



# PROCEEDING REGISTER

061

CO-OPERATIVE Group Housing SOCIETY LTD.

The 18th Meeting of the Janaki C.G.H.S Ltd. was held on 7th June, 2020 in Society Office at 11 AM under the chairmanship of Shri Kamlesh Jha, Vice-President of the Society. The below Honourable members were present in the scheduled MC Meeting.

①	Kamlesh Kumar Jha	(Vice President)	
②	Atika Rami	(Member)	
③	Om Prakash Pandey	(Joint Secretary)	
④	Pankaj Jha	(Member)	
⑤	N. Jha	Member	
⑥	Nutan Thakur	(Member)	
⑦	S C Jha	(Treasurer)	
⑧	RAJIV KUMAR	(Hony. Secretary)	

The MC meeting began with discussion upon the offer of resignation from Hony Secretary. All MC members unanimously rejected his resignation and concluded that since entire society reposes faith in him, he must continue. The MC praised the efforts of Hony Secretary, Shri Rajiv Kumar in keeping the residents safe during COVID-19 pandemic.

① Review of Ongoing Building Repair Work:- Hony Secretary informed that with completion of water proofing work of 706 roof, all roof work in Society is complete. Some defects in the water proofing work for roof of Flat 704 have been observed and

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

President  
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would be ~~required~~ to be rectified on priority, since the top layer is coming off. The contractor has been asked to do one more coat of waterproofing after removing loose upper coat.

MC observed that although lockdown has been lifted SP Repron is yet to resume work under defect liability. A reminder needs to be sent to M/s SP Repron to complete defect liability work urgently, as per their commitment/decision in the last meeting held on 18th March, 2020.

MC also requested Honey Secretary to approach M/s Harshly Innovative Engineering to start painting work ASAP.

MC also approved water-proofing and making proper slope over roof of Water Treatment plant and water-tank by hiring labour/mason. Materials like cement, badarpur, chemical to be purchased by Society and provided for this work.

② Income & Expenditure for March, April & May 2020: Treasurer presented and MC approved the same requesting it to be displayed on Society Notice Board. It was also requested to initiate process for Audit of Accounts of Society for FY 2019-20, on-receipt of TDS details from Banks.

It was also observed that about Rs. 21 Lakh is due on members. Honey Secretary was requested to issue notice to defaulters.

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

*[Signature]*  
R. Dami

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



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Secretary also informed that 2-3 members have requested MC to discontinue collection of building repair charges, as work is not in progress and many members are facing hardship due to Pandemic. MC felt that since decision for collation of Building Repair was taken by AGM, this fund should be collected till September, 2020. Since only about 3 months are left, it would not be appropriate for MC to over-turn it.

③ New Membership (Flat 109) :- Smt. Neera Tha & Shri Ghanshyam Tha have purchased Flat No- 109 & applied for membership. It was found that Shri Ghanshyam Tha co-owner of flat 109 is already a primary member against flat no 110, M. No. 399 and can't be joint member in another flat. Accordingly membership can be given to only Smt Neera Tha against flat no 109.

Remaining documents received from them have been found in order and hence MC agreed to award membership as per DCS Act 2003 (Clause 91) chapter IX.

New Enrolled members against POA:

① Flat No 109; Name: Smt Neera Tha; M No - 403

List of old member sold out flat against POA:-

① Flat No. 109; Name:- Sh Vishnu Chandra Tha & Smt. Vijaya Tha; M No. - 68

*(Handwritten signatures and names)*  
Dharamdas  
President  
Janaki C.G.H.S. Ltd.  
Honey Secretary  
Janaki C.G.H.S. Ltd.

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Removal of contract of Amul Milk Parlour:-  
Since its contract expired in March, 2020, it needs to be renewed as it got delayed due to lockdown. The Amul Milk booth is in operation as per terms of last contract signed in Feb, 2019. The Amul booth operator was called by MC for discussion and it was mutually agreed that rent would be revised to Rs. 7000 per month with 10% annual increment plus electricity charges. It was also agreed to renew the contract for another 3 years with revised rates.

⑤ AMC of Lift:- M/S Omex has submitted request for renewal of AMC contract @ Rs. 1800 per lift + GST against existing rate of Rs. 1550. The contract had expired on 31st March 2020 and hence after discussions over phone with M/S Omex, it was decided to renew AMC @ 1650 per lift/month + GST w.e.f. 1st May, 2020.

⑥ AMC of Generator:- AMC of Generator has expired on 31st March, 2020. M/S Jay Engineers have offered to renew the contract at existing rates viz. Rs. 16000 per year + applicable taxes. Since their performance was found to be satisfactory, MC agreed to renew contract @ Rs. 16000 + applicable taxes for period of

*Shandey*

*Admin*

*President*

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April 2020 - March 2021. MC also approved mandatory servicing of both Generators and approved expenditure of Rs. 25000 for oil, filter & coolant replacement.

① Building Insurance:- Since the Building Insurance is due next month, it was decided to get it renewed with existing company M/S Oriental Insurance Company Ltd at same policy terms.

② Discussion on Development Works in Society:- The below decisions were taken with regards to the COVID-19 pandemic:-

(a) MC decided to follow the MHA & Delhi Govt. guidelines.

(b) Open Gate No -2 for smooth flow of vehicles, however it thought to be reviewed.

(c) Rohit / Sunil need to monitor sweeper work since their supervisor is not coming.

(d) Regular sanitization of common areas & lifts to be continued.

(e) An online residents meeting would be organized on 14th June, 2020 to discuss SOPs and educate residents on precautions:-

(f) To make arrangements for basic first aid facilities in the Society for COVID patients. Also with advice of doctors residing in the society, the following equipment may be purchased/hired for use of residents on need basis:-

*[Signature]*

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*[Signature]*

*[Signature]*

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- (i) Pulse Oximeter
- (ii) IR Thermometer
- (iii) Portable Oxygen Cylinder with adult/child masks.
- (iv) Medical Oxygen Cylinder.
- (v) Wheel-chair
- (vi) PPE Kit, N95 masks, Sanitizer, Gloves, Bleaching powder, Sodium Hypochlorite etc.
- (f) Residents to be consulted on need for creating isolation facility in basement.

9) Any other emergent issue with permission of the chair:-

As appeared in previous MC Meetings, MC agreed to continue arrangements of tea for guards/sweepers and ration for plumber Gopi Panda who has stayed in Society during Pandemic.

Abhadey [Signature]

[Signature]

Adani [Signature]

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

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

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