

**Minutes of the Annual General Meeting of the Government
Employees Welfare Society (NGO) held at 3.00 pm on 17th December,
2022 at Constitution Club, Rafi Marg, New Delhi-110011.**

List of members present at the meeting is attached.

The meeting was convened at 03.00 pm. Shri Jai Prakash, President informed the members present that as the quorum for the meeting is not complete, the meeting needed to be adjourned under the statutory provisions. Accordingly, the meeting was adjourned for half an hour and would be reconvened at 03.30 pm.

At 03.30 pm, the meeting was reconvened. Shri Rajiva Kumar, General Secretary welcomed all the members present and informed that the proceedings of the meeting would take place as per the Agenda, circulated to the members already.

General Secretary, informed that the minutes of the last Annual General Meeting held on 12th December, 2021 have already been uploaded on the website and circulated personally, also. Since no objections were received so far and that members have taken note of the minutes, if agreed to by the members present, minutes are being taken as approved. Accordingly, the Members were informed that, the minutes of the last AGM were taken as confirmed by all the Members and stand passed unanimously.

Taking up the next item of the agenda Shri S.K. Gupta, Secretary, informed that Audited Financial Accounts of the Society for the year ending 31st March, 2022 had been uploaded on the website of the Society and a copy of the same has again been circulated to all the members present in the meeting. He requested the members to go through the balance sheet and seek clarifications, if any. Since there was no query / objection from any member and members concurred in the same, the audited financial accounts of the Society for the year ending 31st March, 2022 were taken as approved and passed unanimously.

Moving to the next item in the Agenda, further, Shri Rajiva Kumar, General Secretary informed the members briefly about the history of the Land Pooling Scheme and elaborated the activities of the Society and

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efforts made by the Society as well as by the Confederation during the year, to expedite the implementation of the Scheme. The members were apprised of the details of various meetings including the outcome, held by the Society, chronologically, with the senior officials including Director (Land Pooling), Addl. Commissioner and Commissioner (Land Pooling) DDA. He narrated the developments and informed that Government has been trying its best to come out of the impasse, the silver line being the draft bill to amend the Delhi Development Act, which is reported to be in an advance stage and the possibility of it being passed in the next session of the Parliament. It is hoped that passing of the said bill would expedite the Land Pooling Scheme.

He further informed that presently there are no funds available with the Society sufficient to refund balance land cost to the members who have resigned. Only limited funds are in account to cover unforeseen exigencies. Refund would be possible only when the Land Pooling Scheme moves ahead and the development starts. Shri Rajiva Kumar informed that a sum of Rs. 2 lakhs had been refunded to Smt. Madhu Bala Mathur M No.-134 on compassionate ground, as her husband had expired sometime back and she had demanded some relief since she was in a great distress.

Taking the agenda ahead, Shri Jai Prakash, President, informed the members about the latest developments in respect of the Land Pooling Scheme. He informed that we had been meeting, regularly, Director (Lands), Addl. Commissioner / Commissioner, DDA from time to time and writing letters to the Prime Minister/ Urban Affairs Minister for early implementation of the Scheme. He further informed that Government was also making serious efforts for implementing the Scheme. He desired the members to listen to an audio clip of the Hon'ble Minister for Housing and Urban Affairs wherein Hon'ble Minister had recently on 01st December, 2022 informed about the number of applications (around 7100), received, land pooled and six sectors where notices were issued regarding formation of Consortiums after mandatory 70% of land pooling etc. Hon'ble Minister had also affirmed that solution had also been found to resolve some issues responsible for slow movement of policy such as mutation, contiguity of land, stamp duty, and assured that the

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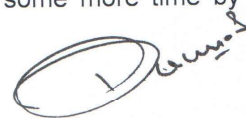


Government is in the process of amending Delhi Development Act which is likely to be taken up in the next session of the Parliament, which according to him would expedite the implementation of Land Pooling Scheme.

The members, thereafter, were invited to questions and answer session so as to respond to the queries of the members. In response to some general remarks, it was informed to the members that:-

- (i) This is a no profit & no loss society and it is not incurring any expenses towards office accommodation, staff, electricity and telephone bills etc;
- (ii) The Society purchased 10.1 acres of land in total from time to time as per the requirement and availability of funds with the Society.
- (iii) The land available with the society is at present sufficient for constructing the flats for the existing active members as per the category of flats opted by them. The requirement of land had increased after change in FAR from 400 to 200. To some extent the gap was filled by the land which became available due to resignations by some members.
- (iv) The entire land is registered in the name of the Society and the details are already available on the website of the Society. Also the entire land stands registered with the DDA for the purpose of surrendering the same while registering our intent to participate in the Land Pooling Scheme.
- (v) Presently, the Society has to refund balance amount of about Rs 5.4 Crores towards land cost to the members who have resigned and the Society has to recover an amount of Rs. 6.13 Crores from the existing regular members towards the balance cost of land due.
- (vi) A few members who had since resigned wanted to know as to when they can expect their refund of balance land cost, it was informed that the members might wait for some more time by

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A handwritten signature in blue ink is written over a circular stamp. The signature is cursive and appears to be 'D. Kumar'. The stamp is a simple circle with a horizontal line through the center.

which the Land Pooling Scheme catches up and the active members pay their balance land cost.

On the issue of suggestion of Mrs. Rita (M No. 167) one of the resigned members to dispose off a piece of land, it was clarified that at present land prices were subdued and less than half of the original land cost consequent to drastic slide of rates, sizeable change of FAR from 400 to 200, economic distress owing to Covid-19, etc. However, it was suggested that the Society can consider to transfer a piece of land on the basis of their entitlement and after completing all legal formalities, to the members who have resigned if all those members give in writing their decision jointly to the Society.

The member also mentioned that the society purchased land parcels at higher rates than prevailing rates at that time. The President denied and refuted the false statement clarifying that the land was purchased at a very competitive rates on every occasion. It was explained that to protect the interest of the society and its members, various factors were kept in view such as location of land, whether it is free from any encumbrances and legal dispute, the land is out of funnel area, topography of land, roads surrounding the area and above all complications and risk involved in actual deal till registration and mutation. Our society purchased land parcels after due diligence, at most reasonable rates prevailing from time to time.

The member also raised the issue that in the list of resigned Members uploaded on the website, their phone numbers should also be mentioned against their names. The management assured that this would be done in due course of time.

The Vice-President thanked all the members for attending the meeting.

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