

# **GOVERNMENT EMPLOYEES**

## **CO-OPERATIVE HOUSING SOCIETY LIMITED, KARACHI**

Registered under section-10 of Co-operative Act 1925,  
Registration No. K-2260/2009

# **BROCHURE**

# **R E V I S E D**



(Government Servants serving / served in any of the Government Department  
i.e. City District Government, Local Government, Semi Government, Provincial Government, Federal Government etc.

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# **GOVERNMENT EMPLOYEES**

## **CO-OPERATIVE HOUSING SOCIETY LIMITED, KARACHI**

Suit No.105/1, First Floor, Saleem Avenue, 13/B, Opposite Bait-ul-Mukarram Masjid,

Main University Road, Gulshan-e-Iqbal, Karachi. Phone:021-34972436-37

Registered under Section – 10 of Co-operative Societies Act 1925, Registration No. K-2260/2009

### **1. INTRODUCTION**

Government Employees Co-operative Housing Society Limited is a registered co-operative housing society working solely under the provisions of its Registered Bye-laws, including the boundaries of relevant laws and principles of no profit and no loss basis. It aims at providing open plots on a very low cost to its members serving/served in any of the Government Department for dwelling and enjoying the common amenities and services of living.

### **2. OBJECTIVES**

The objective of this Society is to help in developing modern community living with all the comforts and amenities of 21st Century at affordable cost for the middle & low income groups belonging to serving/served in any of the Government Department. For this purpose, the management of the Society has identified Prime location.

### **3. LOCATION OF SOCIETY LAND**

The Land of the Society is located on the main superhighway with beautiful surroundings and very close to Defense Phase 9. The area has emerged as the most desired location. This is an ideal dreamed place. The scheme is well planned with all the amenities of a truly modern life-style.

### **4. SIZE OF RESIDENTIAL PLOTS AVAILABLE FOR ALLOTMENT TO MEMBERS**

120, 240 and 400 Square Yards.

### **5. SIZE OF COMMERCIAL PLOTS AND ALLOTMENT**

- i) 100, 200, and 400 Square Yards
- ii) Commercial plots will be disposed off through open/public auction according to rules and regulations in force.

### **6. SCHEDULE OF PAYMENT/ ESTIMATED COST OF RESIDENTIAL LAND.**

- i) Schedule to be obtained from the office of the society.
- ii) The cost of plot shown in the schedule does not include lease/sub-lease documentation charges, registration fee, stamp duty, legal and ancillary charges, electricity, Sui gas, water connection and other amenity charges etc. All such charges shall be paid by the allottee immediately on demand.



## **7. INTERNAL DEVELOPMENT CHARGES**

The internal development charges shall have to be paid as per market rate in three equal quarterly installments after full payment of cost of the plot.

## **8 OUTER DEVELOPMENT CHARGES**

The outer development charges shall have to be paid as per Government rate in three equal quarterly installments after payment of internal Development charges or as decided by the Managing Committee.

## **9. ELIGIBILITY TO BECOME A MEMBER OF THE SOCIETY**

To become eligible for membership of the GECH Society Limited, the applicant must be:

- i) a citizen of Pakistan, a resident of Sindh holding National Identity card issued by NADRA,
- ii) a Government servant serving / Served in any of the Government Department. i.e. City District Government, Local Government, Semi Government, Provincial Government, Federal Government, etc. their relatives and friends residing in Sindh.
- iii) he should not be in a possession of any plot by way of allotment in any other society in any of the Capital of Pakistan in his/her name.

## **10. ELIGIBILITY FOR ALLOCATION / ALLOTMENT OF A PLOT**

Any one admitted as member of GECH Society is entitled to apply for allotment of plot provided prescribed terms and conditions are fulfilled.

## **11. BOOKING**

Booking of a plot will be made on First Come First Serve basis subject to the availability of plot in a phase.

## **12. APPLICATION FOR MEMBERSHIP OF THE SOCIETY**

- i) Applicant shall apply for membership of the society on prescribed form in original together with: (a) copies of CNIC (b) Proof of being Government employee (c) Fee of Rs 200/-. The applicant shall get a file with copy of Bye Laws, Receipt for Rs 200/- with membership number if the application is entertained.
- ii) A Government employee after having admitted as a member of GECH Society may recommend his relatives and friends for becoming a member of GECH Society, thereafter he can apply for allotment of plot.

### **13. APPLICATION FOR ALLOTMENT OF PLOT**

On becoming member, he will fill up Application Form for allotment of plot. The form to be submitted duly completed in all respect together with (i) 4 recent passport size photographs of the applicant (ii) 3 recent photos of the nominee (iii) Undertaking and affidavit Appendix-B prepared on a judicial paper of Rs 20/- signed by the applicant and attested by a Notary Public/Oath Commissioner (iv) copy of paid challan of initial amount. The amount can be paid in any branch of Bank Al-Falah any where in Pakistan.

### **14. REJECTION OF INCOMPLETE/DEFICIENT APPLICATION FORM**

Application with following shortcomings shall not be entertained:

- i) Any over-writing in the category/size of plot or applying for more than one category or different sizes of plots is identified at any stage during its processing.
- ii) Any of the space found unfilled in the application form.
- iii) Any application found without the signatures of the applicant or his/her nominee or both.
- iv) Any application found drawn on Photo copies or ordinary plain paper.
- v) Any application submitted without documents, undertaking and affidavit.
- vi) Any other instruction if neglected while filling and submitting application form.
- vii) Any other instruction if neglected while filling and submitting application form.

### **15. ALLOCATION OF PLOT**

The member will be allocated plot subject to payment of initial amount as per schedule and at least 3 monthly installments continuously.

### **16. PROVISIONAL ALLOTMENT ORDER**

Provisional allotment order can be obtained on payment of full cost of land subject to the approval of managing Committee.

### **17. FINAL ALLOTMENT ORDER**

A member may get the final allotment order on clearance of all sorts of dues subject to the approval of Managing Committee.



## **18. TERMS AND CONDITIONS OF ALLOTMENT**

- i) There is no restriction on any member of the society to apply for any size of category of available plots; however, each member will be entitled to only one residential plot.
- ii) 5% of the total cost of plot will be charged before allotment order for a west open plot, in addition to the actual cost of plot.
- iii) 5% of the total cost of plot will be charged before allotment order for a Road/Park facing plot, in addition to the actual cost of plot.
- iv) 10% of the total cost of land will be charged before allotment for a corner plot, in addition to the actual cost of the plot.
- v) The membership/plot shall be transferable after clearance of all outstanding dues till date along with the payment of transfer fee as specified by the Society.
- vi) The ownership of the plot shall rest with the society until the allottee has made full payment of the cost of land and other miscellaneous charges.
- vii) Monthly installment is payable by 10th of each month. Fine of 2% per month or part thereof on the amount overdue will be levied on all payments delayed.
- viii) Allotment is liable to be cancelled in case of non payment of consecutive three installments.
- ix) Society's decision relating to non-adherence / non-compliance, interpretation of these terms & conditions shall be final and binding on the members.
- x) In case of any change in the approval of layout plan, the Society may alter allotment of any plot and the member shall be bound to accept it.

## **19. CANCELLATION OF ALLOTMENT OF PLOT AND REFUND**

- i) Under the provision of the Registered bye-laws of the Society, a member can apply in writing for cancellation of his/her plot together with a photocopy of the Society receipt and attested photocopy of his/her CNIC giving all his/her details of membership for cancellation of plot and refund of his/her deposited amount from the Society.
- ii) In case of cancellation, the allottee shall have to bear 10% cancellation charges and the refundable amount will be refunded in three installments at the convenience of Society on production of the receipts and the documents in original related to the plot.
- iii) No profit or mark up whatsoever will be payable to such applicants or its authorized Bank on the amount deposited by him/her.

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- vii) If for any reason the allottee surrenders the plot to the Society, a 10% of the total price of the plot shall be forfeited before the refund of refundable amount deposited by him/her.
- viii) In case the allotment of plot is obtained by providing false information/affidavit, the allotment of plot will be cancelled and 10% of the price shall be forfeited out of the refundable amount deposited by him/her.
- ix) Intimation shall be given to the GECH Society Ltd. by the allottee if he intends to sale and transfer the plot to other party. The plot shall not be sold out or transferred unless NOC from the GECH Society Ltd. is obtained.
- x) The Society on the request of the allottee shall execute the transfer / mutation / conveyance deed in favour of the transferee on his/her own expenses.
- xi) The allottee shall be liable to pay from the date he/she takes over possession of the plot, all assessment, duties and other Government charges (including betterment and maintenance charges) which may now or hereinafter be imposed upon or be payable in respect of the said land or any thing relating thereto by any competent authority, including the Society under relevant laws for the time being in force.
- xii) The Government Employees' Co-operative Housing Society Ltd. reserves the right to cancel the allotment of any plot and its possession forfeiting 10% of the total refundable price of the plot in case of persistent default or violation of bye-laws and the terms and conditions. The Society may, however, confiscate any material, belonging to the allottee, found there if not removed within specified time.
- xiii) The allotted plot may be transferred on making full payments to the Society subject to the payment of transfer fee and fulfillment of other terms and conditions as may be prescribed by the Society.
- xiv) Member/Allottee may withdraw his/her membership and apply for refund of the amount deposited by him/her or to transfer all his/her rights to the transferee as provided under bye-laws of the Society.
- xvi) In case of any thing appear undefined or requires interpretation for the procedure, members may approach the Society office for their clarification.
- xvii) In all matters of the Government Employees' Co-operative Housing Society Ltd. the Section 70(a) of the Co-operative Societies Act-1925 bars the jurisdiction of all authorities, notwithstanding anything provided in any other law for the time being in force particularly matters touching the business of the Society.
- xviii) The Government Employees' Co-operative Housing Society Ltd. (Registration No. K-2260/2009) is the only responsible Authority for allotment of plots to its members or to refund the amount deposited by them under the provision of its bye-laws.
- xix) The applicant members shall be bound to abide by the rules and bye-laws of the Society to make payment of the Society's dues in time failing which Society shall have the rights to act under Bye-laws No.80 or 13(1) and 13(2).



## **24**     **ABANDONMENT OF THE SCHEME**

If for any reason the project is abandoned, the allottee shall not be entitled to claim any compensation or damages and shall only be entitled to receive the refund of the balance amount after accounting for all the liabilities incurred by the Society.

## **25**     **ADDRESS FOR CORRESPONDENCE AND NOTICES**

Correspondence shall be addressed to an allottee at the last postal address given by him. It shall be the duty of the allottee to intimate instantly whenever there is any change in his postal address. The Society shall not be responsible for non-delivery of notices, letters etc due to change of address if not communicated to it.

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Suit No.105/1, First Floor, Saleem Avenue, 13/B, Opposite Bait-ul-Mukarram Masjid,  
Main University Road, Gulshan-e-Iqbal, Karachi.  
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### APPLICATION FORM FOR ALLOTMENT OF PLOTS IN PHASE -

Size of Plot applied for \_\_\_\_\_ square Yards. Phase: \_\_\_\_\_ Membership No. \_\_\_\_\_

RESIDENTIAL

CORNER

WEST OPEN

ROAD FACING

COMMERCIAL

( Please Tick one as desired)

Name of applicant: \_\_\_\_\_

( IN BLOCK LETTER)

S/o, D/o, W/o \_\_\_\_\_

CNIC No. \_\_\_\_\_ Date of birth \_\_\_\_\_

(Please attach a copy)

Paste a  
Recent  
Passport Size  
Photograph

Postal Address: \_\_\_\_\_

Occupation: \_\_\_\_\_ Department \_\_\_\_\_

(Please attach a copy of Service card)

Office Address: \_\_\_\_\_

Contact No. (Res) \_\_\_\_\_ Off: \_\_\_\_\_ Cell: \_\_\_\_\_

Payment of Rs. \_\_\_\_\_ (In words) \_\_\_\_\_ only,

deposited through Demand Draft / Pay order/ Challan No. \_\_\_\_\_ dated \_\_\_\_\_

in Bank Al-Falah \_\_\_\_\_ Branch, Karachi in favour of Government Employees

(Please mention Name of Branch)

Co-operative Housing Society Limited, Karachi.

#### PARTICULARS OF NOMINEE

Name of Nominee: \_\_\_\_\_

( IN BLOCK LETTERS)

S/o, D/o, W/o \_\_\_\_\_

CNIC No. \_\_\_\_\_

(Please attach a copy)

Phone No. (Res) \_\_\_\_\_ Cell No. \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Relationship with the applicant: \_\_\_\_\_

Address: \_\_\_\_\_

PASTE A  
RECENT  
PASSPORT SIZE  
PHOTOGRAPH  
OF NOMINEE

SPECIMEN SIGNATURE OF NOMINEE

Date: \_\_\_\_\_

SIGNATURE OF APPLICANT

FOR OFFICE USE

Admitted vide Resolution No. \_\_\_\_\_

Dated \_\_\_\_\_

HONORARY SECRETARY  
G.E.C.H.S LTD



# UNDERTAKING

## (FROM APPLICANT)

I, \_\_\_\_\_ s/o, D/O, W/O \_\_\_\_\_

CNIC No. \_\_\_\_\_ Membership No., \_\_\_\_\_ have carefully read and understood the entire details mentioned in the brochure, and therefore do hereby undertake to abide by all the terms and conditions, Laws, Rules and Bye-Laws being in force in and those to come into force from time to time in letter and spirit with all responsibilities and indemnifying the Society.

I do hereby further undertake to make the payment of dues regularly.

Dated: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF APPLICANT

Appendix - C

# UNDERTAKING

## (FROM NOMINEE)

I, \_\_\_\_\_

Son /daughter / wife of \_\_\_\_\_ holding

National Identity Card No. \_\_\_\_\_ have been nominated by

Mr./ Miss /Mrs. \_\_\_\_\_ in respect of the

plot to be allotted to him/her.

In regards to the above, I undertake to bear all his / her liabilities in respect of plot to be allotted to him / her in the event of his /her death without prejudice to the rights of the legal heirs under the relevant laws.

ATTESTED BY THE APPLICANT

\_\_\_\_\_  
SIGNATURE OF THE NOMINEE

Appendix - C

# AFFIDAVIT FROM THE APPLICANT

## (ON STAMP PAPER OF Rs.20/-)

I, \_\_\_\_\_ S/O, D/O, W/O \_\_\_\_\_

a member of the Society bearing Membership No. \_\_\_\_\_ do hereby state on solemn affirmation as under:

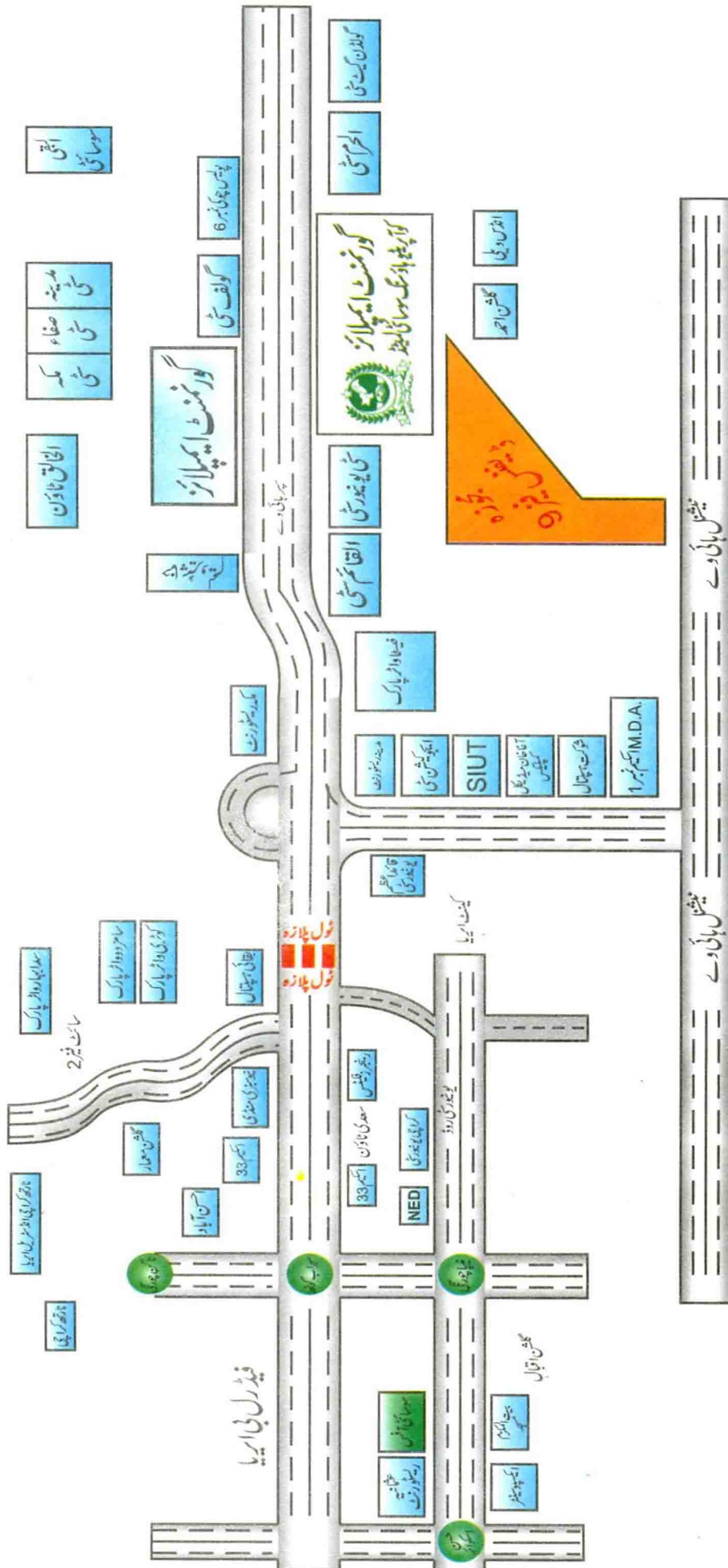
1. That I have never been allotted any plot in any Society in any of the capital city of Pakistan in my sole name.
2. That I undertake to follow the schedule of payment against the plot applied for.
3. That whatever stated above is correct to the best of my knowledge and belief and nothing has been concealed related to my application for allotment of residential plot in the Government Employees Co-operative Housing Society Ltd. Karachi.
4. That I fully understand and accept that if any of the statement contained herein or in my application for allotment of plot is found to be false at any stage, I shall stand disqualified for allotment of plot and the allotment shall liable to be cancelled and 10% of the total refundable amount paid by me including structure on the plot, if any, will be forfeited by the Society.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

ATTESTED

Seal, Signature of attestation authority

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**Office Timings : 9:00 a.m. to 5:00 p.m. Except Holidays and Sunday**

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Suit No.105/1, First Floor, Saleem Avenue, 13/B, Opposite Bait-ul-Mukarram Masjid,  
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Website: [www.gechs.com.pk](http://www.gechs.com.pk)