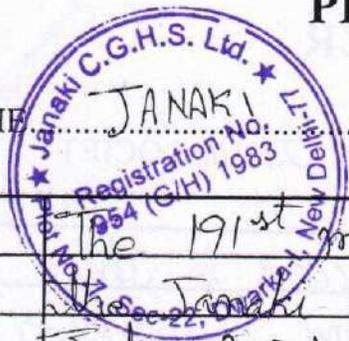


PROCEEDING REGISTER

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THE **JANAKI C.G.H.S. Ltd.** CO-OPERATIVE GROUP HOUSING SOCIETY LTD.



The 191st meeting of the Managing Committee of the Janaki C.G.H.S. Ltd. was held on Sunday, 18th July, 2021 at 17:00 hrs in the Society Office. The below honourable members were present in the scheduled MC Meeting.

- | | | |
|---|---------------------------------|--|
| ① | Mithilesh Kumar Sha (President) | |
| ② | RAJIV KUMAR (Hony. Secretary) | |
| ③ | D. N. Jha (Member) | |
| ④ | S C Jha (Treasurer) | |
| ⑤ | Nutan Thakur Member | |
| ⑥ | Ruka Rani, member | |
| ⑦ | Om Prakash Pandey Jt. Secretary | |
| ⑧ | N. Jha Member | |

Deliberations on Agenda Points:-

#① Review of Painting Work:- The MC was apprised of the progress of the painting work by the Hony. Secretary. He informed that about 95% of the painting work of the outer structure has already been completed. Painting of all internal balconies is pending. Presently 10 painters have been deployed. Contractor has promised to complete most of the work by the end of July. He further informed that the contractor is also facing issues of cooperation from members. Coordination with residents is lacking due to non-cooperation between painters & residents.

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

Rajiv Kumar

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

Ruka Rani



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Many of them are not allowing access to their balcony due to pandemic. Painting supervisor was called by MC and directed him for better coordination with residents for access to balconies. Additionally, the below was mutually agreed in discussions with Supervisor:

- ① Since work on outer surfaces is not possible during the rains, the painting work on internal balconies can be completed.
- ② Sh Narendra Tha, MC member has volunteered to follow up every day at 7 PM progress of work.
- ③ Measurements of completed work are still awaited by MC and it ought to be done soon.
- ④ Contractor was also directed to complete the work before 15th August, 2021.

#② Action of Representation mail received from M/s SP Pepon on release of retention money. MC noted that a meeting between the Committee constituted by AOBM and contractor was held on 20th June, 2021 on resolving a dispute between Society and Contractor on retention money kept by Society. Following this meeting MC was requested to meet the contractor once again and try to find an amicable solution, as earlier efforts of MC had failed. MC

Secretary
H.S.

Pradeep Bani

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reluctantly agreed to once again discuss the issue and negotiate with contractor. Following members of the MC held discussions with the representatives of M/S SP Repcon on 20th June, 2021 at 15:00 hrs and tried to resolve the dispute amicably:-

- 1) Shri Mithilesh Kumar Jha, President
- 2) Shri Kamlesh Kumar Jha, Vice President
- 3) Shri Rajiv Kumar, Honey Secretary
- 4) Shri O P Pandey, Jt. Secretary
- 5) Shri Narendra Jha

During the meeting MC members observed that the contractor is interested to resolve the issue amicably. During the meeting the members once again tried their best to justify/convince contractor on 12 weeks LD of total work performed imposed by the MC i.e. Rs. 10,57,567. During our earlier meeting they were reluctant to forgo any LD money, however after intervention by the Committee, they agreed to forgo upto 50% of the LD money i.e. Rs. 5,28,784. It was felt by the MC members present in the meeting that though Mr. Satpal Sharma, Director of the company (SP Repcon) was in favor of finding an amicable solution, however wasn't ready for any increase in LD deduction beyond Rs. 5,28,784.

Accordingly, vide their letter dated 19th June, 2021 addressed to Committee members with copy to President they have agreed to forgo LD retention for 6

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

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Weeks i.e. Rs. 5,28,784 against total of Rs. 10,57,567 imposed by MC for total twelve (12) weeks. They have demanded release of Rs. 7,93,392/- and close the issue forever by releasing this full and final payment against the work orders. Further, they have mentioned that in case the revised offer is not acceptable to Society, an Arbitrator may be appointed as per terms of the contract.

On 5th July, a Committee appointed by AGM was requested to take decision on whether MC should accept their revised offer and release Rs. 7,93,392/- or continue defending Society stand on retention for 12 weeks delay before Arbitrator/Court. In case, an Arbitrator has to be appointed, the Committee may like to suggest 2-3 names and likely fees to be paid by the Society to the Arbitrator. A reminder was also sent on 15th July to the committee for taking a decision.

Since, the contractor has been sending reminders, MC agreed to send reminders to Committee members to once again to submit recommendations within a week. It was agreed that, on receipt of recommendation, the issue would be discussed in next MC meeting.

#3 Income & Expenditure for June 2021:- Income

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(2) ~~Statement~~ statement for the month of June 2021 under general maintenance was presented. The MC approved the same and requested to display on Notice Board & Website.

#4 Appointment of Auditor:- Honey Secretary informed the MC that new RCS vide their circular No. AR(Audit)/e-SLA/2020-21/41-45 dated 07.07.2021 has issued guidelines on appointment of Auditor. As per guidelines, Society can appoint the same auditor. Accordingly, MC approved appointment of the same auditor who conducted Audit of FY-2019-20 under intimation to RCS as no prior approval from RCS is required in such cases. M/S Jagdish Mantri & Co. who had audited Society accounts for FY 2019-20 can be appointed to audit accounts of Society for FY 2020-21. The CA firm is under "A" category of RCS empanelment list at sl 144. Hence Honey Secretary was requested to complete the formalities towards appointment of M/S Jagdish Mantri & Co. to audit Society Accounts for FY 2020-21.

#5 Discussion on Modernization/Replacement of Lifts:- MC noted that responsibility for preparing draft tender for Modernization/Replacement of Lifts was assigned to Shri Narendra Thakur, however no action as yet has been taken in this regard.

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

Ahmed Dani
President

[Signature]



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MC unanimously requested president to seek quotations ~~and~~ from new vendors like Schindler, Johnson, Kone for comparing economic feasibility with OTIS for new lifts as well as proposal for M/s Omex Lifts for modernization of existing lifts.

#(6) Discussion on development work of Society:-

(i) Hony Secretary informed that as authorized in May month MC meeting on renewal of insurance policy, rates quoted by existing insurers i.e. M/s Bajaj Alliamy was compared by inviting offers from following companies:-

- (i) M/s Oriental Insurance Co Ltd. quoted Rs. 1,10,753/-
- (ii) M/s ICICI Lombard quoted Rs. 85,078/-
- (iii) M/s National Insurance Rs. 87,509/-
- (iv) M/s Godigit Rs. 66,000/-
- (v) M/s Bajaj Alliamy Rs. 70,493/-

While examining the offers, priority was given to have first public sector insurer, then existing and then other IRDA approved insurers at lowest possible cost. Since the quotations from PSU insurers were substantially higher, the proposal submitted by M/s Bajaj Alliamy & Godigit were examined. It was found that Godigit proposal is lacking in clarity in terms of items to be insured whereas Bajaj Alliamy has offered added features included in the policy. In view of preference given to existing insurer, Bajaj

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President
S. Ltd.



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Alliancy was asked to give further discount, which they have agreed and brought down the premium to Rs. 66000/-.

Accordingly, MC approved expenditure of Rs. 66000/- on renewal of building insurance at total premium of Rs. 66000/- for total value of Sum Assured Rs. 20.60 Crores from M/s Bajaj Alliancy General Insurance.

(ii) Electrical Work:- Honey Secretary informed that as approved in April Month MC, LT supply cable to B1 & A1 Block and standby emergency cable of A Block have been repaired through M/s GK Enterprises. Total Rs. 52516/- has been spent on this item.

Repaired cables have sustained peak summer load. Now LT cables of blocks are perfectly fine and working in normal mode. MC approved the expenditure incurred on this item. MC further noted that through adopting the repairing process a huge amount has been saved. The President suggested that AGBM be apprised of this positive development in which the entire cost of Rs. 1,34,410/- has been managed with other earnings without putting additional burden on members.

Honey Secretary further informed that as directed in April Month MC meeting, survey was done in a few societies on restoration of lightning arrester. Discussions were

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

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President
C.G.H.S. Ltd.

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with a few agencies. The process and rate quoted by M/s GK Technocrat was found very optimal and lowest. Accordingly, MC approved their proposal at estimated expenditure of Rs. 1,12,000/- Payment would be made as per actual measurement.

Hony Secretary further apprised that quotations were invited for inter connection of water tanks and installation of sensor based water level indicator at Guard Room. Options were also explored to complete work through Sunil purchasing the materials and supervising work. It was found that rates quoted by M/s GT Technocrat are lowest and reasonable. Work performed in other Societies were verified and found satisfactory. Accordingly, MC approved award of interconnection of over head water tank of A-B; A1-B1 and C-C1 Block and installing 5 sensor based water level indicator at guard room at total estimated expenditure of Rs. 47000/-.

#(1) Any other emergent issue with permission of the Chair:-

(1) Hony Secretary apprised that M/s CITINCR Securitas, vendor providing security guards has informed that ownership of existing company has been taken over by their sister company M/s Capital Security and requested MC to

Secretary / Hon. Member / President / In-charge

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Transfer existing Security Contract to M/s Security. The MC approved the same on same terms & conditions w.e.f. 1st July 2021

(ii) Hony Secretary informed that BSES has approved our proposal for giving electricity subsidy to residents for the period of April 2019 to March 2021. Total Rs. 12,41,77 has been approved and will be credited in next bill. Further he mentioned that subsidy is required to be passed to residents after pro-rata deduction on account of expenditure incurred for preparation & auditing of claim. MC approved passing benefit to members as per audited statement after deduction of incurred expenses. As approved by AGBM, subsidy of defaulter members should be kept on hold till they clear entire dues of Society. Benefit of subsidy should be adjusted in Society Demand to be raised in August and September. The Hony Secretary was fully authorized to take decisions and adopt a strategy on passing the subsidy in next 2 bills except for defaulters. The President further suggested to apprise residents about this effort made by the Secretary for getting the benefit to members. He further suggested that with the efforts of MC a total of Rs. 28,88,713/- have been successfully obtained from BSES on account of electricity subsidy

Hony Secretary Janki C.G.H.S. Ltd.

Abhinder Bani

President Janki C.G.H.S. Ltd.

(Signature)

PROCEEDING REGISTER



THE CO-OPERATIVE HOUSING SOCIETY LTD.

3 instances (2018, 2019 and 2021)

(iii) Hon'y Secy informed that a hearing of Income Tax Department was held on 13th July, 2021. Issues pertaining to FY 2013-14 to 2020-21 have been fully resolved after reconciliation of details on TDS account. Issues have been settled by paying Rs. 5200 to the IT Deptt. for these years. He further apprised that issue for FY 2011-12 & 2012-13 are still unresolved on demand of Rs. 1,04,400. Some more clarification has been sought from the Income Tax Deptt.

MC approved hiring a professional CA for filing an appeal in the Income Tax Deptt.

(iv) Hon'y Secy informed that due to a technical glitch during transfer of payment to Society account, a request for waiver of interest has been received from flat 103. Mr Archit Aggarwal has informed that though he made payment on 17th June, 2021 the fund was credited on 18th June in Society Account. MC agreed to waive interest due to technical glitch.

(v) MC noted concern on encroachments in common areas by residents. The President to

Secretary
C.G.H.S. Ltd.

Arvind Arora

President
C.G.H.S. Ltd.

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