



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: 08 Dec 2024

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

Minutes of General Body meeting of "Sonigara Presidency A, B Wing" was held on Sunday 8th Dec 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 maintenance expenditure and budget for 2025

Members were informed about the budget of maintenance expenditure for the period of 12 months i.e. Jan 2025 to Dec 2025 with the reference of expenses done in 2024. All the future approximate expenses of 2025 are explained as per below table,

No.	Description	Monthly Total	Amount Per Flat
1	Electricity Common, A & B Wing & Charging Area	1,85,000	746
2	Security	88,000	355
3	Housekeeping	72,000	290
4	Lift	48,000	194
5	Water Usage (PCMC, STP)	45,000	181
7	Diesel	25,000	101
6	General Maintenance (Generator, Pump, Camera, Boom Barrier, Garden, ...)	22,500	91
8	Site Expenses (Building Maintenance)	20,000	81
9	Fire Fighting	12,000	48
10	Pest Control	10,000	40
11	Cleaning Tank, Drainage	8,500	34
12	Professional Fees (Lawyer, Audit)	4,000	16
13	Offices expenses + No broker Charges	3,200	13
14	Cost Escalation	54,320	219
15	Education Fund (Bye Law 13D)	29,760	10
	Sub Total	6,27,280	2,419
16	Income from Other Source	16,667	67
	Sub Total Monthly Maintenance	6,10,613	2,352



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Maintenance amount including sinking and repair fund for 1BHK & 2BHK,

Maintenance Expenses

Jan 2025 – Dec 2025 (12 months)

1-BHK Description	Amount
Maintenance	2,352
Sinking Fund 1 BHK (0.25%) (Bye Law 13C)	92
Repair Fund 1 BHK (0.75%) (Bye Law 13A)	276
1 BHK Maintenance Monthly	2,720
1 BHK Maintenance Yearly (One time payment) 5% Discount	31,014

2-BHK Description	Amount
Maintenance	2,352
Sinking Fund 2 BHK (0.25%) (Bye Law 13C)	132
Repair Fund 2 BHK (0.75%) (Bye Law 13A)	394
2 BHK Maintenance Monthly	2,878
2 BHK Maintenance Yearly (One time payment) 5% Discount	32,804

Members were informed about how the maintenance amount will collect from January 2025

1) Bills will be generated quarterly in advance.

2) 10% additional charges applicable for Non-occupancy charges (Bye Law 79A)

3) 21% late fee will be applicable for Delay Payments (Bye Law 71)

4) Notice will be issued if someone has not paid the maintenance amount for 3 months.

5) Maintenance will commence on 1st January 2025 for flats whose possession was taken before 30th April 2023. For other flats maintenance will begin 20 months after the possession date.

6) The Managing Committee will monitor actual expenses against budgeted expenses for year 2025 and Re-evaluate the monthly maintenance amount based on actual expenses. It may increase or reduce the maintenance amount in future.

Resolution: Maintenance expenditure and maintenance amount from Jan-2025 read and confirmed.

Proposed by: Mr. Alok Sharma

Seconded by: Mr. Manoj Patil

Agenda No. 2: 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:

- Maintenance will be start from 1st January 2025 in quarterly basis. Society members can pay the maintenance in advance for 1 year with benefit of 5% discount. Everyone will receive the maintenance



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bill on No Broker Hood (NBH) Application. Society members can pay bills from No Broker Hood (NBH) directly.

- Conveyance deed and Handover, managing Committee will initiate the process of conveyance deed and handover from builder. As per our last AGM we have hired the lawyer to verify the documentation part.
- Managing Committee will check the possibilities of new borewell installation in society to overcome water shortage issues.
- Installation of Solar Sprinkler, need to install a solar sprinkler system to maintain the optimal performance of solar panels. Regularly cleaning the panels with a sprinkler system can prevent dust and ensuring maximum sunlight absorption. Managing Committee will initiate and check the possibilities to install the solar sprinkler system to maintain solar panel outcome.

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

Proposed by: Mr. Omprakash Chaudhari

Seconded by: Mr. Deepak Sawant

Agenda No.3: Any other point for discussion with the permission of the chair person.

1) Mr. Prashant Patil (A-306): Suggestions given by Mr. Prashant, We should investigate how common maintenance is managed by both commercial and residential societies in the Ravet area. Additionally, we need to review the agreement with the builder to ensure that the maintenance responsibilities are legally clarified and do not impose an undue burden on our Society.

2) Mr. Ravindra Sonawane (B-1201) Suggested to reduce the maintenance amount and consider balance amount for next year maintenance calculation.

3) Mr. Anil Dhanorkar (A-1102) Requested to check how many vacant flats in society and consider the maintenance amount accordingly.

4) Mr. Girish Jadhav (A-802): Suggested to revise the maintenance amount after 6 months based on expenses and initial collection.

5) Mr. Prashant Kumbhar (A-1203): Given suggestion on below points

- Discuss with builder about handover before conveyance deed, commercial shall be separated and it should not be part of Sonigara presidency housing society.
- Society shall not agree to use Society premises for commercial use.
- Check with PCMC for extra water connection.
- In the lobby area bulbs shall be used instead to tube lights to reduce the electricity consumption.



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

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