

सिविल सर्विसेस ऑफिसर्स स्वावलम्बी को-ऑपरेटिव हाउसिंग सोसाईटी लिमिटेड, राँची
CIVIL SERVICES OFFICERS' SWABLAMBI CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. J.K.D.-01-01-01 H-001-2003 dt. 10.01.2003

Present address: 503/D Bina Kunj, Mandir Marg, Road No. 4, Ashok Nagar, Ranchi – 834002

Letter No. CSOSCHS:

Date:

Minutes of the meeting of Board of Directors (BoD) held on 13.06.2026

A meeting of the Board of Directors (BoD) was held at 5.00 pm on 13.06.2026 in Khukhri Guest House, JAP-1, Ranchi.

The Attendance in the meeting was as follow:

- | | |
|-------------------------------|--------------------------------|
| 1. Sri R. P. Singh | President |
| 2. Sri Rezi Dungdung | Vice-President |
| 3. Dr. D. K. Saxena | Secretary-cum- Chief Executive |
| 4. Sri Jata Shankar Choudhary | Treasurer |
| 5. Sri Siddharth Tripathi. | Director |
| 6. Sri Avinash Kumar Singh. | Director (Co-opted) |
| 7. Sri Satish Kumar | Director (Co-opted) |
| 8. Sri R. K. Mallick | Special Invitee |

The following decisions were taken unanimously in the meeting:

1. Purchase of Raiyati land falling inside the Sanga campus:

The issue of Purchase of raiyati land consisting of plot nos. 27(64.0d), 28(64.0d), 29(34.0d), 37 part (30.5d), 38(4.0d) and 39(27.0d) under Sanga Campus of Society was discussed.

(a) Mr. Anoop Burman, MD M/s Atharvan Homes and Realtors Pvt. Ltd. told that at present land owners of plot nos. 27,28,29 are largely ready to sell their land under the said plots to this society albeit at the rate of Rs. 1,15,000=00 only per decimal. The professional fee of the firm will remain the same as earlier at the rate of Rs. 15,000=00 only per decimal plus the applicable GST. It was discussed and agreed to and it was decided to authorize M/s Atharvan Homes and Realtors Pvt. Ltd. as earlier to facilitate the purchase and registration of the land in favor of the Society. An Authorization letter as issued earlier to the said firm will be issued to M/s Atharvan Homes and Realtors Pvt. Ltd, by the Society.

(b) Purchase of raiyati land plot no. 37 (part), 38 and 39 would be taken up following the decision pending in the Civil Court.

2. Recasting of plot nos. 158 to 166:

61.5 d raiyati land under plot nos. 33, 36 and 37 (part), has already been registered in favor of the Society. Plot nos. 158 to 166, around plot no. 33 need to be recast and new plots may also be created. New plots may be numbered as 166A, 166B etc. Once the plot nos.

158 to 166 are recast, amended allotment letters should be issued and plot nos. 158 to 166 should be opened for registration at the earliest. It was decided that Mr. Arun Kumar of "the creator" would be directed to complete this work in 15 days.

3. Pending 3rd and 4th Development Charge by the members:

A sum of Rs.1,82,05,550.00 (One crore eighty-two lakh five thousand and five hundred fifty) only is pending to be deposited by 80 members. A list in this regard was placed before BoD today. It is pertinent to note that a decision had been taken by BoD on 14.01.2026 fixing the date of 31.03.2026 as the dead line to deposit the pending development charge and that a penal rate would be applied from 01.04.2026. It was decided in the instant meeting that the members should be requested again to deposit the pending development charges. The matter would be reviewed in a month time again.

4. Boundary around revenue plot no. 158:

Revenue Plot no. 158 is located within the boundaries of this society. This plot is owned by private holders. It was decided that the boundaries of plot no. 158 may be demarcated by the society as it is surrounded by the sub-plot no. 1 to 5, 31,32,41,42 and 43 allotted to the members of this Society. It was also decided that Ms. Equus Estates Pvt. Ltd. who is already constructing the boundary wall would be entrusted to construct a demarcation boundary of 18" height around the plot no. 158 on the lines, demarcated by Society.

5. Tenants/lessee holders of revenue plot no. 158 should be using the facilities of road etc. to be created by this Society as this plot is surrounded by the land owned by this Society. The tenants/lessee holders on plot no. 158 would therefore be issued a notice to deposit development charge on prorata basis to this Society.

6. Ms. Equus Estates Pvt. Ltd may also be entrusted to make a temporary gate on the site of the main gate of the Society Campus.

7. MS Equus Estate Pvt. Ltd has been paid Rs. 50,00,000=00 Lakh in two installment of Rs. 25,00,000=00 each (dt. 21.04.2026, dt. 08.06.2026) towards the construction of boundary wall around Sanga Campus. BoD took notice of it and approved the same. BoD also directed that Ms. Equus Estate Pvt. Ltd. should be instructed to complete the work at the earliest. The status of the work would be reviewed in one month time.

8. Issues related to Mr. Anoop Burman, MD M/s Atharvan Homes and Realtors Pvt. Ltd.:

M/s Atharvan Homes and Realtors Pvt. Ltd. had been entrusted to facilitate the purchase of raiyati land and its registration in favor of this Society. A professional fee is paid by the society to said firm to facilitate the purchase of raiyat land in Sanga Campus for this Society and its registration in the favor of Society. Mr. Anoop Burman told that his company has to pay the GST at the rate of 18% on the professional fee paid to the firm for purchase of land and its registration and that applicable GST amount should also be paid by the Society on professional fee being paid to the firm to facilitate the purchase of land and registration of the land in favor of the Society. The issue was discussed and it was decided to pay GST as per applicable rate (18%) on the professional fee being paid to the firm. The firm would duly submit the report of deposit of GST to the Society.



9. Miscellaneous works like measurement of land, engagement of labeling of amin, land of raiyati land purchase by this Society was performed by Mr. Anoop Burman in Sanga Campus, incurring a cost of Rs. 27,150=00 only. The invoice was presented to the BoD today. BoD approved payment of Rs 27,150=00 only to Mr. Anoop Burman.

The meeting concluded with thanks to one and all.

Sd/-
Secretary-cum-Chief Executive

Sd/-
President

Memo No.: 128

Date: 17.6.2026

Copy to all the members of the Society.


(S.D. Pradhan)
Manager