

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

Dated : 29.10.2025

The Deputy Registrar
Guldhar, Raj Nagar Extn.,
Ghaziabad-201001 (U.P.)

Respected Sir,

As per the provisions, the adjourned AGM was **reconvened after 48 hours**, and successfully held on **Sunday, October 12, 2025 at 06:00 PM**, with due quorum (of 147 AOA members). The Minutes of this reconvened meeting are hereby enclosed for your kind records and reference.

1. Notice of AGM dated October 10, 2025
2. Notice of adjourned AGM dated October 12, 2025
3. Attendance sheet of the AGM of October 12, 2025
4. Minutes of adjourned AGM dated October 12, 2025
5. Balance sheet of FY 2024-25

We request your kind perusal and necessary updation in the records of the Registrar's office.

Yours sincerely,

Dr. Tarun Singh
Secretary, SGAOA/SGRWA



30-10-25

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: M-50714

Date: 29.10.2025

To,
Deputy Registrar
Firm Societies & Chits
Guldhar, Raj Nagar Extn.
Ghaziabad-201009 (U.P.)

Minutes of Adjourned/reconvened Annual General Meeting (AGM) October 12th 2025.

(Following Adjournment on October 10, 2025)

Date: Sunday, October 12th 2025

Time: 06:00 PM

Venue: Near Maintenance Office, E-Block, Jaipuria Sunrise Greens, Indirapuram, Ghaziabad

Meeting Type: Annual General Meeting (adjourned as per clause 16 of model bye-laws under UP Apartment Act 2010 and rules framed thereunder; due to adjournment of AGM on 10 AM, October 10, 2025 due to lack of quorum)

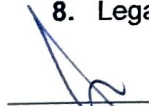
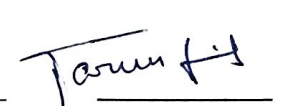
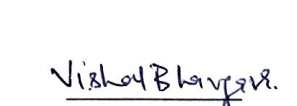
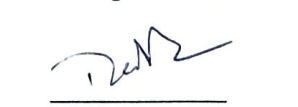
Quorum: Achieved as per clause 16 of model bye-laws under UP Apartment Act 2010 and Rules framed there under

The AGM originally convened on Friday, October 10, 2025, at 10:00 AM was adjourned due to lack of quorum. As per prescribed procedure, the meeting was adjourned after 48 hours, on Sunday, **October 12, 2025**, at 06:00 PM, after giving due notice for adjournment with due quorum and held successfully.

The MOM of the AGM held on October 10th and its adjournment notice were duly submitted to honourable DR office (via email) on October 11th 2025.

Agenda for the Adjourned GBM

1. Attendance / Roll Call.
2. Welcome Address by the President
3. General Updates by the Secretary for FY 2024-25
4. Resolutions/Approvals in AGM
5. SGRWA Audit
6. Project Payment Approval Process.
7. Presentation of Audit Report FY 2024-25 by Treasurer
8. Legal Updates.

 President Mr. Amit Kumar	 Vice-President Dr. Priyanka Sinha	 Secretary Dr. Tarun Singh	 Treasurer Mr. Vishal Bhargava	 Jt. Secretary Mr. Susanta Kr. Sahu
 Jt. Treasurer Mr. Atul Kr. Sanghi	 Board Member Mr. Alok Kr. Gupta	 Board Member Mr. Rakesh Thakur	 Board Member Mr. Satyadeep Parashar	

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1. Roll Call/Attendance:

Adjourned GBM of October 12th 2025 was attended by 147 AOA Members (attendance sheet enclosed).

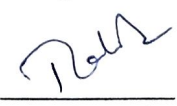
2. Welcome Address by the President:

Mr. Amit Kumar (President) welcomed all the bonafide AOA members on 12th October 2025 to adjourned Annual General Meeting (AGM) of Sunrise Greens @ 18.00 hrs which was further extended by 25 minutes to complete the quorum. President extended his gratitude to each AOA member for taking out the time to attend the AGM, despite their busy schedules.

The President also presented the **Society's Development Overview** for the past year and stated that our society has made significant developmental strides in various aspects. A number of developmental activities have been undertaken and are being pursued throughout the year. Amongst them **Plumbing Repair Work, Seepage Repair Work** are the major ones and it surely required every residents' support and participation. The President also applauded and encouraged all the volunteers, and other residents for their active participation and contribution in society's developmental activities. Later the President invited the General Secretary (Dr. Tarun Singh) for sharing the Society Updates for FY 2024-25.

3. General Updates by the Secretary:

Dr. Tarun Singh welcomed all the AOA members and shared general updates including the successful **CCTV Execution Phase-1**. The Secretary stated that the real achievement lies not just in installation but the manner in which it was achieved. This was accomplished through careful **Vendor Selection, Transparent Processes** adopted and massive Resident's Support. In addition to the installation of CCTV, the RWA Team also fulfilled the "**UNINTERRUPTED POWER SUPPLY PROMISE**" that they made in FY24 that "**out of 365 days in a year we will ensure Regular Electricity Supply for 364 Days**" by way of adopting best possible solution for **DG Backup System** and further strengthening and improving the **Entire Internal Distribution Infrastructure** with **Preventive Maintenance** carried out on ACBs, VCBs, and Transformers to ensure uninterrupted power supply in the society. All AOA members duly acknowledged and appreciated the efforts made and results achieved in this regard. The Secretary also provided a detailed update regarding **Basement 3 Lift Installation** which got approved in AGM in December 2024 and again in Revised Adjourned AGM in April 2025. Over 300++ families with parking in basement -3 benefited with the successful installation and operation of this new lift. The task was never simple and smooth, Baseless Complaints, Misleading Campaign, Safety Compliance etc. were amongst the many challenges/hurdles which came across in the due process, however the RWA Team never lost any hope, and successfully accomplished this historic milestone of lift installation in Basement 3 for the betterment of society's residents.

 President Mr. Amit Kumar	 Vice-President Dr. Priyanka Sinha	 Secretary Dr. Tarun Singh	 Treasurer Mr. Vishal Bhargava	 Jt. Secretary Mr. Susanta Kr. Sahu
 Jt. Treasurer Mr. Atul Kr. Sanghi	 Board Member Mr. Alok Kr. Gupta	 Board Member Mr. Rakesh Thakur	 Board Member Mr. Satyadeep Parashar	

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The Secretary also provided other updates regarding other achievements like: (a) Facelift of **Wellness Centre** and adding newer facilities of **Physiotherapy** therein; (b) Face lift of **Sports Facility** where major highlight has been the addition of a **Basketball Half Court**; (c) Creation of **Sunrise Shopper's Stop WhatsApp group**, (d) **Kids Play Area Renovation**, (e) Revival of **PARK+ & Boom Barrier System**. RFID & Boom Barrier work is on and it will be operational in another month's time. It covers **Adoption of Smart Technology** along with **Long Term Financial Prudence**. The residents were also briefed about the **Cultural Activities and Programmes** organized last year and in the present year.

The Secretary shared detailed Information and Required Compliances as per the **New U.P. Lift Act**: In Sunrise Greens majority of the lifts were installed at the time of possession of flats in the year 2006 and few of them got installed in the following year 2007. It was therefore shared with the residents that as per the U.P. Government Lift Act and Rules, the Lift's Operational Age has been considered as 20 Years, and once this Operational Age has been achieved, then as per the Act, we will be left with no option but to replace all of these 20 years old lifts. Though it is still under negotiation and we are expecting some relaxations to be provided under the Lift Act in the favour of High Rise Societies.

In summary, all the Sunrise Greens AOA Members highly appreciated all the projects and further ensure to extend their full support in future also towards the society's developmental activities.

4. Resolutions Passed Unanimously in AGM:

a) **For Building Repair project:**

The members noted that the actual condition of the building was significantly worse than initially assessed, with several new problem areas emerging during the project execution.

The AGM accordingly approved an authorization for the board to carry out all **Additional and Essential Repair Works — including Plumbing, Expansion Joints, Plaster, Concrete, Seepage Control, Pavement, and other Civil Rectifications —** as may be required.

b) **New Ganga-Jal Connection:**

Indirapuram Water Level is depleting day by day. Presently it has dropped down from 180 feet to 200 feet and currently the existing Ganga-Jal water supply is proving to be inadequate for our community's daily needs. A Resolution was passed in this AGM where most of the residents voted in favour of obtaining a new Gangajal connection (second connection in our society) with an approx budget of Rs. 12.00 lakh (which shall include material, labour, official connection charges, etc.) excluding taxes.

c) **Appointment of a new Auditor:**

Board also addressed the current scenario mentioning that auditor has expressed his inability to continue. Hence resolution passed in AGM for appointment of new Auditor (Chartered Accountant) for FY 2025-26. Most of the AOA members agreed upon it and supported it.

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d) Lift OVF Drive Approval:

It has been observed that the lift drives are getting malfunctioned very frequently, largely due to the completion of their operational age, and these are not covered under AMC because this model has now become obsolete. Many a times situation arises when we have to face 'Larger than Usual' Down Time due to malfunctioning of these Lift Drives as presently we don't have any backup for these. To avoid any untoward emergency situations, the Board therefore proposed for buying new lift drives which are not covered under OTIS AMC. We have two different models lifts. So, the board proposed to buy total 03 drives as per the current requirement.

- Drive type 1: Approx 3.5lakh
- Drive type 2: Approx 4.5 lakh

e) Interest waived off 50% by 31st December 2025 (old dues):

SGRWA has proposed an advantage to the Members who have old outstanding maintenance / painting dues and offered that those residents who clear their entire outstanding dues by 31st of December 2025 will be eligible for a **50% waiver on the Interest Levied** on those dues. We have provided an opportunity to the residents to settle their dues within the stipulated period and maximum AOA members agreed on it and supported it.

f) Interest to be levied on the outstanding on flats who have not yet paid the Building Repair Project (current on-going project):

Those members who have not yet paid the outstanding of Building Repair Project (current on-going project) are requested to clear the same on or before 31st of October 2025. We have informed the same through a notice dated 14.10.2025 that failure to make the payment by the above date will attract interest charges at the rate of 18% per annum, calculated from the original due date or starting date of deductions on the outstanding amount and the majority of the AOA members agreed upon it and supported it, considering that the Maintenance Funds are essential for the Upkeep and Repair & maintenance of the residential property.

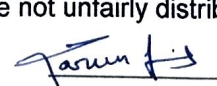
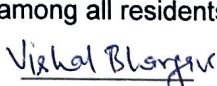
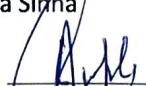
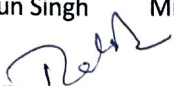
g) Settlement of account of 2 flats:

It was also proposed during the AGM that Flat no. K-704 and K-1201 had deposited certain amounts approximately 9-10 years ago in the Bank of Maharashtra. However, it was noted that the previous management/board had withdrawn these funds from the said bank account but the amount were not credited or settled to the respective flat's accounts.

After due discussion, the AOA members unanimously agreed to settle/deposit the said amounts back into the accounts of Flats K-704 and K-1201, thereby rectifying the pending discrepancy.

5. SGRWA Audit:

We have shared the DR's order 54(I) dated 07.04.2025 in the AGM, the AOA members proposed that if a Third-Party Audit is being conducted every year by a certified auditor, then a separate audit of 15 years is not required. If the resident (complainant) is willing to get this audit done through an external auditor then the cost of the same should be borne by the said resident (complainant) and the total cost incurred for the audit shall be debited to the respective resident's flat account. The proposal aims to ensure that the expenses arising from complaints for audit requests made independently by complainant are not unfairly distributed among all residents.

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6. Project Payment Approval Process:

AOA members appreciated how all building repair project-related payments are released after multi-level verification — including measurement verification by the site civil engineer, confirmation by Estate Manager (civil & plumbing), Accounts & Finance and scrutiny by the Building Repair Committee. It was noted how bills are processed only after committee approval and documentation of work completion, ensuring full transparency and accountability.

7. Presentation of Audit Report FY 2024-25:

The Audit Report for the financial year 2024–25 was presented by the Treasurer during the AGM which has been approved by the AOA members. The report detailed the society's financial activities, including income, expenditure, and fund utilization for the year. A copy of the same has already been distributed to all AOA members in their flats.

8. Legal Updates:

a) Re-Hiring of old civil lawyer and appointed a new law firm:

The current board has officially reappointed former legal consultant Mr. Chhabila Yadav, as the advocate for the SGRWA. This decision comes after a careful review of the past legal proceedings and representation issues, as a result, SGRWA suffered significant legal setbacks, including lost in few civil cases that could have been prevented with diligent representation, further SGRWA has appointed a new Advocate Firm to deal with the criminal cases. This decision has been resolved / approved in the AGM unanimously by the AOA members.

b) Appeal for 03 recovery cases against defaulters:

These recovery cases were unfortunately lost due to a complete lack of representation due to non-appearance of previous management/AR in the court. This led to adverse judgments, causing setbacks for the organization and raising concerns among residents, we have taken a corrective step by filing appeal on civil recovery cases against the defaulters and the majority of the AOA members agreed upon it and supported it.

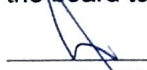
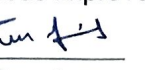
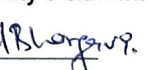
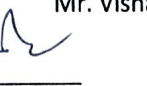
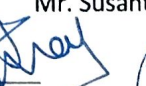
c) Formation of legal committee for IFMS & Service tax:

Communication with GDA has been re-initiated from July 2024, along with renewed correspondence with JIDPL to address the unresolved issues. As a result GDA has fixed a meeting with JIDPL but they didn't turn up. In accordance with the resolution passed in the Annual general Meeting (AGM) held on 13, 2025, the new board has constituted a Legal Committee to bring focused oversight and action to all pending legal matters and the details has already been published in the notice and the name of the committee members are as follows:

1. Mr. Dinesh Goel (F-1501)
2. Mr. Avijit Roy (B-1401)
3. Mr. Ravinder Saini (O-704)
4. Mr. Shwetant Shantanu (H-602)
5. Mr. Susanta Kr. Sahu (A-1004, Joint Secretary)

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.

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