



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. 04

Agenda for meeting of GBM held at Supertech Ecociti Club on 02.11.2025

Agenda No.	Agenda Description	Action taken Report
Item No. 01	Call to Order and approval of MOM of last GBM dated 21st September 2025	Item no. 01: No action required Item no. 02: No action required. Item no. 03: No action required. Item no. 04: No action required.
Item No. 02	Treasurer Report	
Item No. 03	Key updates and way forward	

AGENDA ITEM NO. 01

The Secretary briefed AOA members on MOM from last GBM held on 21st September 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 status report to be presented by the Treasurer on the existing bank account of SEAOA and CAM collection progress.

AGENDA ITEM NO. 03

The President apprised members regarding key updates on several issues pertaining to administration related to facility management. He requested approval for an agreement reached with local police authority and YG Estates.

Dhiraj Kumar
(Secretary)



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MINUTES OF THE MEETING NO. 04 OF GBM HELD ON 02.11.2025

The General Body Meeting (GBM) was held at Supertech Ecociti Club on 02.11.2025. The meeting was attended by **84** 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. Vimal Kumar Gupta	Assistant Secretary
6	Smt. Sadhana P. Ghatikar	Member
7	Sh. G. P. Singh	Member
8	Smt. Kiran Pal	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 21st September 2025

The secretary welcomed AOA members and outlined the agenda which was already shared with members in a meeting invitation sent on 27th Oct. 2025. There was no specific action item identified from last GBM and hence, nothing is highlighted under "Action Taken Report" in above table. There were notable cultural events organized during festival time and DEEPOTSAV was one major highlight celebrated on the eve of Diwali.

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. 03 dated 21.09.2025 was approved.

AGENDA ITEM NO. 02

Treasurer Report

Sh. Atul Agrawal, the Treasurer, informed members regarding ongoing CAM collection and appealed to all residents to make uninterrupted CAM payment in SEAOA account which belongs to residents.



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CAM Account Balance as on 31st Oct 2025.

SEAOA CAM FUND -Rs 65,15,610.

AGENDA ITEM NO. 03

Key updates and way forward

The President apprised the AOA members about many ongoing actions and efforts made regarding administrative measures of smooth facility management services within premises of Ecociti. Following are some highlights as informed during meeting.

Critical importance of CAM payment to SEAOA

The President explained the need for 100% CAM payment in SEAOA CAM fund account. He highlighted how the remittance with SEAOA helped it to safeguard interest of residents and to exercise control on the YG Estates to stop immediate misuse and siphoning off the fund. The funds with SEAOA is safe and is meant for its just use. The SEAOA account is subject to audit every year and its status will always be shared with members.

The President appealed members to deposit CAM without fail latest by 10th day every month using Mygate app. There must not be escape or delay as same is binding on all of us for smooth operation.

Update on role of IRP and AR (Authorized Representative of Ecociti)

The President informed members about irregularities done by YG Estates on many accounts e.g. selling high electricity load to residents at exorbitant cost and not upgrading basic infrastructure like transformer capacity to meet requirement, collecting water connection charges from residents well in advance but not paying to Noida authority, upkeep of STP, incomplete facilities in club area, non-payment of water consumption charges to Noida authority despite of monthly advance collection of water charges from DG Metering app from every flat etc.

Salary payment to security staff

- YG Estate was not paying salary to security staff for Sept 2025. Security staff orchestrated protest at site which caused huge inconvenience to the residents. They even closed the entry/exit gate and isolated residents and didn't return on duty.
- Local police authorities intervened based on complaints from some residents.
- The Police initiated several rounds of discussions between SEAOA and YG Estates.
- YG Estates was asked to disburse salaries since they continue to be present on-site despite their termination of services by SEAOA. They are also illegally collecting Common Area Maintenance (CAM) fees from residents and shops, and they have accumulated a substantial amount of advance remittance.



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- YG Estates stated that they had no funds available for the salary payments of the security staff. This claim was questioned by the Police and determined to be misleading.

- However, to break the logjam, the Police administration requested support from SEAOA considering Diwali festival. The SEAOA maintained its position throughout its technical and law-abiding inability to pay salary as security staff are not employees of SEAOA.

- Further, IRP was dialed from Police Station in presence of YG Estates and SEAOA members to seek clarification on water bill payment liability with him as stated by YG Estates. IRP categorically denied.

- SEAOA presented two options as amicable solution (**strictly under protest**) on the issue subject to approval from the GBM and are as follows.

- **A.** YG shall make payment towards the security guards' salaries, and in parallel, the SEAOA shall pay an equivalent amount towards the due of the water bill.

OR

- **B.** YG Estate shall issue a formal letter declaring that they currently do not have sufficient funds to meet ongoing expenses and, as a result, are relieving all their employees, including the security personnel. In such a case, the SEAOA shall have the right to engage the existing security personnel under its own payroll. The Association shall make payments for the security services effective from the date of their joining under the Association and shall also provide one month's salary as an advance payment to the said personnel.

- Final agreement to take care of issue was that as a principal employer, YG Estates will clear salary of security guards and SEAOA will make partial payment for water due to the extent of salary paid by YG for security guards.

All further reconciliation of accounts from YG Estates to take place on agreed date and time.

Resolution:

The President moved a resolution with permission of members to approve the payment of partial water due with Noida Authority in line of the agreement reached with local Police administration.

The members gracefully approved the proposed resolution and guided BOM to make partial payment of water due to Noida Authority to the extent of salary paid by YG Estates for security staff.

Response of AR on List of Liability with IRP for Ecociti

The IRP informed the Board that the Authorized Representative (AR) was kept



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updated on the list of liabilities for Ecociti. During the General Body Meeting (GBM), the President asked AR Sh. Rakesh Yadav, who was present in person, about his awareness of the matter and why he had not communicated this to the residents. Sh. Rakesh Yadav was specifically requested by members in GBM to kindly provide the list of liabilities of Supertech Limited (pending work) finalized by him as AR in consultation with NBCC & other stakeholders. The AR firmly stated on record that he was not answerable for anything to the president, Board of Management (BOM) or the residents. This response was shocking and unbelievable to the members of the SEAOA present. The members at the GBM condemned his irresponsible and mischievous conduct.

Vote of Thanks.

Smt. Sadhana P. Ghatikar, the Member, delivered a vote of thanks to the members for their gracious presence and requested participation from more residents in future. She appealed to members for maximum CAM payment with SEAOA account and 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)