

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

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

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



File No: - 50714-M

28 January 2024

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

MINUTES OF MEETING – Annual General Meeting (AGM) Held on 14.01.2024

Dear Residents,

Thanks a lot for your kind support and participation in AGM held on 14.01.24. Please find mentioned below detailed "minutes of meeting" of the same.

➤ Welcome & Development updates

The AGM was supposed to start sharp at 11 AM but due to low attendance/quorum it was unanimously decided to wait till 11:20 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. Kiran Seth (President) and Mr. Suchit Singhal (Secretary) after that, presented general updates to members on current status of the complete and on-going development activities.

General Updates & Achievements or Initiatives (7th May 2023 – 14th January 2024)

Kiran Seth
(President)

Shashi Shekhar Pandey
(Vice- President)

Suchit Singhal
(Secretary)

Anupama Tripathy
(Jt. Secretary)

Shalender Mishra
(Treasurer)

Nishi Talwar
(Jt. Treasurer)

Ajay Aggrawal
(Board Member)

Dr. Navendu Goswami
(Board Member)

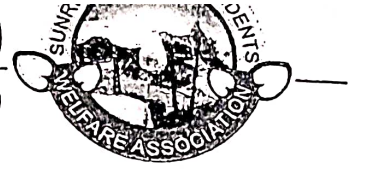
Gajendra Singh Rawat
(Board Member)

प्राप्त किया

02-02-24

कार्यालय डिप्टी रजिस्ट्रार
फर्म्स सोसायटीज तथा विदस
पिकरा विहार, मोहनपुरी, मेरठ

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Mr. Suchit Singhal (Secretary) gave general updates and shared the current status of achievements or initiatives as follows: -

- ✦ A long-delayed ground water tank and 16 overhead water tank cleaning was completed with 1.2 lakhs in expenses for clean water.
- ✦ Redevelopment of Visitors' Parking lot behind block A for approximately 1.5 lakhs
- ✦ Complete pending / unavailable vendor contracts like Billion Broadcast, Website, Service Kart, DG, Gym AMC, Scrap dealer, etc.
- ✦ Implemented boom barriers & and RFID integration for an extra layer of security, which required an annual investment of about 1 lakh
- ✦ An investment of approximately 1.8 lakhs has been made in the long-pending Fire Fighting System Revival as required by the government.
- ✦ An investment of approximately 2 lakhs was made for the revival of the DG cooling tower, including providing Ganga water to the DGs.
- ✦ LT Panel Automation and Servicing for efficient electric supply, which is recorded as a new asset with an investment of approximately 8 lakhs
- ✦ In response to the ON emergency, SGRWA had to repair DG#4 to restore power to residents and invested about 14 lakhs in the project.
- ✦ Approximately 1.5 lakhs will be invested in a Block Hall Renovation for society residents.
- ✦ Planned preventive maintenance (PPM) for each floor 200+ meter room with an expense of approximately 60,000 rupees for all floors and 500+ lift doors.

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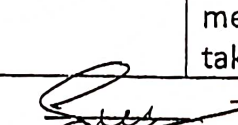
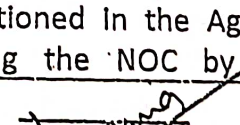
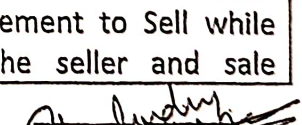
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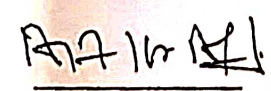
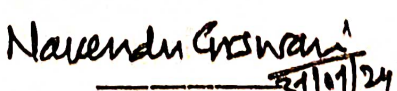



Mr. Shailender Mishra (Treasurer) informed the members that audit for F.Y. 202-23 has already been shared with residents in the annual report. Total income details and expenditure done in FY 2022-2023 shared with residents. They shared audited financial figures for the period 01 Apr 2022 to 31st March 2023 under different heads like maintenance, electricity etc. The audit books for the said FY 2022-23 are now closed by the approval from the house.

Resolution for approval:

Subject	Status
Reduction of Interest Charges from 18% to 12%	The board proposed to members to reduce the interest charges to be applied in FY 2023-24 from 18% to 12% for the defaulters. Few members were of opinion that 18% should remain as it is otherwise we will encourage more residents to default on maintenance payments. Some residents having CA background suggested that 18% interest cannot be charged because SGRWA needs to calculate the cost of the capital. The issue remained inconclusive in view of no clear mandate from residents
Closure of Dormant bank accounts	The SGRWA Board proposed to members to give their approval for Closure of account with Bank of Maharashtra which is dormant and bring those funds to our current operating account so that those funds could be utilized for development activities. The proposal was approved by all Members present.
NOC Charges on Circle Rate instead of Sale Consideration	President, SGRWA with a view to reduce the discrepancy between the sale consideration mentioned in the Agreement to Sell while taking the NOC by the seller and sale

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 Shashi Shekhar Pandey (Vice-President)
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- ✦ Change in Club house, Gym membership for allowing all members of the family and also removal of the penalty on renewal of membership in a Financial year
- ✦ Recruitment of a dedicated staff (technical estate manager) for electrical, mechanical and other technical services of society
- ✦ Gym CAMC renewal; repair/replacement of machines, new procurements (e.g., stepper, weights, benches etc.) and modernization of gym with electrical and peripheral additional arrangements.
- ✦ Implementation of new pet policy by non-allowance of pets in basements (except in exigencies) mandatory requirements of scoop/paper, data collection of pets, signage, provision of penalty clauses on offenders of cleanliness
- ✦ Steps take to resolve the issue of noise/nuisance from late night market area surrounding the society

Challengès & Current issues:

- ✦ Unhygienic Conditions & Encroachment prevailing around society
- ✦ In addition to damaged base structure, seepage in basements further damages the structure of high rise building
- ✦ An Order passed by the Commission for Air Quality Management in National Capital Region and Adjoining Area vide Advisory No. #9 dated 28/6/2023 and Direction No. #76 dated 29/9/2023 of diesel generators, all DG sets should be converted to CNG immediately, this involves a significant investment.
- ✦ The available DG can only support 2000 KVA of generator output, while the demand is approximately 3500 KVA.

Finance & Account updates

Kiran Seth

(President)

Shashi Shekhar Pandey

(Vice- President)

Suchit Singhal

(Secretary)

Anupama Tripathy

(Jt. Secretary)

Shallender Mishra

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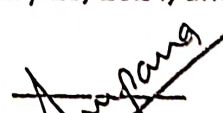
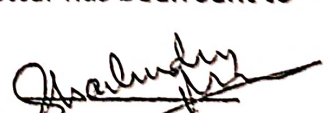

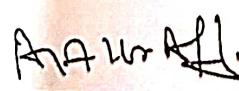
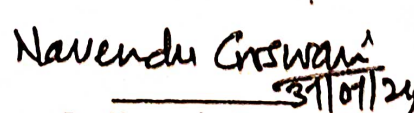

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	<p>consideration mentioned in the Sale Deed (Registry), proposed to change the base amount to Circle Rate instead of sale Consideration mentioned in the Agreement to Sell.</p> <p>Majority of the members agreed for the same however some residents cited violation of SGRWA Bye-laws in doing that.</p>
Repair of Expansion Joints, Beams and Pillar Repair	<p>SGRWA apprised the members of association present in the meeting with the dilapidating condition of Expansion Joints result in corrosion of Beams and Pillars which need urgent repair for the structural integrity of the Building. The seepage committee will drive this project with the guidance of the SGRWA Board.</p> <p>The Board sought approval for the execution of the Project which was granted by majority of those present on the condition that Board and the committee together will work out the costing of the Project and hold a special meeting to take the approval of the same before starting the project</p>

Shank

SGRWA was requested by residents of sunrise greens indirapuram to begin work on seepage, shaft expansion, and base structure repair based on their request and the unavoidable requirements of the building structure. According to the deputy registrar's recommendation, SGRWA presidents visited the deputy registrar on January 16, 2024, and a letter has been sent to

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Shawl

the SDM Sadar regarding this emergency repair requirement.

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.

Thanking you

Suchit Singh
Secretary – SGRWA

CC:

- Deputy Registrar, Meerut(UPRFSC)
- DM(Ghaziabad)
- President(AOA)

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(President)

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