

PROCEEDING REGISTER



THE Sanaki CO-OPERATIVE Group HONEY BEE SOCIETY LTD.

The 450th meeting of the Managing Committee (MC) of the Sanaki C.G.H.S. Ltd. was held on 26th January 2021 at 11 AM in the Society Office. The below Honorable members were present in the scheduled MC Meeting.

- | | | |
|-----|--------------------|--|
| ① | Mithlesh Kumar Jha | |
| ② | D. N. Jha | |
| ③ | Pankaj Jha | |
| ④ | Narindra Jha | |
| ⑤ | Balika Bani | |
| ⑥ | RAJIV KUMAR | |
| ⑦ | Om Prakash Pandey | |
| (5) | Nutan Thakur | |

Deliberations on Agenda Points:-

Hony Secretary informed that MC Member, Shri Ravindra Kumar Mishra has sold his flat No. 315 on 10th December, 2020 through a Registered Agreement to Sell. Accordingly, his society membership stands ceased w.e.f. 10th December, 2020. The current strength of the Managing Committee is of 10 members due to cessation of membership of Shri Ravindra Kumar Mishra.

- ① Review of Ongoing Painting Work:- MC reviewed the progress of the painting work and noted that presently about 10-12 manpower is being deployed

President
C.G.H.S.

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



by the contractor daily. However they need to increase pace by deploying more manpower. MC discussed the difficulty being faced by the contractor due to balcony shades. It was noted that notice was served on 5th October 2020 to 26 members/residents who have extended their balcony and fixed shades, however only 5-6 members agreed to cooperate and remove their shades. Options were given to either remove their shades or allow painters to use their balcony. Due to the shade issue and non-cooperation of members, the contractor has been unable to deliver with full potential. President personally invited Shri B K Kaushik, flat 619 who had sent an email protesting against the Society notice, opposing the removal of shades. During the meeting Mr. Kaushik said that he would not allow removal of shades as it is the responsibility of the contractor to paint the structure without removing the shades by using scaffolding to reach the area. The President requested Mr. Kaushik to cooperate with the contractor and provide guidance on how to get work done smoothly without any hinderance and without putting any additional financial burden on the contractor due to scaffolding.

MC further noted that 3rd ad-hoc running bill dated 5th January 2020 for Rs. 8,85,000 was submitted by contractor

Khanda

President
Shri C.G.H.S. Khanda

Honey Secretary
Shri C.G.H.S. Khanda



M/S Hanshly on an ad-hoc payment of Rs. 4 lakh has been made to the contractor. MC accorded post-facto approval for release of Rs. 4 lakh as ad-hoc payment against 3rd running bill. MC further approved release of remaining balance to contractor after adjusting 25% of bill amount against advance. MC further requested Jony Secretary to formally communicate with the contractor to complete the printing work by 28th February, 2021.

On the issue of release of retention money to SP Repron, President informed that a letter dated 12th December, 2020 was received from SP Repron, again demanding immediate release of retention money kept on hold due to delay. A formal reply dated 6th January, 2021 has already been sent to them conveying our non-agreement with their submissions. Further they have been informed that their request for release of retention will be submitted to the General Body of the Society in its forthcoming meeting for taking final decision in the matter.

On a protest letter received from Mr. Satish Chandra, flat 121, President apprised the MC that he personally spoke to him and also communicated through a letter dated 6th January, 2021 that his grievances will be presented

[Signature]

[Signature]
President
Janaki C.G.H.S. Ltd.

[Signature]

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



to the General Body for approval on the reimbursement of replacement expenses towards tiles. Meanwhile he was requested to clear the outstanding dues immediately keeping the projected cost of replacement of tiles on hold. He was further requested to immediately rectify/stop leakage from his bathroom on top priority or give consent to deploy manpower for repair of columns for welfare of Society. No reply/consent has been received from him till date.

- ② Income & Expenditure for December 2020:- Due to leave granted to treasurer by the MC, Honey Secretary presented Income & Expenditure for the month of December, 2020. He read out expenditure incurred under each head of General Maintenance of the Society. The MC approved the Income & Expenditure for December 2020 and requested to display the same on Society Notice Board. Further, Secretary apprised that Rs. 11,39,292/- contributions collected during April 2020 to September 2020 (6 months) has already been invested in FD for one year. MC further noted that as on 31st December, 2020 about Rs. 19.5 lakhs is pending with members. The President has personally spoken to all persistent defaulters requesting them to

Abhinder

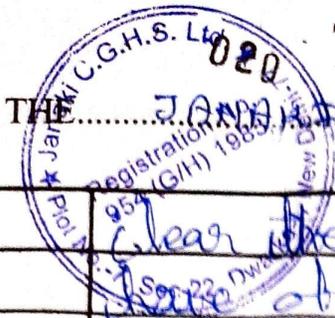
President
Janaki C.G.H.S. Ltd.

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

Dani

(Signature)

PROCEEDING REGISTER



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

clear their outstanding dues, however none are obliged. MC agreed to send notice to persistent defaulters to clear their dues immediately failing which action would be taken against them.

8) New Membership Applications:

Hony Secretary informed that new membership applications have been received against flat No. 517 and flat No. 315. MC examined the membership application submitted by Sh. Rohit Sharma & Smt. Smriti Sharma and noted that flat no 517 has been purchased by them through a Registered Sale Deed dated 18/11/2020. MC also examined the membership application submitted by Shri Devendra Kumar Bhardwaj and noted that flat No 315 has been purchased through a Registered Deed dated 10/12/2020. Both membership applications and documents submitted by them were found in order and hence the MC agreed to award the membership as per DCS Act 2003 (clause 9) chapter IX. The MC finding all requirements in terms of requisite fees and supporting documents in order for the membership as per below details:

New Enrolled members against POA:-

① Flat No. 517

Name:- Shri Rohit Sharma & Smt. Smriti Sharma
Membership No:- 408

Bhandey

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

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



JAWAHAR CO-OPERATIVE HOUSING SOCIETY LTD.

② Flat No. 315;
 Name:- Shri Devendra Kumar Bhandari
 M.No.:- 409

List of old member sold out flat against POA:-

① Flat No. :- 517
 Name:- Shri Rahul Kumar Sharma
 M.No.:- 312

② Flat No. :- 315
 Name:- Shri Ravindra Kumar Mishra & Smt. Vijaya Mishra
 M.No. :- 347

Hony Secretary informed that a request has been received from Shri Ram Mehar Singh for including him as Joint Member along with his son Shri Sai Mehar Singh in flat 311. MC examined the document and found that originally the flat was allotted to Shri Ram Mehar Singh, however on his request his membership was transferred to his son Mr. Sai Mehar Singh. As per PDA record, now flat has been transferred to Mr. Sai Mehar Singh. Further, it was noted that on direction of DCT since the issue of membership of his wife is pending with RCS, it is required to

~~A Pandey~~ President
 H.S. Ltd.
 Secretary
 S. K. Hami

PROCEEDING REGISTER



022

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

seek views of RCS on this issue. Accordingly, directed Honey Secretary to approach RCS and seek clarification and submit the same in the next MC meeting.

④ Discussion on Seepage Issue:- MC noted that despite issuing notices for rectification of seepage, members/residents are not cooperating. Shri Narendra Jha proposed that a new approach should be adopted in handling seepage issues. He proposed that, all seepage whether it is internal or external should be in scope of the Society and must be repaired at the cost of the Society out of General Maintenance or Building Repair Fund. President appreciated the idea and a small note defining scope of work to be done by Society and tentative cost was requested to be prepared before taking it up in the next AGM. The proposal must also indicate that the expenditure on cost of the tiles and other bathroom fixtures should be borne by the respective member, however fixing cost would be in the scope of Society. On approval of General Body, this new uniform policy may be implemented from 1st April 2021.

⑤ Decision on holding AGM:- Honey Secretary informed that as agreed in the last

Shandey

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

AM

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



THE JANAKI C.G.H.S. LTD. CO-OPERATIVE SOCIETY LTD.

- MC meeting, RCS was informed and sought permission for conducting AGBM in February / March 2021, owing to COVID-19 pandemic, however no further communication/objection has been received from RCS. MC noted that since the COVID-19 pandemic situation is improving in Delhi, the AGBM can be held in March 2021. MC tentatively approved the following agenda for next AGBM:-
- (i) Welcome to the members and Briefing by the President
 - (ii) Confirmation of the proceedings of the last AGBM and to note the action taken thereon.
 - (iii) Presentation of Budget Performance & Audit report for FY 2019-20.
 - (iv) Work Program and Budget Presentation for the FY 2021-2022 and approval thereof.
 - (v) Review of Maintenance Charges.
 - (vi) Review of Building Repair & Painting Work.
 - (vii) Installation of New Lifts
 - (viii) New Work Program
 - (ix) Uniform policy on Seepage Issue.
 - (x) Action against persistent defaulter members.
 - (xi) Any other items with permission of chair
 - (xii) Vote of Thanks by Vice President of Society.

⑥ Replacement / Modernization of Lifts:-
 Hony Secretary informed that as discussed earlier M/s Omex Lifts who is maintaining our

Abhanday

President
 C.G.H.S.

Hony Secretary
 C.G.H.S.

PROCEEDING REGISTER

024

THE JANAKI CO-OPERATIVE URBAN P. HOUSING SOCIETY LTD.



MC has submitted a proposal for further modernization of existing lifts. The estimated cost of about Rs. 5.5 lakh has been quoted by them. It was noted that in their proposal, comprehensive maintenance of next 10 years has not been indicated. Accordingly, the President spoke with representatives of Omex Lift and directed them to submit a comprehensive proposal with financial implication on modernization of existing lifts and maintaining for next 10 years with guarantee clause.

Hony Secretary informed that a quotation has been obtained from OTIS for a new lift. They have quoted Rs. 12 lakh + GST per lift for a new lift. As per discussions with their representative it was found that Society may get Rs. 1 lakh as scrap value for old lift.

MC agreed to submit a proposal to AGBM indicating cost analysis on modernization of existing lifts vs. installation of new lifts for final approval.

- ① New Work program for consideration of AGBM:-
MC discussed the new programs for consideration of AGBM and opined that MC members may provide ideas and prepare short note with financial implications for submission to AGBM.

[Signature]

[Signature]
President
Janaki C.G.H.S. Ltd.

[Signature]

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



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

8) Review of Maintenance charges for submission to AGM:-

MC noted that general maintenance charges have not been increased for the last two years. Presently, Rs. 1550 per flat is being charged from members. Shortfalls are being managed from interest of FD and other incomes. Shri Narendra Tha opposed utilizing interest or other income for general maintenance. He further stressed that actual expenditure on general and routine maintenance should be recovered from members and other earnings must be spent on development work. MC noted that since keeping the inflation in the last 2 years, a realistic budget should be prepared and presented to MC for approval at the AGM. We may propose an increase of 25% upon existing maintenance charges of Rs. 1550 per month/per flat since the charges have not been increased for the last two years.

9) Division of Responsibility amongst MC members:-

Shri Mithlesh Tha, President	Building repair & rehabilitation, painting, material and service procurement
Shri Kamlesh Tha, Vice-President	
Shri Rajiv Kumar, Hon'y Secretary	MC meetings & AGM

Drandeg

President
G.H.S.

Hon'y Secretary
G.H.S. Diani

PROCEEDING REGISTER



026.

THE JANAKI CO-OPERATIVE D.R.O.P. INDUSTRY AND SOCIETY LTD.

Smt Akka Rani Smt Nutan Thakur	Housekeeping and cleanliness, physical security & safety, parking management, landscaping management
Shri Narendra Jha	Electromechanical maintenance for water treatment plant, generators, sub-station/transformer /HT LT panels/material/earthing pits, cable routing/replacement, water supply and waste disposal lines maintenance and replacement manholes / seepage.
Shri Om Parkash Pandey	Electronics and communication, cable TV, satellite TV, telephone internet, website, information dissemination, electronic record keeping, payment facilitation, official email owner, user feedback surveys Rating and feedback on services of the society staff and other service providers.
Shri S. G. Jha, Treasurer Shri D N Jha	Finance, audit, budget, billing and receipt generation, payment processing, tax compliance, collection of service fees & other revenue

Manday

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

Jan

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



.....CO-OPERATIVE HOUSING SOCIETY LTD.

Sh. S. S. Jha, Treasurer	Cultural activities and festivals, Temple, social issues inside our premises.
Sh. D. N. Jha	
Smt Nutan Thakur	

- (10) Any other emergent issues with permission of chair:
- (i) The President proposed that VPA of the Society Account may be circulated to Members/Residents so they may pay Society bills conveniently.
 - (ii) An online feedback system for the staff needs to be implemented so that members/residents can provide ratings.
 - (iii) Similar feedback system for MC may also be put in place.
 - (iv) MC noted that all staff have been requesting for an increase in salary. Since, it has not been increased for the last 2 years, the MC agreed to give a hike of around 10% from 1st April, 2021. While preparing the budget for consideration of the AGBM, the same may be accounted for.
 - (v) MC approved estimated expenditure of Rs. 15000/- for organizing Republic Day function.

Shanday

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

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

D. S. Jha