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இராசிபுரம் ஆசிரியர் மற்றும் அரசு ஊழியர் கூட்டுறவு வீட்டு வசதி சங்கம் லிமிடெட்.,

No. SLM. HSG. 86

இராசிபுரம்-637408. சேலம் மாவட்டம்.

No. SLM. HSG. 86

தலைவர், எல்.இருசக்கோனார்
உப-தலைவர், சு.சவுண்டப்பன்.

நாள்

1991ஆம் ஆண்டு நவம்பர் மாதம் 3ந்தேதி ஞாயிற்றுகிழமை ஆசிரியர் மற்றும் அரசு ஊழியர் கூட்டுறவு வீட்டுவசதி சங்கம் லிமிடெட் அலுவலகத்தில் நடைபெற்ற சங்கத்தில் நிர்வாக குழுக்கூட்ட நடவடிக்கைகள்.

முன்னிலை: தலைவர் எல்.இருசக்கோனார் அவர்கள், மற்றும் 6 பேர்கள்.

பொருள்:2-

நமது சங்க உறுப்பினர்கள் மொத்தம் 500 பேர் அவரவர் நிலம் மற்றும் அதில் வீடுகட்டுவதற்கு மொத்த கடன் ரு.7.50 கோடி (ஏழரைகோடி) ரூபாய் ஏழரைகோடி கடன் அனுமதிக்கும்படி Hudco புதுடெல்லி - 110 003 அவர்களை கேட்பது குறித்த.

தீர்மானம்:2

நமது சங்க உறுப்பினர்கள் மொத்தம் 500 பேர் அவரவர் நிலம் மற்றும் அதில் வீடுகட்டுவதற்கும் சேர்த்து மொத்தக்கடனாக ஒரு உறுப்பினருக்கு ரு.1.50லட்சம் வீதம் மொத்தம் 500 உறுப்பினர்களுக்கு மொத்தம் ரு.7.50 கோடி(ஏழரைகோடி) ரூபாய் ஏழரைக்கோடி கடன் அனுமதிக்கும்படி HUDCO புதுடெல்லி அவர்களை கேட்டுக்கொள்ளலாமாகத் தீர்மானிக்கப்பட்டது.

/ சரியான நகல் /

தலைவர்

உப தலைவர்

இயக்குநர்

இராசிபுரம் ஆசிரியர் மற்றும் அரசு ஊழியர் கூட்டுறவு வீட்டுவசதி சங்கம் (லிமி) - No SLM. HSG 86

BY-LAWS

OF THE

Rasipuram Teachers and Government Servants CO-OPERATIVE

HOUSING SOCIETY LTD. NO. SLM. H.SG. 86

1. NAME, ADDRESS AND AREA OF OPERATIONS:

The Rasipuram Teachers and Government Servants Co-operative Housing Society Limited. No SLM.HSG.86 is registered/ deemed to have been registered as a Co-operative Society under the Tamil Nadu Co-operative Societies Act 1983 (Act 30 of 1983).

Its address shall be Rasipuram

Post Rasipuram Taluk Salem

District Tamil Nadu

Its operations shall extend to the Entire Rasipuram Taluk ~~Corporation/Municipality/Panchayat~~ limits and the villages mentioned below

(1)
(2)
(3)
(4)
(5)

within a distance of K.M. from the limits of .....

..... Corporation/ Municipality/Panchayat.

DEFINITIONS

2. In these by laws, the term

(1) 'Act' means the Tamil Nadu Cooperative Societies Act 1983 (Tamil Nadu Act 30 of 1983);

(2) 'Rules' means the Tamil Nadu Cooperative Societies Rules 1988;

(3) 'Federation' means Tamil Nadu Cooperative Housing Federation; and

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(4) 'Society' means a society registered or deemed to have been registered under the Tamilnadu Cooperative Societies Act 1983 (Act 30 of 1983)

OBJECTS

3. The objects of the society shall be:

(1) to promote the economic interests of its members and to encourage thrift, saving and self-help amongst them;

(2) to buy or acquire, lands, buildings, by purchase, mortgage, lease, exchange, gift or otherwise, and to manage the properties belonging to it;

(3) to acquire house-sites from Government or from any authority or agency of Government or from any local body or otherwise, for distribution amongst the members of the society;

(4) to secure priority in allotment of house-sites/houses/ from Government agencies to the members of the society;

(5) to layout the land as developed house-sites for distribution amongst the members of the society and provide for common amenities like roads, drainage, street lights, parks, playgrounds, schools, colleges, hospitals, community halls, water works, markets, police station, post office, banks, places of worship, etc;

(6) to advance loans to the members for construction of new dwelling houses or for additions to their existing houses;

(7) to build or cause to build residental houses for and on behalf of the members or other buildings for the benefit of the members;

(8) to construct or cause to construct buildings or other works of common utility and maintain them properly for the well being of the members of the society;

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ஊழியர் கூட்டுறவு வீட்டுவசதி
சங்கம் (வரை - No SLM HSG 88.

(9) to establish and maintain social, recreational, educational, public health or medical facilities for the benefit of the members and their families;

(10) to procure building materials, to stock and to supply the same to the members;

(11) to raise funds required for the business of the society;

(12) to hold, sell and mortgage land, houses, house-sites, buildings, and other properties, movable or immovable or take such action as may be necessary for carrying out the objects of the society;

(13) to repair, alter or otherwise deal with the buildings of the society; and

(14) to do such other things as are incidental or conducive to the attainment of the above objects;

LIABILITY OF MEMBERS

4. The liability of the members of the society at the time of its liquidation shall be limited to the share capital subscribed by them.

CAPITAL:

5. The capital of the society shall for the present be Rs.10,00,000 made up of 10000 shares of Rs.100/- each. The value of each share shall be paid in one lumpsum on allotment.

MEMBERSHIP

QUALIFICATIONS:

6. (1) (a) Any ~~individual~~ Teacher or Government Servant who is over 18 years of age, competent to contract either residing within the area of operations of the society and having a vacant house-site or not residing within the area of operations but having a vacant house-site within the area of operations of the society shall be eligible for admission as a member.

However when the society undertakes the distribution of house sites to the members, persons who are residing within the area of operations of the

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சங்கம் (வரை) No SLM. HSG 86

FUNDS

19. **(A) SOURCES OF FUNDS**

The society may raise funds from the following sources:

(1) Share subscriptions:

(2) (a) ~~Loans from Government~~,

(a) Loans from Federation,

(b) Loan from Housing and Urban Development Corporation, either directly or through the Federation

National Housing Bank

(c) Loans from any other financing agency approved by the Registrar.

(3) Fixed Deposits, Recurring Deposits or Provident Deposits from members, as per the regulations framed for that purpose by the Board with the approval of the Registrar.

(4) Entrance Fees and other fees, as approved by the Registrar.

(5) Donations, gifts, grants, subsidies or any benefactions as approved by the Registrar.

Note: The society should maintain fluid resources according to the standard and form laid down in Rule 80, if the society accepts deposits.

(B) MAXIMUM BORROWINGS LIMIT

The total borrowings of the society both by way of deposits or otherwise and whether from members or others shall not at any time exceed twelve times the paid up share capital plus Reserve Fund.

GENERAL BODY

20. (1) **Powers of the General Body**

Subject to the provisions of the Act, the Rules, these bylaws and instructions and directions issued by the Registrar from time to time, the ultimate authority in all matters relating to the administration of the society shall be the General Body of the members who shall meet from time to time and atleast twice in a cooperative year to conduct the affairs of the society. The General Body,

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சங்கம் (வரை):- No. SLM. IISG 88.

shall not, however, interfere with the acts of the Board in respect of matters delegated to it under the bylaws.

(2) The following among other matters, shall be dealt with by the general body

(a) Approval of annual budget, income and expenditure for the ensuing year with reference to the programme of the activities of the society prepared by the Board.

(b) Consideration of the audit report and the annual report;

(c) Disposal of the balance of net profits as specified in Section 72(2) of the Act.

(d) Consideration of the details of the services, if any rendered during the preceding year to any member of the board or any such near relation of any member of the Board as enumerated in Rule 48 as required under Section 32(2)(d) of the Act.

(e) Consideration of returns that may be prescribed by the State Government and the Registrar;

(f) Amendment or repeal of any existing Bylaws or the enactment of a new Bylaw.

(g) Admission of the society to or the withdrawal of it from any other society.

(h) Approval of the purchase of land and other immovable properties.

(i) Approval of payment to a member for work done by him as a clerk where there is no paid employee.

(j) Approval of payment of honorarium from general funds with accumulated loss but working on current profits.

(k) Approval of the writing off non-recoverable assets.

(l) Removal of an elected member of the Board/Delegate of the society.

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.