

**Brief Summary of the Annual General Body Meeting held on
24.09.2023 for the year 2022-23**

We are happy to place before you the brief summary of the AGB Meeting presided by President Shri. Aiyappa P C held on 24th September 2023.

Invocation:

The AGBM of the Society commenced with invocation song by Kumari Thraya Bhagwat.

Welcome Speech:

Shri. Manikanta H, Director of the Society welcomed the President, Vice-president, Directors, Members and Associate members of the Society for the AGB Meeting.

Reading & Recording the meeting notice:

The agenda of the meeting was placed before the General Body by the Secretary of the Society and the same was approved unanimously by the house.

To read and record the previous year Annual General Body Meeting proceedings:

Minutes of last Annual General Body Virtual Meeting proceedings held on 25th September 2022 were read by Smt. Yamuna, Director of the Society, was also approved by the house unanimously.

Approval of audited financial statements for the year 2022 – 23:

The audited financial statements for the year 2022 – 23 were read by Shri. Vinod Kumar M, Director of the Society, and was approved by the house unanimously.

Profit appropriation for the year 2022 – 23 :

Profit appropriation for the year 2022 – 23 was placed by the President of the Society, 25% dividend was declared and was approved by the house unanimously.

AGBM approval for transfer of 2019 – 20 Unclaimed dividends:

AGBM approval for the transfer of 2019 – 20 unclaimed dividends was placed by Shri. M Kumaran, Director of the Society and the body unanimously agreed to transfer it to the Reserve fund of the Society.

To consider and approve the Budget proposal for the year 2023 – 24:

Budget proposal for the year 2023 – 24 was read by Smt. Lalitha Jayaseelan, Director of the Society and the same was approved by the house unanimously.

Appointment of auditor for the financial year 2023 – 24:

The proposal for appointing M/s Rajesh & Associates (C A) which is a Co-operative Department empaneled Chartered Accountant Firm was read by Shri. B R Rajashekhar, Director of the Society and was approved unanimously by the house to audit for the FY – 2023-24.

Presidential Address:

President, Shri.Aiyappa P C welcomed and thanked the Members & Associate Members for participating in the Annual General Body meeting of our Society for the year 2022-23. A minute's silence was observed in remembrance of the demised members of the Society. The President briefed the members of the various activities of the Society like, Share Capital, House Repair Loans given, number of Board meetings held and about the special meeting for Site depositors.

At the beginning of the year, there were 1591 members on roll and accounts of 15 members were closed due to retirements, resignations & deaths. At the end of the year 2022-23, there are 1576 members.

During the year 2022-23, House Repair Loans were sanctioned to the tune of Rs. 97,14,290/- and Rs. 98,06,657.01 was recovered from the members during this period. The total balance as on 31.03.2023 is Rs.1,20,98,335/-

The Annual General Body Virtual Meeting for the year 2021-22 was held on 25.09.2022. Due to the Covid Pandemic, the Annual General Body Meetings, for the period 2019-20, 2020-21 & 2021-22 were conducted Virtually.

We had held a separate meeting for the site depositors on 16.10.2022 to update the development and the progress of our project, but unfortunately out of the total 530 site depositors, only 110 depositors attended the meeting.

Surya Kiran Project:

The President heartily thanked all the members for their sustained support, co-operation and patience in the execution of Surya Kiran Project. He updated the members on the status and progress on 15 acres and 09 guntas land. As all of you are aware, we had allotted 230 sites in 15 acres 09 guntas land. In this 15 acres 09 guntas land, almost all the works are complete. We have already submitted our file for release of 100% sites and for the Final plan approval to the BIAAPA in the month of July 2023. However, unfortunately, the BIAAPA has conducted only 3 meetings from January to August 2023. We have met the BIAAPA officials 3 to 4 times from July onwards and were told that they are going to conduct the meeting very soon.

We are aware that the members are eagerly awaiting to know when the allotted sites will be registered and also of others who are awaiting for the allotment of sites.

To update you in this regard briefly, we have nearly 30 acres of registered land in the name of the Society. We have 19.25 acres of land in the registered MoU and we need only 10 acres of land for the entire project of 40 acres. The Developer has entered into an agreement with the landlord adjacent to our land and this land will be registered in the Society's name shortly (Survey No. 109). We will be submitting the plan to BIAAPA for temporary approval and will start forming the layout. After getting the approved temporary plan, we will obtain approval of the Seniority list from the Co-operative Department. Once the approved Seniority List is received, we will be allotting the sites to the site depositors who are awaiting patiently and co-operating with us.

We are aware that the project got delayed inordinately. We would like to assure you that it is not because of lack of efforts on our part. The delay was mainly due to litigations on land, changes in the policies of the land use, difficulties in conversion of land to residential use and land mafias in and around our layout. We are doing our level best to complete the project at the earliest. We sincerely thank you for your continued support and co-operation to our efforts in bringing this Project to a satisfactory closure.

BESCOM connection

As you are all aware, we had submitted an application for sanction of 1722 KVA electricity through M/s Vikrant Electricals, the authorised contractor of BESCOM on 11.04.2022. The Deputy Chief Engineer, BESCOM inspected the layout on 09.02.2023. We received the power connection to our project on 25.04.2023 and the Service Certificate was issued on 06.06.2023 by the BESCOM authorities.

STP

We had planned to construct a STP in Sy.no.132 but after soil test report from the Agencies, we have shifted the place of construction of STP to Sy.no. 131. Due to heavy rains in the year 2022, the STP tank work got delayed and we were able to complete the construction of the plant room in the month of February 2023. The Developer had entered into an agreement with M/s Environ India, Consultant for Environment, to supply and erect the machines to the plant and get the “No Objection Certificate” (NOC) from the Karnataka State Pollution Control Board (KSPCB). After commissioning the machines, the KSPCB has issued a NOC to the BIAAPA on 28.02.2023. We came to know that the KSPCB had not mentioned 3 survey numbers in the NOC. Accordingly, we asked M/s

Environ India, to add the 3 survey numbers which were left out in the NOC issued by KSPCB on 28.02.2023. Finally, the Authorities of KSPCB have issued an NOC, dated 19.04.2023, in the name of BIAAPA and we received the copy in the month of June 2023.

We have submitted the revised plan along with NOCs received from BESCOM & KSPCB, to the BIAAPA, for release of 100% sites & Final plan approval.

29 C order:

As you are all aware, some of our members, working against the welfare of the Society for their ulterior motives, gave false complaints to the Co-operative Department. The Joint Registrar of Co-operative Department initiated 64 & 68 enquiries. These enquiries were going on since 2017 and we submitted all the compliance reports to the Co-operative Department. However, ignoring all these, the Joint Registrar, under section 29-C of Karnataka State Co-operative Act 1959, had passed Order disqualifying 9 of our Directors for a period of 5 years. We had challenged this Order in the Court of the Additional Registrar of Co-operative Societies (Housing & other). You will be happy to know that the Court rejected all the allegations, based on the documents submitted by us and quashed the 29 C Order passed by the Joint Registrar of Co-operative Societies.

Lastly, he thanked Board Members for their contribution, dedication and support, to our members he expressed his sincere gratitude for making the year 2022-23, a fruitful year. He also thanked the ITC Management, Office Bearers of ITC Workers' Union, Staff of Wages section, the Government officials, the staff of the Co-operative Department, the President of the Telecom Employees' Housing Co-operative Society Ltd., the Bank officials, well-wishers, friends, volunteers and staff of our Society, for

extending their co-operation to the activities of the Society and particularly in the layout activities.

Discussion on progress made on the on-going project:

The Vice-President, Shri. N S Nandish Reddy, addressed the members & associate members and gave a clear clarification about the progress in the project by displaying the concerned documents through the projector.

First, he explained about the lands registered in the name of the Society with the documents.

As per MoU 19 Acres 25 Guntas of land registered in the name of Society. 15 Acres 09 Guntas has been registered in the name of the Society and file is with BIAAPA for final approval.

5 Acres 31 Guntas, Bettenahalli village land is registered in the name of the Society.

9 acres of land is registered in the name of the Society in 2022.

Totally we have 49 acres 25 guntas of land.

As per Maragondanahalli village map and in the temporary plan approval map, a Bullock cart road (Bandi raste) was passing in the land of survey no.115 and 141, we had submitted a request to the Deputy Commissioner, Bengaluru Rural, to change the path of this Bullock cart road (Bandi raste). According to their order dated 04.01.2022, Sy.No.115, 131 and some portion of the land of Sy.No. 141 has been relinquished in the name of the Government vide Deed of Relinquishment No. DNA-1-01782-2022-23 dated 16/05/2022 at Devanahalli Registration Office. He explained showing the copy of the documents.

According to the order issued by the Technical Assistant to the Deputy Commissioner and Assistant Director of Land Records, Commissioner Office, Bengaluru Rural District, dated : 11/12/2020 to the Sy.No.141. The Aakarband and Tippani were modified and we made suitable changes as per the records and sketch in our map. A revised temporary layout map with changes has been submitted to BIAAPA for release of 100% plots and final approval of our 15 Acres 9 Guntas land. Showing copy of documents he explained.

The Developer had entered into an agreement with M/s Environ India, Consultant for Environment, to supply and erect the machines to the plant and get the "No Objection Certificate" (NOC) from the Karnataka State Pollution Control Board (KSPCB). After commissioning the machines, the KSPCB has issued a NOC to the BIAAPA on 28.02.2023. We came to know that the KSPCB had not mentioned 3 survey numbers in the NOC. Accordingly, we asked M/s Environ India, to add the 3 survey numbers which were left out in the NOC issued by KSPCB on 28.02.2023. Finally, the Authorities of KSPCB have issued revised NOC, dated 19.04.2023, in the name of BIAAPA and we received the copy in the month of June 2023.

Deputy Chief Engineer BESCOM inspected the project on 09.02.2023, then provided electricity connection to our layout on 06.06.2023. BESCOM issued 'Service Certificate' in the name of Society. He explained showing the copy of documents.

Regarding the case of Survey No. 133

We are being asked about this by the members, first they put the board on the said land mentioning two survey numbers 133 and 134, and after few weeks they removed survey no.134 from the board, he explained showing

the photos. The land of this survey number was registered in the year 2006 in the name of our developer. But now the family members have filed a case, for the sake of money, the developer told that he has negotiated with the family members for a settlement and 95% of the negotiations have been done and he is hopeful of withdrawal of case soon.

Regarding Survey No. 109

Showing the agreement deed of this survey number, he told that the landlord of the survey number 109 has signed the agreement deed in the name of our developer in 2008 and received money, but they are struggling to register the land, now when we pressured our developer, he called the landlord of the said land and paid him more than the agreed price again and received the letter. He said that the developer have informed that they will register the land soon and after this we will submit the plan to BIAAPA for temporary plan approval.

29 C order

The Joint Registrar of Co-operative Department has initiated 64 and 68 enquiries, these enquiries have been going on since 2017 and despite the fact that we have submitted the compliance report, the Joint Registrar of Co-operative Department ignoring all that has disqualified our 9 directors for a period of 5 years under Section 29-C of the Karnataka State Co-operative Act, 1959. We challenged this order in the court of Additional Registrar of Co-operative Societies (Housing and Other). On the basis of the documents submitted by us, the court rejected all the allegations and quashed the 29-C order passed by the Joint Registrar of Co-operative Department.

To discuss the subject for which notice has been served by the members:

There were no notices from the members for discussion.

Vote of thanks:

Shri. Abdul Matheen, Director of the Society thanked the President, Vice – President & Directors of our Society, he also sincerely thanked all the Members & Associate members for co-operating with us patiently. And he also thanked the ITC Management, Office Bearers of ITC Worker's Union, President of ITC Employees' Multipurpose Co-operative Society Ltd, friends and staff of our Society, for extending their co-operation to the activities of the Society.

The meeting concluded with vote of thanks.