

SUNRISE GREENS APARTMENT OWNER ASSOCIATION (SGAOA)

12-A, Ahinsa Khand-1, Indrapuram, Ghaziabad-201014, U.P. (Regd No: 1950/2018-19)

Email: sgrwaoffice@gmail.com | Website: www.sgrwa.com



File No: - 50714-M

13th September 2019

To,
Deputy Registrar
Societies, Chit Funds and Firms
Mohar Puri Meerut

MINUTES OF MEETING – Annual General Meeting (AGM) Held on 01.09.2019


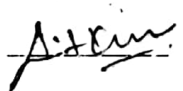
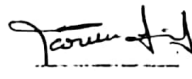
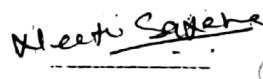
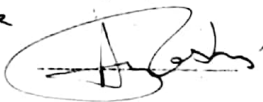
Dear Residents,


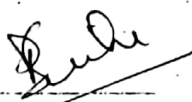
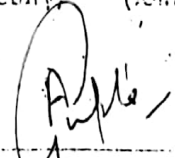

Thanks a lot for your kind support and participation in AGM held on 01 Sep 2019. Please find mentioned below detailed "minutes of meeting" of the same.

Welcome & Development updates

The AGM was supposed to start sharp at 10 AM but due to low attendance/quorum, it was unanimously decided to wait till 10:30 AM for starting the proceedings and whatever number of members will be present at that time will be considered quorum.

All the members were welcomed and greeted by Mr. Amit Kumar (President) and Dr. Tarun Singh (General Secretary) after that gave general updates on current status of the financial audit 2018-2019, Otis AMC, Boom barrier AMC, refund of electricity charges, License for swimming pool, Library renovation, inauguration of kids play area, cleaning of electrical shafts, refilling of fire extinguishers, conversion of radius AMC into CMC, GST on Fixed DG charges, CAM charges increase .10 paise per SQFT, ARD. in Lifts, Car Parking Arrangement, Interest charges Waive Off, Essential service repair, Flats Internal Seepage Expenses, launch of I-society manager app, cctv infrastructure and other miscellaneous development work carried out or under progress.

				
Amit Kumar (President)	Amit Kr. Singh (Vice-President)	Dr. Tarun Singh (General Secretary)	Neetu Saxena (Joint Secretary)	Alok Mohan Rastogi (Treasurer)

			
Happy Kumar (Joint Treasurer)	Dr. Priyanka Singh (Board Member)	Alok Gupta (Board Member)	Mr. Shashi Narain (Board Member)

1-3



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General Updates & Achievements or Initiatives (8th April 2018 –31stmar 2019)

Dr Tarun Singh (General Secretary) gave general updates and a current status of achievements or initiatives in which he mentioned about followings:-

➤ I-society Manager- Making Sunrise Greens Smarter

On 3rd June 2018, we launched ISociety Manager APP successfully. It has created history with the launch tagline, "*Sunrise Greens Gone Digital*".

• Some Interesting Facts (3rd June 2018 to 19th Aug 2019):

- # of total Visitors: 1, 34, 229
- # of total Registered Staff (Maids/Dhobi's /etc): 609
- # of total Complaints Registered by Residents: 21,467
- # of total Notices Uploaded by RWA: 233

➤ **Some of the important features:** - Staff Management, Visitors Management, Complaint Management, Notice Management.

➤ Renovation of Kids Play Area:

Playground made by builder had its life over and needed attention as it matters to a children health and development. Today's life of children is full of stress and playing in a healthy environment and one-on-one interaction during playing makes the body's stress response and make kids more joyful and positive, keeping that in mind SGRWA decided to renovate kids play area for which SGRWA faced many challenges but with the help and support of residents and kids patience things come out well.

New Different Jhulas& Rides that got replaced:

Multiplex Play system that includes, *Three slides that includes- #swirl slide, #Tunnel slide, #straight slid ,Five Hoppers for balancing,Climber,Meeting Are Two Swings, One Merry go round, Two Spring Riders. Two See Saw,Inter locking tiles fixed with separate monkey bars play area.,EPDM flooring.

Amit Kumar

(President)

Amit Kr. Singh

(Vice- President)

Dr. Tarun Singh

(General-Secretary)

Neetu Saxena

(Joint Secretary)

Alok Mohan Rastogi

(Treasurer)

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- Transformer/ACB/VCB/PFCP repair work.
- Opening of core opening of connection H.T & LT panel side
- Repair of dry type transformer 1000KVA
- One legs coil rewinding, testing & commissioning
- Repair of other two coils insulation as per IS 1171, testing & Commissioning (EPOXY Coating)
- Lubrication if and when required
- Final Value testing of all 3 coils.
- Final value reconnection of complete transformer
- Fitting and testing of coils
- Boxing of transformer before commissioning.

All required parts get change like: male contact with Bus bar, male contact fixing spout, Flexible Busbar, Contractor, TMC switches, Female contact & Indicators etc on VCB, ACB and PFCP.

Apart from above mentioned achievements some of the achievements are as follows:- OTIS AMC Fixed for 2 years, CAM Charges reduction, Lifts repair work on 1/3rd cost, Refund of electricity charges, Boom barrier AMC cost reduced by 50%, Library inauguration, A block Play area inauguration, Jio Giga Fiber in SUNRISE GREENS, First time Career Counseling organized by SGRWA for society kids, Maintenance Office renovation, Enrolled Volunteer Force. Warm Thanks to Volunteer team :- (Shri Rakesh Gupta, Shri Vikas Shrivastava, Shri Anil Rathore, Ms Sana sayed, Shri Munish Sharma, Shri Sumit Singh, Shri J.K.Sharma, Shri Deepak, Shri Akash Gupta)

Other Initiatives:- Pest Control Drive, Cultural Programs, Encroachment Drive in Common Area, Refilling of Fire Extinguisher, Beautification of Park & Plantation, Swimming Pool, Club House, Infrastructure, Main gate Owning, PG reduced from 78 to 38, LED Advertisement, Lifts Numbering

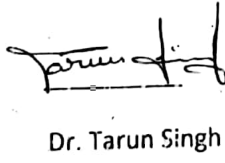
Way forward & Upcoming Projects: Basketball court, Appointed new advocate, Action to recover outstanding dues from Defaulters/Residents, Lift Pit area Injection grouting, Water head tank cleaning, Free Doctor/Physiotherapist OPD & Health camps, Block wise Meetings, Car Parking Arrangement, Park/Basement water proofing Project, CCTV in Sunrise Greens


Amit Kumar

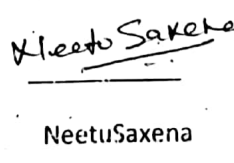
(President)


Amit Kr. Singh

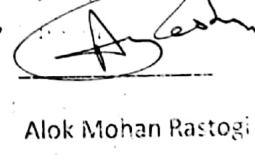
(Vice- President)


Dr. Tarun Singh

(General-Secretary)



Neetu Saxena

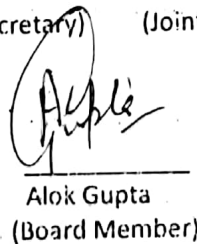
(Joint Secretary)

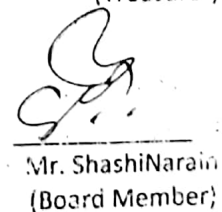

Alok Mohan Rastogi

(Treasurer)


Happy Kumar
(Joint Treasurer)


Dr. Priyanka Sinha
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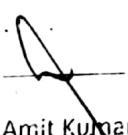
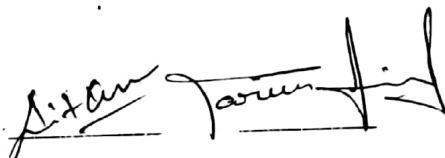
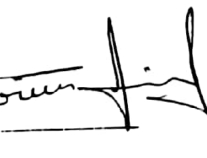
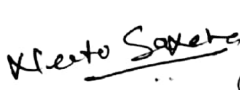
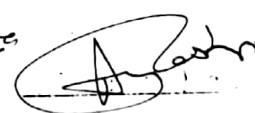
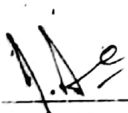
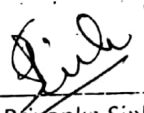
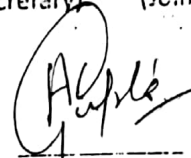
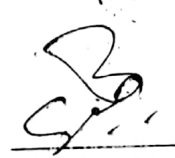


Legal updates & Financial Updates:

Prepaid Amount	Legal NOTICE issues to JIDPL and After Constant follow up finally SGRWA able to create a pressure on JIDPL to refund our prepaid amount collected by JIDPL in Mar-April 2017.
High Court order for recovery of society dues	High Court order GDA to recover dues from residents. NOTICES Issued by GDA to Residents to recover pending dues. GDA will send final notice to residents shortly. If residents will not clear their dues then GDA force to cancel the RC of flats and GDA bound to follow the instructions of High court
IFMS	RWA issues legal notice to JIDPL and now GDA also asked to JIDPL for refund of IFMS amount
Service tax	For refund of Service tax. Legal noticed issued
Civil suit	Hearing for case- 688/587/681/680/678/677 and so on is moving towards fast track court- Recover money from 675 & 679
Audit report	April 2018 to Mar 2019

Finance & Account updates

Mr. Alok Mohan Rastogi (Treasurer) along with Mr. Happy Kumar (Jt. Treasurer) informed the members that audit for F.Y. 2018-19 has already been shared with residents in the annual report. Total income details and expenditure done in FY 2018-2019 shared with residents. They shared audited financial figures for the period 01 Apr 2018 to 31st March 2019 under different heads like maintenance, electricity etc. and also gave financial updates of seepage & repair project. They also informed that approximately an amount of Rs. 40 to 45 lakhs is due up to 31st march 2019 on some residents against maintenance/painting project and requested them to pay their dues immediately.

				
Amit Kumar (President)	Amit Kr. Singh (Vice- President)	Dr. Tarun Singh (General-Secretary)	Neetu Saxena (Joint Secretary)	Alok Mohan Rastogi (Treasurer)
				
Happy Kumar (Joint Treasurer)	Dr. Poojanka Sinha (Board Member)	Alok Gupta (Board Member)	Mr. Shashi Narain (Board Member)	



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Challenges & Current issues:

- Encroachment outside society
- Seepage issues are reoccurring
- Maintenance cost going high day by day
-

Resolution for approval:

- GST on DG Fix charges
- CAM CHARGES 0.10 Paisa/SQFT
- Interest Charges Waive off
- RADIUS AMC
- Automatic Rescue Devices in Lifts Not Approved)
- Essential service on risk- DG/Transformer (Under Consideration)& inform residents about the pathetic condition of DG sets which already completed their life and asking for huge maintenance every season.
- Flats Internal Seepage Expenses
- Car Parking Arrangement

General Body/Residents gave Approvals on below mentioned Resolutions.

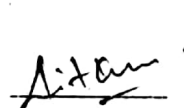
1. Common Area Maintenance charges increased by 10 paisa per sqft.(Approved)

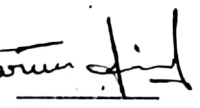
Current body raised proposal for increasing cam charges by 10 paisa per sqft w.e.f. 01 September 2019, for which majority of residents gave their approval .

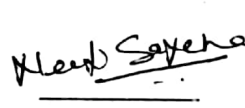
2. 18% GST will be paid by residents on DG fixed charges. .(Approved)

Current body raise proposal for 18% GST on DG fixed charges i.e. 18% GST on Rs 150 w.e.f 01st September 2019 will be paid by residents as vendor is claiming it on monthly bill which is to be paid by SGRWA. Now w.e.f.01 September 2019 18% GST on DG fixed charges will be paid by residents for which majority of residents gave their approval

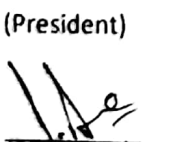

Amit Kumar
(President)

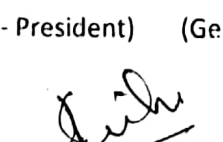

Amit Kr. Singh
(Vice- President)


Dr. Tarun Singh
(General-Secretary)

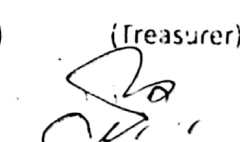

Neetu Saxena
(Joint Secretary)


Alok Mohan Rastogi
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3. Waive off interest charged on residents who have defaulted/delayed payments.(Rejected)

Current body raised proposal regarding waive off interest charged on residents who have defaulted/delayed payment voting for the same is conducted in AGM in which majority of residents vote against interest waive off and asked current body to take interest part of outstanding dues till date. finally wave off of interest charges rejected by General Body. First otherwise pay back interest amount respective to those residents who had paid their dues on time and never default in past.

4. Conversion of Radius AMC to CMC(Approved)

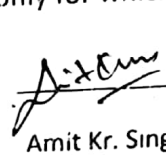
Current body raised issue regarding old electric meters which is not sync with current system of Radius for which SGRWA gave offer to residents about CMC which includes old faulty electric meters replacement and other essential services for which one time capex charge approx Rs 20 to 25 will be charged per flat monthly for which negotiation is going on with vendor.

5. Flats Internal Seepage Expenses.

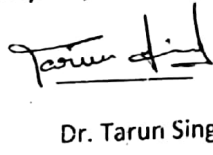
SGRWA requested residents to add one more head on Expenses incurred during repair work on individual flat owner's bathrooms & kitchens. General Body rejected it and denied to contribute on their part Resolution taken that going further from W.E.F 01st September 2019 residents himself is responsible for repair work expenses and both the neighbors' (Top Floor & Immediate lower Floor Flat) mutually resolve all seepage related issues. SGRWA only work as a facilitator to convince flat owner from where seepage is occurring and can provide labour free of cost only for which majority of residents gave their approval.


Amit Kumar

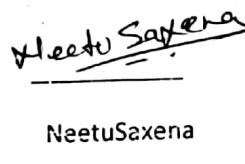
(President)


Amit Kr. Singh

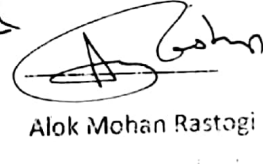
(Vice- President)


Dr. Tarun Singh


(General-Secretary)


Neetu Saxena

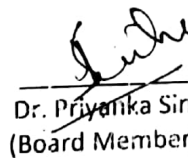
(Joint Secretary)


Alok Mohan Rastogi

(Treasurer)


Happy Kumar

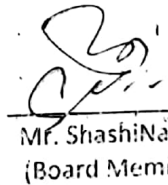
(Joint Treasurer)


Dr. Priyanka Sinha

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6. Temporary Car Parking Arrangement

Since it is a long pending task and issue of residents for which current body (specially Mr. Amit Kumar (President) and Dr Tarun Singh (General Secretary), Shashi Narain and rest of the Board members first very well communicate residents that it is a temporary car parking arrangement and none of the residents have a right to Sale or to Rent out the assigned space, it is only to be used for car parking only till the time builder will not allot the parking & hand over the society deficiency amount in presence of competent Authority, for which current body putting all his efforts, as a result General Body/Residents has given go ahead and requested the current body to provide parking space as early as possible. SGRWA given assurance & ensure that residents will get temporary parking for cars latest by last week of Sep. 2019 and took initiative and understand the requirement first under which volunteers team requirement comes first then number of parking available, unidentified cars detail information, Extra cars at basement, Visitor cars, two wheelers occupying space etc are the step wise process to execute car parking successfully. Also SGRWA & Parking committee explains the process to residents in details it is as per registry date & efforts are there to provide nearby slot of tower.

Firstly Car parking committee identified the 1110 parking in basement which reviewed by President and other board members for final approval after that Blue print prepared for the parking with the help of parking committee in which RFID is mandatory for all the cars to make this project successful along this Parallel information given to competent authorities and police for this project and request their support during parking arrangement and with regular rigorous efforts and a show of full enthusiasm of Parking committee and current body that we finally received 800++ parking forms on which work is under process with transparency and may be come to an end on last week of Sept:2019 with success for this project residents gave their approval & praised current body and Parking Committee and express their gratitude in the form of Thanks and given go ahead.

Amit Kumar
(President)

Amit Kr. Singh
(Vice-President)

Dr. Tarun Singh
(General Secretary)

Neetu Saxena
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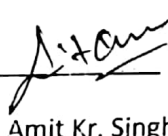
Constitution of Car Parking Committee:- Parking committee constitute with the help of following members in which Committee decided to make Mr V.K Agarwai as a chairperson/Convener for car parking committee:- Mr.V.K.Agarwal, Mr.PrashantJain,Mr. Anirudha Sarkar, Mr.AtulTyagi, Mr.AviyeetChakrabarty, Mr.HimarshuGovil, Mr.AtulSanghi, Mr.Pramod Singh, Mr. NeerajTyagi, Mr. Rahul Raj Anand, Mr. Ravinder Saini, Mr.S.K.Choudhary, Mr.SandeepChoudhary, Mr.Shripal Singh, Mr.Suman Pal, Mr.Yogesh Sharma, Mrs.AnjaliKansal.

After this there was a question/answer session in which some residents had some queries which were satisfactorily replied by board members.

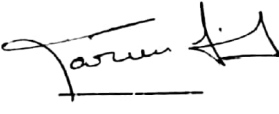
Finally the meeting ended with board members thanking all the residents for attending AGM and their continuous support and patronage.


Amit Kumar

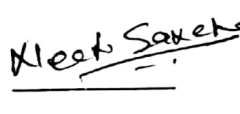
(President)


Amit Kr. Singh

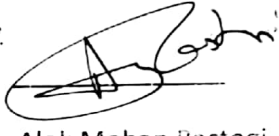
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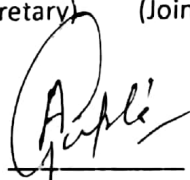
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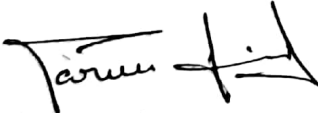

Alok Gupta

(Board Member)


Mr. Shashi Narain

(Board Member)

Thanking you



Dr Tarun Singh
General Secretary – SGRWA



CC:

- VC(Ghaziabad development Authority)
- DM(Ghaziabad)
- President(AOA) ✓