

## MINUTES OF GBM DATED 05.01.2025 - GS AOA

BOM of GS-AOA had decided in their meeting dtd. 31.12.2024 to call Special General Body Meeting (GBM) of Gaur Saundaryam Apartment Owners Association (GS-AOA) on 05.01.2025 (Sunday) in Banquet Hall, Gaur Saundaryam, Noida Extn., Gautam Budh Nagar, at 10:30 AM, with objective to share updates/ developments about society and on MOT/ handover.

### ATTENDEES:

A total of **112** owners/ co-owners were present in this meeting, including 09 Board members of GS-AOA.

### WELCOME ADDRESS:

Shri R K Gupta, President GS-AOA, warmly welcomed all the residents present and extended his New Year wishes. He outlined the agenda for the meeting and encouraged attendees to note down any queries or suggestions for discussion and clarification during the proceedings. With this, the meeting was officially called to order.

Shri Ashish Singh, Secretary, provided a comprehensive update in line with the agenda points, emphasizing key aspects of the Memorandum of Transfer (MOT) process, Society updates and future plans. **The Agenda points wise details are as mentioned below:**

1) The Annual GBM was called on 29.09.2024, and its minutes were circulated among members on 06.10.2024. The secretary read out the major points of the minutes, and the house had approved the same.

### 2) UPDATES ON MOT RELATED POINTS:

Secretary informed that society has been handed over from Builder in Jan'24 after signing of MOT after marathon negotiations, which went for 08 months. The updates on the following major MOT points are as under:

a) **IFMS:** The total IFMS amount received till date is INR 8.43 Cr. and same had been kept in term deposit with IDFC Bank. For rest of the IFMS and reconciliation amount works out to be INR 52.61 Lakhs for which Gaursons has committed to return before 31.01.2025. Several Meetings were held with Gaursons in their Corporate Office in order to expedite the same. Post settlement of dues and bills with PVVNL, security deposit of INR 1.03 Cr. shall also be refunded by Gaursons.



- b) **Electricity Connection:** As per the decision agreed upon in the MOT, a new 7500 KVA power connection has been successfully provided to our society by NPCL on 11th December 2024. Consequently, the existing power supply connection from PVVNL has been discontinued. We appreciate cooperation from all residents during this transition.
- c) **Sewage Treatment Plant:** As agreed in MOT, an additional new STP of 400 KLD is installed near the swimming pool in basement-2. As on date, all related equipment are installed and inner coating/ painting is completed. Balance works i.e. duct installation in Amantha shaft area and pipe connections from Phase-2 to STP, are being expedited. Target commissioning date of STP is 31.01.25.
- d) **Transformers:** As agreed in MOT, 2000 KVA Transformer along with MV panels are installed and commissioned in Phase-I.
- e) **Diesel Generators:** As agreed in MOT, new DG is installed with 1500 KVA capacity in Phase-I. Duct installation is also completed and commissioning is targeted by 15.01.25. Gate to segregate the DG area will be installed by 10.01.25.
- f) **Registry of balance Flats:** GSAOA is actively supporting the residents in addressing the matter of registry of balance unregistered flats. The AOA will continue to support the impacted residents, to take up the matter alongwith them with DM, Noida/ Greater Noida Authorities alongwith with builder and will request to expedite the balance cases.
- g) **Fire Alarm System:** Fire Alarm system of common area and flats for 04 towers is handed over by Builder, tower names are Amantha, Orchid, Hanna-1&2 and Bluebell. Further, Fire Alarm System of common area of Aster, Carnation, Tulip and Wisteria is also handed over by Builder. Balance FA system of balance towers are being expedited and target date given by Gaursons in 20.01.25.
- h) Painting of Tulip Tower common area has been completed.
- i) Broadly all the points mentioned in Annexure-E are being attended (including repair, Infra etc.). Gaursons team is sensitised to attend the Fire Alarm System related points, Entry Ramp Structure, seepages in basements, top floors and badminton court along with tiles repair and MDF Boards replacement works.

### 3) PROVISIONAL INCOME/ EXPENDITURE FOR PERIOD UPTO NOV'24:

Shri Bijender Bansal, Treasurer, presented provisional Income/ Expenditure account based on unaudited books of accounts for the period from April 2024 to November 2024. Copies of such income & expenditure account is attached as Annexure-1.

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#### 4) GENERAL UPDATES AND DEVELOPMENT ABOUT SOCIETY:

##### a) Procurement of DG RECD Kits for 02 DG sets:

As per NGT norms compliance, tender for the procurement of RECD kits was issued on 29<sup>th</sup> Oct'24 and bid submission extended till 13<sup>th</sup> Nov'24. Six bids were received, out of which 04 bids rejected due to non-compliance to technical requirements and one bidder has withdrawn their bid. Price bid was opened on 05 Dec 2024 and quoted price was Rs 24.2 Lakh per kit (excl. GST). Negotiations conducted and bidder agreed to reduce the price at Rs 17.25 Lakh per kit incl. site works. Based on same, PO placed on 20<sup>th</sup> Dec'2024. Work shall be completed in 45 days. 01 Kit shall be installed in each phase. In Noida Extension this is being first time ordered by any AOA.

##### b) DG Load Enhancement (up to 3 KVA as per GBM dated 29 Sep 24):

Based on resident's request, initiative for increase of DG backup load upto 3 KVA per flat as approved in GBM dtd. 29.09.24 was launched and status is as below:

- Total application received – 134
- Load increased – 193 KVA
- Payment received – 107 flats (Amount Rs 48.49 Lacs.)
- Balance requests – 27 flats (48 KVA)

The collected fund shall be utilised for the procurement of RECD kits and residents who have applied for load increment but didn't make the payment, are requested to make the payment at the earliest, else same load shall be made available to other residents.

c) **The installation of turf in Tikona Park** has been successfully completed, along with the construction of a fabricated boundary around the entire park. Two goalposts will be arranged for children to play. Additionally, the adjacent wall has been freshly painted. Parents and kids are kindly requested to ensure that play activities are confined to the designated area only.

d) **The renovation work on the Jasmine Entry Ramp side** (near Highstreet) has been completed, featuring a freshly painted wall and fencing. Flower pots have been installed, with plans to add more in the near future. Residents are kindly requested to avoid disposing of garbage near the High Street Market area. Additionally, a new animal feeding point has been created for convenience.

e) **Extensive Lighting work** is underway in several areas, including the High Street, Play Area, Basements, and Tower Lobbies. To conserve electricity, plans are in place to install sensor-based lights in some common areas. Terrace profile lighting has been completed on all towers, with special attention given to enhancing the High Street lighting.

##### f) New Benches and Tables Installation:

- 12 new benches and 04 circular tables are being installed at various locations.

- Painting work for these installations is currently in progress.

**g) Heaters and Security Measures:**

- 35 heaters have been provided to address extreme weather conditions.
- A new porta cabin has been installed for security guards.

**h) Plantation Drive:**

Plantation activities have been carried out in various areas with active participation and guidance from AOA members and residents.

**i) Gym Equipment Procurement:**

Additional gym equipment is being ordered based on residents' requirements.

**j) Gym Mats and Badminton Court Turf:**

Procurement of gym mats and turf for the badminton court are in progress.

**k) Festival Celebrations:**

A series of festivals, including Navaratri, Diwali, and Govardhan Pooja, were celebrated with great enthusiasm in the society.

**l) Water Tank Monitoring System:**

- An integrated tank level monitoring system has been successfully installed in domestic, flushing and underground tanks. Display of all tanks level are available in Maintenance Office.
- Physical monitoring of tanks is also being carried out to ensure accuracy. Further efforts to be put for complete automation of Tank level monitoring System.

**m) Improvements in Water Supply lines:**

- Domestic and flushing water lines in Phase-2 have been separated by CBRE, which were not available earlier.
- Water color testing for flushing water will be conducted to ensure the lines are connected at the correct points.

**n) Cycle Stands in Cut out area of each Tower has been created:**

- Cycle stands have been installed at each tower, so that kids can park their cycles in designated area. It will reduce the encroachment in common area of floors including stairs and also reduce the lift shutdown due to faulty doors by cycle tyres.
- CCTV is being installed in each such area to keep surveillance.

**o) Tulip Tower Lifts on UPS:**

The lifts in Tulip Tower are now operating on UPS supply since last 03 months, to ensure uninterrupted service. Feedback has been positive, and the same approach is being considered for implementation in other lifts within the society.





- p) **Renovation of Marketing office has been done and now it is named as GS RECREATIONAL CENTRE.** The new space has been created for recreational purpose especially for ladies and senior citizens.
- q) Ayushman Card Camp for senior citizens (age-+70 Years) were organised twice. Total 90 cards were prepared and issued to Senior Residents. More camps are expected in future.
- r) GS website is almost ready and introduced in the GBM. It's go live is expected in next 02 weeks aiming to improve communication and engagement with GS residents.
- s) **Lifts Registration as per UP Lift Act is being initiated.** As it is implemented recently in UP, Authority personnel are contacted multiple times for better clarity.
- t) **Bracket repair work has been done in many lifts,** which was operation requirement due to ageing in shaft brackets and resulted in longer shutdown of few lifts. Over the period of 4-5 months, expense of at around Rs. 9 Lakhs (approx.) incurred. Residents who are expert in this area are requested to join for understanding of the issue, so that such breakdowns may be reduced.
- u) **Mandir Renovation work is to be carried out from the collected fund of Danpeti (i.e. around 5 Lakhs).** Initially the work will include painting, gate polishing, lights & wallpaper work.
- v) There are total 367 cameras installed as on date. More cameras will be installed in order to cover the grey areas especially in B2.
- w) Face Recognition based Biometrics system (02 nos.) are installed in Club area and are fully operational. 1200 residents have registered on face recognition biometric system at club. Another 01 No. is installed in Zinnia B2 for Tower entry, which shall be operational based on enrolment of all residents on biometric system.
- x) The Restaurant area in Club is available on rent. If any of the resident is interested, they can approach GS-AOA for the same.

#### **5) TO REVIEW PERFORMANCE OF ENGAGE AGENCIES AND WAY FORWARD:**

Senior management representatives from **CBRE** and **SIS** were invited by the **AOA** for a direct interaction with residents. The primary focus of the meeting was to gather feedback on their respective services and to discuss opportunities for improvement.

During the meeting, feedback was collected from residents regarding the performance of both agencies across various parameters. The agencies were also sensitized to the importance of continuously improving service quality in the society.

Many residents acknowledged that services have been improved compared to the last Annual Body Meeting (ABM) held on **29<sup>th</sup> Sep' 2024**. Residents expressed their expectations for both agencies to further enhance their efforts toward the betterment of the society.

## **6) DISCUSSION ON INCREASE OF MAINS & DG LOADS IN FLATS, PLANNED WORKS FOR SOCIETY BETTERMENT AND APPROVALS:**

Shri Ashish Kumar Singh, Secretary, presented necessities of some planned works to be implemented for the use and betterment of the society as under:

- A) The current Boom Barriers** at the main gate and entrance ramp, installed by Park Plus, have been experiencing frequent operational issues. These interruptions, coupled with delayed fault resolution and poor service response, have prompted us to explore alternative solutions. After evaluating other vendors, we engaged with Park Smart, which offers advanced technology and ensures seamless integration with our existing infrastructure and data. Park Smart has proposed to transition the system at a nominal cost of approximately ₹ 2 lakh, utilizing our pre-purchased infrastructure. This change is expected to improve reliability, enhance performance, and ensure better service support for uninterrupted operations.
- B) To facilitate the installation of EV chargers in residents' parking areas**, it is proposed to install separate prepaid meters with a capacity of up to 4 KVA. These meters will be connected only to the main electricity supply (excluding backup power) and will include the cost of the meter, wiring, and installation.

Cost Breakdown:

- Installation Cost: ₹15,000 per KVA + GST
- Electricity Charges: Prepaid at ₹6.94 per unit
- Fixed Charges: ₹30 per KVA + ₹50 vending charges + GST

This setup will ensure efficient monitoring and billing for EV charging while providing residents with a reliable solution.

### **C) Proposal to Increase Main and DG Load Capacity in Flats:**

As new supply of 7500 KVA is in place, it is proposed to enhance the load capacity, (subject to availability) in flats, as follows:

- Main Load: Increase up to 7.5 KVA
- DG Load: Increase up to 4 KVA

The charges for the DG and Mains increased load will remain as per the existing rates with Builder:

- Main Load: ₹15,000 + GST per KVA
- DG Load: ₹25,000 + GST per KVA





This proposal ensures alignment with current demand while maintaining consistency in charges.

- D) It was informed that **old marketing office of Gaurs now renovated** and may be utilised for various purposes of GSAOA and for community purposes. It is also proposed to be allowed for individual purposes like dance and other classes etc. on payment basis @ 5000/- per month for a slot of one hour & thrice a week. If needed period or days are different, rates will be calculated on prorata only. In case of demise of any resident and for prayer purpose, the hall shall be provided free of charge.
- E) On continuous demand of residents and ensuring better security in basement-2, It is proposed to deploy at least one guard in between two towers and accordingly 10 more guards to be employed from security agency.
- F) painting, lighting and due beautification of society temple to be initiated by utilising donation money already received from temple danpatra.
- G) It's proposed to initiate tendering process for following:
- UPS for all Tower Lifts
  - Beautification of Main gate and society entry
  - Covering of pedestrian pathway from main gate to service lane with shade
  - Installation of backlit Logo of SAUNDARYAM at prominent place
  - Covering all society assets and structures under proper Insurance cover

**House discussed and deliberated on all above points/matters and approved the same as proposed, by majority.**

**7) APPROVAL OF ELECTION COMMITTEE AND ELECTION PROCESS (AS PER S.No. 9 of GBM AGENDA):**

Shri R K Gupta, President, informed the house that as per announcement in last AGM dtd. 29.09.24 for election of BOM and formation of EC, we invited nominations from interested owner residents to submit their nominations for member of Election Committee. Upto last date of submission (i.e. 10.11.2024), total 10 nominations were received, out of which one nomination by Shri Deepak Gupta was withdrawn within last date of withdrawal and finally Election Committee of Nine Members was declared on 15.11.2024.

Later on, one more member, Shri Vinay Thakral has resigned from the committee and now we are proposing the following Election committee of eight members for approval of the house:

- 1) Shri Vinay Chaudhary      -Sharon

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- 2) Shri Amit Kumar Khare -Amantha
- 3) Shri Vivek Agrawal - Sharon
- 4) Shri Monish Bansal - Magnolia
- 5) Shri Pankaj Kumar Agrawal -Hanna
- 6) Shri Ankur Arora -Wisteria
- 7) Shri Abhay Khanna - Amantha
- 8) Shri Rodney William -Zinnia

During discussions, residents suggested to include one more member to make it an odd number of nine and proposed the name of Shri Brij Pal Singh, owner from wisteria tower, for EC membership. House unanimously seconded his name and approved a nine-member election Committee with request to complete the election process smoothly to elect 10 members of BOM of GSAOA latest by end of Feb 2025, so that to regularise the election cycle as first election of BOM of GSAOA was completed on 13.02.2023.

### 8) RESIDENTS VIEWS AND REPLY

The 20 residents have submitted their views mainly on maintenance related services, beautification works and suggestions on security, horticulture, lift maintenance, improvement in pathways, gym equipment, display of signages, and flat registry issue of unregistered flats etc. In response President Shri RK Gupta pay thanks to all speakers for their valuable suggestion and informed that their suggestion will be taken in consideration and will ensure to care in coming days.

The GBM subsequently concluded with vote of thanks by Shri Anurudh Gupta, Vice President.

  
President



  
Secretary

Gaur Saundaryam Apartment Owners Association



**GAUR SUNDARAYAM APARTMENT OWNERS ASSOCIATION**  
**Provisional Income and Expenditure Statement Based on Unaudited Book of Accounts**  
**1-Apr-24 to 30-Nov-24**

Particulars	Expesnes		Particulars	Income	
	1-Apr-24 to 30-Nov-24			1-Apr-24 to 30-Nov-24	
<b>Direct Expenses- related to Members</b>		<b>161064920</b>	<b>Income From Members</b>		<b>164066508</b>
<i>Ac Repair &amp; Service Charges</i>	40350		<i>Dg Charges</i>	2916666	
<i>AOA Election Expenses</i>	42742		<i>Dg Fixed Charges</i>	3676103	
<i>Audit Fee Expenses</i>	120000		<i>Grid Charges</i>	57319771	
<i>Bank Charges</i>	20128		<i>Grid Fixed Charges</i>	5030607	
<i>Common Area Light &amp; Fittings Exp.</i>	1020755		<i>Maintenance Charge</i>	89467718	
<i>Common Area Plumbing &amp; Tank Work</i>	713705		<i>Vending Charges</i>	859025	
<i>Common Area -Repair &amp; Maint Exp</i>	842329		<i>Apartment Noc Charges</i>	1224830	
<i>Computer Repair &amp; Maintenance</i>	5947		<i>Car Parking &amp; RFID Sticker</i>	78771	
<i>Conveyance Expenses</i>	3575		<i>Hall Booking</i>	447007	
<i>DG Running &amp; Maintaiance Exp (AMC)</i>	6363071		<i>Cheque Bounce Charges</i>	16310	
<i>Electricity Expenses</i>	75688538		<i>Meter Installation Charge</i>	67200	
<i>Electricity Meter/CCTV Amc Charges</i>	875077		<i>DG load Increase**</i>	2962500	
<i>Fire &amp; Saftey Expenses</i>	794775				
<i>Freight Charges</i>	1270				
<i>Garbage Collection Charge</i>	839050				
<i>GBM Expense</i>	51493				
<i>Golf Cart Maint Exp</i>	147260				
<i>GST Input Reversal Exp</i>	10427985				
<i>Gym AMC and Maint Exp</i>	70450				
<i>Horticulture Maint &amp; Material Expenses</i>	1623219				
<i>House Keeping Material Expensses</i>	787318				
<i>Lift AMC &amp; Maint Expenses</i>	6296467				
<i>Miscellaneous Expenses</i>	240				
<i>Office Maintainence Expenses</i>	25134				
<i>Pentry Expenses</i>	30218				
<i>Pest Control Service Expenses</i>	273500				
<i>Printing &amp; Stationary</i>	76601				
<i>Professional Fée</i>	40000				
<i>Property Management Service Charges</i>	33313827				
<i>Rate Tax &amp; Fee</i>	12563				
<i>RFID &amp; Car Sticker Exp</i>	51008				
<i>Ro Repair &amp; Service Charges</i>	100922				
<i>Security Expenses</i>	14887164				
<i>Security Management Charge</i>	249499				
<i>Sport Infrastrastue Exp</i>	1056906				
<i>STP AMC Charges</i>	885000				
<i>Swimming Pool Maintainace Charges</i>	486835				
<i>Water Charges</i>	2400000				
<i>Provision For Depreciation</i>	400000				
<b>Surplus Transferred to General Fund</b>		<b>3001589</b>			
<b>Total</b>		<b>164066508</b>	<b>Total</b>		<b>164066508</b>

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**Provisional Income and Expenditure Statement Based on Unaudited Book of Accounts (Non-Members)**  
**1-Apr-24 to 30-Nov-2024**

Particulars	Expenses		Particulars	Income	
	1-Apr-24 to 30-Nov-24			1-Apr-24 to 30-Nov-24	
<b>Expenses related to Non-member Income</b>			<b>Income from Non-Members</b>		<b>8675771</b>
<b>Indirect Expenses</b>		<b>1217261</b>	<i>Canopy/Sponsorship Charge</i>	300473	
<i>Advertisement- Expenses</i>	8524		<i>Car Washing</i>	95010	
<i>Recreational Activates</i>	7115		<i>Interest On A/C 374</i>	38349	
<i>Festival Expenses</i>	1017496		<i>Interest On S/B Acc Idfc 357</i>	1248400	
<i>Salary Expenses- Pandit Ji</i>	160000		<i>Interest Received On Icici 812</i>	193875	
<i>Mandir Expnese</i>	24126		<i>Interest Accured on FD</i>	4362939	
			<i>Mandir Donation</i>	537146	
			<i>Move In &amp; Move Out</i>	427425	
			<i>Other Penalty Received</i>	28561	
			<i>Other Income-Rent ATM/Screen</i>	1023042	
			<i>Renovation Charge</i>	245679	
			<i>Sport Entry Fee</i>	167373	
			<i>Election Nomination Fee</i>	7500	
<b>Provision for Tax</b>	7458510	<b>2908819</b>			
<b>Surplus Transferred to General Fund</b>		<b>4549691</b>		0	
<b>Total</b>		<b>8675771</b>	<b>Total</b>		<b>8675771</b>

\*\* As approved in GBM, DG Load Increase Fee to be used in for procurement of Dual Fuel Kit (GENSET). PO Released to Vendor.





## Annexure 1

## Breakup of Property Management Charge 1st April 2024 to 30 November- 2024

Vendor Name : CBRE South Asia Pvt Ltd	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Total
Particulars	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	
Estate Management Cost	755600	755600	726568	755600	740504	755600	748560	735110	5973143
Housekeeping Manpower Cost	939015	1009302	1095040	1149791	1221350	1210222	1260412	1224524	9109655
Rental - HK Machinery & Equipment	34454	28170	36170	32170	32170	32170	32170	32170	259644
Horticulture Manpower Cost & Equipment Renta	225344	197465	126034	0	0	0	0	0	548842
Horticulture Machinery & Equipment Details	15900	15900	8206	0	0	0	0	0	40006
Electro-Mechanical Manpower Cost	1118632	1164954	1186018	1151545	1134112	1180605	1284958	1247512	9468336
Rental-Technical Tools & Tackles	8500	8500	8500	8500	8500	8500	8500	8500	68000
Rental- Laptop	17500	17500	21790	24500	24500	24500	24500	24500	179290
CBRE Management Fee	500000	500000	500000	500000	500000	500000	500000	500000	4000000
Deduction SLA	-30600	-80850	-78200	-32350	-75000	-15000	0	0	-312000
<b>Total Amount</b>	<b>3584346</b>	<b>3616541</b>	<b>3630127</b>	<b>3589756</b>	<b>3586136</b>	<b>3696597</b>	<b>3859100</b>	<b>3772316</b>	<b>29334918</b>
Vendor Name : Xprown Facility Private Ltd	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Total
Particulars	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	
Housekeeping Manpower Cost	378487	487674	533267	494289	499055	527429	500800	552729	3973730
Deductin SLA			1100	1050	0	0	0	0	2150
<b>Total Amount</b>	<b>378487</b>	<b>487674</b>	<b>532167</b>	<b>493239</b>	<b>499055</b>	<b>527429</b>	<b>500800</b>	<b>552729</b>	<b>3971580</b>
Vendor Name : Modern Garden	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Total
Particulars	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	
Horticulture Manpower Cost incl. Equipment			156212	238913	345750	143076	238913	238913	1361777
<b>Total Amount</b>	<b>0</b>	<b>0</b>	<b>156212</b>	<b>238913</b>	<b>345750</b>	<b>143076</b>	<b>238913</b>	<b>238913</b>	<b>1361777</b>
<b>Total of Property Management Charge</b>	<b>3962833</b>	<b>4104215</b>	<b>4318506</b>	<b>4321908</b>	<b>4430941</b>	<b>4367102</b>	<b>4598813</b>	<b>4563958</b>	<b>34668275</b>

## Annexure 2



Details of GST Input Reversal as per rules 38,42 & 43 of CGST Rules and section 17(5)

Month	Total GST Input	ITC Claimed	ITC Reversal
Apr-24	1840536	137368	1703168
May-24	1566692	114639	1452053
Jun-24	612236	36733	575503
Jul-24	1931531	242145	1689386
Aug-24	2104442	273578	1830864
Sep-24	745790	65854	679936
Oct-24	1754709	228113	1526596
Nov-24	1230302	259823	970479
Total Amount	11786238	1358253	10427985

