



PROCEEDING REGISTER

CO-OPERATIVE Group Housing SOCIETY LTD. 047

100th meeting of the Managing Committee of Janaki G.G.H.S. Ltd. was held on 24th April, 2022 at 5 PM in the Society Office. The meeting was chaired by Shri Narendra Jha, President of the Society. The below honourable members were present in the scheduled MC Meeting.

N. Jha	24/4/2022
Kamlesh Kr Jha	24/04/22
RAJIV KUMAR	24/04/2022
Om Parakash Pandey	24/04/22
Nutan Thakur	24/04/22
ANKA RANI	"
Geeta Thakur	24/04/2022
Sheela Jha	24/4-2022

Deliberations on Agenda Points

Review of Ongoing Works:-

Revamping of Fire Fighting System:- The vendor has intimated that work is complete and ademo of water flow to top floor has been done on all 8 blocks, marking completion of testing for fire-fighting renovation. He has submitted a bill of Rs. 5,94,000/- for payment. The MC reviewed the progress and decided to release payment of Rs. 5 lakh.

Installation of Lifts:- MC noted that lifts for all 4 blocks viz. A, AI, C & CI are fully functional and no complaint have been observed in them for quite some time. The Civil & Electrical works for the remaining 4 Blocks viz. B, BI, D & DI has almost been completed. Materials for these 4 lifts have already been delivered. Similar to

Memorandum that Rs. 9.3 lakh is due to be paid to Schindler on receipt of materials, as per term contract. Accordingly, MC agreed to arrange for and release to Schindler as per contract terms.

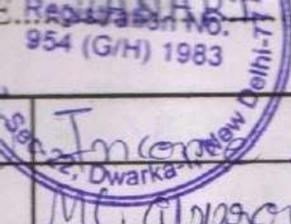
MC further noted that owing to rise in transportation costs, granite tiles have become. It was found that the cost has risen to Rs. GST psf during a survey conducted by Shri Prave Chaudhary, Treasurer and Sunil Kumar. Hence, approved purchase of tiles from M/S Oswal Mar @ Rs. 84 psf + GST.

(iii) Painting Work:- MC discussed the final bill submitted by M/S Harshly for painting work and found some discrepancies. President proposed to call the contractor and discuss the issue. MC also decided to release part of payment since work is complete. As per terms of contract warranty for Paints is to be provided by Manufacturer. The MC decided to release Rs. 5,70,000/- and keep Rs. 3,30,000/- on hold till M/S Harshly provides warranty papers and revises as per terms of contract.

The MC also decided to release retention money of Rs. 84,725/- to M/S Harshly after deducting damage cost to residents/society for civil works undertaken by them. A confirmation has to be obtained from contractor before releasing full and final payment for civil as well as painting work.

President
C.G.H.S. Ltd.
Hon. Secretary
C.G.H.S. Ltd.

[Signature]



Income & Expenditure for March 2022:- The MC approved it upon deliberation and directed it to be displayed on Notice Board of the Society. The MC also discussed appointment of Auditor and approved appointment of M/s Jagdish Mantoi & Co Chartered Accountants to conduct statutory audit of the Society Accounts for the FY-2021-22. M/s Jagdish Mantoi & Co. is ^{an} Empanelled list R/S Auditors under category "A" at Sl. No. 144 and have not conducted audit for last 3 consecutive years.

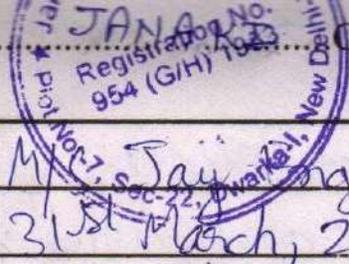
Increase of Overdraft limit:- The MC discussed the need for an increase of overdraft limit from existing Rs. 20 lakh to Rs. 40 lakhs to facilitate payment of lifts and ongoing fire-fighting work. It was decided to recoup it during July 2022 to March 2023 against collection from members against corpus funds for lift and fire. This was already approved in AGBM held in October 2021. Accordingly, MC resolved to increase overdraft limit being availed from Canara Bank to Rs. 40 lakh for meeting the immediate requirement for lifts and fire-fighting system.

AM of Generator, Transformers & HT/LT Panels and CCTV Cameras:-

AMC of Generator:- MC noted that an offer of renewal of AMC at existing rate i.e. Rs. 16000/- + applicable taxes has been received from current vendor.

President
 Hon. Secy
 Janaki C.G.H.S. Ltd. *Burni*

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M/s Jay Engineers after expiry of AMC in 31st March, 2022.

Accordingly, MC agreed to continue the AMC with existing vendor and renewed the contract of M/s Jay Engineers for AMC of Generators at annual contract of Rs. 16000 plus applicable taxes for the period of April 2022 to March 2023 since their performance has been satisfactory. MC further approved mandatory servicing of both generator and approved estimated expenditure of Rs. 2500 for Oil, filter and coolant replacement etc.

(ii) AMC of Transformers, HT Panel and LT Panels:- MC noted that AMC of Transformers, HT Panel and LT Panels has expired in February 2022 and M/s GK Enterprises existing contractor has submitted their offer for renewal at same rate i.e. Rs. 30 per year plus applicable taxes payable in two half yearly installments for the period of March 2022 to February 2023.

(iii) AMC of CCTV:- MC noted that AMC of CCTV system is already due from 1st April, 2022. The systems are being maintained by M/s Radiant Infratel. Their performance has been found good in the last 1 year. Accordingly, MC approved the award of comprehensive AMC of CCTV system at Rs. 20000/- + GST w.e.f. 1st April, 2022 for 1 year.

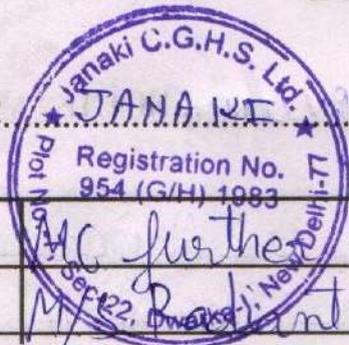
President
G.H.S. Ltd.
Secretary
Honey
G.H.S. Ltd.

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MC further examined the estimate received from M/s. [unclear] Infratec and approved installation of CCTV camera in all 2 lifts and connecting them to the guard room. MC approved in-principal expenditure of approx. Rs. 1.25 Lakh for this.

3) New Membership Application of Flat 402 and transfer of membership of flat 209:-

A new membership application has been received for flat 402 from Shri Manoj Kumar who purchased it through Registered Sale Deed. All documents in this respect were found to be in order.

Hence, MC agreed to award the membership as per DCS Act 2003 (clause 91) Chapter IX. The MC finding all requirements in terms of requisite fees and supporting documents in order for membership as per below details:-

New Enrolled Member against POA

Flat No: 402

Name: Shri Manoj Kumar

Membership No. :- 416

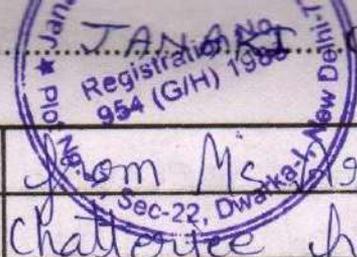
List of old Member sold out flat against POA

Flat No. :- 402

Name: Ms. Sukriti Bedi

M No: 335

Transfer of Membership:- MC noted that following demise of Smt. Snehlata Chatterjee on 20/09/2020 (M No. 338 Flat 209) an application has been received



Mr. Arpita Chatterjee and Mr. Himanbri Chatterjee her legal heir as per succession certificate No. 90660000078375 dated 15.02.20 issued by District Magistrate, South Delhi. All required documents for transfer of membership application were in order, MC agreed to transfer the membership as per DCS Act 2003 W/s 28. Ms Arpita Chatterjee and Mr. Himanbri Chatterjee surviving legal heir of Smt Snehlata Chatterjee (M No. 328, flat 209)

Nomination Application Forms:- MC examined nomination form received from Shri Nageshwar Parashar (M No. 203, Flat 118) nominating his wife Smt. Sangeeta Sinha as sole nominee for flat 118. MC approved the same and authorized Secretary to take further necessary action.

The MC further decided to issue an award notification to Society Members regarding nomination against their respective flat as per provisions of norms of DCS Act.

(6) Painting of Boundary Wall:- MC approved painting of Boundary Wall out of remaining balance of building repair fund. Paint and Putty to be purchased by Society and provided to painters hired on per sq. feet basis daily wages, whichever is cheaper.

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1) Commission of Single Point to individual BSES connection -

MC agreed to invite quotations from at least 3 consultants for completing the documentation process and obtaining required clearance. A competent consultant can be appointed by MC after discussions on the offers received. The Secretary/President was authorized to invite sealed quotations for the same.

2) Hiring of Full Time Office Manager & Accountant: MC deliberated on this agenda in detail and observed that within the existing budget allocated by AGBM it is not possible to hire a full time Office Manager and Accountant and hence existing system be continued till next AGBM for additional budget allocation. Further existing staff should be optimally utilized. Mr. Manoj Pathak may be directed to reach office latest by 6:30 PM as presently he comes at 7:30 PM and leaves at 8:30 - 9:30 PM.

3) Fixing of Uniform Guidelines: It was decided to fix uniform guidelines for renovation work being undertaken inside flats by the members. A security deposit of Rs. 5000/- should also be taken from contractor undertaking the work.



Allotment of DT unit, finalization of rates & conditions:-

President informed that Society has received a request from Tata Sky Broadband for allocating additional space in Basement. He pointed out that presently Rs.11,000/- month plus Electricity Bill is being charged which is too low as per his estimate. It ought to be in the ranges of Rs. Forty to Fifty Thousand according to him. Accordingly, he proposed to charge Rs. Forty Thousand from Tata Sky and charge electricity @ Rs.20 per unit.

MC members voted that existing contract should not be altered unless a better option is available with any other vendor. Further electricity charges should not be charged beyond the rate at which Society is purchasing from BSES. For additional space requirement President was authorized to convey as per prevailing market rate.

- (11) Purchase of Timer Switches:-
 MC approved purchase of ten timer switches for installation in all 8 Blocks and street-light supply line. Rs. 20,000/-

President: [Signature]
 Secretary: [Signature]
 H.S. Ltd. H.S. Ltd.

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As an estimated expenditure was approved for this purpose.

Owing to paucity of time, MC could not discuss remaining agenda items and deferred them for the next MC Meeting.

