

File No 1-63431 GBM of SGAOA. 3rd General Body Meeting Minutes 26th June 2022. 11 AM to 12:30 PM

Dear Fellow Residents,

We thank you for your support and coming to the GBM. Please find the Minutes of the meeting.

- Quick Summary of Development Work done by SGAOA
 - ☞ Greenery and Horticulture work is in progress we have hired three gardeners for the beautification and development of greenery in the society.
 - ☞ SGAOA has purchased new submersible pump of 15HP and 20HP submersible to ensure uninterrupted water supply to the residents. We have also initiated the repair of borewell for horticulture services.
 - ☞ Basketball court has been fenced and covered to protect the property of fellow residents.
 - ☞ SGAOA is preparing comprehensive parking database and working on streamlining the parking issues. This is to inform you all that SBPL has not provide the parking details (sold& unsold) due to this we are facing challenges in streamlining the parking management system. New parking stickers and **sensor-based SMS notification of car exit/entrance will be enabled shortly.**
 - ☞ SGAOA has appointed two masons and one labour for plastering and repair of common areas in the society.
 - ☞ Interior wall of banquet hall has been painted. We will initiate further repair subject to financial review/Collection from club bookings.
- Briefing about income expenditure of SGAOA. Effective April 15th 2022. Review and Restructuring of MMC (Requirement of GST)
 - ☞ SGAOA has tabled the account summary prepared by the maintenance office in the GBM. Fellow residents have requested to rationalize the income and expenditure of society maintenance. This proposal has been accepted and team is working rationalizing the cost.
 - ☞ Regarding monthly collection SGAOA has presented the summary to the honorable members of AOA. It was proposed by an honorable member that SGAOA must work out on the MMC and propose the rationalized charges before the fellow members. In this GBM minimum quorum was not complete, therefore it was decided that decisions on financial matter will be taken in the next meeting
 - ☞ In order to meet the regulatory compliance SGAOA has applied to the GST number.

- MOT and IFMS discussion.
- ☞ Team SGAOA has tabled the signed copy of MOT (memorandum of transfer) with SBPL in the GBM. This was read & explained by the SGAOA President Mr Deepak Kumar ji in the meeting. We have also informed that SGAOA received two cheques of 50 lakhs (Total once crore) as the first installment of IFMS. Out of these two cheques one has already been credited in the SGAOA account and we have decided to do fixed deposit of the said amount. The Second Cheque of IFMS will be credited after 31st July 2022 and the same will be fix deposited in the account. Rest of the IFMS amount with released within six months as per MOT signed by SBPL.
- ☞ SGAOA has clarified the total IFMS will be decided as per the calculation mentioned in the UP Apartment Act.
- Project Pending Work Negotiations With SBPL.
- ☞ SBPL has asked for three months' time to complete the project pending work as per the signed MOT. This includes purchase and installation of another genset, genset fencing and chimney, white wash of pending area, road, sewer, footpath etc.
- CIPL and SGAOA Communication /Status.
- ☞ SGAOA is having constant communications (physical meetings, letter correspondence etc). On the Letter submitted by the SGAOA President Mr. Deepak Kumar to DM Ghaziabad dated 28th March 2022 and on 31st May 2022, GDA has issued necessary directions to CIPL for completing the pending work.
- TMC & Infrastructures discussion.

It has been decided that no TMC will be paid without the completion of services. CIPL will only be entitled for TMC post completion of the work. i.e. road, sewer, greenery footpath, lighting etc. In the meanwhile, CIPL has taken the ownership & control of society's of sewer pump and all expense of the sewer pump will be borne by them only.

SGAOA has formally informed residents about the formation of Senior Citizen association for their welfare & care.

NOTE:

As the quorum of GBM was not complete hence team SGAOA will decide through voting of honorable members on the below expense related matter in the meeting called on 12 July 2022.

- ☞ Approval through on the renovation of gate and barbed wire fencing
- ☞ Increasing NOC and administrative charges from 0.5 to 1% on the sale and purchase of flat
- ☞ Approval on URGENT Repair work of from Tower A1 to A4 - 24 & 23rd floor to prevent the extra damages of the buildings etc.

Attached are the annexures:

Attendance sheet:

- **GDA letters to CIPL**
- **MOT & PDC Cheque of SBPL**
- **GDA letters to CIPL**
- **Expense Sheet:**

Thank you

Suyash

General Secretary (SGAOA)

8882120960

3rd GBM 26th June 2022

S.N.	SGIAOA Membership	Name	Flat No.	Mobile No.
1	84	RANJIT KISHORE	A2/1304	9643483671
2	385	Amir Ahmad	A8/1303	9818951284
3	120	W.K. Ponnappa	A3/701	9537022277
4	407	H.L. CHAUDHARY	A9/1104	8789736661
5	179	T. K. Sriniv	A/4-2102	9987035788
6	199	B. N. Jha	A/5-903	9910370372
7	344	T. K. Ghosh	A-7/1601	9811225305
8	318	Prayaraman Kumar	A6/2307	9910897222
9	33	Deepak Kumar	A1-1402	9716236897
10	Nil	Dr. S.K. Singh	A9-2403	9205943200
11	134	R. C. Choudhary	A3-1403	8766220848
12	182	Awadheh Singh	A1-2804	9711722261
13	246	Shailendra Upadhyay	A6-902	9643405618
14	207	Pratulla Bhaskar	A5-1602	9810643420
15	Nil	Ashish Gupta	A8-901	9953012475
16	25	Shailendra	A1-1201	9711289950
17	324	Nand	A7-0003	9873484264
18	276	T. D. Nore	A6/1503	6399800949
19	414	Yagyvalkyas Pandey	A9-563	9560199962
20	292	Shubam Pandey	A6-1202	9560802349
21	05	Fulguni Saha	A1-102	9877131026
22	332	Sandeep Singh	A7-801	9643594452
23	334	Mahendra Khandel	A7-901	9999016018
24	281	AMIT BHANDARI	A6-1508	9999059280
25	370	S. N. PATHAK	A8-401	9810117052
26	223	RAKESH PANIT	A6-107	9899372580
27	266	N.C. Gupta	A6-1301	9235655693
28	228	Abhishek Kumar	A6-32/A9-202	9873199712
29	172	Suresh Prasad	A4-1603	8986873322
30	135	Ramesh Anand	A3-1404	9999106666
31	349	Sudhakar Saini	A-7/1704	9690255115
32	360	Ajay Mehra	A-8/101	9850991209
33	Nil	Pankaj K. Mishra	A3-604	9711321628
34	Nil	Shashank Kumar	A2-303	9451221144
35	245	Vijay	A6-805	9990760789

Signature:

Handwritten signatures corresponding to the members listed in the table, including names like Amir, W.K. Ponnappa, T.K. Sriniv, B.N. Jha, T.K. Ghosh, Prayaraman Kumar, Deepak Kumar, Dr. S.K. Singh, R.C. Choudhary, Awadheh Singh, Shailendra Upadhyay, Pratulla Bhaskar, Ashish Gupta, Shailendra, Nand, T.D. Nore, Yagyvalkyas Pandey, Shubam Pandey, Fulguni Saha, Sandeep Singh, Mahendra Khandel, AMIT BHANDARI, S.N. PATHAK, RAKESH PANIT, N.C. Gupta, Abhishek Kumar, Suresh Prasad, Ramesh Anand, Sudhakar Saini, Ajay Mehra, Pankaj K. Mishra, Shashank Kumar, and Vijay.

3rd GBM 26th June 2022

S.N.		Name	Flat No.	Mobile No.	Sig.
36	274	Rajeev Upadhyay	1406 - A6	9112771973	
37	MIL	Laxmi Shankar	A9, 2402	9898388368	
38	262	Om Basha	A6-1202		
39	406	Markande Singh	A-9-103	993153664	
40	96	VIKAS SHARMA	A2-1902	9471165766	
41	82	Chaman Lal	A2/1204	9891046371	
42	236	Kumar Gaurav	A6/603	8510944987	
43	435	R. K. Tripathi	A9/2103	7004117449	
44	78	Ashok Mahapatra	A2/1102	9424610328	
45	191	S.P. Jaiswal	A5/304	9571075789	
46	330	R.M. Madhwa	A/T/601	9952911073	
47	233	LATOURI LAL SHARMA	A6/505	9889444065	
48	421	Karuna Mishra	A9/1004	7719992371	
49	160	HARSHWARDHAN T	A4/1004	9717497784	
50	206	Sachin Kumar	A5-1601	8178707482	
51	91	Shashank Bhangra	A2-1604	9560450470	
52	178	Suyash	A5-902	8882120960	



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

I.S.O.-9001-2000 एवं I.S.O.-14001-2004 प्रमाणित संस्था

पत्रांक:-

/प्रवर्तन जोन-05/2022

दिनांक:-

सेवा में,

मैसर्स क्रॉसिंग इन्फ्रा0 प्रा0लि0,
क्रॉसिंग रिपब्लिक टाउनशिप ग्लास गेट,
ग्राम-डूंडाहेड़ा एन0एच0-24,
गाजियाबाद।

विषय:-इन्टीग्रेटेड टाउनशिप के अन्तर्गत आप द्वारा विकसित की गयी क्रॉसिंग रिपब्लिक योजना के भूखण्ड सं0-11 पर सेवियर बिल्डर्स प्रा0लि0 द्वारा निर्मित भवनों के टाउनशिप मैन्टीनेन्स चार्ज एवं अन्य अवशेष कार्यों के सम्बन्ध में सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन के अध्यक्ष के पत्र दिनांक 31 मई 2022 एवं सेवियर बिल्डर्स प्रा0लि0 के पत्र दिनांक 23.05.2022 के सम्बन्ध में।

महोदय,

उपरोक्त सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन के पत्र दिनांक 31 मई 2022 एवं सेवियर बिल्डर्स प्रा0लि0 पत्र दिनांक 23.05.2022 का संदर्भ ग्रहण करने का कष्ट करें।

सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन की शिकायतों के सम्बन्ध में दिनांक 01.04.2022 को अधोहस्ताक्षरी के कार्यालय में एक बैठक आयोजित की गयी थी। बैठक में मैसर्स क्रॉसिंग रिपब्लिक प्रा0लि0 के प्रतिनिधि श्री अनिल त्यागी, एस0बी0पी0एल0 सेवियर ग्रीनाईल के प्रतिनिधि श्री गौतम कुमार एवं सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन के प्रतिनिधियों द्वारा प्रतिभाग किया गया था। बैठक के कार्यवृत्त की प्रति आपको भी आवश्यक कार्यवाही हेतु प्रेषित की गयी थी, परन्तु टाउनशिप मैन्टीनेन्स के कार्य आपके द्वारा अभी तक पूर्ण नहीं कराये गये हैं, जबकि सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन द्वारा एप्रोच रोड की मरम्मत, सीवर लाईन, पथ प्रकाश व्यवस्था एवं हॉर्टिकल्चर एवं सिक्योरिटी आदि के सम्बन्ध में निरन्तर प्राधिकरण में शिकायत की जा रही हैं।

इस सम्बन्ध में पुनः आपको पत्र सं0-354 दिनांक 02.05.2022 को पत्र प्रेषित कर अवशेष कार्य पूर्ण कराये जाने के सम्बन्ध में सूचित किया गया था, परन्तु अभी तक आपके द्वारा सेवियर ग्रीनाईल सोसायटी की एप्रोच रोड की मरम्मत दूसरी साईड की सड़क का निर्माण कार्य एवं अन्य अवशेष कार्य पूर्ण नहीं कराये गये हैं। टाउनशिप मैन्टीनेन्स चार्ज की गणना भी दी जा रही सुविधाओं के अनुरूप समानुपातिक रूप से कम करने के सम्बन्ध में भी आपके द्वारा कोई कार्यवाही नहीं की गयी है।

अतः आपको निर्देशित किया जाता है कि पत्र प्राप्ति के 15 दिन के अन्दर समस्त अवशेष कार्य पूर्ण कराया जाना सुनिश्चित करें तथा दिनांक 24.06.2022 को प्रातः 11:00 बजे अपर सचिव महोदय की अध्यक्षता में अपर सचिव महोदय के कार्यालय कक्ष में आयोजित संयुक्त बैठक में उपस्थित होकर आपके द्वारा कृत कार्यवाही से अवगत करायें।

पत्रांक:-

49011

/प्रवर्तन जोन-05/2022

प्रभारी प्रवर्तन जोन-5

दिनांक:- 04/6/2022

प्रतिलिपि:-

1. अपर सचिव महोदय के निर्देश के क्रम में सादर अवलोकनार्थ।
2. अध्यक्ष, सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन को नियत तिथि एवं समय पर बैठक में प्रतिभाग किये जाने हेतु सूचनार्थ।
3. निदेशक, सेवियर बिल्डर्स प्रा0लि0 सी0-110 सैक्टर-65, नोएडा को नियत तिथि एवं समय पर बैठक में प्रतिभाग किये जाने हेतु सूचनार्थ।

प्रभारी प्रवर्तन जोन-5



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

I.S.O.-9001-2000 एवं I.S.O.-14001-2004 प्रमाणित संस्था

पत्रांक:-

/प्रवर्तन जोन-05/2022

दिनांक:-

सेवा में,

मैसर्स क्रॉसिंग इन्फ्रा0 प्रा0लि0,
क्रॉसिंग रिपब्लिक टाउनशिप ग्लास गेट,
ग्राम-डूंडाहेड़ा एन0एच0-24,
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महोदय,

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सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन की शिकायतों के सम्बन्ध में दिनांक 01.04.2022 को अधोहस्ताक्षरी के कार्यालय में एक बैठक आयोजित की गयी थी। बैठक में मैसर्स क्रॉसिंग रिपब्लिक प्रा0लि0 के प्रतिनिधि श्री अनिल त्यागी, एस0बी0पी0एल0 सेवियर ग्रीनाईल के प्रतिनिधि श्री गौतम कुमार एवं सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन के प्रतिनिधियों द्वारा प्रतिभाग किया गया था। बैठक के कार्यवृत्त की प्रति आपको भी आवश्यक कार्यवाही हेतु प्रेषित की गयी थी, परन्तु टाउनशिप मैन्टीनेन्स के कार्य आपके द्वारा अभी तक पूर्ण नहीं कराये गये हैं, जबकि सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन द्वारा एप्रोच रोड की मरम्मत, सीवर लाईन, पथ प्रकाश व्यवस्था एवं हॉर्टिकल्चर एवं सिक्योरिटी आदि के सम्बन्ध में निरन्तर प्राधिकरण में शिकायत की जा रही हैं।

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अतः आपको निर्देशित किया जाता है कि पत्र प्राप्ति के 15 दिन के अन्दर समस्त अवशेष कार्य पूर्ण कराया जाना सुनिश्चित करें तथा दिनांक 24.06.2022 को प्रातः 11:00 बजे अपर सचिव महोदय की अध्यक्षता में अपर सचिव महोदय के कार्यालय कक्ष में आयोजित संयुक्त बैठक में उपस्थित होकर आपके द्वारा कृत कार्यवाही से अवगत करायें।

पत्रांक:-

49011

/प्रवर्तन जोन-05/2022

प्रभारी प्रवर्तन जोन-5

दिनांक:- 04/6/2022

प्रतिलिपि:-

1. अपर सचिव महोदय के निर्देश के क्रम में सादर अवलोकनार्थ।
2. अध्यक्ष, सेवियर ग्रीनाईल अपार्टमेन्ट ऑनर्स एसोसिएशन को नियत तिथि एवं समय पर बैठक में प्रतिभाग किये जाने हेतु सूचनार्थ।
3. निदेशक, सेवियर बिल्डर्स प्रा0लि0 सी0-110 सैक्टर-65, नोएडा को नियत तिथि एवं समय पर बैठक में प्रतिभाग किये जाने हेतु सूचनार्थ।

प्रभारी प्रवर्तन जोन-5

Declaration Letter

Dated: 13/04/2022

Subject: Handing Over the metering (Recharge) system (Cash/Cheque/Paytm/any other mode) from Saviour Builders Pvt. Ltd. (SBPL) to Saviour Greensle Apartment Owners Association (SGAOA)

This is hereby informed that the Secure metering recharge system is being handed over to **SAVIOUR GREENISLE APRTMENT OWNERS ASSOCIATION (SGAOA)** Registration no: 291/63431-M/2017-2018), Location: Saviour Greensle Society GH-11 Crossing Republik from Saviour Builders Pvt. Ltd. C-110 Sector-65 Noida with effect from **Friday 15th April 2022.**

In this context all residents of **Saviour Greensle Society** are being requested to obtain your recharge coupon by making payment through maintenance office/online through available account of **SGAOA** as mentioned below:

Recharge Account Information:

Name: Saviour Greensle Apartment Owners Association (SGAOA)

Bank: Axis Bank

Branch: Crossing Republik, Ghaziabad

Account Number: 917010048832412

IFSC: UTIB0003429

Hence the respected allottees must be in full knowledge that w.e.f. 15th April 2022 the maintenance office at the society will be in administrative and financial control of the respected SGAOA team with the proper knowledge of management of Saviour Builders Pvt. Ltd.

In case of any recharge amount payment made in favor of Saviour Builders's bank account on or after 15th April 2022, the same would be transferred to SGAOA bank account.

Respected AOA team has been requested to meet with Saviour Management Team for running maintenance handover on 11:00 am Tuesday, 19th April, 2022.

For Saviour Builders Pvt. Ltd.

Authorized Signatory
(Gautam Kumar Jha)
On behalf of SBPL



For Saviour Greensle Apartment Owners Association

Authorized Signatory
Deepak Kumar (President)

Ranjit Kishore (Vice President)

Suyash (General Secretary)

Priyaranjan Kumar (Joint Secretary)

Amir Ahmed (Joint Secretary)



[Handwritten signatures of Deepak Kumar, Ranjit Kishore, Suyash, Priyaranjan Kumar, and Amir Ahmed]



**SAVVIOUR
BUILDERS**

SAVVIOUR BUILDERS (PRIVATE LIMITED)

(ROC NAME / INCORPORATED AS SAVVIOUR BUILDERS PRIVATE LIMITED IN COMPANY'S ACT, 1956)

Date: - 25/05/2022

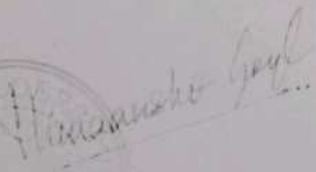

TO WHOM IT MAY CONCERN

Sub - Corpus fund against IFMS

This is to be informed to Saviour Greenisle Apartment owner association that SBPL Management is depositing two cheques having vide cheques number 004656 of Rs. 50,00,000 dated 31.05.2022 and Cheque no 004657 of Rs. 50,00,000 dated 31.07.2022 as above subject and mentioned in signed MOT for process of handover. Hence, SBPL is considering your acknowledgments for the same as well as no balance amount is available in running maintenance account mentioned in MOT at point no – 6.

Signature of First Party

Signature of Second Party

This agreement is made at Ghaziabad on this ^{26th} day of May 2022 between M/s Saviour Builders Pvt Ltd (SBPL) a company incorporated under the provisions of companies Act 1956 having its registered office at SHOP No. F-122A, F-112B, 4th FLOOR, VARDHMAN TOWER, COMMERCIAL COMPLEX, PREET VIHAR NEW DELHI-110092 represented through its authorized signatory authorized vide resolution dated passed by board of Directors' (hereinafter called the **FIRST party** which expression shall wherever the context permits be deemed to include its successors, administrators, nominees and assigns) of the first part.

And

SAVIOUR GREENISLE APARTMENT OWNERS ASSOCIATION (SGAOA) C/o Saviour Greenisle GH-11 Crossing Republik Ghaziabad 201016 under the Registration no: 291/63431-M/2017-2018 (hereinafter referred to as the **SECOND party**, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the second part.

Whereas as per the policy of government of Uttar Pradesh and U.P apartment act, the first party is the lead party on the consortium who has developed residential society known as Saviour Greenisle Plot No. Gh-11 in an integrated township known as Crossing Republik at Dundaheera, Ghaziabad U.P. 201016

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. SBPL handed over the metering recharge system (Admin and Finance) of the project "Saviour Greenisle" on April 15, 2022 to SGAOA as per declaration letter dated 13th April 2022.
2. It was the joint responsibility of Crossing Infrastructure Pvt Ltd (CIPL) and Saviour Builders Pvt. Ltd. (SBPL) to develop the complete infrastructure facilities in terms of Road, Parks, Sewer, Footpath, Street Lights etc. related to Saviour Greenisle (GH11) project. All above infrastructure facilities should have been provided before/at the time of possession of this project/flats. Residents are not paying the "Township Maintenance Charges" (TMC) because CIPL/SBPL has not provided the above facilities.

Now, TMC (both Previous dues claimed by CIPL & future levy of TMC) shall be decided on the instructions of regulatory/competent authority and applicability of final negotiations with the client party/leader party called Crossing Infrastructure Private Ltd. (CIPL), SBPL & SGAOA. The amount payable to CIPL on account of TMC, if any, shall be paid by SBPL/SGAOA as instructed by competent authorities.

3. SBPL will provide a minimum support of 6 months in the operations of maintenance of the society.



Page 1 of 4

Himanshu Goyal



Suyash

4. That, it shall be the responsibility of SBPL to provide the given below documents to the SGAOA or parents' body of the society: -
- a. Completion Certificate
 - b. NOC of Electrical
 - c. NOC of Fire
 - d. NOC of Structure
 - e. Master Plan/Compounding Map released by competent authority.
 - f. All other relevant documents which required at the time of maintenance handover.
5. SBPL shall release Rupees 50 lakh in first instalment at the time of signing MOT and 50 lakhs will be given by 60 days PDC at the time of signing of MOT as Corpus Fund to SGAOA. The same amount will be adjusted from IFMS payable. IFMS will be calculated and applicable as per competent authority or UP apartment act. SBPL will transfer the balance IFMS to SGAOA within 3 to 6 months of this agreement.
6. SBPL must transfer the balance amount if available with them against the maintenance charge to SGAOA. According to Rule 1 Para 11 of the UP Real Estate (Regulation and Development) (Agreement of Sale/Lease) Rules, 2018. the promoter enters into an agreement to transfer the balance amount available with him at the time of handing over of maintenance of operations to SGAOA.
7. The payment of maintenance recovery/outstanding of monthly maintenance charge against some flats of Saviour Greenisle GH-11 Crossing Republik, Ghaziabad, as per record of SBPL management till 14th April '2022 will be made as per below terms & conditions: -
- a) SGAOA will not give the facility to these flats for recharging system or any other mode like changing of meter or changing of tariff system or any settlement without NOC of SBPL management.
 - b) If any outstanding payment on account of MMC will be made directly towards/in favour of SGAOA account the same reverted through DD in favour of Saviour Builders Pvt. Ltd. Failing which the collected outstanding amount by SGAOA will be impacted in adjustment of IFMS.
 - c) SGAOA will not release/issue any kind of NOC towards these flats if party/allottees sale the flats.



Himaanshu Goyal



[Signature]

- d) SGAOA is interested in favour to recollect all recovery/outstanding/MMC against the running flats/meter activated and as well as the balance flats which are to be handed over to new residents by the builder.

Or

SBPL management must clear the running maintenance amount against newly handover and balance flats from 5th December 2021.

8. SBPL shall complete the project pending work in next 3-4 months of this agreement as per attached MOMs signed/accepted by SBPL Management. SBPL shall have the complete rights of vendor selection and finalisation of contract/agreements related to project pending work. SGAOA shall not interfere in the daily working progress of the work of SBPL. For any flat handover work, SBPL will ensure that the electricity meter is installed and functional. SBPL management/staff shall ensure proper disposal of malba from flat handover work.
9. Both parties are entering into this agreement with the full knowledge of all laws, GDA's rules and regulations notifications, policy applicable generally for the maintenance of "Common Areas and Facilities" of "Saviour GreenIsle" society. The second party undertakes that they shall comply with and carry out all the requirements, requisitions and repairs for all general maintenance like AMC of machinery etc. to maintain the society W.E.F. dated April 15, 2022.
10. The first party (SBPL) shall be responsible as per RERA after handing over the apartments regarding the Construction and structural defects in the building constructed by him and he shall get such defects removed at his own cost failing which he shall be liable to pay compensation for the losses incurred by him for such defects Section 14(3) of Real Estate (Regulation & Development) Act, 2016 & [Section 4(8) of The Uttar Pradesh Apartment (Promotion of Construction, Ownership And Maintenance) Act, 2010] .
11. The Second party shall in no way be responsible or liable for any fire, electrical, pollution or any kind of hazard originating in or outside of the society including those or due to electrical devices installed in the society until all the NOCs (mentioned in point 4 of this agreement) are obtained by the first party.
12. It will be the first party's responsibility to obtain and procure additional electricity load from CIPL as per the project requirement. It will be the first party's responsibility to clear any electricity charges payable to CIPL.



Himanshu Goyal

[Signature]



[Signature]

13. First party shall be responsible to pay all previous dues prior to 15th of April 2022.
(Except TMC as highlighted above in point number 1)

14. It is clearly understood and so agreed by both the parties hereto that all the provisions contained herein that it would be the primary responsibility of the Second party to ensure the responsibility of maintenance of "Common Areas and Facilities" of the project "Saviour Greenisle" society (Saviour Greenisle GH-11).

IN WITNESS WHEREOF, the parties have set their hands to these agreements at the place and on the day, months and year first above written in the presence of following witnesses.

WITNESS:-

1. hantam kumar la
SBPL [Signature]
2. KULDEEP SINGH
SBPL [Signature]
3. AMIT GUPTA
[Signature]
4.
5.
6.
7. [Signature]
8. [Signature] (vipin Anjau)
9. [Signature]
10. Amir



[Signature]

FIRST PARTY
(SAVIOUR BUILDERS PVT. LTD)



[Signature]
26-5-2022

SECOND PARTY
(SGAOA SAVIOUR GREENISLE GH-11)

Suyash

SBPL-SGAOA Minutes of Meeting

4:00 pm, January 29, 2022 at SBPL office Sector-65 Noida

Attendees

SGAOA Representatives:

1. Deepak Kumar
2. Suyash
3. Amir Ahmad
4. Uma Kant Prasad

SBPL Representatives:

1. Mr Himanshu Goel
2. Mr Gautam Kumar Jha
3. Mr Amit Kumar Gupta
4. Mr. Mohit Dhama

Meeting Notes:

1. Received **Statement of Total Collection and Total expenses since April 2015 till March 2021**
 2. 3 Qtrs of FY 2021-22 will be shared on 31st January 2022.
 3. SBPL had a discussion with CIPL and next week (1st week of February 2022) they have meeting with Directors of CIPL (in reference to Road and Sewer)
 4. AOA office and Maintenance office place discussion in Club House ground floor
 5. Fire Fighting System:
 - a. Paint job initiation
 - b. Fire Fighting shafts needs to be reviewed for current status of fire pipes and nozel
 6. Power Load Sold vs purchased load from CIPL
 - a. 110/- per Kilo watt from CIPL
 - b. 3400 kilo watt total collection approximate
 - c. 5000 Kilo Watt Agreement has been done by SBPL from CIPL and CIPL has released 1000 Kilo Watt so far. 2000 units Per Day consumption for common area electricity load
 - d. Security Money per kilo watt connection for single point connection.
 - e. Electricity Load per flat information and total load will be shared with SGAOA by SBPL
- Income and expenditure will be discussed in next meeting with SBPL
 - Road, Footpath and Sewer construction timeline will be schedule with CIPL next week.
 - Discussion on road (TMC) will be decided in next meeting.
 - Amit Gupta has submitted all project pending work officially. Which will be reviewed by SGAOA.
 - Horticulture and Sanitizer contract will be terminated.
 - 1 Mason and 1 Labour to be appointed for repair and maintenance.
 - Construction labour to appointed for regular maintenance work.
 - 2 Guards and 2 Housekeeping staff will be appointed effective 1st Feb 2022.
 - Discussion on IFMS and all other open issues will be done post income and expenditure review.

Next meeting on 12th February 2022.



Minutes of Meeting between SBPL and SGAOA members held on 15th December, 2021

Agreement reached on the following:

1. All Expenditure details (including AMC, MMC, Electricity, staff, maintenance, contracts etc.) under different heads of last 3 years will be provided by SBPL to SGAOA.
2. Monthly collection details (Flat/Tower/Month/Year wise) will be provided by SBPL for last 3 years.
3. Inclusion of Saviour GreenIsle AOA in all vendor selection, rejection and management.
4. Complete audit of firefighting system, paint and repair by SBPL.
5. Project pending work (Assessment to be done by Amit Gupta project manager SBPL) by 22nd December 2021.
6. Lists and maps of all allotted/non-allotted parking slots covered/open along with visitors parking allocation will be provided by SBPL.
7. Signage with mirrors in both basements parking and drive way. Basement and main gate Entry-Exit and tower drive direction on PVC Boards to be provided by SBPL.
8. Installation of new stand by PNG Genset 750 KVA
9. Current Diesel Generator sets along with chimney (proper height as per existing anti-pollution norms of the government) and Proper fencing of all Transformers will be provided by SBPL.
10. Pending Boundary wall construction near A5 tower by SBPL.
11. Guards sitting arrangements (porta cabins) along with working desk will be provided by SBPL.
12. Separate AOA office.
13. SBPL has to resolved the dispute of CIPL/SBPL asap to provide Road, footpath, Light and security from Mahagun Montage to Saviour GreenIsle along with sewer line connection with main sewer line.
14. Park/Street/Driveway lights to be repaired and solar feasibility to be checked by SBPL.
15. Main Gate entry as per project plan will be constructed by SBPL.
16. All Tower demarcation and marking boards, club board and society board by SBPL.

In progress/will be discussed in next meeting:

1. Entire Building including basement and entrance repair and paints by SBPL.
2. Horticulture and parks will be maintained by SBPL.

3. Play area for kids by SBPL.
4. Full-fledged functionality of club including Gym, Sauna bath, Jacuzzi and Swimming pool by SBPL.
5. Library in current maintenance office as per project plan.
6. Sitting arrangements in the parks by SBPL.
7. Sitting arrangements to be made at reception of every tower by SBPL.
8. Current DG Genset conversion on PNG to be provided by SBPL.
9. Clarification on Electricity load taken from CIPL as per agreement.
10. All boundary wall repair, paint and barbed wire fencing.
11. IFMS
12. Any other points not mentioned here or missed will be discussed in next meeting.

Meeting representatives:

Saviour GreenIsle AOA side:

SBPL side:

- | | |
|-------------------------------------|-------------------------------------|
| 1. Deepak Kumar (President) | 1. Himanshu Goyal (Director) |
| 2. Suyash (Gen. Secretary) | 2. Amit Gupta (Project Manager) |
| 3. Prashant Kumar Singh (Treasurer) | 3. Gautam Kr. Jha (Maint. Incharge) |
| 4. Tapan Kumar Chakraborty | |
| 5. Shailendra Upadhayay | |
| 6. UK Prasad | |
| 7. Amir Ahmed | |

Actual Collection & Expenses

S. No.	Monthly Collection as per Bank Clearance	Apr-22		
		Cash	Cheque/Online	Total
1	Total Collection (Recharge/Club/Tenant Shifting/NOC etc.)	₹ 604,800	₹ 1,706,709	₹ 2,311,509
	Expenses Head	Cash	Cheq/Trf	Total
1	Repair & Maintenance of Electrical /Machinery /Pump /Fire /Intercomm / DG Service & maintenance etc.	₹ 31,478	₹ -	₹ 31,478
2	Diesel Purchase	₹ -	₹ 174,314	₹ 174,314
3	Electrical/Mechanical/Intercomm/Fire/Misc Items Purchase	₹ 49,747	₹ -	₹ 49,747
4	Electricity Bill	₹ 4,774	₹ 1,685,015	₹ 1,689,789
5	Office Maintenance Expenses / Refreshments	₹ -	₹ -	₹ -
6	House Keeping / Cleaning Expenses / Household Garbage	₹ -	₹ 150,045	₹ 150,045
7	Legal Expense for Legal Notice	₹ -	₹ 15,000	₹ 15,000
8	Administrative Expenses	₹ 25,884	₹ -	₹ 25,884
9	Maintenance Staff Salary	₹ -	₹ -	₹ -
10	Power Breakdown (Raman Electricals Contractor)	₹ -	₹ -	₹ -
11	Salary Advance	₹ -	₹ -	₹ -
12	Security Agency	₹ -	₹ 324,203	₹ 324,203
13	Park and Parking Development	₹ -	₹ -	₹ -
14	Swimming Pool Expenses	₹ -	₹ 15,999	₹ 15,999
15	Balance Sheet CA Fee	₹ -	₹ 11,800	₹ 11,800
	Total Expenditure	₹ 111,883	₹ 2,376,376	₹ 2,488,259

Balance

₹ -176,750

₹ -612,249

Other Income source and Balance capital is being debited to maintain the expenses and towards the incurance of running maintenance of machinery items for the month of April and May 2022

May-22				Total
Cash	Cheque/Online	Unpaid Bills	Total	
₹ 333,000	₹ 4,734,288		₹ 5,067,288	
Cash	Cheq/Trf	Unpaid Bills	Total	
₹ 79,328	₹ 251,542	₹ -	₹ 330,870	
	₹ 356,905	₹ -	₹ 356,905	
₹ 18,395	₹ 44,043	₹ -	₹ 62,438	
	₹ 3,273,867	₹ -	₹ 3,273,867	
₹ 5,280	₹ -	₹ -	₹ 5,280	
₹ 37,000	₹ 43,000	₹ 384,027	₹ 464,027	
	₹ 20,000	₹ -	₹ 20,000	
₹ 82,919	₹ 31,860	₹ -	₹ 114,779	
₹ 16,532	₹ 432,279	₹ -	₹ 448,811	
₹ -	₹ 66,000	₹ -	₹ 66,000	
₹ -	₹ -	₹ -	₹ -	
₹ 54,600	₹ 15,991	₹ 379,373	₹ 379,373	
₹ -	₹ 47,200	₹ 39,396	₹ 109,987	
₹ -	₹ -	₹ -	₹ -	
₹ 294,054	₹ 4,582,687	₹ 802,796	₹ 5,679,537	