

Janaki Co-operative Group Housing Society Ltd.

Registration No. 954 (G / H)

Plot No: - 07, Sector: - 22, Phase: - I, Dwarka, New Delhi: - 110077

Telephone No: - 011 42804314

E mail: - janakicghs1@gmail.com Website: www.janakicghs.com

Ref. No. JC GH/ 2019-20 / 69

Date: 30.10.2019

To,
All Members of Janaki Co-operative
Group Housing Society Ltd.
Plot-7, Sector-22, Dwarka,
New Delhi -110077

Dear Member,

The Annual General Body Meeting of the Janaki Co-operative Group Housing Society Ltd was held on Sunday, the 20th October 2019 at Society's Office, Plot No. 7, Sector-22, Dwarka, New Delhi - 110077 under the Chairmanship of Shri Kamlesh Kumar Jha, Acting President. A copy of the proceedings of the meeting are being circulated for information of the Members.


(Rajiv Kumar)
Hony. Secretary

COPY TO:

The Assistant Registrar (Section - III)
O/o The Registrar of Cooperative Societies,
Govt. of NCT of Delhi.
Old Court Building, Parliament Street
New Delhi -110001





Announced General Body Meeting: -

Date: - 20-10-2019

Time: - 10:30 A.M.

Venue: - Jamali C.G.H.S Ltd

Plot No-07, Sector-22,

Dwarka, New Delhi - 110077.

Under the chairmanship of Shri Kamlesh Kumar Jha, Vice president of Jamali C.G.H.S Ltd., the General Body Meeting is being convened on 20th October, 2019. The below honourable members of the Society Mark their presence: -

S.No.	Name of Members	M.No.	Flat No.	Mobile No.	Signature
1	Kamlesh Kumar Jha	378	522	956068818	<i>[Signature]</i>
2	GT. AK CHOPRA	373	720	9717723265	<i>[Signature]</i>
3	Om Prakash Pandey	254	505	9953326168	<i>[Signature]</i>
4	R.K. MISHRA	347	315	9868500087	<i>[Signature]</i>
5	Pankaj Kr Jha	401	104	9999482797	<i>[Signature]</i>
6	RAJIV KUMAR	369	219	9899579488	<i>[Signature]</i>
7	D.N. JHA	167	519	9811472720	<i>[Signature]</i>
8	PANKAJ JHA	259	420	9958613888	<i>[Signature]</i>
9	RAKESH MAHAJAN	392	717	9810146266	<i>[Signature]</i>
10	Nutan Thakur	182	218	9811710267	<i>[Signature]</i>
11	SAURABH SHARMA	397	701	9999499814	<i>[Signature]</i>
12	S C JHA	141	405	9986853173	<i>[Signature]</i>
13	G. Jha	146	003	9868716615	<i>[Signature]</i>
14	MT SHAFIQ	354	303	9958634433	<i>[Signature]</i>
15	Sushil Chaudhary	181	418	9217811459	<i>[Signature]</i>
16	A.K. Gupta	387	117	9810136054	<i>[Signature]</i>

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S.No.	Name of Members	M.No.	Flat No.	Mobile No.	Signature
17	Shankar Thakur	182	402		[Signature]
18	M.K. KAUSHIK	374	619	9152209642	[Signature]
19	SK Singh	205	404	9939470706	[Signature]
20	Alka Rani	361	416	965495822	[Signature]
21	R. K. Singh	338	503	9485175605	[Signature]
22	Rita Sharma	261	305	9650386958	[Signature]
23	[Signature]	321	301	9868162810	[Signature]
24	Shorati Jha.	355	320	9811942412	[Signature]
25	Ghanshyam Jha	309	110	9999027222	[Signature]
26	Satish Chandra	382	121	9810303915	[Signature]
27	B.K. Singh	236	512	9815469733	[Signature]
28	Narendra Jha	311	612	9868393213	[Signature]
29	Kiran Mishra	313	406	9968910877	[Signature]
30	V.P. Ahuja	368	016	9711537217	[Signature]
31	Chandra Prabha Ds	359	107		[Signature]
32	Smt. Ruwa Jha.	164	122		[Signature]
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Minutes of the Annual General Body Meeting of Janaki CGHS Ltd held on 20th October 2019

Annual General Body of the Janaki CGHS Ltd was chaired by Shri Kamlesh Kumar Jha, the Vice President of the Janaki CGHS Ltd. As quorum for meeting at 10.30 hrs was not met, house decided to adjourn and re assemble at 11.00 hrs at the same venue and continue with available members in the house. Meeting resumed at 11.00 hrs after recording the attendance of the members.

Agenda 1: Condolence Prayer on the sad demise of President of the Society

Proceeding of the General Body meeting started with condolence prayer upon the sad demise of President of the Society Shri Mohan Mishra Ji on 6th July 2019. Members remembered noteworthy contributions of Shri Mohan Mishra ji towards development of the Society. The General Body expressed sincere condolences to his grieved family members for the irreparable loss and prayed that the departed soul may rest in peace.

The General Body discussed the possibility of electing a new President and further unanimously passed the resolution to appoint Shri Kamlesh Kumar Jha, Vice President as Acting President of the Society for the remaining tenure of the present Managing Committee. Further Hony. Secretary was authorised to inform RCS about decision of today's General Body.

Agenda 2: Welcome to the Members and Briefings

Shri Kamlesh Kumar Jha thanked the General Body for appointing him as Acting President of the Society for the remaining tenure of the present Managing Committee and further briefed about Agenda items, which have already been circulated to the members.

He further requested Hony. Secretary to start proceedings.

Agenda 3: Confirmation of the proceedings of the last AGBM held on 24.03.2019 and to note the action taken thereon:

Hony. Secretary read proceedings of the last AGBM held on 24.03.2019 and reported action taken thereon. Hony. Secretary requested members to raise their hands and inform the General Body about objections if any or any further inputs on proceedings of the AGBM held on 24.03.2019. As there was no objection from any member, the proceedings of the AGBM held on 24.03.2019 were approved by the house.

Hony. Secretary, during the presentation, mentioned a few specific points for the benefit of the members since last Annual General Body Meeting held on 24th March 2019 and thanked members for their continued support to the present Managing Committee:

1. The General Body was apprised that as approved by the last AGBM, RFID based electronic boom barrier system has been installed at the main gate at total cost of **Rs. 2,21,695/-**. As agreed by last the AGBM only one car per flat is being allowed to park inside the Society campus and since August 2019, a penalty is being imposed on defaulters who have flouted the parking norms set by the Honourable Delhi High Court & approved by the General Body.

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Hony Secretary
Janaki C.G.H.S. Ltd.

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8 (Eight) new IP cameras have been installed to cover front of the Society. These cameras have been brought on NVR system and efforts are being made to provide live feed on mobile of all members. Efforts are also being made to upgrade old cameras to bring on IP platform.

3. Laying of new copper cable for street lights and installation of LED street lights at total cost of **Rs. 1,16,815/-**. Sufficient provision of lights have been made to cover the front side of the Society.
4. Fire fighting cylinders have been refilled. New ABC type 27 cylinders of 4 kg and 6 cylinders of 6 kg have been purchased and installed at all floors and common areas. Total expenditure of **Rs. 72,216** has been incurred.
5. General Body was apprised that Society has received electricity subsidy of Rs. 9,34,294 from BSES for March 2017 to March 2019 (25 months). Calculation for individual flat owners is being done after deducting expenditure incurred on pro rata basis for preparing claim and auditing. Subsidy would be passed to respective members, who have claimed subsidy and signed required documents. General Body directed MC not to pass any subsidy to defaulter members until they clear Society dues in full.

Further Hony. Secretary informed that (i) cleaning of sewer line (ii) cleaning of underground and overhead water tank (iii) installing additional cameras inside lifts and (iv) water tank over flow alarm system with 3 level indicator at guard room are still pending. Since now repair work is complete, these works would be completed in next 2-3 months.

Further MC apprised that many hurdles have been faced while delivering duties assigned by the General Body, full cooperation of all members and suggestions for betterment of the Society are required. It was apprised that MC is presently fighting cases filed by two members against last Vice President and MC members. The General Body condemned this act of members of dragging the Office Bearers in unnecessary litigation and advised the MC for necessary legal recourse. Since the case is against office bearers of MC lodged by members of the Society, AGBM directed that expenditure in this account should be met by the Society and case should not be taken in individual capacity. Future MC should also act accordingly.

Agenda 4: Presentation of Budget Performance and Audit Report for the financial year 2018-19:

Hony. Secretary informed that Annual Accounts duly audited by the RCS approved Auditor for the financial year ending March 31, 2019 along with Auditor's report have been circulated amongst the members along with the notice for present AGBM. The same is also available on the Society website. Hony. Secretary also invited the members so interested to scrutinise the audited balance sheet. House requested Shri DN Jha (MC Member) and Shri SC Jha (Treasurer) to clarify doubts of the members, if any during the allocated time of 13.30 to 14.30 hrs during the meeting.

Hony. Secretary informed that notices have been issued to defaulters and action on observations of the Auditors on defaulter members is being done as provided in DCS Rules. Further it was noted that the issue would be discussed in details and decision may be taken under Agenda item 12.



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Hony. Secretary apprised AGBM that refund of TDS from the Income Tax Department for the financial year 2017-18 has already been received.

The General Body approved Income and Expenditure for Financial Year 2018-19 and accepted Audit Report submitted by the Auditor. MC was authorised to take necessary action to comply with the audit observations. General Body congratulated the MC on managing maintenance of essential services within budget allocated, without compromising any development / important work.

Agenda 5 & 6: Presentation of Revised Budget Estimate for the financial year 2019-20 and Work Program and Budget presentation for the year 2020-21 and approval thereof. Review of Maintenance charges

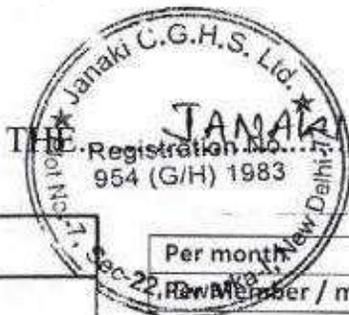
i. The AGBM noted following Revised Budget for the financial year 2019-20 and Budget Estimate for 2020-21:

<u>DESCRIPTION OF WORK</u>	<u>ACTUAL EXPENSES 2018-2019</u>	<u>BE 2019-2020</u>	<u>Total Exp 2019-20 as on 30.9.19</u>	<u>REVISED BE 2019-20</u>	<u>PROPOSE D BE 2020-21</u>
AMC OF LIFT & Maintenance	1,63,395	2,00,000	1,10,645	2,00,000	2,25,000
Maintenance of Water Plant	14,495	25,000	-	25,000	25,000
AMC Generator & Maintenance	33,000	75,000	32497	50,000	75,000
AMC Intercom	18,000	20,000	9000	18,000	20,000
AMC Electrical & Maintenance	13,884	75,000	20,650	50,000	75,000
Building Insurance	39,756	45,000	75,523	75,523	75,000
Security Contract	8,66,640	9,60,000	3,83,952	9,60,000	10,50,000
Garden Maintenance	790	10,000	1,760	10,000	15,000
Housekeeping Expenses	4,54,188	5,30,000	2,15,579	5,30,000	5,90,000
Maintenance of Fire Fighting System	-	30,000	72,216	75,000	30,000
Maintenance of Rain Water Harvesting System	16,800	20,000	12,980	14,000	20,000
AMC of CCTV Cameras	51,319	40,000	31,506	40,000	40,000
Salary Office Staff (including Gardener, Electrician, Plumber, Plant Operator)	4,32,704	5,00,000	2,08,666	5,00,000	5,50,000
Office Expenses					
Stationery, photocopies Postage etc.	18,549	20,000	10,515	20,000	20,000
Conveyance Charges	25,266	20,000	6,290	20,000	20,000
Telephone & Internet Expenses	18,479	25,000	9,167	25,000	25,000
Legal & Professional Charges	17,400	50,000	25,000	50,000	50,000
Accounting Charges	65,500	72,000	29,500	72,000	80,000
Annual Audit Fees	13,952	14,000	15,424	15,424	16,000
AGM/M C Meeting Expenses	58,432	45,000	2,249	25,000	25,000
General Maintenance of Society	2,35,879	2,00,000	67,632	2,00,000	2,50,000
Misc Expenditure	16,684	50,000	31,434	52,000	50,000
Total	25,75,112	30,26,000	13,72,185	30,26,947	33,26,000

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Per month	2,14,593	2,52,167	2,74,437	2,52,246	2,77,167
Raw Member / month	1490	1,751	1,906	1,752	1,925

Shri BK Kaushik raised issue on presenting revised budget for the FY 2019-20, as there is no provision in DCS Acts and Rules on presenting revised budget for ongoing financial year. MC clarified that since there is excess expenditure under building insurance and Maintenance of Fire Fighting System, it is the duty of the MC to apprise General Body. Proposal is only for re-allocation of budget within over all approved budget ceiling of FY 2019-20.

ii. The AGBM approved revised estimate for Financial Year 2019-20 as proposed above.

iii. The AGBM noted estimated expenditure of Rs. 33,26,000/- during the financial year 2020-21 and approved the same. General body deliberated upon fixing monthly maintenance charges and noted that though the General Body held in March 2019 had decided for 10 % annual increase of monthly maintenance charges, MC may consider retaining current level monthly contribution from members during the next financial year also, as members are already financially overburdened due to contribution for repair charges. Accordingly, AGBM agreed to retain monthly collection of Rs.1550/- from members on account of maintenance of essential services during financial year 2020-21. The Managing Committee was requested to meet the shortfall, if any from the interest accrued from the Fixed Deposits and other Misc Income.

iv. The General Body noted estimated income of Rs. 6.25 Lakh during financial year 2020-21 from interest accrued from the Fixed Deposits and other Misc Income. House deliberated and approved utilization of interest accrued from the Fixed Deposits and other Misc Income for Society development work and meeting any shortfall on maintenance of essential services.

v. The General Body discussed the monthly contribution from members under Religious & Cultural activity. Shri Sanjiv Kumar (flat 404) raised his concern and requested AGBM to collect on voluntary basis and not as mandatory. Members present in the meeting informed that this fund is being collected for celebrating social and cultural functions including Republic Day, Independence Day and other major festivals in the Society. Contribution of Rs. 100 per month per flat is very nominal. Some members suggested that this head may be called as "Social & Cultural Activity" instead of Religious & Cultural. The General Body unanimously agreed upon the same.

Accordingly, General Body approved collection of Rs. 100 per flat per month towards Social & Cultural activities w.e.f 1st April 2020.

Agenda 7: Review of ongoing Building Repair work

Secretary apprised the house upon progress of the ongoing building repair work. AGBM was apprised that repair work has almost been completed. Only waterproofing of terrace of flat 704, 706, 707 and 408 was delayed owing to the current monsoon season. This pending work will be completed within the next 2 months since the rainy season is now over. AGBM was further apprised that any leftover work is being identified and will be completed in the next 30 days. Defects, if any on already repaired area are being identified which will be repaired by SP Repcon under defect liability contract.

Further GB was apprised that cracks on beams and columns inside flats are being repaired by the Society through hiring of masson and labours under supervision of Society hired engineer.

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Materials are being provided by the Society. So far total 55 requests have been received and work has been completed in 44 flats and request of remaining 11 would be completed in the next 2 months.

Shri Satish Chandra (flat 121) raised issue of repair inside his flat. Hony. Secretary apprised General Body that internal repair of flat 121 is pending as Shri Satish Chandra has demanded to repair internal cracks and do POP, tiles and painting work after repair. Since MC has adopted uniform policy as agreed by the GBM, his repair has been deferred. General Body may take decision. General Body requested few senior members to visit flat 121 and submit recommendations. It was directed that GBM approved policy on internal repair should be strictly adhered. The AGBM once again reiterated that the Society should repair and finish it with basic cement plaster. Any other changes done on internal columns and beams such as POP, tiles etc if damaged during repair would need to be done by the individual members themselves at their own cost.

General Body was apprised that total Rs 2,21,08,598/- has been incurred till 30th September 2019 for structural repair (external and internal) under the building repair head. General body approved the expenditure of Rs. 97,88,017 for FY 2018-19 and Rs. 44,48,406/- for FY 2019-20 till 30th September 2019 under the building repair charges.

The General Body appreciated the efforts made by the Managing Committee in getting building repaired. Further AGBM appreciated MC for maintaining the building expenditure in transparent manner and uploading the same on website from time to time. The General Body also thanked Technical Committee members for guiding the MC during the building repair process.

Agenda 8: Painting of Building structure

Hony. Secretary informed that as approved by the GBM held in March 2019, tender was floated for painting of external building structure under two Bid system i.e Technical and Financial bids. Tender was published in the Times of India and the Nav Bharat Times Delhi Edition on 27th August 2019. On the closing date i.e 15th September 2019, total 6 bids were received. Technical Evaluation committee constituted by the MC evaluated the Technical Bids.

The Technical Evaluation Committee (TEC) as mentioned above evaluated the proposals from Five (5) Bidders competing for the award of work. Technical Bid of M/s Sanrachna Interiors was not evaluated by the Committee, as EMD was submitted through cheque and hence disqualified for further consideration. Remaining bids were evaluated by the TEC as detailed below:

<i>SAN INFOTECH SERVICES</i>	<i>70 (Qualified)</i>
<i>ARH Infratech Pvt. Ltd</i>	<i>88 (Qualified)</i>
<i>Painting Solutions</i>	<i>68 (Qualified)</i>
<i>Bansal Builders</i>	<i>23 (Not qualified). Bidder does not meet criteria as specified in tender document.</i>
<i>Harshly Innovative Engineering Pvt. Ltd</i>	<i>73 (Qualified)</i>

Management Committee (MC) of Society in its meeting held on 7th September 2019 had also constituted a separate committee to evaluate the Financial bid. On the recommendation of the TEC,

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The financial bids of 4 bidders were opened on 29th September 2019. The Tender Evaluation Committee (TEC) for Financial Bid consisting of the above mentioned members evaluated the proposals from Four (4) bidders competing for the award of External & Internal painting work of existing building of the Society.

Sl. No	Description	SAN INFOTECH SERVICES	ARH Infratech Pvt. Ltd	Painting Solutions	Harshly Innovative Engineering Pvt. Ltd
1	Tendered total amount in Rs (without Taxes)	Rs. 50,12,500/-	Rs. 74,65,000/-	Rs. 62,00,000/-	Rs. 33,36,000/-
2.	Statutory Taxes	Rs. 9,02,250/- (GST @ 18 %)	Rs. 13,43,700/- (GST @ 18 %)	Rs. 11,16,000/- (GST @ 18 %)	Rs. 6,00,480/- (GST @ 18 %)
4.	Product	Asian Paint: Apex Ultima Interior : Tractor Emulsion	Asian Paint: Apex Ultima Interior : Tractor Emulsion	Asian Paint: Apex Suprema Interior : Tractor Emulsion	Asian Paint: Apex Interior : Tractor Emulsion
5.	Warranty	5 Years	6 Years	8 Years	6 Years
7	Ranking of Financial Bid	L-2	L-4	L-3	L-1

TEC has arrived at conclusion unanimously that M/s Harshly Innovative Engineering Pvt. Ltd is L-1 bidder at equated cost arrived at Rs. Thirty three lakh thirty six thousand only (Rs 33,36,000/-) excluding GST and over all technically competent to take the work.

Accordingly, on the recommendations of the TEC, Managing Committee in its meeting held on 2nd October 2019 approved awarded of painting work contract to M/s Harshly Innovative Engineering Pvt. Ltd as per their quoted rates. The contractor has been given time frame of 4 months to complete the painting work.

The General Body was further apprised that in the tender document, options were given for Asian, Nerolac and Berger Paints. MC has proposed to get painting work done in single colour matching with current structure. However many members and residents have proposed to get work done in at-least 3 colours. MC explored this option, but better combination with 3 colour option is coming under the Nerolac paint which will be within tender limit i.e Rs. 9.3 per sq ft for external wall and Rs. 8.3 per sq ft for internal wall. It was also informed that Nerolac option will give warranty for 7 years as quality of paint will be higher than Asian Apex.

General Body appreciated the efforts made by the Managing Committee and accepted reports of the TEC for technical and financial bids. AGBM further noted that budget was already approved in the last meeting held in March 2019 and work contract is within overall approved limit.

The General Body unanimously agreed to go for Nerolac Paints with three colours option instead of Asian Paints. General Body approved award of painting work contract to


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Mr. Harshly Innovative Engineering Pvt. Ltd. MC was suggested to keep a close watch on quality of painting work.

Agenda 9: Review of Budget and Collection of fund for Building Repair

Hony. Secretary informed that receipts and Payment accounts for building repair work has already been circulated to members. Detailed item wise break-up is available on website. During August 2016 to September 2019, total of Rs. 2,24,06,076 has been demanded, against which Rs. 2,14,91,648 has been received from members till 30th September 2019 and Rs. 9,14,428 is outstanding. Due to shortage of funds, overdraft taken from Bank is about Rs. 8 lakh for paying to Ms/ SP Repcon. As per audited balance sheet, Rs. 10,98,919 was deficit under the building repair head as on 31st March 2019 and as on 30th September deficit under the building repair fund is Rs. 21,41,722 (unaudited).

Hony Secretary further informed that w.e.f 1st April 2019, Rs. 3 psf is being collected under building repair head. At the current rate of contribution total monthly demand comes to Rs. 5,69,646. Approx Rs. 60 to 65 lakh would require to be collected for ongoing painting work and account deficit under building repairs. At the current rate of contribution, members are required to contribute for at least 12-13 months more.

Accordingly, House unanimously resolved to continue collection of building repair charges @ 3 per sqf till September 2020 for current painting work, other remaining repair work, recouping shortfall and payment of retention money etc. AGBM further authorised MC to continue availing overdraft facility from the Syndicate Bank to meet shortfall in fund flow for building repair / painting work which will be further recouped through collection from the members.

Agenda 10. New work Program

The General Body discussed and made recommendations on following new work to be undertaken:

(i) Waterproofing of Shafts and covering: It was noted that MC was advised by the last AGBM to work out the estimate for waterproofing of all shafts and covering the same. Accordingly, MC proposed that for grouting of all bathroom shafts, about Rs. 7 lakh + tax would be required (Total estimated area of 2000 sqm @ Rs. 345 per sqm). General Body noted that it is necessary to save the structure and approved the same.

Few members also pointed out the fact that Peepal tree is taking root in the Society in a few places including shafts. It was agreed to get these removed before they grow and damage the structure.

Shri BK Kaushik (flat 619) pointed out that though about 10 years back pipes were changed in all shafts, there is still seepage. MC clarified that CI pipes were changed only wherever required. There is no seepage in shafts, wherever CI pipes were completely replaced with PVC pipes. Accordingly, General Body also approved complete replacement of existing critical CI pipes with PVC pipes of all small bathroom shafts and inside of columns of flats (balcony), as it is damaging structure. Further General body suggested MC to get all intact CI pipes painted to increase their life.

Further, MC informed that for covering of shaft with aluminium sheet, total Rs. 20 to 22 lakh would be required (estimated area of 875sqm @ Rs. 2500 psqm). General Body deferred the

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decision on covering of shafts for now as it would cause additional financial burden on the members.

(ii) Replacement of LT cables of 4 blocks: MC apprised that LT cable of 4 blocks have burned at several places and power supply in these blocks are being arranged through emergency line. Cables of these blocks are required to be replaced. Approx 310 meter of 4 core 300 mm and 125 meter of 150 mm 4 core cable is required. Estimated cost for cable and underground laying charges would be approx 7 to 8 lakh. Other alternate option could be laying over boundary wall (inside cable tray). House noted that since it is emergent issue, cables should be immediately replaced and approved estimated expenditure of Rs. 8 lakh. Expenditure may be booked under the building repair fund being collected.

(iii) Lift replacement: As approved by the last AGBM, MC proposed to replace all 8 lifts during financial year 2020-21. House was informed that it may cost approx 110-120 lakh. House unanimously approved installation of all 8 new lifts during next financial year.

Further, MC informed that under corpus fund Rs. 19,64,884 would be collected during the current financial year at the present rate of Rs. 1 per sqft. The MC sought views of the General Body upon ways to collect the remaining required fund. Some of the members proposed to use reserve fund for replacement of lifts. Upon voting majority of the members desired to keep the reserve fund for any exigency in the future. Shri BK Kaushik and few other members raised concern on collection of funds for replacement of lifts proportional to the area of the flat.

MC informed that in 2015, AGBM had approved Creation of Replacement Reserve Fund for maintenance of assets in future and collection of Rs. 0.10 per sqft from members under this fund w.e.f. 1st April 2016. Accordingly, AGBM held in March 2019 approved to levy a charge of Rs 1 psf per month w.e.f. 1st April 2019 towards building a corpus for replacement of Lifts & improving the fire fighting system. Accordingly, funds for replacement of lift should be collected and met under this corpus fund. MC further informed that Rule 89 of DCS Rules 2007 clearly states about maintenance, repair and replacement in the common areas and facilities which must be apportioned amongst the members, the power of attorney holders and holders of conveyance deed whoever may be having occupancy rights of the plot or flat or garage etc. Further explanation on "Common areas and facilities," have been given. Accordingly lifts and fire fighting system fall under the common facility and expenditure should be apportioned to the members.

MC further stated that common facilities such as stairs, lifts, fire, transformer, RO plant, generator etc. are part of building, and during construction time, contribution was collected for such facilities based on area of the flat allotted to members and the same rule must be applicable while replacing these building facilities.

MC further pointed out that the plea of Smt. Gopay Mehar Singh for equal collection from members was already rejected by the Delhi Cooperative Tribunal (Verdicts of Delhi Cooperative Tribunal dated 12th March 2018 case No. 058/2015/DCT) and Hon'ble Delhi High Court (W.P. (c) 866/2019 and C.M. Nos. 3915-16/2019 Smt. Gopay Mehar Singh Vs Registrar of Coop Societies, GNCTD and Ors dated 28.01.2019). Any deviation to the court verdict would be contempt of the court and against spirit of DCS Acts and Rules. The MC observed that protracted litigations had resulted in delay of building repair, which caused deterioration of the building structure. We should not take any risk with 20 years old lift as it pertains to the safety of the members.

President

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Accordingly, the house resolved to continue collection of this corpus fund at existing rate of Rs. 1 per square feet per month. It was further agreed to increase the contribution by consensus or by calling a Special General Body Meeting after April 2020.

Agenda item 11: Action against members / residents on encroachment of common areas.

MC apprised the General Body that few members have encroached common areas and placed their personal belongings in stilt area allocated for parking of bi-cycle / scooters. MC tried their best to remove these items, but these members placed these items once again in the common area. Members present in the meeting took an oath to remove common area encroachments and any unauthorized construction within a week.

The General body unanimously passed resolution and authorise MC to impose penalty on such defaulters. A notice should be pasted on their personal items to remove within 3 days failing which a penalty may be charged to concerned member. GBM also deliberated on providing storage space in basement, however majority of members rejected this proposal.

Agenda Item 12: Action against persistent defaulter members

Hony. Secretary informed that several notices have been issued to defaulters. Auditors have also pointed out this in their report. Last AGBM also fixed the uniform norms as any dues of more than Rs. 10,000 or more not paid monthly demand continuously for three months, should be treated as defaulter. Despite already available norms, few members are not following guidelines and violating norms.

AGBM directed MC to cancel membership of persistent defaulters whose dues are over Rs. 1,00,000/- (Rs. One lakh) and approach RCS for recovery of dues, as their dues are accumulating for the last 2-3 years. A final notice should be served within 15 days. MC was authorized to approach RCS for recovery, in case they don't clear dues in next 15 (fifteen) days. The recovery process should be initiated by approaching Registrar Cooperative Society by hiring of services of Legal expert. Shri BK Kaushik mentioned that the recovery process is very simple and MC may do without incurring any expenditure on hiring of services of Legal expert. Hony. Secretary informed that all MC members are overburdened and continuous follow-ups are required at RCS office to deal with this recovery process. Shri Kamlesh Kumar Jha and few other members, requested Shri BK Kaushik to assist MC and prepare letters / application / note for recovery of dues. Shri Kaushik may approach Hony. Secretary / Treasurer to obtain necessary documents required for preparing application to RCS.

AGBM further resolved that if MC does not get assistance / co-operation of any Society member and if the MC so requires, services of Legal expert may be availed and entire expenditure incurred by the Society on recovery of dues from defaulter members should also be recovered from the respective defaulter members.

Any other item with permission of Chair.

Smt. Nutan Thakur (MC member flat 218) mentioned that rain water pipes should be connected in all balconies. It will also resolve the issue of drainage of AC water issues. The General


Acting President


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MC appreciated the idea and approved. MC was authorised to do the needful in phase manner. Expenditure should be booked under building repair work.

Few members pointed out the necessity for constructing bigger tank in both side of basements to prevent spilling of waste water coming out of balconies drainage line. Accordingly, AGBM approved constructing water tank measuring 10 ft x 8 ft x10 ft for storage of drain water of balconies in both basement. Expenditure should be booked under building repair work.

Shri Shankar Thakur pointed out the fact that we would need to check the lightning conductors setup over the roof of each of our blocks. The General Body thanked Shri Thakur for pointing this out and requested MC to get them checked on priority.

Shri Narendra Jha (MC member flat 612) raised issue of seepage and it is affecting building structure. MC informed that despite notices served to such members, no concrete action is taken to arrest the seepage. House unanimously resolved to constitute a five member committee comprising (i) Shri Kamlesh Kumar Jha, Acting President (ii) Shri Shankar Thakur (flat 407) (iii) Shri BK Singh (flat 512 (iv) Shri Narendra Jha (MC member) and (v) Shri SC Jha (Treasurer) to examine all such grievances on seepage issue from individual flat as well as seepage of common area in shafts. AGBM authorized the MC to take stern action towards solving the problem of seepage on receipt of recommendations of the committee. House also requested all members to cooperate with MC on the seepage issue, as their own hard earned money is being spent on ongoing repair work which is majorly due to seepage.

Members once again suggested MC to explore installation of Roof Top Solar Panel with various vendors / Agencies. Once a viable plan / option is finalized, SGBM may be called for taking final approval, as in future it would be mandatory.

Few members raised the issue of increase of FAR. The General Body suggested that all apprehensions of members should be addressed through explanations and other members would volunteer to convince the members who have not given their consent as yet. The GB also resolved to continue the efforts towards FAR extension.

Vote of thanks

Shri Ravi Mishra placed on record the appreciation to members of the society, MC members, member's spouse who have been extending their help and support. He expressed his gratitude to them and also acknowledged the support of the staffs, contractors, Auditor, RCS and other government agencies.

Further, he acknowledged the unstinted support and valuable guidance from the members without which sustained quest for development and growth would have been more than difficult. The Meeting ended with thanks to Chair.


Kamlesh Kumar Jha
(Acting President)




Rajiv Kumar
(Hony Secretary)