

Janaki Co-operative Group Housing Society Ltd.

Registration No. 954 (G / H)

Plot No: - 07, Sector: - 22, Phase: - I, Dwarka, New Delhi: - 110077

Telephone No: - 011 42804314

E mail: - janakicghs1@gmail.com Website: www.janakicghs.co.in

Ref. No. JC GH/ 2021-22/71

Date: 14.11.2021

To,

All Members of Janaki Co-operative
Group Housing Society Ltd.
Plot-7, Sector-22, Dwarka,
New Delhi -110077

Dear Member,

The Annual General Body Meeting of the Janaki Co-operative Group Housing Society Ltd was held on Sunday, the 31st October 2021 at Society's Office, Plot No. 7, Sector-22, Dwarka, New Delhi - 110077 under the Chairmanship of Shri Mithilesh Kumar Jha, President. A copy of the proceedings of the meeting are being circulated for information of the Members.



(Rajiv Kumar)

Hony. Secretary

COPY TO:

The Assistant Registrar (Section - III)
O/o The Registrar of Cooperative Societies,
Govt. of NCT of Delhi.
Old Court Building, Parliament Street
New Delhi -110001



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



Annual General Body Meeting :-

Date :- 31-10-2021

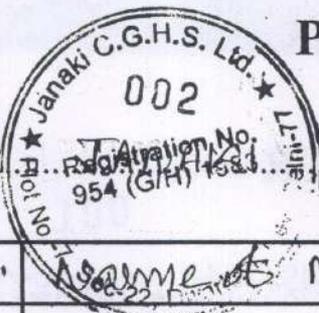
Time :- 10:30 A.M.

Venue :- Janaki C.G.H.S Ltd

Plot No-07, Sector-22, Dwarka,
New Delhi - 110077

Under the Chairmanship of Shri Mithilesh Kumar Jha, President of Janaki C.G.H.S Ltd, the General Body Meeting is being convened on 31st Oct. 2021. The following honourable members of the Society made their presence :-

S.No.	Name of Members	M. No.	Flat No.	Mobile No.	Signature
1	RAJIV KUMAR	369	219	9899579488	
2	Om Prakash Pandey	254	505	9953326168	
3	D. N. JHA	167	518	9811472720	
4	S. C. JHA	141	405	9868153173	
5	A. K. Thakur	174	314	9471003043	
6	D.K. Bhardwaj	409	315	9013215524	
7	ATAY K.S	404	301	9677022079	
8	Arvind Sharma	410	202	9811371477	
9	N. JHA	34	612	9868393213	
10	PRAVIN KR. CHOUDHARY	411	203	9811582135	
11	ANKA RANI	361	416	9654955622	
12	Binit Sharma	408	517	9968079624	
13	Notan Thakur	256	218	9811710267	
14	Bharati Jha.	355	320	9811942412	
15	R. K. THAKUR	02	712	9350185286	
16	B B P AGRAWAL	258	115	9650988058	



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S.No.	Name of Members	M.No.	Flat No.	Mobile No.	Signature
17	Kamlesh Kr Th	378	522	956068818	[Signature]
18	Shamur Shamur	182	402	9868375261	[Signature]
19	M K Jha	263	212	9818935615	[Signature]
20	T.K. MISHRA		511		[Signature]
21	Brojagun	201	317	8368374296	[Signature]
22	Jai Mehan	282	311	Same	[Signature]
23	J.P. ANUJA	368	016	9711537717	[Signature]
24	Rita Jha	261	305	9650386956	[Signature]
25	Dr. B.K. Jha	352	218	9868073570	[Signature]
26	Rakesh Malagan	392	717	9810146266	[Signature]
27	Lily meswa	351	412	9262586296	[Signature]
28	[Signature]		104	9868313594	[Signature]
29	[Signature]		510		[Signature]
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THE **JANAKI C.G.H.S. Ltd.** CO-OPERATIVE GROUP HOUSING SOCIETY LTD.



Minutes of the Annual General Body Meeting of Janaki CGHS Ltd held on 31st October 2021

The Annual General Body of the Janaki CGHS Ltd was chaired by Shri Mithilesh Kumar Jha, President of the Janaki CGHS Ltd. The Meeting started at 10.30 hrs and as quorum for the meeting till 11.00 hrs was not met, the house decided to adjourn for 15 minutes and re-assemble at 11.15 hrs at the same venue and continue with available members in the house. Meeting resumed at 11.15 hrs after recording the attendance of the members.

Address by the President: Welcome of Members

The President Shri Mithilesh Jha welcomed the members and thanked all members and residents for their support during the Pandemic. He also acknowledged support of the MC Members and Society Staff in ensuring smooth functioning of Society Affairs. He outlined the fact that the Managing Committee has endeavoured to minimise acrimony in the Society and has achieved most of the development works mandated to it. Although complete 100% expectations from the members might not have been fulfilled, there has been a sincere effort to improve harmony in the Society. He further mentioned that as Managing Committee members we had very good coordination and cooperation amongst MC members and we have probably completed all development work which were mandated, except one item which was assigned by the last AGBM, but we could not close and we will be discussing the same during today's meeting. He further informed that the proceedings of the meeting are being video recorded and would be uploaded on cloud storage. A link of the same would be made available on Society website.

The President requested the General Body for condolence prayer and observe two minutes of silence on sad demise of the following members:

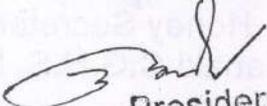
- i. Smt. Nirmala Jha (Flat 208, Membership 212)
- ii. Shri Suresh Chandra Jha (Flat 004, Membership 253)
- iii. Shri Bijay Kumar, (Flat 401, Membership 249)
- iv. Smt. Sneh Lata Chatterjee (Flat 209, Membership 328)

The General Body expressed sincere condolences to the grieving family members for the irreparable loss and prayed that the departed souls may rest in peace.

After the condolence prayer, the proceedings of the General Body meeting resumed with the Honorary Secretary proceeding with the agenda items and discussions thereon.

Agenda 2: Confirmation of the proceedings of the last AGBM held on 21.03.2021 and to note the action taken thereon:

Hony. Secretary read out the complete minutes of the proceedings of the last AGBM held on 21st March, 2021 and reported action taken thereon. Hony. Secretary requested members to raise their hands and inform the General Body about objections if any or any further inputs on proceedings of the AGBM held on 21.03.2021. Smt. Gopay Mehar Singh informed that since video recording of the last AGBM was not provided to her or to any member, she did not agree to confirm the minutes and made a reference to "No One Killed Jessica" and "all others are friends". The President reminded that as per the decision in the last AGBM, the link for the video recording was put up on the Society Website since it is not possible to give CDs to all members. President further warned Smt. Gopy Mehar Singh not to quote any irrelevant reference outside the context of the Society affairs and Agenda of the General Body meeting and speak only when their term comes and not to intervene at every minute. A few other members too wanted their queries to be answered while the Hony Secretary was reading out the report. The President assured them


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that everyone's opinion would be taken into account and the below would be addressed as per agenda sequence:

- i. Issue regarding pending payment for Structural Retrofitting work to M/s S P Repcon.
- ii. Installation of new lifts
- iii. Waterproofing and work related to seepage in shafts
- iv. Other development works planned for the society.

Since there was no other objection except Smt. Gopay Mehar Singh out of total 29 members present in the meeting, the proceedings of the AGBM held on 21.03.2021 was confirmed.

Hony. Secretary further touched upon the the following performance highlights of the society since last Annual General Body Meeting:

- i. Painting work of external structures is at the final stage of completion, though the work has suffered a lot due to the Pandemic.
- ii. Quotations were invited and order placed for 8 new Schinder lifts.
- iii. Faults of 300 mm LT Cable of A1 and B1 blocks and 150 mm emergency cable of A to B block got repaired.
- iv. Lightning arrester and earthing got installed in all 8 blocks.
- v. Work order has been awarded for connecting overhead water tank A-B; A1-B1, C-C1 and installing water level indicator at guard room. This work will be completed after the festival.
- vi. Electricity subsidy has been obtained from BSES for April 2019 to March 2021. (Rs. 12,41,179). Administrative expenditure Rs. 37,500. Subsidy has been passed on to members who have cleared their dues.

Further Hony. Secretary mentioned shortcomings in implementing decisions taken during the last AGBM on conversion of single point electricity to individual meters as it has not been completed due to technical issues. Although Society got some deficit completed, fire clearance is a major hurdle.

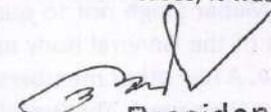
As per the decision of the last AGBM, a member was appointed to submit a report, however MC has not received any report. Seepage in these shafts is damaging structure. This issue was brought to the notice of the last AGBM in March, however approval was not granted to undertake this work. The house may discuss and take decisions on these issues against the respective Agenda item.

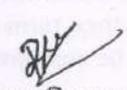
Agenda 3: Presentation of Budget Performance and Audit Report for the financial year 2020-21:

Hony. Secretary informed that Annual Accounts duly audited by M/s Jagdish Mantri & Co. Chartered Accountants appointed by the RCS for the financial year ending March 31, 2021 have been circulated amongst the members along with the notice for present AGBM. The complete set of Audit Report is also available on the Society website. The Honorary Secretary also invited the members so interested to scrutinise the audited balance sheet. The House requested Shri DN Jha (MC Member) to clarify doubts of the members, if any, during the allocated time during the meeting.

Hony. Secretary read the following are Audit objections:

- i. Balance of all the members, outside parties i.e. debtors, creditors whether having a debit balance or credit balance as on the close of the year, should be confirmed from the respective parties. The difference, if any, should be reconciled.
- ii. In respect of matters with respect to defaulter members, it is advised to refer all issues to the RCS for the proper directions and interest of the society at large.
- iii. In a few cases, it was observed that bills were not booked on its date.


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It was further explained that since major expenditures are made only after obtaining approval of MC which meets once in a month, bills are booked on actual payment date and not on the date the bill was raised. Further, payments are made after observing performance for some time and verification of work done. There was a delay of about 4-5 months in releasing payment to vendors at two instances, which have been pointed out by the Auditor.

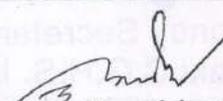
Hony. Secretary informed that notices have been issued to defaulters and action on observations of the Auditors on defaulter members is being done as provided in DCS Rules. Further it was noted that the issue would be discussed in detail and a decision may be taken by the house. He further informed that action has already been initiated on above audit observations. In future due care will be put in to avoid delay in booking bills.

The General Body approved the Audit Report and Observations noted by the RCS appointed auditor after the Hony Secretary explained the audit observations. The General Body appreciated the efforts made by MC to minimize expenditure and also for maintaining transparency. The General Body approved Income and Expenditure for Financial Year 2020-21 and till 30th September 2021. MC was authorised to take necessary action to comply with the audit observations.

Agenda 4 & 5: Work Programme, Presentation of Budget for the financial year 2022-23 and approval thereof. Review of Maintenance charges

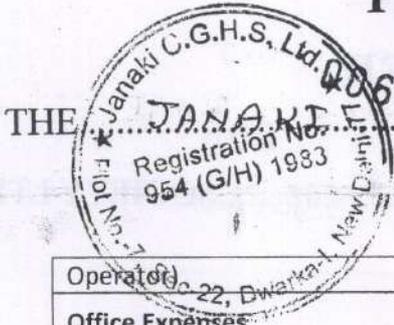
i. The AGBM noted following Actual Expenditure for financial year 2020-21, Anticipated Expenditure for the financial year 2021-22 and Budget Estimate for 2022-23 under the General Maintenance of the Society:

DESCRIPTION OF WORK	ACTUAL EXPENSES 2020-2021	Approved BE 2021-2022	Expected total Exp in 2021-2022	PROPOSED BE 2022-23
AMC OF LIFT & Maintenance	3,20,281	3,00,000	2,00,000	1,25,000
Maintenance of Water Plant	-	25,000	10,000	25,000
AMC Generator & Maintenance	16,000	75,000	50,000	75,000
AMC Intercom	21,240	22,000	22,000	22,000
AMC Electrical & Maintenance	51,920	75,000	50,000	75,000
Building Insurance	1,10,000	1,15,000	66,000	70,000
Security Contract	10,18,242	11,50,000	11,75,000	12,50,000
Garden Maintenance	4,310	15,000	10,000	15,000
Housekeeping Expenses	5,08,899	6,50,000	5,50,000	6,50,000
Maintenance of Fire Fighting System	-	30,000	30,000	30,000
Maintenance of RainWater Harvesting System (cost includes replacement of drainage covers)	47,495	30,000	12,980	30,000
AMC & maintenance of CCTV Cameras	44,207	40,000	35,000	40,000
AMC & maintenance of Boom Barrier	23,600	30,000	30,000	30,000
Salary Office Staff (including Gardener, Electrician, Plumber, Plant	5,35,224	6,50,000	6,00,000	6,50,000


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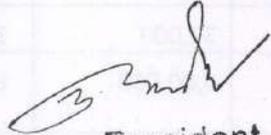
Operator				
Office Expenses				
Stationery, photocopies, Postage etc.	11,562	20,000	20,000	20,000
Conveyance Charges	8,770	20,000	15,000	20,000
Telephone & Internet Expenses	17,442	20,000	15,000	20,000
Legal & Professional Charges	30,360	50,000	25,000	50,000
Accounting Charges	72,000	85,000	78,000	85,000
Annual Audit Fees	15,755	16,000	18,180	18,000
AGM/MC Meeting, Election Expenses	57,952	70,000	70,000	30,000
General Maintenance of Society, including minor development work	7,84,095	2,50,000	6,75,000	7,00,000
Misc Expenditure including COVID welfare for staff, Bank charges etc. Office expenses	61,883	50,000	25,000	50,000
Social & Cultural Activities	1,75,101	1,75,000	1,75,000	2,00,000
Total	39,36,338	39,63,000	39,57,160	42,80,000
Per month	3,28,028	3,30,250	3,29,763	3,56,667

The AGBM deliberated in detail and noted estimated expenditure of Rs. 42,80,000/- during the financial year 2022-23 and approved the same. The General body deliberated upon fixing monthly maintenance charges.

Shri B B P Aggarwal raised the issue that in 2015, RCS had provided clarification on the basis for collection of general maintenance charges, however MC has not taken cognizance of RCS direction. Honey Secretary clarified that clarification received from RCS was discussed in length during the AGBM held in October 2015 and it was decided to fix general maintenance charges from members on equal basis irrespective of the size of the dwelling unit.

Dr. B K Jha (flat 318) said that since 3BHK members are in majority, their view would always prevail and by the principles of justice majority shouldn't be allowed to impose their decisions on the minority. He further mentioned that ground rent and property tax are being paid according to area, maintenance charges should be fixed according to area of the dwelling unit. Else area of 2BHK flat should be increased, since now increased FAR is available. Smt. Gopay Mehar Singh mentioned that wherever separate wings of 2 BHK and 3 BHK exist, maintenance charges could be fixed differently, however in our case, 2BHK and 3 BHK flats are in the same tower and equal maintenance charges should be fixed.

Shri S C Jha (flat 405) said that in our society there are flats of varying areas even among 2BHK & 3BHK and opined that maintenance should be charged on square feet basis. He further reminded that in AGBM held in 2006, charging maintenance on square feet basis was agreed, however it has not been implemented so far in our Society. In neighboring societies also maintenance is being charged according to area. Accordingly, he proposed to fix maintenance charges according to area of the dwelling units to avoid injustice with 2 BHK flat owners, who are in minority, if the decision is taken based on voting during the meeting. He further mentioned that DCS Acts and Rules are crystal clear on fixing maintenance charges proportional to area of the flat and decision on this item should not be deferred for next meeting.


President
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After listening to arguments of the members, the President proposed that since this item was already resolved in earlier AGBM (2015) and same was not included in the circulated agenda of the present AGBM, it may be taken up in the next AGBM. He also requested voting for the decision about putting this as an agenda item in the next AGBM. Voting was conducted through a raise of hands and 12 people voted for it and only 4 people against it. Remaining members abstained.

President further reminded that MC always tried to avoid unnecessary expenditure on legal issues, however if any individual member drags MC in court, expenditure would be incurred out of Society funds to defend possession of the Society in the court.

Accordingly, AGBM agreed to maintain the status quo on collection of monthly maintenance charges i. e. Rs.1700/- from members on account of maintenance of essential services during financial year 2022-23 and Rs. 100 per month per flat on account of Social & Religious activities, till final decision is taken during next AGBM. The Managing Committee was requested to meet the shortfall, if any from the interest accrued from the Fixed Deposits and other Miscellaneous Income.

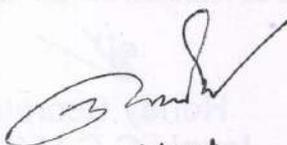
Agenda 6: Review of Painting Work

Hony. Secretary apprised the house that Painting work has almost been completed. Final round of touch up and left over works are being completed. Till date Rs. 24.0 Lakh has been paid to the contractor against their running bills for Rs. 26,82,140/-. Despite several warnings by the Managing Committee, the contractor M/s Harshly Innovative Engineering Pvt. Ltd has still not completed the work owing to the issue of COVID Pandemic. Contractor has submitted the final measurement of the painting work. President mentioned that since measurement was much beyond expectations, MC started verifying the same by hiring two engineers at the cost of Rs. 40,000 to take proper measurements. It was targeted to complete before AGBM, however it was delayed due to rain last week and the engineer of the contractor did not appear for verification citing fever. Accordingly, Society engineers are taking measurements alone at the cost and risk of the contractor. He also mentioned that final payment to contractor will be release only upon completing following process:

- i. Once the contractor finally completes the entire painting work, residents will be requested to identify unfinished areas for proper completion by the contractor.
- ii. Upon submission of final measurements, Society residents will be invited to verify measurements within 15 days, in case they have any doubts.
- iii. MC will ensure cleaning of paint patches on floors of balcony / window glass. In case the contractor fails to do so, the same would be done by MC at the cost of the contractor.

On the query of, Shri RK Mahajan, Shri Shankar Thakur and few other members, President mentioned that, MC does not have any provision other than imposing financial penalty and keeping their payment on hold, in case they don't abide by the terms of the contract. MC can only terminate the contract and get remaining work done at the cost of the contractor out of their balance payment and security money.

Smt. Gopay Mehar Singh (flat 317) suggested that upon completion of structure painting, the entire boundary wall should also be painted, as in 2016 painting work of the boundary wall was not done properly. Shri BK Jha (flat 318) pointed out that the re-plaster of boundary walls was not required and only painting them would have sufficed.


President
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President assured that this item is being kept open and MC will try to get deficiencies rectified by the contractor before releasing payments. This item will be once again presented in the next GBM for approval and closing after completion of the work.

Agenda 7: Review of Installation of New Lifts

House was informed that a concept note on installation of new lifts and revamping of the fire fighting system was already circulated in advance to members through e-mail as well as uploaded on website. It was informed that the issue of installation of new Lifts / Modernization of existing Lifts were deliberated in past 3 General Body meetings. The last General Body meeting held on 21st March 2021 unanimously authorised the President to take final decision who has vast experience in this field. It was also agreed that, if required, the President may constitute a committee taking one member / resident of 6th or 7th floor from each block for assistance / monitoring of progress.

After exploring all options inviting quotations from Kone, OTIS, Schindler and one local manufacturer, MC found that Schindler has submitted the lowest offer and is one of top worldwide brands available in India. Comparing modernization of existing lifts by a local vendor and installation of new imported lifts (Schindler), MC found that a new lift would be only Rs. 3.8 lakh costlier than spending money on an existing lift which is about 20 years old.

Accordingly, a contract for supply and installation of 8 lifts of 544kg / 8 passenger capacity with 8 openings, speed 1 meter per second has been awarded to Schindler at total cost of Rs. 78,81,356 plus GST (Rs. 93,00,000 inclusive of GST). General Body noted that order has been placed for all 8 lifts, however installation would be completed in two phases with completion of last phase installation by February 2022 (with grace period of 30 days). In the first phase, installation of B, B1, C & C1 blocks lifts will be completed by 31st December 2021 and A, A1, D and D1 blocks by February 2022. Lifts of B1, B, C1 & C will go on shut down tentatively from 7th November till 31st December 2021.

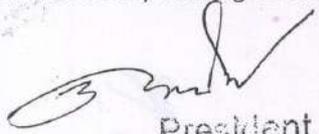
General Body was informed that quotations were invited from scrap vendors for buy back of existing lifts. The highest value quoted was for Rs. 1,70,000 per lift. MC also invited quotations for Civil and Electrical Work to be done before installation of lifts. It has been found that about Rs. 1,20,000 per shaft is required to be spent on Civil & Electrical work in each lift shaft. In addition tiles & granite would be required to be fixed. Expenditure of fixing tiles and granite could be assessed only after installation of lifts.

In view of the above, General Body noted that the following would be total expenditure on installation of 8 new lifts after adjusting funds received from buy back of old lifts and Civil & Electrical work:

Cost of New Lifts	@ Rs. 11,62,500	Rs. 93,00,000
Civil & Electrical Work	@Rs. 1,20,000	Rs. 9,60,000
Buy Back of Old lift	@ Rs.1,70,000 (less)	(-) Rs. 13,60,000
	Total:	Rs. 89,00,000

Total Rs. 89.00 lakh plus expenditure on fixing tiles & granites

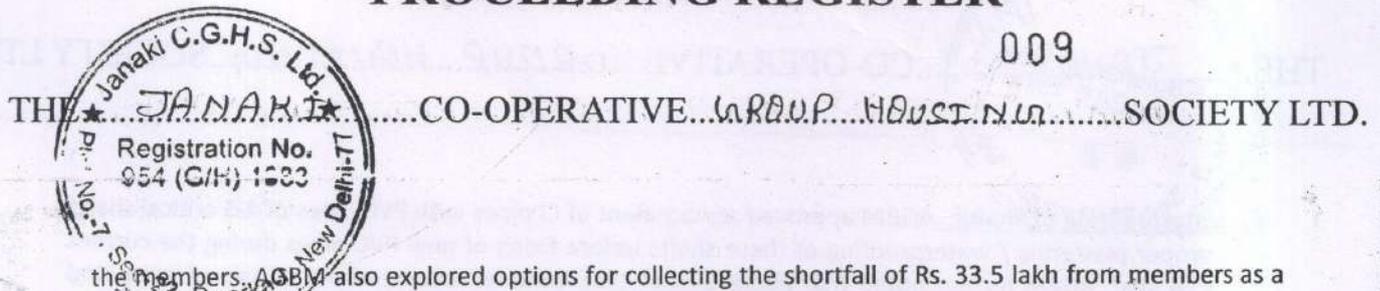
On collection of funds, the General Body noted that since April 2019 till October 2021, a total Rs. 58,86,342/- has been demanded in 31 months. Further shortfall of Rs. 30,13,658 plus expenditure on fixing tiles is required to be collected from members in future i.e about Rs. 34 lakh. This shortfall has to be met by collecting the same in next 18 months i.e during November 2021 to April 2023. For time being the shortfall would be met by availing Overdraft from Bank and would be recouped through collection from


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the members. AGBM also explored options for collecting the shortfall of Rs. 33.5 lakh from members as a one time contribution of Rs. 18 per sqft or Rs. 6 per sqft in next 3 months.

The house appreciated the efforts made by the President and entire MC team for exploring various options and finally working out the best economical solutions. **The General Body unanimously approved the procedure followed by the Managing Committee and estimated expenditure of total Rs. 1.07 crore (One crore seven lakh) for installation of 8 new Schindler lifts, associated expenditure on civil & electrical works and fixing of tiles and granites. AGBM Further approved collection of funds for lifts for another 18 months @ Rs. 1 per sqft during December 2021 to May 2023 to meet shortfall.**

Replacement of Fire Fighting Systems:

The house was apprised that the issue of Replacement / Revamping of the entire Fire Fighting System had been deliberated in many General Body meetings, however allocation of funds was not made to undertake this work. MC has now once again assessed the requirements by inviting 2-3 vendors. In 2017-18, fire motors and pipelines were repaired, however the General Body did not make provision of budget for continuation of this work. A detailed note has already been circulated to members on tentative quantified requirements. The estimated expenditure would be about 25.00 lakh.

Smt. Gopay Mehar Singh opposing this Agenda mentioning that we should not spend money on revamping the fire fighting system and avoid wistful expenditure on such items. She further mentioned that rather than wasting expenditure on the fire system, MC should try to manage obtaining fire clearance through some other means. **Entire house opposed the idea of Smt. Gopay Mehar Singh and desired that we should not compromise with the mandatory requirements. Accordingly, the General Body approved an estimated expenditure of Rs. 25.00 lakh for revamping the existing fire fighting system and directed the Managing Committee to take up this work on top priority.**

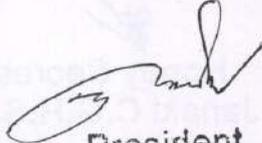
It was further resolved that expenditure on renovation of the fire fighting system should be met out of the corpus fund being collected for Lift & Fire Fighting. To meet immediate requirements, AGBM approved an additional contribution of Rs 1 sqft for 13 months from December 2021 onwards. For time being the shortfall would be met by availing Overdraft from Bank and would be recouped through collection from the members.

Accordingly, the General Body approved collection of Corpus Fund for Lift & Fire Fighting System from December 2021 @ Rs. 2 sqft till December 2022 and thereafter @ Rs. 1 psqft for another 5 months i.e. till May 2023.

Agenda 8: New Work Programme

The Honorary Secretary requested AGBM to consider **Waterproofing of Shafts, Replacement of Pipes, Fixing of Rain Water Pipeline in Balcony.** He further informed that this agenda was brought to the AGBM held in 2019 and also in March 2021, however due to paucity of funds, the same was not approved. He further mentioned that there are continuous seepage in 4-5 shafts and without replacing entire pipes, it is impossible to stop seepage, which is damaging building structure.

Dr. B. K. Jha (flat 318) mentioned that the work of replacement of cast iron pipes which was done in 2010 should not have been done as it damaged the building. As this work was not done properly, the seepage is still there and MC should try to rectify as funds have already been collected in 2010. Mrs Gopay Mehar Singh put forward her suggestion that the kitchen trap should be repaired to stop the seepage, instead of replacing entire CI pipes.


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(i) Waterproofing of Shafts: AGBM approved replacement of CI pipes with PVC pipes of 4-5 critical shafts and proper plastering / waterproofing of these shafts before fixing of new PVC pipes during the current financial year. AGBM further noted that about 50% of cost could be recovered out of sale of scrap and remaining required funds could be managed from other earnings or collected from members after completion of the work. Based on the final expenditure statement, a decision for continuation of this work in other shafts could be taken up during the next AGBM and expenditure incurred on this head could be collected from members after completion of the work

(ii) AGBM noted that as per direction of the DDA, Society has to get a structural audit of the building done from a DDA / MCD empanelled engineer. AGBM authorised President / MC to identify appropriate structural engineers and get this work done on top priority to comply with DDA direction. Expenditure incurred on this head could be collected from members after completion of the work and submission of report to DDA.

(iii) Hony. The Secretary informed that as per Rule 94 B Corpus fund (sinking fund) for replacement of Building has to be created. The General Body deferred the decision to the next meeting.

Agenda Item 9: Decision on release of retention money to M/s SP Repcon against LD clause of the Building Repair contract

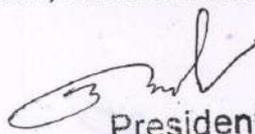
President briefed the house that Annual General Body meeting held on 21st March 2021 had constituted following Four members Committee to work out amicable option acceptable to Society and M/s SP Repcon on retention of entire or part of LD money of Rs. 10,57,567:

- (i) Shri Ghanshyam Jha (flat 110)
- (ii) Shri Narendra Jha (flat 612)
- (iii) Shri BK Kaushik (flat 619)
- (iv) Shri Archit Agarwal (flat 103)

He further informed that out of the above four members, Shri BK Kaushik vide his e-mail message dated 10th April 2021 opted out of the Committee. MC provided entire documents to remaining three members of the Committee for their perusal while examining the dispute between Society and SP Repcon and finding amicable solutions. Several rounds of meetings were held with MC and Committee members. Committee members also met with representatives of SP Repcon. During the meeting, the Committee suggested SP Repcon to re-examine their claim and come out with a revised amicable proposal which could be discussed with the Managing Committee to find out a reasonable solution acceptable to both sides.

Though the earlier direct negotiations between the MC and the contractor have ended in a deadlock, however after intervention of the Committee, M/s SP Repcon during discussion with the Committee Members, they realised their mistakes and agreed for amicable settlement. Accordingly, the MC members were suggested by the Committee to once again discuss the issue with SP Repcon. MC members did negotiate with the contractor and found that they were adamant to pay beyond 50% of LD charge i.e Rs. 5,28,784.

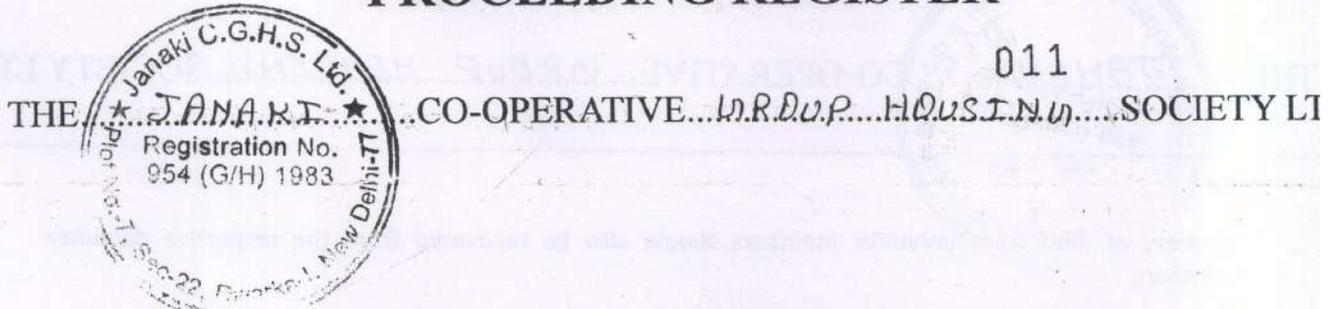
Thereafter M/s SP Repcon vide letter dated 21st June 2021 offered AGBM appointed Committee to forgo Rs. 5,28,784/- (Rs. five lakh twenty eight thousand seven hundred eighty four) towards LD retention for Six weeks out of total 12 weeks LD imposed by the MC. Further SP Repcon requested Society to release the balance Rs.7,93,392/- (Rs. Seven lakh ninety three thousand three hundred ninety two only) as full and final payment and close the issue for forever. They further desired that in case their revised offer is not acceptable, Arbitrator should be appointed as per terms of the contract.


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The President further informed that after submission of a revised offer by M/s SP Repcon, the AGBM appointed Committee did not take any decision either way. Despite several reminders, the Technical Committee has not given any report to the MC or any direction in this matter. President further informed that replying to MC's e-mail, Shri Archit Agarwal vide his e-mail dated 16th July 2021 expressed that the issue should be closed by releasing 50% of LD money, however Chair and Shri Narendra Jha has not communicated their opinion, neither Chair has submitted any report / direction.

Shri Narendra Jha Technical Committee member & MC member urged the house not to release any money to SP Repcon as MC had rightly imposed 12 weeks of LD. He further mentioned that LD amount was pre-estimated loss which the contractor must have accounted for while submitting the bids. He recalled that he himself was involved in calculating the LD period and brought down the LD period from 52 weeks to 12 weeks and now no further relaxation should be given to the contractor. He offered the house to bear the entire expenditure from his pocket to defend the issue legally. He further offered to take care of any financial loss, in case of any adverse judgement by the Arbitrator. He also requested the General Body to share profit, in case judgement is in favour of Society.

The General Body noted that, Shri Narendra Jha being technical Committee members could have submitted his written statement to either Chair of the Committee or the Managing Committee. Though he has been expressing his views orally, he has never communicated any written statement. General Body further noted that his suggestion for sharing loss or profit is illogical and irrelevant. Entire house rejected his idea and agreed to take the final decision by the General Body through voting. Shri Narendra Jha further opposed bringing this issue in the General Body without prior inclusion in the Agenda. The House reminded him that this item was already placed at agenda item 9 of AGBM notice dated 14th October 2021.

Smt. Gopay Mehar Singh, requested the house to authorise the President to take final decision, which will be acceptable to all, as he has vast experience dealing with such issues. The President rejected her suggestion and mentioned that since the General Body meeting is in progress and the decision on this item is part of today's Agenda, the General Body should take decision either way.

Accordingly, the entire General Body was in view to close the issue forever except Shri Narendra Jha and Smt. Gopay Mehar Singh, who were in favour of taking up the issue to Arbitration. President requested the house to show hand for appointment of Arbitrator to which only Shri Narendra Jha and Smt. Gopay Mehar Singh raised hand. Accordingly, the House resolved with 27 (Twenty seven) votes in favour and 2 (two) votes in opposition to accept the offer of M/s SP Repcon dated 21st June 2021 to release Rs.7,93,392/- (Rs. Seven lakh ninety three thousand three hundred ninety two as full and final payment and close the issue for forever. The General Body approved release of Rs.7,93,392/- to M/s SP Repcon to close this issue forever.

Agenda Item 10: Any other item with permission from the Chair.

i. Action against persistent defaulter members

AGBM unanimously passed resolution and directed MC to initiate legal action including cancellation of membership of persistent defaulters whose dues are over Rs. 50,000/- (Rs. Fifty thousand) or continuously not paid for 3 three months. MC was authorized to approach RCS for recovery, in case they don't clear dues in the next 15 (fifteen) days. The recovery process should be initiated by approaching the Registrar Cooperative Society by hiring the services of a Legal expert. AGBM further resolved that services of Legal expert may be availed and entire expenditure incurred by the Society on

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recovery of dues from defaulter members should also be recovered from the respective defaulter members.

ii. Action against members / residents on encroachment of common areas.

MC apprised the General Body that few members have encroached common areas and placed their personal belongings in stilt areas allocated for parking of bi-cycle / scooters. AGBM opined that penalty should be imposed on unauthorised encroachments of common area.

Smt. Gopay Mehar Singh opposed the idea of imposing a penalty for common area encroachment. She also objected to an Auto Rickshaw being parked inside Society by domestic help of flat 713. She also objected to providing accommodation to Society staff in the basement and proposed to remove them immediately. Entire house not agreeing to her views noted that Society staffs have been provided accommodation in the basement as they are available at odd hours, in case of any emergency.

The General body once again unanimously passed resolution and authorised the MC to impose a penalty of Rs. 500 on such defaulters. A notice should be pasted on their personal items to be removed within 15 days failing which a penalty may be charged to concerned members in their monthly bill.

Other items

Dr B. K. Jha also spoke of the new model of democracy which ought to be put in place in the Society and an electronic system of complaint logging & resolution with a rating system for staff. There should be a voting system before undertaking any new development work.

Members of flat 202, 301 and 317 reported column cracks inside their flats and requested for repair by Society. The Member of 517 also informed of the paint coming off his balcony. The Member of 314 reported seepage coming into his flat from 414.

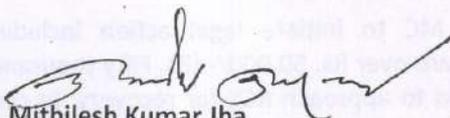
President assured that their complaint will be taken up on priority. He further mentioned that complaint registers are kept at the guard room. Residents can also submit their complaints through MyGate App, which is fully functional. President further requested members to send their written suggestions, if any, for inclusion in the minutes.

Vote of thanks

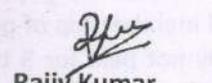
Shri Kamlesh Kumar Jha, Vice President placed on record the appreciation to members of the society, MC members, member's spouse who have been extending their help and support. He expressed his gratitude to them and also acknowledged the support of the staff, contractors, Auditor, RCS and other government agencies.

Further, he acknowledged the unstinted support and valuable guidance from the members without which a sustained quest for development and growth would have been more than difficult.

The Meeting ended with a vote of thanks to the Chair.


Mithilesh Kumar Jha
(President)

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


Rajiv Kumar
(Hony Secretary)

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