



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. 05

Agenda for meeting of GBM held at Supertech Ecociti Club on 23.11.2025

Agenda No.	Agenda Description	Action taken Report
Item No. 01	Call to Order and approval of MOM of last GBM dated 02nd November 2025	Item no. 01: No action required Item no. 02: No action required. Item no. 03: Multiple letters written to CEO, YG Estate with a copy marked to IRP, Police and other related authorities requesting to share the invoice of water bill, invoice and payment receipt of security guard salary so that SEAOA can act in line with the agreement with YG Estates which was agreed in front of local police authority.
Item No. 02	Treasurer Report	
Item No. 03	Status review post NCLAT hearing on 21 st Nov 2025 and further action plan	

AGENDA ITEM NO. 01

The Secretary briefed AOA members on MOM from last GBM held on 02nd November 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 status of ongoing hearing of its petition regarding hand over in NCLAT. He discussed certain action items to be taken in future and requested approval.

Dhiraj Kumar
(Secretary)



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MINUTES OF THE MEETING NO. 05 OF GBM HELD ON 23.11.2025

The General Body Meeting (GBM) was held at Supertech Ecociti Club on 23.11.2025. The meeting was attended by **65** 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	Assistant Treasurer
6	Sh. G. P. Singh	Member
7	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 02nd November 2025

The secretary welcomed AOA members and outlined the agenda which was already shared with members in a meeting invitation sent on 19th Nov. 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. 04 dated 02.11.2025 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.

CAM Account Balance as on 23rd Nov. 2025.

SEAOA CAM FUND -Rs 92,89,350.



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He further informed members that a flexi FD account has been opened for 90 Lacs which is linked with CAM fund account.

AGENDA ITEM NO. 03

Status review post NCLAT hearing on 21st Nov 2025 and further action plan

The President apprised the AOA members regarding hearing that happened in NCLAT on 21st Nov. 2025. The association's petition was heard by honorable court. Our arguments were presented by Senior advocate Sh. Gaurav Mitra ji and Sh. Adarsh Rai (AOR) ji whereas lawyers were present from YG Estate and IRP.

The Vice President, Sh. Om Dutt Sharma shared the highlight of hearing and following can be noted.

- Lawyers of SEAOA argued for segregation of Ecociti petition from rest of the petitions in main cluster. They also explained to the honorable judge regarding grave situation in society and extreme hardships being faced by residents.
- The honorable judge didn't agree with the separate hearing of Ecociti petition and reason being that multiple petitions in main cluster are centered on handover of society maintenance services to homebuyers from same party. But he agreed to segregate and combine maintenance handover related petitions from main cluster of insolvency matter.
- The honorable judge further said that he cannot pass individual order or interim order. He ordered to issue separate notices to IRP and YG Estates and asked them to submit their reply in two weeks.
- The lawyer of IRP categorically stated that he has his concerns in only two societies where there are incomplete construction and rest of society cases are between maintenance service provider and homebuyers. Ecociti project was not his concern. He was ordered for consolidated reply by the honorable judge, and he agreed to submit his reply on or before next date of hearing which is 13th Jan. 2026.
- The lawyer of YG Estates argued that each society cases are different, and his client will submit separate replies in two weeks. The honorable judge accepted it.

Overall, it was a positive development as our petition was heard on its merit and noted by the honorable judge with decisive order for keeping handover related petition separate from main cluster and issuing notice to IRP and YG Estates for their replies. Next date of hearing was fixed for 13th Jan. 2026 due to upcoming winter holidays at court and scheduled hearing of case of Supertech at Supreme Court on 17th Dec. 2025.



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The President of SEAOA further discussed the prevailing condition of society where many maintenance works are unattended by YG Estates be it security, civil, tower reception, horticulture, club, garbage collection etc. He cited the grave situation of security when entire security guards abandoned their post at all entry/exit gates, each tower reception on two occasions. The guards even closed the entry/exit gates and kept residents under seize for prolonged duration. There were no security guards available in society when Delhi/NCR faced one of the toughest security breaches and society needed reinforcement for its security. The residents were left helpless and scared.

The President reported that the security situation had been addressed through partial deployment of security guards by SEAOA. He informed that a letter had been written to YG, marking copies to all authorities, informing them of SEAOA's intention to partially deploy security guards to ensure the safety and security of residents. He further informed that SEAOA had taken the local police into confidence and deployed guards on 18.11.2025. Subsequently, YG Estates released the balance salary of the guards, and full deployment of guards at all posts had been achieved. The post-deployment strategy had been planned in consultation with the SO of YG Estates to avoid conflicts.

At times, YG Estates orders its staff to stop delivery of essential services of residents causing unexplainable inconvenience and risk of life.

The President assured residents that AOA was taking all necessary steps to address the current challenges and ensure the community's safety and security.

The President moved a **RESOLUTION** in GBM and requested approval from AOA members regarding action to be taken for better upkeep of society.

The President read clearly the resolution in the GBM to AOA members and requested their approval. The AOA members unanimously passed and approved the resolution by raising their hands.

The Resolution is enclosed.

The President further announced the formation of committees **under heads for Safety & Security, Technical, Housekeeping, Horticulture, Sports & Club, and CAM Collection** and requested residents to nominate themselves voluntarily. The members graciously came forward and nominated themselves. The Board will define the modus operandi for the committee very soon. The endeavor is to bring transparency, faster development and empower residents.



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An open deliberation was done about CAM collection in SEAOA CAM fund account by AOA members and to identify way out for increasing same. **The Board agreed to take necessary steps in future to reach out to those residents/shops who are holding CAM payment or acting differently. It is extremely important that no residents desist from their mandatory obligation of CAM payment. Goes unsaid that it is binding and delay will not do any help but only cause inconvenience and we must avoid it.**

Vote of Thanks.

Sh. Pankaj Agarwal, the Assistant Treasurer, delivered a vote of thanks to the members for their gracious presence and requested participation from more residents in future.

He 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)

Enclosure 1: Resolution



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Supertech Ecociti Apartment Owners Association (SEAOA) GBM Resolution

Dated: 23rd November 2025

1. Considering the deteriorating condition of the Supertech Ecociti made by YG Estates by ignoring/neglecting services over the years, which the residents deserve to get as against the paid CAM, the BOM of SEAOA is authorized to repair/replace/maintain or bring improvement in the some areas by using the CAM fund, which includes – secure entry and exit, horticulture, Gym, club house facilities including additional chairs, gym, drains, washrooms in all towers, CCTV, cleanliness, sound & display system, and required materials for routine maintenance.

2. Before the final order from the Honorable Court – NCLAT, if any emergency situation is created by YG Estates or its employees for the society, having a critical impact on safety/security/health/misuse of DG or DG Metering Application/adoption of illegal means to collect CAM from residents/misuse of security guards to stop home deliveries, etc., the BOM of SEAOA is authorized to take decisions to protect the rights of residents by way of partial or full deployment of resources, department-wise or total resources, whichever is necessary.


DHIRAJ KUMAR
(Secretary, SEAOA)


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