

PROCEEDING REGISTER

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THE CO-OPERATIVE SOCIETY LTD.

The 51st meeting of the Managing Committee of the Janaki GHS Ltd. was held on 26th March, 2023 under the chairmanship of Shri Narendra Jha, President of the Society at 11 AM in the Society Office. The below honourable members were present in the scheduled MC Meeting.

- | | | | |
|-----|-------------------|-----------------|------|
| (1) | Narendra Jha | President | N.J. |
| (2) | Kamlesh Kr Jha | Secretary | K.J. |
| (3) | D. N. Jha | member | D.N. |
| (4) | Alka Rani | member | A.R. |
| (5) | Sheela Jha | Vic president | S.J. |
| (6) | Om Prakash Pandey | Joint Secretary | O.P. |
| (7) | Nutan Thakur | Member | N.T. |

Deliberations on Agenda Points:-

(1) Review of Replacement of CI Pipes:-
 MC noted that CI pipes of all 6 blocks have been replaced with PVC pipes. Plastering and waterproofing have also been completed in these shafts. There is no seepage of water in any of the shafts where pipes have been replaced. There is a minor issue in flat 18 which needs to be fixed. This would be fixed once the residents return, currently it is locked.

Further, MC identified some additional seepage problems from the below areas of Society:-

- (i) 2nd floor of flat no 13 block (kitchen shaft)
- (ii) 3rd floor of flat no. 7 block
- (iii) 5th floor of B block
- (iv) 4th floor of C Block (Big Shaft)

Om Prakash Pandey
Kamlesh Kr Jha
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(V) 5th floor of (Block small shaft)
(VI) 1st floor of () Block

Some of the shaft doors are rotten and need replacement. The MC gave an un-conditional approval to check every shaft, identify any seepage issues and get the work done at earliest the seepage on priority. MC further approved replacement of existing CI pipes of B1 & A1 Block's big shaft through M/K Alok Enterprises.

(2) Review of fire-fighting work:-

All S doors have been installed. There are some minor issues related to latch & alignment. The civil works are pending, which need to be completed by the Society. The MC agreed to make payment towards fire doors to M/s Kross Innovation.

The MC also directed office bearers to appor. Mr. Deepak to apply for the fire license post completion of civil works and provide a copy to the Society.

(3) Income & Expenditure for February 2023:-

The MC approved the Income & Expenditure for February 2023 after discussion and directed that it be displayed on the Notice Board of Society & Society Website.

(4) New Membership Application against flat 403:-

Dhanya

for

Shree Anam

MC

N M

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MC noted that a new membership application has been received against flat 403. MC examined the membership application submitted by Smt Vinod Bala Dhatraural and noted that flat no 403 has been purchased by them through registered Agreement to Sell. Membership application and documents submitted by him were found in order for membership of the Society.

Since all required documents for membership application were in order, MC agreed to accept the membership as per XS Act 2003 (clause 71) Chapter IX. The MC finding all requirements in terms of requisite fees and supporting documents in order for the membership as per below details:-
New Enrolled members against POA:-

Flat No. :- 403

Name :- Smt Vinod Bala Dhatraural

M. No. :- 418

List of old member sold out flat against POA

Flat No :- 403

Name :- Smt Chitra Agarwal

M No. :- 379

- (5) Any other issue with permission of Chair:-
a) The Vice President, Smt. Sheela Thakur asked for an automatic fan switch off facility inside the lifts and asked to check with vendor.

Shardha Sheela Thakur Chairman
M. M. M. M. M. M.

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b) MC agreed to pay Rs. 1500 per month to Smt Rajkumari w/s Shri Rajbir (electrician) to maintain Society Library.

(c) The MC discussed the issue of occupation of common areas of the Society by many residents. The following was agreed:-

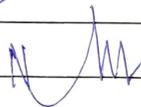
(i) There should be no permanent structure in the Society common areas.

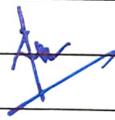
(ii) There should be a notice to the residents to vacate common areas within 15 days of issue of notice.

(iii) The top floor (8th floor) rooms which are now vacant after installation of new lifts may be created as cloak rooms. These may be used by residents to store their belongings after paying rent to Society.

(iv) There should be no doors installed on common roofs as it should be accessible to all residents.

(v) Society to make arrangements for clothes drying by putting in temporary wires so there is no dispute and it may be removed as per requirement.

  Pradeep Dahi


Pradeep