



PROCEEDING REGISTER

THE JANAKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

The 539th Meeting of the Managing Committee of the Janaki C.G.H.S. Ltd. was held on 20th April, 2025 under the chairmanship of Shri Ghanashyam Jha, President of the Society. The below honourable members were present in the scheduled MC Meeting.

- (1) Shri Ghanashyam Jha - President -
- (2) Shri D. N. - Jha - Member -
- (3) Sheela Jha - Vice President -
- (4) Nandan Thakur - Member -
- (5) ARUN ANAND - Joint Sec. -
- (6) Rajni Kant Thakur - Member -
- (7)

Deliberations on Agenda Points:-

- (1) Discussion about AMC of Lifts:- The Honey Secretary informed the Managing Committee that AMC of all Eight (8) lifts of Society viz. (A, B, C, D, A1, B1, C1, D1) is due. The MC had asked the Schindler team in its meeting with the Schindler representative on 13th April, 2025 to analyze call back data for disruption of all lifts of our Society since January 1, 2024. The Schindler representative Mr. Amit Sharma presented a comprehensive analysis of the call back data before the MC. It was observed that over the period of 15 months a total of 64 complaints were logged out of which 19 were minor faults. The rest 52 instances were due to either electronic equipment failure or due to gravel

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

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

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THE CO-OPERATIVE (R.D.U.P. HOUSE INCL.) SOCIETY LTD

and construction material causing door jamming and obstruction. The Schindler team suggested the below to enhance elevator performance & uptime:-

(a) Increased awareness/care to be taken to avoid door misalignment caused by forceful entry or pushing contact with doors.

(b) Gravel and construction material not to be allowed in lifts to avoid issue of door jamming & obstruction.

(c) Review of all the main MCBs of the Power Supply panels which are old and may need replacement.

(d) To address the minor faults subscription to Schindler's Digital Ahead services was proposed wherein minor faults and errors are automatically detected and rectified from Schindler Control Centre. A price comparison of existing AMC and Ahead (2P (Connect to Protect) options were also presented to the Managing Committee.

The Managing Committee studied the proposal and subsequently agreed to go for subscription of the Schindler Ahead platform to improve lift performance and reduce down-time since minor errors would be automatically corrected through IoT (Internet of Things) enablement of the lifts. The President asked for a discount from Schindler and Mr. Sharma promised to get back on it after consultations with Schindler higher management.

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Janaki C.G.H.S. Ltd.

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The MC authorized President to sign the contract after discussing the contract with fellow MC Member after Schindler comes up with the discounted proposal.

② Discussion about Modified Security & Housekeeping Contract :-

The Hony Secretary had shared the modified Security contract after taking inputs from Shri Suresh Rathi (Flat No. 620), a security expert and member of Society. The revised Housekeeping contract after incorporating inputs from fellow MC members was also shared. The MC decided to invite quotations for housekeeping and analyze them before fixing the contract amount for the current housekeeping vendor who has been asking for it for a long time.

③ Discussion about renewal of AMC of Generator, Intercom, Boom Barrier & CCTV Camera :-

The Hony Secretary informed that AMC of Generator and Intercom were due. The Managing Committee deliberated upon the AMC of Generator and decided to go with the current vendor @9440/- for a period of six months. The AMC duration is 1st April 2025 - 30th March 2025. Similarly AMC of Intercom was also approved with same vendor @10620/- (1st February 2025 - 31st July 2025).

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Hony Secretary
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(4) Income & Expenditure for the month of March 2025 was presented before the Managing Committee. It was deliberated upon for the expense items and approved by the Managing Committee. The MC asked it to be displayed on the Society Notice Board & website of the Society.

(5) Any other emergent issues with the permission of the Chair:

(i) MC members pointed out that the Society currently doesn't have an electrician to attend to electrical related complaints in the Society. The MC authorized the President, Secretary & other MC members to look for an electrician and appoint at the earliest since its peak summer time.

(ii) The Managing Committee took up the CCTV AMC from the agenda item #3. Since the performance of M/s Radiant Infratel was found satisfactory, the MC decided to renew the AMC of 32 IP cameras (comprehensive) including camera, Power supply, switches, RJ45, DC connector at same rate as last year i.e. Rs. 20000/- + GST for a period of 1st April 2025 to 31st March, 2026.

The meeting ended with a vote of thanks to Chair.

Ahandey

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

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