**PMO COOPERATIVE HOUSING SOCIETY LIMITED**

**(Regn No: 2522)**

**C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh**

**Dated 25.10.2017**

**Subject:** Minutes of the Annual General Body Meeting held on 08.10.2017.

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Please find enclosed the minutes of the Annual General Body Meeting of the Society held on 08.10.2017. Copy of the minutes has also been uploaded at the website of the Society. Members are requested to share these with fellow members also.

(S C Sharma)

Asstt. Secretary

All Members

Copy to:

1. Housing Officer, UP Housing Development Board, Vasundhara, Ghaziabad.
2. UP Housing Development Board, Lucknow.

**E-mail ID**: [**pmosociety@gmail.com**](mailto:pmosociety@gmail.com) **; Website :** [**www.pmosociety.org**](http://www.pmosociety.org)**; Tele: 0120-2403776**

**Minutes of Annual General Body Meeting (AGM) held on 08.10.2017**

1. The AGM in the society was held on 08.10.2017 at 11.30 AM in the community hall of the society. A total of 65 members were present in the meeting (list enclosed).
2. At the outset of the meeting, the President welcomed all the Members on behalf of the Management Committee and informed that this was the last AGM of the present Management Committee as election of the Management Committee was due and most likely it may be held in the month of November, 2017. The members were requested to come forward to participate in the proposed election of the Management Committee. This was followed by the confirmation of the minutes of the last AGM held on 27.11.2016.
3. Thereafter the Assistant Secretary, Sh. S. C. Sharma presented the report of the society mentioning various activities including progress made since the last AGM held. Copy of the report of the Assistant Secretary is enclosed. Members welcomed and appreciated the endeavours made by the Management Committee for improvement of the conditions of the society.
4. The next item of agenda was to adopt new bylaws as per the State Government’s order No. 452 dated 16.02.2017. The members were informed that the Government of UP has notified UP State Cooperative Societies Elections Rules, 2014 and in accordance with the new Rules, the model bylaws of the Cooperative Housing Society have been modified and a new model bylaws have been printed which have been vetted by the judicial department of the Government of UP. The important changes like inclusion of provision of flats/apartments in the bylaws increase in number of constituencies from 8 to 9 and provision for payment of Rs.2000/- p.a. towards training etc of office bearers and staff of the Committee. brought out by the new bylaws vis-à-vis existing bylaws were informed to the members. The General Body unanimously resolved the following:-

*“The General Body hereby unanimously adopts the modified model bylaws for 2016 and authorizes the Management Committee to forward the modified bylaws to the concerned Cooperative Officer (Housing) for registration”*.

1. Members were also asked to give opinion on the issue of extension of criteria for becoming a member of the society. After discussions, it was decided that a committee, to study and propose extension of criteria for membership, shall be constituted by the new Management Committee.
2. The General Body was informed that audit of the accounts of PMO society could not be held for want of nomination of an auditor by the Government of UP. However, provisional balance sheet was provided to the members. The General Body was assured that as soon as the accounts of the society were audited, it will be sent to the members through e-mail/website.
3. The Expenditure Statement upto September 2017 was also provided to the Members. It was informed to the Members that members’ contribution towards maintenance per month was Rs.3.50 lakh (approx.), out of which Rs.2.90 lakh were spent on salary and AMCs etc. Only Rs.60 thousand remained available for repairs, development and sundry expenditure. It was also informed to the Members that due to some renovation works like replacement of damaged grit wash by plaster had entailed an additional expenditure of Rs. 5 lakh so far, there were certain other important works, like dressing of electric meters in meter rooms, re-modeling of garbage chutes and repair of driveway which may also require additional fund. The General Body accepted the provisional balance sheet and expenditure statement up to the September, 2017.
4. The issues of renting out the flats to bachelors in large numbers and related problems faced by the residents were also raised by members. It was decided that incidences of nuisance by the errant tenant(s) shall immediately brought to the notice of the flat owner so as ask the tenant to mend his/her ways or to vacate the flat. It was also decided that the new Management Committee may form a sub-committee to look into the matter of tenants. The sub-committee will examine the details of the prospective tenants and only after approval of the sub-committee, entry to the tenant will be allowed.

The meeting ended with a vote of thanks to the chair.

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**PMO CO OPERATIVE HOUSING SOCIEITY LIMITED**

**C-58/20, SECTOR-62, NOIDA**

**List of Members/Representatives present in the AGM held on 08.10.2017**

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| **S.NO.** | **FLAT NO.** | **NAME OF MEMBER/REPRESENTATIVE**  **Shri/Smt.** |
| 1 | A 101 | Virendra Kumar Saxena |
| 2 | A 201 | K. Srinivasan |
| 3 | A 303 | Anuradha Prasad |
| 4 | A 304 | Neelam Chaturvedi |
| 5 | A 501 | L. P. Sonkar |
| 6 | A 603 | JMS Kathait |
| 7 | A 702 | P.K. ROY |
| 8 | A 703 | N.K. GUPTA |
| 9 | B 101 | S. K. Srivastava |
| 10 | B 106 | Deepak Rawat |
| 11 | B 107 | S.C.Sharma |
| 12 | B 110 | K. M. Singh |
| 13 | B 201 | B. P. Bimal |
| 14 | B 202 | A. Sanjay Sahay |
| 15 | B 204 | P. S. Lally |
| 16 | B205 | L . K. Mehta |
| 17 | B206 | Dipakar Dutta |
| 18 | B 208 | J. S. Rawat |
| 19 | B 303 | R. C. Padey |
| 20 | B 307 | B. Athiyaman |
| 21 | B 308 | G. C. Upadhyay |
| 22 | B 309 | Jagdish Mulwani |
| 23 | B 403 | B. R. Venkatraman |
| 24 | B 404 | V. Raghavan |
| 25 | B 405 | P.P. Nair |
| 26 | B 407 | G. B. Upadhyay |
| 27 | B 501 | P. Jagadesan |
| 28 | B 503 | Dr. Y. V. Subbaro |
| 29 | B 504 | Anand Upadhyay |
| 30 | B 505 | Rajesh Jaiswal |
| 31 | B 508 | Rakesh Kr. Gupta |
| 32 | B 509 | S. Sen |
| 33 | B 510 | J. P. Kukrety |
| 34 | B 601 | Vinod Kumar Tyagi |
| 35 | B 603 | N. Gopalkrishnan |
| 36 | B 604 | Sarla Singh |
| 37 | B 610 | Sarita Rani Goel |
| 38 | B 701 | Akhtar-ul- hanif. |
| 39 | B 702 | Harihar Mishra |
| 40 | B 703 | K. C. Raju |
| 41 | B 710 | K. S. Katoch |
| 42 | C103 | S. C. Gautam |
| 43 | C 105 | Abhishek Mishra |
| 44 | C 107 | Sunil Kumar Mishra |
| 45 | C 205 | Himanshu Sharma |
| 46 | C206 | Mohit Vaid |
| 47 | C 207 | C. Ramkrishna Sharma |
| 48 | C 305 | Shashi Bhushan Tiwari |
| 49 | C 307 | W. M. Dhakate |
| 50 | C 404 | Krishna |
| 51 | C 406 | Munishwar Chandar |
| 52 | C 502 | Ravindran E P |
| 53 | C 505 | A. Sachidanandan |
| 54 | C 507 | Kishori Lal |
| 55 | C 601 | Arvind Kumar Mishra |
| 56 | C 603 | Manish |
| 57 | C 605 | S. Pandhy |
| 58 | C 701 | P. S. Jacob |
| 59 | C 706 | Malay Kumar Halder |
| 60 | C 801 | Rajender Prasad |
| 61 | C 802 | Pradeep Kumar |
| 62 | C 803 | V. S. Bhandari |
| 63 | C 805 | Rameshwar Prasad |
| 64 | C 806 | Manikandan Nair |
| 65 | C 807 | N. Raja Swamy |

**Address by Assistant Secretary, PMO Cooperative Housing Society**.

(AGM 08.10.17)

Dear Members,

1. I, S C Sharma, Assistant Secretary on behalf of the Management Committee welcome you all. The last AGM was held on 27.11.2016. This year AGM is being held one month in advance keeping in view the due election of the Management Committee. As already made known that the UP Govt. has formulated a new set of by laws for the Cooperative Societies and has directed that the new by laws be adopted by the General Body of the Society. Therefore, this AGM is special in the sense that we have to decide and adopt new set of by laws for the Society.
2. Last year, like previous years has also been eventful. In the last AGM lot of tasks were proposed to be undertaken. Some of the tasks assigned have been completed successfully while some are under considerations. Our endeavor is to improve the society on each passing day. As was promised, in order to save energy and to bring efficient lighting in the premises, the existing lights have been changed to LED lights. The grit-wash of the society building is giving way at many places. The exterior portion where the grit-wash has come out is being repaired by cement plasters. It is a costly and time consuming exercise. But keeping in view the safety of the residents and health of the society building it is inevitable also. Repair work on this account has entailed an expenditure approximately Rs 5 lakh till date. A water fountain on the original proposed site is under construction, which will certainly improve the ambience of the society.
3. The all women Cultural Committee has been constituted by the Management Committee for cultural and religious affairs of the Society. They are doing wonderful job. The events like Saraswati Puja, Janmastami Puja, Ganesh Chaturthi, Teej Eveining and Karwa Chauth Evening etc. were successfully organized by the Cultural Committee and were appreciated by the residents. The management of Mandir of the society premises has also been undertaken by the Cultural Committee. Every effort is made to provide a good and serene atmosphere for worship in Mandir.
4. This year also various events like Holi Milan, New Year eve, Independence day, Republic day and Dussera Puja & bhandara were organized, which were attended and enjoyed by a large number of residents. Dewali mela is proposed to be organized on 14th October, 2017.
5. Lifts of the Society are 17 years old and the sensors of the lifts are malfunctioning. It being a safety issue has to be addressed. Repair of Drive way is under contemplation but financial constraints have not allowed us to go ahead.
6. We request our members, who do not reside in the Society flats, to make regular visits to the Society and see how their flats are being maintained by the tenants.
7. The financial health of the Society is being affected due to levy of GST. In some of the cases we have to incur even 28% GST.
8. The Balance Sheet for the Financial Year 2016-17 could not be audited as the UP Government has not appointed any auditor for the audit of accounts of any Society including PMO Society till date. We had been in constant touch with the concerned authorities and it is expected that the audit of the balance sheet will be done in a month or two probably before election of the Management Committee. As soon as, it is audited, the same will be circulated to the members through website and e-mails. Therefore, provisional Balance Sheet for the Financial Year 2016-17 and Expenditure Statement upto September, 2017 have been provided to the members through website and e-mail. Some copies are placed on the table for perusal of the Members who have not received them. It is to be noticed that even after undertaking a large number of activities, we had been able to keep the expenditure in control.
9. I thank all the Members for their cooperation and support and hope for the same in future also.

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