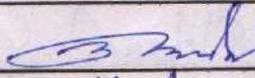
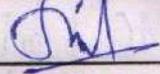
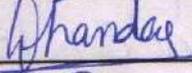
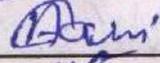
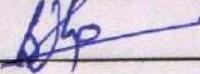


The 484<sup>th</sup> meeting of the Managing Committee (MC) of the Janaki CGHS was held on 8<sup>th</sup> November, 2020 at 6 PM in the Society office. The below honourable members were present in the scheduled MC meeting.

- |   |                     |   |                   |
|---|---------------------|---|-------------------|
| ① | Mithilesh Kumar Jha |   | (President)       |
| ② | Narendra Jha        |   | (Member)          |
| ③ | Shyam Chandra Jha   |   | (Treasurer)       |
| ④ | RAJIV KUMAR         |    | (Hony. Secretary) |
| ⑤ | Om Prakash Pandey   |   | (Joint Secretary) |
| ⑥ | Alka Rani           |   | (member)          |
| ⑦ | D N JHA             |  | (member)          |

The meeting started with a condolence prayer for one of the founders of the Society, Shri R C Jha, who had passed away recently. The MC fondly remembered his highest contribution for the formation of the Society and expressed its gratitude.

- ① Welcome to the New President and Briefing:- The Managing Committee members congratulated and welcomed the newly elected President Shri Mithilesh Kumar Jha and requested him to chair the 484<sup>th</sup> meeting of the Managing Committee. Shri Mithilesh Jha thanked the members and took charge as President of the Society and assured his best efforts on development of the Society.

The MC unanimously passed a resolution to include Shri Mathilesh Kumar Jha, President as one of the signatories in Bank Accounts of Janaki GHS Ltd. being maintained in Syndicate (Canara) Bank and State Bank of India. The Bank account will be operated by any two authorized signatories. MC requested Hon'g Secretary to take necessary action in this regard.

The MC briefed the President about the ongoing work presently in progress and also about various contractors/vendors engaged for repair, painting and AMC's.

- ② Review of Ongoing Building Repair & Painting Work
- (i) Building Repair Work:- MC reviewed progress of the work being undertaken by M/s SP Repcon under defect liability and noted that defect liability work has been completed. MC further apprised the President that Rs 10,57,567/- of M/s SP Repcon has been retained by the Society under the LD clause enforced for 12 weeks i.e. @ 0.5% per week on Rs. 1,76,26,132 of actual work performed. Hon'g Secretary further informed that after completing the defect liability work, the contractor has raised demand for release of their entire retention money. Managing Committee decided that AGBM of the Society should take the final decision upon the LD clause of the agreement in its

forthcoming meeting. It was agreed that a meeting of MC with M/S SP Reprom should be organised on 22nd November 2020 for discussion prior to the matter being presented for final decision in the AGBM. Based upon outcome of meeting with M/S SP Reprom, MC authorized the President to take final decision on release of retention money to M/S SP Reprom after the matter has been discussed in the AGBM.

(ii) Painting Work:- MC reviewed progress of the painting work and noted that currently it has been stalled owing to non-availability of labourers due to festival season and increase of COVID cases. It was agreed to send a reminder to the Contractor and ask him to complete it ASAP since the revised deadline of 15th November is fast approaching. MC agreed to hold a meeting with the contractor on 22nd November, 2020.

④ Income & Expenditure for October 2020:- The Treasurer presented income & expenditure for the month of October, 2020. Hon'y Secretary read out expenditure incurred under each head of general Maintenance of the Society and also briefed the new President on the cost being incurred for the current AMC and Services in Place. The President Shri Mithilesh Sha endorsed the policy of keeping all financial documents related to common

expenditure of Society in public domain such as Notice Board & Society Website.

Further, Hon'y Secretary apprised that the Audit of the Society accounts for the FY 2019-20 has been completed and balance sheet has been signed by the RCS appointed Auditor M/S Jagdeesh Mambur & Co. The same would be circulated to MC members and to the RCS for information.

MC further noted that as per audited balance sheet the current year loss is Rs. 60,494.93 and loss during FY 2018-19 was Rs. 56,845.50. Hon'y Secretary informed that during the last two financial years maintenance charges have not been increased and kept at Rs. 550 for two years. The deficits are managed through other incomes like interest on FD, interest from members and other income generated by MC. The MC requested Hon'y Secretary & Treasurer to prepare budget for 2021-22 for further discussion in the next MC meeting and submission to AGBM in its next meeting for approval.

- ③ Discussion on overall development of Society:-  
 (ii) Installation of New Lifts:- Since the condition of currently installed lifts is not satisfactory it was decided in AGBM held in March 2019 to collect Rs. 1 pcf towards replacement of the lifts. The collection started in April, 2019 and till October 2020, Rs. 36,07,758 has been collected from members.

The President proposed that while exploring options for replacement of lifts, the option of keeping the current can be discussed and other parts may be replaced. He further suggested to appoint a consultant for examining health of all 8 lifts and assist MC in finalizing tender as well as explore buyback option of old lifts.

(ii) The MC also discussed issue of installation of individual meters. It was agreed that the vendor presently maintaining electrical sub-station may be called to expedite the issue.

(iii) The MC also deliberated upon ways to seek help from residents of the Society having technical expertise in relevant areas.

(iv) The Treasurer also informed that presently over Rs. 21 lakh is due from members. President agreed to meet defaulters personally first before taking any formal recourse.

(v) It was agreed to call a meeting of all vendors/contractors to introduce them to the new President on 22nd November, 2020.

(vi) On seepage issue, MC agreed to approach the defaulter members individually to stop seepage from their flats. Hon Secretary advised that



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notice was sent to 8 members, however only 2-3 have got their bathroom repaired. President assured to contact the remaining members on priority basis.

(vi) MC also agreed to convene a residents meeting online on 21st November, 2020.

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

On the occasion of Diwali, Hony Secretary requested MC to take decision on payment of Honorarium and distribution of sweets to Society Staff, security guards and sweepers. Recognizing the services rendered by them during the difficult time of the pandemic, MC unanimously agreed to pay Rs. 1000 each to Society Staff, guards, sweepers, MCD garbage collector and Panditji along with 1 Kg sweets to each. MC approved estimated expenditure of Rs. 30000/- for distribution of sweets and honorarium from Society Fund.

Sub Chandra

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

[Signature]  
Hony Secretary  
Janaki C.G.H.S. Ltd.