



File No. : 50714

02nd November 2021

To,
Deputy Registrar
Societies, Chit Funds and Firms,
Mohanpuri, Meerut - 250001

MINUTES OF MEETING – Annual General Meeting (AGM) Held on 24.10.2021

Dear Residents,

Thanks a lot for your kind support and participation in AGM held on 24.10.2021. Please find mentioned below detailed "minutes of meeting" of the same.

Welcome and Developments Updates:

The AGM was adjourned due to lack of proper quorum for the meeting, it was decided to wait till 10:30 AM for starting the proceedings and whatever number of members will be present at that same time will be considered quorum.

All the members were welcomed and greeted by Mr. Amit Kumar (President) and Mr. Alok Gupta (General Secretary) after that gave general updates on current status of the financial audit 2020-2021, COVID -10 – pandemic, replacement of faulty intercom phone sets, Ganga water connection, New lift flooring, Installation of Complaint/Suggestion boxes, Rulebook for Sunrise Greens, Formation of welfare committees, CCTV installation in lifts and common areas, RFID stickers on cars for entry and exit, Enhancing sports facility, Block-wise meetings, Water tanks cleaning, Lift pit area injection grouting, Electrical earthing system, Covering of shafts with RCC slabs, Open in gym central park and other miscellaneous development work carried out or under progress. And 2 min silence kept for 21 departed souls who left us in last COVID pandemic.

General Updates & Achievements/Initiatives (1st April 2020 – 31st March 2021):

Mr. Alok Gupta (General Secretary) gave general updates and a current status of achievements or initiatives in which he mentioned about following:

Fighting against COVID-19 Pandemic:

The nation underwent horrid times during the first wave and more so during the second wave. The Govt. authorities could not handle the magnitude of the COVID crisis. It was time for RWA's to step in, rise to the occasion and society needed hope and faith to fight this unimaginable pandemic. Few of them are as below:

- Sanitization of entire society including lifts.
- Arrangement of Mobile ATM vans.
- Basic amenities arrangements in society such as milk, vegetables, groceries, etc.
- Collection of Bio medical waste.
- Meals Arranged for senior citizens.

12-A, Ahinsa Khand-1, Indirapuram, Ghaziabad-201014, U.P.
Mohanpuri, Meerut - 250001



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

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

- 24*7 Helpline number.
- COVID fighter Whats-app group.
- COVID antigen and RTPCR tests.
- Arrangement of medicines, oxygen cylinders and beds for hospitalization.

Replacement of Faulty Intercom Phone sets:

Intercom in lifts are very important feature for our security. SGRWA made a process for scheduled checkup of all intercom phone sets to ensure that all intercoms should be functional. Initially 32 Intercom telephone sets found in not working condition in lifts and basements. All got replaced.

Ganga water connection:

Water is priceless and one cannot survive without it. It becomes more precious when Ganga Water directly comes to our water supply tanks. Understanding the need of an hour, SGRWA initiated the process to get Ganga water connection to our society. There were lots of challenges ahead. After continuous meetings & follow-ups with DA Authority and Meerut Divisional Commissioner, SGRWA successfully achieved the goal and get Ganga water line in October 2020.

New Lift Flooring:

To keep our lifts maintained, the flooring has been changed with new one. New PVC flooring was pasted after leveling the iron floor of the lifts which increases the life of flooring mats.

Installation of Complaint/Suggestion Box:

To keep the people connect with SGRWA, two complaints/suggestion boxes has been installed at G Block Maintenance office and RWA office at P Block. These boxes get checked every day and reviewed by the board members on every Sunday and ensure the possible resolutions.

Ongoing Initiatives and Other Projects:

Printed Rule Book for Sunrise Greens:

It was a long awaited task to have our own printed Rule Book to maintain our society as per the guidelines decided by the General Body & governing body of the society. We are happy to announce that the societies' rule book is ready to distribute and will soon delivered to your door step.

This book is based on the basic rules and regulations to be followed in the premises of the society as well as covering important information that may require time to time. This book includes the fundamental norms which are to be kept in mind to maintain tranquility in the society. Every topic has been covered properly with elaborated note points in order to make the residents comprehend it easily. To achieve maximum benefit from this initiative, everyone is requested to read the booklet thoroughly and abide by the points mentioned.

Formation of Sunrise Welfare Committees:

Objective of Committees: To find the scope of improvement in the welfare of the society and execute in association with Board, SGRWA constituted total 9 welfare committees for which we received responses from 39 volunteers.



CCTV Installation in Lifts and Common area:

By seeing the high demand from the residents, SGRWA has started the process to install 150 CCTV cameras in the lifts, common areas, -1, -2 & ground entry points. Survey has been already completed by the subject matter experts. Very soon we will announce the members of CCTV Committee who will be responsible for evaluating & finalizing vendors and successful execution. We will keep posting the updates with the residents.

RFID Stickers on Cars for Valid Entry/Exit:

To make our society more secure, we are in process to bring digital way to allow entry of cars in our society. There will be a smart technique to allow only authorized cars inside the society. Boom Barriers at main gate will automatically identify the authorized cars to be entered in the society. Also it will notify on your iSocietymanager App about the entry & exit of your car. There will be more features which will be updated to you time to time.

Enhancing Sports Facility:

In a bid to upgrade sports infrastructure in the society, SGRWA has undertaken several projects. These include:

- Badminton court
- Basketball court
- Football ground upliftment.

We have seen in last 1.5 years our kids have been completely stuck at home and their physical activities are largely halted, which made it even more important to us to have better sports/recreational activities in the society itself.

Block-wise Meeting:

The purpose of block wise meeting with residents, board members and RWA staff is to understand block level concerns related to housekeeping, seepage, block level developments and other issues which can be addressed quickly and board can make direct connect with residents in order to reduce gaps between RWA staff and board.

This also helps to understand the performance our RWA staff, technical staff, housekeeping staff and other vendors as well so that board can take any corrective actions.

Water Tanks Cleaning:

Health is the first priority for us and since we are drinking boring water as well as Ganga Jal which get stored in underground main tank then sent to overhead tanks to use directly in flats. In year 2019 overhead water tank were cleaned by the professional team and we are lining up cleaning of our underground water tank as well as Overhead water tanks of every tower.

The process to clean the main water tank has been initiated. SGRWA is meeting with subject matter experts and evaluating the challenges. SGRWA is also meeting with vendors to evaluate their strength and strategy to clean such a big water storage tank. Updates on the same will be updated to all residents very soon.

Way forward & Upcoming Projects:

Lift Pit Area Injection Grouting:

It has been observed water logging from market area comes to lift pit of – C, J, E, A,O & P block that let to damage the lifts essential parts which ultimately not cover under AMC & cost additionally. Therefore, we are looking forward to it and the process will start soon.



Electrical Earthing System:

Electricity has provided countless benefits to people, but it still remains one of the most deadly elements readily available in our daily lives. Unless you have already grounded your electrical systems. So, this is next target to do electrical earthing very soon.

Covering of Shafts with RCC Slabs:

As our shafts on terrace are open and during rainy season the rain water enters the shafts resulting in occurrence of seepage in flats which has always been a big challenge for us. To overcome from this challenge SGRWA is planning to cover the shafts with RCC slabs on the top of the shafts.

Open Gym in Central Park:

A diverse outdoor recreation system contributes to community capital by providing a high quality of life for residents. With increasing urbanization, communities are continuously seeking new ways to provide outdoor spaces and activities to residents, and outdoor exercise is one ideal option. On our resident's feedback and request an open gym at Central park is a new undertaking of SGRWA for upcoming year.

Legal updates & Financial Updates:

Recovery from Defaulters	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	SGRWA filled multiple complaints and issued legal notice to JIDPL. After takeover from the builder, SGRWA filled multiple complaints to G.D.A. and went to Allahabad court to take stay on building possession and other assets. In counter of it SGRWA file the reply in court along with its petition disposed to have G.D.A. instruct further for the resolution of dispute. G.D.A. ordered to JIDPL for joint meeting in Jan 2020 but due to COVID pandemic meeting was postponed by G.D.A. n JIDPL. We have issued fine demand letter to G.D.A. and expecting meeting very soon to close IFMS.
Parking Legal Case	JIDPL file the case against RWA on parking arrangements and requested for stay order. On this counter petition filed by SGRWA and reply with appropriate proof source to the court & we have requested to disown the case as early s possible.
Service tax	For refund of Service tax. Legal noticed issued
Civil suit	Hearing for case- 660/658/659/651/657/672/662/18/18/36/2019.
Audit report	April 2020 till Mar 2021

Finance & Accounts Updates:

Mr. Alok Mohan Rastogi (Treasurer) along with Mr. Happy Kumar (Joint Treasurer) informed the member that audit for F.Y. 2020-2021 has already been shared with residents in the annual report. Total income details and expenditure done in F. Y. 2020-2021 shared with residents. They shared total financial figures for the period 01st April 2020 to 31st March 2021 under different head like maintenance, electricity etc. and also gave financial updates of seepage and repair project. They also informed that approximately an amount of 1.14 Crores is due up to 31st March 2021 on some residents against maintenance/painting project and requested them to pay their dues immediately.



Challenges and Current Issue:

- Re-occurring of seepage issues
- Encroachment outside and within society
- Fear of wave 3 of COVID-19
- Infrastructure of Sunrise Greens getting old

Resolution for Approval:

- **Audit and replacement of PPR pipelines:**
Audit through an expert team and suggested corrective actions to be taken for all shafts (around 250) PPR Pipelines. These pipelines are getting older and the frequency of their deterioration are increasing.
- **Audit and Maintenance DG/Electrical Infrastructure:**
Corrective measures to be taken after audit by an expert team of our DG set and Electrical Infrastructure.

*****All above three resolutions has been passed in AGM 2021 by general body with majority.***

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

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

Thanking You..!

Sunrise Greens Residents Welfare Association

Mr. Alok Gupta General Secretary

General Secretary – SGRWA

CC:

- VC (Ghaziabad Development Authority)
- DM (Ghaziabad)
- President (AOA)