

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/ 2022-23/ 42

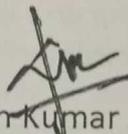
Date: 22.10.2022

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 9th October 2022 at Society's Office, Plot No. 7, Sector-22, Dwarka, New Delhi - 110077 under the Chairmanship of Shri Narendra Jha, President. A copy of the proceedings of the meeting are being circulated for information of the Members.


(Kamlesh Kumar Jha)
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



PROCEEDING REGISTER

THE ⁰⁷⁶ JANAKI CO-OPERATIVE U.R.D.U.P. HOUSING SOCIETY LTD.

Minutes of the Annual General Body Meeting of Janaki CGHS Ltd held on 9th October 2022

The Annual General Body of the Janaki CGHS Ltd was chaired by Shri Narendra Jha, President of the Janaki CGHS Ltd. The Meeting started at 10.30 hrs and as quorum for the meeting till 10.45 hrs was not met, the house decided to adjourn for 15 minutes and re-assemble at 11.00 hrs at the same venue and continue with available members in the house. Meeting resumed at 11.00 hrs after recording the attendance of the members.

Address by the President: Welcome of Members

The President Shri Narendra Jha welcomed the members to the Annual General Body meeting and requested members to start the proceedings with condolence prayer and observe two minutes of silence on the sad demise of Smt. & Shri B N P Azad (Flat 415) who passed away recently. 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.

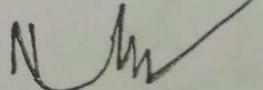
After the condolence prayer, the proceedings of the General Body meeting resumed with the welcome address of the President. Shri Narendra Jha while welcoming the members extended heartfelt thanks to the Members of the Society for reposing their faith in the previous Managing Committee and re-electing all members of the previous Committee for another term. He opined that the belief of members reiterates the development works undertaken by the previous Committee and inspires present MC to achieve newer milestones of success towards development and betterment of the Society. He also elaborated upon the fact that the MC acts as the link between the RCS and the Society. MC implements the development agenda as mandated by the AGBM.

During the welcome remarks, Mrs. Neenu Julka (flat 613) sought clarification on assigning roles and responsibilities to the MC members. The President clarified that following the election held on 6th March 2022, the Managing Committee appointed Shri Kamlesh Kumar Jha as Honorary Secretary; Shri Rajiv Kumar as Treasurer and Shri OP Pandey as Joint Secretary. A notification was already issued vide Society letter No. JC GH/ 2021-22 / 111 dated 20.03.2022. In case any member needs the copy, the same will be provided on request. Role and Responsibilities of MC members are already defined in DCS Acts and Rules. All MC members and Office bearers are collectively shouldering the responsibilities for betterment of the Society.

Thereafter the President requested the Hony Secretary to proceed with Agenda item # 2 regarding confirmation of proceedings of the last AGBM and apprise the house of the action taken thereon.


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




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

PROCEEDING REGISTER 077

THE JANAKI CO-OPERATIVE GR. ROUP. HOUSING SOCIETY LTD.

Agenda 2: Confirmation of the proceedings of the last AGBM held on 31.10.2021 and to note the action taken thereon:

Hony. Secretary read out the minutes of the proceedings of the last AGBM held on 31st October 2021 and reported action taken thereon. He mentioned that Minutes of the last meeting have already been provided to members. The minutes along with video recording was also uploaded on the Society website.

Before Hony. Secretary started reporting action taken since last AGBM, Shri BK Kaushik (flat 619) raised the issue of not circulating physical copy of Minutes to all members as well as non receipt of report in advance, as the same is mandatory as per DCS Acts and Rules. Shri Rajiv Kumar Treasurer clarified that minutes of the last meeting was circulated to members and physical copy was provided to Shri Kaushik ji too. He further mentioned that Minutes were also sent through E-mail and still available on Society website. Report of the Auditor for last financial year alongwith audited balance sheet was circulated to members along with AGBM Agenda Notice. Copy of the financial report for last financial year and next financial year has also been provided today to members attending the meeting. Shri Kaushik however emphasized that the MC should follow Rule 52(2) and the same should be sent to all the members.

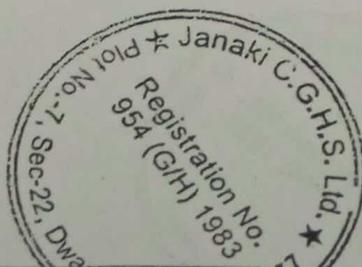
Mr. Kaushik pointed out that as per Agenda of the last AGBM the total funds demanded from the members for installation of 8 new was 93 lakhs while deliberately been recorded that the AGBM unanimously approved 1.07 cr (in place of 93 lakhs demanded) for installation of lifts and funds would be collected for Rs. 1.07 cr. MC informed Mr. Kaushik that a budget of 1.07 cr was approved by the last AGBM was including civil & electrical work and fixing of tiles and granite. Rs. 93 lakh was for schindler. The same could be verified from the video recording which is available on the website.

Mr. Pankaj Jha (Flat 104) raised the issue about delay in installation of lifts. He was informed that the issue would be discussed in detail. Shri BK Kaushik, Smt. Gopay Mehar Singh, Shri Anil Gupta, Smt. Neenu Julka, Shri Pankaj Jha and Shri Jai Mehar Singh proposed not to confirm minutes of the last AGBM. The General Body noted that out of total 32 members attending the meeting, only 6 members opposed, however remaining members agreed to confirm proceedings of the AGBM held on 31.10.2021.

Accordingly, the General Body with majority voice vote confirmed the proceedings of the AGBM held on 31.10.2021.

Thereafter the Hony Secretary presented the performance highlights of the society since the last Annual General Body Meeting. He mentioned that the painting work of the external

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



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

PROCEEDING REGISTER

78

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

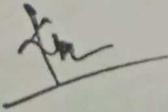
structure was completed. The work contract was closed at Rs. 33,00,717 against the approved cost of Rs. 39,36,480/-. Performance guarantee security of painting contractor Rs. 4,30,072/- has been retained for 4 years.

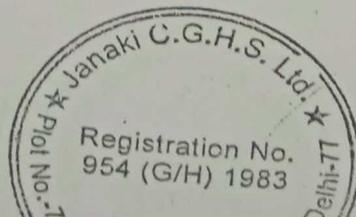
He mentioned that the delay penalty of Rs. 5,50,131/- from contract M/s SP Repcon has been deducted and transferred to the building repair fund. As on 30th September 2022 Rs. 3,24,339/- is available unspent balance under Building repair head.

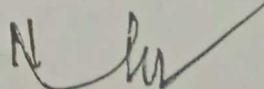
As approved by the last General Body 8 new Schindler lifts have been installed at total expenditure of Rs. 93.00 lakh. This expenditure has been met out of the corpus funds Rs. 79,75,044/- collected from the members during April 2019 to September 2022. In addition expenditure of Rs. 5,36,194/- on fixing of granite and tiles for 8 lifts has been incurred and met out of other earnings of the Society. Old lifts were sold @ Rs. 1.7 lakh per lift Total Rs. 13.6 lakh. Against this income civil and electrical work has been done. Final bill on this item is still awaited from the contractor as measurement is in progress. He further proposed that MC has planned to install intercom and CCTV cameras inside all lifts and likely expenditure is about Rs. 2.8 lakh. This expenditure would be met out of the funds generated from collection, sale of old lifts and other sources. The General Body approved the same.

Shri Pankaj Jha, Smt Gopay Mehar Singh and Shri BK Kaushik once again raised the issue of frequent break down in new lifts and huge delay in handing over by Schindler. The President informed the General Body that the issue of LD is being discussed with Schindler. Due to break down and LD issue, payment of Rs. 9.3 lakh is kept on hold. It would be released only once these issues are settled. Initially they have offered post 12 months warranty a free AMC for 3 months each for 4 lifts (total 12 months) of second phase. MC has already rejected their offer and is negotiating for a minimum 4 months each for 4 lifts. The General Body requested Shri Pankaj Garbayal (flat 419) and Shri Pravin Chaudhury to assist the MC while negotiating LD and service issues with Schindler. Shri BK Kaushik suggested that balance payment to Schindler should be released only after flawless functioning of all the lifts for minimum 30 days during which not a single complaint should be there and thereafter warranty period should start. MC clarified that the warranty period has already started from a day on which particular block lift was handed over. The AGBM further authorized the Managing Committee to take an appropriate decision on the same after negotiations with Schindler.

Hony. Secretary presented progress on revamping the firefighting system which has almost completed. First inspection has already been done in June by the fire department. As per their suggestion, intercom in all 8 lifts connected with guard room is being installed. Some minor deficiencies identified by the fire department has already been rectified and requested them to inspect and issue NOC. It is expected to complete the work at total Rs. 20 lakh against approved cost of Rs. 24 lakh.


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




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

PROCEEDING REGISTER

THE... JANAKI ... CO-OPERATIVE GROUP HOUSE ... 079 SOCIETY LTD.

House was apprised that MC with the help of few esteemed members is now focusing on beautification of the Society under Janaki Green Initiatives. On behalf of Managing Committee, the General Body thanked Mr. Praveen Chaudhary (flat 203), Mr. Ankur Julka (flat 613), Mr. Pankaj Garbayal (flat 419), Mr. Bipin Chaudhary (flat 418) and Mr. Pankaj Jha (flat 104). Mr. Praveen Chaudhary requested other members also to join this initiative for making Janaki Green the most beautiful Society. The House was informed that during the current year a grant of Rs. 41,310 has been received from the government for maintaining horticulture.

The General Body was informed that MC has also initiated work on the BSES single meter issue. A consultant has been appointed at a total cost of Rs. 4.3 lakh. In addition about Rs. 2.5 to 2.7 lakh would be required for shifting of panel of DG set, some modification in existing panel and fixing new ELCV as per requirement of BSES. MC expects to complete this work at around Rs. 6.5 to 7 lakh which would be collected from all 144 members equally. The General Body approved the same.

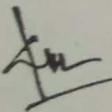
Thereafter Hony. Secretary apprised about shortcomings. He informed that MC had planned painting of the boundary wall and renovation of the guard room. But due to time constraints the work has been delayed. Now our efforts will be put to get this work done. Further there is delay in repair of 5-6 critical shafts as approved by the last General Body. Due to election and other constraints, this work is still pending. MC is hopeful to get this work done as soon as possible.

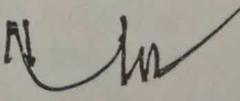
Mrs. Gopay Singh raised the point of the Residents Meeting not being held. Mr. Pankaj Jha (Flat 104) also asked about break-down of all capital expenditure to be provided. He was informed that during the last financial year and current year major expenditure has been incurred on replacement of lifts and revamping of lifts. Detailed expenditure on both works have already been provided to members. In addition MC has been uploading monthly expenditure summaries on the Society website.

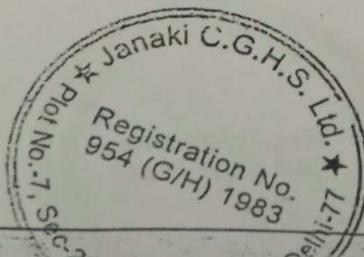
Agenda 3: Presentation of Budget Performance and Audit Report for the financial year 2021-22:

Treasurer Shri Rajiv Kumar informed that Annual Accounts duly audited by M/s PVR Associates Chartered Accountants appointed by the RCS for the financial year ending March 31, 2022 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.

He further informed that Shri Pankaj Jha (flat 104) has sent email to Society raising objection on not discussing the draft balance sheet and draft audit observations with Society members by Auditor and directly submitting the report to RCS. He has also raised deficiencies in entire


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


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



PROCEEDING REGISTER

THE ~~JANAKI~~ ⁹⁸⁰ CO-OPERATIVE ~~GROUP~~ ^{HOUSING} SOCIETY LTD.

process including not conveying terms of reference while issuing appointments to auditor. MC clarified that as per DCS Acts and Rules, Auditor has to be selected out of the published panel by RCS. Auditor has to be appointed by 31st August and Audit has to be completed within 30 days. The terms of references for Audit process are defined in the Act. It is mandatorily Auditor has to submit report to RCS within 30 days of completion of the Audit. General Body is required to adopt the Audit observations and take necessary actions for their compliance. He further invited members so interested to scrutinize the audited balance sheet. The House requested Shri DN Jha (MC Member) to clarify doubts of the members, if any.

Treasurer read the following are Audit objections:

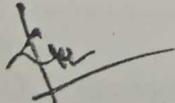
- i. Balance of all the members, outside parties i.e. debtors, creditors whether having a debit balance or credit balance as on the close of the year, should be confirmed from the respective parties. The difference, if any, should be reconciled.
- ii. In respect of matters with respect to defaulter members, it is advised to refer all issues to the RCS for the proper directions and interest of the society at large.

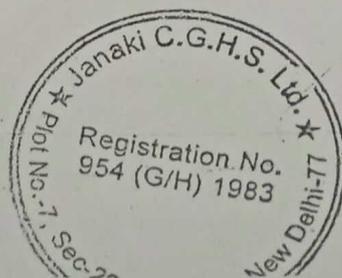
Treasurer informed that notices have been issued to defaulters and action on observations of the Auditors on defaulter members is being done as provided in DCS Rules. Further it was noted that the issue would be discussed in detail and a decision may be taken by the house. He further informed that action has already been initiated on above audit observations.

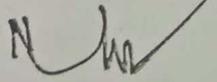
Shri BK Kaushik pointed out that the financial irregularities and financial proprietary committed by the previous MCs in awarding contracts for (a) strengthening of building structure, (b) Painting the building structure (c) installation of new lifts and (d) Fire fighting system). Mr. Kaushik mentioned that as the financial irregularities appeared to have been committed by the MC violating the laid down procedures of the DCS Act and Rules and hence the audit report and the expenditure statement could not be approved.

Mr. BK Kaushik supported by Mr. Pankaj Jha (104), Smt. Gopay Mehar Singh, Shri Anil Gupta, Smt. Neenu Julka, Shri Pankaj Garbya and Shri Jai Mehar Singh demanded enquiry against the MC and Financial Audit of the Society to ascertain the quantum of financial loss caused and financial irregularities and proprietary committed by the previous MCs. Smt. Gopay mehar Singh further mentioned that MC members do not have voting rights in the AGBM on any agenda item as the resolutions are brought by the MC. She was clarified that as per DCS Acts and Rules, each MC member has voting rights on each and every agenda item as does the other member.

MC clarified that the issue on strengthening of building structure has already been closed in the last AGBM. The Technical Committee guided each and every aspect. Progress and final report has already been presented in General Body meetings. Further this item is not part of


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




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

PROCEEDING REGISTER

THE.....JANAKI.....CO-OPERATIVE...L.R.O.U.P. HOUSING.....081 SOCIETY LTD.

expenditure of the financial year 2021-22 which is being presented today.

Painting of the building structure was undertaken with the approval of the AGBM held in October 2019. AGBM was already briefed on the issue raised by Mr. Kaushik and work was awarded only after approval of the AGBM. It is also on record that before closing the painting contract a notice was issued on 06.2022 requesting residents / members to apprise MC, in case any area has been left for painting or only a single coat of paint has been applied, so that work could be done properly. Members were requested to approach Society by 15th February 2022. Since there was no complaint till May 2022, the present MC closed the painting contract and released payment after deducting retention money.

MC further clarified that work on installation of new lifts and Fire fighting system has been undertaken with the approval of the AGBM. Every aspect was presented in the last AGBM held in October 2021. The same could be verified from video recording of the last meeting.

MC authorized President to show financial documents to Mr. Ankur Julka (flat 613) and Shri Ghanshayam Jha where in Shri DN Jha will provide the all documents on behalf of MC.

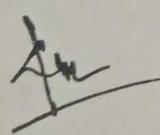
In view of the clarifications given by the present MC the majority of members were satisfied and rejected the demand of Mr. Kaushik and other 6 members namely Mr. Pankaj Jha (104), Smt. Gopay Mehar Singh, Shri Anil Gupta, Smt. Neenu Julka, Shri Pankaj Garbyal and Shri Jai Mehar Singh.

The General Body approved the income and expenditure for the financial year 2021-22 and noted Observations made by the RCS appointed auditor. The General Body further approved Income and Expenditure till 30th September 2022 and authorized MC to take necessary action to comply with the audit observations.

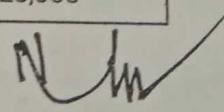
Agenda 4 & 5: Work Programme, Presentation of Budget for the financial year 2023-24 and approval thereof. Review of Maintenance charges

i. The AGBM noted following Actual Expenditure for financial year 2021-22, Anticipated Expenditure for the financial year 2022-23 and Budget Estimate for 2023-24 under the General Maintenance of the Society:

<u>DESCRIPTION OF WORK</u>	<u>ACTUAL EXPENSES 2021-2022</u>	<u>Approved BE 2022-23</u>	<u>Expected total Exp in 2022-23</u>	<u>PROPOSED BE 2023-24</u>
AMC OF LIFT & Maintenance	203,990	1,25,000	25,000	3,75,000
Maintenance of Water Plant	0	25,000	25,000	25,000


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



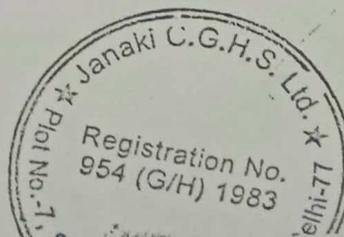

President
Janaki C.G.H.S. Ltd.

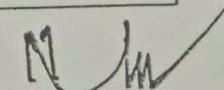
PROCEEDING REGISTER

THE ⁰⁸² JANAKI CO-OPERATIVE W.P.O.U.P. HOUSING SOCIETY LTD.

AMC Generator & Maintenance	54,974	75,000	75,000	75,000
AMC Intercom	10,620	22,000	22,000	22,000
AMC Electrical & Maintenance	11,800	75,000	75,000	75,000
Building Insurance	66,000	70,000	63,000	65,000
Security Contract	12,06,105	12,50,000	12,50,000	13,75,000
Garden Maintenance	3,240	15,000	15,000	25,000
Housekeeping Expenses	4,72,409	6,50,000	6,50,000	6,50,000
Maintenance of Fire Fighting System	9,000	30,000	10,500	30,000
Maintenance of RainWater Harvesting System (cost includes replacement of drainage covers)	12,980	30,000	30,000	15,000
AMC & maintenance of CCTV Cameras	32,096	40,000	40,000	40,000
AMC & maintenance of Boom Barrier	17,700	30,000	30,000	30,000
Salary Office Staff (including Gardener, Electrician, Plumber, Plant Operator)	5,70,906	6,50,000	6,50,000	7,00,000
<u>Office Expenses</u>				
Stationery, photocopies Postage etc.	17,029	20,000	20,000	20,000
Conveyance Charges	15,550	20,000	20,000	20,000
Telephone & Internet Expenses	11,460	20,000	20,000	20,000
Legal & Professional Charges	61,200	50,000	50,000	50,000
Accounting Charges	78,000	85,000	85,000	85,000
Annual Audit Fees	18,180	18,000	20,477	20,000
AGM/MC Meeting, Election Expenses	78,502	30,000	30,000	30,000
General Maintenance of Society	10,68,126	7,00,000	7,00,000	7,00,000
Misc Expenditure including COVID welfare for staff, Bank charges etc. Office expenses	36,862	50,000	50,000	50,000
Social & Cultural Activities	2,13,588	2,00,000	2,00,000	2,00,000


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




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

PROCEEDING REGISTER

THE.....JANAKI.....CO-OPERATIVE.....G.R.O.U.P.....HOUSING.....083.....SOCIETY LTD.

Total	42,70,317	42,80,000	41,53,500	46,97,000
-------	-----------	-----------	-----------	-----------

The AGBM deliberated in detail and noted estimated expenditure of Rs. 46,970,000/- during the financial year 2023-24 and approved the same. The General body deliberated upon fixing monthly maintenance charges.

MC informed that for the last two years maintenance charges have not been increased. In the past AGBM has already agreed for an annual hike of 10 % under maintenance charges to sustain due to inflation rate. Budget has been kept at the same level except on AMC charges for lift and about 10% hike in salary head. Smt. Gopay Mehar Singh pointed out that office staff should be reduced to minimize salary expenditure. She has once again mentioned that the services of Mr. Manoj Pathak who comes for only a few hours is of no use and he should be removed.

After deliberating in detail, AGBM agreed to revise the monthly maintenance charges to Rs.1800/- per month w.e.f 1st April 2023 on account of maintenance of essential services during financial year 2023-24 and Rs. 100 per month per flat on account of Social & Religious activities. The Managing Committee was requested to meet the shortfall, if any from the interest accrued from the Fixed Deposits and other Miscellaneous Income. In case of further shortfall, the further revision of maintenance charges could be reviewed in the next AGBM.

AGBM further agreed to continue collection of Rs. 2 psf till December 2022 and thereafter Rs. 1 psf till May 2023 under corpus for fire fighting and lift, as approved in AGBM held in October 2021.

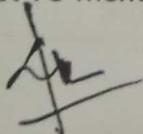
Agenda 6: New Work Programme

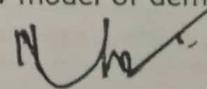
MC proposed to undertake painting of the boundary wall, renovation of guard room and repair of 5-6 critical shafts as approved by the last General Body.

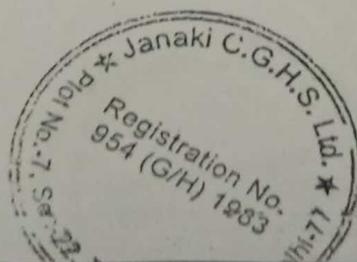
Shri BK Kaushik pointed out that the painting job of the staircase had been done before repair of the outer structure of the building. The repair and painting on the fire fighting system devices had spoiled the surface making it dirty.

Smt. Gopay Mehar Singh mentioned that the boundary wall was got painted in 2017 and what is the need for again painting.

Shri B K Jha (Flat 318) raised the point about shaft work undertaken earlier and opined that the cast iron pipes were changed without any requirement. He also suggested that any work being undertaken in the society should have approval from more than 50% of the members (i.e. at least 73 members minimum). He once again spoke of the new model of democracy


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


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



PROCEEDING REGISTER

084
THE...JANAKI.....CO-OPERATIVE...L.D.R.O.U.P...H.O.U.L.I.M.C.A...SOCIETY LTD.

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.

The Managing Committee responded that it is impossible to undertake all work together due to financial as well as logistics issues. Minor renovation of the guard room painting of the boundary wall was done in 2016 and repair & painting of stairs was done in 2017. To increase the life and aesthetic look, we have to get periodic repairs and painting in every 6-7 years as we all do for our own houses. Leaving structure whether internal or external for many years will only further deteriorate. However it is upto the General Body to decide whether status-quo is maintained for we keep inter or outer structure well maintained.

Mr. BK Kaushik, Mr. Pankaj Jha (104), Smt. Gopay Mehar Singh, Shri Anil Gupta, Smt. Neenu Julka, Shri Pankaj Garbya and Shri Jai Mehar Singh opined that no new capital work should be undertaken by the Managing Committee.

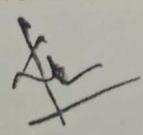
However remaining members collectively authorized the Managing Committee to continue development / periodic maintenance work as per requirement. The Society members have already elected 11 members by putting faith in them and have been authorized to work towards development and betterment of the Society. Accordingly, over two third majority members attending the General Body approved taking up development work. They suggested MC to explore adopting the process suggested by Shri BK Jha on consulting all members to take consent before taking up any major work of the Society. In case the option is not viable or not getting response from members, MC may continue the work with the approval within MC. For any unbudgeted and not approved capital work programme approval of AGBM / SGBM would be required.

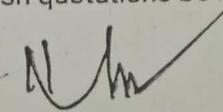
Other items

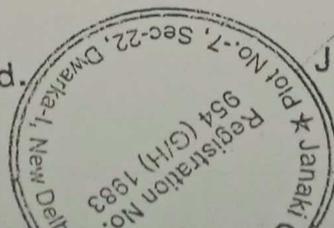
Shri Ghanshyam Jha spoke about the norms of the meeting during the AGBM. He also talked about Lifts and its installation. The inconvenience that may be caused to residents/members living on the top floors ought to be considered if the services by the Lift vendor are discontinued.

He also talked about reposing faith in the MC and providing constructive feedback. Further, he talked about installation of Solar Panels in the society as one of the initiatives towards resource generation. He sought inputs from all members for installation of solar panels and other resource generation efforts.

The house resolved that the rent for Milk Booth be revised and fresh quotations be invited in


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


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



PROCEEDING REGISTER

085

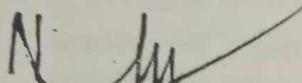
THE JANAKI CO-OPERATIVE L.R.D.V.P. HOUSING SOCIETY LTD

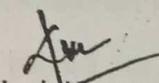
case the current vendor is not ready to increase the rent.

Vote of thanks

Smt. Sheela 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. She expressed her gratitude to them and also acknowledged the support of the staff, contractors, Auditor, RCS and other government agencies.

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


Narendra Jha
(President)


Kamlesh Kumar Jha
(Hony Secretary)

