



PROCEEDING REGISTER

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THE JANAKI CO-OPERATIVE W.R.O.V.P. HOUSING SOCIETY LTD

The 54th Meeting of the Managing Committee of the Janaki C.G.H.S. Ltd. was held on 15th June, 2025 under the chairmanship of Shri Ghanashyam Jha, President of the Society. The below honourable members were present in the scheduled MC Meeting.

- ① Ghanashyam Jha - President - Jha
- ② Om Prakash Pandey - Hony Secretary - Pandey
- ③ D. N. Jha - member - Jha
- ④ Pravin K. Choudhry - " - Choudhry
- ⑤ ABHAY ANAND - Jr. SECRETARY - Anand
- ⑥ Alka Rani - member - Rani

Deliberations on Agenda Points:-

① Review of Firefighting Systems AMC including motor repair and cylinder refilling requirements:-
The MC had a detailed discussion with the vendor M/s Sunshine Fire Services. The vendor was advised to revise the quoted AMC cost of Rs. 65000 and provide an itemized breakup of charges instead of a lump sum amount. The vendor was further requested to separately submit the total cost estimate for mandatory cylinder refilling work.

② Review and Maintenance of Electrical line and other installed equipment. Explore the option of audit, review and maintenance through external agencies:- Considering the fact that the Society has been operational for nearly 28 years, several MC Members, including Shri Pravin

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Claudhony, suggested that a comprehensive overall of the electrical system should be undertaken. The MC resolved to explore empanelment of vendors currently servicing neighbouring societies. Cost estimates for the proposed overhaul would be obtained from such vendors, and further decisions would be taken after.

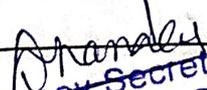
③ Review and renewal of Boom Barrier AMC expired on 31st May, 2025:-

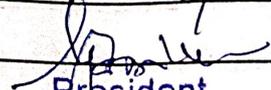
Since the services provided by the current vendor for the existing AMC were found unsatisfactory, the MC decided to explore alternate vendors for taking up the AMC work for the boom barrier.

④ Renewal of Building Insurance Policy for the period commencing July 2025:-
The renewal was approved and it was decided to go with a reputed government insurance agency after evaluating the quotations received.

⑤ Discussion on Rainwater Harvesting System maintenance and required cleaning to be undertaken in June 2025, ahead of the Monsoon:-

The proposal for cleaning and maintenance of the Rainwater Harvesting system was approved in principle as per quoted terms. The President volunteered to speak to the


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vendor to better understand the process and requirements.

(6) Consideration of membership transfer request for the flat no. 412:-

The Committee gave in-principle approval to the transfer Request after a scrutiny of submitted documents is found to be in order.

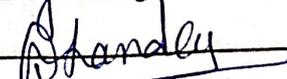
(7) Approval for initiation of arbitration proceedings for recovery of outstanding dues from flat no. 401 and flat no. 222:-

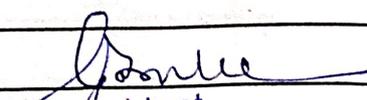
The MC approved the initiation of arbitration proceedings for recovery of dues. The estimated upfront legal cost of Rs. 30000/- per flat, in addition to RCS expenses, was approved. These upfront costs will be recovered to the Society Accounts post completion of arbitration proceedings.

(8) Any other items with the permission of the Chair:-

(a) Construction of Speed Breakers in front of the Society Gate No. 1 & Gate No. 2:-

In view of increased traffic movement in the service lane adjoining Society Gate No. 1 and Gate no. 2, which has made vehicle exit and pedestrian crossing hazardous for residents, the MC approved the construction of two speed breakers.


Honey Secretary
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The work would be executed under the supervision of Society Staff by hiring contractual labor, with an estimated expenditure of Rs. 10,000.

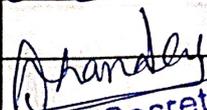
(b) Revision of ironing charges for presswork:
The proposed revision of ironing charges was considered and approved after suitable modification in the rates.

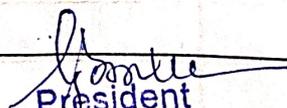
(c) The Hony Secretary apprised the MC that quotations were invited for Housekeeping and the same were opened on 18th May, 2025 in Society office in presence of President, Secretary, Jt Secretary and few other MC Members. Below are the details

Name of Vendor	Monthly Rate per HK Staff
① Vishal Enterprises	10,500
② Kaushma Enterprises	11,000
③ Shivom Sanitation Services	10,000

The Managing Committee decided to negotiate with the current vendor (also in current quotations) to make him agree to Rs. 9,500/- per Housekeeping Staff per month without any leaves.

The Meeting ended with a vote of thanks to the Chair.


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


President
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