

## LAKHANI'S GALAXY CHS LTD

(Regn.No.: BOM/HSG(OH)/3292/JTR/YEAR 2010-11)

PLOT NO.83,SECTOR-15,C.B.D BELAPUR,NAVIMUMBAI.400614

TEL: 022 27578100,EMAIL-lgchsltd105@gmail.com

Date: 07-07-2016

### Draft AGM Minutes

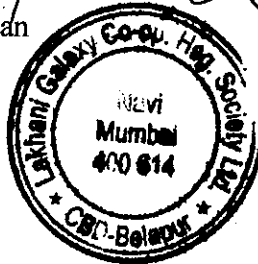
HONORABLE MEMBERS,

Draft Minutes of the Special General Body Meeting of Lakhani's Galaxy Co-Op. Hsg. Soc. Ltd. held on 29<sup>TH</sup> MAY, 2016 at 10.00 hrs. at stilt parking of the society are attached herewith. You are requested to point out correction, if any, in writing before 22<sup>nd</sup> July 2016.

With warm regards,

Yours Sincerely,

Hon. Secretary/Chairman



MINUTES OF THE SPECIAL GENERAL BODY MEETING OF LAKHANI'S GALAXY CO-OP. HSG. SOC. LTD. HELD ON 29<sup>TH</sup> MAY, 2016, AT 10.00 HRS. AT STILT PARKING OF THE SOCIETY

Shri M.K. Arya was in Chair.

In the absence of quorum, the meeting was adjourned for 30 minutes. The adjourned meeting was convened at 10.30 AM at the same venue with the same agenda.

Chairman welcomed the members and requested Dr. GD Jindal to proceed with the agenda.

Dr. GD Jindal once again welcomed the members and requested Dr. KC Mittal to brief the members about the tenders received for exterior painting of the building.

Dr. KC Mittal told in his briefing that SGBM of 24<sup>th</sup> January 2016 has directed the MC to invite fresh tenders from authorized vendors of the paint manufacturers. MC was also suggested to contact Mr Kurup's son, who is highly placed in ICC company. Accordingly tenders were invited till 9<sup>th</sup> April 2016, through an advertisement in Twin City Times on February 20 2016. Tenders were opened in the afternoon on 10<sup>th</sup> April for which notice was displayed and honorable members were invited to join this process. These tenders are summarized in the Table given in Annexure-I. He mentioned that manufacturer's guarantee is valid if the approved vendor is SPA for Asian paints, Platinum for ICC and Level 3 for Pidilite. The quotations are arranged as L1 to L16 in Annexure-II. He also briefed that some vendors have given quotation for premier coat and others have given for base coat with two top layers of the final coat. Out of the 2, base coat is preferred over premier coat as the former gives better look and durability, though it is nearly 2 Rs. Per sq.ft. costlier than premier coat. The ranking of quotes has to be done wrto the level of approval of the vendor as well as considering base coat as essential.

Majority appeared to be in favor of Asian Paints as their quotations were lowest. MC wanted to know whether lowest quotes from ICI, Pidilite and Nerolac vendors should also be called for final stage of negotiation. Also GB can nominate few members, who will be with MC for negotiation. Shri Deshmukh and Shri Bose said that all vendors can be called for negotiation and a SGBM can be called for that purpose. Everything will be decided then and there.

Members, Shri Dharendra Chauhan, Shri Vinay Krishnan, Shri Bhuvanesh Chauhan and others raised concern about several issues such as insurance of workers, starting and ending dates and their adherence, delay margin, area to be measured before starting the work, whether quotations included taxes, protection of fire hydrant system and vehicles, undertaking for damages to the society, color choice, what vendor needs from society and in the absence of that implication on the quote, payment schedule, margin for warranty etc. They said that the MC should take care of these points while signing the work order. They also said that for color choice, vendors can be asked to provide a 3D CD. With reference to a query whether the quotes included the tax, it was replied that it is exclusive of taxes.

Shri Chauhan, Shri Gupta and other shop owners enquired about the basis for billing of painting charges. Dr. Jindal replied that the billing is on the basis of maintenance charges as per the decision of General Body held on 24<sup>th</sup> January 2016. The Members expressed their unhappiness telling that no significant painting is required in shops except shutter, for this charging Rs. 48,000/- per shop is not justified. Terrace flat owners also represented that terrace does not have significant exterior area for painting. Shri Deshmukh gave example that three bed room owner is paying Rs. 60,000/-, where as he is asked to pay more than one lakh, because of terrace. He said

that MC should have special meeting with shop owners and terrace flat owners, listen to their grievances and arrive at amicable solution. This meeting was announced to be held on 5<sup>th</sup> June 2016 at 10.30 AM at the same venue.

Under agenda item 3, Dr Mittal briefed the members about the benefit of installing solar power in the society. He said that the detailed figures are given in Appendix-II. Society stands to a gain of Rs 7000/- per month after paying EMI on the loan for first five years and subsequently Rs 50,000/- per month for the next 20 years if we go for 40KW solar power generator. On a query, whether electricity distributed by diesel generator (DG) to flats and shops will be affected by solar power. MC replied that the function will remain as existing. Solar power will be augmenting when there is electric supply. In its absence DG will continue its function as usual. This proposal of SOLAR POWER was proposed by Shri Vinay Krishnan, seconded by Shri DS Chuhan and passed by the house unanimously.

Under agenda items 3(b) and 3(c), Dr Jindal first expressed gratitude of the MC to all the Honorable Members and Residents of the Society for rising to the appeal of the MC and for their whole hearted co-operation in management of the water crises since December 2015. He explained that Society was consuming hitherto 200 to 250 cubic meter water per day against sanctioned intake of around 90 cubic meter. Water supply crises started in month of December, when we started receiving 25 to 75 cubic meter of water per day from NMMC. All our Members and Residents have exhibited marvelous co-operation in conserving water with the result that our daily consumption has come down drastically to 75 cubic meter water per day without sacrificing pumping hours, which has made our society LANDMARK in whole of sector 15. House applauded the above statements with claps. He further said that though we have managed the crisis well presently, but for future we should think of reviving our rain water harvesting and make it effective and also explore having a bore well in the society. It was proposed by Shri Bhuvanesh, seconded by Shri Jaiswar and passed by the house unanimously.

Under agenda item 3(d), Dr Jindal said that in view of Government's move for making the system on-line/digital, it's high time that we start moving in the same direction. House unanimously agreed for the same.

Under agenda item 3(e), Shri Birkodi explained to the GB about the adequacy of our fire fighting installations and pending compliance from Fire Deptt. due to material kept in lobbies, stair cases and rescue balconies. He said that Fire Deptt. NMMC has written to MSEDCL to cut the electric supply to the society in the absence of Fire Compliance. In view of this threat, the following resolution was proposed by Shri Prasad and seconded by Shri Jaiswar.

"It is resolved that honorable members and residents will remove all articles like shoe racks, bicycles etc from the lobbies (lift area on each floor), stair cases and rescue balconies by 4<sup>th</sup> June 2016, subsequently the MC is authorized to get removed any material left in these area's and dispose the same."

The resolution was passed unanimously.

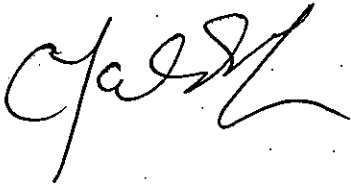
Shri Sodhi shared an important information to the GB that in view of unsatisfactory performance report of Abhudaya Bank, society can spread the painting funds in other Bank Accts. Also he said that in place of investing in FD's, its better to invest in Tax saving funds, that may benefit the society. MC responded saying that they will look into it. Shri Bhartiya shared the information about NMMC move for segregation of waste. He said that waste has to be collected in separate

bins from each house categorized as bio-degradable and non-degradable. MC requested for more information for issuing proper notice to its Members/Residents. Shri Bhartiya said that he will get clear instructions.

Mr Bose wanted to know the progress made towards conveyance. Dr Mittal responded saying that as per the directive of AGM, Advocate Shri Khamkar was appointed for representing the matter in Consumer Court. The advocate first sent a notice to the builder giving one month period to respond. On receipt of no response from the builder, the matter has been filed in Consumer Court State level. The hearing is expected in next month.

Meeting ended with THANKS from the Chair.

(Secretary)

A handwritten signature in black ink, appearing to be 'C. J. S. M.', written over a light blue horizontal line.

## Appendix – I

**Tender quotations in response to our advertisement in The Twin City Times and opened on 10<sup>th</sup> April 2016**

Sr.N o.	Vendor	Estimate Area LacsSq. Ft.	Scaffolding, Cleaning cracks filling with Sealant	Exterior Painting (1.5 Lakh sqft)		Paintin g Stair Case	Replasteri ng In Patch Work	Structur Repair With Polymer modifid Mortar	MS Grill Gate Paintin g	Comments	Autho rized by manuf acture r
				Materi al	Labou r						
1.	Hi-Tech	1.34	included	10.35	6.5	13.25	75.00		10.00	Protek/Nextgn PTC+B+2T	Asian. ICI
2.	Vishwakar ma	1.75	3.0	10.00	8.0+3.	13.00	70.0	140.0	13.25	Protek B+2T	Asian ICI
				8.5	8.0+3.					Nextgen P+2T	
				11.0	8.0+3.					Pidi P+2T	
3.	Ozone	1.50		14.5	8.5	11.0	80.0		12.0	Protek B+2T	Asian
				13.5	8.5					Pidi RainB+T2	
4.	United			11.0	5.0	14.0			12.0	Protek PTC+P+2T	Asian
5.	Consultant	No Quote									
6.	Retouch	1.75		15+7 = 22.0					12.0	Pidil Pro B+1T	Pidilit
				13 + 7 +20.0						Pidi RainB+2T	
7.	Arjun Arts	1.83	14.0?	12.0	8.0?	19.0	78.0	145.0	14.0	Protek B+2T	Asian
8.	Vighnahart	Insufficient									
9.	Buildcare	1.75	3.0	10.0	9.0+3.		68.0	125.0		Nextgen/Prot k B+2T	ICI
10.	Mithilesh	1.5	4.0	22.0+4.0			70.0	115.0		.PidiRainB+2 T	Pidi
11.	Excel	1.82		19.5		10.0			13.0	Not specified AsianP+2T?	
12.	Prithviraj	1.75		11.0	13.30				15.9	Pidi Pro B+2	Pidilit e
				11.5	13.30					PidiCoolB+1T	
13.	Ashu	1.5		25.75						Nero Rain 1+3	
14.	Kalakrati	1.96	6.0??	10.5	7.5+?	17.0			13.0	Protek B+2T	Asian
15.	Supreme	1.5	1.5	17.5+1.5		12.0			8.5	Protek P+B+2	Asian
16.	Admirecon	1.5	3.5	20.0+3.5					15.0	ProtekB+2	Asian

**Material and labour Cost Estimates taken from Manufacturer:**

**Asian Paint:**

PTC=Rs 0.25, Primer=1.25, BC(1)=4.70, TC(2)=5.25; Total=(1B+2T)=9.95

Labour: Scaf=1.5-3.0, Paint (3C)=4.0; crack fill Extra. Total=Rs 6-8

**Pidilite:**

Prim/B=2.1, 2T(Raincoat)=8.71, 2T(Raincoat Cool/Pro)=10.28, Total=10.81/ 12.38

**ICC (Akzo):**

Primer=1.5, BC(1)=5.5, TC2(Nextgen)=7.5, Total=13.0, Labour=Rs 6-7

## Appendix - II

### Lowest to Highest Painting Quotations

1. United: 16.00 (11.0+5.0),	Protek P+2T (Add Rs 3.5 for B+2T)	Silver (Asian)	L4
2. Hi Tech: 16.85 (10.35+6.5)	Protek/ Nextgen PTC+B+2T	Silver (Asian),Plati(ICC)	L1
3. Kalakriti: 18.00 (10.50+7.5)	Protek B+2T	SPA (Asian)	L2
4. Supreme: 19.00 (17.5+1.5Scaff)	Protek P+B+2T(-Rs 1.25 for B+2T)	SPA (Asian)	L3
5. Vishwaka: 19.50 (8.5+8.0+3	SCaff) Nextgen P+2T(Add Rs 4.0 for B+2T)	Plati(ICC)	L12
6. Excel: 19.50	Asian? P+2T (Not specified) (+Rs 3.5)	Gold (Asian)	L11
7. Retouch: 20.00 (13.00+7.0)	Pidilite Rain Coat B+2T	Level 3 (Pidilite)	L5
8. Arjun Arts: 20.00 (12.0+8.0+?)	Protek B+2T	SPA (Asian)	L5a
9. Vishwaka: 21.00 (10.0+8.0+3.0 Scaff)	Protek B+2T	SPA (Asian)	L6
10. Retouch: 22.00 (15.0+7.0)	Pidilite Pro B+1T	Level 3 (Pidilite)	L7
11. Buildcare: 22.00 (10.0+9.0+3.0 Scaff)	Next Gen/Protek B+2T Plati+ (ICC), Silver(Asian)		L8
12. Vishwaka: 22.00 (11.0+8.0+3.0 Scaff)	Pidilite Raincoat B+2T	Below Level 3 (Pidilite)	L9
13. Ozone: 22.00 (13.5+8.5)	Pidilite Rain Coat B+2T	Below Level 3 (Pidilite)	L9a
14. Ozone: 23.00(14.50+8.5)	Protek B+2T	Silver (Asian)	L10
15. Admirecon: 23.50( 20+3.5 Scaff)	Protek B+2T	Gold (Asian)	L12a
16. Prithviraj: 24.30	PidilFite Pro B+1T	Below Level 3 (Pidilite)	L13
17. Prithviraj: 24.80	PidiliteRainCoat Cool 1B+1T	Below Level 3 (Pidilite)	L14
18. Ashu: 25.75	Nerolac Rain Guard B+3T	(Nerolac)	L15
19. Mithilesh: 26.00 (22.0+4.0 Scaff)	Pidilite Raincoat B+2T	Level 3 (Pidilite)	L16

**Note 1:** Supreme is offering Base coat with 40% dilution. Rs 1.90 should be added to make it Rs 19.65

**Note 2:** Pidilite Pro/Cool is Rs 1.60 more than Raincoat. 2 coat undiluted Raincoat Pro is recommended

**Note 2:** Level 3 vendor should be selected to get Company supervision and warranty from Pidilite

**Note 3:** SPA rating should be preferred for Asian Paint and Platinum+ for ICC Vendors having regular

**Painters:** Buildcare(ISO): 80 Supreme (ISO): 150 Kalakriti (ISO?): 300 Admirecon(ISO): 145

Arjun: 110 Prithviraj: 10 Vishwakarma: 80 Retouch Enterp: 40

Excel: 8 (only supervisors) Ashu: No regular painters

IT IS SUGGESTED TO GO FOR LEVEL 3, SPA and PLATINUM RATED APPLICATORS WITH THEIR OWN PAINTERS

### Proposal for Grid Connected Solar Power System at Terrace of Lakhani Galaxy

A Grid Connected Solar Power System consists of Solar Panels, Charge Conditioning circuits, Smart Inverter, Dual Meter connected to Power Grid. Some basic data about solar system are:

1. Terrace Area required for 1 KW system: ~10 sqmt
2. Total installation cost per kW: Rs 0.8-1.0 Lakh (Take 0.9 lakh for calculations)
3. Power Produced per kW: 5 units per day for 300 days in a year
4. Sanctioned Load at Lakhani: 27.5 KW
5. Average monthly consumption: 5471 units (12 months) for common areas
6. Average Bil per month: Rs 76,000/-
7. 400 -500 sq meter terrace area is available for System
8. 30% subsidy is available at standard cost (Rs 75000/kW). That means Rs 22/W
9. Public Sector Banks Provide 80% loan at housing finance rates (Consider 10% interest for 5 years)
10. We can put up a Solar System of 27.5 kW as per government guidelines. We are eligible for load capacity of 5471/135=40 kW based on our utilisation. We can enhance our sanctioned load to 50 kW

#### Cost Analysis:

	27.5 kW	40 kW	50 kW
Estimated Cost	25.0L	36.0 L	45.0 L
Subsidy@Rs 22/W	06.0 L	08.8 L	11.0L
Cost less subsidy	19.0 L	27.2 L	34.0 L
20% margin for bank loan	04.0L	05.5L	06.8L
Bank Loan	15.0L	21.7 L	27.2 L
EMI	Rs31871	Rs 46106	Rs 57792
Power Produced/month@77%	2646 units	3850 units	4812 units
Reduction in bill@Rs 14/unit	Rs 37,000/	Rs 53,900/	Rs 67368/

**Saving in Power bill is more than EMI for 5 yrs. Estimated Life is 25 years.**