**Compact Township Foundation**

**Second Domar Visit and**

**Minutes of the Third Meeting**

**Visit date: 22 – 23 February 2020**

**Attendees:**

1. Professor Salim Rashid, Chairperson, CTF; and Chair of the meeting
2. Dr. Abul Hossain, Gen Secy, CTF
3. Mr. Ekram Hossain, Core Group Member, CTF
4. ABM Shafiqul Bari Nasim, Agriculturist

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1. Md. Shahe Alam Prodhan(RONY), Land Owner

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1. Md. Monjurul Hoque Prodhan (Nasim), Land Owner

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1. Mr. Abu Hena Mostafa Kamal, Land Owner

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1. Md. Shahriar Kabir Prodhan (Pallab), Land Owner

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**Agenda:**

1. Further developments in deciding upon registered form: as Cooperative or Company?

**Discussion:**

**Kamal:** We are planning a profitable business. Thus we have decided to form a company. Our products will be primarily:

1. Non-traditional high value agricultural goods, and
2. Tourism.

At first, we thought of cooperative, but we have shifted from that idea.

**Abul Hossain:** There are many barriers and limitations in cooperatives. GoB officials can interfere in cooperatives. We shifted to Company form considering these things.

**Shahriar Kabir Prodhan (Pallab)**: Who will provide us monetary support to buy modern agricultural machinery and equipment? Everyone agreed that this was a question of central importance, which could only be answered after a unified plan had been made for the combined land holdings

**Kamal**: A company needs to pay 3-times higher taxes than cooperatives.

**Prof. Salim Rashid**: Every company needs to pay taxes when it makes profit.

**Kamal**: Therefore, we need to prepare partnership document.

**Prof. Salim Rashid**:

* Members of the company need to decide the method and module of partnership.
* International and other organizational support can be sought for non-traditional and high value agriculture and tourism.
* Members need to decide about their share and profit distribution.
* What is crucial is that the combined Land will be under a single management.

**Kamal**: Nasim uncle can take the responsibilities of management.

**Ekram**: Before going for any business, I think, partners should know that their initiatives will be both feasible and profitable.

**Common Discussion**:

* Some of the members want a kind of guaranty that they can earn minimum Tk 2 lakh/year, so that they can maintain their livelihood.
* The Company should lease the land from the owner, just as now.
* Land values and returns differ depending on the characteristics of the land.

**Abul Hossain**: Please do not make the partnership/company document complex. Make it simple. Once you make a profit, every member will get his proportionate share according to his land share. All members should uphold the spirit of cooperatives.

**Prof. Salim Rashid**:

* Partners may stipulate that the manager earn minimum 8 lakh Tk per year for family needs.
* Every member needs to be clear about the partnership initiative, its management and its future in relation to monetary benefit.

**Ekram**: When planning, think of business people, tourists, students and other people from Kathmandu, Thimphu, Dhaka and adjoining towns and cities, who will find this place as suitable for their needs.

**Kamal**: Partnership/share can be bought by the new members, so that one can join the company later as a member.

Decision:

1. A draft partnership document will be prepared by Mr. Kamal without delay. He will come and meet Prof. Salim Rashid to finalize the document with the support of a lawyer.

Report prepared by:

Ekram Hossain

Checked by:

Prof. Salim Rashid & Dr. Abul Hossain