



Sonigara Presidency A, B Wing Co-operative Hsg. Soc. Ltd.

S. No. 97/1A/1A/A(P), 97/1A/1A/24A, 97/1A/1A/25A, 97/1A/1A/21, 97/1A/1A/23, 97/1A/1A/1, Ravet Pune.

Reg. No. PNA/PNA(3)/HSG/(TC)/25779/2023

Sr. No. 97/1A, Mhaske Wasti, Pimpri-Chinchwad, Ravet, Pune - 412101

Ref. No.:

Date: 21 April 2024

MINUTES OF THE THIRD GENERAL BODY MEETING OF SONIGARA PRESIDENCY A, B WING CO. OP. HOUSING SOC. LTD.

Minutes of 3rd Annual General Body meeting of “**Sonigara Presidency A, B Wing**” was held on Sunday 21st April 2024 at 4:00 pm. in Club house Hall.

The Chair Person, Mr. Mayur Patil welcomed all the members and thanks given to managing committee for cooperation during the year and requested to proceed as per points on the agenda to committee member Mr. Manoj Patil.

The following points as per the agenda were discussed and decided.

Agenda No. 1: To read and confirm the minutes of second AGM

Mr. Manoj Patil informed the present members that the minutes of the last AGM held on 23rd Nov 2023 were circulated to all members. The society members were informed about Rules & Regulations displayed on boards in society premises at various places. The official website of our society was displayed and members were informed that all the rules are displayed on our society website for convenience.

Resolution: Minutes of the last AGM is hereby read, confirmed and adopted.

Proposed by: All the present members

Seconded by: Mr. Manoj Patil

Agenda No. 2: To accept resignation of previous secretary and appoint new secretary

Resignation given by previous secretary Mr. Ravindra Sonawane was officially announced to all the society members. His resignation was formally accepted. Mr. Ramakant Wadile was appointed as new secretary of the committee without any objection/obligations.

Resolution: Charge of Chairman was formally handed by Mr. Ravindra Sonawane to Mr. Ramakant Wadile.

Proposed by: Mr. Mayur Patil

Seconded by: Mr. Omprakash Choudhari

Agenda No. 3: To appoint Auditor

Society members were informed that audit of every financial year is pivotal and is an important document for the society. Members were informed about the tentative date of handover to be given by builder. So Internal auditor need to be appointed and committee is looking for proficient auditor and is taking quotations from 2 to 3 capable and professional Chartered Accountants.

Resolution: Need of Auditor was accepted and to be finalized to the earliest.

Proposed by: Mr. Vaibhav Ghorpade

Seconded by: Mr. Deepak Barhate



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Agenda No. 4: To read and confirm about Resolutions

Members were informed about all the Resolutions proposed for the betterment of the society.

Following resolutions were proposed to all the members:

- Non-occupancy flat maintenance charges should be 25%.
- Owners need to submit Rent Agreement, Police Verification and Undertaking letter of their tenants 8 days in advance. Tenants need to pay extra Rs. 1000 for lift shifting charges before entering into the society. Tenants need to pay extra 10% in maintenance every month.
- A fine of Rs. 1000 will be charged if water tap is found open in the absence of owner/tenant. If fine is not paid in same month in that case resident need to pay Rs. 500 extra every month.
- Security will visit to each flat and he will verify the water levels on all the taps and flush and will adjust the pressure if needed.
- Lift AMC (annual maintenance contract) is approx. Rs. 95,000 per lift, and we have 7 lifts in society (Taxes extra). Total approx. 7 lakhs+ amount required for lift AMC with Particular company.
- We need to add one person to operate the STP (Sewage Treatment Plant) & OWC (Organic Waste Compose). Also, we will start using STP water for flushing soon.

Resolution: All the resolutions were accepted, confirmed and passed by members without any objection.

Proposed by: Mr. Deepak Sawant

Seconded by: Mr. Yogesh Rane

Agenda No. 5: To read and confirm maintenance expenditure

Members were informed about the maintenance expenditure for the period of 13 months i.e. Feb 2023 to Feb 2024 by builder without bank statement as builder did not provide bank statement and audit report yet. Also informed about points which are not included in maintenance like start date of maintenance, AMC, club house, damages and many more. Presenter brief about high electricity usage and extra handling charges by builder which are in discussion with builder.

Resolution: Maintenance expenditure read and confirmed.

Proposed by: Mr. Alok Sharma

Seconded by: Mr. Prasad Joshi

Agenda No. 6: To read and confirm about the society updates.

- Resolution passed in previous AGM regarding installation of rooftop photovoltaic solar panels is in process and 60 percent of the work is completed and was informed to all the society members.
- Committee is finding an agency that will provide the LED displays and ads regularly.
- Sign boards were installed at appropriate and required places in society premises.
- MDU All the society members were informed to remove dish/antenna till 15 may 2025 as MDU is installed for convenience. Procedure to remove the same was informed.
- Committee have changed security 3 times and housekeeping 1 time in last year.



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- Work of installation of water level sensors for all the water tanks was completed to track the current water levels and all the society members were informed so.
- One more borewell location will be finalized and drilled as early as possible to prevent water shortage.
- Linking bank account is pending from builder side for EV charging points.

Resolution: All the society updates were informed to all the members.

Proposed by: Mrs. Hemlata Sawant

Seconded by: Mr. Sumit Meena

Agenda No. 7: To read and confirm about the problems from builder.

- Extra electricity bill in March 2023 and April 2023, when only 20% of people were living in society.
- There is no guest parking. Parking space is small, not per commitment.
- In front of the main door of 2 BHK flats, the lobby area is covered in carpet. The builder took 1.5 lakh extra from each 2 BHK owner.
- The builder is taking an extra Rs. 20,000 per month from society as handling charges, which was not informed of or mentioned in any document.
- Commercial wall & Garden side house wall is in sharing. The commercial outer wall should have 6-meter space from each side, as the builder is saying it is not a part of society.
- Commercial height is above the 6th floor, where builder only have permission until the 5th floor. Commercial height should be discussed with 61% of people in society, which was never discussed.
- Garden side high extension wire should move higher as we are facing electricity issue in lights.
- The builder did not provide the blueprint of society.
- A bank statement and audit report are not provided by the builder to verify maintenance expenses.
- Society is facing a water issue. Water should be supplied by the builder, or borewells should be working.
- Late possession of amenities like a lift, club house, garden, STP, OWC, and firefighting system.
- OWC and STP has not started yet.
- The maintenance start date should be April 2023, but the builder is saying it will start in February 2023, when less than 20% of people took possession. Ashwini Mam told everyone that a one-month extension would be given in maintenance, but now it is like a false commitment.
- A non-occupancy flat maintenance bill will be payable by builder. Amenities 50% of amount should be payable by the builder, as C&D will also start using them later. Also, the builder should pay some amount, as the commercial complex and C&D will use STP later.
- The builder did not inform us about the high court case, which is still pending for the gate area.

Resolution: All the problems with builder were read and confirmed by all the members.

Proposed by: Mr. Manoj Patil

Seconded by: Mr. Ramakant Wadile



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Agenda No.9: Any other point for discussion with the permission of the chair person.

- A) Mr. Bhagwan Dhekale (B-302) suggested to complete solar photovoltaic work ASAP. Also suggested to preserve rainwater harvesting, which is already working in society.
- B) Mr. Rajgire (B-1306) suggested to use garden and club house lawn area by barefoot. Also Raised a query about commercial Roof-top hotel exhaust can create problem in society.
- C) Mr. Patil (B-508) suggested to start collecting parcel from main gate to prevent usage of lift and other problem.

As there was no other point for discussion, the AGM was concluded with vote of thanks and appreciation.

Honorable secretary, Mr. Ramakant Wadile, requested that all members participate and encourage healthy discussion during AGM and listen to other member and respect their viewpoints. We all must contribute towards the betterment of society. They thanked all members for attending AGM.