

PROCEEDING REGISTER



THE **0205** JANAKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

The 16th Meeting of the Managing Committee of the Janaki C.G.H.S. Ltd. was held on 12th December 2021 at 11:00 AM in the Society Office. The below honourable members were present in the scheduled MC Meeting:-

- | | | |
|---|------------------------------------|--|
| ① | M K JHA - President | |
| ② | Om Parakash Pandey Joint Secretary | |
| ③ | Ahka Rani member | |
| ④ | Nandan Thakur Member | |
| ⑤ | RAJIV KUMAR Secretary | |
| ⑥ | Kamlesh K. Jha V-President | |

Deliberations on Agenda Points:-

① Review of Measurements for Painting Work:-
The MC discussed the bill and measurement sheet in presence of Harshley representative Mr. Ravi and engineers contracted by the society for measurement work. A deviation of 5-6% was found in one block. It was decided that the deviation ought to be physically verified and then extrapolated for all 8 blocks. The payment to the painting contractor would have to be made accordingly.

② Income and Expenditure for November 2021:-
It was shared with the MC members who approved it after discussing the expense items. It was also suggested that it be put up on the

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

Notice board & society website.

(3) Award of contract for Fire Fighting System:
It was noted that following approval in last MC meeting, quotations were invited with a deadline of 25th November 2021 for improvement of fire fighting system. Total 6 quotations were received and opened on 27th November 2021 in presence of MC members and a few residents. CST of all six quotations were prepared and analysed by MC and two other members namely Shri Parvati Choudhary (flat 203) and Shri Rohit Sharma (flat 511). Representatives of L1, L2 & L3 were invited for further discussion and assessment.

(i) A representative of L3 bidder M/s KK Associates had come for discussion. He presented his views to the MC, however he was not ready to revise his quoted rates for material and brand specified in the bid.

(ii) A revised quotation of L2 bidder M/s Global Fire was also received through mail on 7th December with an offer of about 10% discount on total quoted rate.

(iii) After undergoing discussions with L3 & checking L2's revised offer, it was decided to award

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The contract to LI bidder M/s Sun Shine Fire Service since his bid was found to be lowest and he was found to be technically competent to execute the contract based upon references and samples furnished by him.

(iv) M/s Sun Shine Fire Service (LI bidder) has also agreed to give a further 5% discount on total bill after negotiations by the MC members and technical committee members.

(v) The payment to M/s Sun Shine Fire Service has been finalized as per the below terms:-

(a) 50% of the total to be released upon supply of materials.

(b) 35% of the total to be released upon installation of materials.

(c) 10% of the total to be released on grant of fire clearance certificate.

(d) The remaining 5% to be kept as performance guarantee for 1 year.

Accordingly, MC approved award of work contract for repair/refurbishment of existing fire-fighting system to M/s Sunshine Fire Service at total estimated cost of Rs. 12,02,719/- (Rs Twelve Lakh Two Thousand seven hundred nineteen) plus applicable taxes. Total sixty days time frame to complete.

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

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Honey Secretary
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the entire work was agreed. It was further decided to award the Non Comprehensive AMC of the revamped fire-fighting system @ Rs. 25000 (Rs. Twenty Five thousand) per annum for 5 years with 5% annual escalation to M/s Sun Shine Fire Service.

① Review of installation of new lifts:-
MC noted that civil work has almost completed in C & C1 block lifts and there is delay in dispatch of new lifts from the factory. President has already issued a warning to M/s Schindler for adhering to the issued timelines. Honey Secretary informed that now two more lifts need to be shut down as civil & electrical work needs to be started. Considering the request of Society residents, MC agreed to change the initial plan and now decided to replace A and A1 block lifts in the first phase. It was decided to keep these two lifts down from 14th December for Civil & Electrical work. Now lifts of B, B1, D, D1 blocks will be replaced in 2nd phase immediately upon completion of installation of lifts in 1st phase.

MC further approved release of 40% advance towards manufacturing of 4 lifts of second phase. Honey Secretary was requested to avail of facility from Canara Bank and release payment to Schindler.

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Award of membership to new applicants:

The President informed that Mr. Jai Mohan Singh (Flat 311) has withdrawn his joint membership application.

Hony Secretary informed that as per DCS Act 2003 under clause 91 chapter IX, three applications for new membership against flat 419, 422 and 206 are pending and requested MC to examine the documents and approve new membership applications.

MC examined the membership application submitted by Shri Pankaj Garbhal and Smt. Shweta Garbhal and noted that flat no 419 has been purchased by them through a registered sale deed dated 17th September 2021. MC also examined application submitted by Shri Satinder Kumar Kohli and Smt. Beena Kohli and noted that flat no 422 has been purchased by them through registered sale deed on

MC further examined the membership application submitted by Shri Vidya Nath Thra & Smt. Lakshmi Thra and noted that flat no 206 has been purchased by them through a registered sale deed on 28th October 2021. All three membership applications and documents submitted by them were found in order for membership of the Society.

Since all required documents for membership were in order, MC agreed to award the membership as per DCS Act 2003 (clause 91) Chapter IX. The MC finding all requirements in terms of requisite

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Hony Secretary
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and supporting documents in order for the membership as per below details:-

New Enrolled members against POA:-

- ① Flat No. 419;
Name: Shri Pankaj Garbhal & Smt. Shweta Garbhal
Membership No.: 413
- ② Flat No. 422;
Name: Shri Satinder Kumar Kohli & Smt. Penu Kothi
Membership No.: 414
- ③ Flat No. 206;
Name: Shri Vidya Nath Jha & Smt. Lakshmi Jha
Membership No.: 415

List of old member sold out flat against POA:-

- ① Flat No. 419;
Name: Shri Parashant Kumar Bhatnagar
Membership No.: 262
- ② Flat No. 422;
Name: Smt. Krishna Shangle
Membership No.: 400
- ③ Flat No. 206;

Shweta

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Smt Ranju Jha
M. No L 250

(5) Any other emergent issue with permission of chair
(i) MC noted that Society has received acknowledgment from Returning Officer for conducting Society Elections. He has asked for an advance of Rs. 20,000 towards election expenses. The MC approved issuance of the cheque and would provide all required documents as sought by the Returning Officer.

(ii) MC unanimously resolved to renew Overdraft facility of Canara Bank against Fixed Deposits and availing Rs. 20 Lakh Overdraft for advance payment towards lift manufacturing.

MC further resolved to include Shri Mithilesh Kumar Jha, President as fourth signatory in the overdraft account No. 91401210000242 being maintained in Canara Bank in addition to existing signatories Vice President, Hony Secretary & Treasurer. The account will be operated by any two out of four authorized signatories. Hony Secretary was authorized to complete necessary formalities with the bank.

(iii) The MC approved installation of Electric Vehicle charging points within the Society premises

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based upon discussions held last week with M/s Kayam. It was agreed to install 3 charging points initially at a cost of Rs. 9000 (@ Rs. 3000 per unit). Honey Secretary was authorized to complete necessary formalities with M/s Kayam.

The meeting ended with vote of thanks to chair.

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