

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

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

फाइल नं: M-50714
Email: sgrwaoffice@gmail.com | Website: www.sgrwa.in



दिनांक: 09/12/2024

सेवा मे,
डिप्टी रजिस्ट्रार, फर्म्स, सोसाइटीज एण्ड चिट्स,
गुलधर, राजनगर एक्सटेंशन
गाज़ियाबाद

विषय : 2023-24 वार्षिक साधारण सभा (AGM) की कार्यवाही का विवरण एवं आवश्यक कार्रवाई हेतु प्रेषण

महोदय,

हम, आपकी सेवा में 1 दिसंबर, 2024 को आयोजित वार्षिक साधारण सभा (AGM) की कार्यवाही का विवरण (Minutes of Meeting) प्रस्तुत कर रहे हैं। यह AGM हमारे AOA मेंबरस की उपस्थिति में 1 December 2024 को सायं 6 बजे आयोजित की गई थी, जिसमें कई महत्वपूर्ण विषयों पर चर्चा हुई और प्रस्ताव पारित किए गए। इस AGM में मुख्य रूप से निम्नलिखित विषय शामिल थे:

1. 2023-24 के वार्षिक लेखाजोखा और रिपोर्ट को पारित और स्वीकृत करना।
2. सोसाइटी की मरम्मत और रखरखाव के लिए महत्वपूर्ण प्रोजेक्ट्स की स्वीकृति।
3. पूर्व बोर्ड द्वारा वित्तीय और प्रशासनिक मामलों में अनियमितताओं की समीक्षा।
4. कानूनी समिति (Legal Committee) का गठन और निवासियों द्वारा अनुमोदित अन्य आवश्यक कदम।

इस पत्र के साथ AGM की कार्यवाही (Minutes of Meeting) संलग्न है, जो आपकी जानकारी के लिए प्रेषित की जा रही है।

आपसे अनुरोध है कि इसे रिकॉर्ड्स में शामिल किया जाए।

धन्यवाद,

Sunrise Greens Residents Welfare Association

डॉ० तरुण सिंह

Secretary

(सचिव) SGAOA



09/12/24
कार्यालय डिप्टी रजिस्ट्रार
फर्म्स सोसाइटीज एवं चिट्स
गाज़ियाबाद (उ०प्र०)

संलग्नक:

1. AGM की कार्यवाही का विवरण (Minutes of Meeting)

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Minutes of Annual General Meeting (AGM)

FILE No: M- 50714

Date: Sunday, December 1, 2024

Time: 6:00 PM

Venue: Near E-Block, Sunrise Greens

Agenda:

1. Welcome Address by the President
2. Presentation and approval of upcoming projects, including:
 - A. Building repair, seepage control, and painting
 - B. Installation of lift in Basement -3
3. General Updates by Secretary for FY 2023-24
4. Presentation and approval of the Annual Report for FY 2023-24
5. Presentation and approval of the Audited Financial Statements for FY 2023-24
6. Any other matter with the permission of the chair
7. Member queries and suggestions for improving SGRWA governance
8. Open Forum and Member Discussion

1. Welcome Address by President

The meeting commenced at 6:00 PM; however, as the requisite quorum was not available at 6:00 PM. The Secretary made an announcement and adjourned the meeting for 15 minutes. After another adjournment of 15-minute, it was assumed that the members present will constitute the quorum. The meeting officially began after 6:30 PM with a short Welcome address by President and after referring to the AGM notice that was issued on 29th November 2024.

2. Financial Approvals for Key Projects

a) Installation of Lift in Basement -3:

- Approval was granted for the installation of one lift in the -3 basement at an estimated cost of ₹20 lakhs (+10% contingency provision).
- The expense will be charged on a per-square-foot basis of flat area and deducted from members' prepaid maintenance balances. Once the ordering process is completed.

b) Building Repair, Seepage Control, and Painting Project:

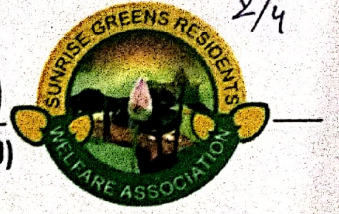
- Approval was granted for the comprehensive repair, seepage control, and painting project including following works :



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- For Prevention of Seepage:
 - Replacement of expansion joints.
 - Covering and repairing of shafts.
 - Plumbing repairs for leaking pipes and joints.
 - Water tank repair and waterproofing.
 - Installation of AC water drain pipes.
 - Rainwater drainage and rainwater harvesting systems.
- Structural Repairs: Concrete Beam & Column etc
- Plastering
- Painting
- Other Works: Shaft Duct Covers, Clubhouse repair/renovation & other improvement initiatives

At a total estimated cost of ₹9.25 crore (excluding GST with 10% contingency provision).

- The expense will also be charged on a per-square-foot basis of flat area and deducted from members' prepaid maintenance balances. The deductions will be done over 18-24 month period as the project progresses and will begin once ordering / tendering process is complete.
- c) Members approved making provision for Sports facility for Box Cricket, Basket Ball and Volleyball at expense of around Rs 3 Lakhs.

3. Presentation of Annual Report

During the AGM, the Secretary presented the Annual Report for FY 2023-24, which highlighted serious instances of financial mismanagement and governance lapses during the tenure of the previous board. The audited financial statements and balance sheet were approved by all present.

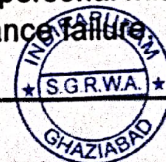
However the members expressed strong concern over the observations of the statutory auditor regarding – award of **unauthorised waivers** of Rs 6,34,969 to few members by the previous board in 2023-24, and another waiver of Rs 74,011 in the month of April 2024) and the auditor notes about the absence of stock registers for diesel and electricity meters.

Members shared their grave concerns on the significant loss to society from these **unauthorised waivers** granted without their approval and urged initiating necessary legal steps to address the serious discrepancies and mismanagement of funds in this matter including – initiating legal proceedings for recovery and to hold the responsible individuals accountable.

Members also referred to how the then secretary, Mr. Suchit Singhal, misused ₹20,000/- from society funds for a **personal legal case** by misrepresenting the expense as related to society matters. The payment was made to an Agra based lawyer and the notice for above was issued to Mr Suchit Singhal by the then President Mr Kiran Seth on June 7th 2024. During the discussion Mr Suchit Singhal also accepted that this payment was made. Members unanimously agreed that this constitutes misappropriation of funds and directed the current board to initiate appropriate legal actions, including recovery proceedings against him.

Members unanimously expressed concerns that these unauthorized waivers, personal misuse of funds, and missing records have caused significant financial harm and were governance failure.

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4. Formation of a Legal Committee for IFMS & Service Tax

A resolution was passed to form a **Legal Committee** to assist the RWA in managing important legal matter of IFMS and Service Tax.

5. Other matters with permission of chair – Misuse of society letter heads

During the AGM, members expressed serious concerns regarding the misuse of society letterheads by certain members of the previous board to communicate with the Deputy Registrar (DR) after the declaration of election results on June 16, 2024 and formation of new board. It was discussed that these people participated in elections and after the results were declared they engaged in these illegal activities. Such actions constitute a clear breach of trust, misrepresentation, and unauthorized use of society official stationery for personal or ulterior motives. The members resolved to initiate legal proceedings against the individuals involved viz - Mr Gajendra Singh Rawat, Mr Shashi Shekhar Pandey, Mr Suchit Singhal, Mr Shailender Mishra and Mrs Anupama Tripathy - for - Unauthorized use of Society official letter heads, Misrepresentation and other applicable legal violations. The AGM directed the current management committee to lodge formal complaints with the appropriate authorities to ensure accountability and prevent such incidents in the future.

6. Points of Discussion and Key Concerns

The following key concerns and challenges were also discussed by members:

- **Lack of Proper Handover:**
 - There was no formal handover of critical files (like DR File, Legal File DG vendor file, automation order details etc), DG assets, and operational documents from the previous board. This has created challenges in managing operations and addressing past issues.
 - During the meeting AOA members raised the point that strict legal action must be initiated against the office bearers of the 2023-24 board, who failed to provide a proper handover and caused significant hardship to the society, was unanimously approved by the members. Further, it was proposed and approved that such individuals, upon legal determination of their misconduct, should face appropriate disciplinary measures, including restrictions on future participation in AOA governance, as permitted under applicable laws and by-laws
- **Financial Mismanagement and Prudence:**
 - During the tenure of previous board from June 2023 to June 2024 society suffered a loss of ~ 87 Lakhs and the 4 DG sets were rendered unusable in very poor condition.
 - There was a serious **depletion of bank balances** under the previous management, reducing the funds available for society operations. From Rs 1.23 Cr in May 2023 to only 64 Lakhs in June 2024.
 - The **unauthorized financial waivers** (₹7.08 lakhs) granted without any approvals or resolutions have also resulted in financial losses.



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- Expenditures, such as on the automation project, were made without proper approvals, and the system was discarded after a short period, leading to a waste of ₹8.13 lakhs.
- Everyone had expressed concern on the 3 times increase in legal expenses and 5 times increase in expenses of AC repair
- Excessive payments were made to DG vendor M/s SK Enterprise for non-functional equipment, further draining society resources.
- Members expressed concern that the old DG vendor M/s SS Power has also reportedly sent a legal notice for recovery of ~ 21.04 Lakhs to SGRWA. Since the handover did not happened and important files including the legal file are missing, hence the details could not be confirmed.

● Approval for reviving cases against defaulters :

- The old pending cases against defaulters needs to be followed up in different courts and appeal should be filed in the cases where an adverse order against the SGRWA has been passed.

● Update on the progress made by new board

- Members appreciated the work done by new board in last 5 months including – Hall for Senior Citizens, DG power back, CCTV (where 96 cameras have been installed & inaugurated and some more camera & necessary items needs to be ordered), Central Park Repair & Beautification, Society Signage Repair, Extension of AMC of OTIS & water tank cleaning etc. The new board's transparent tendering process was appreciated.

Closure of Meeting

The meeting concluded with a vote of thanks to all attendees. The President reaffirmed the commitment of the board to transparent governance and continuous improvement in society's administration.

Signature

President

Mr Amit Kumar

Vice-President

Dr Priyanka Sinha

Secretary

Dr Tarun Singh

Treasurer

Mr Vishal Bhargava

