

PROCEEDING REGISTER



THE JANAKI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

The 54th Meeting of the Managing Committee of the Janaki C.G.H.S. Ltd. was held on 7th December, 2025 in the Society Office under the chairmanship of Shri Bhanshyam Jha, President of the Society. The below honourable members were present in the scheduled MC Meeting.

- ① G.S. Jha - President - *[Signature]*
- ② Om Prakash Pandey *[Signature]*
- ③ Shyam Chandra Jha *[Signature]*
- ④ Brian K. Choudhary *[Signature]*
- ⑤ ABHAY ANAND *[Signature]*
- ⑥ D. N. Jha *[Signature]*

① Deliberations on Agenda Points:-
Review of the ongoing shaft repair work and other structural maintenance activities:- The Honry. Secretary apprised the Managing Committee of the progress of shaft work and provided the updated list of shafts which have been taken up for replacement of old rusted pipes:-

- (i) 001 to 701 - Big Bathroom
- (ii) 022 to 722 - Big "
- (iii) 019 to 719 - Small "
- (iv) 020 to 720 - " "
- (v) 003 to 703 - " "
- (vi) 007 to 707 - " "
- (vii) 013 to 713 - " "
- (viii) 010 to 710 - Big "
- (ix) 111 to 711 - Kitchen shaft

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Secretary

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

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The MC also considered the 3 quotations received for Repair & Renovation of the Guard Room at the main Gate:-

- (i) M/S Deepak Kumar
Total:- Rs. 4,69,160
- (ii) M/S K P Infra
Total:- Rs. 6,37,600
- (iii) M/S Alok Enterprises
Total:- Rs. 4,20,000

The MC decided to negotiate with L1 M/S Alok Enterprises and a tentative amount of Rs. 2,50,000/- was negotiated. However, it was decided that the condition of the roof would be analyzed after chipping and depending upon the condition a decision on whether to replace the roof completely or just repairing it would be taken and the final price determined before awarding the work.

- (2) Discussion upon the closure of old rusted rainwater GI pipes in columns and provision of alternate outlets for affected balconies:-
The Hony Secretary apprised the MC that for drain pipes embedded inside the building pillars, an external pipe is being put closing the embedded pipe so building structure is protected.

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③ Appointment of legal Representative to pursue recovery proceedings for long pending maintenance dues from Flat 222 & 401 :-

The Managing Committee following the GBM 2025 directives has been exploring the legal options towards recovery of long pending dues. A legal representative for this purpose has been solicited. The MC agreed to appoint Advocate Shri Sanjay Kumar Singh to pursue the Society's case with the concerned authorities by first serving a legal notice to defaulters. All the required documents have been handed over to Mr Singh and a fees of Rs. 60000 (Sixty Thousand) has been approved by the MC to pursue the legal action for both the flats viz. 222 & 401.

④ Development of community facilities in the Society such as Medical Room, Volleyball Court etc. :-

(i) The Hony Secretary apprised the MC of the condition of various facilities in the Society such as park benches, children swings, table etc. These require repairs such as welding and painting for timely upkeep.

(ii) Since the automatic boom barrier isn't working it was proposed to install a manual one for restricting unauthorized entry. Two stop barriers are also required for protecting the water tank area & the need for restricting movement

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- wherever work is in progress.
- (iii) It was also felt that the small room being used for intercom equipment near A1 Block can be developed as an Emergency Medical Room for the facility of the residents.

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Secretary

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