



Minutes of General Body Meeting held on 22nd June 2025, 11:00 AM at Ecociti Club House, Supertech Ecociti, Sector-137, Noida

The first General Body Meeting (GBM) of Supertech Ecociti Apartment Owners Association (SEAOA) was called through notice dated 13th June 2025 to be held on 20th June 2025. However, due to a short quorum, the meeting could not take place and was postponed to 22nd June 2025 as envisaged in the notice for GBM.

1. The presents were:

Total 78 members including all the 10 (Ten) Board of Management Members (BOM) were present in the meeting as recorded in the attendance register.

Chair: Sh. Bijay Mohanty, President

2. Agenda:

- 2.1 Call to Order
- 2.2 Report from Treasurer
- 2.3 Key updates from President
- 2.4 Vote of Thanks by Vice President

At the outset, Sh. Dhiraj Kumar, Secretary, sought permission from the Chair to commence the meeting. The Chair asked the Secretary to commence the meeting to discuss the agenda.

3. Minutes of the Meeting

3.1 Agenda item no. 01:

Dhiraj Kumar, the Secretary, commenced the meeting and welcomed all the members including ten newly elected BOM members. Members were apprised with the series of events that happened following the election of association which was conducted under the direction of Nodal Officer (NO) appointed by Deputy Registrar of Societies, Firms and Chit Funds, Ghaziabad. A brief of the election schedule and subsequent activities were placed before the house as detailed below:

- Election held on 1st June 2025
- Result declared on 1st June 2025
- 1st BOM meeting held on 1st June 2025
- Order issued by NO recognizing Board of Members (BOM) on 2nd June 2025
- Listing of New BOM of SEAOA by Dy. Registrar on 5th June 2025

It was also informed to the members about the formal request made by current SEAOA to precede BOM and their non-cooperation to complete smooth handover to legally constituted BOM.

All the ten newly elected BOM members were present before the house in its 1st GBM and therefore,

the Secretary requested them for a brief introduction to the house, which was welcomed with huge applause.

3.2 Agenda item no. 02:

It was informed by Sh. Atul Agarwal, the Treasurer, that no financial handover was given by erstwhile BOM. He therefore presented the report on income and expenditure of SEAOA that happened in the election process and during the period w.e.f 1st June 2025. He updated the house that new membership enrolment, Election nomination and expenditure incurred on entire election process was under sole control of Nodal Office (NO). It was also informed that the NO handed over the balance amount to the Treasurer with a letter.

The Treasurer further updated the house on status of bank account of SEAOA with Axis Bank. All the formalities and required documents were submitted to the Axis Bank by current BOM to update the authorized signatories to enable them to operate SEAOA bank accounts. Bank has updated the same in its records.

3.3 Agenda item no. 03:

Sh. Bijay Kumar Mohanty, the President welcomed the members and thanked them for their overwhelming support during and after the election. The President appraised the house with key updates as detailed below: -

- Ongoing cleaning of garbage chute and garbage room in basement.
- Clean up of debris from LM tower basement which was accumulated for years and cause of bad smell. Approx. > 50 tractor trolley loads were cleared
- Fixing of lights in Eleven (11) tower lobbies and rest to follow in coming days
- Installation of Biometric machine at intersection of LM Tower exit gate and Ecosuite Market
 - New Biometric machine to be installed
 - Two (2) numbers of proximity cards to be made available to every flat for ease and smooth transaction at gate
 - Clarified that the option of fingerprint and facial recognition was discussed but were ruled out due to potential cybercrime as misuse of data. The decision was adopted with voice vote.
- Repairing of Badminton Court has started and is to be completed soon.
- Investigation of issues pertaining to Swimming Pool bad maintenance.
 - Filter Media was found completely clogged in its plant at basement
 - New components and consumables are produced.
 - Replacement is in progress.
 - Assured forum for its resumed operation in 3/4 days.
- Fountains have been repaired and made to function at Central Park

- Initiatives taken for lawful management of stray dogs within premises
 - Formal letter given to NOIDA Authority highlighting grave concern and requested for needed action as follows
 - Identification of dogs for treatment to calm them down
 - Vaccinate / Sterilize them
 - Strict instructions to security guards to disallow entry of stray dogs from outside of premises
 - Reinforce designated feeding point
 - No feeding in basement or car parking zone of any residents or any place other than designated place. Any violation of it will attract penalty of INR 1000 which is to be adjusted from prepaid app. Close monitoring will be done.
- Initiatives taken for dust free zone near Gate number 04
 - Through persuasion of SEAOA, Noida authority has put in new slabs to cover the open drains.
 - Lock tiles are being laid.
- VCAP issue –To be settled after acquisition of maintenance services with due review.
- CAM Charges –Conveyed that residents must continue with payment of CAM charges on monthly basis, no advance payment to be made, with maintenance agency to run the operations smoothly. Certain process is under way regarding hand/take over and any change in position will be conveyed suitably.

3.4 Agenda item no. 04:

Sh. Om Dutt Sharma, the Vice President delivered vote of thanks to the members for their gracious presence and requested participation from more and more residents. He solicited further continuous support from BOM to make the Ecociti a great place to live.

There was no other agenda and hence, meeting was declared over by President.

In between, there were related questions asked by residents which were taken by the BOM. They are enclosed for reference.

Enclosure 01

Issue 01 (To be acted upon):

One of the esteemed members raised concern on Lift operation and it was seconded by others.

SEAOA has noted the concern and assured to check the health and compliance of all the lifts via maintenance agency. AMC will be reviewed, and vendors will be held accountable

Issue 02 (To be acted upon):

It was reported that there was no switchover automation in lift of T and Q Towers resulting into stalled lift at the time of power cut. It doesn't get instant power from DG.

SEAOA noted it as serious concern and assured to look into it.

Issue 03 (To be acted upon):

Filter Media change for drinking water

It was reported by one of the esteemed members that filter media in under head water tanks are unchanged for few years and may not be in its proper functioning state.

SEAOA noted the concern and will check the issue.

Issue 04 (To be acted upon):

Position on Authorized Representative (AR) as part of ongoing Internal Resolution

SEAOA well recognized the concern and cleared following understanding.

- SEAOA will nominate AR to represent association
- SEAOA will facilitate review of Homebuyers AR as mandated in GBM. Due process will be followed.

Issue 05 (for information):

One of the esteemed residents enquired about the case filed in Allahabad High Court related to the recently held election which is in circulation in public social media platform.

SEAOA recognized it and clarified that a petition was filed against State of U.P. and 7 others in Allahabad High Court. The concerns raised by the petitioner were to cancel the order from Dy. Registrar calling for election in Supertech Ecociti society and its entitlement to continue indefinitely. The petition was dismissed by honorable court in its proceedings.

Members can check the judgement which is available at the court website.

Issue 06 (for information):

One of the esteemed residents enquired about some cases and FIRs done by previous BOM of SEAOA.

SEAOA appreciated the concern and clarified that no formal information is handed over to newly constituted BOM, so it has nothing to comment on it.

Issue 07 (for information):

It was enquired on position to address ongoing issue of NBCC/Apex as co-developers as part of internal resolution.

SEAOA clarified that it is not a direct party to it. It is not inclined towards any co-developer but maintains position to follow the directives from honorable NCLT and Supreme Court where the hearing is in progress. It will present its position on the subject to IRP as and when asked for via its authorized representative within scope, lawfully.

-----End of Meeting-----