

PROCEEDING REGISTER



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

THI

The 12th Meeting of the Managing Committee of the Jamaki (GHS) Ltd. was held on Sunday 22nd August, 2021 at 17:00 Hrs in the Society Office. The below honourable members were present in the scheduled MC Meeting:-

- ① M.K. Jha, President -
- ② RAJIV KUMAR (Hony. Secretary)
- ③ S C Jha Treasurer
- ④ D N Jha Member
- ⑤ Alka Rani member
- ⑥ Om Prakash Pandey Jt. Secretary
- ⑦ Nutan Thakur Member

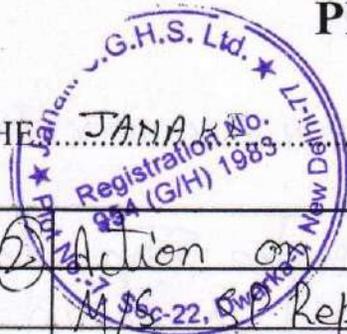
Deliberations on Agenda Points:-

① Review of Painting Work:- The MC was informed about the progress and it was noted that although more than 95% of work is complete, painting of few balconies still remains to be completed. MC also noted that the contractor ought to look for alternative accommodation for its labourers in light of objections from members of flats 001 & 003. Since there is a significant improvement in the pandemic situation, the Hony Secretary was requested to send communication to the contractor for arranging labourer accommodation outside the Society premises.

Hony Secretary

PROCEEDING REGISTER 077

THE JANAKI CO-OPERATIVE (Group Housing) SOCIETY LTD.



2) Action on release of retention money to Repcon:-

Hony Secretary informed that despite several reminders through mail, whatsapp messages, the Committee appointed by the AGM has not submitted their report. Since the committee was fully authorized by AGM, MC is not in a position to take any decision or respond to contractor with reference to their repeated calls to President and Secretary.

In view of no response from the Committee, MC unanimously agreed to formally communicate to SP Repcon that since AGM has given mandate to the Technical Committee to take decision on this issue and Committee after discussion with M/S SP Repcon has not submitted any recommendation/direction to the Managing Committee, the MC is not in a position to release full or part of the retention money, which has been kept on hold by the Society against LP clause. The MC would be obtaining further direction from the AGM of the Society and decisions would be communicated only thereafter or receipt of any recommendation from the Committee.

MC further recalled that

Handwritten signatures and the printed name 'President' at the bottom left.

Handwritten signature and the printed name 'Honey Secretary Janaki C.G.H.S. Ltd.' at the bottom right.



PROCEEDING REGISTER,

THE... CO-OPERATIVE... SOCIETY LTD.

one of the MC members Shri Narendra Thapa who is also the committee member had said in the MC meeting held on 18th July that he is willing to take up legal challenges borne out of arbitration/litigation and would be willing to bear all costs personally and likewise if there would be any gain to the Society, he would take that.

③ Income & Expenditure for July 2021:- It was shared with MC members who approved it after discussing the expense items. It was also suggested that it be put up on the notice board.

Hony Secretary informed that entire outstanding dues against flat 419 and 121 have been cleared for the demand raised upto 6th August 2021. Hony Secretary to issue notice to persistent defaulters.

Audit of last FY i.e 2020-21 is in progress. Electricity subsidy received from BSES has been adjusted to most members except defaulters. It would be adjusted for rest after clearance of dues.

④ Installation of New lifts/Modernization of existing lifts:- The Annual General Body Meeting

[Signatures]
President
Honey Secretary
Janaki C.G.H.S. Ltd.

PROCEEDING REGISTER

079

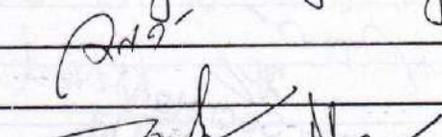
THE JANAKI C.G.H.S. LTD. CO-OPERATIVE SOCIETY LTD.

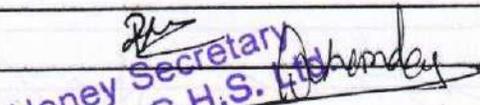


held on 22nd March, 2021 had discussed in detail the subject of installation of new lifts Vs further modernization of existing lifts. The General Body had unanimously authorized to take the final decision as he has vast experience in this field.

The issue was also discussed in the 18th July 2021 MC meeting. It was decided to seek quotations from reputed vendors like Schindler, Johnson & Kone for comparing economic feasibility with OTIS for new lifts as well as proposal of M/S OMEX lifts for modernization of existing lifts. Accordingly, quotations were received from Schindler & Kone. The CST was prepared and circulated to all MC members through email along with all 4 quotations from new & existing vendors. After comparing these quotations and CST the MC observed the following:-

- ① Quote of OTIS for 8 passenger / 544 kg new lift @ Rs. 12,00,000 plus GST.
- ② Quote of Schindler for 8 passenger / 544 kg new lift @ Rs. 9,85,170 plus GST
- ③ Quote of KONE for 8 passenger / 544 kg new lift @ Rs. 13,43,200 plus GST.
- ④ Quote of M/s Omex for modernization of existing lift by replacing most of the critical


President


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



PROCEEDING REGISTER

THE ... CO-OPERATIVE ... SOCIETY LTD.

Components except existing car cabin, counter weight frame and guide rail. @ Rs. 6,61,500 per lift plus GST.

In all the above proposals, Civil & Electrical work as per their requirement would be in scope of the Society. Warranty of 12 months in all proposals. Detailed T&Cs and draft contracts of all proposals were examined by MC members. After careful consideration of the EST, it was found that Schindler has submitted the lowest offer and is one of the top worldwide brands in India. Comparing modernization of existing lifts by a local vendor and installation of new imported lifts (Schindler), MC found that new lift would only be Rs. 3 Lakh costlier than spending money on 20 year old lift. There is also much difference in AMC charges of local vendor & Schindler. Accordingly, MC unanimously agreed to install new lifts and avoid going with local vendor for modernization of existing lifts.

Further discussion was held with Schindler reps to negotiate post warranty comprehensive AMC. After negotiation, Schindler confirmed in writing through email about charging Rs. 48000 plus GST per year (4.9% of total cost) w.r.t their

President

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

PROCEEDING REGISTER

081

D. THE JANAKI CO-OPERATIVE W.R.E.P. H.O.U.S.T.N.M. SOCIETY LTD.



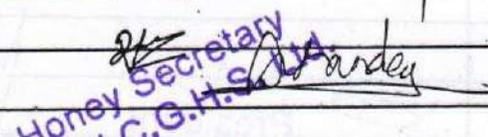
earlier quote of Rs. 76,700 per lift) with increase of 5% as comprehensive AMC charges.

Accordingly, MC unanimously approved the award of contract for supply and installation of 8 Lifts of 544 kg/8 passenger capacity with 8 openings, speed 1 meter/second to Schindler at cost of Rs. 78,81,356 plus GST (Rs. 93,00,000 inclusive of GST.)

It was agreed to place order for all 8 lifts, however installation would be completed in 2 phases with completion of last phase by February 2022 (grace period of 30 days). In first phase installation of B, B1, C & C1 lifts would be completed by 31st December, 2021 and A, A1, D and D1 blocks by Feb. 2022.

President, Secretary & Treasurer were authorized to sign the contract, work out scheduling and exact payment schedule with Schindler and release Rs. 9.3 lakh as advance towards work order.

MC further requested President & Secretary to work out and obtain quotations for disposal & dismantling of 8 existing lifts as well as work on estimation of Civil & Electrical works required to be completed





PROCEEDING REGISTER

THE CO-OPERATIVE HOUSE SOCIETY LTD.

of Society as per specification/ requirement of Schindler.

⑤ New Membership for flat 513:- Hony Secretary informed that a new membership application has been received from Mr. Manoj Kumar Tha against flat 513 who has purchased it on 11th August, 2021 vide Sale Deed. Membership application & documents submitted were found in order and hence MC agreed to award membership as per DCS Act 2003 (clause 91) chapter IX.

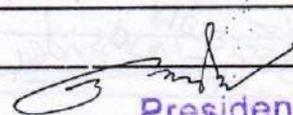
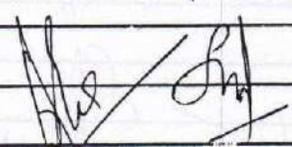
New Enrolled members against POA:-

Flat No :- 513
Name :- Dr. Manoj Kumar Tha
M No :- 412

List of old member sold out flat against POA

Flat No :- 513
Name :- Sh. Neeraj Nagaich
M No :- 288

⑥ AMC of Intercom:- Since performance of present vendor M/S Yash Enterprises was satisfactory, MC approved renewal of

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



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

AMC of Intercom facility @ Rs. 18000 plus GST to M/s. Yash Enterprises. w.e.f. 1st August 2021 till 31st July, 2022. Payment would be made to vendor in 2 six monthly installments.

(7) Discussion on development work of Society. Due to paucity of time it was deferred for next MC meeting.

(8) Any other emergent issue with permission of Chair

(i) MC approved ex-post facto approval for Rs. 15,990 towards celebration of Independence Day function in Society.

(ii) The MC agreed to purchase one wheel chair & one stretcher for use by Senior Citizens. It would be very useful during downtime during installation of new lifts.

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

[Signature]

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