



GAUR SAUNDARYAM APARTMENT OWNERS ASSOCIATION

REG NO - GBN/00254/2023-2024

GS AOA Bulletin – Q2'2024

Dear GS Residents,

Greetings!!! from GS AOA.

Please find below a brief on progress of various works and achievements in Q2 - '2024 along with next month's plan:

Society Level Update:

- GS AoA was created in Feb'2023 to ensure smooth handover transition from M/S Gaursons and fulfilment of their delivery promises made to all residents of Gaur Saundaryam from overall society perspective. Some updates on points covered in MOT are as under:
 - 1 DG (1500 KVA) & 1 Transformer (2000 KVA) installed, and its commissioning is in progress.
 - New Garbage plant of 800 kg capacity is installed and now operational.
 - 5 instalments of IFMS amount (approx. 7.43 Cr) received and kept as fix deposit with bank.
 - All equipment, materials for New STP of 400 KLD capacity are received. Installation is in progress
 - Civil works throughout the society in progress (majorly includes stones and tiles replacement)
 - All faulty lights at Ground, Parks, Basements, main gates etc are replaced & are working.
 - Lights & broken jaali of amphitheatre & entire boundary wall were replaced.
 - Fire panel commissioning and handover in progress.
 - Turnstile umbrellas installations was completed in park above club.
- List of vendors in GS are listed in **Annexure – A**.
- CBRE is the nodal Integrated Facility Management Agency for GS. Updates on CBRE monthly report are attached as **Annexure-C**.
- TUV - Independent agency conducted the lift Audit for all 45 lifts of GS and Fujitec has cleared most of the problems notified which have been checked by CBRE team. Audit report shared with residents.
- 2nd Board of GS AoA formed on 26th May'24 after elections.
- New RO of 500 LPH capacity along with blue star cooling system of capacity 250 litre (Front side) & 100 litre (Back side) installed at Aster Ground floor.
- Backlit tower direction signboards installed at main gate, all towers and at other important places.
- 80 litre capacity Cooling system was installed with existing 250 litres RO system at B1 Aster for providing cold water to domestic workers, guards, and maids.
- EV Charging station reinstalled at new place and rate reduced to Rs.11.07 per unit plus GST.

Security:

- SIS Security team deployed on 16th Feb'24. They have been sensitised for better performance and Guard availability.
- Main gate and entry ramp boom barrier made operational with Park+.
- 80 CCTV cameras received and installation in progress.
- Umbrella and Mist fans procured for all 3 gates to support security team during hot weather.
- Visitor parking policy enforcement in GS.
- Non sticker vehicle movement removal from basement.
- PO approved for Face Recognition based Biometric access machine was finalized for installation in Club.

Maintenance & Housekeeping:

- Outer balcony Pots & AC units removal drive started in GS.
- Outer coating of all towers completed except Blossom where paint work in progress.
- Previous Housekeeping agency contract terminated within 02 months of deployment due to poor service and 2 new agencies (Pristine & Xprown) deployed w.e.f 7th April. Improvement observed. Keeping vigil eye.
- 18 Faulty lift fans replaced in various lifts, further 10 more procured.
- Golf Cart repair AMC finalized.
- Fire safety equipment purchased for DG area.
- PO approved for DG Set AMC by OEM.
- Work order approved for Lift shaft repair in Hanna and Carnation.

Sports & Club:

- Swimming pool wooden deck completely replaced, broken tile repair and valves are replaced.
- Swimming pool contractor is changed for better management of pool.
- GS Gym facelift done with New upgraded Gym equipment. Gym AMC approved.
- Repair of badminton, Basketball, Cricket, Volleyball and lawn tennis courts and club area completed.
- All new accessories are purchased for snooker & pool tables.

Pet:

- Pet policy received from Greater Noida Authority is under consideration. Requested all residents to adhere to the new policy guidelines and submit their suggestion on the web site of the Authority.
- Pet registration process was actively pursued by Maintenance Dept.
- Residents advised to use muzzle for pets to avoid unwanted incidents.

Horticulture:

- Horticultural contractor changed in June'24 for betterment and improvement is visible.
- Grass restored by installing grass carpet across multiple parks for faster growth.

Cultural:

- Mist fan and 3 ACs are installed at temple.

Health:

- Multiple health camps conducted in society.
- Basic nursing facilities started in medical room at club which was inaugurated on 24th Dec'23 in association with Sarvodaya Hospital.

Finance:

- Bank Account opened with ICICI & IDFC First 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 31/05/2024 and attached as **Annexure-B**.
- Statuary Audit of Previous financial year (FY'23-24) is being completed by end of July 2024.

In July month, we are currently focusing on following activities: -

- Pending MOT points completion follow up & closure i.e Phase 1 transformer commissioning, STP works installation, Fire alarm system etc.
- 80 new CCTV installation to be completed.
- Implementation of fines on violation of rules as mentioned in various policies.
- Planning on improving beautification across society.
- Triangle Park turf and grill installation.
- Face recognition based biometric access control installation at club
- Horticulture improvement

We have been putting our best endeavours for the overall improvement of all facilities at Gaur Saundaryam and shall look forward to all your valuable positive support for the same. Let all of us unite to make our society better.

Best Regards,

R K GUPTA ASHISH SINGH

President Secretary

GS AOA

ANNEXURE-A - GS VENDOR LIST

- **CBRE South Asia Pvt Ltd** - Integrated Facility Management Agency
 - **Strabag Engineers Pvt Ltd** – Technical team for Electrical, Civil & Plumbing services
 - **Pristine Utilities Pvt Ltd.** – Tower Housekeeping services
 - **Xprown Facility Pvt Ltd** – Common Area, Club, Basement, Highstreet Housekeeping services
 - **JJ Waste Solution Pvt Ltd.**– Garbage Management
 - **Venus Services** – STP maintenance
 - **Modern Garden** – Horticulture Management
 - **Pest Shields** - Pest Control services

- **SIS Limited** - Security Agency
- **Park Plus Systems** – Boom Barrier system
- **Parametrique** – Prepaid Meter System, Intercom, CCTV maintenance
- **MYGATE** – Visitor & Complaint Management System
- **Fujitec** – Lift Maintenance agency

ANNEXURE - B

| GAUR SAUNDARAYAM APARTMENT OWNERS ASSOCIATION | | | | | |
|---|----------|-----------------|---------------------------------------|----------|-----------------|
| Provisional Income and Expenditure Statement Based on Unaudited Book of Accounts | | | | | |
| For the period of 1-Apr-23 to 31-Mar-24 (Hanodver from Gaur to GS AOA w.e.f 16/02/2024) | | | | | |
| Particulars | Expesnes | | Particulars | Income | |
| | Amount | | | Amount | |
| Direct Expenses- related to Members | | 18977372 | Income From Members | | 25357950 |
| <i>Audit Fee</i> | 50000 | | <i>Apartment Noc Charges</i> | 142508 | |
| <i>Bank Charges</i> | 10159 | | <i>Car Parking & RFID Sticker</i> | 11364 | |
| <i>Common Area Repair & Maintenance</i> | 262956 | | <i>Dg Charges</i> | 22506 | |
| <i>Common Area Light & Fittings Exp.</i> | 20456 | | <i>Dg Fixed Charges</i> | 63500 | |
| <i>Common Area Plumbing R&M Exp</i> | 50424 | | <i>Grid Charges</i> | 4412453 | |
| <i>Common Area Waste Management Exp</i> | 155290 | | <i>Grid Fixed Charges</i> | 758758 | |
| <i>Computer Repair & Maintenance</i> | 16330 | | <i>Hall Booking</i> | 71568 | |
| <i>Conveyance Expenses</i> | 230 | | <i>Maintenance Charge</i> | 19870443 | |
| <i>Electricity Expenses</i> | 7345096 | | <i>Vending Charges</i> | 4850 | |
| <i>Electricity Meter/CCTV Amc Charges</i> | 150699 | | | | |
| <i>Freight Charges</i> | 5800 | | | | |
| <i>GBM Expenses</i> | 18380 | | | | |
| <i>GST Input Reversal Exp</i> | 1527162 | | | | |
| <i>Horticulture Material Expenses</i> | 35662 | | | | |
| <i>House Keeping Material Expenses</i> | 54778 | | | | |
| <i>Legal & Professional Fee</i> | 54670 | | | | |
| <i>Lift AMC & Maintainance Expenses</i> | 783957 | | | | |
| <i>Miscellaneous Expenses/Round Off</i> | 4976 | | | | |
| <i>Office Maintainence Expenses</i> | 4910 | | | | |
| <i>Pentry Expenses</i> | 12137 | | | | |
| <i>Pest Control Service Expenses</i> | 32780 | | | | |
| <i>Printing & Stationary</i> | 46337 | | | | |
| <i>Property Management Service Charges</i> | 4786322 | | | | |
| <i>Provision for Depreciation</i> | 150000 | | | | |
| <i>Security Expenses-SIS</i> | 2844121 | | | | |
| <i>STP AMC Charges</i> | 163900 | | | | |
| <i>Water Charges</i> | 450000 | | | | |
| Surplus Transferred to General Fund | | 6380578 | | | |
| Total | | 25357950 | Total | | 25357950 |
| For the period of 1-Apr-23 to 31-Mar-24 (Hanodver from Gaur to GS AOA w.e.f 16/02/2024) | | | | | |
| Particulars | Expesnes | | Particulars | Income | |
| | Amount | | | Amount | |
| Expesnes related to Non-member Income | | | Income from Non-Members | | 1605372 |
| Indirect Expenses | | 585206 | <i>Entry Fee- Car Washing/Others</i> | 44237 | |
| <i>Advertisment(Tender)- Expenses</i> | 12030 | | <i>Entry Fee- Sports</i> | 51861 | |
| <i>Festival Expenses</i> | 539299 | | <i>Interest On Saving A/c</i> | 62389 | |
| <i>Recreational Activates</i> | 7300 | | <i>Interest Accured on FDR</i> | 340583 | |
| <i>Salary Expenses- Pandit Ji</i> | 20000 | | <i>Move In & Move Out</i> | 68644 | |
| <i>Wheel Locks Expenses</i> | 6577 | | <i>Other Income</i> | 1232 | |
| | | | <i>Other Penalty Received</i> | 72170 | |
| | | | <i>Renovation Work</i> | 35119 | |
| | | | <i>Sponsorship/Canopy Charge</i> | 904137 | |
| | | | <i>Tendor Fee Received</i> | 25000 | |
| Provision for Tax | | 310000 | | | |
| Surplus Transferred to General Fund | | 710166 | | | |
| Total | | 1605372 | Total | | 1605372 |
| Note : In Feb & March Month, Residential Bills were issued on Per Day deduction basis which include CAM/DG Fixed/Vending Charge. Hence Full amount is booked in Maintaiance Charge. Same Information was also mentioend in bill. | | | | | |

GAUR SAUNDARAYAM APARTMENT OWNERS ASSOCIATION
Provisional Income and Expenditure Statement Based on Unaudited Book of Accounts
For the Period of 1-Apr-24 to 31-May-24

| Particulars | Expesnes | | Particulars | Income | |
|---|----------|-----------------|---------------------------------------|----------|-----------------|
| | | Amount | | | Amount |
| <u>Direct Expenses- related to Members</u> | | 39856723 | <u>Income From Members</u> | | 40805004 |
| AC Repair & Service Charges | 52484 | | Apartment Noc Charges | 133600 | |
| AOA Election Expenses | 36364 | | Car Parking & RFID Sticker | 17853 | |
| Audit Fee | 20000 | | Dg Charges | 398222 | |
| Bank Charges | 6709 | | Dg Fixed Charges | 945000 | |
| Common Area Repair & Maintenance | 191201 | | Grid Charges | 15388247 | |
| Common Area Light & Fittings Exp. | 134821 | | Grid Fixed Charges | 1285504 | |
| Common Area Plumbing Work | 223077 | | Hall Booking | 85200 | |
| Common Area Waste Management Exp | 219550 | | Maintenance Charge | 22336778 | |
| Computer Repair & Maintenance | 8650 | | Vending Charges | 214600 | |
| Conveyance Expenses | 140 | | | | |
| Diesel Expenses | 1101250 | | | | |
| DG Extended Warranty | 120000 | | | | |
| Electricity Expenses | 19303852 | | | | |
| Electricity Meter/CCTV Amc Charges | 206820 | | | | |
| Fire Fighting Expenses | 159500 | | | | |
| Freight Charges | 3920 | | | | |
| GST Input Reversal Exp | 3155221 | | | | |
| Horticulture Material Expenses | 49902 | | | | |
| House Keeping Material Expenses | 55615 | | | | |
| Lift AMC & Maintainance Expenses | 995347 | | | | |
| Lift Audit - TUV | 540000 | | | | |
| Legal & Professional Fee | 30000 | | | | |
| Miscellaneous Expenses/Round Off | 10079 | | | | |
| Office Maintainence Expenses | 8247 | | | | |
| Pentry Expenses | 6227 | | | | |
| Pest Control Service Expenses | 65560 | | | | |
| Printing & Stationary | 35327 | | | | |
| Property Management Service Charges | 8388016 | | | | |
| Provision For Depreciation | 300000 | | | | |
| Ro Repair & Service Charges | 38450 | | | | |
| Security Expenses-SIS | 3329554 | | | | |
| Security Equipment Charge | 110200 | | | | |
| STP AMC Charges | 218900 | | | | |
| Swimming Pool Maintainace Charges | 131740 | | | | |
| Water Charges | 600000 | | | | |
| Surplus Transferred to General Fund | | 948281 | | | |
| Total | | 40805004 | Total | | 40805004 |
| For the Period of 1-Apr-24 to 31-May-24 | | | | | |
| Particulars | Expesnes | | Particulars | Income | |
| | | Amount | | | Amount |
| <u>Expesnes related to Non-member Income</u> | | | <u>Income from Non-Members</u> | | 1434368 |
| Indirect Expenses | | 43400 | Entry Fee- Car Washing/Others | 32203 | |
| Recreational Activates | 3400 | | Entry Fee- Sports | 33898 | |
| Salary Expenses- Pandit Ji | 40000 | | Interest On Saving A/c | 223558 | |
| | | | Interest Accured on FDR | 400000 | |
| | | | Mandir Donation | 269233 | |
| | | | Move In & Move Out | 125424 | |
| | | | Other Income | 233 | |
| | | | Other Penalty Received | 5950 | |
| | | | Other Income-Rent ATM/Screen | 242987 | |
| | | | Renovation Work | 72882 | |
| | | | Sponsorship/Canopy Charge | 28000 | |
| Provision for Tax | | 430000 | | | |
| Surplus Transferred to General Fund | | 960968 | | | |
| Total | | 1434368 | Total | | 1434368 |



ANNEXURE -C

CBRE MONTHLY MANAGEMENT REPORT

Gaur Saundaryam - June 2024



OVERVIEW

| | | | |
|------------------------------------|-------|------------------------|-------|
| Site overview | 3 | Incident Report | 18 |
| Snapshot of Month | 4-5 | General Snapshot-HK | 19-25 |
| Occupancy & possession | 6 | Bulletin –Soft service | 26 |
| Helpdesk Report | 7 | Accounts Report | 27 |
| General Snapshot Technical | 8-10 | Trainings | 28-31 |
| Operations data snapshot | 11-12 | Events & Activities | 32-33 |
| AMC & NOC Trackers | 13-14 | Way forward | 34 |
| General Snapshot – Fire & Security | 15-17 | | |

SITE OVERVIEW

SITE NAME

Gaur Saundaryam

PROJECT AREA

38,72,000 Sq. ft. Billable area

Undertaken by CBRE since

16th February 2024

Property Highlight

- Gaur Saundaryam is situated in Greater Noida (w) at a high proximity to Delhi. Gaur Saundaryam Techzone 4 Greater Noida West has 13 towers, with 27 floors each and 2068 units on offer. Spread over an area of 17.57 acres, Gaur Saundaryam is one of the spacious housing societies in the Greater Noida region.

FM Team

- Property Manager – Mr. Amit Kumar
- Manager- Technical – Anil Kumar / Pushpendra
- CRM- Rohit Gauba
- AM- Fire Safety & Security – Pintu Kumar / Ramkesh
- Executive- Soft Services – Athar Ali
- Sr. Executive -Accounts – Bhupendra Singh / Noorul
- Helpdesk Executive – Naushad / Sahil

Outsourced Team

- E&M: Strabag
- Soft Services : Pristine Housekeeping; Xprown
- Security : SIS Security
- STP Operations : Venus
- Pest Control : Pest Shields
- Horticulture : Modern Garden



SNAPSHOT OF THE MONTH

Technical Services

- PPM & cleaning work of all Assets like DG Sets, Lifts, Hydropneumatics Pumps, Fire System, Ventilation system, Water distribution System etc. done as per schedule.
- Energy meter readings of flats has been taken as per schedule.
- Total PPMs done 25.

Finance

- Refer Annexure-B of AOA monthly bulletin

Security Services

- Boom Barrier is operational, RFID issued to the residents.
- Regular patrolling of towers and basement.
- Trainings and briefings to Security
- Renovation work, Domestic help and labor entry records being maintained on daily basis.
- New cards issued / Cards renewed for Maids
- Parking record of vehicles with sticker and non sticker record being maintained.
- Visitor management being done through My Gate App.

Soft services

- All tower lobby area and reception area including basement lift lobby cleaning by single disc and auto scrubber machine.
- Basement 1 & 2 parking washing work has been done.
- All pathways and road cleaning and washing has been done.
- All cut out area brooming and washing in regular basis.
- Club and Banquet area Floor Scrubbing cleaning is done.
- STP regular cleaning work in progress.
- All tower Garbage Collection as per schedule
- Garbage Room, LT-HT cleaning is done.
- Debris removed from lobby staircase area.
- Debris removed from Garbage room near main entrance.

SNAPSHOT OF THE MONTH

Event & Activities

- Park + RFID activity done
- MyGate Training activity done for residents, security and office staff.
- In house Fire training for Housekeeping and Technical Staff
- Rescue Training for all Electricians and Lift Operators

Helpdesk

Total Complaints Received : 3806
Total Complaints Closed : 3724
Complaints Open : 72

Training & Audits

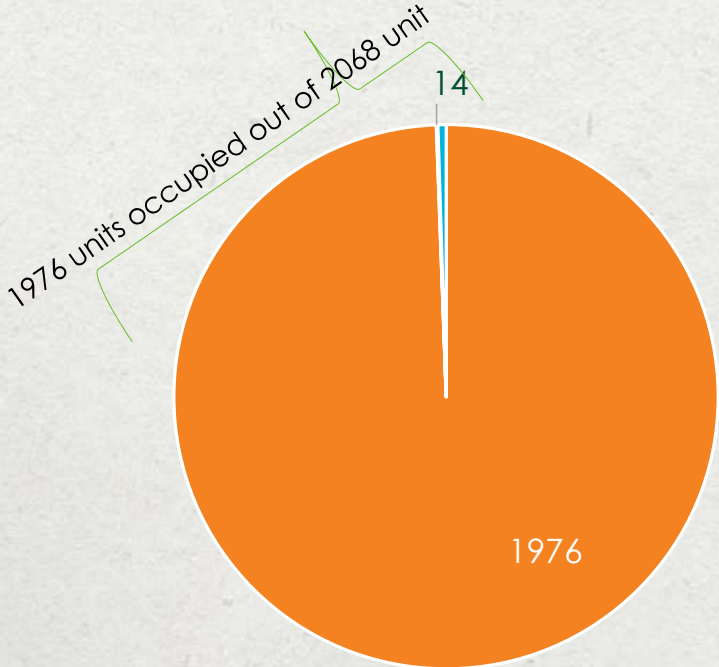
- Training on Fire Fighting systems installed in the Society, Awareness Training, In house Training for Housekeeping and Technical Staff by Mr. Pintu Kumar- AM-Fire & Security
- Training on Main gate related duties, Patrolling related duty, and Lobby related duties given by Mr. Ramkesh Gautam to SIS.
- Basic training of all Technical Staff
- Rescue Training of all Electricians and Lift Operators

Complaints

| | |
|-------------------------|------|
| Total Complaints Logged | 3806 |
| Total Complaints Closed | 3724 |
| Total Move-ins | 11 |
| Total Move-outs | 12 |
| Total Handover | 0 |
| Trainings Conducted | 4 |

OCCUPANCY & POSSESSION

| Occupancy & Possession Report | |
|-------------------------------|-------------|
| | Flats |
| Total Occupied Flats | 1976 |
| Total Vacant Flats | 78 |
| Non-Handover Flats | 14 |
| Total | 2068 |



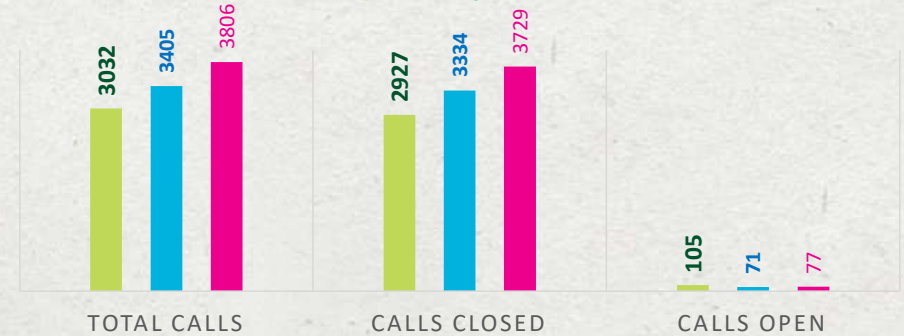
HELPDESK REPORT

Complaints Report

| | April | May | June |
|-------------------|-------|------|------|
| Total Complaints | 3032 | 3405 | 3806 |
| Closed Complaints | 2927 | 3334 | 3724 |
| Open Complaints | 105 | 71 | 72 |

COMPLAINT PROFILE

April May June



Complaint Analysis

COMPLAINT RECORD - JUNE 2024

| Description | Total | Closed | Pending | % |
|--------------|-------------|-------------|-----------|----------------|
| Plumber | 1706 | 1702 | 4 | 44.82% |
| Electrical | 863 | 855 | 8 | 22.67% |
| Carpenter | 724 | 724 | 0 | 19.02% |
| Mason | 261 | 255 | 6 | 6.86% |
| Painter | 82 | 78 | 4 | 2.15% |
| Housekeeping | 15 | 12 | 3 | 0.39% |
| Other | 107 | 83 | 24 | 2.81% |
| Lift | 20 | 17 | 3 | 0.53% |
| Fire | 22 | 3 | 19 | 0.58% |
| Security | 6 | 5 | 1 | 0.16% |
| Total | 3806 | 3724 | 72 | 100.00% |

Note: 25 complaints pending from Builder side

Currently Open Complaints - 72

Complaint Analysis :

- Total Complaints Received : 3806
- 97.98% complaints closed and 2.02 % are WIP.
- Major pending complaints : Mason complaints

Reasons for Open complaints:

- Very few carpenter complaints are pending from Gaur end and rest complaints are in WIP .

GENERAL SNAPSHOT - TECHNICAL

| S. No. | Service | Total Man-days | Attendance | % Attendance |
|--------|-----------|----------------|------------|--------------|
| 1 | Technical | 1980 | 1831 | 92.475% |

| Heads | Week-1 | | Week-2 | | Week-3 | | Week-4 | | Week-5 | | Total | |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted |
| PPM | 05 | 05 | 05 | 05 | 06 | 06 | 06 | 06 | 00 | 00 | 22 | 22 |
| Training | 01 | 01 | 00 | 00 | 01 | 01 | 0 | 0 | 00 | 00 | 02 | 02 |
| Audit | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R & R | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Asset Report

- All DG's are working Normally.
- Both Transformers operational and kept ON Load one at a time.
- All Domestic Pumps working normally.
- CCTV installation and commissioning in progress.
- STP installation and commissioning done, system is operational.
- Ventilations Fans operational.
- Sump pumps are operational.
- Fire system installation and commissioning in progress.
- All UPS working Normally.

| Equipment | Frequency | No. of PPM | Vendor/In-house |
|-------------------------|-----------|------------|-----------------|
| DG Sets | M | 1 | In-house |
| LT Panel | M | 1 | In-house |
| HT Panel & Transformers | M | 2 | In-house |
| Common Area Panel | M | 1 | In-house |
| Starter Panels | M | 1 | In-house |
| WTP | M | 1 | In-house |
| Domestic Pumps | M | 1 | In-house |
| Sump Pumps & Panel | M | 1 | In-house |
| Filter Feed Pumps | M | 1 | In-house |
| Water Bodies | M | 1 | In-house |
| CCTV | M | 1 | Vendor |
| PDB & LDB | M | 1 | In-house |
| Lifts | M | 1 | Vendor |

OPERATIONS DATA SNAPSHOT

| Electricity Report | | | | |
|--------------------|----------------|-------------------------|---------------------------|--------------|
| Initial Reading | Final Reading | Total Consumption (KWH) | | |
| 1370900 | 1386103 | 1900375 (MF= 125) | | |
| Diesel Consumption | | | | |
| | Units (In KWH) | %age | Diesel Consumed (In Ltr.) | Unit Per Ltr |
| Phase 1 DG, 1 | 12551 | 21.50% | 3345 | 3.75 |
| Phase 1 DG, 2 | 19916 | 34.12% | 5779 | 3.45 |
| Phase 1 DG, 3 | 8852 | 15.16% | 2505 | 3.53 |
| Phase 2 DG, 2 | 9650 | 16.53% | 2820 | 3.42 |
| Phase 2 DG, 3 | 7230 | 12.39% | 2136 | 3.38 |
| Phase 2 DG, 4 | 178 | 0.30% | 55 | 2.51 |

| HSD Report | |
|-------------|-------|
| Stock | 6039 |
| Received | 14920 |
| Dg Consumed | 16640 |
| Fire Tank | 200 |
| Balance | 4319 |

| Tank Cleaning | | |
|-------------------------------|---------------|--------------|
| Tank | Cleaning Done | Cleaning Due |
| UG Fire Tank 1&2 | Nov-23 | June-24 |
| UG Raw Tank 1&2 | Nov-23 | June-24 |
| UG Domestic Tank 1&2 | Nov-23 | June-24 |
| OH Fire Tanks (All Tower) | Nov-23 | June-24 |
| OH Domestic Tanks (All Tower) | Nov-23 | June-24 |
| OH Flushing Tanks (All Tower) | Nov-23 | June-24 |

GENERAL SNAPSHOT - TECHNICAL

General Maintenance

- All Towers Overhead tanks cleaning work done.
- All Harvesting pits checked & marking work done.
- Jasmine Tower Pole lights Repair work done
- Main gate Outside area paint work done
- Phase-1 SF6 mechanism issues resolved
- Golf cart repairing done in local market
- Phase-1 Pump Room Domestic pump-3 repaired after coordinate with vendor.
- Carnation Basement area leakage repair work done
- Sharon basement area leakage repair work done

New Initiatives

- 4 nos. Pathway made in back side of Magnolia
- 1 nos. New RO & 3 nos. water coolers installed in Aster tower ground & basement area
- New Signage boards installed in front of all towers & Main Gate
- New Mist Fans Installed for Security Team

Cost Optimization

- NA



Swimming Pool water supply line from Zinnia Tower



Zinnia Sump pit automation work.



RO system repair work



Main Gate Speed Breaker fixing work

TECHNICAL

NOC TRACKER

| Sr. No. | Heads | Frequency | Status | Validity | | Renewal Process Start Month |
|---------|---|-----------|--------|-----------|-----------|-------------------------------|
| | | | | From | To | |
| 1. | Fire NOC | 5 years | Active | 14-Nov-23 | 12-Nov-28 | |
| 2. | Fire NOC | 5 years | Active | 28-Aug-20 | 27-Aug-25 | |
| 3. | Fire NOC | 5 years | Active | 09-May-19 | 07-May-24 | Under Process from April - 24 |
| 4. | Fire NOC | 3 Years | Active | 9-Jun-22 | 8-Jun-25 | |
| 5. | Lift NOC | 3 years | Active | 23-Jan-24 | 22-Jan-27 | |
| 6. | Lift NOC | 3 years | Active | 19-Apr-23 | 18-Apr-26 | |
| 7. | DG Set | 3 years | Active | 30-Aug-23 | 29-Aug-26 | |
| 8. | Building Insurance | Yearly | Active | N/A | N/A | Not Held |
| 9. | Inspection of transformer/HT installation | 3 years | Active | 30-Aug-23 | 29-Aug-26 | |
| 10. | Consent to Operate (CTO)- discharge of affluent | Annual | Active | 1-Jan-22 | 31-Dec-24 | |

TECHNICAL

NOC TRACKER

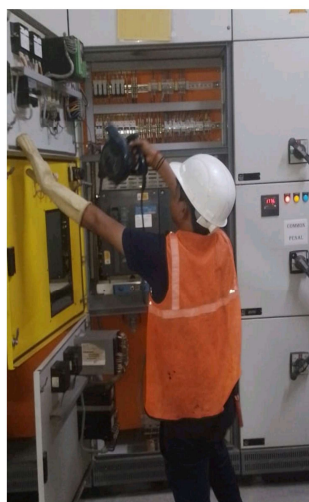
| Sr. No. | Heads | Frequency | Status | Validity | | Renewal Process Start Month |
|---------|---|-------------|--------|-----------|------------|-----------------------------|
| | | | | From | To | |
| 11. | Consent for emission of air | Annual | Active | 1-Jan-22 | 31-Dec-24 | |
| 12. | Water Tank Cleaning | Half Yearly | Active | 22-Oct-23 | 10-June-24 | |
| 13. | Fresh Water Testing | quarterly | Active | 28-Mar-24 | 28-Jun-24 | |
| 14. | STP water testing | quarterly | Active | 28-Mar-24 | 28-Jun-24 | |
| 15. | Airport Authority | Onetime | Active | 5-Feb-18 | | |
| 16. | Swimming Pool License | Yearly | Active | 2-Apr-24 | 1-Apr-25 | |
| 17. | Consent order for garbage disposal agency | Yearly | Active | 16-Feb-24 | 15-Feb-25 | |
| 18. | Society Registration Renewal | 5 Years | Active | 13-Apr-23 | 12-Apr-28 | |
| | | | | | | |
| | | | | | | |

TECHNICAL

AMC TRACKER

| Sr. No. | Heads | Period | Status | Validity | | Renewal Process Start Month |
|---------|--------------------|---------|--------|------------|-----------|-----------------------------|
| | | | | From | To | |
| 1. | EPBX SYSTEM | 1 year | Active | 16-Feb-24 | 15-Feb-25 | |
| 2. | Lift | 1 year | Active | 1-Apr-24 | 31-Mar-25 | |
| 3. | Security | 1 year | Active | 16-Feb-24 | 15-Feb-25 | |
| 4. | Pre- Paid Meters | 1 year | Active | 16-Feb-24 | 15-Feb-25 | |
| 5. | My gate | 3 Yrs | Active | 1-Mar-24 | 28-Feb-27 | |
| 6. | Pest Control | 1 year | Active | 16-Feb -24 | 15-Feb-25 | |
| 7. | Maintenance Agency | 2 years | Active | 16-Feb-24 | 15-Feb-26 | |
| 8. | Waste Segregation | 1 year | Active | 16-Feb-24 | 15-Feb-25 | |
| 9. | Boom Barrier | 1 year | Active | 12-Mar-24 | 11-Mar-25 | |
| 10. | | | | | | |

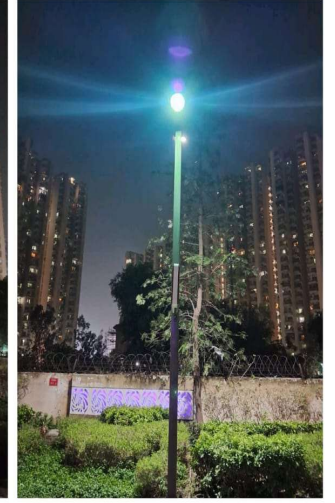
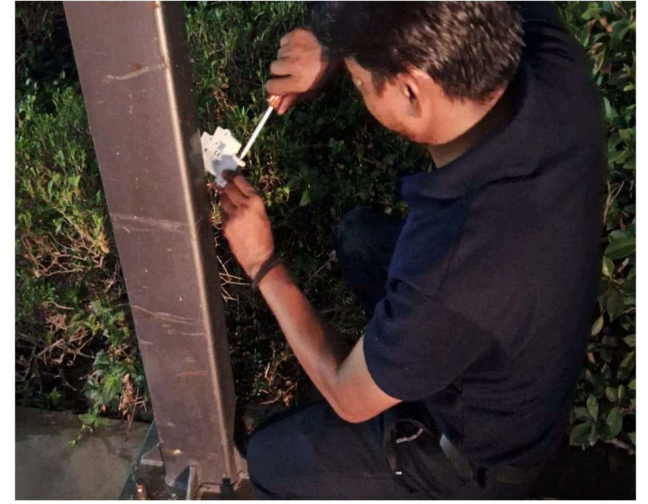
PPM SNAPSHOT - TECHNICAL



PPM SNAPSHOT - TECHNICAL



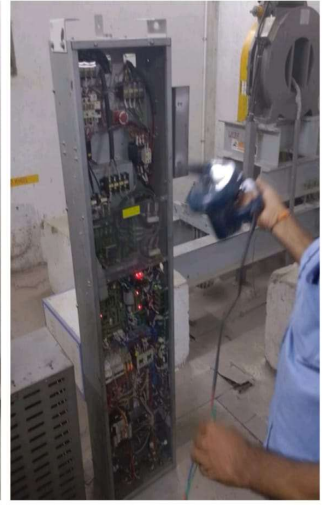
ACTIVITY SNAPSHOT - TECHNICAL



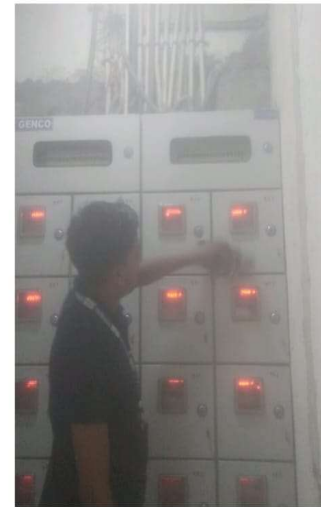
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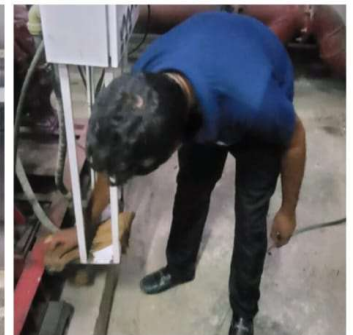
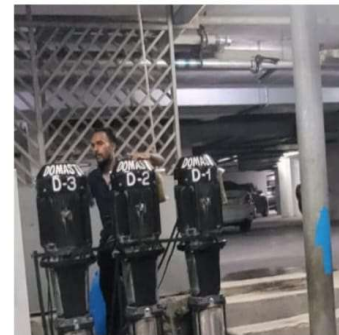
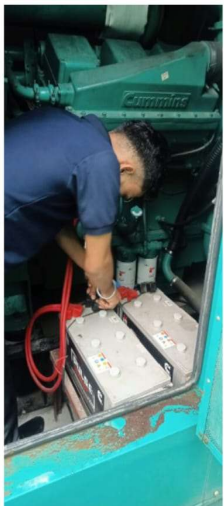
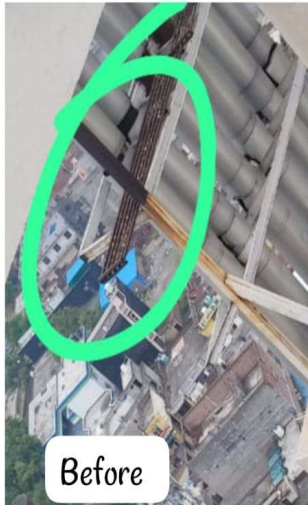
ACTIVITY SNAPSHOT - TECHNICAL



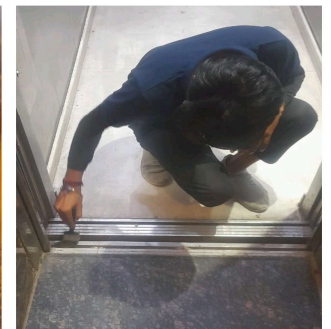
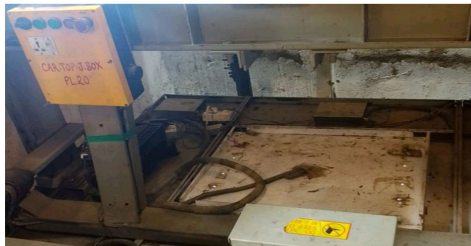
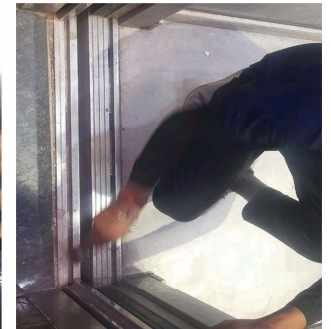
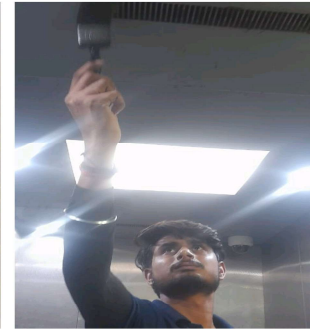
ACTIVITY SNAPSHOT - TECHNICAL



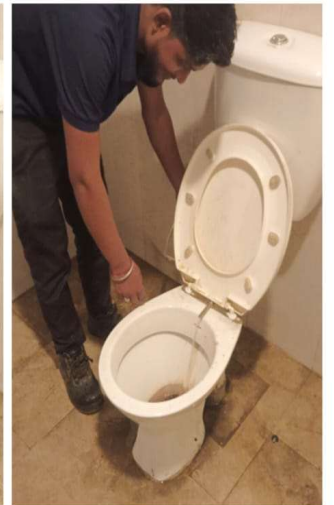
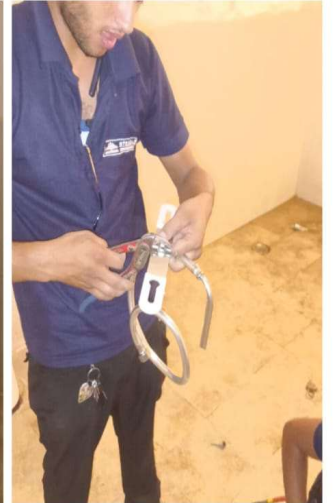
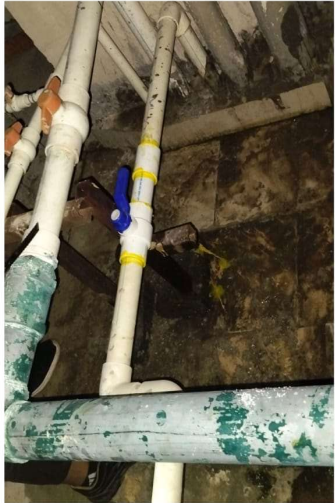
ACTIVITY SNAPSHOT - TECHNICAL



ACTIVITY SNAPSHOT - TECHNICAL



ACTIVITY SNAPSHOT - TECHNICAL



GENERAL SNAPSHOT - FIRE & SECURITY

| S. No. | Service | Total Man-days | Attendance | % Attendance |
|--------|----------|----------------|------------|--------------|
| 1 | Security | 2821 | 2705 | 96% |

| Heads | Week-1 | | Week-2 | | Week-3 | | Week-4 | | Total | |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted |
| Training | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 04 | 04 |
| Audit | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R & R | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Highlights

- Conducted Fire Safety training for Housekeeping and Technical in-house staff
- Execution of critical maintenance tasks by performing Fire line and hydrant welding and repair work
- Issuing 4-wheeler RFID Tags to resident. Closed to 1900 RFIDs are issued as on date.
- Co2 Type Fire extinguisher refilling and HPT
- Regular Briefing to Day & Night Shift guards
- One to One Training provided to the down staff
- Notices pasted and Clamping done for Cars parked in pathways and wrong parking's
- The record of the extra vehicle is being prepared on daily basis
- Clamping done for many effected Fire line leakages.

| System | Status |
|--------------------|----------------------|
| Jokey Pump | HOTO Only Automation |
| Main Hydrant | HOTO Only Automation |
| Sprinkler Pump | HOTO Only Automation |
| Fire Engine | HOTO Only Automation |
| Fire Hydrant Line | HOTO Only Automation |
| Sprinkler Line | HOTO Only Automation |
| Fire Extinguishers | HOTO Only |

| Security Report | |
|-----------------------|-------------|
| Total Move-ins | 11 |
| Total Move-outs | 12 |
| Incidents Reported | 1+ |
| Work Permits Issued | 21 |
| System | Status |
| CCTV Surveillance | OK |
| Boom Barriers | In Progress |
| MyGate Access Control | OK |

| | |
|------------------------------------|----|
| Vehicle Entries 2W/4W | |
| Visitor | |
| Labor Entries | |
| Total Maid/Labour Passes Issued | |
| Two wheeler RFID/Sticker Issued | |
| R-Gate Pass Issued | |
| NR-Gate Pass Issued | 00 |

GENERAL SNAPSHOT - FIRE & SECURITY

. Initiative to Enhance Safety and Security

As part of our ongoing commitment to ensuring a safe and secure environment, we recently launched a dedicated initiative to conduct advanced fire and security training for our in-house housekeeping and technical staff. This proactive activity aimed to elevate their expertise in identifying and managing potential fire hazards and security threats. By equipping our team with essential skills and knowledge, we are reinforcing our dedication to fostering a safer, more secure residential community for all residents.



GENERAL SNAPSHOT - FIRE & SECURITY

Strengthening Security Measures and Resident Safety Awareness

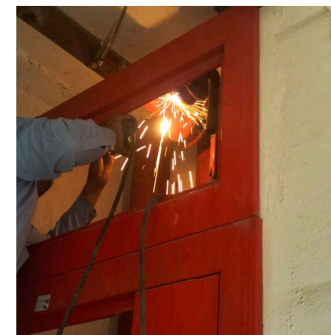
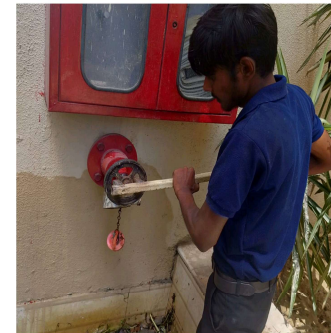
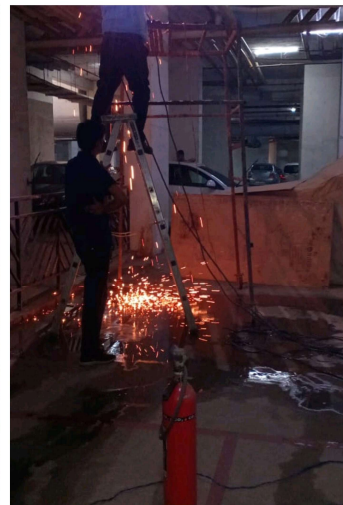
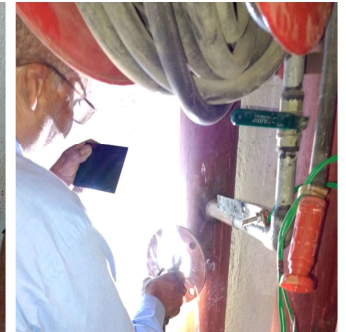
In our ongoing efforts to bolster security measures, we recently conducted specialized training sessions for our security guards to enhance their vigilance and responsiveness. This initiative focused on sharpening their skills in monitoring access points and ensuring comprehensive site security. Additionally, we actively engage residents by raising awareness about fire safety protocols and emergency procedures, ensuring a proactive approach to community safety and well-being. Together, these efforts reinforce our commitment to creating a secure and informed



GENERAL SNAPSHOT - FIRE & SECURITY

. Ensuring Fire Safety: Critical Maintenance and Repairs

Our team successfully executed a series of critical maintenance tasks to enhance the integrity of our fire safety systems. This included performing precision welding repairs on the fire hydrant line within the Fire Hose Cabinet (FHC) to address existing leaks. Additionally, we conducted comprehensive clamping work on both the fire line and the fire sprinkler line to ensure secure, leak-free operation. These measures are pivotal in maintaining the reliability and efficiency of our fire protection infrastructure.



GENERAL SNAPSHOT - FIRE & SECURITY

. Ensuring Optimal Fire Safety: Comprehensive Maintenance and Certification of CO2 Fire Extinguishers

Our team successfully executed the comprehensive maintenance of CO2 fire extinguishers by sending them for refilling and Hydrostatic Pressure Testing (HPT). After undergoing rigorous HPT and refilling, the units were returned to us, ensuring they are fully operational and compliant with the highest safety standards. This meticulous process not only guarantees the reliability and efficiency of the extinguishers but also enhances the safety and preparedness of our facilities, providing peace of mind and ensuring rapid response capability in the event of a fire emergency.



GENERAL SNAPSHOT - FIRE & SECURITY

. Effective Briefings: Keeping Security Guards Informed and Prepared

Ensuring guards are briefed comprehensively in the morning and briefed on the day's events in the evening enhances vigilance and response readiness.

. Tailored Training: Empowering Guards for Enhanced Performance

Personalized training sessions equip guards with the skills and knowledge necessary to handle diverse security challenges effectively.



GENERAL SNAPSHOT - FIRE & SECURITY

. Optimizing Gaur Saundaryam Security and Parking Compliance

To enhance our community's security and organization, we implemented a comprehensive vehicle management strategy. First, we issued notices to residents, requesting them to obtain stickers for their vehicles, ensuring proper identification. This measure not only streamlined vehicle monitoring but also fortified our security protocols. Subsequently, we placed warning notices on improperly parked cars, reminding owners to adhere to parking regulations. This step aimed to improve the flow of traffic and maintain order. As a final enforcement measure, we introduced vehicle clamping for persistent violations, demonstrating our commitment to a safe and orderly environment for all residents.



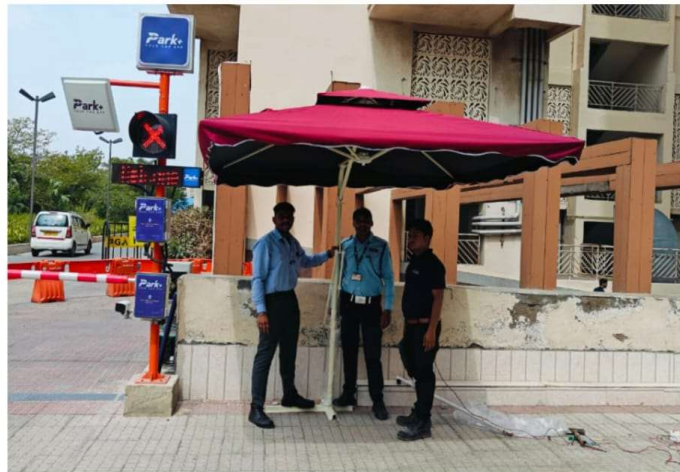
GENERAL SNAPSHOT - FIRE & SECURITY

. Umbrella Shed Arrangement:

Originally installed during the hot summer months to protect our security guards from the intense heat, the umbrella shed at the main gate is also proving beneficial during the monsoon season. This setup ensures that our guards remain comfortable and effective in their duties, regardless of weather conditions.

. Terrace Inspection:

Recently, we conducted an inspection visit to the terraces of different towers, accompanied by the Estate Manager. This inspection was carried out to ensure that all maintenance and safety standards are being upheld, and to address any potential issues promptly.



GENERAL SNAPSHOT - FIRE & SECURITY



Arranging Water Supply in Pump Room | Clearing Pathways for Security Reasons

GENERAL SNAPSHOT - FIRE & SECURITY



Incident Report @ Gaur Saundaryam

Date: 19/06/2024

Time: 20:45 hrs.

Subject: Fire Incident at 818 Hanna Tower.

Details of the Incident: On June 19, 2024, at approximately 20:45 hrs, information was received from Mr. Ashish Singh that a fire had broken out at 818 Hanna Tower. Upon receiving this information, Mr. Mayank Jain, along with the security team, promptly arrived at the scene to take immediate action, however, the fire was extinguished by resident using floor fire extinguisher.

Investigation Findings: The initial investigation conducted by the security team revealed that the cause of the fire was over heating in the AC Outdoor cable. Fortunately, there were no injuries reported as a result of the fire.

Response Actions: Shortly after the security team began firefighting efforts, The combined efforts of the security team and the Fire team led to the fire being completely extinguished.

Conclusion: The prompt response by Mr. Mayank Jain and the security team, followed by the assistance of the security team & fire team, ensured that the fire was brought under control quickly and effectively, preventing any harm to individuals and minimizing property damage.

GENERAL SNAPSHOT – SOFT SERVICES

| S. No. | Service | Total Man-days | Attendance | % Attendance |
|--------|---------------|----------------|------------|--------------|
| 1. | Pristine | 1612 | | |
| 2. | Xprown | 832 | | |
| 3. | Modern Garden | 416 | | |



| Heads | Week-1 | | Week-2 | | Week-3 | | Week-4 | | Total | |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted | Scheduled | Conducted |
| Cleaning Schedule | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Pest Control | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Training | 1 | 0 | 1 | 2 | 1 | 1 | 1 | 1 | 4 | 4 |
| Audit | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| R & R | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



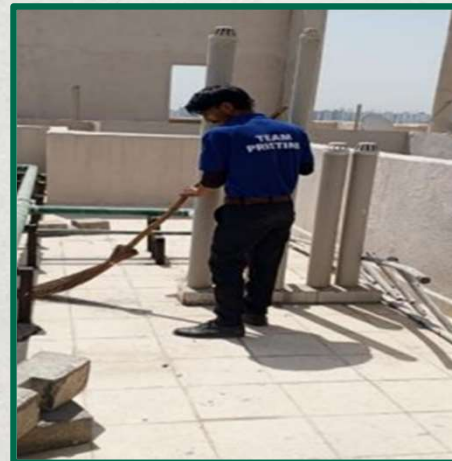
Pest Schedule

| S. No. | Treatment | Target | Frequency | Chemical Used | Area Covered |
|--------|--------------------|--------------------|---------------|--------------------|---------------------------------|
| 1 | Trapping and spray | Mosquitoes and Fly | Thrice a week | Bromiodiolone | All Tower/Basement/Common Areas |
| 2 | Spray treatment | Rodents & Roches | Once a week | Alpha Cypermethrin | All Tower/Basement/Common Areas |
| 3 | Fogging | Mosquitoes | Thrice a week | Delta Methrin | All Tower/Basement/Common Areas |

BULLETIN – SOFT SERVICES, HOUSEKEEPING

Housekeeping

- All towers terrace drainage cleaning has been done. and broom has also been done
- Club & Banquet floor scrubbing with single disc.
- Club, Banquet & Tower glass cleaning has done.
- Tower wise Floor scrubbing with single disc.
- Basement-1,2 drainage has been cleaned.
- Party hall cleaning has been done as per schedule.
- Party hall and kitchen cleaned with the scrubbing machine.
- Club house was cleaned with a subbing machine.
- Lift of all the towers were cleaned.
- AOA members visit with horticulture vendor.



BULLETIN – SOFT SERVICES

HOUSEKEEPING SNAPSHOTS



BULLETIN – SOFT SERVICES

HOUSEKEEPING SNAPSHOTS



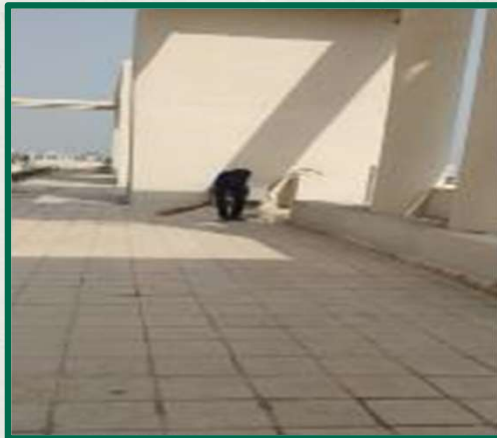
BULLETIN – SOFT SERVICES

HOUSEKEEPING SNAPSHOTS



BULLETIN – SOFT SERVICES

HOUSEKEEPING SNAPSHOTS



BULLETIN – SOFT SERVICES

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BULLETIN – SOFT SERVICES

HOUSEKEEPING SNAPSHOTS



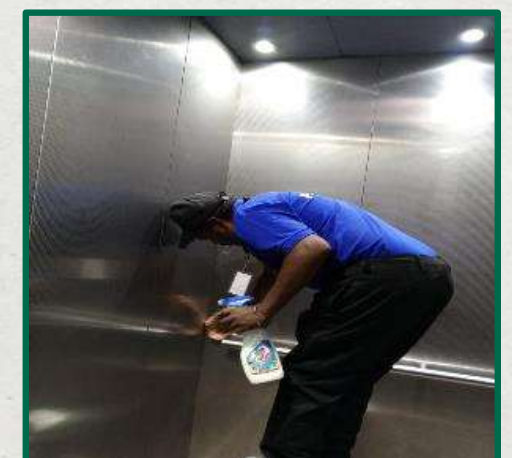
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HOUSEKEEPING SNAPSHOTS

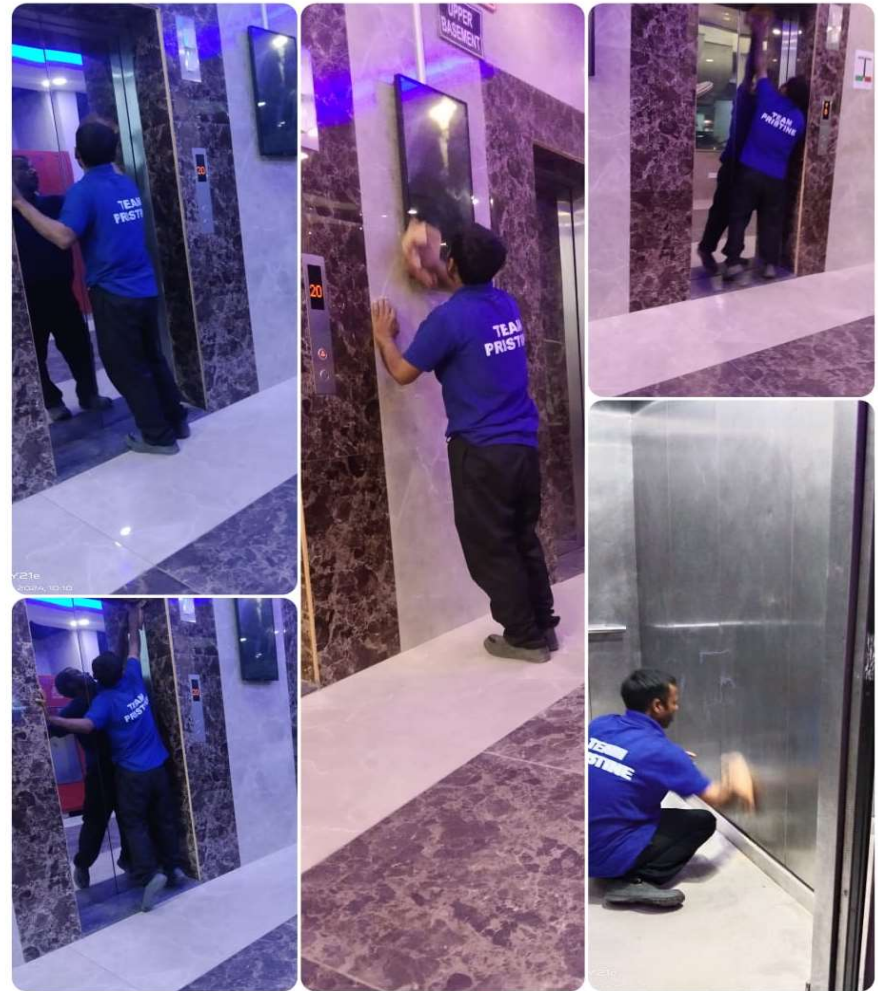


BULLETIN – SOFT SERVICES

HOUSEKEEPING SNAPSHOTS



BULLETIN – SOFT SERVICES



BULLETIN – SOFT SERVICES

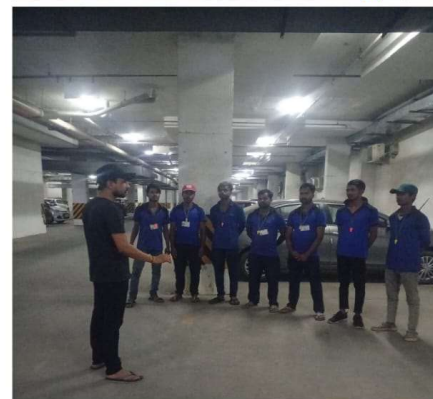
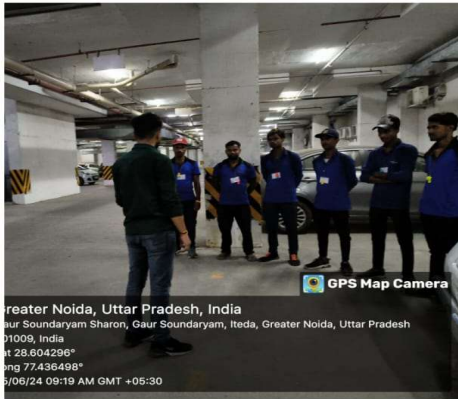
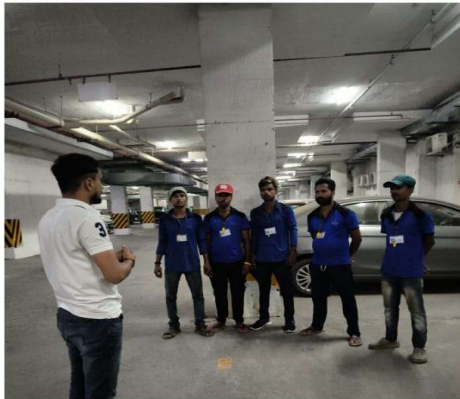
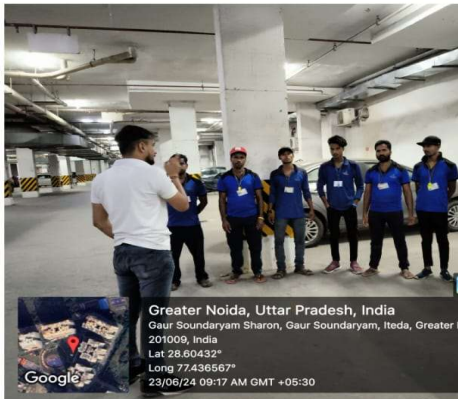


BULLETIN – SOFT SERVICES



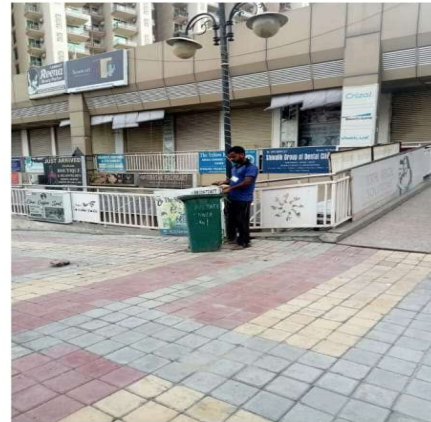
BULLETIN – SOFT SERVICES

GARBAGE COLLECTION SNAPSHOTS

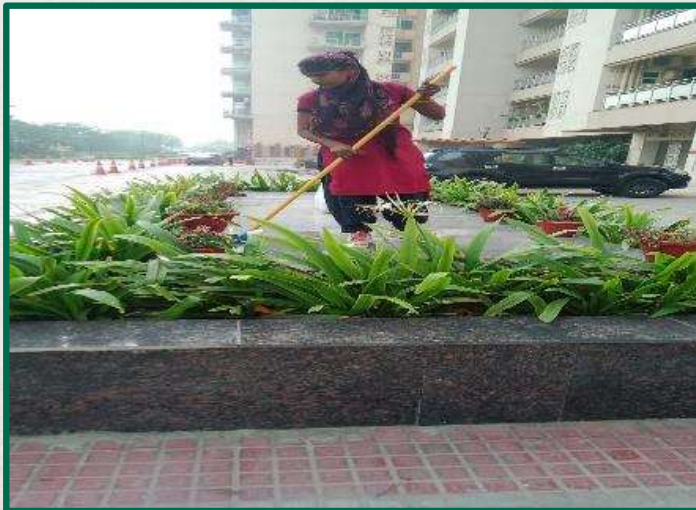


BULLETIN – SOFT SERVICES

GARBAGE COLLECTION SNAPSHOTS



COMMON AREAS CLEANING SNAPSHOT



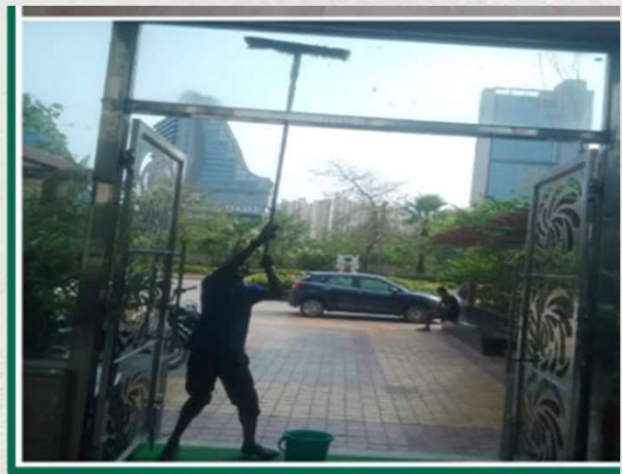
COMMON AREAS CLEANING SNAPSHOT



UB & LB BASEMENT CLEANING SNAPSHOT



UB & LB BASEMENT CLEANING SNAPSHOT



UB & LB BASEMENT CLEANING SNAPSHOT



BULLETIN – HORTICULTURE



Horticulture

- Lawn and Pathway grass and plants area weeds & dry leaves Cleaning work done.
- Hedge area cutting and cleaning in progress.
- Plant cutting near swimming pool has been done
- All plants irrigated with water.
- Plants weeding work in progress.
- Daily briefing is given to all the gardeners.



BULLETIN – SOFT SERVICES

HORTICULTURE SNAPSHOTS



BULLETIN – SOFT SERVICES

PEST CONTROL SNAPSHOTS

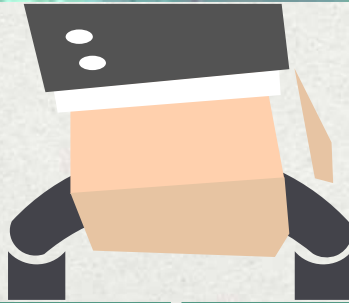


EVENTS AND ACTIVITIES

EVENTS & ACTIVITIES (GAUR SAUNDARYAM)

Activities includes:

WAY FORWARD



Regular deep cleaning of all tower lobbies.

Labor and Domestic help management.

Reward and Recognition to be done for all departments

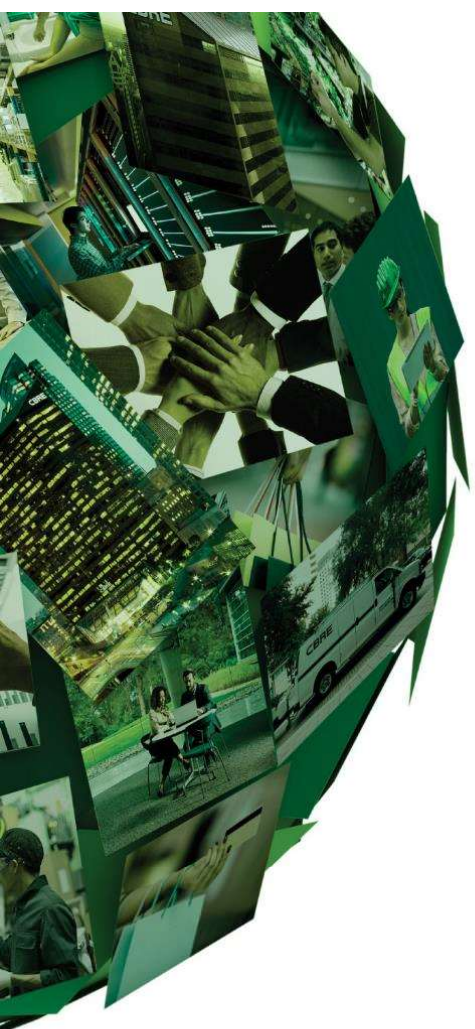
Assets Handover from Projects/

Daily cleaning, Tower lobbies & common areas.

Basement parking management.

Events to be planned for residents.

Regular advisories and circulars to be shared with residents



THANK YOU.

Gracias. 謝謝 . Salamat. धन्यवाद.

Obrigado. شكرا Спасибо. 감사합니다.

ขอบคุณ. Danke. ありがとう . Merci.



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