

USHA campus, Sahastradhara Road,
Near Mussoorie Diversion, Dehradun

ARTICLES OF ASSOCIATION*

(drafted as per provisions of the Uttaranchal Self Reliant Co-operative Societies Act 2003)

1. Name and Address

The Society shall be called the Uttaranchal Services Housing Association Co-operative Society Ltd, with the acronym of USHA, and will be registered under the Uttaranchal Self Reliant Co-operative Societies Act (USRCS Act) 2003. The registered address shall be USHA, Sahastradhara Road, Near Mussoorie Diversion, Dehra Dun.

2. Area of Operation

The area of operation of the Society shall be Dehradun district of Uttaranchal.

3. Objectives

3.1 To facilitate its members to develop an estate/colony and acquire land for purposes of construction of residential housing.

3.2 To assist members in the construction of their houses, and to provide such other services as the members may require, including security and maintenance services, recreation and sports facilities, catering, transport, internet, Cable and such other services as the members may need from time to time.

3.3 To establish a co-operative store and a credit co-op society, if the members so require.

Suggestions/comments may be sent by
E-mail: sanjeevchopra@sidcul.com or to fax number 0135- 2713 553 by 15.7.2004 for circulation on
the day of Annual General Meeting.

4. Membership

Membership will be open to the following:

- 4.1. IAS/IPS/IFS officers working in/belonging to Uttaranchal cadre /domiciled in Uttaranchal.
- 4.2. Officers of Central Services working in or domiciled in Uttaranchal.
- 4.3. Members of the Uttaranchal cadre of PCS/PPS/PFS eligible for being on the Select List of the IAS/IPS/IFS.
- 4.4. Nominees and heirs of the deceased members shall also be eligible for admission, and they shall exercise the right of membership, provided that minor nominees and heirs shall exercise the right through their legal guardians.

5. Share Certificate

Each member will have a share certificate of Rs 6.7 lakhs, which will entitle him to a plot in USHA and the privileges of membership, including the right to vote and right to be elected.

6. Termination of membership

Any member who utilizes the plot for purposes other than residential, i.e., if he uses it, or allows it to be used (on rent or hire) for commercial/ institutional/ educational institutions, will lose his/her membership immediately. The Society will cause a valuation done of the built up area, and offer it to a person who is eligible for the membership of the Society, along with the share certificate. The premium on such a share transfer will be kept by the Society, and not transferred to the erstwhile member.

7. Resignation

A member may resign voluntarily, or by transferring his share to another member who is otherwise eligible to the membership of the Society.

8. Provision Regarding – Transfer and Sale

Transfer and sale of plots and houses will be allowed only with the permission of Society to individuals who are eligible for membership of the Society.

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9. Regarding Building Design

Members are advised to adopt any one of the frontage designs proposed by the Society's architect (on display as the Societies office). However, members wanting to have an alternate design will have to conform to the norms of the Society's architect, and also pay the additional service charges to the Society for getting the approvals. Any frontage other than the one recommended will have to be approved by the Empowered Executive Committee of the Society.

10. Governance

10.1 The AGM will be the Supreme Body of the Society and it will meet at least once a year to :

- a. to discuss the audited accounts of the Society
- b. inform the members of decisions regarding maintenance fees, premium on sales of shares till the next AGM
- c. to receive the Annual report from the EEC
- d. to discuss the Budget proposals for the next year
- e. to elect, every two years, three members to the Empowered Executive Committee.

There will be only 95 members of the AGM, and thirty members will constitute the quorum. For a reconvened AGM, the quorum will be fifteen members provided, however that for amendment to Articles of Association, a special General Meeting will have to be commenced as per Articles of Association.

10.2 The General Body Meeting may also be requisitioned by 30 members giving a request in writing to the President, who will then convene in within six weeks from the date of receipt of the request.

11. The Empowered Executive Committee (Board of Directors)

The Society will be governed by the Empowered Executive Committee, which will meet at least once in two months.

The nine members will select from amongst themselves

- a. A President, to preside over the meetings of the Society, and to undertake such other functions as the EEC may entrust to it.
- b. A Vice president, to officiate in the absence of the President
- c. An Honorary Secretary, who shall be the Chief Executive of the Society, but he may, subject to the approval of the EEC, appoint a professional/ firm to carry out the day to day business as an authorized signatory.
- d. An Additional Secretary to assist the Secretary to discharge the functions mentioned above
- e. A Treasurer to keep the accounts of the Society

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12. Accountability

The following documents will always be kept at the office of the Society, and members will have the right to inspect them after giving reasonable notice to the Executive Committee, provided that such reasonable time will not exceed two weeks from the date of the request.

1. A copy of the Uttranchal Self Reliant Co-op Societies Act
2. copy of the Articles of association, with amendments made from time to time
3. The Minutes book
4. Accounts book
5. List of members and their dues

13. Accounts

13.1 Appointment of CA:

The AGM will appoint a Chartered Accountant to audit its accounts by a CA within the meaning of the CA Act 1949, provided further that the CA may also be given additional administrative responsibilities from time to time. The duties and responsibilities of the auditor shall be as defined in section 15 of the Uttranchal Self Reliant Co-operative Societies Act, 2003.

13.2 Remuneration of the CA:

The remuneration of the CA shall be fixed by the Annual General Meeting.

14. Information to the Registrar

The EEC shall furnish to the Registrar, within thirty days of the AGM the information required under Section 45 of the USRCS Act.

15. Arbitration Council

If the need arises, the Society will hold a special AGM to elect from amongst the members an Arbitration Council to resolve disputes amongst and between members, ex members (and their heirs) and the EEC as per Section 48 and 49 of the USRCS Act.

16. Amendments of Articles of Association

The provision of the Articles of Association can be amended by a special General Body Meeting, in which the Quorum will be of 48 members, and the resolution will be passed by 2/3rd of members present and voting.

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