

# PROCEEDING REGISTER

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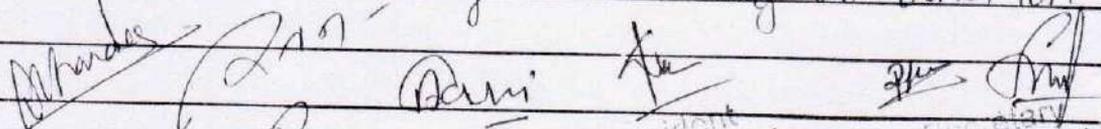
THE JANA ... CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

The 472<sup>nd</sup> Meeting of the Managing Committee of the Janaki (GHS) Ltd was held on 8<sup>th</sup> December, 2019 at 10:30 AM in the Society office under the chairmanship of Shri Kamlesh Kumar Jha, Vice-President of the Society. The below Honorable members were present in the scheduled MC Meeting.

①	Kamlesh Kumar Jha (Vice President)	Jha
②	NARENDRA JHA - Member	N Jha
③	Om Paakash Pandey - Joint Secretary	Pandey
④	SHYAM CHANDRA JHA - Treasurer	Jha
⑤	Alka Rani member	Rani
⑥	Nutan Thakur Member	Thakur
⑦	RAJIV KUMAR Hony Secretary	Rajiv
⑧	PANKAJ JHA Member	Jha

## Deliberations on Agenda Points :- and Painting

- ① Review of Ongoing Building Repair Work:-  
 Hony Secretary provided the updates on progress of Building Repair & Painting Works. Owing to the NGT ban, currently the work is on hold. In the review meeting held on 7<sup>th</sup> December, 2019 representatives of Harshley Innovative Engineering Pvt Ltd assured that painting work would resume in full swing after the NGT ban is lifted. They also asked for grace period in the completion time frame owing to the NGT ban.

  
 President: Kamlesh Kumar Jha  
 Hony Secretary: Rajiv Kumar  
 Treasurer: Shyam Chandra Jha  
 Member: Alka Rani, Nutan Thakur, Pankaj Jha

# PROCEEDING REGISTER

THE JANAKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD

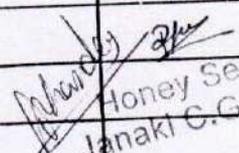


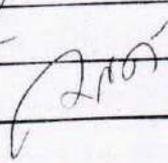
During the review meeting, supervisors from Society & Contractor were directed to synchronize coordination amongst them and post updates on the WhatsApp group. A weekly plan ought to be prepared and posted in the group followed by daily updates every morning.

Work order for pending repair of building structure including waterproofing of 4 roofs (408, 704, 706 & 709) and work under scope defect liability of previous contractor has been issued to M/s Harshly Innovative Engineering Pvt Ltd. as per their quotation dated 9/10/2019. All the above work should be completed within one month after NBT ban is lifted.

Secretary and Treasurer further informed that as discussed in last MC meeting, a financial statement of final cost of work done by M/s SP Repon has been prepared, as per the following:-

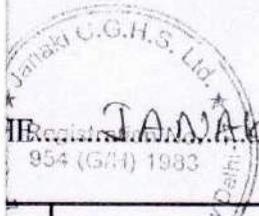
Work Done as per bills:	Rs. 1,76,26,132/- (approx)
Total Bills with Tax	: Rs. 2,09,21,683/-
Total Payment made	: Rs. 1,94,01,449/- (till 30 <sup>th</sup> November incl. interest)
Damage charges	: Rs. 1,31,316/- (till 30 <sup>th</sup> November, 2019)
Retention with Society	: Rs. 17,22,175/- (inc. EMI of Rs. 5 lakh)

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

 Acting President  
 Janaki C.G.H.S. Ltd.

# PROCEEDING REGISTER

039



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In view of the above financial statement, MC approved closure of contract of M/S SP Repcon at total cost of Rs. 2,09,21,683/- (inclusive of taxes). MC further agreed to release balance payment of Rs. 1,63,742/- to SP Repcon against their final bill.

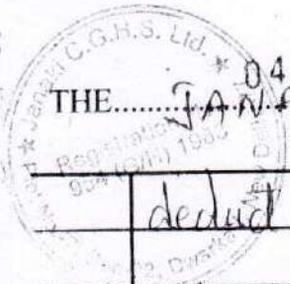
MC expressed its displeasure to Mr. Bastogi representative of M/S SP Repcon upon non completion of 75% work under defect liabilities. It was conveyed that on 7<sup>th</sup> September, 2019 vide Society letter No. SC GH/2019-20/52, M/S SP Repcon was given one month time to complete the work under defect liability, however they have not completed 75% of work out of the defect identified till 6<sup>th</sup> September, 2019. After completion of one month, SP Repcon was reminded, however they again failed to do so. Mr. Bastogi was conveyed that since their company failed to complete the work under defect liability by 7<sup>th</sup> October, 2019, the Society is getting it done at their cost and risk against the retention money.

Further, Mr. Bastogi and 2 MC members Sh. SC Sha & Sh. Narendera Thra visited flat 121 to inspect and evaluate the extent of damage done by M/S SP Repcon. Mr. Bastogi assured to complete the work within one week. Secretary was authorized to get it done, if M/S SP Repcon fails to do within 1 week and

Abhinder Singh  
Acting President  
Janaki C.G.H.S. Ltd.

20/9/19  
Dhani  
Honey Secretary  
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# PROCEEDING REGISTER



THE JANAKI CO-OPERATIVE GARDEN HOUSING SOCIETY LTD

deduct against retention money.

② Income & Expenditure for November 2019 was placed before the MC. It was approved and requested to be displayed on Society Notice Board. Some of the defaulters have cleared their dues after notice. The overdraft taken from OD account has been fully paid. Honey Secy was further requested to make some efforts to recover dues from remaining defaulters.

③ Discussion on Development Works in the Society  
(a) AMC of Transformers, HT Panel and LT Panels: Honey Secretary informed that discussion was held with M/s Yash Enterprises and M/s GK Enterprises. Offer of M/s GK Enterprises was found better. Hence discussions were held with them to understand terms of the contract.

Accordingly, MC approved award of AMC of HT Panel and LT Panels to M/s GK Enterprises at Rs. 30,000/- (Rs. Thirty Thousand) plus GST payable in 2 half yearly installments w.e.f. 15<sup>th</sup> December, 2019.

(b) Replacement of LT Cables: MC requested representatives of M/s GK Enterprises to examine options for replacement of faulty LT cable either by replacing entire cable, or replacing only

*[Signatures]*  
Honey Secretary  
Janaki C.G.H.S. Ltd.  
Acting President  
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041

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damaged portion. Vendor assured that after taking over the system, a viable solution would be worked out.

Representatives of M/s GK Enterprises were also requested to prepare a roadmap for separate BSES meters for each flat on priority basis.

1) Leakage in Shafts:- Honey Secretary informed that further to the discussion held in the last MC meeting, options were explored for replacement of CI pipes with PVC pipes of B Block small bathroom shafts and inside of columns of flats (balcony) as it is damaging structure. It was found that offer submitted by M/s Alok Enterprises is lowest. Discussion was held with Mr. Alok and after discussion, he further reduced Rs 3000/- Accordingly, MC approved award of contract for replacing existing CI pipes of small bathroom of 118-518 flats (replacing 3 pipes with all required materials) and replacing two balcony line of these flats at total cost of Rs 50000 plus tax.

2) Housekeeping Services:- MC members deliberated performance of present contractor M/s Shivom Sanitation Services and found that despite several reminders and personal follow ups by MC member Smt. Alka Rani, the contractor has failed to improve efficiency & supervision.

*[Signature]*

*[Signature]*  
Aashu President  
Janaki C.G.H.S. Ltd.

*[Signature]*

*[Signature]*  
Honey Secretary  
Janaki C.G.H.S. Ltd.

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THE <sup>042</sup> J.A.A. 101 CO-OPERATIVE <sup>RDUP HOUSING</sup> SOCIETY LTD

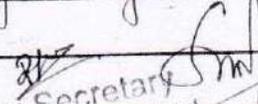
Hony Secretary informed that few housekeeping service providing agencies were approached and a meeting was held with M/S JK House Keeping Works. They presently provide services in over 25 societies/establishments in Dwarka. Rate quoted for them is the same i.e. Rs. 7,500/- per sweeper. Accordingly, MC approved award of housekeeping contract to M/S JK House Keeping Works w.e.f. 1st February, 2016.

Hony Secretary was requested to take necessary action and inform the decision to both contractors.

(4) Any other emergent issue with permission of the Chair:-

(ii) Mr. Alexander Daniel (flat 604) met with MC members and submitted complaint and copy of Police complaint against Mr. Sai Mehar Singh (flat 311); Smt Gopry Mehar Singh (flat 301) and his other family members for beating his sons Mr. Rohan Daniel and Mr. Abner Daniel on 4th December evening. He sought help of MC to ward off threats from Smt Gopry Mehar Singh. The MC assured him that his complaint would be forwarded to police for taking cognizance.

(iii) Few Society residents requested MC to organize a get-together in Society on New Year Eve like

  
Honey Secretary  
J.A.A. C.G.H.S. Ltd

  
President  
J.A.A. C.G.H.S. Ltd

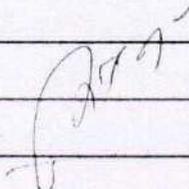
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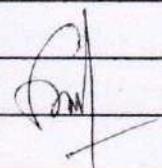
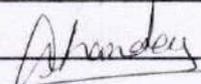
043

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all neighbourhood societies. Due to fund constraint MC suggested that it be organized on a contributory basis by collecting from interested members. MC agreed to provide space in Central Park and basement free of cost. MC also agreed to waive off electricity, water & cleaning charges for this event as it is a Society get-together. Chairs & tables if required would also be provided by the society for the New Year Eve get-together on 31st December, 2019.

  
Acting President  
Janaki C.G.H.S. Ltd.

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