

CIVIL SERVICES OFFICERS' SWAWLAMBI CO-OPERATIVE HOUSING SOCIETY LTD.

General Body Meeting on 25.10.2026

Agenda Notes

1. Ratification of the proceedings of General Body Meeting held on 11.01.2026.
2. Ratification of the proceeding of meeting of Board of Directors (BoD) held on 14.01.2026, 27.01.2026, 16.02.2026, 02.04.2026, 14.04.2026, 13.06.2026, 07.08.2026, 29.09.2026, 10.10.2026, 23.10.2026.
3. **Financial Report:**

A. Saving bank as on 01.04.2025		
Sl.	Bank	Amount (Rs.)
1.	SBI Hatia	75,75,408.86
2.	SBI Hatia	6,33,089.50
3.	Jharkhand Co-operative Bank Ltd.	76,941.00
Total		82,85,439.36
B. Fixed Deposit		
1.	31423542997 Dated 10.11.2025	5423356.00
2.	36076176298 dated 085.09.2024	8953557.00
3.	363114410802 dated 15.12.2024	2672200.00
Total		1,70,49,113.00
Grand Total		2,53,34,552.36

a. Receipts during Period: 01.04.2025 to 31.03.2026

Sl.	Particulars	Amount.(Rs.)
1.	Received from 1 st phase members	3,38,44,101.00
2.	Received from 2 nd phase members towards membership fee	55,250.00
3.	Interest Earned	1,92,685.00
4.	Income tax Refund	42,350.00
	Total	3,41,34,386.00
5.	Available Balance as on 01.04.2025	2,53,34,552.36
	Grand Total (as on 31.03.2026)	5,94,68,938.36

b. Expenditure during the period 01.04.2025 to 31.03.2026

Sl	Particulars	Amount (Rs.)
1.	Office Rent	40,500.00
2.	Bank Charge	265.00
3.	Salary to office staff	11,63,500.00
4.	Audit fee	11,918.00
5.	Legal Expenses	11,500.00
6.	Stationery	38,740.00

7.	Furniture	62,729.00
8.	Meeting Expenses	1,56,600.00
9.	IT Service	9000.00
10.	Bonus	13,000.00
11.	Advance to M/s Equus Estate	50,00,000.00
12.	Advance to M/s The Creators	13,00,000.00
13.	Sri Anoop Burman	4,97,500.00
14.	Fixed Deposit	2,00,00,000.00
	Fixed Deposit (roll over)	1,70,49,113.00
15.	M/s Athrvan Realters for Raiyat land purchase	70,15,000.00
16.	Advance to Sri Rajiv Ranjan Verma for miscellaneous works	1,25,000.00
17.	T.D.S against payment to M/s Equus Estate.	9,73,764.00
18.	Refund to Phase II members	21,100.00
19.	Co-operative Bank Expense	59.00
	Total	5,34,89,288.50
	Balance in Bank	59,79,649.86
	Grand Total (as on 31.03.2026)	5,94,68,938.36

General Body may kindly peruse and may get apprised of.

4. Audit Report: 2025-26:

Audit Report of CSO Swawlambi Co-operative Housing Society Ltd. for year 2025-26 is submitted by Registrar, Co-Operative, Govt. of Jharkhand, approved Chartered Accountant Mr. Praveen B. Sharma & Associates. The Audit Report is placed before the General Body for perusal and approval.

Key observations made in the Audit Report are as follows:

1. The authorized share capital of the Society is Rs. 1,50,000.00. Subscribed and paid-up share capital as on 31.03.2026 is Rs. 2,01,500.00 which is higher than the authorized share capital. As per the provision, authorized share capital should be more than the subscribed and paid-up share capital.
2. Federation levy payable as on 31.03.2026 is Rs. 84,562.20. Till now our CSO Swawlambi Co-operative Housing Society Ltd. is not the registered member of any housing federation. Hence the levy payable is shown in the Audit Report.
3. Advance to The Creators given is Rs. 30,00,000 +Rs. 13,00,000.00 = Rs. 43,00,000.00 However no bill adjustment and work completion certificate is submitted. That needs to be addressed on urgent basis.

4. Advance given to The Equus Estate Pvt. Ltd. is Rs.5,18,00,000.00. However, only Rs. 9,73,764.00 as TDS has been deducted, so far. TDS deduction on the rest of amount needs to be deducted.
5. The differences between Bank account balance and Cash book balance were detected earlier and efforts have been made to minimize the differences through reconciliation.
6. An Advance of Rs. 1,25,000.00 was given to CSO Swawlambi Co-operative Housing Society Ltd. contractual staff Mr. Rajiv Ranjan Verma, out of which Rs. 1,06,049.00 was adjusted in the financial year 2025-26 and rest Rs. 18,951.00 is adjusted in the current financial year against meeting expenses.

On the basis of observations made in the Audit Report following proposals are placed for consideration of GBM:

- a. **The limit of authorized share capital is proposed to be increased from Rs. 1.50 lakh to Rs. 10.00 lakh**
- b. **CSO Swawlambi Co-operative Housing Society Ltd. should take initiative to make registration and become member of State and National Co-operative Housing Federation.**

General Body may kindly approve the Audit Report, 2025-26 and the proposals made above.

5. Key points of progress:

1. Exit policy: 27.01.2026.
2. Subplot nos. 227-237 opened for registration: 16.02.2026.
3. Sub plot nos. 158-166 have been recast and opened for registration: 07.08.2026.
4. Raiyat land registered in the name of Society: 81.69 d.
5. Agreement entered into for 128.35 d raiyat land.
6. Sub-plot nos. 200-221 have been recast on the basis of agreement entered into. These would be opened for registration once raiyat land is registered in favour of Society.
7. Boundary wall: Two gaps of 10' each existing and rest is completed.

General Body may kindly take note and apprised of the progress made.

6. Outstanding Dues on members:

Sl.	Particulars	Rate Per members (Rs.)	Dues (Rs.)
1.	Membership Fee	1000.00	Nil
2.	Initial cost of Land	10,000.00	Nil
3.	Cost of Land	67,500.00	Nil
4.	Registration Fee	7,000.00	Nil
5.	Initial Development Charge	10,000.00	Nil
6.	1 st Development Charge	1,00,000.00	Nil
7.	2 nd Development Charge	1,50,000.00	9,00,000.00
8.	3 rd Development Charge	1,50,000.00	88,50,000.00
9.	4 th Development Charge	1,00,000.00	71,87,470.00
10.	Interest	1% of dues amount per month	8,90,500.00
Total			1,78,27,970.00

A total amount of Rs. 1,78,27,970.00 towards development charge and penal interest is outstanding against on 81 members of this Society.

It is proposed that 31st December, 2026 may be decided as the cut-off date to deposit the total outstanding dues.

General Body may discuss and approve the proposal.

7. Registration/Rectification Registration of Sub plots allotted to the members:

- Registrations of 14 members and Rectification Registrations of 104 members have been completed as on 25.10.2026.
- Registrations/Rectification Registrations of 118 members are yet to be completed.

The General Body may take a view on this. A cut-off date of 31.03.2027 may be decided till when all the members should complete Registration/ Rectification Registrations of the sub-plot allotted to them.

General Body may discuss and approve the proposal.

8. Fencing over and above the boundary wall at Sanga Campus:

- Item number 39 of LoA for construction of boundary wall at Sanga Campus provided for Concertina wire fencing over the boundary wall @ of Rs255.00 per meter with corresponding amount of Rs. 15,81,000.00 only.
- General Body of the Society in its meeting held on 05.12.2020 took up a matter of providing five strand solar powered electric fence in place of concertina wire at the estimated cost of Rs. 15.00 /km.

3. Board of Directors (BoD) in its meeting held on 09/01/2021, decided to provide five strand solar powered electric fencing instead of concertina wire fencing and it was decided to get the quotation from one expert agency M/s Ashish Enterprises Kolkata in this context. It was also decided to reduce the amount meant for Concertina wire Fencing as provisioned in the existing contract.
4. M/s Ashish Enterprises, Kolkata furnished two quotations for Solar powered electric fencing of length 5400m. The first one in Dec, 2020 for supply and installation amounting to Rs.13,05,965.00 (with GST) and another one in Feb,2021 for AMC per year amounting to Rs. 7,08,000.00 (with GST).
5. The first quotation was approved and vide CSO's letter no. CSO/Co-op/HSG/2021(63) dated 06/12/20221 and at the same time a payment of Rs. 6,50,982.00 (50%) of value of Quotation value was remitted vide cheque no. 028416 dated 06/12/2021.
6. Four items out of 27 items mentioned in quotation for installation of five strand solar powered electric fencing were supplied as mentioned below: -

Sl	Description	Qty	Rate	Amount (Rs.)
1.	12.5 SWG wire	1250 kg	@90Rs./kg	1.12.500.00
2.	Support Post 25mm dia x 1200mm	200 nos.	700Rs./nos.	1.40.000.00
3.	Support post 40mm dia x 1200mm	200 nos.	700Rs./nos.	1.40.000.00
4.	Intermediate post 25mmX25mmX3mm T/L section	1600 nos.	@200 Rs./nos.	3,20,000.00
Total with GST @ 18% = Rs. 7,12,500/- + Rs. 1,28,500/- = Rs. 8,40,750/-				

7. After installation of 4 item i.e. structural frame work, the fencing above the wall can be completed, but to energize and pass the electric current other 23 item such as Energizer, Solar panel, Battery etc. will also be required and that at this distant date after lapse of 5 years it seems infeasible to be supplied by M/s Ashish Enterprises.
8. Moreover, if the full system is provided, as per the 2nd quotation collected in year 2021, the AMC charges @Rs. 7.08.000.00 (with GST) per year will be incurred every year. After lapse of 5 year, this rate if fresh quotation is collected may be much more that the rate quoted in 2021.
9. Therefore, it seems better is proposed that with the 4 supplied items of 1st quotation the structural frame work of solar fencing above the 8 feet wall may be installed and the part work of energizing the fencing i.e. execution of balance 23 no. item of the quotation may be done away with.

Hence it is proposed that:

- a. The structural frame work of solar fencing, without provision for energizing, above the 8 feet wall may be installed using the material already provided.**
- b. The LoA amount of existing contract of M/s Equus Estate Pvt. Ltd. may be reduced by Rs. 15,81,000.00 meant for Concertina wire fencing.**

General Body may kindly peruse and accord approval to the proposals.

9. Registration of sub-plot no. 81 in favor of Sri Jata Shankar Choudhary, Membership no. 311 and of sub-plot no. 133 in favor of Sri Satish Kumar, Membership no. 310.

a. Matter related to Sri Jata Shankar Choudhary:

- i. Sri Shivaji Mahan Cairae, IPS was a member of CSO Swawlambi Co-operative Housing Society Ltd. with Membership no. 126 and had been allotted sub-plot no. 234.**
- ii. In a letter addressed to the Secretary, CSO Swawlambi Co-operative Housing Society Ltd. under the signature of Sri Shivaji Mahan Cairae, IPS dated 09.11.2021, Shri Cairae requested the society to allow him to sell his sub-plot on mutual basis to Sri Jata Shankar Choudhary, IAS, also a member of the Society of Phase-II bearing Membership No. II/156, and to transfer all the amount deposits by him to the Society account of Sri Jata Shankar Choudhary, and also to delete his name (of Mr. Cairae) from Phase-I membership. The said letter also bears the signature of Mr. Jata Shankar Choudhary.**
- iii. Sri Jata Shankar Choudhary, Membership no. II/156 also submitted a letter addressed to the Secretary, CSO Swawlambi Co-operative Housing Society Ltd. under his signature conveying his willingness to purchase the sub-plot no. 234 allotted to Sri Shivaji Mahan Cairae and requested the Society to allow him to purchase the said plot. The letter also bears the signature of Sri Shivaji Mahan Cairae on 09.11.2021.**
- iv. Executive Committee in its meeting held on 08.04.2022 ratified the transfer of the sub-plot on mutual basis.**
- v. Sri Jata Shankar Choudhary was given Membership no. 311 of Phase-I elevating from Phase-II/156 and was allotted sub-plot no. 81 in fresh allotment process on 15.12.2024 and vide CSO Swawlambi Co-operative Housing Society Ltd.**

letter no. 44 dated 01.03.2025 a revised allotment order was issued to this affect.

- vi. It was informed by Sri Jata Shankar Choudhary vide his letter dated 11.12.2025 addressed to the secretary, CSO Swawlambi Co-operative Housing Society Ltd. that Sri S.M. Cairae had passed away and that his family member was showing reluctance in executing the registration of the said sub-plot.
- vii. Considering his request, Executive Committee in its meeting held on 15.12.2025 took a decision that the heir of the transferer of the sub-plot should be served with a notice that he should co-operate in executing the registration failing which society will register the plot in the name of transferee/purchaser of sub-plot.
- viii. The matter was again examined and reviewed. It was found that the sub-plot had been transferred to Sri Jata Shankar Choudhary on the written request of Sri Shivaji Mahan Cairae as mentioned above. In this view, the son of Mr. Cairae was issued a letter that only on the request of Shri Cairae his membership had been deleted and the sub-plot has been transferred to Sri Jata Shankar Choudhary, and that in the circumstances this society does not have any liability towards Sri Shivaji Mahan Cairae or his heir.
- ix. The matter was placed before the Board of Directors (BoD) on 07.08.2026 which was discussed in detail. It was decided that proposal should be framed for registration of sub-plot no. 81 in favour of Sri Jata Shankar Choudhary (MS no.- 311) and the same should be put up for the approval of General Body in its next meeting.
- x. The proposal is approved by Board of Directors (BoD) in its meeting held on 23.10.2026 and was approved.

b. Matter related to Sri Satish Kumar:

- i. Sri Madan Mohan Ojha, IPS was a member of CSO Swawlambi Co-operative Housing Society Ltd. with Membership no. 62 and had been allotted sub-plot no. 79.
- ii. In a letter addressed to the Secretary, CSO Swawlambi Co-operative Housing Society Ltd. under the signature of Sri Madan Mohan Ojha, IPS, dated 09.09.2021, Shri Ojha requested the society to allow him to sell his sub-plot on mutual basis to Sri Satish Kumar, IRSE, also a member of the Society of Phase-II bearing Membership No. II/154.

- iii. Sri Satish Kumar, Membership no. II/154 also submitted a letter addressed to the Secretary, CSO Swawlambi Co-operative Housing Society Ltd. under his signature on 09.09.2021 conveying his intention to purchase the sub-plot no. 79 from Sri Madan Mohan Ojha and requested the Society to allow him to purchase the said plot.
- iv. Executive Committee in its meeting held on 08.04.2022 ratified the transfer of the sub-plot on mutual basis.
- v. Sri Satish Kumar was given Membership no. 310 of Phase-I elevating from Phase-II/154 and was allotted sub-plot no. 133 in fresh allotment process on 15.12.2024 and vide CSO Swawlambi Co-operative Housing Society Ltd. letter no. 56 dated 25.03.2025 a revised allotment order was issued to this affect.
- vi. It was informed by Sri Satish Kumar vide his letter dated 15.12.2025 addressed to the secretary, CSO Swawlambi Co-operative Housing Society Ltd. that Sri Madan Mohan Ojha had passed away and that his spouse was not responding favorably in the matter of the registration of the said sub-plot in name of Sri Satish Kumar.
- vii. Considering his request, Executive Committee in its meeting held on 15.12.2025 took a decision that the heir of the transferer of the sub-plot should be served with a notice that he should co-operate in executing the registration failing which society will register the plot in the name of transferee/purchaser of sub-plot.
- viii. The matter was again examined and reviewed. It was found that the sub-plot had been transferred to Sri Satish Kumar on the written request of Sri Madan Mohan Ojha as mentioned above. In this view, the wife of Sri Madan Mohan Ojha was issued a letter that only on the request of Shri Ojha his membership had been deleted and the sub-plot has been transferred to Sri Satish Kumar, and that in the circumstances this society does not have any liability towards Sri Madan Mohan Ojha or his heir.
- ix. The matter was placed before the Board of Directors (BoD) on 07.08.2026 which was discussed in detail. It was decided that proposal should be framed for registration of sub-plot no. 133 in favour of Sri Satish Kumar (MS no.- 310) and the same should be put up for the approval of General Body in its next meeting.

- x. The proposal is approved by Board of Directors (BoD) in its meeting held on 23.10.2026 and was approved.

It is hereby proposed that in the circumstances, the General Body may allow the registration of sub-plot no. 81 in favour of Sri Jata Shankar Choudhary, Membership no. 311 and that of sub-plot no. 133 in favour of Sri Satish Kumar, Membership no. 310, by CSO Swawlambi Co-operative Housing Society Ltd.

10. Sale of sub-plot on mutual basis:

The following members have sold their sub-plots on mutual basis:

Sl.	Seller	Ms No.	Buyer	2 nd Phase MS No.	MS No.	Plot No.
1	Sri Sanjay Srivastava	136	Sri Rajiv Ranjan	II/180	322	57
2	Sri Nandu Prasad	101	Sri Dashrath Chandra Das	II/181	323	122
3	Sri Mohan Lal Ray	70	Sri Manoj Kumar	II/151	324	08

11. Allotment of alternate sub-plot to sri Rajiv Jain, Membership no. 104:

In reference to the decisions taken vide para number 8 of proceedings of GBM held on 11.01.2026, and vide para number 9 of BoD meeting held on 14.01.2026 and correspondence made in pursuant to that, it is to place the letter received from Sri Rajiv Jain dated 24.10.2026 (receipt no. 33/24.10.2026) and inform that Sri Jain has agreed to allotment of sub-plot no. E-2 to him.

General Body may take note of the same and accord approval to the proposal of sub-plot no. E-2 to be allotted to Sri Rajiv Jain and that this sub-plot no. E-2 may be renamed as 45-A as it is adjacent to sub-plot no. 45.

12. Development of Sanga Campus:

Detailed discussions have been made by Board of Directors (BoD) to develop the Sanga Campus into a versatile and well equipped residential site. A broad plan has been prepared and discussed thoroughly. It includes the following elements:

1. Road network of 6.0m wide 5.5km roads with concrete pavement,
2. Water supply network to lead water to each sub-plot.
3. Strong Water Drain (SWD) network.
4. Service conduits for electric cables, optic fibers, cat 6 cables, PNG etc.
5. Street light net work

6. Sub-plot development and erecting a 1½' high front boundary and 4' high boundary wall separating the two adjacent plots and back boundary wall wherever needed.
7. Landscaping work
8. Main gate construction

This development would take about 3 years to complete and lead us to a point where every member may get a house constructed on the sub-plot allotted.

On a broad estimate this development would cost about Rs. 35.00 cr. This would entail an amount of Rs. 14.00 to 15.00 lakhs per member in 3 phases spread over 3 years.

Board of Directors (BoD) have discussed this development plan in its meeting on 23.10.2026 and accorded its approval on the same.

General Body may kindly consider the development plan and accord its approval to the same.

Any other point that comes up for discussion.