

EASTEND APARTMENT OWNERS ASSOCIATION

(Registered under Societies Registration Act, 1860: Regn. No. 672)

Eastend Apartments, Ahinsa Khand-II. Ghaziabad U.P.-201014

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Dated 15th JUNE 2025

Minutes of meeting Special General Body Meeting (SGBM) held at 11.30 am on Sunday, 15th June 2025 in hybrid mode (in-person & virtual).

The agenda of SGBM was circulated to all the members in advance in compliance of model bye laws of U.P. Apartments Act

The meeting was chaired by President, EAOA and attended by all the Executive Committee members.

The meeting was attended by large number of members (both in-person and virtually thru Microsoft Teams). The attendance (in person & virtual) of all the members was duly recorded in the attendance register. The meeting started with the permission of the Chair.

a) Annual Elections for EAOA Executive Committee:

The House was informed that the Annual Elections of EAOA's Executive Committee were conducted on 25th May 2025 under the supervision of Election Facilitation Committee (EFC) for fair and transparent elections. Total 11 candidates filed the nominations for the elections. One candidate withdrew the nomination and hence remaining 10 candidates were elected un-opposed and list of successful candidates to EC was circulated to all the members on 23rd May 2025.

House appreciated the efforts of EFC for conducting the elections.

b) Elections of EAOA's Office bearers:

Post declaring results of elections EFC, on 25th May 2025, invited all the successful EC members to elect 4 office bearers i.e. President, Vice-President, Secretary & Treasurer. All EC members unanimously elected these 4 members as office bearers:

Sl No	Name	Designation
1	Shri Kuldeep Kaul	President
2	Smt Deepak Vaid	Vice President
3	Shri Gopal Krishan Bhasin	Secretary
4	Shri Vijender Sharma	Treasurer

c) Initiative of Launch (Beta version) of

www.EastendParivar.com. House was apprised that resident Shri Prashant Agarwal has created this portal "Pro-bono" free of cost. The portal has been designed with Dashboard of Events & Notices, Compliant Management, Society activities, Suggestions Box, Staff management, Interface for Complaints Redressal, Residents Accounts ledger, Society Accounts & Balance sheets info, Payment Gateway, NoBrokerHood Gateway & other Demand driven additional features.

House lauded and showed its gratitude for his benevolence for development of Eastend Society.

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The meeting started With permission of the Chair as per Agenda circulated to the members:

Agenda Item No. 1:

Introduction of New EC & Office Bearers:

The Secretary introduced Shri Kuldeep Kaul as President of EC and requested Chair to introduce all the EC members to the house.

House welcomed incoming EC members and appreciated their commitment for transparent systems for good governance and affirmed their support to EC in conducting day to day activities efficiently.

Agenda Item No. 2:

Introduction of various Committees:

House was apprised that EC has nominated its members, including non-EC members with core competencies, for 13 Committees to support religious, cultural & developmental activities with active participation of all residents. The President introduced the following Committee Leads:

Sl No	Committee Description	Lead Member
1	Finance & Budget	Shri Vijender Sharma
2	Housekeeping	Smt Jaya Singhal
3	Security & Parking	Shri Ajay Shukla
4	Mandir	Dr. K. L. Goyal
5	Water Resources	Shri Shambu Gupta
6	Electricity, DG & Lifts	Shri Gopal Krishan Bhasin
7	Horticulture	Smt Deepak Vaid
8	Sports for Children	Smt Yukti Goyal
9	Cultural Activities & Festivities	Smt Savita Jindal
10	Complaints & Feedback	Shri Atul Sharma
11	Coordination EAOA-ESAS	Shri Kuldeep Kaul
12	Communication & IT	Shri Prashant Agarwal
13	Emerging Leads	Shri Gaurav Vaid

The House welcomed the Committee Leads and directed them to work on the improvements required for better community living.

Agenda Item No. 3

Power & DG set Backup Arrangements:

- Legacy issues of DG Sets:** House was informed that EC has inherited both the DG sets (Green & Yellow) which have been grossly **neglected & mishandled using spurious local spare parts and serviced by local technicians** with no warranty of good performance. Further both the DG sets **emit excessive heat, sound & fumes** leading to historical complaints of residents of Block 2&3 leading to severe health hazards.
- Reg DG sets restoration.** On taking charge by EC, services of experienced technicians from 3 companies were invited and services of reputed company i.e. **Pal Jay Power Solutions Pvt Ltd (erstwhile Cummins)** were engaged and Green DG set has been restored **procuring genuine Cummin spare parts** etc. Further to keep track of DG sets health, AMC of both the DG sets has been awarded to Pal Jay Power Solutions for amount of Rs.30,000+GST (compared to local AMC of Rs.24,000 but no preventive visit) with 4-6 visits for **preventive maintenance** besides unlimited calls for emergent maintenance / repairs.
- Reg Acoustic Restoration:** Further the welding technician has been engaged for erection of chimney, duct etc for insulation and cladding of silencer, chimney etc by **Glass Wool & Aluminium** covering for mitigating acoustic and

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environmental issues leading to "keeping all the doors closed" for Soundproof environments.

d) Threat of severe penalty by National Green Tribunal (NGT)

House was informed that NGT has become very strict and have now started imposing heavy penalties on even Housing Societies. Recently NGT has imposed penalty of Rs.4Cr on Windsor Park society for lack of proper height of chimneys for exhaust emissions besides replacement of old DG sets.

Accordingly, as per the guidelines of NGT, Eastend Society could be next potential target for filing some case by one of the resident who has already filed several complaints against Eastend i.e. lack of Fire Fighting equipment, Flats registration, Lifts safety audit, Dogs registration etc.

e) DG sets upgradation to PCBC IV norms:

a) Green DG has residual lifespan of about 8-10 years. Cummins has suggested 2 options:

i) to install **Retro Fit Kit for pollution control norms PCBC IV** which is available off the shelf and can be fitted in one week's period. Approximate costs of retro fitting as per Cummins quotes are Rs.6-7 lakhs+plus GST. or

ii) alternatively install PNG kit (which is hybrid kit using dual fuel i.e. diesel & PNG, entailing lot of capex for internal PNG pipes, Commercial Supply meter, security deposits etc.

Therefore, Cummins has recommended to opt for "Retro Fit Kit".

f) Discard Yellow DG & Procure New DG set:

a) Yellow DG set is about 25 years old model. No GOI approved retro fit kit or PNG kit is available to modify for meeting PCBC IV norms. Cummins has recommended to discard yellow DG set and dispose in the grey market in hinterlands to fetch reasonable value.

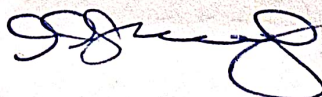
b) Quotes for 500KVA DG set: Cummins has given tentative estimates of about Rs.55-60 lakhs+GST including transportation, erection, installation, panel & commissioning etc. Accordingly, Cummins have been advised to share firm quotes for 500 KVA DG set along with best payment terms and delivery timeline for installation & commencement. Delivery schedules are anticipated to be made between 8-10 weeks after remitting 50% advance payment & rest 50% payment before dispatch. It would be factory assembled / tested system and Installation would be mostly plug & play at site after erection of panel, earthing etc.

A Survey is being done to assess tentative demand of additional backup to place order for DG set of 500 kva or higher capacity on "demand driven basis". House approved purchase of DG set based on demand driven basis to finalize / negotiate best model / capacity and vendor for placement of orders. Accordingly, the 3-4 EMI instalment payment plan may be shared with members proportionate to their exact needs of Power backup load.

c) Mismatch between Opex & Revenue of Backup: House was informed that during FY2024-25 total Opex on recurring cost of diesel & maintenance of both the DG sets is grossly mismatched i.e. **Revenue Rs.6.50 lakhs vs Expenditure Rs. 18.00 lakhs**. On deep dive and analysis of Electricity / Backup bills generated for May'2025, it was observed that **backup connections are overly underutilized**. One resident having **1.5Kva load is using 79 units** while other resident with **4.5Kva load is using 13 units** (while ideally it should be about 240 units). Thus, the diesel is getting burnt while residents are not utilizing the units being produced.

The House was astonished and commented that perhaps this is the exact reason behind poor maintenance of society.

d) Rationalization of Backup charges: It was proposed to the house that DG backup charges require immediate rationalization for breakeven



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expenditure. Therefore, it was strongly proposed to **RATIONALIZE** minimum charges per month as below to **recover the operations costs from the billing month of June'2025 itself**. House endorsed the recommendations and advised EC to keep watch on resident's backup usage and report the improvements in the revenue pattern:

Sl. No.	Backup Load Kva	Minimum Charges Rs. p.m.	Free Units p.m.
A	1.50 (9AMP)	375	15
B	3.50 (15AMP)	700	30
C	4.50 (20AMP)	1075	40

Additional units consumed beyond this threshold limits would continue to be charged at Rs. 20.00 per unit.

This arrangement would continue for 3 months and will be reviewed after collating data of next few months.

e) **Rationalization of Maintenance Charges:** On popular demand of maintenance charges have been revised from Rs. 1.60/sq ft to Rs.1.50/sq ft. This arrangement would continue for 3 months and will be reviewed after collating data of next few months.

f) **Electricity Load and Poor utilization:** It has been analysed that similar pattern has been observed that many residents have **EXTREMELY LOW** power usage compared to their peers.

House empowered EC to check thoroughly any misuse of power connections for appropriate action against such residents.

Agenda Item No. 4

Firefighting: -

a) **Visit of Fire Dept On complaint of Shri Subhadeep Goswami:**

Fire Dept visited on the second complaint of Shri Subhadeep Goswami and on taking the round of installation in-process, we were advised to install rest of the equipment as advised by them in the last visit. Accordingly balance materials have been received and expect installation to be completed in next one week.

b) **Reg Lift Safety Audit Certificates:**

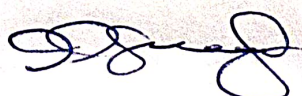
Fire Dept advised that Shri Subhadeep Goswami has filed a complaint with Fire Dept regarding lack of "Safety Audit Certificates" in each lift. House has been apprised that North Star has done its safety audit of all the lifts and accordingly these Certificates have been affixed in each lift.

c) **Coordination with ESAS** is being done on regular basis to accomplish the task of Firefighting for preparation of detailed site maps indicating vital locations for installation of equipment at vantage points. We expect that maps would be ready for review by Fire Dept in next one week for online submission of compliance status, maps etc for applying NOC status.

Agenda Item No. 5

Appointment of Auditors:

a) **External Statutory Auditors:** As per UP Apartments Act, EAOA is mandated to get annual books of accounts audited and submit Audit reports in AGM by 31st July and submission of same to Office of Registrar of Societies by 15th August 2025. Erstwhile ECs have never got its accounts thoroughly audited by external auditors. This is again violation of model bye laws. Thus, it has been proposed to appoint CA Smt Pooja Mittal of PYC & Associates as External Statutory Auditors. External Statutory Auditors are required to submit audit observations to EC for redressal by outgoing EC team. Accordingly, Auditors will conduct audit and submit final Audit Report and Audited Balance Sheet.

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House accorded its concurrence to appoint CA Smt Pooja Mittal as External Statutory Auditors for auditing books of accounts for FY 2024-25 and authorised the EC to negotiate and finalize their offer of remuneration of Rs.40,000 p.a. and share scope of work and submit the audit reports in next AGM.

- b) **Appointment of Internal Auditors:** As CA Piyush Rastogi has been providing consultancy to EAOA for the last 10 years at monthly remuneration of Rs.13,000.00, CA Piyush Rastogi was advised to submit his offers before the SGBM. However, in absence of lack of interest and submission of any offers by CA Piyush Rastogi, it has been proposed to utilize services of fresh internal auditors to make accounts compliant to various mandatory govt guidelines. It has been proposed to engage services of CA Shri Gaurav of Pravishti Advisory Services LLP for the period of one year i.e. FY2025-26 at remuneration of Rs.4,000.00 p.m. plus GST to maintain books of accounts etc.
- House accorded its concurrence to appoint CA Shri Gaurav Mittal as Internal Auditors for setting up accounting systems with modern tools for maintaining the books of accounts etc. FY 2025-26 and authorised the EC to negotiate the remuneration and share scope of work.*

Agenda Item No. 6

Rectification of Election Process:

Elections by Fraudulent means by erstwhile ECs:

- a) It was reported to the House that Erstwhile ECs have been “misleading and pretending” and the practice of elections for EC for the last 10 years have been conducted on the premise of “acceptance of proxies in place of in-person voting”, presumably based on the approvals in the 1st GBM held immediate after formation of EAOA in 2015. EFC has now declared during EC elections’2025 that “no such document is traceable”.

House deprecated such callous and non-compliant attitude of erstwhile ECs and empowered EC to take appropriate action and issue show cause Notice to the respective office bearers of the preceding EC to submit their observations to the EC in next 4 days. House also directed to report such anomalies which are in violation of model bye laws as per U.P. Apartments Act. to the Registrar of Societies.

- b) **Formation of EFC:** it was also reported to the House that erstwhile ECs have been nominating such members to the “Election Facilitation Committee” who are not bonafide owners of the flats in Eastend society and framing rules for conduct of elections in violation of model bye laws.

House deprecated such non-compliant actions of preceding EC and empowered EC to remove such anomalies for future elections that only bonafide owners of society may be nominated for EFC and rules for conduct of elections should be strictly in accordance to the bye laws.

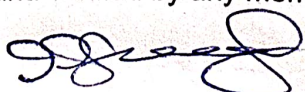
- c) **E-Voting:** It was suggested to the House to use modern tools like “E-voting” for hybrid elections (in-person and online voting) in the future.

House empowered to EC to initiate the process to adopt E-voting in the future elections and submit the success story in AGM.

Agenda Point No. 7:

Compliances per Model Bye Laws:

- a) It was reported to the House that erstwhile ECs have been non-compliant for implementation of model bye laws under UP Apartments Act 2010 such as:
- Day book was never verified by any member of EC.
 - Cash book was not maintained and verified by any member of EC.



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iii) Assets of EAOA were not documented properly in Assets Register and hence not verifiable.

iv) No External or Internal Auditors were appointed for audit of accounts books and hence authenticity of such accounts is extremely doubtful.

House directed EC to initiate the process of "forensic audit" getting accounts of preceding years gradually and submit detailed Auditors reports to the House for further actions against respective ECs.

v) Continuation of non-office bearers as signatories in the

Banks: It was reported to the House that erstwhile ECs were in gross violation of bye laws since the HDFC Bank & others banks were not informed periodically regarding annual elections and change in elected members and office bearers. Thus, neither Shri Ravi Kaushal, Secretary nor Shri Rahul Jaiswal, Treasurer, who were office bearers during FY 2024-25, were introduced to operate the bank accounts. In fact, other members such as Shri Mahinder Singh Manral, Shri V.P. Kaushal, late Shri Ajay Malik continued to operate the banking operations till their term of 25th May 2025.

House further directed EC to report such anomalies to the Registrar of Societies and file police FIR as well if any financial irregularities are reported by Auditors besides recovery of any misappropriation beyond the necessary approvals sanctioned in various GBMs.

vi) Non-Compliant Handing Over Process:

i) **Handing Over to incoming EC:** It was brought to the notice of the House that erstwhile ECs have not handed over properly neither the documents nor any assets and refused to sign the documents for "**Handing Over of Documents & Assets**".

ii) **Handing Over to incoming Mandir Committee:** It was brought to the notice of the House that erstwhile Mandir Committee have not handed over properly neither the documents nor any assets of Mandir and refused to sign the documents for "**Handing Over of Documents & Assets**". It was also reported by one member to the House that 5 Gold ornaments and several other items were found missing in the Mandir assets.

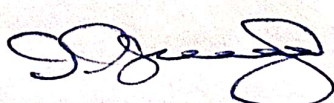
It was directed by the House to EC to properly document all the non-compliant issues and report such issues which are in violation of model bye laws to the Registrar of Societies besides filing police complaint besides recovery of these assets from respective Mandir committee members.

Additional Agenda No. 8 (with permission of the Chair)

a) Complaint by Secretary ESAS:

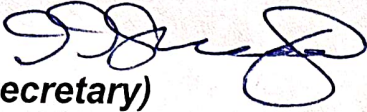
Secretary ESAS informed the House that ESAS has formally submitted complaint to EAOA against Shri Subhadeep Goswami regarding his "derogatory and defamatory" statements on EAOAs WhatsApp group accusing current & predecessors of ESAS and request that he may be removed from the Whatapp group for at least 6 months. On ESASs request, on the instructions of President, name of Shri Subhadeep Goswami was removed from EAOAs WhatsApp group which is for redressal of residents' complaints. House of further appraised that Shri Subhadeep Goswami has threatened President, Secretary EAOA and office assistant Shri Naresh Pal of legal consequences if his name is not restored on EAOAs WhatsApp group.

House directed EC to take strict action against such miscreants including filing police complaint & FIR etc.

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Meeting ended with vote of thanks to the members who attended the SGBM (both in person or virtually) for their unstinted support and valuable suggestions).

For & on behalf of TEAM EAOA


(Secretary)

19 June 2025