



The 2nd Meeting of the Janaki GHS Ltd. held on 4th October, 2020 in Society Office at 5 PM under the chairmanship of Shri Kamlesh Jha, Vice-President of the Society. The below honourable members were present in the scheduled M.C Meeting:-

- | | | | |
|---|-----------------------|-------------------|--------------------|
| ① | Kamlesh Kr Jha | (Vice-President) | <i>[Signature]</i> |
| ② | D N Jha | (Member) | <i>[Signature]</i> |
| ③ | PANKAJ JHA | (Member) | <i>[Signature]</i> |
| ④ | NARENDRA JHA | (Member) | <i>[Signature]</i> |
| ⑤ | Om Prakash Pandey | (St. Secretary) | <i>[Signature]</i> |
| ⑥ | S C JHA | (Treasurer) | <i>[Signature]</i> |
| ⑦ | Ajka Rami | (Member) | <i>[Signature]</i> |
| ⑧ | RAJIV KUMAR | (Hon'y secretary) | <i>[Signature]</i> |
| ⑨ | Ravindra Kumar Mishra | (Member) | <i>[Signature]</i> |

Deliberations on Agenda Points:-

- ① Review of Ongoing Building Repair & Painting Work:-
- (a) Building Repair:- MC reviewed the progress of defect liability work and observed that out of remaining 43 locations, work on 13 locations has been completed. MC further noted that it would not be possible to complete the remaining 30 work items in next 5-6 days. MC also noted that as per decision in the review meeting held on 20.09.2020, Rs 1,25,000/- has been released out of retention money kept on hold by Society. MC authorized Vice-President to take decision of
- [Signatures]*

Further release of Rs. 1,25,000/- to SP. Repcon. Mr. Rastogi who was present in the meeting requested MC done till 31st October to complete remaining work. MC expressed its displeasure with the progress and directed Mr. Rastogi to seek any further extension only through formal communication as they have failed all their past deadlines.

As per decision taken in the MC meeting held on 6th September 2020, MC re-worked on calculation of deduction under LD clause. MC noted that though revised contract was awarded for Rs. 2,10,29,550/- + tax, tender was mutually closed by the MC in meeting held on 8th December, 2019 at reduced value of Rs. 1,76,26,132 + tax (Rs. 2,09,21,683/- inclusive of all taxes). Accordingly, total 6% of LD was calculated at Rs. 1,76,26,132/- as per following break-up:-

- (i) Revised completion timeline: 30th June 2018 and further extended to September 12, 2018.
- (ii) Virtual completion: August 2019
- (iii) Total delay period: 50 weeks (September 15, 2018 to August 2019)
- (iv) Delay on Society side due to unforeseen circumstances:
 - 4 weeks due to AC issue of flat 117
 - 8 weeks due to shade issue of flat 719
 - 10 weeks due to shade & glass issue in B1 Block (basement side)
 - 12 weeks Monsoon issue for roof water-proofing



→ 4 to 5 weeks NGT ban (November 8-17, 2017) & November 1-10, 2018)

Members of the previous MC who are also members of the present MC certified delay till October, 2018 due to unforeseen circumstances. MC members of the present MC also certified delay due to unforeseen circumstances during the tenure of present MC. It was further noted that AGBM held in March 2019 was already apprised of delay due to unforeseen circumstances and revised deadline as agreed by the AGBM was April, 2019. Accordingly, MC considered 39 weeks of delay due to unforeseen circumstances and non-cooperation of Society residents. LD clause of the work contract was enforced for 12 weeks @ 0.5% per week on Rs. 1,76,26,132/- = Rs. 10,57,567/-. MC further agreed to seek final direction of AGBM in its next meeting on deduction of Rs. 10,57,567/- from retention of SP Repcon. MC agreed to release balance retention money to SP Repcon after satisfactory completion of work under defect liability and deduction on account of damage to Society property if any.

Painting work:- MC reviewed progress of painting work with Mr. Alok Upadhyay of M/s Harekly Innovative Engineering. It was

[Handwritten signatures and initials]

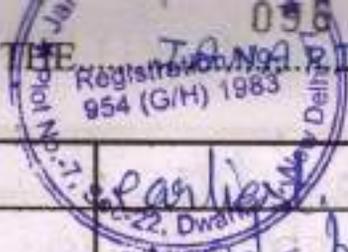


stated that progress was moderate and pace has to be increased by deploying more manpower. Mr. Upadhyay mentioned that as conveyed earlier, they are facing hurdles due to balcony shades. About 30 residents have extended their balcony and fixed shades. Society has to provide working space free from encroachment. Either residents should remove their shades or allow painters to use their balcony. Only a few residents are co-operating and hence his team is unable to realize its full potential. MC assured to resolve the issue and communicate within a week. MC directed M/S Harshly to take up painting work on encroachment free area on priority basis and complete final coat of paint in front of A & A1 Blocks, within next 15 days as these areas are free from encroachment. Mr. Upadhyay also requested MC to finalize colour shades urgently. MC authorised Smt. Alka Rani & Shri SC Sharma to look into same and finalize colour shades & combination in consultation with few residents in next 2-3 days.

Mr. Lok Upadhyay also informed that the 2nd ad-hoc running bill for Rs 3,29,220/- has been submitted and requested MC to release payment at the

Resident

Raj B. R.



earliest. MC approved to release Rs. 2,50,000 as ad-hoc payment.

On removal of balcony shades, MC noted that various options were explored. MC further noted that during pre-bid meeting, Society had assured bidders that working area free from encroachment would be provided since painting using jhoola was viable & cost-effective option & within approved A&BM limit. Fixing of folding would be too expensive and unnecessary expenditure due to 20-25 members who have encroached balcony area. To facilitate removal of shades, quotations were invited from 2-3 agencies as well as negotiation done with M/s Harshly who revised the quotation to Rs. 2200 + GST. Secretary was authorized to serve notice to all such members and request them to either remove the shade themselves or authorize MC to remove their shades at their cost and risk. In the meantime, painting work in such areas may be kept on hold.

② Income & Expenditure for September, 2020 was presented by the Treasurer. Hon'ble Secretary read out expenditure incurred under each head of General Maintenance & Building Repair

On enquiry of Sh. Narendra Thakur, Honorary Secretary informed that the entire expenditure incurred is well within the approved ceiling of the General Body. In the past also approval of the AGBM was taken for any revised budget. The MC approved income & expenditure statement for September 2020 and requested it be displayed on Society Notice Board.

MC further noted that as per decision of the AGBM held in October, 2019, collection of Building Repair charges would be discontinued from October, 2020 month and corpus fund for lift would be continued to be charged @ Rs. 1 p.s.f. Further Secretary apprised that Rs. 22,78,584/- contributions collected during April 2019 - March 2020 (12 months) has already been invested in Fixed Deposit for 1 year. Contribution collected during current FY would also be deposited in FD, once dues are recovered from defaulters.

- ③ New Membership Application: MC noted that revised membership documents have been received from flat 603 & 613. MC examined revised membership application submitted by Sh. Sunil Chaudhary & Smt. Sonia and noted that flat 603 has been purchased by them through registry vide

Sale Deed dated 30th October, 2018, Mr also examined that revised membership applications submitted by Smt. Heenu Julka & Sh. Ankur Julka & noted that flat 613 has been purchased by them through registry vide Sale Deed dated 12th March, 2018. Both membership applications & documents submitted by them were now found in order for membership of society. Since all required documents for membership application were in order, Mr. agreed to award the memberships as per DCS Act 2003 (clause 91) chapter IX.

New Enrolled member against POA :-

Flat No : 603

① Name: Sh. Sunil Chaudhary & Smt Sonia
M.No. - 406

Flat No :- 613

② Name: Smt Heenu Julka & Shri Ankur Julka
M.No. :- 407

Old Member sold against POA :-

① Flat No - 603

Name: Smt Ratna Kulshrestha, Sh. Abhay Kumer & Sh. Jatin Kulshrestha

M.No. :- 384

② Flat No. - 613
Name - Sh. Mandeep Singh
M No. - 320

④ Discussion on Seepage Issue:- As agreed during last MC meeting, Hon'y Secretary presented a list of flats from which seepage is damaging the structure. MC noted seepage from following flats & directed Hon'y Secy to issue notice to flat 713, 413, 213, 113, 522, 121, 419, 215 for immediate rectification by respective members. Sh. DN Jha & Sh. Pratik Jha informed that there is seepage in their flat also and notice should be served for immediate rectification. MC requested them to submit their written complaint as these are visible from outside.

⑤ Bye Election for the Post of President:- Sh. Kamlesh Kumar Jha, Vice President proposed that since the current COVID-19 pandemic situation has improved in Delhi & Societies have started conducting elections, it would be good if we also conduct Bye-Election for the position of President which is lying vacant since 6th July, 2019. He further mentioned that though AGBM in October 2019 nominated him as acting President till alternate arrangement is made. It would be good if we can have President elected, as

PROCEEDING REGISTER



THE CO-OPERATIVE IN R.O.U.P. NEW S.N.G. SOCIETY LTD.

Presently Vice-President & Hon'y Secretary are overburdened.

MC explored the availability of Returning Officers and accordingly considered few names of available officers for the purpose of Returning Officer appointment. Accordingly, MC unanimously passed a resolution to appoint Sh. Tejpal Singh, Superintendent (Retd) DASS (Grade-I) as RO U/s 35(I) of DCS Act, 2003. MC further resolved that Sh. Tejpal Singh as RO is entitled to get the honorarium of Rs. 8000/- from Society Funds. He will be provided required financial support to carry out the Byp-Election process in prescribed manner. Appointment letter should be issued to him with a copy to RCS.

- (6) Any other items with permission of chair:-
- (i) Sh. Narendra Jha requested Shri Vipin Chaudhary flat 418 to supervise upkeep of the Society and update the MC.
 - (ii) On leakage from Water Tank of A1 Block & C1 Block & B1 Block, MC authorized Secretary to get it repaired on priority and submit the ~~paper~~ expenditure stmt in next MC Meeting.
 - (iii) Secretary was authorized to get fogging done in the Society on priority.