

उत्तराखण्ड सर्विसेस हाऊसिंग एसोसिएशन, देहरादून

ई-मेल secyushadoon08@gmail.com

सहस्रधारा रोड, देहरादून-01352607608

वेबसाईट: www.ushadoon.org.in

MINUTES OF THE 19th ANNUAL GENERAL MEETING

Date: April 12, 2026

Time: 05:05 PM

Venue: Society Club House

1. Proceedings & Welcome

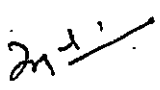
1. The 19th Annual General Meeting (AGM) of the USHA Self-Reliant Cooperative Housing Society was convened at the Society Club House.
2. The President welcomed all members. The meeting was scheduled at 05:00 PM; however, due to the absence of quorum, it was adjourned at 05:05 PM and reconvened at 05:30 PM.
3. The list of members present, both physically and online, is attached as Annexure A.
4. The Executive Committee (EC) requested members to provide suggestions and actively participate in discussions on the agenda circulated via email and shared on the Society WhatsApp group on April 11, 2026.

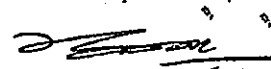
2. Previous AGM Compliance and Secretary's Report

The Honorary Secretary presented the Annual Report for the period from November 10, 2024, to April 11, 2026. The compliance and action taken report was presented before the members through a detailed PowerPoint presentation.

Compliance on 18th AGM held on November 10, 2024:

- * The gym area was renovated with new equipment (multi-gym, treadmill, and leg exerciser).
- * Traffic Management: The EC requested members to park their vehicles in a manner that does not cause inconvenience to others. The matter will be further discussed under a later agenda point.
- * Repairs were completed on all 22 sewer chambers.
- * Construction of the Club House is a major project and may be taken up in the coming financial year; meanwhile, the roof of the Club House has been repaired.
- * Issue of Non-USHA Members: To be discussed later in the AGM.
- * Compliance with Hon'ble Supreme Court directions on noise regulations: Directions have been complied with, and no complaints have been received.
- * Provision of toilets for workers of upcoming houses: The issue has been addressed, and no complaints have been received.


SECRETARY (Honorary)
EXECUTIVE COMMITTEE
USHA COLONY
SAHASTRADH/RAJAJI
DEHRADUN


PRESIDENT
EXECUTIVE COMMITTEE
USHA COLONY, SAHASTRADH/RAJAJI ROAD
DEHRADUN

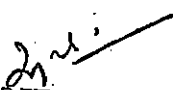
- * Construction timings (Dawn to Dusk): No construction activity was carried out before dawn or after dusk. Movement of construction material was not permitted between 10:00 PM and 6:00 AM.
- * Construction material on roads: Owners were requested to avoid placing materials on roads causing inconvenience.
- * Development charges for new members: Fixed at ₹20 lakhs; no new members were added during the year.
- * Open House Meetings: Conducted regularly.
- * Tenure of Executive Committee: To be discussed later in the agenda.

Other Developmental Works undertaken by the EC:

- * A safety CC wall was constructed with the assistance of Nagar Nigam to prevent floodwater entering the Society. The EC is pursuing the matter with MDDA for a permanent solution.
- * New rainwater recharging pits, a water fountain, and a waterfall were developed in Parks No. 5 and 6 in collaboration with the Minor Irrigation Department, making the Society water-surplus.
- * The STP plant was handed over to Jal Sansthan, resulting in a monthly saving of ₹35,000.
- * Toilets were constructed on the rooftop of the Society building and rented out for gym use, generating ₹25,000 per month.
- * A new USHA office and store were constructed/renovated.
- * Tiles were laid in front of the gym, and drainage was properly covered.
- * A new layout signboard was installed; discussions are ongoing with MDDA for construction of a permanent safety wall.
- * Development of Parks No. 5 and 6: Synthetic running/walking tracks, rose gardens, a fountain, and a waterfall have been developed. A children's park and a small cricket/football ground are also underway. These all works are being done in collaboration of MDDA.
- * Two World Class Pickleball courts have been made.
- * New signboards, traffic signals, and mirrors were installed.
- * Books were donated by Shri N. Ravi Shankar for the USHA Library, which was inaugurated.
- * The USHA transformer and drains were repaired.

Appreciation:

The House appreciated the EC for the developmental works carried out and extended special thanks to Shri Nitesh Jha and Shri Amit Sinha for their significant contributions.


 SECRETARY (Honorary)
 EXECUTIVE COMMITTEE
 USHA COLONY
 SAHASTRADHARA ROAD
 DEHRADUN

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3. Agenda No. 3 – Financial Statements

1. The Treasurer, Shri G.C. Pant, presented the financial statements for FY 2024–2025 and 2025–2026, along with the Auditor's Report for FY 2024–2025, which had already been submitted to the Income Tax Department. The House approved the accounts and appreciated CA Shri C.P. Khanduja.
2. The House ratified all decisions taken by the EC during the period from November 10, 2024, to April 11, 2026.
3. Shri Harish Joshi suggested that reasonable professional fees should be paid to the Chartered Accountant to ensure compliance, transparency, and authenticity of financial statements, and recommended making proper budgetary provisions annually.

4. Agenda No. 4 – Security Audit (Boundary Wall)

The House discussed the urgent need to reconstruct and strengthen the outer boundary wall.

Suggestions by Members:

- * Shri Sudhansu proposed installation of digital fencing.
- * Shri Nautiyal informed that some residents have already constructed individual boundary walls behind their houses.
- * Shri Mehar Singh and Shri Sanjay Gunjyal suggested solar fencing.
- * Smt. Anju Rana recommended installation of concertina wire.
- * Shri Ajay Kumar emphasized structural strengthening of the boundary wall.
- * Shri P.D. Raturi proposed creation of an Infrastructure Fund with ₹1,00,000 contribution per member.
- * Shri Pramod Kant suggested high-durability construction, estimating a cost of ₹6–7 crores.
- * Several members suggested installation of CCTV cameras.


Conclusion:


The matter was referred to the EC for detailed examination and further action.

5. Agenda No. 5 – Tenant Policy

It was decided that:

- * Members must conduct police verification and background checks before renting out their property.
- * A formal request with verification documents must be submitted to the EC prior to tenancy approval.


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DEHRA DUN

6. Agenda No. 6 – Re-allotment to Non-USHA Members

Discussion was held regarding allotment of plots numbered 96, 97, and 98.

Member Submissions:

- * Shri Napalchiyal stated that since the individuals are regularly paying AMC, allotment may be considered.
- * Shri Sanjay Gunjyal provided historical background and confirmed payment of dues and development charges.
- * Shri Ravinath Raman stated that associate membership is not permitted under the Articles of Association.
- * Shri Pramod Kant formally objected to the allotment.

Decision:

- * Existing designations (A1, A2, A3) will continue.
- * The new EC will review documents and submit a report in the next AGM.

7. Agenda No. 7.– Revision of AMC

A proposal to increase AMC to ₹40,000 was discussed.

Member Views:

- * Shri Ravishankar opposed the increase citing lack of justification.
- * Shri Satish Shukla opposed it considering the burden on pensioners.

Final Resolution:

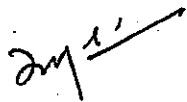
- * AMC fixed at ₹36,000 annually
- * Annual increase of 5% (rounded)


8. Agenda No. 8 – Registration of Land

The legal opinion of Advocate T.S. Bindra (Annexure B) was presented.

Key Points mentioned by Sri TS Bindra:

- * Individual registration is not mandatory under the Uttarakhand Self-Reliant Cooperative Societies Act, 2003.
- * Share certificates provide possessory rights but not ownership title.
- * For Registration in individual members name: Article of Association to be amended.
- * Registration involves financial implications.


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Shri Harish Joshi stated that amendment of the AOA is not required at present.

Decision:

A committee comprising

Shri L.N. Pant,

Smt. Romita Arora,

Shri Ravinath Raman,

and Shri Mohit Gera will be formed. The committee will submit a report within one month regarding

Legal, Administrative and Financial implications/issues of the issue.

9. Agenda No. 9 – Miscellaneous

Rental & Subletting:

* Shri Sudhansu objected to rent revision based on market rates.

* Shri Sanjay Gunjyal emphasized no subletting of Society properties.

Traffic & Parking:

* Shri Kaushik raised concerns about parking on both sides.

* Shri Sameer Sinha and Shri Subhash Joshi suggested one-side parking and penalties.

Resolution: EC to prepare SOP within one month.

Drainage & Flooding:

* Smt. Nautiyal raised waterlogging concerns.

* Shri Nautiyal suggested taking up the issue with MDDA.

Park Measurement:

* Shri Pramod Kant and Shri Sanjiv Chopra requested measurement of Park No. 7.

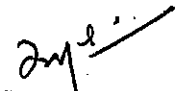
* The President assured completion within one month.

Tenure of EC:

It was resolved that a two-year tenure is not feasible without amendment to the Articles of Association; hence, AGM and elections will be conducted annually.

10. Agenda No. 10 – Elections & Tenure

Office Bearers & EC Members elected:


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USHA COLONY
SAHASTRADHARA ROAD
DEHRADUN

~~PRESIDENT~~
EXECUTIVE COMMITTEE
USHA COLONY SAHASTRADHARA ROAD
DEHRADUN

* President: Shri R.S. Meena (Proposed by Shri Sameer Sinha; Seconded by all members)

* Vice President: Shri Sameer Sinha (Proposed by Shri Sanjeev Chopra; Seconded by all members)

* Hon. Secretary: Shri Nitesh Jha (Proposed by Shri Pramod Kant; Seconded by all members)

* Treasurer: Shri Mohit Gera (Proposed by Shri N. Ravi Shankar; Seconded by all members)

EC Members:

* Shri Amit Sinha (Proposed by Shri Mohit Gera; Seconded by all members)

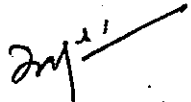
* Smt. Romita (Proposed by Shri H.C. Joshi; Seconded by all members)

* Shri Ravinath Raman (Proposed by Shri Subhash Joshi; Seconded by all members)

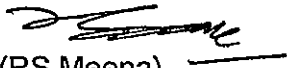
The details have been recorded in the Society Register.

Vote of Thanks

The newly elected EC expressed gratitude to all members for their trust and requested continued cooperation.


(Nitesh K Jha)
Honorary Secretary
USHA

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SAHASTRADHARA ROAD
DEHRADUN


(RS Meena)
President
USHA
PRESIDENT
EXECUTIVE COMMITTEE
USHA COLONY, SAHASTRADHARA ROAD
DEHRADUN

19th AGM Of Attendance Sheet USHA On12 April 2026, at 05:05 PM

Ser. No.	Name of Members	Plot No	
01.	Shei R S Meena	04	
02.	Shri G C Pant	08	
03.	Shri Nitesh Kumar Jha	22	
04.	Dr. samir Sinha	64	
05.	Shri Vijay Kumar	45	
06.	Shri Ajay Joshi	03	
07.	Shri J S Pandey	35	
08.	Shri Dinesh Bhatt	39	
09.	Mrs Neelu Gera	79	
10.	Shri Subhash Joshi	48	
11.	Shri Promode Kant	80	
12.	Shri Sanjeev Chopra	43	
13.	Mrs. Anju Rana	14	
14.	Dr. PVK Prashad	05	
15.	Shri Vinod Kumar Nautiyal	33	
16.	Shri H C Jain	67	
17.	Shri Mehar Singh	02	
18.	Shri Satayvart	65	
19.	Shri Ramesh K Aima	66	
20.	Shri H C Joshi	88	
21.	Shri S K Kaushik	36	
22.	Shrio I K Pande	12A	
23.	Mrs. Miru Shrivastava	54	
24.	Shri N S Napalchyal	37	
25.	Shri N Ravishankar	31	
26.	Shri Ravinath Raman	92	
27.	Shri Sanjay Gunjijal	25	
28.	Shri S P Subudhi	07	
29.	Mrs. Romita Arora	01	
30.	Shri Deepankar Aron	53	
31.	Shri Prem Dutt Raturi	60	
32.	Shri Arindam Tomer	90	
33.	Mrs. Manjula Toliya	17	
34.	Dr. Asha Mathur	06	
35.	Shri Amit kumar Sinha	12	
36.	Shri R K Sudhanshu	89	
36.	Shri Ajai Kumar	87	
37.	Shri Puneet Kansal	47	
38.	Shri Surendra Mehra	73	
39.	Shri Manoj Pant	70	
40.	Mrs. Pooja Garbiyal	59	
41.	Shri Atul Jindal	32	

SECRETARY (Honorary)
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SAHASTRADHARA
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EXECUTIVE COMMITTEE
USHA COLONY, SAHASTRADHARA ROAD
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Office Bearers & EC Members USHA
Elected in AGM held on 12-04-2026.

President:

Shri R.S. Meena

Proposed by: Sri Samir Sinha

• Seconded by: All members

Vice President:

Shri Samir Sinha

• Proposed by: Sri Sanjeev Chopra

• Seconded by: All Members

General Secretary:

Sri Nifesh Jha

• Proposed by: Sri Pramod Kant

• Seconded by: All Members

Treasurer:

Sri Mohit Gera

• Proposed by: Shri N. Ravi Shankar

Seconded by: All Members

Executive Committee Members:

1. Sri Amit Sinha Proposed by Sri Mohit Gera


Seconded by: All Members

2. Mrs. Romita Proposed by Sri HC Joshi

Seconded by: All Members

3. Sri Ravinath Raman Proposed by Sri Subhash Joshi

Seconded by: All members


(NS Napalchiyal)
Election Officer
AGM USHA

12/4/2026.