



Supertech Ecociti Apartment Owners Association

(Regd. GBN/11587/2021-22 Dt. 03/01/2022)

GH-03, Sector 137, Noida, Gautam Buddha Nagar, UP 201305

Board Members:

President:

Sh. Bijay Kr. Mohanty

Vice President:

Sh. Om Dutt Sharma

Secretary:

Sh. Dhiraj Kumar

Treasurer:

Sh. Atul Agrawal

Joint Secretary:

Sh. Vimal Kr. Gupta

Joint Treasurer:

Sh. Pankaj Agarwal

Members:

Smt. Sadhana P. Ghatikar

Sh. Vishnu Prasad Saini

Sh. G. P. Singh

Smt. Kiran Pal

Email:

bom.ecociti@gmail.com

SEAOA GBM MEETING NO. 03

Agenda for meeting of GBM held at Supertech Ecociti Club on 21.09.2025

Agenda No.	Agenda Description	Action taken Report
Item No. 01	Call to Order and approval of MOM of last GBM dated 10th August 2025	<p>Item no. 01: No action required</p> <p>Item no. 02: Follow up was made with ex-BOM for required handover of cheque book and POS machine but to no avail. Finally, they were blocked by Axis Bank as last option.</p> <p>Item no. 03: Highlights: The Board members met IRP based on intervention of Noida authority at authority office.</p> <p>The Board filed petition in NCLAT. Detail of prayer is given in description under Agenda No. 03</p> <p>LOA was issued to new maintenance agency.</p> <p>SEAOA started CAM collection in its account on 26th Aug 2025 and onwards.</p> <p>SEAOA served notice to YG Estates to vacate society by 22nd Sept 2025.</p> <p>Multiple occurrences of Lift outage were suitably taken up with OEM and YG Estates, specifically to mention incident of S Tower</p> <p>Basement-2 and drainage therein were cleaned in presence of BOM</p>
Item No. 02	Finalization of new maintenance agency	
Item No. 03	Update on ongoing actions basis resolution passed in last GBM	
Item No. 04	Finalization of Common Area Maintenance (CAM) and other charges	



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AGENDA ITEM NO. 01

The Secretary briefed AOA members on MOM from last GBM held on 10th August 2025. He also apprised members regarding action taken as identified in last GBM. Highlight of them are placed under column "Action taken report" in above table. Members were requested to approve the minutes.

AGENDA ITEM NO. 02

The Board apprised members regarding status on finalization of new maintenance agency and requested approval.

AGENDA ITEM NO. 03

The President apprised members regarding update on ongoing actions basis resolution passed in last GBM

AGENDA ITEM NO. 04

The President apprised members regarding finalization of Common Area Maintenance (CAM) and other charges and requested approval.

Dhiraj Kumar
(Secretary)



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MINUTES OF THE MEETING NO. 03 OF GBM HELD ON 21.09.2025

The General Body Meeting (GBM) was held at Supertech Ecociti Club on 21.09.2025. The meeting was attended by **105** esteemed members.

The following board members were present in GBM.

Sl. No.	Members	
1	Sh. Bijay Mohanty	President
2	Sh. Om Dutt Sharma	Vice President
3	Sh. Dhiraj Kumar	Secretary
4	Sh. Atul Agrawal	Treasurer
5	Sh. Pankaj Agarwal	Jt. Treasurer
6	Smt. Sadhana P. Ghatikar	Member
7	Sh. G. P. Singh	Member
8	Smt. Kiran Pal	Member
9	Sh. Vishnu Prasad Saini	Member

The Secretary welcomed AOA members, and with the permission of President commenced the proceedings of the meeting. Thereafter, the following agenda were discussed and deliberated: -

AGENDA ITEM NO. 01

Call to Order and approval of MOM of last GBM dated 10th August 2025

The secretary welcomed AOA members and defined the agenda which was already shared with members in a meeting invitation sent on 14th Sept. 2025. He further elaborated on multiple actions taken as identified from last GBM. A highlight of them is placed under "Action Taken Report" in above table. He specifically mentioned the sustained participation from residents in resolving operational issues prevailing in society with maintenance agency and thanked them. The minutes of GBM meeting No. 02 dated 10.08.2025 was approved.

AGENDA ITEM NO. 02

Finalization of new maintenance agency

Sh. Bijay Kumar Mohanty, the President, elaborated the process of selection of new maintenance agency which was already discussed and approved in preceding GBM. He further informed members that LOA was awarded to Nimbus Harbor Facilities Management Pvt. Ltd. (to be referred as Nimbus hereafter) on 12th Aug 2025 which completed final step of finalizing new maintenance agency. The selection was based on evaluation done on parameters defined in tender specification in terms of technical, financial and site visit feedback.



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He also did mention names of other participating companies like Vyom, Avante, COMS etc. The members were graceful enough to approve it.

AGENDA ITEM NO. 03

Update on ongoing actions basis resolution passed in last GBM

The President apprised the AOA members about many ongoing actions and efforts made regarding handover basis the resolution which was passed in preceding GBM unanimously and are following.

- SEAOA duly informed Sh. Nitish Arora, CEO of YG Estates regarding the resolution passed in GBM on 10th Aug 2025 via email dated 26th Aug 2025. It also stated that basis resolution, CAM collection will be initiated in SEAOA bank account effective from 26th Aug 2025.
- SEAOA also notified the CEO of YG Estates by email to complete the handover and vacate the premises by 22nd September 2025. It requested YG Estates to reconcile the finance-related accounts for full and final settlement in the period.
- The Board members met Sh. Hitesh Goel, the IRP at Noida Authority office. The meeting was called by Noida Authority based on the request from SEAOA regarding handover. The IRP stated that he has no objection to the handover in principle but can't proceed in view of the applicable legal framework. The IRP and Noida Authority advised to approach the Honorable NCLAT seeking relief.
- Subsequently, the SEAOA filed a petition in NCLAT with prayer as depicted below.

PRAYER

It is, therefore, most respectfully prayed before this Hon'ble Tribunal may kindly be pleased to:

- Direct handing over maintenance and IFMS charges to the Applicant, namely Supertech Ecociti Apartment Owners Association, forthwith, upon preparation of an inventory, and inspection of all deficiencies thereof;
- Direct the Interim Resolution Professional (IRP) & the Y G Estates Facilities Management Pvt. Ltd. to complete accounts, clear statutory dues and liabilities till the period of handing over, and make available book of accounts, financial records and expenditure statements for the entire period of its operations; and/or
- Pass such other or further order/orders as this Hon'ble Court may deem fit and proper in the facts and circumstances of the case and in the interest of justice.

As per current development, hearing at NCLAT is scheduled on 4th Nov 2025.



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• SEAOA had permitted technical staff from Nimbus for snagging in relation to handover but stopped their services based on advice from SHO after a complaint was made by YG Estates, effective from 14th Sept 2025.

• The Board informed members that it will adhere with the direction given by Honorable NCLAT on its petition.

AGENDA ITEM NO. 04

Finalization of Common Area Maintenance (CAM) and other charges

Sh. Atul Agarwal, the Treasurer informed members that SEAOA had Rs. 37 lac plus in its CAM account till 20th Sept 2025.

Sh. Bijay Kumar Mohanty, the President, further informed members that the Board decided to keep the outgoing CAM amount same as it was with YG Estates. In effect, the current CAM charge is fixed at Rs. 2.95 per SQFT. GST is applicable as per GST rule. *In brief, no GST is applicable in case of CAM amount being less than Rs. 7,500 per month for a single apartment unit.*

Rationalization of CAM amount is to be done in future GBM when the handover is completed where the charges for water, garbage, vending etc, are also applicable (at present being deducted by YG Estates from DG recharge amount on daily basis).

Other charges like club, banquet hall reservation, entry/exit within and outside premises etc. are kept unaltered at present.

The members were graceful enough to approve it.

Vote of Thanks.

Smt. Kiran Pal, the Member, delivered a vote of thanks to the members for their gracious presence and requested participation from more residents in future. She solicited continuous support to BOM for making the Supertech Ecociti a great place to live.

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

Dhiraj Kumar
(Secretary)