

PROCEEDING REGISTER



CO-OPERATIVE..... GROUP Housing SOCIETY LTD

The 11th Meeting of the Managing Committee of the Tanaka G.H.S. Ltd was held on 17th November, 2019 at 2 PM in the Society office, under the chairmanship of Shri Kamlesh Kumar Jha, Vice-President of the Society. The below honourable members were present in the scheduled MC meeting.

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|---|-------------------|-------------------|--|
| ① | Kamlesh Kumar Jha | (Vice President) | |
| ② | Ahka Rani | (Member) | |
| ③ | N. N. Jha | (Member) | |
| ④ | RAJIV KUMAR | (Hony. Secretary) | |
| ⑤ | S C Jha | (Treasurer) | |
| ⑥ | Om Prakash Pandey | (Joint Secretary) | |
| ⑦ | Narendra Jha | Member | |
| ⑧ | Nutan Thakur | Member | |

Deliberations on Agenda Points:-

- ① Review of ongoing Building Repair & Painting Work:- MC took stock of the current progress of the building repair and painting work, which has just been started. Hony Secretary informed that Rs 7 Lakh has been Released to M/S Harshey Innovative Engineering Pvt. Ltd. against supply of materials and site mobilization.

MC noted that despite Society notice dated 7th September, 2019 and meetings with M/s SP Repron, they are not inclined to complete the

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Remaining 5-6% of work as well as the work under defect liability. Henceforth the Society now has no option but to get the work completed at the cost and risk of M/s SP Repron and close the contract of SP Repron. MC approved release of balance payment against their final RA bills 17 dated 18/10/2019 for Rs. 1,82,027 and RA Bill 1 dated 23/10/2019 for Rs. 1,50,000. Secretary & Treasurer were requested to work out the statement of final cost of work done by SP Repron for approval in the next MC. The MC evaluated quotations received from M/s Structure Since & Associate, Gujran; M/s Hershley Innovative Engineering Pvt. Ltd, Ghazipur and M/s Zeet Techno Systems, Delhi for pending repair work to be done under defect liability, which have not been completed by M/s SP Repron. Offer of M/s Hershley Innovative Engineering Pvt. Ltd. was found to be lowest. Accordingly, MC unanimously approved award of all pending work of building structure including the scope under defect liability of previous contractor (M/s SP Repron) to M/s Hershley Innovative Engineering Pvt. Ltd. Hon'y Secretary was authorized to issue award letter.

(2) Income & Expenditure for the month of October, 2019 was placed before the MC. It was approved and to be displayed on Society Notice Board. As per directions of the AGM, Hon'y Secretary was authorized

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The notice to defaulters for recovering dues

③ Follow Up action upon recommendations of the AGBM held on 20th October, 2019 & Honry Secretary informed that proceedings have been circulated to members through email & website, hard copies being provided on request.

A representation letter signed by six members 1) Mr. S K Singh (flat 404) 2) Mr. V P Ahuja (flat 016) 3) Mr. Satish Chandra (flat 121) 4) Mr. B K Kaushik (flat 619) 5) Mrs. Gopay M Singh (flat 317) 6) Shri Anil Kumar (flat 117) has been received on 15th November, 2019 in which they have alleged that proceeding have not been recorded correctly as per decisions taken by AGBM and challenged the decisions of the General Body taken on 20th October, 2019 and requested Vice President/ Secretary to make corrections as per their observation in the representation letter. MC examined the letter point-wise and did not find any merit in their claim/suggestions. Accordingly, the MC unanimously agreed that the proceedings have been written as per discussions/deliberations/decisions of the General Body meeting held on 20th October, 2019 and MC should not agree for correction/rectification on behalf of few members as only 6 (Six) of the 34 (Thirty Four) who

Handwritten signatures and stamps including 'Secretary Janaki C.G.H.S. Ltd.' and 'Acting President Janaki C.G.H.S. Ltd.'

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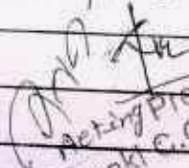
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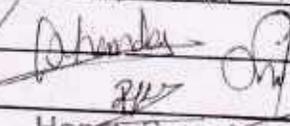
Members have raised objections and demanded corrections. It was further observed that these members with vested interests have a habit of spreading misinformation and thus cause harm to progress of the Society as more than 3/4th of the majority agreed and approved the discussions held in the AGM.

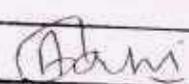
Further, on objection raised about the President of the Society by these six members, it was noted that RCS was already informed vide letter no. JCGH/2019-20/47 dated 16/8/2019. Society has not received any direction from RCS. MC requested Honey Secretary to seek clarification from RCS once again w.r.t. Vice President acting as President subsequent to sad demise of the President.

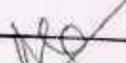
Hony Secy was requested to take actions to implement recommendations of the AGM held on 20th October, 2019.

AMC of Transformers, HT Panel and LT Panels :- Hony Secy informed that AMC of Transformers, HT Panel and LT Panels has already expired and required to be renewed. To check current market rate, fresh quotations were sought and quotation of Yash Enterprises was found reasonable and hence MC called them for discussion. The vendor was asked to reduce rate and submit for consideration in next MC meeting.


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⑤ Replacement of LT cables:- MC examined quotation received from Yash Enterprises and found it on higher side. It was agreed to buy branded cable like Havells/Polycab from market and a reasonable vendor can be identified for laying. Honey Sey was authorized to check rates by seeking some more quotations and also viable option for purchase of cable directly from market.

⑥ AMC of Lifts:- M/S Omega Elevators India Pvt Ltd have informed via letter dated 31/10/2019 that their operations related to AMC would henceforth be handled by their sister concern M/S Omega Lift. Accordingly, AMC contract of the Society lifts have been transferred to M/S Omega Lifts.

MC further examined their suggestion to install rail shoe in D1 Block lift and nylon grips in all lifts @ Rs. 940 + GST and each lift will require 8 gives. MC agreed to put gives in lifts of C1 & D1. If there is improvement in performance of lifts, then it can be considered for remaining six lifts. MC also agreed to replace floor tiles / rubber floor mat in all lifts.

MC further suggested maintenance of log book for up-keeps of lifts which the staff will sign on each visit.

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(7) Discussion on Overall Development of Society:-
(a) Cleaning of Tanks:- Cleaning of all overground and underground tanks is overdue. Quotations from 3 vendors were examined and it was found that M/S Ocean Water Tank @ Rs. 7500 + GST. MC approved the same & decided to get it done on priority.

(b) Leakage in Shafts:- As approved by AG/PM, MC discussed replacement of existing CI pipes with PVC pipes of all small bathroom shafts and inside of columns of flats (balcony), as it is damaging the structure. MC noted that rate quoted by M/S Adak Enterprises is the lowest, as they have quoted Rs. 20000 for one shaft of 2 bedroom flats (replacing 3 pipes with all required materials) and @ Rs. 25000 for replacing 2 balcony line of 2 bedroom flats. MC further resolved to check with 1-2 more contractors and get work done through M/S Adak Enterprises if rate is still lowest.

(c) Sewer Line Cleaning:- MC felt need for cleaning of entire sewer line of the Society. It was agreed to seek quotations on priority basis.

(d) MC discussed construction of tank in both

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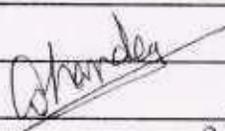
Basement for storage of waste water and deferred decision for next MC meeting.

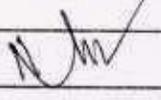
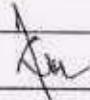
(18) MC deliberated and decided to issue notice to all residents for connecting pipes to AC for water drainage.

(19) Namendra Tha suggested calibration of all meters. He has been given responsibility to identify the agency and get it done on priority basis.

(20) Issue of separate BSES meters for each flat was discussed and felt that after replacement of damaged UT cables, this issue must be taken up.

(21) Other emergent issues to be discussed in next MC meeting owing to paucity of time.




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