 5 – any other item with the permission of Chair

The members raised general issues such as (i) holding of AGM at regular interval of one year (ii) taking up with NOIDA for removal of the transformer of BHEL Society or for a compensation in this regard, (iii) issuing receipts for maintenance charges, and (iv) demarcation of stilt area.

It was unanimously agreed to hold the AGM every year. Efforts to be made to resolve the remaining issues as early as possible.

The meeting ended with a vote of thanks to the chair. As desired by members, it was agreed that next meeting (GBM) would be held in the last week of September, 2007.