

The 189th Meeting of the Managing Committee of the Janaki C.G.H.S was held on 4th April, 2021 under the chairmanship of Shri Mithilesh Kumar Sha, President of the Society. The below honourable members were present in the scheduled MC Meeting:

- | | | | |
|---|---------------------|-----------------|--|
| ① | Mithilesh Kumar Sha | President | |
| ② | Kamlesh Kumar Sha | Vice President | |
| ③ | RAJIV KUMAR | Hony. Secretary | |
| ④ | Om Prakash Pandey | Jt. Secretary | |
| ⑤ | AMEA RANI | member | |
| ⑥ | D N. Jha | member | |

Deliberations on Agenda Points:-

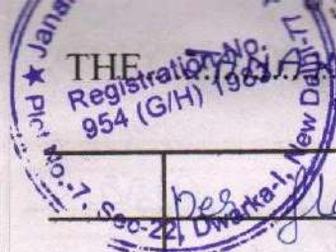
① Review of Ongoing Painting Work:- MC reviewed the progress of the painting work and noted that the final bill has been submitted by the contractor. Though measurement has been taken by them, copy of the same has not been provided/attached. Accordingly, Hony Secretary was requested to send a reminder to the contractor for submitting a measurement sheet for verification by MC. Once verified by MC, the final measurements should be circulated to the Society members/residents for verification comments within the next seven days.

Secretary also informed that an email has been received from M/s S P Repcon requesting release of retention money. MC decided that since AGBM has already constituted a 4 member committee to decide on this issue, its meeting may be called at the earliest. Hon'y Secretary was requested to organize a meeting of the Committee members after circulation of AGBM minutes and if required representatives of the contractor may be invited for a discussion.

Income & Expenditure for March 2021:-
Hon'y Secretary informed that since accounts are being closed for the last FY, the final Income & Expenditure for March, 2021 will be submitted during next MC Meeting.

Discussion on follow-ups on the recommendations of the AGBM held on 21st March, 2021:-
MC finalized and approved proceedings of the AGBM held on 21st March, 2021. Hon'y Secretary was requested to upload the minutes and video recording of the AGBM on the Society website and communicate to members through email. Few hard copies may be kept in Society Office for members who prefer to get hard copies.

MC authorized Hon'y Secretary to raise April month demand as per the revised rate i.e. Rs.1700/-



per flat.

④ AMC of Generator:-

Hony Secretary informed that AMC of Generator has expired on 31st March, 2021 and M/s Jay Engineers has submitted their offer of renewal of AMC at same rate i.e. Rs. 16000 per year plus applicable taxes for the period of April 2021 to March 2022 as their last year performance has been satisfactory. Secretary was authorized to issue AMC renewal letter & complete other formalities with the vendor. MC also approved mandatory servicing of both generators and approved estimated expenditure of Rs. 25000 for oil, filter and coolant replacement.

⑤ AMC of transformers, HT Panels and LT Panels

Hony Secretary informed that AMC of Transformers, HT Panel and LT Panels has expired in February 2021 and M/s G K Enterprises existing contractor has submitted their offer for renewal of AMC at same rate i.e. Rs. 30,000 per year + applicable taxes. MC agreed to renew their contract of Rs 30000/- plus taxes payable in 2 half yearly installments for the period March 2021 to February 2022. Secretary was authorized to issue AMC renewal letter and complete other formalities.

Secretary



The authorized Secretary to get part of faulty LT cables of Blocks A1 & B1 repaired through M/s GK Enterprises before peak summer load. MC noted that LT cable repaired by them in January 2020 has sustained last year's peak summer demand and hence they are being awarded current work of repair of LT cables for Blocks A1 & B1.

MC further requested Honey Secretary to seek proposal from M/s GK Enterprises for restoration of lightning rod and earthing of all blocks. Proposal may be circulated to all MC members for final decision and approval.

- ⑥ Discussion on Operation of Amul Milk Parlour:-
MC noted that the rent & electricity charges of Amul Milk Parlor have not been received since December 2020 (overdue for 4 months). Accordingly, Milk Parlor has been closed with a warning to clear dues immediately. Since due to closure of milk parlor residents were facing difficulties, Mr. Om Prakash, operator of Amul Parlor was called to understand the reason for non-payment of rent and electricity charges. The operator informed that due to declining business in the last 4-5 months and rent hiked by the MC, he doesn't find the business to be viable. He has assured clearance of past dues ASAP.

Ahmed

Honey Secretary
Society Ltd.



Due to the difficulties faced by the resident in procuring essential milk supplies, the Amul Milk parlor operator was given 3 months time for clearing all the dues. MC also directed him to intimate his willingness to continue its operation by 30th June, 2021, so that a new vendor can be identified in case he doesn't want to run the Amul Milk Parlor anymore. It was also mutually agreed that in case the operator fails to clear entire dues by June 2021, the same would be recovered out of the remaining items including freezer inside the Milk Parlor.

⑦ New Membership Application :-
Hony Secretary informed that a new membership application has been received against Flat No. 203 from Shri Pravin Kumar Choudhary and Smt Archana Choudhary who purchased it through a Registered Sale Deed on 21st January, 2021.

Since all required documents for membership application were found in order, MC agreed to award membership as per DCS Act 2003 (Clause 91) chapter IX. The MC finding all requirements in terms of requisite fees

Abhinder

Ms

Secretary

Supporting documents in order as per below details:-

New Enrolled members against POA

Flat : 203

Name: Shri Pravin Kumar Choudhary & Smt. Archana Choudhary

Membership No. :- 411

List of old member sold out flat against POA

Flat :- 203

Name :- Sh. Satish Chander

M. No. :- 367

8) Security Contract:-

MC noted that a request has been received from M/s CITI NCR SECURITAS for increase of Security Contract for providing security guards to the Society. They have requested an increase of Rs. 1000 per month per Supervisor i.e. Rs. 12000 and for Guard @ Rs 11000. MC noted that old rate is applicable since June, 2019 and a need for 10% increase was felt. Accordingly, MC agreed to revise the rate and renew the Security contract of present service provider M/s CITI NCR SECURITAS

Monday

2/



- application w.e.f. April 2021 as per below rates
- (i) Security Supervisor @ Rs. 12000/- per month.
 - (ii) Security Guard @ Rs. 11000/- per month.

(9) Revision of Salary of Staff:-
As agreed in the MC meeting held on 26th January and 21st February, 2021, MC approved revision of salary of staff w.e.f. 1st April, 2021 as per below:-

- (i) Shri Sumil Kumar (Caretaker-cum-Water Plant Operator) from existing Rs. 13000/- p.m. to Rs. 14000/- p.m.
- (ii) Shri Manoj Kumar Pathak (Office Assistant-part time for 3 hrs) from existing Rs. 5,500/- p.m. to Rs. 6000/- p.m.
- (iii) Shri Rajbir Singh (Electrician) from existing 9000/- p.m. to Rs. 10000/- p.m.
- (iv) Shri Suresh Panda (Plumber) from existing Rs. 9000/- p.m. to Rs. 10000/- p.m.
- (v) Shri Kedar Nath Mishra (Cultural Supervisor) from existing Rs. 8000/- to Rs. 9000/- per month.
- (vi) Shri Jag Mohan Prasad (Accountant part time) from existing Rs. 6000/- to Rs. 6500/- per month.

(10) Discussion on development work of Society
Hony Secretary informed that as directed by AG/BM, one mason & one labor are being

Abhinder / Pranvi



hired to complete repair of remaining internal columns & beams of stillt area and few flats. Materials like cement, bannapur and chemicals would be purchased and provided. MC approved the same requested Hon'y Secreta to complete the work at the earliest.

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

Hony Secretary informed that Mr. Vijay Kumar has prepared calculations on BSES electricity subsidy for the period of April 2019 to March 2021 (24 months). Approx. Rs. 12.00 subsidy can be claimed from BSES. Claims prepared for 24 months are required to be audited by a CA/ empannelled Auditor. MC found that services provided by Mr. Vijay Kumar in preparing claim & liaising with BSES was satisfactory last time. Accordingly, MC approved proposal of Mr. Vijay Kumar and agreed to pay @ Rs. 1500 per month for auditing & claiming subsidy. It was also agreed that payment would be made only after the subsidy is received from BSES. This fees would be deducted from respective member on pro rata basis (approx 3% of subsidy amount of each resident)

Meeting ended with vote of thanks to the Chair.

Secretary Ltd.