



# 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: 29 Sep 2024

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

Minutes of 4<sup>th</sup> Annual General Body meeting of “**Sonigara Presidency A, B Wing**” was held on Sunday 29<sup>th</sup> Sep 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 third AGM**

Mr. Manoj Patil informed the present members that the minutes of the last AGM held on 21<sup>st</sup> April 2024 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 Appoint election officer and advocate**

Society members were informed that the tenure of the provisional committee is nearing its end. The timely election of a new committee is essential for maintaining the continuity and ensuring the effective functioning of the society. An election is required to appoint a new committee for the next five years.

To verify the conveyance deed the appointment of an advocate is necessary. The advocate will ensure that all legal requirements are met and conveyance deed is in the best interest of the society.

The committee will prepare a timeline for the election process and identify potential advocates for verification of the conveyance deed. Members will be kept informed throughout the process to ensure full transparency and participation.

Resolution: Election officer Mr. Sudarshan Kamthe and Manohar Mali appointed to conduct the election and advocate to be finalized to the earliest.

Proposed by: Mr. Ramakant Wadile

Seconded by: Mr. Deepak Sawant



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## Agenda No. 3: To read and confirm about the society updates.

- Resolution passed in previous AGM regarding installation of rooftop photovoltaic solar panels is in process and 100 % of the work is completed and was informed to all the society members.
- LED screen and lift ads installed by AdOnMo and generating revenue around ₹8,000/month.
- The MNGL Gas Pipeline project is currently underway and is expected to be completed within the next 2-3 months.
- The committee has verified the partial conveyance deed and is in the process of collecting necessary documents from the builder.
- new society bank account has been created festival account is planned to be opened soon.
- The Lift Annual Maintenance Contract (AMC) has commenced for A & B wing lifts, ensuring the elevators operate safely and efficiently.
- The society has started using STP water for flushing purposes, promoting water conservation and reducing waste.
- The EV charging infrastructure is pending due to Linking bank account is pending from builder side.
- To safeguard our community's health, fogging and spraying treatments have been carried out across the premises to prevent dengue outbreaks.
- 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.
  - The society committee has been facing challenges due to the delays in receiving the stamped audit report and the handover process.
  - 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.

Resolution: All the society updates and problems with builder were informed to all the members.

Proposed by: Mrs. Deepak Barhate

Seconded by: Mr. Vaibhav Ghorpade



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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:

- Purchase of NBH Maintenance Services, it was decided to purchase the NBH maintenance-related services for a period of five years at an approximate cost of Rs. 70,000.
- Commencement of Maintenance Services, Maintenance services will commence on 1st January 2025 All members will receive their maintenance bills through the No Broker Hood (NBH) Application.
- Non-Objection Certificate (NOC) changes, Society members are required to pay Rs. 300 to obtain a NOC for home loans and other minor certificates. NOC for transferring or selling a flat from the builder and the committee then transfer Premium Rs 25,000, Transfer Fee Rs 500, Entrance Fee Rs 100 required. Development Fund, and any other charges are applicable with the application if the sale deed is executed, Return NOC request application should be submitted before 3 days in advance.
- AdOnMo Ads Screen fine, society members shall ensure that the devices installed on their premises are not damaged or destroyed. If someone damaged/destroyed the AdOnMo Ads Screen then he/she need to pay damage/Lost cost of Rs. 30,000 per screen for a particular device
- Club House Lift AMC (annual maintenance contract) is approx. Rs. 65,000 (Taxes extra). Total approx. Rs. 65000 amounts required for lift AMC with Particular company
- A suggestion and voting session were conducted with society members to decide on the club house charges, 85% of members voted in favor of increasing the charges. Club House Hall charges will be increase to Rs. 4000 + Rs. 2000 deposit. The hall will accommodate a maximum of 150 people.

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

Proposed by: Mr. Mayur Patil

Seconded by: Mr. Omprakash Chaudhari

## Agenda No. 5: To read and confirm maintenance expenditure

Members were informed about the maintenance expenditure for the period of 19 months i.e. Feb 2023 to Aug 2024 by builder without bank statement as builder did not provide bank statement and verified audit report. Also informed about points which are not included in maintenance like AMC charges for all equipment's, drainage cleaning, damages repair and Maintenance and many more etc. Presenter brief about handling charges and awaiting information on the maintenance of non-occupied and unsold flats which are in discussion with builder. Presenter also brief about Revenue generated from advisement, Halls, Gym and all charges collected which is around Rs. 1,70,800.

Resolution: Maintenance expenditure read and confirmed.

Proposed by: Mr. Alok Sharma

Seconded by: Mr. Prasad Joshi



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## Agenda No.6: Requests to all Society members to take care below points

- Please ensure the lift fan is turned off after use.
- Save water, lower your water tap and flush pressure. If you find a water tap left on somewhere, please notify security immediately.
- All owners requested to join WhatsApp SP Owners Group and avoid unnecessary discussions on WhatsApp groups.
- Please ensure to submit the rent agreement, police verification and undertaking letter at least 8 days in advance.

Resolution: Requests to society members read and confirmed.

Proposed by: Mr. Sumit Meena

Seconded by: Mrs. Hemlata Sawant

## Agenda No.7: Any other point for discussion with the permission of the chair person.

- A) Mr. Girish Jadhav (A 802) suggested to change the location of catering during clubhouse events to avoid disturbance for parking besides catering area.
- B) Mr. Vilas Parab (B 803) Requested to share the society account details and scanners for payments.
- C) Mrs. Yogini Mule (B 1207) Suggested about actions are needed to address people spitting on common walls in society areas.
- D) Mr. Atul Kashid (A 805) Suggested to adjust the sign board direction near the entrance of gate
- E) Mr. Hemant Nandanwar (B 806) suggested informing all society members in advance whenever fogging treatment is carried out in common areas, so that necessary precautions can be taken.
- F) Mr. Pravin Shinde (A 201) suggested taking action to address the leakage in the basement parking area. Additionally, he raised concerns about bachelors residing in the society causing disturbances late at night and not adhering to society rules.
- G) Mr. Ashoka B.V. (A 1005) recommended to implement fogging treatment for cockroach control.

Resolution: All queries from society members were discussed in detail and committee will explore the best possible ways to address the suggestions provided by society members

Proposed by: Mr. Manoj Patil

Seconded by: Mrs. Yogesh Rane

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.