

**Minutes of the Annual General Body Meeting for the year
2024-25 held on 21.09.2025**

We are pleased to place before you, the brief summary of the Annual General Body meeting for the year 2024 –25, held on 21st September 2025, presided by the President Shri. Aiyappa P. C.

Invocation and Welcome Speech:

The meeting began with the invocation followed by the welcome speech by the Director, Smt.Lalitha Jayaseelan.

Reading & Recording the meeting notice:

The Agenda of the meeting was placed before the General Body by the Secretary, Shri Basavaraj, and the same was approved unanimously by the house. A minute's silence was observed in remembrance of the demised members of the Society.

To read and record the previous year's Annual General Body

Meeting proceedings:

The proceedings of the minutes of the last Annual General Body Meeting held on 22nd September 2024, were read by Smt. Yamuna, Director of the Society and approved by the house unanimously.

Approval of the audited financial statements for the year 2024–25:

The audited financial statements for the year 2024–25 were read by Shri. Shashi Kumar A, Director of the Society, and was approved by the house unanimously.

Profit appropriation for the year 2024–25:

The Profit appropriation for the year 2024–25 was placed by the President Shri. Aiyappa and a 25% Dividend was declared for the members, which was approved by the house unanimously.

AGBM approval for transfer of 2021–22 Unclaimed dividends:

Director, Shri. M. Kumaran presented the proposal to transfer the unclaimed dividends of the year 2021-22 to the Reserve Fund of the Society and was approved by the house unanimously.

To consider and approve the Budget proposal for the year 2025–26:

Director of the Society, Shri. Sukanandan D presented the budget proposal for the year 2025–26, which was approved unanimously by the members.

Appointment of the auditor for the financial year 2025–26:

The proposal for appointing M/s R. V. K. S & Associates (C.A.) which is a Co-operative Department empaneled Chartered Accountant firm, was read by Shri. Ramesha B, Director of the Society. The proposal was approved unanimously by the house to audit for the financial year 2025-26.

Presidential address:

President, Shri. Aiyappa presented the annual report for the year. He welcomed and thanked the Members & Associate members for participating in the Annual General Body Meeting. The President briefed the members of the various activities of the Society like, Share Capital, House Repair Loans etc., He then started explaining about the Suryakiran project.

Suryakiran Project:

We know that many Allottees are still wondering when the site registration will take place. The Developer has entrusted the Pathabadhalavane Amendment Plan and the final approval of plan, to an influential person who has already obtained some documents related to the land and sent the file for approval and has promised that he get the order from the DC and we will do the relinquishment deed in a few months. As soon as we receive the relinquishment deed, we will submit the amended plan of Sy no. 141 and the relinquishment deed, with the file already submitted in 2024 to BIAAPA and get the final approval and 100% release of sites and procure the Khathas from the Panchayat and will register the sites. This will be the first option. We have already completed all the basic facilities as directed by BIAAPA, in 15 acres 09 guntas land. As the Pathabadhalavane is pending, we could not register the sites.

As discussed in our Board meeting, we have decided to send a letter to BIAAPA for release of 40% of the sites. With this, out of the 230 sites, we can register about 90 sites to the members, but if we go for 40% release of sites, as per the condition of BIAAPA, all the corner sites to be mortgaged with the Government and project must be registered with RERA. This will be the second option. There is no need to mortgage the corner sites if we get 100% release of sites. We will submit the Pathabadhalavane file and the 40% site release file simultaneously for approval and make every effort for release of 100% release of sites. Whichever file is approved first we will take the appropriate decision to benefit the members to save money and time. Therefore, requested the members to co-operate for few more months.

Suryakiran extension plan:

He continued and started explaining about the Suryakiran extension plan. He had already mentioned that for the 12.27 acres of land, which is adjacent to our SuryaKiran layout, we have done the joint sketch and received the Consent for Establishment certificate from the Karnataka State Pollution Control Board. For these 12.27 acres of land, when the Devanahalli Tahsildar checked the RTCs online, to conduct a site inspection, it was found in the record of the Sy.no. 109, that the owner of the land had donated the land (Gift deed) to her daughter-in-law. When the developer came to know about this, once again he negotiated with the owner of the land and her family members and obtained an affidavit from her daughter-in-law and gave it to the Revenue Department. After obtaining the approved documents the plan will be submitted to BIAAPA for obtaining the temporary approval for demarcation and development purpose and the work will be started in the layout. We have taken all required precautions regarding the Kaaludhari and canals passing through the land and we are confident that we will not face any problems like the 15-09 acres of land. We have already completed the basic facilities like Overhead tank, Sump, Borewell & STP for 40 acres of land. Once all the approvals are received from the various departments within the stipulated period, he assured that in the coming days, all the remaining members of Surya Kiran will be allotted a site with clear title deed. Therefore, requested all the site depositors to co-operate.

As we are all aware, in the 2024 AGB meeting we donated Rs. 5 lakhs to Acharya Sri Rakum School, located near our Suryakiran layout for the construction of toilets for the girl students. In the month of November 2025 the school invited our Board of Directors for the inauguration. Our

President inaugurated the newly constructed toilet building on behalf of ITC Employees' Housing Co-operative Society Ltd.,

Adjacent to our Suryakiran layout machinery has been erected to start the hot mix plant by an unknown person. Few members of the Society have complained to the Panchayat on 12.12.2024 and have also complained to the Karnataka State Pollution Control Board on 16.12.2024. Regarding the said complaint on 28.01.2025 the Karnataka State Pollution Control Board has written a letter to the Honorable Deputy Commissioner and Tahsildar and directed them to take appropriate action against the hot mix plant which is established illegally without approvals from Karnataka State Pollution Control Board (KSPCB), Revenue Department and BESCOM Authority in the limits of Margondanahalli and Bettenahalli villages. Due to this, the operation of the hot mix plant has not yet started.

At the end, the President thanked the fellow Board members for their contribution, dedication and support for making the year 2024 -25 a fruitful one. He also thanked all the Members and Associate Members for co-operating with us patiently. On this occasion, he, thanked the ITC Management, Office Bearers of ITC Worker's Union, Staff of wages section, Cashier, the Government officials, the staff of the Co-operative Department, Bank officials, Auditor, Well-wishers, Volunteers, friends and staff of our Society for extending their co-operation to the activities of the Society and particularly in the layout activities.

President concluded his speech by wishing the Members & Associate members and their family **Seasons greetings.**

Update on progress made on the on-going project:

The Vice-President of the Society Shri. Nandish Reddy greeted all the members and briefed them in detail about the current status of the layout and thanked all the members for their co-operation. He stated that as everyone is aware of all the developments during the last four years, he will speak and update about current year development only. We all know that after Pathabadhalavane (Road alignment) we relinquished the land to the concerned department. However, due to adjacent landlord of sy.no.144 complaint and change of boundary line we submitted modified plan with due changes in boundary line to BIAAPA, due to this some site numbers have changed. Due to change in boundary line, BIAAPA (Planning authority) asked us to do the rectification of road alignment from 13 guntas to 0.3 guntas related to sy.no.141. We brought this issue to the notice of the Developer and asked to quicken the work and get the approval accordingly. Based on this issue we met Deputy Commissioner directly to get rectified relinquishment order. The DC informed us he can't issue direct orders for rectification once again we have to reapply for the approval and the process should be done from the beginning, that is from the Village Accountant, Revenue Inspector, Shirestdar, Tahsildar, ADLR, DDLR, Assistant Commissioner and from there to the Deputy Commissioner. Once the DC get the report from all the above departments he will issue an authorized memo (Adhikritha gnapana) to the Tahsildar. Subsequently the authorized Tahsildar will represent the Government for getting the registration of the relinquished pathabadhalavane at the Sub - Registrar office. Once the process is completed we will submit it to the BIAAPA and get the plan approval.

He explained and showed the related documents on the projector and briefed the delay and obstacles in getting old records in the concerned departments of sy.no.141. The members who were updated and seen all the documents related to Sy. No. 141, which were displayed on the projector in the AGB meeting gave their assent. Further he briefed due to the delay we have other options to get the plan approval and sites release for registration at the earliest which was explained by our President in the Chairman's address. He thanked everyone and concluded his speech.

To discuss the subject for which notice has been served by the members:

There were no notices from the members for discussion.

Vote of thanks:

Shri. Abdul Matheen, Director of the Society thanked the President, Vice President & the Directors of our Society. He sincerely thanked all the Members & Associate members for co-operating with us patiently, the ITC Management, Office Bearers of ITC Worker's Union, Shri. Vijaya Chandru, Director of I.T.C. Employees' Multipurpose Co-operative Society Ltd., volunteers and staff of our Society for extending their co-operation to the activities of the Society.

The meeting concluded with a vote of thanks.