

**THE FEDERAL HOUSE CONSTRUCTION CO – OPERATIVE SOCIETY LTD. No. E 962
FEDERAL GARDENS, PULINCHODE, ALUVA – 683101**

NOTICE FOR ANNUAL GENERAL BODY MEETING

Dear Sir/Madam,

Notice is hereby given that the **22nd Annual General Body Meeting of The Federal House Construction Co-operative Society Limited No. E 962** will be held at **2.30 PM on Sunday 30th March 2025** at **FBOA Hall**, FBOA Road, Aluva, to transact the agenda mentioned below. President of the Society, Shri. T S Jagadeesan will preside over the meeting. All Members are requested to attend the meeting.

AGENDA

1. Silent Prayer
2. Condolence
3. Recording of notice and Agenda for the Annual General Body Meeting
4. Welcome Speech
5. Presidential Address
6. Recording of minutes of the previous General Body Meeting
7. Presentation of Supplementary Budget for the year 2023-24
8. Presentation of Report for the year 2023-24
9. Presentation of Audit report & Audited accounts for the year 2022-23 and 2023-24
10. Presentation of budget estimate for the year 2025-26
11. Proposal for amendment of Byelaws (as appended below)
12. Reply to questions, requests seeking clarification etc, if received for the General Body Meeting
13. General Discussion
14. Other matters with the permission of Chair
15. Vote of Thanks

By order of Board

Aluva
06.03.2025

Sd/-
Secretary

Note:

- 1) If any questions or clarifications are to be raised in the General Body Meeting, copies of the same should reach at the office of the Society at Federal Gardens latest by 4 PM on 27th March 2025
- 2) Identity card issued by the Society is mandatory for all matters related to the Society like participation in General Body Meeting, Election etc. Members, who have not collected the Identity cards, may collect the same from Society office.
- 3) Reports and Accounts shall be sent to the members to their email ids, if and as provided to the Society; they can also be collected from the office of the Society from 22nd March onwards during office hours.

Proposed Bye-law amendments

Existing Clause		Proposed to be amended as	
5.i	<p><u>AUTHORISED CAPITAL</u></p> <p>The capital of the society shall for the present be 2.01 crores made up of 2,00,000 A class shares of Rs.100 each and 2000 B class shares of Rs.50/-. Every member shall pay an entrance fee of Rs. 25/- for A class membership and Rs.10/- for B class membership. But entrance fee shall not be payable by nominees or heirs of deceased members for shares or claimed by them either by nomination or succession.</p>	5.i	<p>The capital of the society shall for the present be 10.02 crores made up of 10,00,000 A class shares of Rs.100 each and 4000 B class shares of Rs.50/-. Every member shall pay an entrance fee of Rs. 25/- for A class membership and Rs.10/- for B class membership. But entrance fee shall not be payable by nominees or heirs of deceased members for shares or claimed by them either by nomination or succession.</p>
6	<p><u>MEMBERSHIP</u></p> <p>a) The membership shall be confined to all confirmed or probationary officers serving in any offices of Federal Bank Ltd. Registered Office, Aluva, who are desirous of owning a house in Aluva Taluk.</p>	6	<p><u>MEMBERSHIP</u></p> <p>a) The membership shall be confined to all confirmed or probationary officers serving in any offices of Federal Bank Ltd. Registered Office, Aluva, who are desirous of owning a house in Ernakulam District.</p>
21.	<p>(1) The Board of Directors shall have power to incur such expenditure as may be necessary for the management of the Society and for general amenities such as parks, Community hall, Clubs, Shopping Centres, Schools, Library, Reading Room, Play grounds, drainage, sewage etc;</p> <p>(2) Board shall entrust the maintenance of common amenities of various housing projects to respective 'Residents' Associations constituted under proper bye-laws approved by the Society with authority to collect maintenance fees etc from residents/owners.</p>	21.	<p>(1) <u>No Change</u></p> <p>(2) <u>No Change</u></p> <p>(3) <u>New clause to be added</u> Board shall hand over the Maintenance (Corpus) Deposit collected from members and/or any surplus fund of a project after completion, as the Board may</p>

			deem fit to the respective Resident Association constituted as per clause 21(2) supra to be dealt with as per the Bye-laws of the respective Resident Association.
33	<p><u>PURCHASE OF LAND AND CONSTRUCTION OF HOUSES</u></p> <p>It shall be competent for the <i>Board of Directors</i> —</p> <p>i. <i>to buy lands either</i> from private parties or through Government or otherwise;</p> <p>ii. to render the land so purchased for habitation;</p> <p>iii. to layout streets, roads, parks, silos for common amenities and parcel out lands as house sites:</p> <p>iv. to sell or lease or mortgage or otherwise deal with the sites to members or others on such terms as it may determine; and</p> <p>v. to provide or maintain facilities for water supply, drainage, lighting and similar works of common utility.</p>	<p>33A</p> <p><u>PURCHASE OF LAND AND CONSTRUCTION OF HOUSES</u></p> <p>It shall be competent for the <i>Board of Directors</i> —</p> <p>i. <i>to buy lands either</i> from private parties or through Government or otherwise;</p> <p>ii. to render the land so purchased for habitation;</p> <p>iii. to layout streets, roads, parks, silos for common amenities and parcel out lands as house sites:</p> <p>iv. to sell or lease or mortgage or otherwise deal with the sites to members or others on such terms as it may determine; and</p> <p>v. to provide or maintain facilities for water supply, drainage, lighting and similar works of common utility.</p> <p>33B</p> <p><u>PURCHASE OF FLATS AND VILLAS</u></p> <p>It shall be competent for the Board of Directors to enter into agreements with Builders and vendors for bulk purchase of apartments/villas for the members. The Board after entering into such agreement/s may invite expression of interest from members for purchase of such flats/villas along with initial contribution as share capital</p>	
38	<p><u>DISTRIBUTION OF PROFIT</u></p> <p>38.i. The Net Profit of the Society as declared by the Registrar year after year shall be distributed as follows (a)Not less than Fifteen percent of such Net Profit shall be carried to the Reserve Fund as per Rules (b)Not exceeding Five percent of Net Profit shall be remitted to Education Fund as prescribed by the Rules. (c)Ten percent of Net Profit shall be remitted to Member Relief Fund as per prescribed Rules.</p>	38	<p><u>DISTRIBUTION OF PROFIT</u></p> <p>38. i. The Net Profit of the Society as declared by the Registrar year after year shall be distributed as follows: (a)Not less than Fifteen percent of such Net Profit shall be carried to the Reserve Fund as per Rules (b)Not exceeding Five percent of Net Profit shall be remitted to Education Fund as prescribed by the Rules. (c)Ten percent of Net Profit shall be remitted to Member Relief Fund as per prescribed Rules.</p>

38.ii	<p>The balance shall be carried to the Common Good Fund. All undivided and indivisible profits and all profits not allotted in accordance with this bye-law shall be carried to the Common Good Fund.</p> <p>Note: Common Good Fund shall be utilised for providing common amenities to the members for the achievement of one or all the objects mentioned in this bye-laws.</p>	38.ii.	<p>The net Profit after distribution as prescribed above shall be used for any/all of the following purposes:</p> <p>(a) For paying Dividend to members at a rate not exceeding 25% per annum on the paid up value of share capital held by each member for the period during which the paid up share capital was so held during the year. (b)For transferring an amount not exceeding 10% of the Net Profit to Common Good Fund. (c)For transferring UPTO 30% of the Net Profit to Apartments Projects Maintenance Fund (d)For transferring balance amount of the Net Profit to Apartments Projects Development Fund</p> <p>Note: i. Any dividend not claimed within five years of declaration shall be transferred to Apartments Project Maintenance Fund.</p> <p>ii. Common Good Fund shall be utilised for providing common amenities to the members for the achievement of one or all the objects mentioned in these bye-laws.</p>
47	<p>The Society shall prepare annually in such form as may be prescribed by the Registrar; (a) a statement showing the receipts and disbursements for the year (b) a profit and loss account, (c) a balance sheet, and (d) such other statement as may be prescribed by the Registrar.</p> <p>The Statements shall be made up to 30th June and a copy of the same shall be sent to the Registrar within fifteen days after the close of the Co-operative year ending 30th June. After the Registrar has verified the statements and granted him audit certificate, the Society shall publish such of the prescribed statements as he may direct in the manner prescribed by him.</p>	47	<p>The Society shall prepare annually in such form as may be prescribed by the Registrar; (a) a statement showing the receipts and disbursements for the year (b) a profit and loss account, (c) a balance sheet, and (d) such other statement as may be prescribed by the Registrar.</p> <p>The Statements shall be made up to 31st March and a copy of the same shall be sent to the Registrar within fifteen days after the close of the Co-operative year ending 31st March. After the Registrar has verified the statements and granted audit certificate, the Society shall publish such of the prescribed statements as he may direct in the manner prescribed by him.</p>