



GAUR SAUNDARYAM APARTMENT OWNERS ASSOCIATION

REG NO - GBN/00254/2023-2024

GS AOA Bulletin – Q1'2024

Dear GS Residents,

Once again thanks to all the residents for their continued trust and support in GS AOA.

We would like to share, our progress/ achievements in Q1'2024 along with next month's plan:

Society Level Update:

- Jan'24 month is the important milestone in the history of Gaur Saundaryam, where GS AoA with support from all residents, has signed MOT with Gaur on 19th Jan'24.
- LOA placed to CBRE & SIS on 21st Jan'24, full mobilization was done on 16th Feb'24.
- GS AoA was created in Feb'2023 with the purpose of ensuring that, residents are getting, what was promised by GAURs from overall society perspective, having pending work done & ensuring smooth handover. Updates on points covered in MOT are described below:
 - New DG received and its installation in progress.
 - Garbage compost Plant received at site.
 - Third instalment of IFMS received.
 - Receipt of Equipment of new STP plant in progress! Vessel and pumps are received.
 - Civil works throughout the society in progress (majorly includes stones and tiles replacement)
- CBRE as taken over as Integrated Facility Management Agency. Brief updates on CBRE working are attached as **Annexure-A**.
- TUV - Independent agency is lined up for lifts Audit.
- MYGATE is engaged as Visitor Management, Complaint tracking, resident's directory & meter recharge service.
- Election Committee is formed to conduct 2nd GS AoA elections, date will be announced by EC shortly.

Security:

- SIS Security team deployed on 16th Feb'24. They have been sensitised for better performance and Guard availability post issue faced after Holi & Ramadan festival, minor salary dispute.
- Main gate and entry ramp boom barrier made operational with Park+.

Maintenance & Housekeeping:

- Outer balcony POTs removal drive in GS
- Pending tower paint work in progress
- Existing Housekeeping agencies terminated in 02 months of deployment due to poor service. 02 new agencies deployed in the month of April.

Sports & Club:

- Swimming pool is operational. WO placed for swimming pool maintenance agency.
- Gym equipment repair work in progress. New dumbbell sets, weight sets, rowing machine received as per previous PO.
- Repair of badminton, Basketball, Cricket, Volleyball and lawn tennis courts and club area (including swimming pool) in progress.

Pet:

- Pet policy received from Greater Noida Authority is under consideration, all residents are requested to peruse the policy and submit their suggestion on the web site of the Authority.
- Residents are requested to complete their pet registration process with Maintenance Dept.

Horticulture:

- Empty Horticulture area filled with sand.
- Continuous drive on Horticulture improvement.
- Plantation of Summer plants planned, quotation awaited from vendor.

Cultural:

- Ram Mandir consecration ceremony celebrated by GS residents; event was managed by close group of volunteers.
- Republic Day celebration by GS residents followed by cultural, drawing and sports event.
- Holi function celebrated in grand manner. It has been observed that many guests/ outsiders visited during Holi which need to be curtailed in next Holi.

Health:

- Multiple health camps conducted in society.
- Medical room inauguration done on 24th Dec in association with Sarvodaya Hospital. It is providing basic nursing facilities, ECG, BP monitoring facility available.

Finance:

- Another Bank Account opened with SBI & IDFC bank with added features of cam collection.
- Online Recharge facility introduced via MyGATE as well as IDFC portal. Offline recharge via cheque available at helpdesk.
- New ICICI ATM is operational at Main gate.
- New Recharge server procured for better services and monitoring purpose. Earlier there was no dedicated server.
- Income and Expenditures - Account reconciliation done up to 31/012/2023 and attached as **Annexure-B**.

In next month, we are focusing on following points: -

- Pending MOT points completion follow up & closure.
- Implementation of fines on violation of rules as mentioned in various policies.
- Planning on improving beautification across society.

Hope to have a usual support from all residents.

Best Regards,

R K GUPTA ASHISH SINGH

President Secretary

GS AOA

MOT Points

- The effective date of handover is 16th Feb-24, from where (CAM) will be collected by GS-AOA in their account.
- IFMS & AOA membership fee collected by builder will be transferred to GS-AOA.
- The Promoter will transfer the IFMS – INR 9,95,50,650 /- and AOA fees – INR 20,63,000/ -.
- Inventory and Assets shall be handed over in working condition.
- AOA shall finalize & deploy its CAM service agency by the date of CAM transfer.
- Monthly Maintenance charges of the unsold flats shall be paid by Promoter to GS-AOA.
- Maintenance of GS High-street will be done by GS-AOA.
- All equipment and machineries like lifts, generators, firefighting equipment, pumps, electrical transformer, and Swimming pool filters etc. will be handed over to GS-AOA in adequate & running condition as per Annexure-E.
- The promoter agreed to install new Transformer (1 No.) of capacity 2000 KVA before the handover.
- The promoter agreed to install new DG (1 No.) of capacity 1500 KVA before the handover.
- The electricity connection of the GAUR SAUNDARYAM Apartment taken from PVVNL in the name of the Promoter will be transferred to GS-AOA and the promoter agrees to increase the contractual load (electric connection) up to 7500 KVA.
- The promoter agreed to increase the STP capacity from 400 KLD to 800 KLD and handover the same in functional state. Location of expansion to be finalized in concurrence with GS-AOA.
- Garbage Treatment Plant (of capacity 1000 KG) shall be installed in functional state.
- The Promoter will be solely responsible for payment of any dues related to any third-party services (like electricity bill, water bill, outsourced agency, AMC etc.) till the date of handover.
- The Promoter is responsible for any dispute/pending case(s) on or before the date of physical handover, dues in court or any other Govt. department regarding GAUR SAUNDARYAM Apartment.
- The Promoter shall provide Facility/Maintenance office with existing infrastructure as it is, including computers, office equipment's, fixtures and furniture in operating condition to GS-AOA.
- The Promoter shall share all valid NOCs of fire, and lifts, pollution and environment and after the date of handover, the further renewal will be responsibility of AOA.
- The Promoter had deposited a sum of Rs. 1, 03, 32,008/- as security charges with the electricity department (PVVNL) while obtaining the GAUR SAUNDARYAM Apartments electricity connection. It shall be deducted from IFMS. Security charges are under ownership of GS-AOA
- Gaur to pursue with Greater Noida Authority to ensure adequate water supply for Gaur Saundaryam Society
- The rent collected by Promoter from all service providers shall be transferred to GS AOA from the date of MOT sign.
- 5 EV charging stations to be installed in vacant basement parking.