

USHA Society

Sahastradhara Road, Dehradun, UTTARAKHAND

Minutes of the Executive Committee Meeting held on 04/08/2018

The following Members were present:

1. Sri N.Ravi Shanker, 2. Sri A.K.Rana, 3. Sri Anand Vardhan, 4. Sri Ganesh Pant
5. Sri Samir Sinha

1. The EC discussed the holding of the Annual General Meeting of the Society for this year. It was agreed that the AGM would be held on Sunday, 28th October, 2018. The President has already circulated this date with USHA members informally. It was resolved to share this formally with members and seek their inputs for items to be considered for inclusion in the agenda for the AGM.

The EC decided to convene a special meeting to consider all such issues and finalizing the agenda for the upcoming AGM.

2. The EC took note of various suggestions made by the members during the Open House held on 29th July, 2018 and decided to consider them while finalizing the agenda of the AGM.

3. The EC discussed the issue of discharge of waste water from homes into the sewage lines leading to the soak pits, thus leading to their choking and overflow. Valuable suggestions in this regard were received from the members during the open house held on 29th July, 2018. The EC expressed thanks to Ms. Ruchira Pant d/o Smt. Jaishree Pant, shareholder of plot no. 41, who is a qualified architect, for her offer of carrying out a test survey of her own house in order to arrive at a better understanding of this issue. The EC resolved to request Ms. Pant to share her observations on this subject with the EC at any suitable date so that further action may be planned

4. The EC discussed the issue of taking a small charge from pet owners in the society, which could fund the services of additional staff for cleaning pet trash lying on society's roads, as regular cleaning staff desists from doing so. The EC resolved to consider this at the meeting for finalization of the agenda for the upcoming AGM.

5. The EC also discussed the issue of raising the annual maintenance charges for the society and setting up of a "Corpus Fund", considering the increased fixed and operational costs as also the need to continuously improve and upgrade services within the society. It was resolved to present this with full details before at the meeting for finalization of the agenda for the upcoming AGM.

6. The EC discussed the pending issue of major repairs of electricity supply cables in the society. UPCL has been approached to carry out all essential repairs on payment basis as per norms and take over all future maintenance. The EC will follow it up so that this can be done at the earliest.

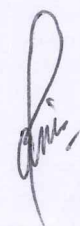
7. The EC took note of the situation with regard to status of various documents of the Society with the statutory authority with respect of its registration under Sec. 4 of the Uttaranchal Self Reliant Cooperative Act 2003 on 17.09.2003. Many of the documents that needed to be submitted earlier by the society to the Registrar office are not available with this authority. It was resolved that a second set of records be prepared from the records available with the society and submitted at the earliest.

8. The EC resolved to seek legal opinion with respect to various issues such as :

- a. addition/change of names on share certificates.
- b. Transfer of share in case of the sad demise of any member and determination of succession of membership.
- c. Need for changes/modifications if any, in the present mechanism for transfer of shares in the society.
- d. Rights and obligations of the society consequent to its inclusion within the Dehradun Municipal Corporation at a future date, etc.

The Hon. Secretary was authorised to do the needful in this regard and present the opinion before the EC for consideration.

9. The EC discussed in detail the matter related to request for Associate Membership by Sri CS Napalchyal IAS (Retd). Sri Napalchyal has purchased the said plot from Dr. Rakesh Kumar by registered sale deed on 5th April 2018. Dr. Rakesh Kumar did not follow up his request for becoming an associate member as was mentioned in the minutes of the AGM held on 08/09/2012 and the dues payable as such were not collected from him. Since he has already sold his land, he is no longer interested in following up on his previous request. The EC held the view that the bylaws of USHA could apply on the piece of land purchased by Sri Napalchyal only after he purchased the plot and made an application to obtain membership and not with retrospective effect. As



such, the sums of money to be paid by him towards Associate Membership would be only Rs. 3.82 lakhs as Development Fees in addition to the Annual Maintenance Charges for the current year. Once Sri Napalchyal becomes an Associate Member, he would be bound to follow extant rules and regulations of the society. The EC resolved that the request of Sri C.S. Napalchyal for grant of Associate Membership of USHA be approved subject to his:

a. making payment of all dues with respect to the plot of land now held by him as above, and

b. entering into an agreement on non judicial stamp paper of Rs. 100 with the society as per approved format.

10. The EC took on record the letter dated 4/8/2018 of Shri. H.C. Joshi member of USHA and shareholder of plot no. 88 requesting addition of the name of his spouse by replacing the name of his son in the Share Certificate issued to him. His son has already provided a No Objection to the Society for this change. This was approved by the EC.

11. The EC took on record the letter dated 29/7/2018 of Shri Anand Bardhan, member of USHA and shareholder of plot no. 38 requesting addition of the name of his spouse Mrs. Rashmi Bardhan as second name in the Share Certificate issued to him. This was approved by the EC.

The EC endorsed the changes as per Para 10 & 11 above and directed the Hon. Secretary, USHA to make necessary changes in the Society's records and share certificates to reflect the same.

12. The EC also resolved to offer a token honorarium to the Hon. Auditor of the society as a token of his support. The amount would be decided after due consultation with him.

The meeting ended with a Vote of Thanks to all present.

Dated 4th August 2018

(Samir Sinha)
Hon. Secretary, USHA
SECRETARY (Honorary)
EXECUTIVE COMMITTEE
USHA COLONY
SAHASTRADHARA ROAD
DEHRADUN

A copy of this may be placed on the USHA website for kind information and necessary action for all members.

(Samir Sinha)
Hon. Secretary, USHA
SECRETARY (Honorary)
EXECUTIVE COMMITTEE
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