

SGRWA ANNUAL REPORT (2023-2024)



**A Difficult and Learning Year
Rebuilding Trust, Restoring Order & Securing Future**



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)
12-A, Ahinsa Khand, Indirapuram, Ghaziabad - 201014
Uttar Pradesh (Regd No. 244/2008-09)

www.sgrwa.in

SGRWA ANNUAL REPORT (2023-2024)



ANNUAL REPORT 2023-2024

सनराइज ग्रीन्स के सभी निवासियों को मेरा प्रणाम,
मैं वरिष्ठ नागरिकों और मेरे साथी निवासियों का धन्यवाद करना चाहता हूँ जिन्होंने हम पर भरोसा दिखाया है और आज तक हमारे साथ अपना सहयोग बनाए रखा है। सनराइज ग्रीन्स अब 17 साल पुरानी सोसायटी है। बिगड़ते बुनियादी ढाँचे और संपत्ति हमारे लिए सबसे बड़ी चिंता है। समय आ गया है कि हम सभी सोसायटी के कल्याण के लिए कुछ घंटे समर्पित करें। आज मैं आरडब्ल्यू में हूँ, कल आप हो सकते हैं। मेरा ये मानना है कि हमारी दूरदर्शिता दृष्टिकोण ही हमारे समाज को बेहतर बना सकता है। जिसमें आप सभी निवासियों की भागीदारी बहुत जरूरी है।



विचारणीय विषय

1. जे आई डी पी एल से 30 करोड़ की वसूली के लिए कानूनी लंबित मामले।
2. पुराने इंफ्रास्ट्रक्चर के रखरखाव की चिंता!
3. किसी भी आपातकालीन स्थिति के लिए हमें सिंकिंग फंड की जरूरत है। इसके लिए रोडमैप बनाने की जरूरत है।
4. घटता जल स्तर चिंता का सबसे बड़ा विषय है।

ये चिंता का विषय है इस पर आप सभी जरूर विचार करें!

मैं उन सभी निवासियों को धन्यवाद कहना चाहता हूँ जो अपने कम्फर्ट जोन से बाहर आकर सोसायटी के भले के लिए कदम उठाते हैं। समाज की बेहतरी के लिए निवासियों की बढ़-चढ़कर भागीदारी अपेक्षित है चाहे वो किसी कमेटी में भागीदारी हो या आगे आकर समाज के लिए कुछ नया करना हो। उम्मीद करता हूँ आप सभी थोड़ा-थोड़ा समय निकाल कर हर रविवार बोर्ड मीटिंग में आ सकते हैं और अपने-अपने विषय से संबंधित अनुभवी सलाह हमें दे सकते हैं।

धन्यवाद

डॉ. तरुण सिंह
सचिव

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PRESIDENT NOTE

सनराइज वासियों को मेरा नमस्कार,

वर्ष 2023-24 सोसाइटी के इतिहास का सबसे बुरा दौर रहा, लेकिन यह सीखने और आत्मचिंतन करने का भी समय था। जून 2024 में जब नए बोर्ड ने कार्यभार संभाला, तो हमें ठप्प पड़ी व्यवस्था, वित्तीय और प्रशासनिक संकट से जूझती हुई RWA को संभालने की जिम्मेदारी मिली। जैसा की आप जानते हैं की पिछले बोर्ड को मई 2023 में 9-0 का भारी एक तरफ़ा जनादेश मिला था, लेकिन बहुत अफ़सोस की बात है की उन्होंने इस अभूतपूर्व विश्वास का सम्मान करने के बजाय छोटे-छोटे झगड़ों और आपसी मतभेदों में अपना समय बर्बाद किया। RWA को एक प्रभावी संस्था के बजाय WhatsApp सर्कस शो में बदल दिया। शायद यही उनके RWA के वित्तीय और परिचालन प्रबंधन में भी झलका।



जून 2023 से जून 2024 के उनके 13 महीने के कार्यकाल में, सोसाइटी का बैंक बैलेंस ₹1.23 करोड़ से घटकर मात्र ₹64.54 लाख रह गया। इनके के कार्यकाल में हुए ₹86.99 लाख के अभूतपूर्व अकल्पनीय घाटे ने सोसाइटी को लंबे समय तक आर्थिक रूप से कमजोर बना दिया है। यही नहीं हमारे 4 DG जो वर्षों से पावर बैकअप दे रहे थे, इनके कार्यकाल में बिलकुल ही खराब हो गए। इतने बड़े घाटे के बावजूद पूर्व बोर्ड ने बिना किसी स्वीकृति के कुछ चुनिंदा लोगो के मेंटेनेंस के ₹7.09 लाख माफ (waive off) कर दिए, जो नियमों का स्पष्ट उल्लंघन था। जब June 2024 में हमने उनसे ख़राब पड़े (DG) और अन्य (assets) और फाइलों/दस्तावेजों के हैंडओवर (जो की उनका दायित्व भी है) के लिए बुलाया तो उन्होंने आने से साफ़ इनकार कर दिया। यह सोसाइटी हमारा घर है, हमे यहाँ अपने ही साथी रेसिडेंट्स से इतनी गैर-जिम्मेदारी की उम्मीद नहीं थी।

पिछले साल समस्याओं के बीच सब से बड़ी समस्या बिजली की रही है। जून-जुलाई 2023 में पावर बैकअप पूरी तरह से विफल हो गया था, पर अफ़सोस की कोई सबक नहीं लिया गया और मई 2024 में वही स्थिति दोहराई गई। जब हमारी नई टीम ने कार्यभार संभाला हमने बिना हैंड ओवर के रात दिन एक करके एक सप्ताह में DG का समाधान तैयार किया और आपको 23 जून को प्रस्तुत किया। आपने देखा की जुलाई-अगस्त के महीने में, जब बिजली की मांग चरम सीमा पर थी, हमने इसे बिना किसी रुकावट के आपकी आशा अनुरूप सुचारु रूप से चलाया। आपने देखा कि पिछले कुछ महीनों में किस तरह से हमारे रास्ते में तमाम कानूनी, बैंक और पुलिस कम्प्लेंट्स की अड़चने डाली गयी। इन तमाम चुनौतियों और नकारात्मक ताकतों के बावजूद, हमने कभी हार नहीं मानी। हमे 16 जून चुनाव के समय मध्यरात्रि को आपसे किया हुआ वो वादा याद आता रहा की कुछ भी हो जाये सोसाइटी का काम नहीं रुकने देंगे और आप के साथ की वजह से पिछले चार महीनों में, हमने सोसाइटी को इस संकट से बाहर निकालने के लिए दिन-रात मेहनत की और सफल रहे। 15 सालों में पहली बार, हमारे बोर्ड को डिप्टी रजिस्ट्रार (DR) से लिखित में मान्यता मिली यह एक ऐतिहासिक उपलब्धि है, क्योंकि सामान्य परिस्थितियों में ऐसा नहीं होता है। सभी पुराने कानूनी विवादों को सुलझा लिया गया है, और अब आपकी RWA पूरी तरह से वैध है।

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हमने वित्तीय अनुशासन बहाल किया, व्यवस्था में सुधार करते हुए, हमने बिजली की समस्या को सुलझाया, सीनियर सिटिज़न्स के लिए कक्ष बनवाया, लंबे समय से लंबित CCTV प्रोजेक्ट को पूरा किया, सेंट्रल पार्क को खूबसूरत बनाया। भव्य कार्यक्रम आयोजित करवाए, फ्री मेडिकल कैंप भी लगवाए और उनसे सोसाइटी की आमदनी भी कराई। सोसाइटी की परेशानियां और अपनी जिम्मेदारियां हमारी टीम बहुत अच्छे से समझती है। सभी की परेशानियों को समझते हुए अब हम सीपेज, बिल्डिंग रिपेयर और पेंटिंग पर काम कर रहे हैं और -3 बेसमेंट में लिफ्ट भी लगवाने जा रहे हैं - दोनों के प्रस्ताव आगामी AGM में आपकी अनुमति के लिए रखे जायेंगे।

यह सफलता आसान नहीं थी, यह आपके साथ, विश्वास और हमारे दिन रात के प्रयास का ही परिणाम है। आपकी हमारी यह जीत उन नकारात्मक ताकतों पर विजय है, जो सोसाइटी को अस्थिर करने का प्रयास कर रही है। आपके एकजुट समर्थन ने हमें इन मुश्किलों से लड़ने और जीतने का हौसला दिया है। आगे का सफर चुनौतियों से भरा है, लेकिन हमारा संकल्प अडिग है। हम आपके साथ मिलकर एक आर्थिक रूप से मजबूत, खुशहाल और जीवंत सोसाइटी बनाएंगे।

यह उपलब्धि हमारी-तुम्हारी जीत है, हम-तुम की जीत है।

आपके विश्वास और समर्थन के लिए पुनः धन्यवाद।

आपका

अमित ...

President SGRWA

SGRWA

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(2023-2024)



SGRWA Board for 2024-25



Mr. Amit Kumar Chaudhary
President



Dr. Priyanka Sinha
Vice-President



Dr. Tarun Singh
Secretary



Mr. Vishal Bhargava
Treasurer



Mr. Adarsh Gupta
Joint Secretary



Mr. Ujjwal Tripathi
Joint Treasurer



Mr. Happy Kumar
Board Member



Mr. Gurpreet Singh Sehgal
Board Member



Mrs. Anupama Tripathi
Board Member

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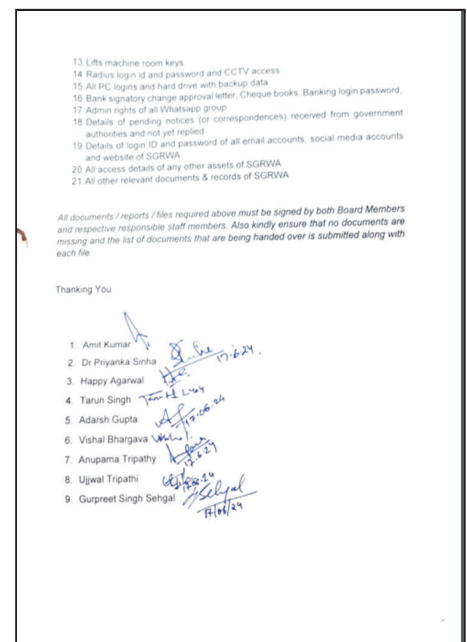
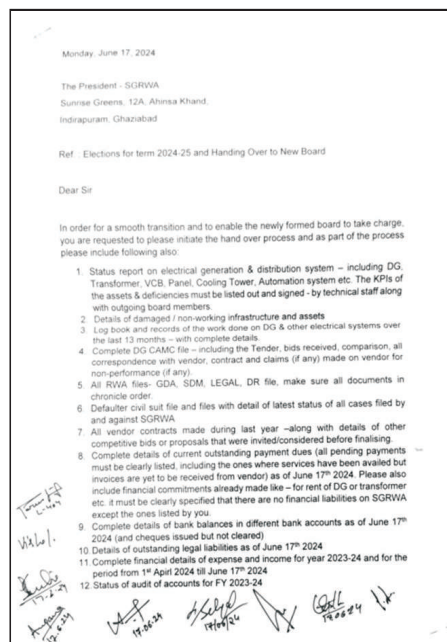
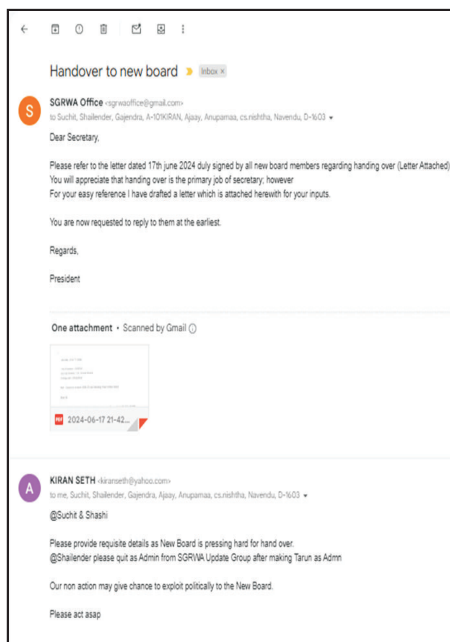


2023-24: A Year of Difficulty & Learning

The year 2023-24 has been a period of significant difficulty and learning for our society. As the newly elected board, we took office with the resolve to enhance governance, transparency, and accountability in the administration of our society. However, our transition into office was far from seamless, marked by the absence of an official handover from the outgoing board and the discovery of serious operational and financial lapses.

Lack of Official Handover & Chaos

Despite multiple reminders and repeated efforts, the previous board did not provide an official handover of society's documents, assets and records. Critical files including financial documents, operational logs and maintenance schedules, were either not transferred or found missing. Important files that were not handed over included – DR File, Legal Cases, GDA, IFMS, Old Painting File, Notice Files, DG, Electrical Ordering, Documents & Vendor communications etc, This lack of cooperation has disrupted continuity in society management forcing us to expend significant effort in piecing together missing information from fragmented sources.



Additionally, the Technical Estate Manager Mr. Sudhir Gupta was appointed by the previous board resigned abruptly in early June 2024, just days before the elections and was relieved prematurely without serving the required notice period. Similarly the DG vendor M/s SK Enterprise which was appointed by the previous board to maintain and operate our 4 DG sets left abruptly on June 21st leaving behind DG sets which were either completely dead or barely working. He left in less than a week of announcement of election results. This, combined with the lack of a formal handover, left several operational areas in disarray, further complicating our ability to address longstanding issues efficiently.

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Audit Observations from the Auditor

While fulfilling our statutory obligation to sign the audit report for this period, it is imperative to bring to light serious lapses in governance and accountability during the tenure of the previous board.

The auditors' report for 2023-24 reflects multiple instances of operational negligence, disregard for established procedures and actions that undermine the core principles of trusteeship that are entrusted to any elected board.

After assuming the office, we had repeatedly followed up with previous board for explanation to the discrepancies in accounts as pointed out by our auditor. But have failed to get any satisfactory response. Our request to the Mr. Shailender Mishra who was the Treasurer during 2023-24 is shared below.

S. K. Maheshwari & CO.
Chartered Accountants

Address: U-203, 3rd Floor,
Vikas Marg, Shakarpur,
Delhi-110092,
Ph: 9891206960

AUDITORS' REPORT

We have examined the Balance Sheet of **SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION** as on 31.03.2024 and the Income & Expenditure account for the year ended on that date which is in agreement with the books of accounts maintained by the said society.

The Managing Committee of the RWAA is responsible for the preparation of the financial statements that give a true and fair view of the financial position and are free from any material misstatement/impropriety/irregularity.

We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of the Audit. In our opinion, proper books of accounts have been kept by the above named society visited by us so far as appears from our examination of the books.

We report the following observations/comments/discrepancies:

- There was a waiver allowed on the outstanding dues (including principal and interest, both) from the members amounting to Rs. 63,49,969/- during the year. No resolution of the meeting of the Board of the Members or any other document for the approval of the waiver of such dues has been provided to us.
- Stock register for electricity meter connection has not been produced to us and hence, its closing balance at the end of the year is not available.
- Log book of Diesel Consumption has not been produced to us.

Subject to above, in our opinion and to the best of our information and according to the information given to us, the said accounts give a true and fair view:

- In the case of Balance Sheet, of the state of affairs of the above named society as at 31.03.2024 and
- In the case of income and expenditure account, excess of expenditure over income for the year ended on 31.03.2024.

For S. K. Maheshwari Co.
Chartered Accountants

CA. Atul Gupta
Partner
M. No. 501303
Firm Regn. No. 013795N

Place: Delhi
Date: 27/06/2024

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)
12-A, Ahinsa Khand-1, Indrapuram, Ghaziabad-201014, U.P. (Regd No: 1950/2010-19)
Email: sgrwaoffice@gmail.com | Website: www.sgrwa.in

Date: 04/08/2024

To,
Mr. Shailender Mishra
(Ex-Treasurer Financial Year 2023-24)
F-507, Sunrise Greens, Ahinsa Khand-1,
Indrapuram, Ghaziabad

Dear Shailender,

Our Auditor has asked to provide below mentioned details for the year 2023-2024. While we have clarified other queries but need your help on following queries from auditors:

- Approved document of waiver of interest & Principal amount of Rs.6,34,969/- (Rs. Six Lacs Thirty Four Thousand Nine Hundred Sixty Nine Only)
- Electricity Meter Stock Confirmation. (No Physical Register)
- DO Diesel Consumption details (Not Provide by your end)

Since no approval details for waiver were provided to SGRWA office, you are requested to provide them. Also, please help explain (or provide) details of diesel consumption and electricity meter stock.

Our Audit is held up due to these and you are requested to please provide above at the earliest.

Yours,

President
SGRWA

Secretary
SGRWA

Treasurer
SGRWA

Key Discrepancies Noted By Auditor in his Audit Report

Unauthorized Financial Waivers:

A total of ₹7,08,980/- was waived off on outstanding dues (comprising principal and interest) for six specific flats (as per the details found and pointed out by Auditor.

Of this, ₹6,34,969/- pertains to the financial year 2023-24, while ₹74,011/- was waived in April 2024.

	Flat No.	O/S Before Waiver	Waiver Amount	Financial Year
1	A103	11,13,356	2,22,671	Waiver Given in 2023-24
2	O1601	7,53,991	1,50,798	
3	O201	9,37,465	1,87,493	
4	B103	74,219	7,949	
5	L901	3,30,289	66,058	
		32,09,320	6,34,969	
6	1804	90,011	74,011	Waiver Given in April 24
Total Waiver Amount Given By Previous Board			7,08,980	

- No Approvals or Records:** The waivers were granted without any supporting resolutions from the previous Board, approvals in a General Body Meeting, or relevant documentation. Such actions directly contravene basic governance norms, where decisions of financial consequence require transparency and collective approval.
- Arbitrary Decisions:** The absence of records suggests these waivers were driven by personal discretion rather than any fair or equitable policy framework, reflecting a concerning lack of accountability.

As mentioned earlier, we had requested Mr. Shailender Mishra who was the Treasurer in previous board to provide details. However no satisfactory response was received.

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Operational Negligence and Absence of Record-Keeping

Diesel Consumption Logbook: The logbook (stock records) for diesel consumption, a critical document for monitoring and controlling high value fuel expenses was not maintained and were not produced for audit to the auditor. Absence of a basic stock register for such a high value item shows how much the systems were compromised under previous board.

Electricity Meter Stock: While the purchase records for electricity meters were found from bank statements, no stock register was maintained when & where the purchased meters installed. Hence the auditor could not ascertain where the purchased electricity meters were installed, making it impossible to ascertain the whereabouts of the meters purchased (and this raising the possibility of misuse / pilferage).

These lapses suggest a worrying disregard for basic operational protocols. Proper documentation is not just a formality—it ensures transparency, prevents misuse and safeguards the association's assets. The absence of such basic records indicates a lack of concern for rules and regulations, potentially leading to financial leakages or misuse.

These operational gaps and record keeping were overseen by the previous board along with erstwhile Technical Estate Manager Mr. Sudhir Gupta, who was also appointed by the previous board, who was relieved a week before elections in June 2024 by the previous board without giving handover and without serving his notice period. Similarly the DG vendor M/s SK Enterprise from whom we could have asked for explanation of diesel stock, also left within a week of new board taking over.

Corrective Actions:

Despite these inherited challenges, we are committed to rebuilding trust and systems within our society. Over the past few months, recognizing the illegality of these waivers done without approval of AOA members the current board has taken decisive steps to recover financial losses and initiated recovery efforts. By October 2024, ₹1,50,798/- was recovered from one of the beneficiaries, and further steps are underway to address the remaining amount.

Financial Deficit (Loss) :

The financial report for 2023-24 reveals a deficit (loss) of ₹10.85 lakhs. However, a deeper examination of the accounts paints a much graver picture. During the **13-month period under the previous management (June 2023 to June 2024)**, the society recorded a staggering deficit (loss) of **₹86.99 lakhs**.

Financial Performance under Previous Board			
Period	Income	Expenses	Loss
Jun-23 to Dec 23	₹ 5,66,17,080	₹ 6,15,29,138	-₹ 49,12,058
Jan 24 to Jun 24	₹ 5,17,37,986	₹ 5,55,25,749	-₹ 37,87,763
Total	₹ 10,83,55,066	₹ 11,70,54,887	-₹ 86,99,821

This massive shortfall is alarming by any standard and reflects the severe financial mismanagement that occurred during this period. Such a loss has inflicted long-term financial strain on the society impacting both its operations and future sustainability.

Compounding this financial disaster was the loss of four critical DG sets, which used to previously ensure power backup for the society. Due to mismanagement these assets became irreparable forcing the society to permanently adopt an outsourced power backup model.

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This financial outcome is not merely a one-time shortfall—it represents a lasting burden on the society's resources and highlights the need for strict accountability and better governance practices

The Financial Deficit (Loss) and Its Funding

The staggering deficit (loss) of ₹86.99 lakhs recorded during the 13-month period under the previous board (June 2023 to June 2024) raises serious concerns about financial mismanagement. A closer look at the accounts reveals how this loss was funded and refutes the claim by the previous board that no loss occurred simply because monthly maintenance charges were not increased.

How this Deficit (Loss) Was Funded

1. From - Bank and FD Balances

At the start of the previous board's tenure in May2023, the society had a healthy bank and FD balance of **₹1.23 Crore** (as on May 16th 2023). By June 2024, when the previous management left office, this balance had dropped drastically to only **₹64.54 lakhs**. This represents a **depletion of ₹58.46 lakhs**, completely exhausting our bank balances and fixed deposits built over previous many years.

	Canara Bank	Canara Bank FD	YES Bank	Bank of Maharashtra	Punjab & Sindh Bank	TOTAL
Bank Balances When Previous Board Took Charge						
16-05-2023	7,60,035	88,93,549	24,03,048	2,61,711	8,523	1,23,26,865
24-05-2023	11,08,516	73,48,439	25,92,713	2,61,711	8,523	1,13,19,902
02-06-2023	3,55,970	78,04,226	27,08,862	2,61,711	8,523	1,11,39,292
Bank Balances When Previous Board Left						
20-06-2024	18,32,636	46,12,619	-	2	8,761	64,54,018

Notice how the balance in Canara bank FD dropped and the balances in YES Bank and Bank of Maharashtra (BOM) accounts were reduced to zero.

2. From - One-Time Settlement of Old Dues

During the year 2023-24, the society settled ₹40.28 lakhs from the one-time settlement of large old outstanding dues from seven members. This non-recurring significant income was also wasted instead of using it for building repair or any other long term productive purpose.

Flat	Opening + Billed in 23-24	Received + Waived	Closing O/S March 31, 2024
A-103	₹ 11,46,323	₹ 11,32,573	₹ 13,750
A-1605	₹ 2,94,393	₹ 2,97,475	₹ 3,082
L-901	₹ 3,47,782	₹ 3,38,058	₹ 9,724
M-403	₹ 2,93,470	₹ 2,91,472	₹ 1,998
O-1601	₹ 7,76,813	₹ 7,77,677	₹ 864
O-201	₹ 10,02,515	₹ 10,00,431	₹ 2,084
P-1301	₹ 2,18,614	₹ 1,91,035	₹ 27,579
Grand Total	₹ 40,79,910	₹ 40,28,721	₹ 59,081

Severe Financial Handicap for the Future

This loss of close to ₹1Crore (₹58.46 lakhs from bank balance and ₹40.28 lakhs from one time settlement of old dues) has severely handicapped the society's financial position for the foreseeable future. The depletion of savings, coupled with the loss of critical & high value assets like the DG sets has placed the society in a precarious position:

- **Recurring Costs:** With our own DG sets rendered unusable, the society is now permanently dependent on an outsourced vendor for rented DG sets, besides incurring recurring and higher costs.
- **Limited Financial Flexibility:** The drastic reduction in reserves leaves the RWA with little financial room to manage its routine expenses now.

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The Myth of No Hike in Maintenance Charges

It has been argued that monthly maintenance charges were not increased, implying that no actual loss occurred. This reasoning is both misleading and incorrect as noted above as we can note:

- **Depletion of Bank Balance** : The deficit (loss) was covered by draining the society's bank balances and fixed deposits (₹58.46 lakhs from bank balance) a clear indicator of financial mismanagement.
- **₹40.28 lakhs from one time settlement of old dues** was used to fund the excessive uncontrolled expenditure.

Update on DG Set Operations and Vendor Management

The management and maintenance of our DG sets—critical assets for ensuring uninterrupted power supply to the society—underwent significant challenges during the last financial year. The previous board decisions regarding vendor replacement and operational oversight have resulted in substantial financial loss, operational inefficiencies, and an undue burden on AOA members.

Background and Vendor Change

The society's four DG sets, comprising two of 1010 KVA and two of 500 KVA capacity, have been providing essential power backup for several years. During the previous board's tenure, the existing vendor who had been maintaining the DG sets was replaced. The separation was contentious, we understand that the outgoing vendor (M/s SS Power) had even served legal **notice for recovery of 21.04 Lakhs on SGRWA**.

The new vendor M/s SK Enterprises failed to meet its contractual obligations and deliver satisfactory maintenance services. This culminated in severe degradation of our DG sets' functionality:

- **Two DG sets (1010 KVA and 500 KVA)** were rendered completely non-functional.
- **One 1010 KVA DG set** was operating with difficulty at only 30% capacity.
- **One 500 KVA DG set** faced regular operational issues and was performing at 60-65% capacity.

Governance and Transition Gaps

The operational crisis was compounded by:

1. **Sudden Departure of Technical Manager:** The Technical Estate Manager Mr. Sudhir Gupta resigned on June 3, 2024 and was prematurely relieved by the previous board without serving the notice period or even giving handover.
2. **Lack of Handover:** The outgoing board failed to provide any official handover of operational records, service logs, or vendor communication leaving the incoming board to navigate a poorly managed and opaque system.

Lack of Documentation from the Previous Board

The previous board has often claimed that M/s SK Enterprises, the vendor responsible for maintaining the society's DG sets was selected through a tender process. However, when the current board assumed office, no documents, records, or files related to this process were found in RWA office.

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This lack of documentation has created significant challenges:

1. Difficulties in Contract Enforcement: Without access to the original agreements or supporting documents, it has been challenging for the current board to:

- Verify the scope of the vendor's commitments and responsibilities.
- Understand the terms agreed upon regarding maintenance schedules and service levels.
- Pursue legitimate claims for non-performance and negligence effectively.

2. Concerns About Governance Practices: The absence of these critical records has naturally raised questions:

- Why were such important documents not kept securely in the RWA office, as is the standard practice in responsible governance.
- Could this have been an oversight, or was this done deliberately.

Financial and Operational Fallout

The abrupt departure of M/s SK Enterprises within a week following the election results on June 16th exacerbated the crisis, leaving us to manage impaired DG assets with no continuity in maintenance. The vendor suddenly left on afternoon of June 21st 2024 while new board was trying to get hold of things and previous board had not given any handover.

While the vendor SK Enterprise left our site on June 21st we later found that huge payment of Rs 4,83,862.00 was given to him by previous board in the preceding 4-5 weeks. We fail to understand what was the urgency to pay a vendor who was responsible for the non-working miserable condition of our DG sets and who was about to leave the site.

Faulty DG Contract & Excess Payment to DG Vendor

The DG issue proved to be more complex and deeply rooted, revealing significant flaws in the contract with M/s SK Enterprises. Despite ongoing disputes and operational inefficiencies, the previous board continued making payments to the vendor. Three pertinent questions were raised :

1. Why extra payment for AMC was made to the vendor for DG No 4 (1010 KVA) when the DG should have been already under warranty because the same vendor had done overhauling at a substantial cost of approximately ₹12,68,635.
2. Similarly why AMC payment was made for DG No 2 (1010 KVA), when vendor had made no effort to repair it.
3. Also despite the Comprehensive AMC of DG sets, SGRWA spent ₹ 6,68,642 on DG spares.

These discrepancies were highlighted in a resident's complaint dated 22nd April, 2024, following which the earlier board acknowledged the faults in DG contract and excess payment that they made to their DG vendor. Accordingly they decided to debit the deficiency to the vendor's account. However, this action was both delayed and inadequate, with no visible attempts to recover the excess payments already made. Such lapses further underscore the lack of diligence and accountability in the prior management of critical contracts.

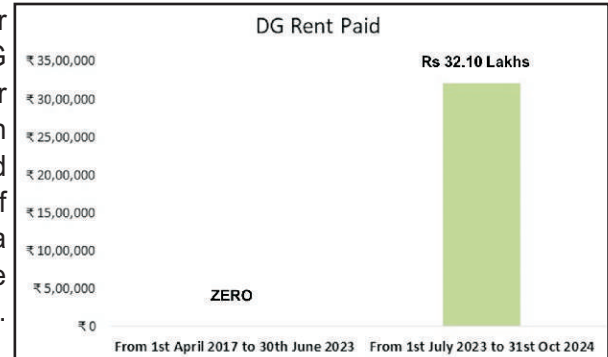
High Expenses on DG Rental

The financial burden imposed on the society due to the previous board's negligence and mismanagement is further evident in the drastic increase in expenses on DG rental services.

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For the 75 month period from 1st April 2017 to June 30, 2023 under older management the society incurred ZERO expenses on DG rentals, as our own DG sets provided reliable and adequate power backup. In stark contrast, the subsequent 16-month period saw an alarming expense of ₹32,10,128 on DG rentals. This unprecedented cost was a direct result of the sudden deterioration in the condition of the society's DG sets, which were rendered inoperable due to a combination of poor maintenance an ineffective Comprehensive AMC DG vendor and lack of oversight by the previous board.



This shift not only highlights the avoidable financial burden borne by residents but also underscores the importance of responsible governance and asset management.

The failure to maintain and manage critical infrastructure effectively, has led to a significant strain on society's resources, leaving residents to bear the consequences of this mismanagement.

Vendor Accountability – M/s S.K. Enterprise

To address this, we served a detailed **claim notice of Rs 94.25 Lakhs to M/s SK Enterprises** on August 4, 2024, outlining the failures in their contractual obligations & responsibilities and demanding compensation for:

- Refund of CAMC charges for undelivered services (₹30.45 lakhs).
- Costs incurred for hiring additional DG sets (₹18 lakhs).
- Compensation for damages and repairs to the DG sets (₹42 lakhs).
- Excess payment claimed for spare parts (₹3.8 lakhs).

The total claim amounts to ₹94.25 lakhs, and we await their response. We reserve the right to initiate legal proceedings to recover the association's losses towards DG, in case of failure to address these claims by SK Enterprises.

Power Backup Failures, Transformer Issues, and Mismanagement of Automation

Our society faced repeated power backup failures during last year under the previous management, severely impacting life of residents during hot summer months. In June-July 2023, the power backup system collapsed, leaving residents without power during the hottest months of the year. Despite this alarming failure, no meaningful corrective measures were implemented during rest of the year and the same scenario repeated in May 2024, when the backup system failed once again. People in society spent long hours of complete black outs and sleepless nights without power when grid failed.



One of the many dark nights that society witnessed last year

This occurred despite significant expenditures on DG maintenance and electrical systems, showcasing a complete lack of accountability and governance.

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Additionally, for nearly two weeks during the year, **half of the society (I to P Block)** faced prolonged power disruptions due to transformer issues. During this time, the DG

Frustrated by the inaction of previous board, residents under supervision of Mr. Happy Aggarwal themselves intervened and resolved the issue on May 19th 2024.



Further compounding the mismanagement, the previous board approved a project to spend **₹8.13 lakhs on automation** (without seeking any member approval or following any ordering process). This poorly conceived project failed to survive even a few months. Eventually, the automation was rolled back and the power distribution system reverted to a manual operations, rendering the entire expenditure a complete waste of resources.

Similarly during the year ₹1.57 lakhs was spent on cooling tower, however the same failed to help DG operations during the month of May 2024. These ill-planned experiments not only led to the loss of funds but also disrupted operations, further highlighting the lack of foresight and due diligence in decision-making.

Update on DG Power Backup: Swift Resolution and New Way Forward

Upon taking charge in June 2024, the newly elected management committee faced an unprecedented power backup crisis. The condition of the society's four essential DG sets, due to prior mismanagement and vendor failure had severely deteriorated, leaving residents vulnerable during peak summer months. Recognizing the urgency of the situation, we acted decisively, demonstrating preparedness, insight and an unwavering commitment to ensuring uninterrupted power supply for the society.

The Crisis We Inherited

The society's four DG sets crucial for power backup, were left in poor condition:

- **Two DGs (1010 KVA and 500 KVA):** Completely non-functional.
- **One 1010 KVA DG:** Operating at only 30% efficiency.
- **One 500 KVA DG:** Struggling at 60-65% capacity with frequent tripping.

This operational failure was compounded by the abrupt departure of both the DG vendor M/s SK Enterprises and the Technical Estate Manager, Mr. Sudhir Gupta. Neither provided a proper handover leaving the new board without essential records or continuity in operations.

The previous management's negligence rendered our own DGs irreparable, imposing a permanent loss of these high-value assets. This irresponsible mismanagement has left the society bearing the financial burden of these impaired assets for all time to come.

How Current Board Handled Crisis: Swift Action and Innovative Thinking

Despite the chaotic situation we inherited, we acted with urgency and clarity. Within a week of taking office, we evaluated the situation, formulated options and presented a well-thought-out plan to residents in a public meeting on June 23, 2024.



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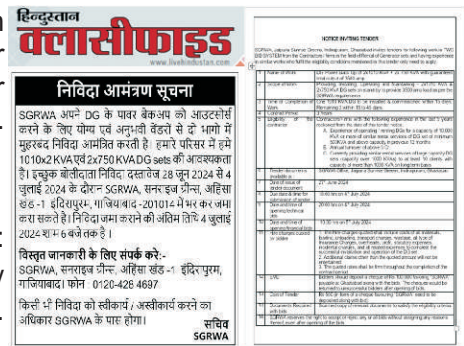
• Transparent Decision-Making:

Residents overwhelmingly approved outsourcing power backup through a vendor-based outsourced solution. This model ensures the vendor provides, operates and maintains DG sets, delivering committed power without requiring SGRWA involvement in operations and maintenance.

• Tendering Process:

Following residents' approval, we swiftly floated a transparent tender process:

- The tender was publicly advertised in newspapers, shared on society notice boards, and widely communicated to ensure maximum participation.
- Senior prominent residents were invited in the tender bid-opening process, ensuring complete transparency and fairness.
- Technical & Financial bids were opened on July 4th, with a stringent evaluation process ensuring that only the most capable vendor was selected.



• Execution Excellence:

By July 16th the first DG arrived and was installed and made operational in no time, followed by the rest within the stipulated timeline.



Delivering a Long-Term Solution

This approach not only addressed the immediate crisis but also set the stage for a sustainable, cost-effective power backup solution. The new system provides:

- Guaranteed power delivery with minimal downtime.
- Reduced operational burden on the AOA with the vendor responsible for all maintenance and repairs.

This DG Tender process, also demonstrated our commitment to:

- Transparent & inclusive governance based on active participation of residents in decision-making.
- Safeguarding the interests of all residents by ensuring financial prudence and operational excellence.

Learning from the Past

The DG crisis underscores the importance of responsible governance, process orientation and asset management. The previous board's failure to maintain critical infrastructure and their abrupt transition without a proper handover have left the society with lasting financial repercussions.

We thank all AOA members for their trust and support during this challenging time while we worked on the DG issue and reaffirm our dedication to serving the society with integrity and diligence.

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Sharp Increase in Air Conditioner Repair & Maintenance Expenses

The financial review of the past year has revealed a significant rise in repair and maintenance of AC expenses, far exceeding the trends of previous years. A comparison of costs highlights the following:

Period	Number of ACs	Repair & Maint. Expense
FY 2021-22	29	26,000
FY 2022-23	29	41,724
Under Previous Board	29	1,98,900

Under Previous Board - from 15th May 2023 to 20th June 2024

The nearly fivefold increase in expenses points (wherein the number of ACs have remained the same over last many years) to a lack of financial oversight and effective cost management. While maintaining air conditioning systems is essential, the magnitude of this increase suggests inefficiencies that could have been mitigated.

Despite this significant expenditure, the previous management has left behind **four non-functional ACs**. This situation not only highlights the inefficiency in asset management but also imposes an additional financial burden on the society.

Escalation in Legal Expenses and Oversight in Case Management

A review of society's financials reveals a significant increase in legal expenses during the last financial year. The comparison of expenses over the past two years is as follows:

- ₹1,17,920 in FY 2022-23
- ₹4,09,348 under previous board (from May 2023 to June 2024)

This more than threefold increase in legal costs indicates a substantial rise in disputes and legal engagements under the previous management. While legal matters are sometimes unavoidable, such a sharp escalation raises concerns about the effectiveness of handling and resolving issues.

What is particularly concerning is that, despite this steep rise in legal expenses there were glaring lapses in case management. The previous board failed to appear in some court hearings leading to ex-parte decisions being awarded by courts against your SGRWA. These oversights have further complicated the society's legal and financial standing.

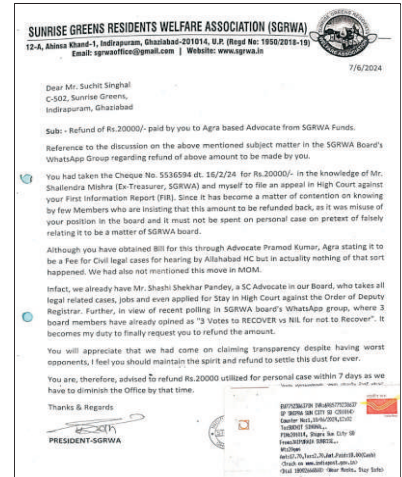
This occurred under the tenure of the then Vice-President, Mr. Shashi Shekhar Pandey who is himself an advocate and reportedly practices in Supreme Court and High Court. Given his legal expertise, such lapses are even more perplexing and point to a lack of accountability in managing critical legal matters.

The sharp escalation in expenses on air conditioning and legal matters etc during the previous board's tenure are glaring examples of their inability to manage society affairs. These are not isolated instances but indicative of a broader pattern of mismanagement and possible negligence—or even deliberate malpractice—that defined their approach.

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Further during the previous year, it came to light (from the earlier board and auditor) that the then Secretary, **Mr. Suchit Singhal**, had obtained a cheque for ₹20,000 from SGRWA funds by misrepresenting the purpose to the board. The payment was claimed to be for a official legal case; however, it was later discovered that the case was of a personal nature and payment was actually made to some lawyer in Agra, and was unrelated to society matters. Once this misrepresentation was identified, the then President, Mr. Kiran Seth, formally requested Mr. Suchit Singhal to return the amount (copy of letter is attached). Despite this, the ₹20,000 remains unpaid and has been classified by the auditor under "Legal Charges Recoverable from Mr. Suchit Singhal" in the annual report under the head Current Assets.



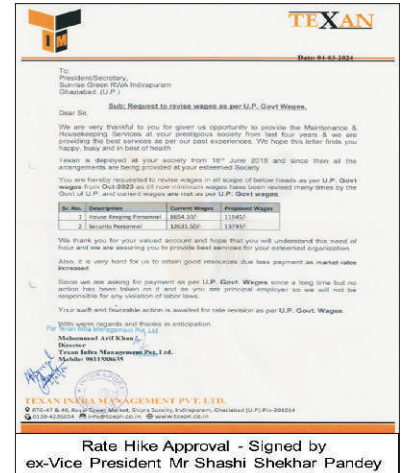
This act constitutes a clear misappropriation of public funds and a serious breach of trust, as it involved the misuse of resources entrusted to the board for the welfare of the society. Such actions violate the fiduciary responsibilities expected from office bearers under the society's bylaws.

As of the date of this report, Mr. Suchit Singhal has not reimbursed the amount.

Increase in Wages for Facility Management Manpower

During the year, the previous board approved an increase in the wages for the Facility Management Manpower (Security and housekeeping). This decision was in line with the government's revision of the minimum wage rates which impacted the applicable wages for these essential services

The wage increase was formally approved by Mr Shashi Shekhar Pandey (the then Vice President) of the previous board, and the details of this approval are attached. The revised wages became effective from **1st June 2024**, ensuring compliance with the new minimum wage regulations.



This adjustment in wages was necessary to ensure that the society continues to meet legal obligations.

Enhancing Revenue Streams: A Focus on Financial Responsibility

The current management committee has taken proactive steps to address the financial challenges we inherited by ensuring that revenue opportunities are utilized effectively and responsibly.

Revenue Enhancement Through Optimized Banking

As part of our efforts to enhance society's revenue, the new board took a proactive approach to optimize the returns on our funds. After evaluating the interest rates offered by our existing banking partner **Canara Bank**, which provided only **2.9% per annum**, we identified an opportunity to improve earnings by shifting to a new account with **Yes Bank**.

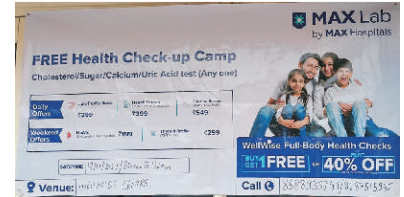
The **Yes Bank account** offers a significantly higher interest rate of **7.0% per annum**, ensuring a more efficient use of society's financial resources. This strategic move not only enhances revenue but also reflects our commitment to adopting smart financial practices that maximize the returns on society's funds without imposing any additional burden on residents.

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Plugging Revenue Leakages from Health Camps

In the previous year under previous board over a dozen health camps were organized in the society without any fee being collected from the organizers, on the contrary RWA ended up spending on organizing them. While these camps served as marketing platforms for hospitals and service providers, the RWA received no financial benefit. Recognizing this as a financial loss, the current board has introduced a policy requiring organizers to pay a nominal fee.



Since implementing this policy, many medical camps have been successfully held in the society, featuring reputed names such as Max Hospital and Dr Lal Path Labs. Each organizer contributed ₹5,000 to the RWA, generating revenue **while continuing to provide valuable free services to residents.**

Camp Date	Camp Name	Amount
07-07-2024	RedCliffe Labs	6,500
11-10-2024	Healific Hospital	5,000
20-10-2024	Dr. Lal Path Lab	5,000
10-11-2024	BMC Fertility	5,000
17-11-2024	Max Lab / Hospital	5,000

Revenue from Festival Events

In addition to plugging revenue leakages, the current committee has worked to create opportunities that benefit both the residents and the RWA. Over the past year, we successfully organized three major festival events in the society —**Teej, ISKCON Event, and a Diwali Celebration.**

- These events were well-received by residents, providing joyful moments and a platform for social bonding.
- At the same time, the RWA generated revenue from event organizers, ensuring that such celebrations also contributed financially to the welfare of the society.

A Step Towards Financial Accountability

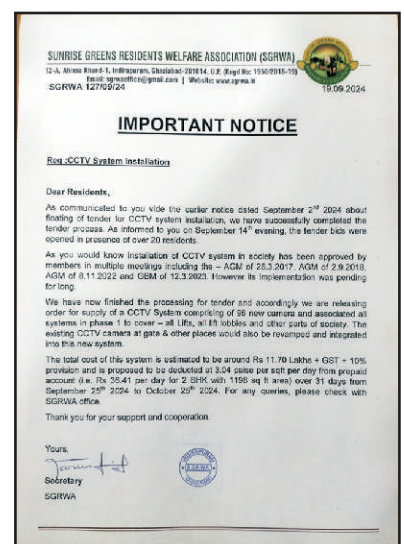
While the revenue generated from these activities may seem modest in the larger scheme of things, it reflects our commitment to financial discipline and accountability. By ensuring that the RWA financially benefits from every opportunity, we aim to build a financially stronger and more self-sustaining society.

These efforts not only demonstrate our intent to safeguard society's resources but also reinforce our commitment to balancing financial responsibility with the community's enjoyment and well-being

Completion of CCTV Surveillance Project by New Board

One of the significant projects successfully completed by your new board in this year was the installation of the CCTV surveillance system, a long-pending initiative aimed at enhancing security across the society.

Despite the legal challenges, your current board took decisive action and successfully completed the project within a remarkably short span of few weeks. The demand for installation of CCTV system has been pending for a considerable period, it has been approved by AOA members in multiple meetings including the – AGM of 26.3.2017, AGM of 2.9.2018, AGM of 8.11.2022 and GBM of 12.3.2023. It was finally implemented this year after thorough planning and coordination.



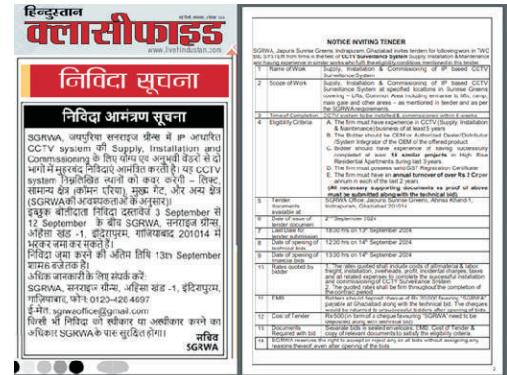
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Transparent Tender Process

To ensure transparency and accountability, the CCTV project was carried out through a transparent tender process. The tender was publicly advertised in newspapers and posted on society notice boards, ensuring that all potential vendors had an equal opportunity to participate. The tender process had clearly & transparently defined eligibility norms and specifications.

Senior residents were invited to oversee the bid-opening process, reinforcing the fairness and openness of the process.



After completing the tender process the order for supply of CCTV System comprising of 96 new camera and associated systems to cover – all Lifts, all lift lobbies and other parts of society, was released. It was envisaged that the existing CCTV camera at gate & other places would also be revamped and integrated into this new system. The total cost of this system was estimated to be around Rs 11.70 Lakhs + GST. A 10% contingency provision was proposed and accordingly 3.04 paise per sqft per day was deducted from prepaid account (i.e. Rs 36.41 per day for 2 BHK with 1198 sqft area) over 31 days from September 25th 2024 to October 25th 2024. Towards the end of the project, we have ordered few more Camera (& associated systems) to cover some more important areas and also because few of the older CCTV cameras were found to be irreparable.



The entire CCTV Project was completed within 2 months. This project significantly improves the security infrastructure of the society, ensuring better safety for residents and visitors alike.

CCTV Usage Guidelines

To enhance safety while ensuring privacy, we will follow these CCTV usage guidelines:

- 1. Purpose:** CCTV is for security only, with footage access limited to designated office bearers and staff.
- 2. Resident Requests:** Footage can be requested for valid security reasons via a formal process.
- 3. Data Retention:** Footage is retained for up to 15 days unless legally required longer.
- 4. Privacy Protection:** Recordings are strictly safeguarded against misuse. These measures balance safety and privacy responsibly.

By completing this project in a timely and efficient manner, the current management committee has demonstrated its commitment to fulfilling long-overdue projects and addressing the community's security needs.

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)
12-A, Anisha Khurd-1, Indrapuram, Ghaziabad-201014, U.P. (Regd No: 1950/2018-19)
Email: sgrwaoffice@gmail.com | Website: www.sgrwa.in

CCTV ACCESS AND PRIVACY POLICY

To ensure the safety and security of all residents in accordance with privacy laws and regulations, we have established the following guidelines for CCTV footage access:

- 1. Purpose and Restricted Access**
 - CCTV is installed in common areas to maintain a safe environment. The system is not intended for personal or routine monitoring of individual residents' activities. Access to footage is limited to office bearers and authorized staff officials to ensure compliance with privacy and security regulations, to uphold security in a way that respects resident privacy.
- 2. Resident Requests for Footage:**
 - Formal Request Process:** In line with privacy norms, residents can request access to specific footage strictly for security-related incidents, such as theft or personal safety issues. To maintain privacy for everyone requests must include:
 - A brief reason for the request.
 - Date, time and location details for the footage.
 - Approval Process:** Due to regulatory requirements, only office bearers and authorized staff officials can approve those requests. Approval will be granted only for legitimate security concerns to protect all residents' privacy.
- 3. Privacy and Confidentiality**
 - We are committed to protecting resident privacy, which means footage containing incidental images of unrelated individuals will not be shared unless legally required.
 - Law Enforcement Requests:** Footage can be provided directly to police or legal authorities on official request, ensuring confidentiality and compliance with legal requirements.
- 4. Footage Retention**
 - Data Retention Period:** Footage is retained for up to 15 days (based on storage limitations) and will automatically be deleted, unless required for ongoing investigations or legal purposes.
- 5. Preventing Misuse of Requests:**
 - Residents are encouraged to request footage only in cases of security or safety issues. To ensure a fair process for all, any unjustified or irrelevant requests may not be entertained.
- 6. Periodic Policy Updates:**
 - These guidelines may be periodically reviewed to remain compliant with privacy laws and society safety needs.

Thank you for your cooperation in helping us create a safe, secure, and respectful environment for everyone.

SGRWA

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Dedicated Hall for Senior Citizens: A Step Towards Comfort and Inclusion

Recognizing the need to provide a dedicated comfortable space for our senior citizens, the current board took the initiative to create a dedicated hall for them below A-block. Until now, our elders would gather either in the park or wellness center etc., often facing discomfort during rains, hot summer evenings or other adverse weather conditions. We have always believed in the age old saying that :

वो घर घर नहीं होते
जहां बड़े बुजुर्ग नहीं होते

We believe, it is not only our duty to take care of our elders but they also have a right to facilities that enhance their well-being and comfort. The new hall which was inaugurated on August 21st World Senior Citizen Day gives our senior citizens a space of their own—a place where they can unwind, socialize and spend quality time together in a relaxed, comfortable and secure environment. The positive response and smiles from our senior citizens are a testament to the importance of this endeavour and we will continue to work towards creating a vibrant and engaging society.



Green Drive: A Step Towards Making Sunrise Green and Park Beautification

As part of our commitment to creating a greener and healthier environment, the society undertook a massive plantation drive during the year. Over 500 plants were planted across various locations, including the society's garden and the divider outside the main entrance.

This initiative was made possible through the enthusiastic participation of many resident volunteers who worked tirelessly during multiple weekend drives to ensure its success. Their dedication and hard work have not only enhanced the beauty of the central park in society, but also contributed significantly to improving the air quality and overall ambience of the society.

The plantation drive reflects our collective effort to promote sustainability and a cleaner, greener future. We extend our heartfelt gratitude to all those who participated and supported this initiative, demonstrating the power of community spirit and team work.



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During the year, the central park underwent a beautification initiative to enhance its aesthetics and functionality. Broken tiles were replaced, vibrant greenery was added, and landscaping improvements were made, all within a modest budget. The revitalized park now serves as a more inviting and enjoyable space for residents, fostering relaxation and community bonding.

Addressing Market-Side Challenges

As a society surrounded by markets and shops, we regularly face challenges related to seepage, noise, trash/filth and encroachment. These issues not only disrupt the daily lives of residents but also compromise the structural integrity and ambience of our community.

During the current year, the new board took a firm stand on these market side challenges. One of the significant steps was addressing the issue of closing access to one of the ramps (near Agarwal Sweets side) that was being misused, leading to encroachments and disturbances. Despite resistance from the market association and the Jaipuria Builder, we ensured that the access to it was closed to protect the society's interests.

Our commitment to safeguarding residents' rights remains unwavering, and we will continue to tackle these market-side challenges with strong determination to ensure a secure and peaceful living environment for all.



Streamlining NBH Operations and Revenue Generation Through Them

One of the challenges inherited by the current board was addressing issues related to a controversial contract signed by the previous board with society management app – NoBrokerHood (NBH). Besides host of operational issues, the vendor had assured a revenue generation of ₹2.1 lakhs for the society, only ₹17,000 was realized over the course of the entire year. Despite this significant shortfall, no corrective actions were taken by the previous management to hold the vendor accountable about.

After taking charge, the current board immediately engaged with the vendor to address the shortcomings. We demanded that the vendor make up for the revenue shortfall from the previous year and took proactive steps to resolve operational issues. In what has been a financially challenging year, we ensured that this partnership was optimized for the benefit of the society. From August to November 2024, these efforts resulted in a revenue of ₹89,486 demonstrating our commitment to tapping into every available opportunity to strengthen the society's finances.

SGRWA ANNUAL REPORT (2023-2024)



Festivals and Celebrations: Fostering Joy and Togetherness in Our Society

The last four months have been a testament to how a vibrant and lively environment can uplift the spirit of a community. As the new board we strongly believe that running a residential society is not just about efficient administration or maintaining infrastructure but also about fostering a sense of belonging and joy among residents. To that end, we organized a series of festivals and celebrations that brought our community together like never before. Here's a glimpse of these wonderful events:

Hariyali Teej (August 7)

Hariyali Teej marked the beginning of our festive calendar, celebrated with great enthusiasm and color. Traditionally associated with monsoon and marital harmony, the event brought the vibrancy of Indian culture to life in our society. The beautifully decorated venue, complete with swings, cultural performances and stalls created an atmosphere of joy and nostalgia. Women dressed in traditional attire added to the festive spirit and the event saw active participation from residents of all age groups. It was a day of bonding, laughter and shared cultural pride, leaving everyone with cherished memories and a ramp walk where over 70 female residents participated.



Celebrating the 78th Independence Day: A Grand and Unforgettable Event

The **78th Independence Day** celebrations in our society marked a new chapter of enthusiasm, pride, and unity. Designed meticulously to engage residents of all age groups, the event was truly one of the most memorable and grand occasions ever organized in our community. With the theme "हर कोने में तिरंगा, हर दिल में भारत" and the spirit of "Living Together, Celebrating Together!" the day embodied the collective joy and pride of our society.

Thoughtfully Designed Activities for All Age Groups

The event catered to residents across all age groups, ensuring inclusive participation and enjoyment. For the first time ever, competitions were thoughtfully categorized to ensure fair play and fun:

- **Toddler Races:** Specially designed races for **1-2 years** and **2-3 years** delighted our youngest residents and their parents.
- **Drawing Competitions:** Organized in age-specific categories, this activity unleashed the creativity of over 200 children, who enthusiastically brought their patriotic imaginations to life.
- **Tug of War for Ladies:** A lively and spirited contest that brought the women of our society together, creating an electrifying atmosphere of camaraderie and fun.
- **Parade by Guards:** A parade by our security personnel added a sense of discipline and grandeur to the occasion, reminding everyone of the values of unity and service.



SGRWA ANNUAL REPORT (2023-2024)



SGRWA ANNUAL REPORT (2023-2024)



Honoring the Unsung Heroes in Our Society

A unique highlight of the event was the recognition of retired defence veterans living in our society. These brave individuals, who have dedicated their lives to the nation, were honoured for their service, bringing a deep sense of pride and respect to the celebrations.

In addition, senior residents and community contributors were also recognized for their invaluable contributions, making the day truly special and inclusive.

Participation, Recognition and Joy

The event saw **200+ children** participating in various activities all of whom were given **Participation Certificates** to encourage and celebrate their enthusiasm. Winners were awarded medals, and select residents were honored with **Change Maker Certificates** for their positive impact on the community.

A Day to Remember

From the beautifully adorned venue, echoing with the melodies of patriotic songs, to the joyous laughter of children and the warmth of community spirit, the 77th Independence Day celebrations stood out as a day of pride, joy, and unity. Volunteers worked hard during the planning of event and came together to celebrate not just the freedom of our nation but also the spirit of living together as a harmonious community.

The success of this grand celebration reflects the dedication and thoughtful planning of the organizing committee and the enthusiastic participation of residents. It is moments like these that remind us of the importance of fostering a vibrant, connected, and joyous community.



ISKCON Bhajan Evening (September 15)

On a serene September evening, our society was filled with devotion and melody as the ISKCON Bhajan Mandali performed a soulful kirtan. This event witnessed overwhelming participation from residents, who were transported to a realm of peace and spirituality. The rhythmic beats of the mridanga and the heartfelt chants created an aura of positivity, fostering connections among residents on a deeper level. It was an evening of spiritual rejuvenation, reflecting the beauty of unity in devotion.



Durga Puja (October)

The festive fervor reached its peak during Durga Puja, celebrated with grandeur and devotion in our society. The intricately crafted idol of Maa Durga and the meticulously organized aarti created an ambiance of faith and cultural pride. The beautifully lit pandal became a hub of activities, including cultural performances, bhog distribution, and music. Residents came together to celebrate the victory of good over evil, making it an unforgettable experience for all.



SGRWA ANNUAL REPORT (2023-2024)



Pre-Diwali Mela, Deep Daan and Diwali Lighting (October)

The Pre-Diwali Mela added a festive charm to the society with vibrant stalls, fun activities and cultural performances. Residents enjoyed shopping, food and games, while the younger ones were delighted by the lively atmosphere. The mela was a self-sustained event generating revenue through marketing activities and vendor participation, ensuring no burden on maintenance funds.

Diwali itself was celebrated with stunning lighting and decorations across the society. The twinkling lights, rangolis, and diyas created an ambiance of joy and togetherness. The spirit of Diwali was not just seen but felt by every resident, as we collectively celebrated the festival of lights with warmth and positivity.



Chhath Puja (November)

Concluding the festive season, Chhath Puja was celebrated with devotion and simplicity honoring the Sun God and Chhathi Maiya. Residents participated in the rituals with great enthusiasm, showcasing the beauty of Indian traditions and the spirit of community worship. The event was yet another example of how our society embraces diversity and celebrates unity.



A New Era of Celebrations

This year marked a turning point in how our society approaches events and celebrations. For the first time, we witnessed such an array of vibrant, well-organized and enjoyable events all accomplished without utilizing residents maintenance funds (except for Independence Day, a national festival). **Instead, these events were made self-sustaining, with revenue generated through vendor stalls and marketing activities. Remarkably, the RWA earned a net revenue from each event, reflecting our commitment to financial discipline and prudent management.**

These celebrations have not only enriched our lives but also fostered a positive and joyful environment in the society. They remind us that beyond maintaining buildings and infrastructure, our true goal is to build a community where residents connect, celebrate, and thrive together.

SGRWA ANNUAL REPORT (2023-2024)



Essential Maintenance, Safety, Welfare, and Cost Optimization Initiatives

In addition to major projects and community events, the new board has remained dedicated to routine yet vital tasks that are crucial for the smooth functioning, safety, and welfare of our society. These activities, though often considered routine, have a significant impact on the quality of life for residents and the overall well-being.

This year, we undertook several key maintenance and safety measures, such as cleaning all overhead water tanks, refilling expired fire extinguishers, and conducting a mock fire drill to ensure our facility management staff is well-prepared for emergencies. We also organized welfare initiatives, providing convenience to residents, particularly senior citizens.

Recognizing the importance of financial prudence, the committee also emphasized cost optimization in routine purchases. By renegotiating vendor contracts, streamlining procurement processes, and focusing on efficiency, we achieved notable savings without compromising on quality or service delivery.

While a comprehensive list of these initiatives is vast, the highlights presented here reflect our ongoing commitment to proactive maintenance, safety preparedness, resident welfare, and cost efficiency.

Restoration of LED Signages: Revitalizing Society's Appearance

As part of our efforts to enhance the aesthetics and identity of our society, the new board undertook the restoration of all the large LED signages strategically placed at the four corners of our building and the main entrance. Over the years, these signages had fallen into disrepair, leaving them damaged and non-functional, diminishing the overall look and feel of the society.

Recognizing their importance as prominent markers of our society's image, we prioritized their repair and ensured that they were restored to full functionality. This initiative has not only rejuvenated the appearance of our society but also reinstated its distinctive identity, leaving a positive impression on residents and visitors alike.



Cleaning of Overhead Water Tanks

During the year, the society successfully undertook the cleaning of all **16 overhead water tanks**, ensuring the maintenance of hygiene and water quality for residents. The task was carefully planned and executed to avoid any disruption in water supply, allowing residents to continue with their daily routines without inconvenience.

Fire Safety Measures: Ensuring Preparedness and Compliance

As part of our commitment to safety, we undertook the **refilling of 113 fire extinguishers**, ensuring that all expired units were brought back to full functionality. This essential step was taken to maintain compliance with fire safety standards and to safeguard residents and property in case of emergencies.

Additionally, a **mock fire drill** was conducted for our facility management staff to enhance their preparedness and response capabilities. This exercise provided hands-on training and ensured that the team is equipped to handle potential fire incidents effectively and efficiently.

SGRWA ANNUAL REPORT (2023-2024)



Repair and Maintenance: Replacement of GI Water Supply Lines

As part of the society's ongoing repair and maintenance activities, two GI water supply lines in G-block were replaced during the year. This critical work, undertaken to ensure uninterrupted water supply, was completed at a cost of **₹1.55 lakhs**.

The project cost was carefully negotiated, taking into account competitive offers and the pricing of similar work done previously. As a result, the replacement was completed at a marginally lower cost without compromising on the quality of materials or workmanship.

Cost Savings Through Negotiation of OTIS AMC Renewal

The renewal of the AMC for our lifts, managed by OTIS, was due from 1st April 2024. OTIS had demanded an ~ **10% increase in rates** for the new contract period. However, the new board took a proactive approach by engaging in discussions with OTIS, successfully negotiating the postponement of the rate hike.

We were able to secure an agreement with OTIS to continue the services at the **previous year's rates until 31st December 2024**, effectively avoiding the proposed price increase. This negotiation has resulted in significant savings for the society, benefiting residents by maintaining the current cost structure for the next few months.

Cost Optimization in LED Tube Light Procurement

During the last financial year, **520 LED tube lights** were purchased for society use. Upon assuming office, the new board reviewed the procurement process and identified an opportunity for cost optimization.

Previously, LED tube lights were being procured at a price of **₹160 per piece**. Recognizing the high volume of our purchases, we approached the manufacturer directly and explored procurement through their authorised distributor. Through these efforts, we successfully reduced the cost to **₹120 per piece**, achieving a significant saving per unit without compromising on quality.

Welfare Camps: Aadhar and Life Certificate Services

As part of our commitment to resident welfare, the management committee organized multiple camps to provide essential services conveniently within the society campus.

In **July 2024**, we conducted an **Aadhar Camp** to address the growing demand for Aadhar updates and registrations. The overwhelming response from residents highlighted the need for such initiatives. To cater to those who missed the first camp, another **Aadhar Camp** was held in **November 2024**, ensuring that all residents, including families and senior citizens, could easily access these services without the inconvenience of traveling to external centers.

Additionally, in **November 2024**, we organized a **Life Certificate Camp** for pensioners, which proved to be immensely beneficial for our senior citizens. This camp provided them with a hassle-free way to complete mandatory documentation in a comfortable and familiar environment.

These welfare camps not only saved time and effort for residents but also reinforced our commitment to fostering a supportive and inclusive community.



SGRWA ANNUAL REPORT (2023-2024)



Legal Updates

Upon assuming office, the new board discovered that several critical Legal & DR File and documents were missing. Despite multiple reminders and requests, the outgoing old board did not provide a formal handover of these files and other essential records.

1. First-Ever Approval from the Deputy Registrar (DR)

For the first time in 15 years, our RWA board received formal approval from the Deputy Registrar (DR). This is a monumental achievement, as such written explicit approvals are rarely given under normal circumstances.

This validation ensures that your elected RWA is now fully functional and legally recognized and would help provide a clean legal slate moving forward.

2. Ex-Parte Order in Anjana Aaron Case

A significant legal challenge inherited by the current board was the case of Ms. Anjana Aaron, who filed for gratuity and other dues in the labor court. During the previous board's tenure, neither the board nor their representatives appeared for the hearings, resulting in an ex-parte decision against the SGRWA. Both the hearing and the order occurred during the tenure of old board, reflecting the lack of diligence in handling critical legal matters.

Upon assuming office, the new board complied with the labor court's order, by making payment of ₹1,45,614 lakhs in October 2024.

3. IFMS and Past Legal Cases

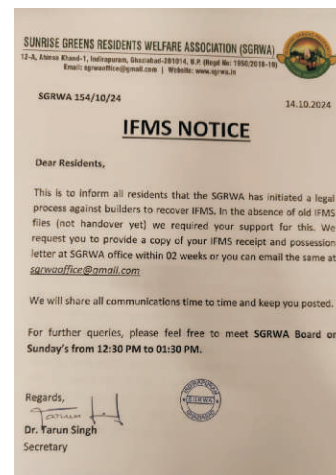
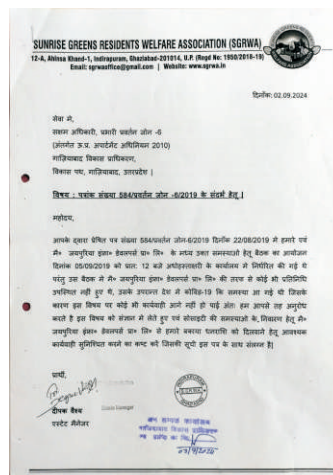
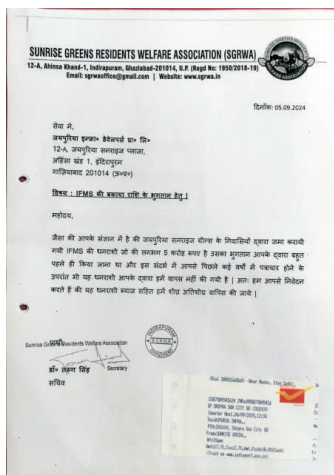
The lack of cooperation in handover and missing legal files have created unnecessary challenges in handling ongoing legal matters and understanding the background of key disputes. The new board is working to reconstruct information from fragmented sources, a time-intensive process that could have been avoided with a proper handover.

SGRWA raised deficiency to JIDPL of Rs. 30 crores for Infrastructure, Improper handover, Government dues, Maintenance dues, etc

Last communication with GDA was done in Feb 2020 and now again we have re initiated the communication with GDA & JIDPL.

The current board has taken a proactive approach to long pending legal matters, and has revived the IFMS case. The notice for which was released a few weeks ago.

With your continued support, we are committed to maintaining a strong and legally sound foundation for our society.



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Way Forward : Building Repair, Seepage Control, and Painting

As part of our ongoing commitment to improving the structural integrity, aesthetics, and overall living environment of our building, we are prioritizing critical repair, rehabilitation and painting work for the building. These repairs are necessary to address long-standing issues that affect the safety, functionality, and appearance of the building.

We are pleased to inform that significant progress has been made in the planning phase, and we have appointed a professional consultant to prepare estimation of the **building repair, seepage control, and painting** project. This consultant will work on preparing a detailed project report, cost estimation, methodology, and tender documentation.

Key Problems Identified:

Over the years, we have encountered several issues that have gradually affected the building's structural integrity and appearance. These problems not only impact the durability of the building but also result in aesthetic deterioration. The most pressing issues identified are as follows:

1. Seepage and Water Damage:

The seepage issues are most evident in the **shaft areas, basements, walls and overhead water tanks**. Water infiltration through cracks and gaps in the concrete surfaces has resulted in dampness, weakening the building's structure and causing damage to the paint. The seepage also accelerates the corrosion of reinforcement steel, weakening the structural load-bearing capacity.

Cracks in the concrete beam, columns and walls have become more prominent due to the ongoing moisture penetration, aging, and natural wear and tear. Untreated seepage is causing structural degradation, weakening columns, beams, and slabs over time. The aesthetic appeal of the building is significantly compromised due to peeling paint and falling plaster. This puts the safety of the residents at risk and requires immediate intervention.

2. Expansion Joints at Ground Floor and Basement -1:

The **expansion joints** at the **ground floor** and **Basement-1** have suffered wear & tear over the years. As these joints are worn out & leaking, they are leading to cracks in the beams in basement of -1 & -2 (especially below A & P block) allowing water to seep into structure and causing further damage. Unaddressed, these problems can lead to severe foundation issues, posing long-term risks to the building's safety.

3. Waterproofing of Overhead Tanks:

The **overhead water tanks** have been lined with tiles for waterproofing. However, the waterproofing has deteriorated over time, particularly due to exposure to the elements, leading to water leakage and seepage through the tank's surface.

The damaged waterproofing layer has caused damage to the structure in few of the tanks, seepage in lift rooms in some cases besides dampness on the ceiling and walls below & around the water tanks.

4. Shaft and Plumbing Repairs:

The **plumbing system** in certain parts of the building, particularly in the shafts, is outdated and subject to frequent blockages and leaks. The pipes in the shafts are also exposed to wear and tear, leading to occasional water seepage from the plumbing system.

Plumbing issues are the source of **water seepage**, and has caused the deterioration of the building structure and plaster in the shaft areas and the walls, ceilings, and floors surrounding the shafts.

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5. AC Water Draining onto Structure and Floors Below

The AC water drainage from individual flats causes damage to the external walls and the structure of floors below due to improper water disposal. During the monsoon and high moisture conditions, condensate from AC units collects and drips onto the exterior of the building and into the floors below. This has led to water damage and seepage, which damages the paint, plaster, and structure of the building over time

6. Plaster Damage:

The plaster on the exterior and interior walls has started to peel off and crack due to prolonged exposure to moisture. This damage is most evident in areas affected by seepage (like shafts) or water ingress. The peeling plaster not only has damaged the building's aesthetic appeal but has also exposed the concrete surface to further damage from external environmental factors, such as rain and heat. That is why in lot of areas, one can see the steel being exposed on external facade walls.

7. Excess Water Disposal, Water logging in Basements & Rainwater Harvesting:

Our drainage system designed to dispose of excess rainwater is not functioning optimally, leading to water accumulation and seepage in basements. The improper disposal of rainwater can lead to water logging around the foundation, creating additional seepage and dampness in the building. Our rainwater harvesting system is clogged and not working, further complicating the handling of excess water during heavy rains.

The Steps We've Taken So Far:

1. Assessment of the Problem Areas:

A comprehensive survey of building was conducted, identifying the most affected areas and determining the priority repairs that need to be addressed immediately.

2. Appointment of a Professional Consultant:

We have appointed a qualified civil engineering consultant who is responsible for developing a detailed action plan, cost estimation, repair methodology, and tendering. This ensures that repairs are carried out professionally and efficiently.

3. Action Plan for Repairs:

The plan includes the **repair of structural issues, seepage control, plastering, expansion joint repairs, waterproofing and painting** to restore the building's aesthetic appeal and safeguard its structural integrity.

The Road Ahead:

We are now moving forward with a well-defined roadmap for the building repair work:

1. Seepage Control and Structural Repairs:

Waterproofing solutions will be implemented, and structural reinforcement will be carried out in the affected beams & columns using **steel reinforcement and micro-concrete** (wherever required) to restore the building's strength and prevent further seepage.

2. Expansion Joint Repairs:

Expansion joints (both vertical & horizontal) will be re-sealed, in all areas including – Terrace, Ground Floor, Basement 1 to ensure no water seeps down from these areas to basements thus ensuring long-term durability of our structure.

3. Plastering :

External and internal plaster in various parts of the building have developed cracks and have peeled off in many areas due to prolonged exposure to seepage moisture and environmental wear and tear. These areas will be addressed through re-plastering and, where necessary, concrete repair to ensure the structural integrity and aesthetic appeal of the building.

SGRWA ANNUAL REPORT (2023-2024)



4. Plumbing and Shaft Repairs

Shaft pipes and plumbing systems in various parts of the building have deteriorated or rusted, causing leaks that lead to seepage. A comprehensive overhaul of the shaft plumbing system will be carried out to fix these issues and ensure efficient drainage.

5. Waterproofing Overhead Tanks:

The overhead water tanks, with internal tile lining, have shown signs of wear & tear in waterproofing. The exterior plaster and concrete have also been damaged due to dampness. High TDS content (1000-1200 ppm) in water has further exacerbated the issue. We will undertake complete waterproofing repairs for these tanks to ensure their longevity and structural safety.

6. AC Drainage Solutions and Painting:

Proper drainage systems will be implemented to address AC condensate drainage issues, and the building will be repainted with high-quality, durable paint to provide protection.

7. Rainwater Harvesting and Excess Water Disposal:

The existing rain water disposal system from basements will be revamped to handle high rainfall efficiently.

8. Painting and Finishing Work

Once all repairs are completed, the building will undergo a complete repainting process to restore its aesthetic appeal and provide an additional layer of protection to the structure.

Financial Details and Approval:

The cost estimates and financial plan for these projects will be presented in detail during the upcoming Annual General Meeting (AGM). At the AGM, we will seek the approval of all residents for the proposed repairs and budget, ensuring that everyone is on board and aware of the financial implications of these projects.

Our Commitment:

The new board remains committed to restoring the building to its full potential and ensuring that the repairs are carried out in a transparent and efficient manner. We are confident that with the support and cooperation of all residents, we will be able to address these challenges and create a safer, more comfortable living environment for everyone.

We urge all residents to attend the AGM to approve the budget and provide input on the planned repairs. Together, we will ensure the long-term sustainability and health of our building.

Installation of Lift in Basement -3: Solving long standing problem

We are committed to addressing the needs of all residents in our society and improving the quality of life for everyone. One of the longstanding challenges that many residents have faced is the lack of access by lifts to **Basement -3** parking area. Over 325 residents with parking in **Basement -3** are forced to park their cars and then walk up through the staircase to reach their flats, as there is no lift access to this level. This issue has been a concern for many, especially for the elderly and residents with mobility issues or for families carrying groceries or heavy items. We recognize the importance of addressing this problem, as it directly impacts the daily convenience of our residents.

SGRWA ANNUAL REPORT (2023-2024)



Proposed Solution:

After a thorough review of the situation, we propose to go for installation of one lift in Basement -3 (connecting it with basement -2 & -1).

Progress So Far:

1. Feasibility Survey:

We have approached some of the leading lift manufacturers in the industry, including **OTIS, KONE, ThyssenKrupp Elevator India and Schindler India**.

A **Preliminary technical survey** has already been conducted to assess the feasibility of installing the lift in **Basement -3**. The survey has confirmed that it is technically possible to install the lift and that the existing infrastructure can accommodate the new lift system, we are in process of working on detailed assesment.

2. Working with Lift Manufacturers:

We have also received the Techno-Commercial proposal from OTIS and are currently in process of obtaining more quotations from other reputed lift manufacturers.

3. Next Steps:

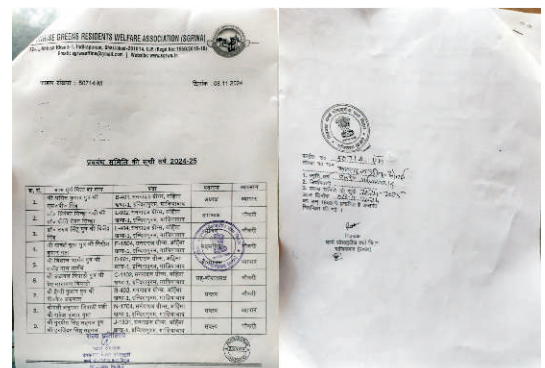
A detailed **plan** will be presented to residents during the **upcoming Annual General Meeting (AGM)**, where we will seek approval for this project from the general body.

We are excited and confident that this solution will resolve the long-standing access issues for residents of **Basement -3**. This project will make a positive difference in the daily lives of about 325 families who park their cars in -3 Basement have been waiting for this improvement for years.

Turning Challenges Into Triumph & Heartfelt Thanks

This year has not only been about running the day-to-day operations of the society but also about addressing long-standing issues and overcoming obstacles posed by negative forces. From blocking our bank accounts to attempting to halt development work by creating police and legal hurdles, these challenges were immense. However, together, as a collective force, we stood strong, fought back, and emerged victorious.

One of the most important promises we made was to free our society from the legal entanglements that had plagued it for years. We are proud to report that we have delivered on this commitment. For the **first time in 15 years, our board has received formal recognition** from the Deputy Registrar (DR)—a monumental achievement, as such approvals are rarely granted under normal circumstances. Additionally, all past legal issues about board have been resolved or settled, ensuring that your RWA is now valid and fully functional.



SGRWA ANNUAL REPORT (2023-2024)



This success would not have been possible without the collective efforts and solidarity of residents who stood by us in this fight. Your support has been the driving force behind our achievements, and we dedicate this success to the unity and determination of residents who have stood behind us.

Thank you once again for placing your trust in us. We promise to continue working tirelessly to make our society a better place for everyone.

SGRWA ANNUAL REPORT (2023-2024)



AUDIT REPORT

S. K. Maheshwari & CO.
Chartered Accountants

Address: U-203, 3rd Floor,
Vikas Marg, Shakarpur,
Delhi-110092.
Ph: 9891206960

AUDITORS' REPORT

We have examined the Balance Sheet of **SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION** as on 31.03.2024 and the Income & Expenditure account for the year ended on that date which is in agreement with the books of accounts maintained by the said society.

The Managing Committee of the RWA is responsible for the preparation of the financial statements that give a true and fair view of the financial position and are free from any material misstatement/impropriety/irregularity.

We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of the Audit. In our opinion, proper books of accounts have been kept by the above named society visited by us so far as appears from our examination of the books.

We report the following observations/comments/discrepancies:

- a) *There was a waiver allowed on the outstanding dues (including principal and interest, both) from the members amounting to Rs. 634969/- during the year. No resolution of the meeting of the Board of the Members or any other document for the approval of the waiver of such dues has been provided to us.*
- b) *Stock register for electricity meter connection has not been produced to us and hence, its closing balance at the end of the year is not available.*
- c) *Log book of Diesel Consumption has not been produced to us.*

Subject to above, In our opinion and to the best of our information and according to the information given to us, the said accounts give a true and fair view:

- i) In the case of Balance Sheet, of the state of affairs of the above named society as at 31.03.2024 and
- ii) In the case of income and expenditure account, excess of expenditure over Income for the year ended on 31.03.2024.

For S. K. Maheshwari Co.
Chartered Accountants



Atul Gupta

CA. Atul Gupta
Partner
M. No. 501303
Firm Regn. No. 013795N

Place : Delhi
Date : 27/10/2024

SGRWA ANNUAL REPORT (2023-2024)



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION
12-A, AHINSA KHAND, INDIRAPURAM, GHAZIABAD - 201014

BALANCE SHEET AS AT 31.03.2024

PARTICULARS	SCHEDULE	AMOUNT (Rs.) 2023-24
<u>SOURCE OF FUNDS</u>		
CORPUS ACCOUNT	A	12,089,262.00
CURRENT LIABILITIES AND PROVISIONS	B	10,612,199.23
INCOME OVER EXPENDITURE	C	1,530,486.41
TOTAL		<u>24,231,947.64</u>

APPLICATION OF FUNDS

FIXED ASSETS	D	4,787,342.00
CURRENT ASSETS, LOANS AND ADVANCES	E	19,444,605.64
TOTAL		<u>24,231,947.64</u>

AS PER OUR AUDIT REPORT OF EVEN DATE

FOR S.K.MAHESHWARI & CO.
CHARTERED ACCOUNTANTS

**FOR SUNRISE GREENS RESIDENTS
WELFARE ASSOCIATION**

Atul Gupta

ATUL GUPTA

(M.NO. 501303 / FRN 013795M)

PLACE: GHAZIABAD

DATE: 27/10/2024



[Signature]

PRESIDENT

Tarun H.

SECRETARY

Vishal Bhargava

TREASURER



SGRWA ANNUAL REPORT (2023-2024)



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION
12-A, AHINSA KHAND, INDIRAPURAM, GHAZIABAD - 201014

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2024

PARTICULARS	SCHEDULE	AMOUNT (Rs.) 2023-24
INCOME		
RECEIPTS	F	94,173,326.27
TOTAL RECEIPTS		94,173,326.27
EXPENDITURES		
SECURITY CHARGES		10,461,187.89
MANPOWER - HOUSE KEEPING SERVICES		6,343,359.54
MANPOWER - TECHNICAL SERVICES		8,819,507.58
DG AMC		1,964,536.00
DG REPAIR & MAINTENANCE		1,646,638.00
DG RENT		708,500.00
REPAIR & MAINTENANCE- ELCT. PANEL AUTOMATION SYSTEM		813,422.00
MANPOWER SUPPLY FOR SEEPAGE		1,724,509.00
BILLING SOFTWARE CHARGES - AMC (RADIUS SYNERGIES)		1,250,612.00
I SOCIETY MANAGER - AMC		27,872.00
INTERCOM EXPENSES - AMC		373,474.00
REPAIR & MAINTENANCE LIFT - AMC (OTIS)		5,371,324.00
SWIMMING POOL EXPENSES - AMC		421,078.00
BOOM BARRIER EXPENSES		37,316.00
DIESEL EXPENSES		3,254,203.00
ELECTRICITY EXPENSES (UPPCL)		41,459,780.00
REPAIR & MAINTENANCE GYM - AMC		253,735.00
HOUSE KEEPING EXPENSES		436,685.00
PRINTING & STATIONERY		206,740.00
SALARY		2,746,514.00
CONVEYANCE CHARGES		81,482.00
TELEPHONE & INTERNET EXPENSES		30,659.00
STAFF WELFARE		140,869.00
LEGAL & PROFESSIONAL CHARGES		336,838.00
AUDIT FEE		76,000.00
WAIVER ON OUTSTANDING @ 20% (INTEREST & PRINCIPAL)		634,969.00
DEPRECIATION	D	749,975.00
BANK & SWIPE MACHINE CHARGES		88,661.09
FESTIVALS CELEBRATION EXPENSES		313,641.00
A.G.M. & GENERAL BOARD MEETING EXPENSES		102,285.00
OTHER EXPENSES		382,466.00
REPAIR & MAINTENANCE		3,959,045.98
SOFTWARE & WEBSITE EXPENSES		40,533.00
TOTAL EXPENDITURES		95,258,417.08
INCOME OVER EXPENDITURE		-1,085,090.81

AS PER OUR AUDIT REPORT OF EVEN DATE
FOR S.K.MAHESHWARI & CO.
CHARTERED ACCOUNTANTS

Atul Gupta
ATUL GUPTA

(M.NO. 501303 / FRN 013795N)
PLACE: GHAZIABAD
DATE: 27/10/2024



FOR SUNRISE GREENS RESIDENTS
WELFARE ASSOCIATION

Atul Gupta *Tarun* *Vishal Bhargava*
PRESIDENT SECRETARY TREASURER



SGRWA ANNUAL REPORT (2023-2024)

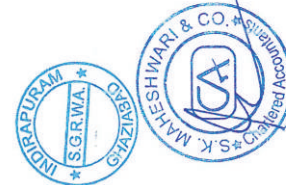


SUNRISE GREENS RESIDENT WELFARE ASSOCIATION
12-A, AHINSA KHAND, INDIRAPURAM, GHAZIABAD - 201014

PARTICULARS	SCHEDULE	AMOUNT (Rs.) 2023-24
<u>CORPUS FUND</u>	<u>A</u>	
CORPUS FUND		12,089,262.00
TOTAL		12,089,262.00
<u>CURRENT LIABILITIES AND PROVISIONS</u>	<u>B</u>	
ADVANCE FROM MEMBER AGAINST CIVIL WORK		695,800.00
AMOUNT DUE FROM RESIDENTS		2,444,143.23
PROVISION FOR AUDIT FEE		76,000.00
EXPENSES PAYABLE		2,585,492.00
SECURITY DEPOSIT		100,000.00
SUNDRY CREDITORS		4,710,764.00
TOTAL		10,612,199.23
<u>INCOME OVER EXPENDITURE</u>	<u>C</u>	
OPENING BALANCE		2,615,577.22
INCOME OVER EXPENDITURE DURING THE YEAR		-1,085,090.81
TOTAL		1,530,486.41
<u>CURRENT ASSETS LOANS AND ADVANCES</u>	<u>E</u>	
ADVANCE TO STAFF		14,690.00
LOAN TO STAFF		200,000.00
ADVANCE TO SUPPLIERS		102,019.39
AMOUNT DUE TO NON RESIDENTS		7,729,513.24
AMOUNT DUE TO RESIDENTS		3,404,952.79
CASH AT BANK		1,859,548.22
CASH IN HAND		219,672.00
COLLECTION FOR ELECTRICITY METERS		57,803.00
FIXED DEPOSIT CANARA BANK		5,364,870.00
INCOME TAX REFUND AY-2020-21		105,263.00
INCOME TAX REFUND AY-2021-22		23,841.00
T.D.S RECEIVABLE (FY 2023-24 & FY-22-23)		58,925.00
RECEIVABLE FROM VENDORS		210,495.00
ACCRUED INTEREST ON FDR		73,013.00
LEGAL CHARGES RECOVERABLE (SUCHIT SINGHAL)		20,000.00
		19,444,605.64



SGRWA ANNUAL REPORT (2023-2024)



SUNRISE GREENS RESIDENT WELFARE ASSOCIATION
12-A, AHINSA KHAND, INDIRAPURAM, GHAZIABAD - 201014

SCHEDULE OF FIXED ASSETS & DEPRECIATION AS ON 31.03.2024

SCHEDULE : D

PARTICULAR	RATE OF DEP.	OPENING BALANCE AS ON 01.04.2023	ADDITION		DELETION / TRANSFER	TOTAL	DEPRECIATION	CLOSING BALANCE AS ON 31.03.2024
			BEFORE 30.09.2023	AFTER 30.09.2023				
SOFTWARE	40%	2,999.00	-	-	-	2,999.00	1,200.00	1,799.00
COMPUTER	40%	7,490.00	-	-	-	7,490.00	2,996.00	4,494.00
CYCLE	15%	1,714.00	-	-	-	1,714.00	257.00	1,457.00
ELECTRICAL FITTING	10%	1,973.00	-	-	-	1,973.00	197.00	1,776.00
FIRE FIGHTING EQUIPMENT	15%	707,815.00	-	-	-	707,815.00	106,172.00	601,643.00
ELECTRICAL EQUIPMENT	15%	302,997.00	-	-	-	302,997.00	45,450.00	257,547.00
COOLING TOWER	15%	565,724.00	-	-	-	565,724.00	84,859.00	480,865.00
RAIN WATER HARVESTING	15%	89,007.00	-	-	-	89,007.00	13,351.00	75,656.00
BOREWELL	15%	115,706.00	-	-	-	115,706.00	17,356.00	98,350.00
SUBMERSIBLE PUMP	15%	50,787.00	-	-	-	50,787.00	7,618.00	43,169.00
BUILDING-IGL	10%	374,001.00	-	-	-	374,001.00	37,400.00	336,601.00
BOOM BARRIER	15%	429,237.00	-	-	-	429,237.00	64,386.00	364,851.00
SPEED BREAKER	15%	16,934.00	-	-	-	16,934.00	2,540.00	14,394.00
AIR CONDITIONER	15%	461,085.00	-	-	-	461,085.00	69,163.00	391,922.00
CLUB HOUSE	10%	777,422.00	-	-	-	777,422.00	77,742.00	699,680.00
SPORTS EQUIPMENT	15%	407,959.00	-	-	-	407,959.00	61,194.00	346,765.00
WHEEL BARROW	15%	6,229.00	-	-	-	6,229.00	934.00	5,295.00
WAVE SLIDE	15%	10,098.00	-	-	-	10,098.00	1,515.00	8,583.00
GARDEN EQUIPMENT	15%	53,835.00	-	-	-	53,835.00	8,075.00	45,760.00
FURNITURE	10%	384,528.00	9,440.00	8,400.00	-	402,368.00	39,817.00	362,551.00
OFFICE EQUIPMENT	15%	461.00	-	-	-	461.00	69.00	392.00
PRINTER	15%	6,094.00	-	-	-	6,094.00	914.00	5,180.00
PUBLIC ADDRESSING SYSTEM	15%	4,016.00	-	-	-	4,016.00	602.00	3,414.00
INTERCOMS	15%	41,726.00	-	-	-	41,726.00	6,259.00	35,467.00
BIOMETRIC MACHINE	15%	5,811.00	-	-	-	5,811.00	872.00	4,939.00
CC TV CAMERA	15%	83,931.00	-	-	-	83,931.00	12,590.00	71,341.00
LED TV	15%	6,375.00	-	-	-	6,375.00	956.00	5,419.00
RO SYSTEM & WATER COOLER	15%	48,727.00	-	-	-	48,727.00	7,309.00	41,418.00
TRAFFIC CONES	15%	8,526.00	-	-	-	8,526.00	1,279.00	7,247.00
SIGN BORAD	15%	326,166.00	-	-	-	326,166.00	48,925.00	277,241.00
WASTEBIN	15%	14,419.00	-	-	-	14,419.00	2,163.00	12,256.00
CAST IRON GARDEN BENCH	15%	-	-	30,680.00	-	30,680.00	2,301.00	28,379.00
CCTV	15%	-	131,515.00	31,300.00	-	162,815.00	22,075.00	140,740.00
COMPUTER	40%	-	-	4,200.00	-	4,200.00	840.00	3,360.00
WATER COOLER	15%	-	-	7,990.00	-	7,990.00	599.00	7,391.00
TOTAL		5,313,792.00	140,955.00	82,570.00	-	5,537,317.00	749,975.00	4,787,342.00

SGRWA ANNUAL REPORT (2023-2024)



SUNRISE GREENS RESIDENT WELFARE ASSOCIATION
12-A, AHINSA KHAND, INDIRAPURAM, GHAZIABAD - 201014

PARTICULARS	SCHEDULE	AMOUNT (Rs.) 2023-24
<u>RECEIPTS</u>	F	
RECEIPTS FROM MEMBERS		84,584,648.13
RECEIPTS FROM NON MEMBERS		796,340.78
CLUB RECEIPTS		1,653,450.00
RECEIPTS FROM VENDORS		1,625,115.67
RECEIPTS FROM RESIDENTS-CIVIL WORK		147,680.00
RECEIPTS FROM SALE OF METERS		11,000.00
INTEREST FROM BANK & CHEQUE BOUNCING CHARGE		419,375.00
OTHER RECEIPTS		4,746,732.27
INCOME FROM RESIDENT-MEMBERSHIP FEE		76,000.00
MISC. INCOME		112,984.42
TOTAL RECEIPTS		<u>94,173,326.27</u>



SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

12-A, Ahinsa Khand, Indirapuram, Ghaziabad - 201014

Uttar Pradesh (Regd No. 244/2008-09)

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