

PROCEEDING REGISTER

067



THE Janki G.H.S. Ltd. CO-OPERATIVE HOUSING SOCIETY LTD.

The 4th Meeting of the Janki G.H.S. Ltd. was held on 5th July, 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) | <i>[Signature]</i> |
| ② | Alka Rani | (Member) | <i>[Signature]</i> |
| ③ | S.C. Jha | (Secy.) | <i>[Signature]</i> |
| ④ | Rajiv K. | (Secy.) | <i>[Signature]</i> |
| ⑤ | Om Prakash Pandey | (Joint Secretary) | <i>[Signature]</i> |
| ⑥ | Narendra Jha | Member | <i>[Signature]</i> |
| ⑦ | Nutan Thakur | (Member) | <i>[Signature]</i> |
| ⑧ | D.N. Jha | Member | <i>[Signature]</i> |

Shri Ramesh Kumar Mishra (MC Member) joined the meeting through video call.

① Review of Ongoing Building Repair Work: There is neither any reply nor resumption of pending work by M/S S.P. Repcon in response to the email sent to them by Society on 25th June, 2020. MC hence requested Joint Secretary to send a final reminder through Speed Post and Email to M/S S.P. Repcon giving 15 days deadline to resume work under defect liability as per list communicated on 16th March and handed over in meeting on 18th March, 2020.

[Signature] President *[Signature]* Secy *[Signature]* Member

PROCEEDING REGISTER



THE JANAKI C.G.H.S. LTD. CO-OPERATIVE W.R.R.P. HOUSING SOCIETY LTD.

Further, M/s Repton should be asked to immediately vacate the room occupied in the basement since Society requires it.

Another email was sent to M/s Monthly Innovative Engineering on 25th June, 2020 to resume Painting work ASAP. In response they had promised to depute their painters shortly. Since nobody reported to work, a reminder was sent on 4th July, 2020, on the WhatsApp group to which the contractor responded saying work would resume on 6th July. It was decided to send a final reminder through email/speed post to restart painting work ASAP. The contractor had previously requested to house 8-10 painters inside the Society to keep them safe during COVID-19 pandemic. Owing to objection of a few residents it was refused.

There have been a few queries from residents regarding original scope & cost of building repair, revision of scope of work & cost and charging members for building repairs on Society WhatsApp group. ML noted that these issues have already been discussed several times in previous G.B.Ms. Building Repair work was awarded with the approval of the AGBM. Cost & scope of work was also revised with approval of the General Body. Minutes of the same are available on the Society Website. In case any further information is required, it would be provided in.

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President

Janaki C.G.H.S. Ltd.

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Honey Secretary

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PROCEEDING REGISTER

069

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detail in the forthcoming General Body Meeting.
On collection of building repair funds based on area of flat, MC noted this issue has already been settled long back through the verdict of Hon'ble Delhi Co-operative Tribunal and Hon'ble Delhi High Court. This issue can't be re-visited until there is any further verdict from the Supreme Court. Unnecessary controversy should be avoided on this issue.

② Income & Expenditure for June 2020: Treasurer presented income & expenditure for June. It was approved and requested to be displayed on Society Notice Board. Honey Secy informed that as suggested in the last MC meeting, options for appointment of Auditor have been explored with various CA firms. M/S Jagdish Mantri & Co who have audited Society accounts for FY 2017-18 have agreed to audit for FY 2019-20. Since this CA firm is under "A" category of RCS empanelment list at SI 144, MC approved appointment of M/S Jagdish Mantri & Co for audit of Society Accounts for FY 2019-20.

The ongoing debate about collection of corpus funds for lift & fire-fighting in the Society WhatsApp group was brought to the notice of MC by Honey Secy. As agreed by last AGBM, the issue is to be discussed in the next AGBM to settle the disputes amicably as per bye-laws of the Society, DCS Acts &

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PROCEEDING REGISTER

THE CO-OPERATIVE SOCIETY LTD.



Rules and agreement signed with members at the time of handing over possession of flat. A copy of agreement was handed over to Shri Narendra Jha & Vice President to study & prepare MC views.

Upon queries of not providing expenditure sheets, Shri O.P. Pandey, Jt. Secretary, informed that income & expenditure, minutes of MC meeting and other relevant information have been uploaded on Society website regularly. Statement upto May 2020 are already available on the website. Income & expenditure on Building Repair as approved in December 2019 MC meeting is also there. Building Repair sheet till 30th June, 2020 was already circulated to MC Members & Shri D.N. Jha has volunteered to verify it once more before uploading on website. Shri D.N. Jha & Shri Narendra Jha have been requested to expedite the verification, so it can be uploaded on website for all members to see.

Hony Secy also proposed constituting a 3 member internal audit committee for Society Accounts for FY 2019-20 with below members:

- (i) Shri R.K. Mahajan (flat 77)
- (ii) Shri G.S. Jha (flat 110)
- (iii) Shri Shankar Thakur (flat 407)

Hony Secy was requested to write a letter to the above senior members to kindly consider conducting the internal audit. In case any of

President

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PROCEEDING REGISTER

071

THE ANAND CO-OPERATIVE GROUP HEAVY INDUSTRIES SOCIETY LTD.



The members express regret, Shri A.K. Bhargava (Chairman) may be requested for the same. It was requested that the Committee complete the internal audit & submit its report within 30 days to enable RCS appointed auditor to start audit for FY 2019-20. Shri D.N. Jha, Shri Narendra Jha and Hon'y Secy were requested to provide necessary support to the internal audit committee.

Regarding duration for collection of building repair funds, MC had already noted and discussed in last MC Meeting. Members desirous of information can refer to June 2020 MC minutes on website. Hence, MC as already decided resolved to continue the collection till September 2020.

On issue of method of collection of General Maintenance charges from Members, Hon'y Secy was requested to write to President of Federation of Duruka CGHS to obtain information on practice being followed by other societies on collecting maintenance charges from their members.

(3) Building Insurance + Proposals have been received for renewal of Building Insurance Policy from the below:

- (i) M/S Oriental Insurance Company Ltd.
- (ii) M/S ICICI Lombard
- (iii) M/S Bajaj Allianz

Warden
A.K. Bhargava
D.N. Jha
Narendra Jha
Hon'y Secy

PROCEEDING REGISTER



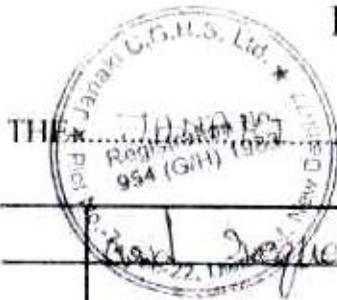
THE CO-OPERATIVE M.R.C.O.P. HOUSEHOLD SOCIETY LTD.

All the companies have quoted Rs. 1,31,391/- for some assured of Rs. 20.62 Crores. Since, there is an increase of over Rs. 55000/- compared to last year premium and all three companies have quoted similar rates, MC authorized Vice-President and Shri Navendra Thakur to approach and find any scope for discount. Based upon outcome of discussions, the company would be finalized by 10th July, 2020 and premium may be paid accordingly. Ex-post-facto approval may be obtained in next meeting.

- (4) AMC of Boom Barrier:- A proposal for renewal of AMC of Boom Barrier has been received from M/s Radiant Infratel. The rates quoted in the proposal are higher compared to what was discussed at time of purchase, when they agreed for Non-Comprehensive AMC @ 8% of the project cost. For Comprehensive AMC, the company has demanded Rs. 57000/-. MC noted that since the boom barrier is just one year old, we should go for non-comprehensive AMC. Accordingly, M/s Radiant Infratel representative was called for discussions and asked to make good the promise of 8% of project cost for Non-comprehensive AMC. After negotiations M/s Radiant Infratel agreed to undertake Non-comprehensive AMC @ Rs. 10000/-. MC approved the same.
- W. K. Sharma* *A. K. Sharma* *Admi* *Shri*

PROCEEDING REGISTER

073

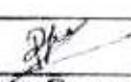


THE JANA CO-OPERATIVE SOCIETY LTD. SOCIETY LTD.

Rad requested Honey Secy to award AMC letter.

(5) AMC of CCTV Camera:- AMC of CCTV cameras installed in 2016 is due. Honey Secy informed that the IP cameras installed in August, 2019 are working perfectly fine, with no disruption and better quality. Hence, MC agreed to not have AMC of old cameras and instead use their savings to replace old cameras with new IP cameras which would be brought upon NVR platform in a gradual manner. Accordingly, MC approved installation of 4 new IP cameras in 1st phase (covering Gate No. - 3, drive way Block D to A1; D to DP 2 D to A Block) and 8 new wi-fi cameras in lifts through M/C Radiant Infotel. Till remaining old cameras are in working condition, Radiant Infotel would provide complimentary service to these old cameras.

(6) Discussions on Development Works in the Society: Deliberations took place on protecting residents during the current pandemic. Honey Secy informed that Gmit Gopay Mehar Singh has been requesting to open Gate No 2. Shri Satish Chandra has been asking to allow his milk-man to deliver at his door-step. Few other members have also requested deliveries at their door-step.



 President Honey Secretary
 JANA Co-operative Society Ltd.

PROCEEDING REGISTER



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Since it's difficult for MC to satisfy everyone's individual demands, it was resolved to not put any additional restrictions upon managing entry. Since all residents are aware of DOs & DONOTs defined by Govt, decision should be left to the residents. As per directives of the MC, guards would check temperature at gate and mandatorily ask visitors to wash/sanitize hands. Since all gates would be open, it would not be possible for guards to do chemical sanitization in all blocks. Whenever required, MC/DelhiGat will be sanitizing blocks.

MC once again thanked Hony Secretary for taking necessary measures during last 3 months towards protecting residents from COVID-19 pandemic. MC further agreed to continue making arrangements for tea for guards/sweepers during pandemic as a noble gesture.

Several drainage covers have broken up and need to be replaced on priority basis. M/S Bachna Waterwell Engineers who is maintaining Rainwater Harvesting system was approached for supply of drain covers, as the earlier supplier has closed the factory during pandemic. After discussions with M/S Bachna Waterwell,

Shandana

President

Sh. Anil

Sh. Anil

PROCEEDING REGISTER

075

THE  CO-OPERATIVE L.A.B.C.A.P. HOUSE E.M.M. SOCIETY LTD.

MC approved purchase of RCC drainage covers as per following:-

- (i) Dimension 26" x 20" x 2.5" - 25 pcs @ Rs. 590 per pc
- (ii) Dimension 21" x 30" x 3" - 25 pcs @ Rs. 590 per pc
- (iii) 500 mm x 550 mm Round HD with frame 10 pcs @ Rs. 1200 per pc.

GST & cartage extra as per actuals.

MC further approved estimated expenditure of Rs. 45,000 to Rs. 50,000 towards cleaning of internal sewerage line and get it done through automatic machines instead of manual.

① Other emergent issues with Permission of Chair:-

(A) New Membership (flat 301)

Application for award of new membership was received after issuance of agenda. However, MC decided to consider the application since all required documents have been found in order and hence considered it as an emergent issue.

The application for award of membership has been received from Smt Tina Ajay, Smt. Omara Vishwanathan David and Shri Ajay Kumar Sarkar. The MC finding all requirements in terms of requisite fees and supporting documents in order for membership, decided



President





Honour Secretary

PROCEEDING REGISTER

THE CO-OPERATIVE SOCIETY LTD. SOCIETY LTD.



to grant membership as per DCS Act 2002 (Case 91) chapter IX.

New Enrolled Member against POA:-

Flat No 301

Name:- Smt Tung Ajay, Smt. Omama Vishwanathan David and Shru Ajay Kumar Saaran.

Membership No - 404.

List of Old Member sold out flat against POA

Flat No. 301

Name:- Dr. Kiran Bedi

Membership No:- 334.

(B) As approved in last MC meeting, quotations were invited for water-proofing & plastering of roof of Water treatment plant & tank. Accordingly, MC approved labour rate contract @ Rs 15 per sq. feet and agreed to award work to M/S KP Infra Pvt. Ltd. to complete at earliest since seepage is damaging water plant structure. Materials viz. Cement, barbed wire and chemical would be provided by Society.

(C) Managing WhatsApp Group of Society:- MC members unanimously agreed that policy related

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President

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PROCEEDING REGISTER

077



THE JANAKI CO-OPERATIVE SOCIETY LTD.

decisions can't be taken based upon views put forward by residents in the WhatsApp group. The AGBM is the right forum to debate and take decisions on such policy issues. The WhatsApp group was created to provide updates to the residents however, a few residents have started using it to post irrelevant information, debate policy related issues and use unparliamentary language. MC unanimously agreed to make the group admin-only posts to allow MC members to convey relevant useful information to the residents.

(D) Member of flat 221 has submitted a request for waiver of maintenance charges for March & April 2020 as his tenant couldn't shift owing to lock-down with the flat remaining vacant. MC refused to entertain this request since the lock-down was imposed by the government and society incurs expenditure whether flat is vacant or occupied.

(E) Joint Secretary, Mr. O P Pandey reported an incident at the Grand Room on the night of 4th July when a guard was found to be

President
Janaki C.G.H.S. Ltd. *Shri* *Adani* *Shri*

PROCEEDING REGISTER

THE CO-OPERATIVE SOCIETY LTD.



Banker, President of flat 418 noticed it and informed him. Mr. O.P. Pandey came running down at 11 PM in the night to take stock of the situation. He also called the Security Agency owner immediately and removed the bank guard from the society after arrival of the Security Agency owner. Further, assurance was provided that such an incident would not be repeated in future and the offending guard would not be deployed in future. MC was satisfied with the prompt action taken by Joint Secretary, Shri O.P. Pandey and the Security Agency. MC further imposed a penalty of Rs. 100/- on the Security Agency which would be deducted in next month bill.

W. Pandey

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

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