

MINUTES OF THE ANNUAL GENERAL MEETING OF THE Government Employees Welfare Society (NGO) held at 12:30 pm on 12th December, 2021 at Constitution Club, Rafi Marg, New Delhi-110001.

The meeting was convened at 12:30 pm. Shri Jai Parkash, President welcomed the members present and introduced the members of the Executive Committee. He informed that Shri Rajiva Kumar, Gen. Secretary could not be present as he had to go to Jaipur for some urgent work, all of a sudden. He also informed that as the quorum for the meeting is not complete, it was required under the statutory provisions to adjourn the meeting for half an hour and informed that the meeting would be re-convened at 1:00 pm. In the meantime, the members present would like to take a cup of tea.

At 1:00 pm the meeting was re-convened, Shri S K Gupta, Secretary welcomed all the members present and informed the members that the proceedings of the meeting would take place as per the Agenda Items for the convenience of the members.

Shri S K Gupta, Secretary informed that the minutes of the last Annual General meeting held virtually on 14th February, 2021 have already been hosted on the website and it is presumed that all members would have read the same and taken note of that. Members were informed that since there were no objections, the minutes of the last AGM were taken as confirmed by all the members. The minutes were passed unanimously.

Shri S K Gupta, Secretary informed that Audited Financial Accounts of the Society for the year ending 31st March, 2021 had been posted on the website of the Society, already. However a copy each of the same has again been circulated to all the members present. A member raised a query about the expenses incurred for the holding of last AGM virtually. It was informed to the member that a sum of Rs. 19,800/- had been incurred on holding the virtual meeting. The members thereafter, approved unanimously audited financial accounts of the Society for the year ending 31st March, 2021.

Further, Shri Jai Parkash, President informed the members about the activities and developments of the Society. He briefed the members about the reasons for forming the society, the various events related to the land pooling policy and the present status of the scheme. He also informed the members about the efforts made by the society on its own and through the Confederation. He informed about the details of meeting with the Hon'ble Minister of Housing and Urban Affairs held on 12.11.2021 and thereafter, with the Director (Land Pooling) Scheme, DDA. It was informed that the Hon'ble Minister and Director (DDA) assured that DDA is making all out efforts to implement the scheme at the earliest. DDA also informed that they were in the process of issuing letters advising the developer entities for the constitution of the Consortium in about 12 Sectors where the land has been pooled 70 % or more. It was also informed that some more Sectors are just at the verge for completion of 70% of land pooling and that the DDA portal was open upto 24th December, 2021 for facilitating the land owners. For this purpose they also set up camps in the villages and also holding virtual meeting with all the stake holders / builder / financiers. The DDA is also in the process of making some changes in the DDA Act for addressing some problems being faced in the Scheme. It is expected that clear position would emerge by April / May, 2022 i.e. within 5-6 months.

The members thereafter, were invited to put up their queries which were replied to. In response to the questions, it was informed to the members that:

- i. Ours is a no profit & no loss society.
- ii. The Society is not incurring any expenditure towards office accommodation, staff, electricity & telephone bills etc.
- iii. The Society has purchased 10.1 acre of land in total which is at present sufficient for constructing the flats for the existing active members as per the category of flats opted by them.
- iv. Presently, the Society has to refund balance amount of Rs. 5.3 crores to the members who have resigned and the Society has to recover an amount of Rs. 6.27 Crores from the existing active members towards the balance cost of land, as on 30.11.2021.
- v. A few members who had since resigned, wanted to know as to when they can get their balance payment towards the refund of land cost paid by them. It was informed that we have sent a number of reminders to the existing active members to pay the balance land cost. On the question of charging interest / penal interest, the situation is that there is every possibility some more members may also resign and ask for refund. It was advised that the members may wait for some time by which the Land Pooling scheme may pick up and members may make payment of there balance land cost.
- vi. On the issue of advice of some members, resigned, to dispose off a part of land it was clarified that at present the land prices are subdued and less than half of the original land cost as the prices started coming down after the FAR had been reduced from 400 to 200 and also due to economic severe distress due to Covid 19 outbreak. There are no buyers or sellers, at present and therefore, it would not be possible to refund land cost to them. It was therefore decided that the position may be reviewed after the Land Pooling policy takes off and situation improves.
- vii. In respect of the issue raised by some members to provide details of purchase of parcels of land by the society, it was informed that the society has so far purchased from time to time, total 10.1 acres of land from @ Rs 3.78 crore per acre to Rs 3.22 crore per acre depending on the market rate prevalent at that time.

Some members desired that all these details should be posted on the website of the society. It was assured that these details would be posted on the website.
- viii. Some members wanted that a visit to the site of the society's land may also be arranged. It was decided that those members who are interested to visit the site would inform their names to the Management Committee. Visit would be arranged accordingly.

The Vice President thanked all the members for attending the meeting and the meeting ended with the vote of thank to the Chair.

[The list of participants and copy of the Notice/ Agenda items is attached.]