

# PROCEEDING REGISTER



028

THE JANAKI CO-OPERATIVE... WARD... HOUSING SOCIETY LTD.

The 48<sup>th</sup> Meeting of the Managing Committee (MC) of the Janaki C.G.H.S Ltd. was held on 21<sup>st</sup> February, 2021 at 4 PM in the Society Office. The below honourable members were present in the scheduled MC Meeting.

- ① Mithilesh Kumar Jha (PRESIDENT)
- ② Kamlesh Kumar Jha (Vice President)
- ③ Nitin Thakur
- ④ Alka Rani
- ⑤ Om Prakash Pandey (Joint Secretary)
- ⑥ RAJIV KUMAR (Hony Secretary)

## Deliberations on Agenda Points:-

- ① Review of Ongoing Painting work:- MC reviewed the progress of the painting work and noted that a review meeting was held with Mr. Alak Upadhyay, M/S Harshly Innovative Engineering Pvt. Ltd and his team to review progress of painting work in the Society. President, Vice-President, Secretary and MC Members Shri Narendra Jha, Shri Pankaj Jha and Shri O P Pandey were present in the meeting. During the meeting, the following was agreed:-
  - (i) It was decided that owing to difficulties in removing sheds from flats, a way around would be found to complete painting work

*(Signatures of Mithilesh Kumar Jha, Kamlesh Kumar Jha, Alka Rani, Om Prakash Pandey, and Rajiv Kumar)*



without removing the sheds.

(ii) The completion deadline was mutually extended to 15<sup>th</sup> March, 2021. M/S Harshly Innovative Engineering Pvt Ltd. was directed to complete the entire remaining painting work within this deadline, failing which LD clause would be invoked.

(iii) M/S Harshly Innovative Engineering Pvt Ltd. was directed to submit milestones for the remaining work to be completed within next 3 days.

(iv) Following were the estimation as on 7<sup>th</sup> Feb, 2021:-

- (a) Putty : 80%
- (b) Paint First coat : 40%
- (c) Primer : 40%

(v) M/S Harshly was directed to take actual measurement of work completed and balance portion. On submission of final measurements, it would be verified by MC.

(vi) M/S Harshly Innovative Engineering Pvt. Ltd. was also requested to provide quotations for the waterproofing/painting work of all shafts and pipes.

viii) It was agreed to release ad-hoc payment of

*(Handwritten signatures and initials)*

# PROCEEDING REGISTER



THE ..... JANAKI ..... CO-OPERATIVE W.R.O.P. HOUSING SOCIETY LTD.

Rs. 3 lakh against their 4<sup>th</sup> running bill.

Accordingly, M/s Harshly Innovative Engg Pvt Ltd. vide their letter dated 8<sup>th</sup> February 2021 was informed that by 20<sup>th</sup> March 2021, they would be able to complete the entire work. Following schedule has been provided by the contractor:-

- 20<sup>th</sup> Feb, 2021:- Completion of entire putty work, except temple side machine room and domes.
- From Feb 12-28:- Completion of 2<sup>nd</sup> coat of putty and primers.
- From 20<sup>th</sup> Feb to 15<sup>th</sup> March:- Completion of colour.
- 15<sup>th</sup> Feb - 5<sup>th</sup> March:- Painting of all balconies
- 25<sup>th</sup> Feb - 20<sup>th</sup> March:- Final coat of paint and dark shade painting of balcony fins.

MC noted that though the contractor has been deploying 13 to 15 daily painters, they are lagging behind the schedule. A formal mail should be sent to them to increase pace for meeting their deadlines.

MC noted that ad-hoc payment of Rs 3 lakh against their 3<sup>rd</sup> and 4<sup>th</sup> running bills has been released. MC further requested the Secretary to send a reminder to complete actual measurement as agreed on 7<sup>th</sup> February. Further release of payment would depend on

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# PROCEEDING REGISTER 031



CO-OPERATIVE HOUSING SOCIETY LTD.

Assessing the measurement of work done. Additional quotations were also sought to be invited for shaft painting and pipe replacement in the shafts.

② Income & Expenditure for January 2021:- Due to leave granted to treasurer by MC, Honry Secretary presented income & expenditure for the month of January 2021. He read out expenditure incurred under each head of General Maintenance of the Society. The MC approved the same and requested it to be displayed on Society Notice Board.

③ Discussion on development work of Society:-  
(1) Honry Secretary informed that as desired in the review meeting on 7th February, 2021, MC noted that M/S Harsky Innovative Engineering Pvt. Ltd. has submitted a rate for waterproofing of shafts with spray grouting and painting. They have quoted Rs. 355 per square meter with black cement & waterproof compound and Rs. 475 psm with white cement and added desired colour pigments and waterproof compound. They have also quoted a rate for applying Synthetic Enamel paint of all pipes @ Rs. 120 per running meter. MC noted that since estimated expenditure would

Secretary

Treasurer

Member

Chairman

# PROCEEDING REGISTER



THE ..... CO-OPERATIVE GROUP HOUSING SOCIETY LTD

be around 13-14 lakh, the quoted rates may be verified by inviting 2-3 more quotations and proposal may be submitted to AGBM for consideration and approval.

(ii) As per proposal sought on new work program in last MC meeting, Smt Nutan Thakur requested MC take up fixing of pipelines in all balconies. MC also requested Hon'y Secretary to obtain an estimate for fixing drainage/raunwater pipeline connecting all balconies. The estimate should be prepared before the next MC meeting for consideration and approval of AGBM.

④ Any other emergent issue with permission of the chair.

(i) Hon'y Secretary informed that a new membership application has been received against flat no. 202. MC examined the membership application submitted by Shri Arvind Sharma & Smt. Chandalekha and noted that flat No 202 has been purchased by them through a registered Sale Deed dated 11th November 2020. Membership application and documents submitted by them were found in order. Since, all required documents for membership application were found in order, MC agreed

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# PROCEEDING REGISTER

033



THE ANAKI CO-OPERATIVE HOUSING SOCIETY LTD.

To award the membership as per DCS Act 2003 (Clause 91) Chapter IX. The MC finding all requirements in terms of requisite fees and supporting documents in order as per below:-

New Enrolled members against POA :-

Flat No. 202

Name:- Smt. Anuradha Sharma & Smt. Chandrolekha

M. No. - 410

List of old member sold out flat against POA

Flat No. 202

Smt. Nawal Kishore

M. No. - 345

For future new membership application, MC suggest Hon'y Secretary to obtain a declaration letter addressed to Society from seller of the flat about disposal of flat and grant of new membership to purchaser of his/her flat. This letter should be part of any new membership application, in future.

(iii) On forthcoming AGBM, it was agreed to circulate well in advance the agenda through email

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# PROCEEDING REGISTER

034



THE JANAKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

and whatsapp to all members. It was also agreed to have video recording of AGBM proceedings by employing a professional videographer and advance intimation to the Police may be given for the AGBM. For maintaining proper distancing for the COVID pandemic, the AGBM should be organised in Central Park and accordingly arrangements for the canopy should be made.

(iii) MC reviewed performance of Society Mali and upon positive feedback received from members his salary was increased from Rs. 8000 pm to Rs 9000 pm w.e.f. February 2021 (Feb month increased salary will be payable in March). For remaining staff, salary hike will be applicable from April 2021 onwards.

Abhandey

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Admi

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