

# PROCEEDING REGISTER



.....CO-OPERATIVE Group Housing SOCIETY LTD.

The 4<sup>th</sup> Meeting of the Janaki C.G.H.S. Ltd. was held on 6<sup>th</sup> September, 2020 in Society Office at 11 AM under the chairmanship of Shri Kamlesh Thakur Vice-President of the Society. The below honourable members were present in the scheduled MC Meeting:

- |   |                      |                  |                    |
|---|----------------------|------------------|--------------------|
| 1 | Kamlesh Kumar Thakur | (Vice President) | <i>[Signature]</i> |
| 2 | RAJIV KUMAR          | (Hony Secretary) | <i>[Signature]</i> |
| 3 | S. C. Thakur         | (Treasurer)      | <i>[Signature]</i> |
| 4 | Narendra Thakur      | (Member)         | <i>[Signature]</i> |
| 5 | Nutan Thakur         | (Member)         | <i>[Signature]</i> |
| 6 | Alka Rani            | (Member)         | <i>[Signature]</i> |
| 7 | Om Prakash Pandey    | (Jt. Secretary)  | <i>[Signature]</i> |

## Deliberations on Agenda Points:-

- 1) Review of Ongoing Building Repair Work:- Mr. Satpal Sharma and Mr. Soni from SP Repron joined the review meeting to update progress of the work done under defect liability which was resumed on 4<sup>th</sup> August, 2020. SP Repron updated that 50% work intimated before lock-down has been completed and they are trying their best to complete remaining work at the earliest. MC provided them a fresh list of pending work items which was based on visual survey done by MC members and also messages received from 3-4

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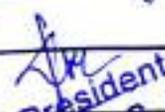


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residents through whatsapp as on 31<sup>st</sup> August 2020. It was mutually agreed that the current list would be treated as the final list of defects, since the defect liability period of one year is over in August 2020. SP Repton agreed to verify all these defects intimated to them as on the date.

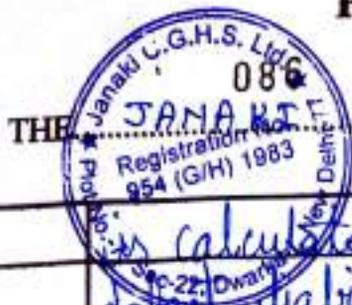
SP Repton raised the issue of release of balance funds and their equipment which have been kept on hold by the Society as per LD clause. Shri Narendra has opined that LD may be calculated in line with the contract condition. However, the delay analysis may be worked out before LD amount is calculated and accordingly LD amount may be deducted from outstanding payments. He further suggested to issue a contract completion certificate (if such condition is part of the contract) so that defects liability period would commence after date of completion of contract mentioned in the certificate. He also suggested withholding sufficient amounts towards LD deduction from the outstanding payments until LD amount is recovered. MC agreed to release the remaining equipment except sufficient scaffolding which might be required for the leftover repair.

MC apprised SP Repton that Rs. 15,99,995/- has been kept on hold and the same would be released after final amount of liquidity damage

  
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is calculated and the progress of work under defect liability is satisfactorily reviewed.

SP Repton requested that LD money should be released immediately to maintain liquidity of the company as the delay was not only due to their side but at several instances progress was hampered due to non-cooperation of Society members in removing balcony shades, ACs and appointment of Administrator. During the repair period, there was a ban by NIT for construction activities. As per directions of the TEC, waterproofing of roofs was stopped during Monsoon Season.

They further cited examples like almost 2 months delay in completing work in B1 Block basement side due to non-cooperation of residents of B1 Block. Similarly a resident of B Block had refused to remove AC and work hampered for almost one month. There was almost 2 months delay due to another resident of Block B who has extended his balcony from all sides and it was impossible to reach due to non-availability of space for fixing folding and extra efforts needed to be made by them for the required repairs.

Shri Narendra Thak & Vice-President assured to re-examine the LD amount and submit the same for consideration of MC Based on final LD amount and progress of defect liability work, MC would

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*Prachi*

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take final decision on release of money to SP  
It was agreed to review the progress  
and take decision on release of partial payment  
after two weeks.

Review of Painting Work:- MC noted that a review  
meeting was held with Mr. Alok Upadhyay of M/S  
Harshly Innovative Engineering on 23<sup>rd</sup> August.

During the meeting, following points were agreed:-

- ① Painting Work would resume from 26<sup>th</sup> or 27<sup>th</sup> August.
- ② Around 15-20 workers would be deployed in a  
phased manner eventually, starting with 10 initially.
- ③ Owing to the current COVID-19 pandemic, 15<sup>th</sup> November,  
2020 will be the new deadline for completion of  
painting work. 15 days grace period would be given  
for final touch.
- ④ Damaged/soiled putty which was done earlier  
would need to be cleaned before working upon  
it again.
- ⑤ Mr. Upadhyay has requested for running bill  
payment in mid-September.
- ⑥ The roof work done by M/S Harshly which has  
developed some cracks would need to be done  
again.

MC noted that painting work has resumed  
and on average 6-8 painters were doing putty  
work. M/S Harshly should be asked to increase

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Honey Secretary  
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immediately to at least 15 people. MC examined the bills submitted for water-proofing of terrace 704 & 706 and approved the same. The bill submitted by them for waterproofing wall & roof joints of flat 701, 706 and 703-704 were examined and rates reduced @ Rs. 955 per square meter. Accordingly MC approved release of Rs. 2 lakh to M/S Hanshly against their 3 bills dated 26th August, 2020. Since window shades are creating hurdles in painting work, MC decided to omit

② Income & Expenditure for August 2020 was presented by the treasurer and Honey Seny read out the expenditure incurred under each head. The MC approved the same and requested it be displayed on Society Notice Board.

③ Audit of Society Accounts for FY 2019-20 by R/S appointed Auditor:- Honey Secretary updated progress of the Audit being conducted by M/S Jagdish Mantri & Co. Final Balance Sheet, P&L Accounts, Receipts & Payments and other associated annexures presented to MC. The MC approved the same & requested the Secretary & Treasurer to submit the same for further necessary action.

④ New Membership Application (Flat 103, 603/613):- MC examined the membership application submitted by

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Smt Anjana Agrawal & Shri Archit Agrawal purchased flat 103 through sale deed dated 20th January, 2020. Membership application & documents submitted by them were found in order for membership of Society.

Since all required documents for membership application were in order, MC agreed to award the membership as per DCS Act 2003 (clause 91) chapter IX. The MC finding all required documents in terms of requisite fees and supporting documents in order for membership as per below details:-

New Enrolled member against POA :-

Flat No. 103

Name: Smt Anjana Agrawal and Shri Archit Agrawal  
Membership No: 405

List of old member sold out flat against POA

Flat No. - 103

Name - Maj C.R. Sharma

M No - 284

MC examined membership application of Flat 613 and found that it is not as per order of sequence of registered ATS. Affidavit submitted is also not notarized and only 1st page is self attested. Due to these deficiencies, it was decided to return

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The application for necessary corrections and re-submission.

MC examined the application of flat 603 by Shri Sunil Chaudhary & Smt. Sonia and found that the original share certificate issued by the Society to Smt Ratna Kulshrestha, Shri Abhay Kumar and Shri Satish Kulshrestha have been pledged with bank and in lieu they have submitted indemnity bond. In the indemnity bond share certificate no. 384 is not matching with Society Record. In the affidavit surname of seller Smt. Ratna Kulshrestha has not been mentioned. Accordingly finding the deficiencies, MC directed Honey Secy. to return the membership application for necessary corrections and re-submission.

⑤ Discussion on Seepage Issue: Due to paucity of time, MC agreed to take it up in the next meeting. In the meantime, Sunil Kumar & Society Plumber were directed to provide a complete list of location of seepages along with scope whether it is to be done by Society or concerned members themselves. The complete details ought to be submitted for consideration in next MC Meeting.

⑥ Construction of Synthetic Badminton court in Basement: MC examined quotation obtained by Shri Narendra Thakur and noted that Rs 133000/-

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would be likely expenditure on construction of synthetic court in basement. As per AGBM decided limit of Rs 6000 for any work, the proposal needs to be re-looked. It was decided to further explore the possibilities in consultation with experts so water-logging & drainage system at the actual site can be taken care of.

① Discussion on development works in the Society. MC approved installation of pillars for Basketball court in small park adjoining bigger park over water tank.

⑧ Any other emergent issue with permission of chair's Durga Puja this year would be conducted adhering to Govt prescribed norms for Social Distancing. No lunch/dinner to be organised and only dry fruits/whole fruits would be distributed as prasad. The Mandir Committee meeting for organization of Durga Puja to be held on 20th September 2020 at 5 PM.

*[Signature]*

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Janaki C.G.H.S. Ltd.

*[Signature]*

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