

ਦਫ਼ਤਰ ਰਜਿਸਟਰਾਰ ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

(ਹਾਊਸਿੰਗ ਸ਼ਾਖਾ)

ਵੱਲ,

- 1) ਵਧੀਕ ਪ੍ਰਬੰਧ ਨਿਰਦੇਸ਼ਕ
ਹਾਊਸਿੰਗ ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 2) ਸਮੂਹ ਸੰਯੁਕਤ/ਉਪ/ਸਹਾਇਕ ਰਜਿਸਟਰਾਰ,
ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਖੇਤਰ ਵਿੱਚ।

ਮੀਮੋ ਨੰ: ਰਸਸ/ਹਾਊਸਿੰਗ/ਬਾਈਲਾਜ਼/ਨਹ/ 375

ਮਿਤੀ: 10-07-19

ਵਿਸ਼ਾ: ਸਹਿਕਾਰੀ ਮਕਾਨ ਉਸਾਰੀ ਸਭਾਵਾਂ ਦੇ ਬਾਈਲਾਜ਼ ਵਿੱਚ ਸੋਧ ਸਬੰਧੀ।

ਮਕਾਨ ਉਸਾਰੀ ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਦੇ ਮੈਂਬਰਾਂ ਦੀਆਂ ਸਮੱਸਿਆਵਾਂ ਅਤੇ ਮੈਂਬਰਾਂ ਦੇ ਹਿੱਤਾਂ ਨੂੰ ਸੁਰੱਖਿਅਤ ਕਰਨ ਅਤੇ ਸਭਾਵਾਂ ਦੇ ਕੰਮ ਕਾਜ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਲਿਆਉਣ ਲਈ ਇਹਨਾਂ ਸਭਾਵਾਂ ਦੇ ਬਾਈਲਾਜ਼ ਦੀਆਂ ਕੁਝ ਮੱਦਾਂ ਵਿੱਚ ਸੋਧਾਂ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ।

ਆਪ ਨੂੰ ਸੋਧੇ ਬਾਈਲਾਜ਼ ਦੀਆਂ ਕਾਪੀਆਂ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪਣੇ ਸਰਕਲ ਵਿੱਚ ਪੈਂਦੀਆਂ ਮਕਾਨ ਉਸਾਰੀ ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਦੇ ਬਾਈਲਾਜ਼ ਵਿੱਚ ਲੋੜੀਂਦੀਆਂ ਸੋਧਾਂ ਸ਼ਾਮਲ ਕਰਨ ਲਈ ਪੰਜਾਬ ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਐਕਟ 1961 ਦੀ ਧਾਰਾ 10(ਏ) ਅਤੇ ਰੂਲਜ਼ 1963 ਅਧੀਨ ਅਧਿਕਾਰਾਂ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ। ਇਹਨਾਂ ਸੋਧਾਂ ਨੂੰ ਸਾਰੀਆਂ ਮਕਾਨ ਉਸਾਰੀ ਸਭਾਵਾਂ ਦੇ ਬਾਈਲਾਜ਼ ਵਿੱਚ ਸ਼ਾਮਲ ਕਰਨਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ। ਆਪ ਨੂੰ ਇਹ ਵੀ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪਣੇ ਆਪਣੇ ਸਰਕਲ ਅਧੀਨ ਪੈਂਦੀਆਂ ਮਕਾਨ ਉਸਾਰੀ ਸਭਾਵਾਂ ਦੀਆਂ ਵੈਬਸਾਈਟਾਂ ਤੇ ਇਸ ਦੀ ਕਾਪੀ ਅਪਲੋਡ ਕੀਤੀ ਜਾਵੇ। ਇਸ ਸਬੰਧੀ ਕੀਤੀ ਕਾਰਵਾਈ ਬਾਰੇ ਇਸ ਦਫ਼ਤਰ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇ।

ਇਹ ਪੱਤਰ ਮਾਨਯੋਗ ਰ.ਸ.ਸ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਜਾਰੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।
ਨੱਥੀ: ਉਕਤ ਅਨੁਸਾਰ।

M. Rane
ਵਧੀਕ ਰਜਿਸਟਰਾਰ (ਡੀ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਰਸਸ/ਹਾਊਸਿੰਗ/ਬਾਈਲਾਜ਼/

ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ :

- 1) ਪੀ.ਏ.ਟੂ ਰ.ਸ.ਸ ਜੀ ਨੂੰ ਮਾਨਯੋਗ ਰਜਿਸਟਰਾਰ ਸ/ਸ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ।
- 2) ਸਮੂਹ ਵਧੀਕ ਰਜਿਸਟਰਾਰ ਸ/ਸ ਮੁੱਖ ਦਫ਼ਤਰ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ।
- 3) ਐਮ.ਡੀ.ਪਨਕੋਫੈਡ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਪੱਤਰ ਨੂੰ ਪੰਜਾਬ ਕੋਪਰੇਸ਼ਨ ਵਿੱਚ ਛਾਪਣ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ।
- 4) ਸਹਾਇਕ ਰਜਿਸਟਰਾਰ (ਸਿੱਖਿਆ) ਮੁੱਖ ਦਫ਼ਤਰ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ।
- 5) ਇੰਚਾਰਜ ਕੰਪਿਊਟਰ ਸੈਲ ਮੁੱਖ ਦਫ਼ਤਰ ਨੂੰ ਸਹਿਕਾਰਤਾ ਵਿਭਾਗ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਨ ਹਿੱਤ।

-ਸਤੀ-

ਨੋਟ: ਮੈਂਬਰਾਂ ਤੋਂ ਬਾਈਲਾਜ਼ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਈ-ਮੇਲ ਕਰਵਾ ਦਿੱਤੀ ਜਾਵੇਗੀ।
ਵਧੀਕ ਰਜਿਸਟਰਾਰ (ਡੀ)

Amendments to byelaws of Coop HBS LTD.

S. No	Bye law	Existing	New
1	3A(v)	Committee means the Committee of the society.	Committee means the governing body of a co-operative Society, by whatever name called, to which the management of the affairs of the Society is entrusted.
2	3A(vi)		'Deputy Registrar ' means the Deputy Registrar Cooperative Societies of the district in which the Society is registered.
3	3A(vii)		'Assistant Registrar ' means the Assistant Registrar Cooperative Societies of the Sub division in which the Society is registered.
4	3A(viii)		'Member' means a person joining in the application for the registration of a cooperative society and a person admitted to membership after such registration in accordance with the Act, the Rules and the Bye-laws and includes a nominal and an associate member and the Government when it subscribes to the share-capital of a society.
5	3A(ix)		'Associate member' means a member who holds jointly a share of a cooperative society with others but whose name does not stand first in the share certificate.
6	3A(x)		'Nominal member' means a person admitted to membership as such after registration in accordance with the bye-laws.
7	3A(xi)		'Officer' means the president, vice president, chairman, vice-chairman, managing director, secretary, manager, member of committee, treasurer, liquidator, administrator and includes any other person empowered under the rules or the bye-laws to give directions in regard to the business of a cooperative society.
8	3A(xii)		'Chairman' means Chairman of the committee.
9	3A(xiii)		'Vice-chairman' means Vice-chairman of the committee.
10	4(x)		To take steps to ensure and spread awareness for effective disaster

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			management.
11	5	Subject to the provisions be eligible for admission as a member of the Society, if he is. I. Over 18 years in age and of sound mind; II. Ordinarily resident in the Punjab. III. Of good character; IV. Intends to build a house for his own use in the area of operation of the Society.	A person may be eligible to become a member of the society if he/she is I. An individual competent to contract under Section 11 of the Indian Contract Act 1872(9 of 1872) II. Over 18 years of age. III. Of sound mind IV. A citizen of India or a NRI or has Overseas Citizenship of India. V. Intends to build a house for his own use or for use of his/her children in the area of operation of the society. VI. Of good character.
12	6A	After Registration it will be compulsory for the cooperative housing society to become a member of Housefed before it starts functioning	Deleted
13	6B		No member of a cooperative house building Society shall exercise voting rights of member unless he/she has: I. Paid the requisite membership fees and share capital II. Has no arrears regarding his/her portion of land cost due, if society has acquired land for the society, for payment, which he/she has been given adequate time as decided by the general body/committee. III. Has no arrears due to the society towards share of construction cost/external development charges within the premises of the society. IV. Has no arrears regarding maintenance charges duly proposed by committee and finally approved by general body. V. Paid all such payments to the society as are due from him. [For all such payments the member will be considered to have arrears pending if he fails to deposit the amount within three months or such longer period which may be decided by the

			<p>committee of the society, after the society has intimated him/her in written about the amount due through registered post, email and he/she has been given adequate time (not less than three months) for payment (as decided by general body/committee), the payment is still due.]</p>
14	7 changed to 7(a)	<p>After registration of the society the President of the Committee shall be competent to admit new member of the society subject to the approval of an authority as may be prescribed by the Registrar Co-operative Societies Punjab. Final approval of such admission shall be obtained from the committee in its meeting. If committee refuses to admit a person, it shall record its reasons for such refusal and communicate them to the person concerned. Any person who has been refused admission, shall have the right of an appeal to the Registrar within 60 days of the date of communication of refusal.</p>	<p>I. After registration of the society, the committee will be competent to admit new members subject to overall limit of members defined by the general body of the society. II. Any person intending to take membership of the society will give a written application along with PAN/ Photo ID copy to the society as well as share money and prescribed fee, if any, in form of Demand Draft (DD) or through RTGS/NEFT. No cash or cheques will be accepted for this purpose. III. All applications received from persons desirous of becoming members of the society will be placed before the committee through an agenda item clearly depicting name and addresses of all applicants. IV. The applications will be considered by the committee to determine whether the applicants are eligible and fit to be made members. The decision of the committee will be conveyed to the applicants in writing through Registered AD letter or email within 3 weeks of the decision of the committee. Reasons for refusal to admit shall be specifically conveyed to the applicant. The Deputy Registrar Cooperative Societies concerned will also be intimated by the Committee about the decision in each case both through email and letter. The decision of the committee shall also be published on the website of the society within 15 days from the date of meeting. V. Any person who has been refused admission shall have right of appeal before the Registrar or such officer as may be authorized by the Registrar within 60 days of the date of communication of refusal. Decision of the appeal shall be final</p>

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		<p>and binding upon both society and member.</p> <p>VI. Society shall not admit more members than the number of plots, flats, dwelling units as the case may be, which can be made available.</p>
15	7(b)	<p>Every member of the cooperative society shall have one vote in affairs of the society Provided that</p> <ul style="list-style-type: none"> I. A member who has attended less than two general meetings out of the last five general meetings; or II. A member who is denied voting right due to non-payment of amounts due as provided in bye-law 6B; III. A person who has been a member of the cooperative society for a period less than nine months; <p>shall not be eligible to participate in the general meeting of the cooperative society for election to the committee of the cooperative society.</p> <p>Provided further that-</p> <ul style="list-style-type: none"> i. In case of equality of votes, the chairman shall have a second or casting vote. ii. A nominal or associate member shall not have the right of vote.
16	7(c)	<p>If a member does not pay cost of land or cost of dwelling unit/external development charges and continues to remain a defaulter of these even after elapse of 180 days period or such further period as may be allowed by managing committee/ general body through general/ special order on prescribed terms and conditions after due notice including</p>

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		<p>through registered post and email has been served on him/her, he/she may be expelled as member from the society after following due procedure (as given in bye-law 11(b)) and any allotment made to him should be cancelled. The Society shall be at liberty to forfeit up to 10% of the deposit of the member lying with the Society at the time of expelling member. The notice shall also be published on the website of the committee.</p>
<p>17</p>	<p>7A</p> <p>No Cooperative Housing Society shall ordinarily refuse to grant to its member permission for transfer of his occupancy right in the property of the cooperative housing society unless the transferee is otherwise not qualified to be a member: Provided that nothing contained in any agreement, contract or the bye-laws regarding eligibility for membership stipulated therein shall apply to a nominee, heir or legal representative of the deceased member for his admission to membership of the cooperative housing society, Provided further that aforesaid transfer in case of leasehold land shall be governed by the provisions of the perpetual lease of land, Provided further that General</p>	<p>No Cooperative Housing Society shall ordinarily refuse to grant to its member permission for transfer of his occupancy right in the property of the cooperative housing society unless the transferee is otherwise not qualified to be a member: Provided that nothing contained in any agreement, contract or the bye-laws regarding eligibility for membership stipulated therein shall apply to a nominee, heir or legal representative of the deceased member for his admission to membership of the cooperative housing society, Provided further that the society should not refuse any member permission to transfer his membership on occupancy rights to his class-1 heirs, during his life time. Provided further that aforesaid transfer in case of leasehold land shall be governed by the provisions of the perpetual lease of land, Provided further that General Body of the Society may impose any other conditions regarding such transfer by a majority of not less than two third of its members present and voting, Provided further that transfer fee to be collected by the society in case of transfer of members occupancy right in the property of the cooperative housing society should not in any circumstance exceed the Collector Rate of the land of the area in which the property of the society is located in case of plots and should not exceed equivalent rate based on covered area in case of flats, Provided further that in case of family transfer or transfer to a nominee, heir or legal representative of a deceased member no transfer fee shall be collected by the society.</p>

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		<p>Body of the Society may impose any other conditions regarding such transfer by a majority of not less than two third of its members present and voting.</p> <p>A person on transfer of flat/plot from an existing member will step into his shoes subject to the provisions of Bye-laws and such other conditions that can be imposed in pursuance of the provisions mentioned herein above. All such transfers would be approved in the meeting of the Executive Committee of the Society to be held from time to time. All transfers of membership would thereafter be incorporated in the register of members of the Society.</p>	<p>A person on transfer of flat/plot from an existing member will step into his shoes subject to the provisions of Bye-laws and such other conditions that can be imposed in pursuance of the provisions mentioned herein above. All such transfers would be approved in the meeting of the Executive Committee of the Society to be held from time to time. All transfers of membership would thereafter be incorporated in the register of members of the Society and also published on the website.</p>
18	7C(i)	<p>An appeal against the orders/decision of the cooperative housing society refusing permission for transfer shall lie with the Registrar Cooperative Societies within thirty days from the date of refusal.</p>	<p>An appeal against the orders/decision of the cooperative housing society refusing permission for transfer shall lie with the Deputy Registrar Cooperative Societies concerned within thirty days from the date of refusal.</p>
19	7D		<p>No member of the society shall hold more than one dwelling unit or plot in his/her own name or in name of spouse or dependent children in the society. Provided that this restriction shall apply only for original allotment by the society and this restriction shall not apply if</p>

			a member purchases an additional plot or dwelling unit from another member. Provided further that if land has been allotted to the society by any government agency then a member shall not be allowed to hold more than one plot/dwelling unit in the society.
20	8	No member shall be admitted during 15 days preceding the date fixed for any general body meeting of the society at which office-bearers are to be elected.	The Society shall not admit members within 14 days prior to the date of annual general meeting.
21	11(a)(ii)	Ceasing to reside in the area of operation of the society.	Deleted.
22	12	A person shall cease to be member of society/committee of the society in one or more of the following circumstances: (i) Death; (ii) Ceasing to hold at least one share; (iii) Withdrawal in accordance with the procedure laid down in bye-law No. 18 of these bye-laws; (iv) Permanent insanity; (v) Declaration of bankruptcy; (vi) Who sells his/her houses/dwelling	A person shall cease to be member of the society in one or more of the following circumstances: (i) Death; (ii) Ceasing to hold at least one share; (iii) Withdrawal in accordance with the procedure laid down in bye-law No. 18 of these bye-laws; (iv) Permanent insanity; (v) Declaration of bankruptcy; (vi) Who sells his/her houses/dwelling unit/plot allotted by the society or transfer his/her interest share to some other person. Declaration of cessation shall be made by the Deputy Registrar Co-operative Societies concerned after making due enquiry.

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		<p>unit/plot allotted by the society or transfer his/her interest share to some other person.</p> <p>Declaration of cessation shall be made by the Assistant Registrar Co-operative Societies concerned after making due enquiry.</p>	
23	12B		<p>I. Allotment of flat/plot/dwelling unit shall be made in the General Body meeting of the society in which 50% of the total members or 500 members, whichever is less, are present.</p> <p>II. Only those members shall be eligible for allotment of plots/flats/dwelling units who have paid the required amount called by the society through proper notice published on the website and in a leading newspaper (vernacular and English) within the specified time. Provided that a minimum period of 2 months shall be given to the members to deposit the money required for making them eligible for allotment. Provided further that if land has been allotted to the society by a Government agency like PUDA, GMADA, GLADA etc. then the eligibility conditions imposed by the agency allotting land to the Society will also have to be satisfied by every member seeking allotment.</p> <p>III. Allotment will be made by a draw of lots amongst eligible members (those who deposited the required amount before the specified time period as prescribed by general body/committee). Provided further that the founding members of the society shall have first right to be allotted the plots/flats/dwelling units etc subject to their being able to fulfill the laid down eligibility conditions.</p>

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			<p>IV. Members who are absent in the general body meeting for allotment shall be considered in a subsequent general body meeting for the plots remaining after first such meeting.</p> <p>V. The proceedings of allotment shall be video-graphed.</p> <p>VI. Allotment of plots/flats/dwelling units shall be made in the presence of the nominee of the Deputy Registrar concerned.</p> <p>VII. Proceedings of the General Body Meeting/allotment shall be published on the website of the society within 48 hours.</p>
24	12C		<p>(I) For the purpose of construction of dwelling units for the members or any other development work at the site of the society's land, tenders must be called by the Committee in a transparent manner. This must be done under written intimation to the Assistant Registrar.</p> <p>(II) The process of any development work in the land of the society must be undertaken only when the society is in possession of land after allotment in case of Agencies like GMADA, GLADA etc. or in case of private purchase of land in area approved by the PUDA,GMADA etc by society .It must done only after mutation of land is recorded in the name of the society in the record of revenue department with due approvals from all concerned government departments regarding the land on which the complex of the society is to be built.</p> <p>(III) The Committee will hire the services of an architect who is empanelled by the respective area development authority of the government (GMADA, GLADA, PUDA etc.)/municipality to design the building plan/ site plan. The building plan/ site plan must then be duly sanctioned as per norms of the respective area development authority. Structural design must be duly approved by structural design consultants empanelled by the area development authority concerned.</p> <p>(IV) The DNT (Detailed Notice Inviting Tender) framed on</p>

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			<p>continue the agreement shall be final.</p> <p>(XIII) No sub contracting of construction work by contractor will be allowed. This will result in immediate cancellation of agreement and calling for new tenders.</p> <p>(XIV) The construction of the dwelling units of the members will be done in accordance with the relevant provisions of Real Estate (Regulation and Development) Act 2016 (RERA).</p>
25	14(i)	Issuing of shares of value of Rs 100/- each.	Issuing of shares of value of Rs 500/- each.
26	15	Each member shall take at least one share of the value of Rs 100/- at the time of admission, payable in lump sum, cooperative.	Each member shall take at least one share of the value of Rs 500/- at the time of admission, payable in lump sum.
27	16	No member shall hold shares of which the nominal value exceeds Rs 10000/- or 1/5 th of the total share capital actually subscribed whichever is less. If any member by inheritance or otherwise becomes possessed of more than the maximum share holding permitted by this rule, the managing committee shall have the power to sell the excess number or buy them on behalf of the society and to hold the proceeds at his disposal.	Every member shall hold only one share. If any member by inheritance or otherwise becomes possessed of more than the maximum share holding permitted by this rule, the managing committee shall have the power to sell the excess number or buy them on behalf of the society and to hold the proceeds at his disposal.
28	21	All the members of the society on a given date shall meet constitute the general body of the Society.	(i) All the members of the society (except nominal and associate members) on a given date shall meet to discuss a specific agenda and thereby constitute the general body of the Society.

			(ii) The agenda shall not include any item authorizing chairman or any other member /officer/body what so ever to consider, to bring, to propose or to deliberate any item on the spot with or without the permission of the chair.
29	22	The general body of the members of the Society shall meet from time to time and at least once a year. A meeting of the general body shall be convened by the Secretary of the Society under the direction of the Managing Committee. A general meeting shall be convened, if the requisition for such a meeting signed by not less than one fifth of the total members, is received by the Managing Committee. If on the receipt of the requisition the Managing Committee fails within 30 days time to convene the general meeting the signatories who may, if he thinks fit, summon the general meeting. The Registrar, may on his own motion, at any time, summon a general meeting of the society.	The general body of the members of the Society shall meet from time to time and within a period of six months of the close of the financial year every year. A meeting of the general body shall be convened by the Secretary of the Society under the direction of the Managing Committee. A general meeting shall be convened, if the requisition for such a meeting is signed by not less than one fifth of the total members, is received by the Managing Committee. If on the receipt of the requisition the Managing Committee fails within 30 days time to convene the general meeting the signatories who may, if he thinks fit, summon the general meeting. The Registrar, may on his own motion, at any time, summon a general meeting of the society.
30	23(b) (ii)	By sending the notice to the members by post under postal certificate.	By sending the notice to the members by Registered post and through email. It should also be published on the website of the society.
31	27(iii)	Disposal of profit	Disposal of net profits

32	27(ix)		Approve the programme of the activities of the society prepared by the committee for the ensuing year.
33	27(x)		Appoint auditor or auditing firm.
34	27(xi)		To be informed about admission and termination of members
35	27(xii)		To be informed regarding amendment of bye-laws registered in the previous year.
36	27(xiii)		Consideration of any inspection report under section 49 of the Punjab Cooperative Societies Act 1961 and any inquiry report under section 50 of the Act and action taken thereon by the concerned authority.
37	27(xiv)		Information regarding instructions issued by the Registrar under rule 45 of the Punjab State Co-operative Societies Rules 1963
38	27(xv)		Approve transfer or lease or mortgage or sale of immovable assets of the society by a resolution passed by a majority of members present at the general meeting at which not less than two-third of members for the time being are present. Such transfer or lease or mortgage or sale of immovable assets of the society shall be executed only after obtaining approval of the same from Registrar Cooperative Societies, Punjab.
39	27(xvi)		Consideration of loans and advances made to members of the managing committee and their relatives, the defaults, if any, and the action taken for recovery thereof
40	27(xvii)		To be informed regarding misappropriation or embezzlement of funds, if any, and action taken against the persons responsible for the same including the civil, criminal and disciplinary actions.
41	27(xviii)		Define the overall limit for admission of new members by the committee after registration of the society.
42	27(xix)		Allotment of flat/plot/dwelling unit.
43	27(xx)		Approve the tender of construction or development work on site before award and agreement of the same between the society and the firm whose tender has been finalized after due process.
44	27(xxi)		Promote awareness among members of the society regarding Disaster Management and approve plans of the society to take timely action to

			prevent disaster and mitigate loss to the person or property of the members in case of disaster strikes.
45	31(c)	Is convicted of any offence involving dishonesty or moral turpitude and a period of 5 years has not elapsed since his conviction; or	Is convicted of any offence involving dishonesty or moral turpitude or any election offence under section 71(7) of the Punjab Co-operative Societies Act 1961 and a period of 5 years has not elapsed since his conviction; or
46	31(i)		He has attended less than two general meetings out of the last five general meetings of the Society provided that this condition shall not apply to such a member within whose period of membership five general meetings have not been held.
47	32	The committee shall be elected in the manner laid down in the Act, the Rules and the Instructions issued by the Registrar in this regard from time to time. The Committee shall hold office for 5 years. An interim vacancy caused by resignation or otherwise shall be filled by re-election for the unexpired period of the term of the Committee.	The committee shall be elected in the manner laid down in the Act, the Rules and the Instructions issued by the Registrar in this regard from time to time. The Committee and its office-bearers shall hold office for 5 years (both being co-terminus). Provided that the committee may fill a casual vacancy on the committee by nomination out of the same class of members in respect of which the casual vacancy has arisen, if the term of office of the Committee is less than half of its original term; provided further that such casual vacancy shall be filled in a meeting of the committee held in the presence of a nominee of the Registrar.
48	33(x)		Becomes of unsound mind
49	33(xi)		Fails to comply with the directions given by the Registrar for sharing any information with the members of the Society or fails to produce or fails to cause to be produced any record or information required by the inquiry officer in any inquiry ordered by the Registrar.
50	33(xii)		Commits any act which is prejudicial to the interests of the Society or its members; or

51	33(xiii)	Becomes subject to any disqualification which would have prevented him from seeking election, had he incurred that disqualification before election.
52	36(xxiv)	To sell, let out or lease house sites to members for the construction of the house.
53	36(xxx)	<p>To sell, let out or lease house sites to members for the construction of the house.</p> <p>27(xv)</p> <p>(a) The managing committee of every society having or planning to have more than 50 plots or dwelling units will be responsible for setting up at its own expense a web site with a unique domain name.</p> <p>(b) It will be responsible for regular maintenance and updating of the web-site and ensuring it runs securely, smoothly and uninterrupted. The website will be hosted on a secure, reliable server through a reputed company/agency and should be easily accessible to all members on commonly used technology platforms and devices.</p> <p>(c) The website will be accessible to all members of the society at all times. In case access to any information is to be restricted and made available to members only, then every member will be provided a separate user name and password through which he can access the information.</p> <p>(d) The web site will be updated at least once every month i.e. in the first week of every month, and the date of updating must be prominently displayed on the Home Page.</p> <p>(e) The following information regarding the society, its Managing Committee and membership will be displayed on the web-site:</p> <p>i. Name, address, email and number and date of registration alongwith telephone number of office of society.</p> <p>ii. A table showing name, father's name, residential address, contact details of all members of</p>

<p>10/11</p>			<p>the managing committee along with the date from which they are holding office, date of last election and expiry of their term in office.</p> <p>iii. A table showing names and mobile phone numbers of officials of the society, i.e. Secretary, cashier, and other employees of the society.</p> <p>iv. A membership table showing name, father's/husband's name, residential address, contact number, email ID, date of acquiring membership (whether directly, through inheritance, or through transfer etc), seniority in the membership register and the plot/flat number allotted in respect of all persons who are members of the society as on date of last updating date.</p> <p>v. A chart displaying complete information about new members added, members deleted, transfer of membership etc during the current year will also be displayed separately in addition to the membership table referred above.</p> <p>(f) The following information about the purchase of land and project will be displayed:</p> <p>i. Total land available with the society, its location and area.</p> <p>ii. Source from which land has acquired: purchased from government agency or from private persons.</p> <p>iii. The total cost of land, cost paid and balance to be paid as on date of updating of website.</p> <p>iv. Number of flats/plots proposed to be built/allotted along with the date on which approval has been accorded by general body.</p> <p>v. Date of allotment of work to contractor for development of colony/construction of flats along</p>
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		<p>with brief description of the work, total amount for which work has been allotted, target date of completion of work, brief description of work done and tentative amount spent as on date of updating of website.</p> <p>(g) The following information about allotment of plots/flats to the members will be displayed as under:</p> <ul style="list-style-type: none">i. Names of members who have been offered plot/flat by the society.ii. Names of members who have accepted the offer.iii. Names of members who have refused the offer.iv. Names of members offered to whom has been revoked by the society.v. Names of members who have been allotted flat/plot by the society.vi. Names of members whose allotment has been cancelled by the society. <p>(h) if the society is to take installments from the members for purchase/development/construction of land/plots/flats, a notice regarding the payment schedule must be displayed on the website. This notice would specify the amount of installment and due date by which payment is to be made.</p> <p>(i) The following information regarding meetings will be displayed:</p> <ul style="list-style-type: none">i. Dates of general body meetings held in the last three years and in the current yearii. Dates of managing committee meetings held in the last one year and in the current year.iii. Agenda and minutes of the last three general body meetings and last three managing committee meetings. Minutes of the last meeting must be put on the website not later
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than 15 days from the date of meeting.
iv. Notices of all meetings of general body shall displayed on the website at least 15 days prior to the date fixed for the meeting. Notice for meeting of the managing committee and other committees shall be displayed atleast seven days prior to the date fixed for the meeting. (This will be in addition to the normal mode of serving notice to the members about the meeting.)

(j) A summary of the income and expenditures incurred by the society in a quarter shall be displayed in the following format at the end of every quarter. This statement must include information on the following points:

- i. Funds available at the end of previous quarter.
- ii. Contribution of members during the quarter.
- iii. Income from maintenance charges paid by the members during the quarter.
- iv. Income received from interest/divided etc during the quarter.
- v. Income from other sources during this quarter.
- vi. Total income in the quarter.
- vii. Expenditure on land acquisition during the quarter.
- viii. Expenditure on development of land / construction in the quarter.
- ix. Expenditure on maintenance and upkeep of the colony /flats in the quarter.
- x. Expenditure on Staff during this quarter.
- xi. Expenditure on government fees/taxes etc.
- xii. Other Expenditure
- xiii. Total expenditure in the quarter.
- xiv. Funds available at the end of the quarter.

	<p>xv. Name of the banks in which funds of the society have been placed.</p> <p>(k) The audited balance sheet of the previous year shall also be displayed on the website.</p> <p>(l) The personal account of each member shall be put up on the website in such a manner that it is accessible to the concerned member only. The personal account shall include information about the flat/plot offered/allotted to the member, the payment received and due from the member and the interest if any, added/due to his account.</p> <p>(m) The byelaws of the society along with the directions/ instructions issued by the Registrar from time to time regarding house building societies will also be displayed on the website.</p> <p>(n) The society should also display on the website information about other issues of common interest such as future plans of the society, status of sanctions/approvals obtained from various agencies, plan of colony and drawings of flat etc.</p> <p>(o) It will be the joint responsibility of the President, other committee members and secretary of the society to ensure that all the information which is required to be displayed or updated is authenticated and duly provided in an intelligible format to the agency engaged by the society for updating/ maintaining the website.</p> <p>(p) The information displayed on the website will be deemed to be correct as on the date of updating, and it will be the joint responsibility of the President and the secretary of the society expeditiously point out (through email) mistakes if any to the agency engaged for updating/ maintaining the website and get the same corrected. If incorrect information continue to be displayed for more than three days on the website inspite of the agency responsible for updating/maintaining the website having been informed of the mistakes, it shall be the duty of the President and secretary to immediately bring this fact to the notice of the Registrar cooperative society Punjab through email at respunjab@gmail.com.</p> <p>(q) It will be the overall responsibility of the managing committee to</p>
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		insure implementation of above in letter and spirit. Any lapse in this regards will attract serious action.
54	36(xxxi)	<p>(1) The Managing committee shall submit all such information and returns as required by Registrar by a general or a special order, in the manner and form in which these are to be submitted or displayed and provide for the person by whom such information and returns are to be submitted or displayed.</p> <p>The managing committee shall file returns within six months of the close of every financial year to the Registrar relating to the following matters: -</p> <ul style="list-style-type: none"> i. Annual report of its activities; ii. Its audited statement of accounts; iii. Plan for surplus disposal as approved by the general body of the co-operative society; iv. List of amendments to the bye-laws of the co-operative society, if any; v. Declaration regarding date of holding of its general body meeting and conduct of elections when due; vi. Misappropriation or embezzlement of funds, if any, and action taken against the persons responsible for the same including the civil, criminal and disciplinary actions; vii. Information regarding the admission and termination of members; and viii. Any other information required by the Registrar. <p>(2) If a co-operative society fails to provide information or file return under this rule within the specified time, the Registrar may have the same completed at the expense of the co-operative society. "</p>
55	36(xxxii)	<p>1. It will be the primary responsibility of the managing committee to coordinate with relevant government agencies to ensure that effective Disaster Management initiatives/plans are undertaken and implemented to prevent disasters and mitigate loss to the</p>

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			<p>person or property of the members of the society in case a disaster strikes.</p> <p>2. The managing committee will also promote awareness regarding disaster management and also conduct drills for members in coordination with relevant government agencies.</p>
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