

PROCEEDING REGISTER



JAMMAIKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Annual General Body Meeting :-

Date :- 29-10-2023

Time :- 10:30 Hrs

Venue :- Jammaiki CGHS Ltd

Plot No-07, Sector-22

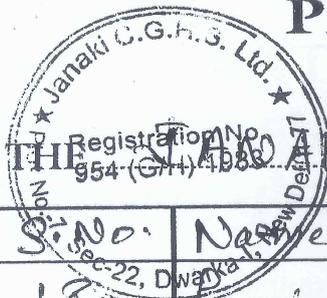
Dwarka, New Delhi - 77

Under the Chairmanship of Shri Narendra Jha, President of Jammaiki CGHS Ltd, the General Body Meeting is being convened on 29th October, 2023. The following honoured member of the Society mark their presence :-

S. No.	Name of Members	M. No.	Flat No.	Mobile No.	Signature
1	Narendra Jha		612	9868393213	NJ
2	Om Prakash Pandey	254	505	9953326168	OP
3	RAJIV KUMAR	369	219	9899579488	RK
4	S. K. KOLLI	414	422	981123566	SKK
5	ATAY K SARKAR	404	301	9677022679	AKS
6	Dr. Renu Jha	350	217	8860225929	RJ
7	Govind Jha	140	003	9868716615	GJ
8	Shyam Chandre Jha	141	405	9868531732	SCJ
9	NEENU JULKA	407	613	9716307284	NJ
10	B. K. KAUSHIK	374	619	825009642	BK
11	D. N. Jha	167	519	9811472720	DNJ
12	Renuka Thakur	376	114	9999087835	RT
13	M. SHAFIQ	354	303	9958634433	MS
14	Vishwanath Kanna	252	201	9999603915	VK
15	Gayatri Singh	301	317	8368374892	GS
16	ALKA RANI	361	416	965495882	AR
17	PANKAJ GARBAL	413	419	9813482203	PG

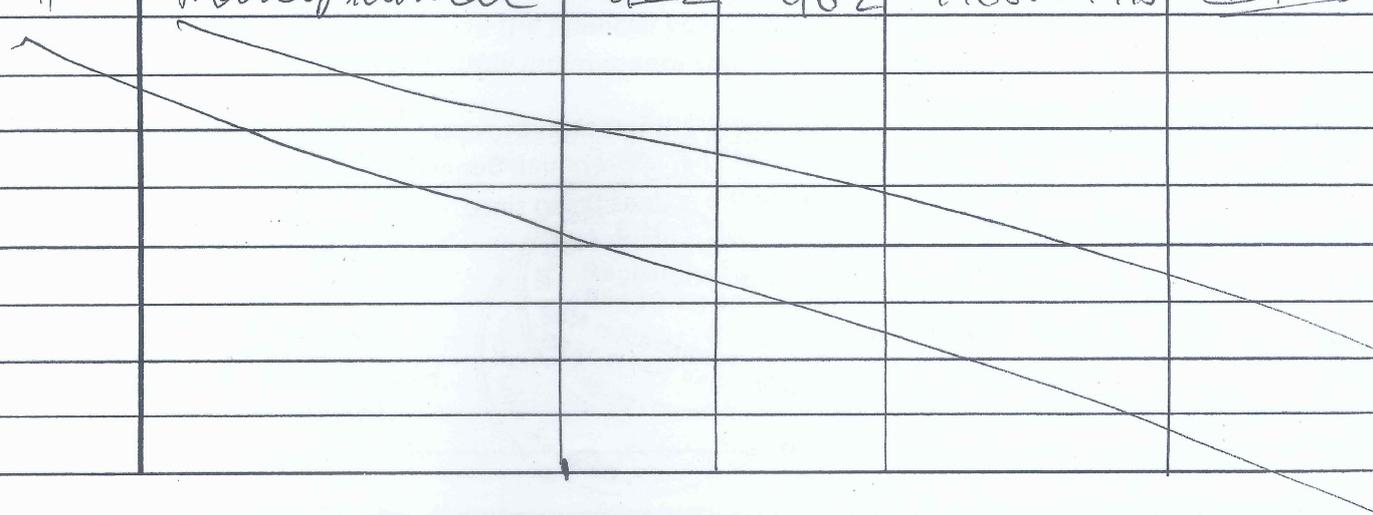
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S.No.	Name of Members	M. No.	Plot no.	Mobile no.	Signature
18	Harin K. Chaudhary	411	A1-203	9811582135	[Signature]
19	R.K. Thakur	02	712	935018596	[Signature]
20	Sushil Chaudhary	181	418	7217814259	[Signature]
21	Chanderkumar	202	202	9871036774	[Signature]
22	S.M. Jha	333	001	8700587645	[Signature]
23	ABHAY ANAND	357	022	9899271424	[Signature]
24	Dr Sai mehar Singh	282	311	8373955852	[Signature]
25	USHA MISHRA	331	719	9999601888	[Signature]
26	A.K. Thakur	174	314	9801031585	[Signature]
27	Nutan Thakur	182	218	9811710267	[Signature]
28	Suresh Kr Rosh	402	620	8010938635	[Signature]
29	RAKESH MARIJON	392	717	9810146266	[Signature]
30	SATYJ Thakur	349	113		[Signature]
31	Bharat Jha	355	320	9811942412	[Signature]
32	Kiran Mishra	313	406	9968910877	[Signature]
33	R.K. Pallek	326	510	8929048122	[Signature]
34	Pauley Jha	401	104	9999482777	[Signature]
35	RITA JHA	305	305	9650386956	[Signature]
36	M K JHA		212	9818935615	[Signature]
37	T.K. Mishra		511		[Signature]
38	Rohit Sharma		517	9968679024	[Signature]
39	Dr B.K. Jha	352	318	9868073510	[Signature]
40	Dr H.K. HARULA	307	312	9868127272	[Signature]
41	Manoj Kumar	402	402	9968024440	[Signature]



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JANAKI CO-OPERATIVE LTD. R.O.P. HOUSING SOCIETY LTD

Minutes of the Annual General Body Meeting of Janaki CGHS Ltd held on 29th October 2023

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.

The agenda wise celebrations vis-a-vis passed resolutions are stated below:

1. Item No.01: - Opening Remarks and Welcome: -
- a. Welcome to the members by the President: -

Mr. Narendra Jha, the President, extended a warm welcome to the members attending the Annual General Body meeting. He expressed gratitude to the members for their attendance while noting concern about the low turnout. He outlined the agenda items for discussion and urged members to adhere to the allotted time for discussions to ensure that everyone had an opportunity to speak.

- b. Briefing by the President: -

The President briefed about the financial health of the Society, Budget & work program, about the deficit in maintenance charges collections, the monetization of infrastructure, replacement of the Shaft Pipes, ongoing individual meter installations, new work program as well as rain water harvesting, replacement of diesel generator. He also encouraged members to approve the budget for new development work and provide suggestions for a revenue generation model. He re-emphasized about two outstanding issues, such as, statutory compliance of NGT notice for banning on Diesel Generators and a Delhi Jal Board Notice concerning the Rainwater Harvesting System, calling on the General Body to make decisions on these matters.

The President stresses the need of monetization of unutilized space of the Society, such as conversion of Lift Rooms into cloak room / store room to be rented to members / residents / external agencies connected with the Society activity etc. and installation of solar power in the Society, development of conference hall.

Subsequently, the President asked the Honorary Secretary to proceed with Agenda item #2, concerning the confirmation of the proceedings of the last Annual General Body Meeting (AGBM) held on 09.10.2022 and to provide an update on the actions taken since.

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



Honey Secretary
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Item No. 02: Confirmation of the proceedings of the last AGBM held on 09.10.2022 and to note the action taken thereon:

The Honorary Secretary proceeded to read the minutes of the last Annual General Body Meeting (AGBM) held on 9th October 2022 and provided an update on the actions taken since then. He informed the members that the minutes of the previous meeting had already been provided to all members and were available on the Society's website, along with video recordings.

Upon the conclusion of the reading of the minutes of the last AGBM by the Honorary Secretary, Mr. BK Kaushik (Flat 619) raised the issue of the Committee report not being circulated along with the Agenda Notice. The Honorary Secretary responded by mentioning that various financial reports, including the Audited Balance sheet for the financial year 2022-23, the Audit Report, income and expenditure details for projects such as the installation of lifts, firefighting work, separation of individual meters, replacement of shafts, and expenditure details under general maintenance for the last financial year and the current financial year as of 30th September 2023, as well as the budget for the financial year 2024-25, had already been circulated to all members along with the Agenda notice.

Mr. Kaushik acknowledged the provision of financial reports in tabular form but stressed the importance of having the Committee report in textual form. He pointed out that prior to the 2012 Managing Committee, the Committee report was provided, but it had been discontinued since the 2015 AGBM. In response, Mr. Rajiv Kumar, the Treasurer, explained that financial reports were presented in a tabular format to enhance members' understanding. However, he requested Mr. Kaushik to provide a specific template or format in line with the DCS Acts so that, starting from the next AGBM, the report could be presented accordingly. Mr. Kaushik, on the other hand, insisted that the Managing Committee should adhere to Rule 52(2) and send the Committee report to all the members.

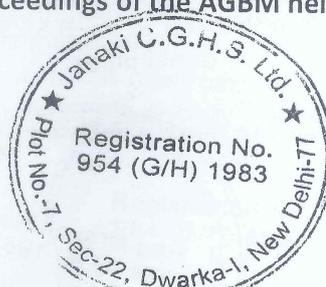
Furthermore, Mr. Kaushik highlighted a significant error in the budget passed during the last AGBM. It was noted that Rs. 46,970,000/- had been mentioned, whereas it should have been Rs. 46,97,000/-. The President acknowledged this as a typographical mistake resulting from an oversight and offered an apology. He assured the members that in the future, budgets would be presented in both numerical and textual formats to prevent such errors.

The General Body then proceeded to adopt the revised paragraph in the minutes of the AGBM held on 9th October 2022, specifically under Agenda Items 4 & 5.

The AGBM deliberated in detail and noted estimated expenditure of Rs. 46,97,000/- (Rs. Forty Six Lakh Ninety Seven Thousand) during the financial year 2023-24 and approved the same. The General body deliberated upon fixing monthly maintenance charges.

The General Body confirmed the proceedings of the AGBM held on 31st October 2021 by a majority voice vote.


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Following this confirmation, the Honorary Secretary proceeded to present the performance highlights of the society since the last Annual General Body Meeting. The AGBM was informed that significant expenditures had been incurred during the last financial year and the current year, including:

(i) **Replacement of Lifts:** Regarding the replacement of lifts, the house was informed that a total amount of Rs. 97,77,097 (Ninety-Seven Lakh Seventy-Seven Thousand Ninety-Seven) had been expended. This expenditure included Rs. 93 lakhs for the installation of 8 new Schindler lifts, Rs. 2,87,613 for granite and tiles, and Rs. 1,89,484 for CCTV installation. This expenditure was incurred against the total approved budget of Rs. 1.07 crore (One Crore Seven Lakh). From this budget, Rs. 94,94,100/- had been collected from members, and an additional Rs. 2,76,000/- was obtained from the sale of old lifts after the completion of civil and electrical work. However, there was a shortfall of Rs. 6,997, which was covered by using funds collected from firefighting work.

Furthermore, the AGBM was informed that due to installation delays, Schindler had granted a 3-month AMC (Annual Maintenance Contract) waiver for 4 lifts of the 2nd phase. The total compensation value provided by Schindler for this delay amounted to Rs. 56,640/- (Rs. Fifty Six Thousand Six Hundred Forty).

The General Body approved the income and expenditure related to the replacement of lifts and considered this matter closed.

(ii) **Revamping of firefighting system :** Regarding the revamping of the firefighting system, it was reported that the work had been completed at a total cost of Rs. 22,24,920/-. This cost was slightly below the approved estimate of Rs. 24 lakhs. From this budget, an amount of Rs. 24,68,466/- had been collected from members. In May 2023, the society received a No Objection Certificate (NOC) from the fire department, which was subsequently circulated to all members.

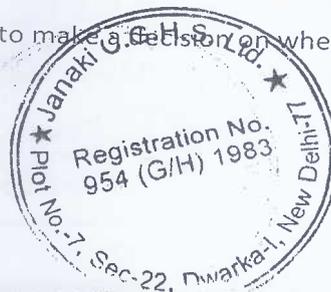
As of the current date, the society had Rs. 2,36,549/- available under this head, after adjusting for Rs. 6,997 of list work. Additionally, an amount of Rs. 96,152/- from the contractor M/s Sun Shine Fire had been retained as a performance guarantee, which would be held until 31st December 2023 (i.e., 12 months from the completion of the work).

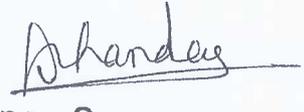
The General Body approved the income and expenditure related to the revamping of the firefighting system and considered this matter closed. The AGBM also took note of the remaining balance of Rs. 2,36,549/- (Two lakh thirty six thousand five hundred forty nine) in the corpus funds collected for lift and firefighting work.

(iii) **Water proofing and Replacement of Pipes:** Regarding waterproofing and the replacement of pipes, the General Body was informed about the completion of these activities in 11 shafts. The total expenditure incurred for this work amounted to Rs. 9,55,564, which was funded through the use of reserve funds and proceeds from the sale of old pipes.

The General Body was then requested to make a decision on whether to recover this expenditure from the members.


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The General Body approved the expenditure of Rs. 9,55,564 (Rs. Nine lakh fifty five thousand five hundred sixty four),

AGBM was informed that detailed expenditure on these works have already been provided to members. In addition, MC has also uploaded the same on the Society website.

The General Body was provided with an update on the progress of the work related to the separation of individual meters, which had been approved in the previous Annual General Body Meeting (AGBM). The work was reported to be at an advanced stage, with an estimated expenditure of Rs 5.5 to 6.0 lakh (Including advance Rs. one lakh paid to M/s Sia Associates for consultancy) which will be discounted by security deposit refund, scrap disposal and scrap panel disposal, estimated to be approximately Rs. 3,35,000. As such additional requirement of fund shall be paid from the Rs 3000 per flat collected money. Excess fund collected, if any shall be refunded to the members who have paid Rs. 3000 on this account after adjusting the receipt of security money from BSES.

Additionally, it was informed that the contract with M/s SAI Associates (Shirdivasa Consultants (OPC) Pvt. Ltd), which had been appointed to execute this work on a turnkey basis, had been terminated due to their lack of responsiveness, despite three notices being issued. The President further emphasized that legal action was being pursued against M/s SAI Associates (Shirdivasa Consultants (OPC) Pvt. Ltd) to recover the Rs. 1.00 lakh paid as an advance.

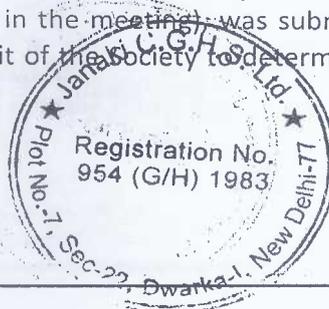
The General Body approved the collection of Rs. 3,000 from members on an ad hoc basis to fund the separation of individual meters project. Additionally, the General Body approved an estimated expenditure of Rs. 6.0 lakh (Rs. six lakh) for this project. Furthermore, the AGBM authorized the President to take legal action against M/s SAI Associates (Shirdivasa Consultants (OPC) Pvt. Ltd) to recover the Rs. 1.00 lakh (One lakh) paid as an advance.

AGBM was informed that Rs 6.0 lakh which they are according approval is the maximum estimated amount, efforts will be made not to exceed.

AGBM was informed that during the last financial year (2022-23) Society received Rs. 6,17,483 as electricity subsidy from BSES on behalf of members and distributed the same. During the current financial year (2023-24) also Rs.6,47,822 has been received as electricity subsidy from BSES and distributed to members.

Shri BK Kaushik once again drew the attention of the house to possible financial irregularities and improprieties committed by the previous Managing Committees in awarding contracts for (a) strengthening the building structure, (b) painting the building structure, (c) installation of new lifts, and (d) fire-fighting systems. Mr. Kaushik mentioned that a representation letter, duly signed by 17 society members (of which 15 were present in the meeting) was submitted, demanding an inquiry for the contract awarded and a financial audit of the Society to determine the extent of financial losses and


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Irregularities caused by the previous Managing Committees in the execution of various projects, including the repair and painting of stairs and stilt areas, building repairs, painting of the building structure, and the installation of new lifts, among others. These members also expressed objection to the expenditure incurred on the criminal case of State vs. Kamlesh Kumar Jha as it was case filed against Kamlesh Kr Jha but not against society for the society causes. Following the submission of the letter, Shri Kaushik posted it in the Society's WhatsApp Group.

The Secretary once again clarified that the issue regarding the strengthening of the building structure had already been addressed and closed during the Annual General Body Meeting held in 2021. The entire project was executed under the supervision of the Technical Committee, with input from members on every aspect. Even before issuing the tender, a draft tender document was shared with all members via email. However, no member, including Shri BK Kaushik, raised any objections or suggested modifications to the tentative Bill of Quantities (BOQ) or the repair process. The progress and final reports of the project had already been presented in previous General Body meetings. In accordance with the recommendation of the 2021 AGM, delay compensation amounting to Rs. 5,50,131/- had been recovered and transferred to the Building Repair funds.

It was further clarified that 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 these 17 members. Work was awarded only after approval of the AGBM. Before closing the painting contract a notice was issued on 06.02.2022 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 of Rs. 4,30,072/- (Rs. Four lakh thirty thousand seventy two).

The Honey Secretary further clarified that the projects involving the installation of new lifts and the revamping of the fire-fighting system were initiated with the approval of the Annual General Body Meeting (AGBM). Comprehensive details of every aspect of these projects were presented during the last AGBMs held on 31st October 2021 and on 9th October 2022. The accuracy of these presentations could be verified by reviewing the video recordings of these meetings. Video footage of the AGBMs held in 2021 and 2022 could be made available upon request to substantiate the MC's position on these matters.

On the insistence of Shri BK Kaushik (flat 619), Smt. Gopay M Singh (flat 317) and Shri Pankaj Jha (flat 104), President proposed a following members Committee to enquire the issue raised by Shri Kaushik:

- (i) Shri BK Kaushik (flat 619) – Chairman
- (ii) Shri Pankaj Jha (flat 104) – Member
- (iii) Shri SK Kohli (flat 422) – Member
- (iv) Shri Praveen Choudhary (flat 203) – Member
- (v) Shri Pankaj Garbyal (flat 419) – Member


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Regarding the proposal made by the President, Shri Mithilesh Jha pointed out that in the past, Shri BK Kaushik had been invited to serve on the Committee to provide guidance to the Managing Committee (MC) on various aspects, but he consistently declined to take on that responsibility. It is also noted in the records of past Annual General Body Meetings (AGBMs) that Shri Kaushik did not raise objections when the work was being planned or executed; instead, he chose to bring up these issues after the completion of the work.

Additionally, 23 members highlighted that the previous Annual General Body Meeting (AGBM) conducted on October 9, 2022, had already dismissed a comparable resolution proposed by Shri Kaushik. These members also expressed concern about the appropriateness of the complainants serving both as the chairman and a member of the inquiry committee. Another member is not a primary member of the Society. Therefore, majority of the members have expressed their rejection of the proposal, maintaining the stance that decisions made in previous General Body meetings should not be subject to reconsideration in subsequent meetings.

Further, since Shri Pravin Chaudhary and Shri Pankaj Garbyal have declined to be part of such inquiry committee subsequently, the committee remained infructuous.

Item No. 03: Presentation of Budget Performance and Audit Report for the financial year 2022-23:

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, 2023 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.

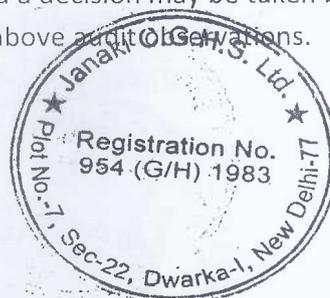
He further invited members so interested to scrutinize the audited balance sheet. The House requested Shri DN Jha (MC Member) to clarify doubts of the members, if any.

Treasurer read the following are Audit objections:

- 01 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.
- 02 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.


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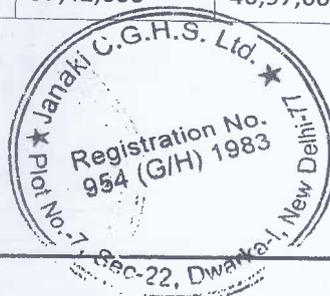
The General Body approved the income and expenditure for the financial year 2022-23 and noted Observations made by the RCS appointed auditor. The General Body further approved Income and Expenditure till 30th September 2023 and authorized MC to take necessary action to comply with the audit observations.

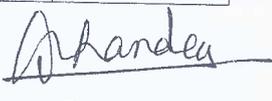
Item No. 4 & 5: Work Program, Presentation of Budget for the financial year 2024-25 and approval thereof. Review of Maintenance charges

i. The AGBM noted following Actual Expenditure for financial year 2022-23, Anticipated Expenditure for the financial year 2023-24 and Budget Estimate for 2024-25 under the General Maintenance of the Society:

DESCRIPTION OF WORK	ACTUAL EXPENSES 2022-2023	Approved BE 2023-24	Expected total Exp in 2023-24	PROPOSED BE 2024-25
AMC OF LIFT & Maintenance	86,882	3,75,000	3,03,325	4,75,000
Maintenance of Water Plant	10,620	25,000	25,000	25,000
AMC Generator & Maintenance	18,500	75,000	75,000	75,000
AMC Intercom	29,240	22,000	22,000	25,000
AMC Electrical & Maintenance	53,100	75,000	75,000	25,000
Building Insurance	63,000	65,000	57,584	60,000
Security Contract	12,75,367	13,75,000	13,75,000	13,75,000
Garden Maintenance	11,150	25,000	25,000	25,000
Housekeeping Expenses	5,01,641	6,50,000	6,50,000	6,50,000
Maintenance of Fire Fighting System	0	30,000	30,000	50,000
Maintenance of Rain Water Harvesting System	12,980	15,000	15,000	15,000
AMC & maintenance of CCTV Cameras	29,276	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)	6,25,079	7,00,000	7,00,000	7,00,000
Office Expenses				
Stationery, photocopies, Postage etc.	17,224	20,000	20,000	20,000
Conveyance Charges	13,690	20,000	20,000	20,000
Telephone & Internet Expenses	10,479	20,000	20,000	20,000
Legal & Professional Charges	52,700	50,000	50,000	30,000
Accounting Charges	80,500	85,000	85,000	85,000
Annual Audit Fees	20,477	20,000	20,785	20,000
AGM/MC Meeting, Election & office Expenses	43,752	30,000	30,000	50,000
General Maintenance of Society	4,83,359	7,00,000	7,00,000	5,00,000
Misc Expenditure including Bank charges etc.	5,227	50,000	50,000	50,000
Social & Cultural Activities	2,80,663	2,00,000	2,00,000	2,00,000
Total	37,42,606	46,97,000	46,18,694	45,65,000


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The AGBM deliberated in detail and reduced estimated expenditure for FY of Rs. 45,65,000/- (Forty-Five Lakh Sixty-Five Thousand) during the financial year 2024-25 and approved the same. The General body deliberated upon fixing monthly maintenance charges.

MC also deliberated upon keeping differential maintenance charges for Members and tenants. After deliberating in detail, AGBM agreed to revise the monthly maintenance charges to Rs.2100/- per month w. e. f 1st January 2024 on account of maintenance of essential services 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.

Item No. 06: Infrastructure and Utilities:

- a. **Review of replacement of pipes & waterproofing of accompanying shafts. Approval for taking up similar work for remaining shafts.**

President mentioned that this item has already been presented under the Action Taken report (Agenda 2). Requested Members to take decision on reimbursing expenditure already incurred on completion of work for 11 shafts. He further requested GBM to decide execution of work in future. He mentioned that work on at least 10 to 12 critical shafts is required immediately.

AGBM authorized MC to undertake this work based on recommendations of the Advisory Committee proposed for each Tower. Expenditure should be met out of other income / savings or balance under the building repair head.

- b. **Review of the ongoing Individual Meter Work.**

President mentioned that this item has already been presented under the Action Taken report (Agenda 2). AGBM noted and approved the estimated budget on this item.

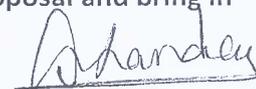
- c. **Proposal for the replacement of Diesel Gensets with new Gas-based Gensets as mandated by the NGT.**

The President mentioned that due to recent NGT guidelines, we need to replace existing DG sets or undertake retrofitting in the existing Generators. He further mentioned that MC has done some preliminary ground work. If we opt for retrofitting in the existing DG set, it will cost about Rs. 6.5 lakh plus GST. If we opt for a new Gas DG set of 125 kw, it will cost about Rs. 14.5 lakh plus GST for Kirloskar make. He requested AGBM to constitute a 3-member Committee to complete the process. However, Shri BK Kaushik and Shri Pankaj Jha refused to constitute any Committee for this work. He suggested that it should be done by MC and members will examine only after completion of the work.

Accordingly, the President informed that MC will prepare a detailed proposal and bring in a Special General Body for approval.


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

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THE JANAKI C.G.H.S. LTD. CO-OPERATIVE (R.O.U.P. HOUSING) SOCIETY LTD.

Re-alignment of the existing Rainwater Harvesting system in compliance with the directives of the Delhi Jal Board.

The President mentioned that in light of a recent notice from the Delhi Jal Board, it is necessary to carry out the realignment of the existing Rain Water Harvesting (RWH) system. This involves directly connecting all pipes coming from balconies and rooftops to the RWH pits.

The Annual General Body Meeting (AGBM) requested the President to prepare a detailed plan and provide information regarding the financial requirements for this project. The plan and financial details will be considered for approval in a Special General Body meeting.

Item No. 07: New Work Program:

a. Presentation and discussion of the new work program.

Due to disruption and shortage of time no discussion held on this item

b. Installation of roof-top solar panels

The President informed the members that he is currently working on preparing a detailed report regarding the installation of rooftop solar panels. He mentioned that this proposal will be presented to the Special General Body for approval once the work on the separation of individual meters is completed.

c. Discussion upon ways to generate additional revenue

Due to disruption and shortage of time no discussion held on this item

Item No. 08: Miscellaneous:

a. Discussion of any other items with the permission of the chair.

- (i) AGBM requested MC to undertake repair of cracks in internal column immediately as per already defined guidelines by the AGBM on such work
- (ii) AGBM agreed to form a 3 member Tower wise Advisory Committee to assist MC in upkeep and undertaking development work. AGBM authorized the Managing Committee to continue development / periodic maintenance work as per requirement. The Society members have already elected 11 MC members. MC should continue executing work on need basis and take assistance of Tower Advisory Committee.


(Narendra Jha)
President

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




(Om Prakash Pandey)
Hony Secretary

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