

PROCEEDING REGISTER

THE JANAKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD. 01

The 511th meeting of the Managing Committee of the Janaki GHS Ltd. was held on 12th February, 2023 under the chairmanship of Shri Narendra Jha, President of the Society at 6 PM in the Society Office. The below honourable members were present in the scheduled MC Meeting.

①	Narendra Jha	President	N Jha
②	Kamlesh Kr Jha	Secretary	K Jha
③	Nutan Thakur		Nutan
④	Alka Rani	member	Alka
⑤	G.S. JHA	member	G.S.
⑥	RAJIV KUMAR	Treasurer	Rajiv
⑦	D.N. JHA	member	D.N.
⑧	Om Prakash Pandey	Jt. Secretary	Om Prakash

Deliberations on Agenda Points :-

① Review of re-wiring of Fire Fighting System:- MC was apprised that as agreed in the last MC meeting road over the small park has been constructed as per requirements of the fire department. This work has been completed at a total cost of Rs 40,975 by purchasing cement, bharpur, bricks and hiring labour and mason on daily basis.

Further as recommended by the TEC, order has been placed with M/s Kross Innovations for supply and installation of 8 fire doors. Drawings as prepared by Kross Innovations has been approved in the MC Meeting. Doors would be supplied within the next 15 days. The MC approved the associated works for the installation.

N Jha K Jha Alka Rajiv Om Prakash

PROCEEDING REGISTER

02

THE CO-OPERATIVE SOCIETY LTD

(2) Income & Expenditure for January 2023 was presented by the Treasurer. MC approved it after discussing the expense items. Tt Mr also suggested that it be put on the notice board & society website.

MC also approved purchase of guard cabin for Gate No. 2 for Rs. 35,400/-

(3) New Membership for flat 617:-

MC examined the new membership application against flat no. 617, submitted by Smt Ritika. It was noted that flat 617 has been purchased by them through a registered agreement to sell dated 30th September 2022. Membership application and documents submitted by her were found in order for membership.

Since all requirements have been fulfilled, MC agreed to award the membership as per DCS Act 2003 (Clause 91) Chapter IX as per below details:-

New Enrolled members against POA:-

Flat No. - 617

Name :- Smt. Ritika

Membership No. - 417

List of old member sold out flat against POA

Flat No. - 617

Name:- Dr. Mrs Neelam Tiwari & Dr. H K Mishra

Membership No:- 295

(Signatures)

PROCEEDING REGISTER

03

THE CO-OPERATIVE SOCIETY LTD.

- (4) AMC of 1st phase of 4 new lifts:-
MC discussed the draft contract for AMC submitted by Schindler. It was noted that discussion has been held today morning with Schindler representative and following concerns were raised:-
- (i) Payment terms may be modified to 6 monthly in advance.
 - (ii) Duration of contract should be from date of expiry of free service till 31st March 2024 for first phase of lifts and till 31st March 2025 for second phase of lifts.
 - (iii) Schindler may be requested to provide IOT device and do remote operation without any additional cost to society.
 - (iv) A clause should be added for periodic training of few society staff and residents for operating lifts in case of any rescue for emergency.
 - (v) Adjustment of remuneration should be 5% annual increment instead of open ended at the time of purchase.
 - (vi) Frequency of regular inspection & preventive maintenance should be specified.
 - (vii) Arbitration should be at Delhi and not at Mumbai as agreed at the time of signing of initial contract.

- (5) Any other emergent issue with permission of chair
- (i) MC noted that award of work for replacement of pipes in 6 blocks of 2 BHK flats in B, B1, C, C1, D and D1 has been awarded to M/s Alok



PROCEEDING REGISTER

04

THE CO-OPERATIVE SOCIETY LTD

Enterprises based on discussion held with Technical Committee. MC approved the work with estimated expenditure of Rs. 4.75 lakh plus GST.

(ii) MC agreed to approach horticulture department for trimming of trees inside Society. MC further agreed to buy 15-20 bottle palm trees for plantation inside Society.

(iii) MC agreed to organise Holimilan function on 8th March through contribution of interested members. President to issue notice in this regard.

(iv) MC agreed to organize Health check-up camp in the Society on 5th March 2022. Library committee to facilitate in organizing the event and coordinating with interested doctors.

~~Signature~~ Dam Shandley ~~Signature~~