

# Janaki Co-operative Group Housing Society Ltd.

Registration No.954 (G / H)

Regd. Office: - Plot No: - 07, Sector: - 22, Phase: - 1, Dwarka, New Delhi: - 110077

Telephone No: - 011 28051233

E mail: - janakicghs1@gmail.com Website: www.janakicghs.co.in

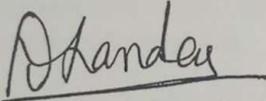
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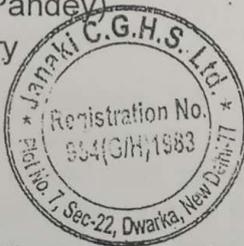
To,  
All Members of Janaki Co-operative  
Group Housing Society Ltd.  
Plot No-07, Sector-22, Dwarka,  
New Delhi-110077.

Dear Member,

The Annual General Body Meeting of the Janaki Co-operative Group Housing Society Ltd was held on Sunday, the 13<sup>th</sup> October 2024 at Society's office, Plot No-07, 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.



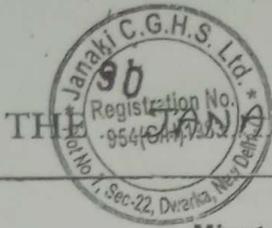
(Om Prakash Pandey)  
Hony. Secretary



Copy To:

The Assistant Registrar (Section-III)  
O/o The Registrar Cooperative Societies  
Govt. of NCT of Delhi.  
Old Court Building, Parliament Street  
New Delhi-110001

# PROCEEDING REGISTER



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

## Minutes of the Annual General Body Meeting of Janaki CGHS Ltd held on 13<sup>th</sup> October 2024

The Annual General Body Meeting (AGBM) of Janaki CGHS Ltd was chaired by Shri Narendra Jha, President of Janaki CGHS Ltd. The meeting started at 10:30 hrs. As the quorum was not met by 10:45 hrs, the house decided to adjourn for 15 minutes and reassemble at 11:00 hrs at the same venue to proceed with the members available. The meeting resumed at 11:00 hrs after recording the attendance of the members.

Agenda-wise Discussions and Resolutions Passed:

### 1. Item No. 01: Opening Remarks and Welcome

**Welcome by the President:**

Mr. Narendra Jha, the President, extended a warm welcome to the members attending the Annual General Body Meeting. He expressed gratitude for their attendance but also raised concerns about the low turnout. He pointed out that about 100 members reside in the Society; however, only 30-35 members attended the General Body Meeting, which would be making important decisions for the development of the Society. He urged members to attend the AGBM in large numbers so that good suggestions could be gathered and implemented by the MC. He outlined the agenda items for discussion, specifically noting the need to address seepage issues & crack repairs and urged members to adhere to the allotted time to ensure that everyone had an opportunity to speak.

**Briefing by the President:**

The President presented the financial health of the Society, budget and work program, the deficit in maintenance charges collections, the monetization of infrastructure, replacement of the shaft pipes, and completion of individual meter installations. He mentioned that in the current FY 2024-25, a total of 14 shafts have been repaired on which expenditure of Rs. 12,16,580 has been incurred. This is in addition to 11 shafts already completed which had incurred an expenditure of Rs. 9,55,564. Hence in total, pipes had been replaced in 25 shafts with a total expenditure of Rs. 21,72,144. The expenditure has been managed from revenue generated from other income without putting any financial burden on members.

He also apprised members in detail about the completion of individual meter installations. A total expenditure of Rs. 5,03,715 was done on the installation and a collection of Rs. Rs. 4,32,000 (3,000 x 142) was taken from members. He further mentioned that while executing the work, M/s SAI Associates (Shirdivasa Consultants (OPC) Pvt. Ltd), the contractor initially engaged by the Society, was deliberately delaying the work.



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Therefore, the MC discontinued the contract and, out of Rs. 1,00,000 advance payment to M/s SAI Associates, Rs.75,000 was recovered by giving legal notice. A fresh vendor was hired, and the work was completed on time. The President requested the General Body to approve Rs.25,000 toward the payment not recovered from M/s SAI Associates and the expenditure of Rs.10,000 on the legal process.

The General Body approved the expenditure of Rs.12,16,580 for the replacement of pipes in 14 shafts for the current FY 2024-25 along with the already approved expenditure of Rs.9,55,564 in 11 shafts done earlier and Rs.503,715 on individual meter installations.

He further shared that the Managing Committee (MC) had actively explored the installation of rooftop solar panels, with the potential to generate 150 kW of electricity. He urged the General Body to deliberate and recommend a suitable model for the MC to pursue. Two options were presented for consideration:

1. **Society-funded installation** – The society would cover the cost and retain the entire revenue.
2. **Build-and-operate model** – The society would partner with an external vendor and receive ₹4.5 per unit of energy generated and supplied to the grid.

The General Body recommended that the President may prepare a detailed proposal with a comprehensive cost analysis for both options, emphasizing that it would not be appropriate to make a decision without a clear and well-structured plan.

The President also highlighted the urgent need to install a CNG-based generator to comply with statutory requirements, as the National Green Tribunal (NGT) had prohibited the use of diesel generators. He requested the General Body to finalize a decision on the matter during the meeting.

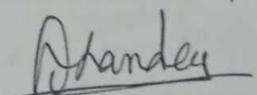
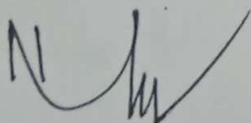
Additionally, the President informed the members that a share deposit of ₹14,40,000 had been invested at an annualized interest rate of 9.42%, scheduled to mature on **17th June 2033**, with a projected maturity amount of ₹27,98,529.

He further mentioned that a dedicated bank account had been opened with **SBI**, where all income from non-maintenance sources such as rent from the **Amul booth**, lift advertisements, and canopy advertisements etc. was deposited. He emphasized the MC's efforts to monetize underutilized spaces and underscored the importance of identifying additional areas for monetization, including the potential development of the basement.

The General Body approved an expenditure of ₹21,72,144 for the replacement of pipes in 25 shafts and ₹5,03,715 for individual meter installations.

Following this discussion, the President requested the Honorary Secretary to proceed with **Agenda Item #2**, which concerned the confirmation of the proceedings of the previous AGBM held on **29th October 2023**.

**Item No 02: Confirmation of the proceedings of the last AGBM held on 29<sup>th</sup> October 2023 and to note the action taken thereon:**



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The Honorary Secretary read the minutes of the last Annual General Body Meeting (AGBM) held on 29th October 2023 and provided an update on the actions taken since then. He informed the members that the minutes had been circulated via email and were available on the society's website, along with video recordings.

## Concerns Raised about Circulation of Reports:

Mr. B.K. Kaushik (Flat 619) raised concerns that the Committee report was not circulated along with the agenda notice and that a hard copy of the minutes was not provided to members. In response, the Honorary Secretary explained that several financial reports—including the audited balance sheet for the financial year 2023-24, the audit report, income and expenditure details, updates on individual meter installations, replacement of shaft pipes, and maintenance expenditures—had already been shared with all members via email along with the agenda notice.

Mr. Kaushik insisted that the Managing Committee (MC) should adhere to Rule 52(2) by sending the Committee report and meeting minutes in physical form to all members. The President, along with MC member Shri Ghanshayam Jha, clarified that circulating documents through email is a recognized medium. To save paper, the minutes were shared electronically, with hard copies provided upon request.

Mrs. Neenu Julka and Mrs. Gopay Mehar Singh proposed postponing the AGBM by one week, but the majority of members disagreed and requested the Secretary to proceed with the agenda.

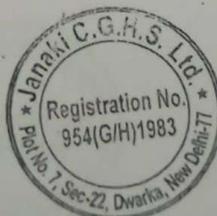
## Discussion on the Confirmation of the Minutes:

Mr. Kaushik (Flat 619), Mr. Pankaj Jha (Flat 104), and Mrs. Gopay Mehar Singh (Flat 317) opposed approving the minutes from the last AGBM, arguing that their proposal to form an inquiry committee—agreed upon during the previous meeting—was not implemented. The Secretary clarified that, out of the five names suggested for the committee, two individuals had declined to serve, with formal refusal letters submitted to the MC. Furthermore, during the previous AGBM, 23 out of 41 members had opposed the formation of an inquiry committee. As per the DCS Act and Rules, decisions must be approved by a majority of the members present.

Shri Ghanshayam Jha reiterated that the proposal had already been discussed and rejected several times in past meetings. He urged the members to focus on future development and avoid revisiting issues that had been previously resolved.

## Formation of an Independent Inquiry Committee:

The President proposed forming an independent inquiry committee, but this was opposed by Mr. Pankaj Jha, Mr. Kaushik, and Mrs. Gopay Mehar Singh, who insisted that the committee should consist solely of society members. They wanted the committee to investigate contracts awarded and conduct a financial audit to assess any irregularities or losses caused by previous Managing Committees in projects such as the repair and painting of stairs, stilt areas, building structures, and the installation of new lifts.



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Shri Mithilesh Jha pointed out that Mr. Kaushik had previously been invited to provide guidance to the MC but had declined. He reminded the members that similar proposals had been rejected during the last two AGBMs and stressed that once a resolution is voted down, it should not be reopened in subsequent meetings. He also noted that allowing someone who raised allegations to serve on the inquiry committee would violate the principles of natural justice.

The Honorary Secretary clarified that the society's accounts had already been audited by an RCS-empowered auditor, with the auditor's appointment approved by the RCS. During the audit, the auditor reviewed all contracts, work orders, bills, and related documents. The audit report for 2022-23 had been approved by the General Body. If any member had concerns, they could challenge the audit report for 2023-24, but reports from previous years were considered closed.

## Proposal for an RCS Inquiry:

In response to pressure from some members, the President proposed writing to the RCS to request an inquiry into the society's accounts and past work. However, the majority of members opposed this idea. Shri B.K. Jha remarked that some members seemed to have hidden agendas and emphasized the importance of following democratic processes. He argued that inquiries should only be initiated if substantial evidence of irregularities by MC members is presented. He warned against wasting the society's time and resources on vague allegations that had already been addressed in previous AGBMs.

## Concerns about Meeting Conduct:

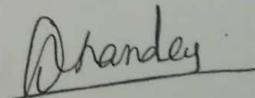
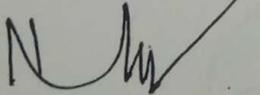
Smt. Renu Jha (Flat 217) expressed frustration that only three members had been allowed to speak during the three-hour meeting, while other members were denied the opportunity to share their views. She criticized the focus on irrelevant issues instead of discussing development proposals. Dr. Jha reminded the members that, under the DCS Act and Rules, resolutions must be put to a vote before being passed.

When a proposal was made to conduct a vote by a show of hands, Mrs. Gopay Mehar Singh (Flat 317) opposed it, arguing that MC members should not be allowed to vote on resolutions. In response, Shri Mithilesh Jha, Shri Shankar Thakur, Shri Ghanshayam Jha, and Shri Rajiv Kumar opposed her suggestion, stating that denying MC members the right to vote would violate their fundamental rights. They warned that if MC members were barred from voting, they would consider resigning en masse.

## Voting on the Confirmation of Minutes:

After listening to all opinions, the President allowed a vote on the confirmation of the minutes from the AGBM held on 29th October 2023. However, he chose to remain neutral and abstained from voting as the Chair.

- 17 members voted to approve the minutes without any amendments.
- 8 members opposed the approval.
- The remaining members abstained from voting.



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Given the majority in favor, the General Body confirmed the proceedings of the previous AGBM without any amendments.

**Item No. 03: Presentation of Budget Performance and Audit Report for the financial year 2023-24:**

*The Honorary Secretary informed the members that the Annual Accounts, duly audited by M/s PVR Associates, Chartered Accountants, appointed by the RCS for the financial year ending 31st March 2024, had been circulated to all members along with the notice for the current AGBM. He further mentioned that the complete set of the Audit Report was also available on the society's website.*

The Honorary Secretary highlighted the following audit observations:

**1. Balance Reconciliation:**

The balances of all members and external parties (i.e., debtors and creditors) with either a debit or credit balance as of the year-end must be confirmed by the respective parties. Any discrepancies identified should be reconciled promptly.

**2. Defaulter Members:**

It was advised that all matters related to defaulter members be referred to the RCS for appropriate directions to safeguard the interests of the society.

The President informed the members that notices had been issued to defaulters, and ₹50,000 had already been recovered from Flat 401. He assured that further action on the auditor's observations concerning defaulters was being taken in accordance with the DCS Rules.

The Honorary Secretary proposed that the General Body approve the **Audit Report** and requested members to raise their hands in support. Accordingly:

- **17 members** approved the Audit Report and the income and expenditure for the financial year 2023-24.
- **7 members** opposed the approval.
- The remaining members abstained from voting.

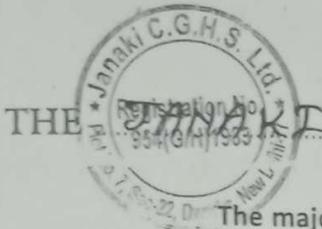
With a majority in favor, the General Body approved the income and expenditure for the financial year **2023-24** and noted the observations made by the RCS-appointed auditor. The General Body further approved the **Income and Expenditure** statement up to **30th September 2024** and authorized the Managing Committee to take the necessary actions to address the audit observations.

**Item No. 4 & 5: Work Program, Presentation of Budget for the financial year 2025-26 and approval thereof. Review of Maintenance charges**



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The majority of members expressed the view that, with the election of the Managing Committee (MC) scheduled before March 2025, no new work should be initiated during the present AGBM.

The General Body suggested keeping the monthly maintenance charges unchanged at ₹2,100 per month per flat for the maintenance of essential services. Additionally, ₹100 per month per flat will continue to be collected for social and religious activities.

It was further agreed that, in case of any financial shortfall, the newly elected MC could call a Special General Body Meeting to revise the maintenance charges or propose a new work program.

Due to continuous disruptions from a few members, limited time, and the upcoming MC elections, the General Body decided to defer decisions on all remaining agenda items (Agenda Items 5 onward) to a future meeting.

## Vote of Thanks by Vice President

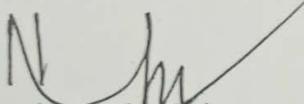
"Esteemed members,

On behalf of the Management Committee, I extend my heartfelt gratitude to each of you for taking valuable time out of your busy schedules to attend this Annual General Body Meeting. Your presence and active participation, even at this unusual hour, underscore your commitment to the betterment of our society.

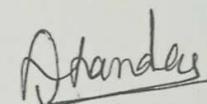
I acknowledge and appreciate the unwavering support and cooperation that the members and also their spouses, have consistently extended, not just today but throughout my tenure. This collaborative spirit has been instrumental in the successful conclusion of this meeting.

My sincere thanks to all members of the Management Committee, the Society Staff and all contracted agencies including the Government Bodies for their dedication and hard work.

Thank you."

  
(Narendra Jha)  
President



  
(Om Prakash Pandey)  
Hony Secretary