

SUNRISE GREENS RESIDENTS WELFARE ASSOCIATION (SGRWA)

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

Email: sgrwaoffice@gmail.com | Website: www.sgrwa.in



MINUTES OF THE RECONVENED GENERAL BODY MEETING (GBM)

Held on: Sunday, June 7, 2026, at 10:30 AM

Venue: Club House Hall, Sunrise Greens, Indirapuram, Ghaziabad

I. PROCEDURAL COMPLIANCE & QUORUM RECORD

To ensure complete transparency and legal validity under the **Uttar Pradesh Apartment Act, 2010** and its **Model Bye-laws**, the meeting's timeline and attendance are recorded below:

1. **Notice Issued:** The agenda and formal notice for the General Body Meeting were issued and distributed by the Secretary on **Tuesday, June 2, 2026**, satisfying the notice window required under the Model Bye-laws.
2. **Adjournment of First Call:** The GBM initially assembled on **Friday, June 5, 2026, at 9:00 AM**. By 9:30 AM, the attendance did not meet the required **30% quorum** mandated under Chapter II, Bye-law 9. The meeting was therefore adjourned by the Chair for over 48 hours.
3. **Reconvening of the GBM:** As per Chapter II, Bye-law 16 and 17, the adjourned meeting was reconvened on **Sunday, June 7, 2026, at 10:30 AM** at the Club House Hall to discuss the original agenda.
4. **Quorum Status:** **118 AOA members** attended the meeting in person, which met the requirement for a reconvened adjourned meeting for quorum under Chapter II, Bye-law 17 of the UP Model Bye-laws and made the house fully competent to pass valid resolutions.

II. PROCEEDINGS AND DISCUSSIONS

● Agenda Item 1: Welcome Address by the President

- The meeting opened with a welcome address by the President.
- The house observed a moment of silence in memory of departed souls from the society.
- As a gesture of society's support, the members handed over a welfare collection raised by some of the residents to the widow of late security guard, Mr. Jagdish, who was deployed in the society by security agency.
- During the opening address, AOA members present in the meeting raised the question to the erstwhile board members and office bearers of the 2023-24 term (Mr. Gajendra Rawat, Ms. Anupama Tripathi, and Mr. Shailendra Mishra), regarding their long-pending official handover. In response to the general body's queries, the erstwhile board members and office bearers offered to execute and complete the handover.



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Agenda Item 2: Presentation and Adoption of the Maintenance Charges Review Committee (MCRC) Report

- The RWA's financial health was placed before the members. The association has been running at a heavy loss for the last two years: a deficit of about **₹42 Lakhs in FY 2024-25**, which grew to about **₹97 Lakhs in FY 2025-26 (unaudited)**.
- The management attributed the ₹97 Lakh deficit in FY 2025-26 (compared to FY 2023-24) to two major operational impacts totalling ₹91 Lakhs: an increase of ₹55 Lakhs in manpower costs, and an unrecovered electricity shortfall of ₹36 Lakhs caused by UPPCL's 2025 removal of the 5% T&D loss benefit alongside new monthly surcharges fluctuating up to 10%. The remaining deficit was driven by urgent, non-regular capital works such as boring repairs (~₹4 Lakhs), submersible pumps, park play area upgrades, and critical transformer/switchgear (VCB/ACB) servicing.
- The management briefed the general body that CAM charges have not been revised since last around 7 years and in light of the significant funding shortfall caused by these two operational factors, a five-member Maintenance Charges Review Committee (MCRC) was transparently formed after inviting open nominations from ordinary residents. The members present expressed their appreciation for the extensive time and effort dedicated by the committee to reviewing SGRWA expenses and arriving at the recommendation to revise the monthly Common Area Maintenance (CAM) charges by ₹ 0.65 from current ₹1.95 to ₹2.60 per square foot per month.
- To eliminate further under-recovery on utilities, it was recommended and decided that common area electricity shortfalls will be adjusted dynamically every month based on actual net consumption and billing data. Furthermore, due to fluctuating diesel prices, DG power tariffs will be adjusted symmetrically on an actual cost-to-cost basis going forward.

Agenda Item 3: Building Repair Project - Status Updates & Approvals (as on May 31st 2026)

- The board updated members on the building repair works. The already approved project estimate by the general body based on the consultant's report was ₹9.25 Crores + GST + 10% contingency. Under Phase-I, two tenders (civil and plumbing) totalling ₹5.22 Cr were awarded, with member contributions running through June 23rd 2026.
- Civil Work Status:** plaster, concrete repair and expansion joint work inside the society are about to complete. Plaster repair work outside the society (market side) has already started, with work actively progressing on market side of Block-A and Blocks O-N.
- Plumbing Status & Phase-II:** Out of 161 total plumbing shafts, Phase-I targeted the 128 accessible shafts, with 121 completely finished and work currently underway on the remaining 7. The remaining 33 exterior shafts are highly restricted and structurally inaccessible. A pilot project is currently on-going on one such shaft to map out costs and technical feasibility. An independent tender will be issued for these 33 shafts under Phase-II, with an estimated expenditure of roughly ₹1.5 Lakhs to ₹2 Lakhs per shaft.



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- **Review of Phase-I Material Variations & Extra Items:** As previously shared with the house during the Annual General Meeting (AGM) held on October 12, 2025, the internal condition of the shafts and expansion joints turned out to be significantly worse than the initial consultant estimates. In line with prior general body directives to prioritize thorough repairs, the following actual variations over the initial project estimate were reviewed:
 - **Plumbing Deviations:** An extra cost of ₹33.17 Lakhs was incurred on out-of-scope essential plumbing works (Khudda repair, SWR pipe replacement etc), alongside ₹26.83 Lakhs for increased material quantities (SWR Tee replacement, clamps etc) required during execution.
 - **Civil Contract Actuals:** An additional ₹17.47 Lakhs was incurred on tender items billed on actual measurements (such as rebarring and iron reinforcement bars) which could not be pre-quantified in the initial estimate.
 - **Expansion Joints:** Unforeseen sub-surface degradation and its repair required an additional expenditure of ₹29.32 Lakhs (RCC & CC etc).
 - **Advancing of Phase-II Emergency Works:** A critical rebuild of the main DG Shed and its adjoining fountain area—originally slated for Phase-II—was fast-tracked due to hazardous loose sheets and rainwater risks, incurring an extra cost of ₹11.21 Lakhs (on porta cabin, granite stone, tiles, new fountain, fountain electrical lighting, electrical motors, louvers, painting etc).
 - **Project Support Overheads:** Miscellaneous essential costs not captured in the initial project estimate (including project staff salaries, resident's shed & iron frame removals, consultant survey, kota stone, malba removal etc) totaled ₹29.49 Lakhs.

Regarding member contributions, the board clarified that the ongoing member contributions for the original Phase-I tender items will run through June 23rd, 2026, after which deductions for Phase-I variations and extra costs will immediately commence. For upcoming works, the painting tender is on track to be released by the end of this month, with its financial deductions set to begin once the tender is formally awarded. Similarly, deductions for all other Phase-II development components will be activated sequentially as their respective work orders are placed.

Agenda Item 4: Critical Infrastructure & Development Proposals

The Board presented the operational necessity, technical challenges, and estimated budgets for upcoming essential society maintenance and development works:

- **Boring Repair (Near Mandir / A-Block Side):** Due to the continuously declining groundwater table, the house was briefed on the urgent need to drill / restore boring system. The estimated financial outlay for this vital water-supply work is approximately ₹4 Lakhs.
- **Lift Drive & Spares:** members were informed that with aging lifts OTIS has declared our existing drives as obsolete and the turnaround time for repair is very high and also 2 of our drives were scrapped by OTIS when they had gone for repair. In order to keep the existing



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lifts operational with minimal down time, we need procure 3 to 4 new lift drive systems at estimated cost of ₹10 Lakhs and additional ₹2 Lakhs for spares.

- **Reverse Phase Corrector:** The society frequently experiences incoming phase reversals from the external UPPCL grid supply, disrupting the common area power distribution . To stabilize operations and safeguard society machinery, the Board proposed to install reverse phase corrector systems to handle the issue at our end at a budgeted cost of ₹6-7 Lakhs.
- **Clubhouse & Gym AC Replacement:** The management proposed a need based replacement of aging, non-functional air conditioning units that are now over 10 years old . These units have become un-serviceable despite repeated repairs and will be replaced strictly based on actual day-to-day operational utility.
- **Additional EV Charging Points:** To accommodate the growing number of electric vehicles within the community, the Board outlined a plan to develop and resurface the exterior common area outside Block-P to set up dedicated EV charging bays, with an estimated budget of ₹7-8 Lakhs.

Agenda Item 5: UPPCL, and CGRF Legal Matters

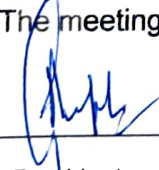
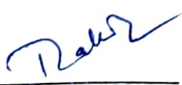
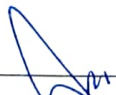
- The board shared update with members on possible impact on residents due to the ongoing legal proceedings before the UPPCL - CGRF.

III: RESOLUTION AND APPROVAL

After open discussions on all the listed agenda items, approval was sought from the general body on the MCRC recommendations on CAM, project cost variations and other proposals as presented by the Board of Management. Having carefully considered all the financial reports, electricity deficits, building condition necessity, aging infrastructure needs, and variation in costs incurred in building repair project, the general body unanimously accepted and approved with a voice vote with immediate effect all the agenda items as recommended by MCRC and presented by the Board in full.

IV. CLOSING OF THE MEETING

The meeting concluded with a vote of thanks to the Chair.

 President Alok Gupta	 Vice-President Atul Sanghi	 Secretary Vishal Bhargava	 Treasurer Susanta Sahu	 Joint Secretary Satyadeep Parashar
 Joint Treasurer Rakesh Thakur	 Board Member Dr. Priyanka Sinha	 Board Member Amit Saxena	 Board Member Amit Kumar	

