

SRS RESIDENCY RESIDENTS WELFARE ASSOCIATION

Office: Below Tower C-9 Ramp, SRS Residency, Sector- 88 Faridabad (Haryana)

Email: billpaymentssrsrrwa@gmail.com, Ph: 0129-4134250

(Registration No.HR019201300295)

To,
The District Registrar of Societies
District Industry Centre
NIT, Faridabad (HR).

Subject: Minutes of Meeting of 1st AGM cum Collegium Meeting of SRS Residency RWA

Dear Sir,

I am writing to inform you that the 1st Annual General Meeting (AGM) cum Collegium meeting of SRS Residency RWA was conducted on 21st May 2023 from 10:30 am to 1.00 PM. The meeting was conducted at the club basement of SRS Residency, Sector-88, Faridabad.

Attached herewith, please find a copy of the minutes of the meeting (MoM) of (AGM) cum Collegium meeting of SRS Residency RWA.

Thank you for your attention.

Best Regards,



Harish Kansal

Treasurer

SRS Residency Resident Welfare Association
Sector-88, Faridabad.

Received —



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21.05.2023

Minutes of Meeting of Annual General Meeting/ Collegium Meeting SRS Residency RWA, Sector-88, Faridabad

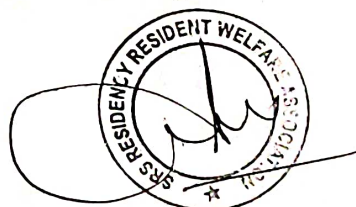
Subject	Annual General Meeting/ Collegium Meeting
Date & time	21 st May 2023 at 10.30 am
Venue	Club Basement, SRS Residency, Sector-88, Faridabad
Attendance	Annexure-1
Agendas	<p>Agenda 1: Formation of Committees for various functions of society</p> <p>Agenda 2: Discussion on CAM Calculation</p> <ul style="list-style-type: none">➤ Collection & Expenditure Details of 22-23➤ Budget for 2023-24 <p>Agenda 3: Discussion on DG Rate Revision</p> <p>Agenda 4: Add-on On-demand facilities for Residents</p> <p>Agenda 5: Compliance of District registrar order no. 564 dated 15/3/2023</p> <p>Agenda 6: Compliance of District registrar order no. 569 dated 15/3/2023</p> <p>Agenda 7: Club Access to Non-Club Residents of SRS Residency on Paid basis</p> <p>Agenda 8: Discussion on Repair & Paint of Exterior walls of towers –</p> <ul style="list-style-type: none">a) Vetted Tri-party agreement to be signed with M/s Subham Infratech & M/s Asian Paint Ltd.b) Finalization of Civil Execution committee from towersc) Execution Plan <p>Agenda 9: Any other Agenda if house & time permits</p>

Extracts of Minutes of Meeting of Collegium members held on 21st May 2023 at Club House basement of SRS Residency, Sector – 88, Faridabad

The meeting was convened on 21st May 2023 at 10:30 am, however, due to want of required quorum it was postponed for 25 minutes, and meeting was started at 10:55 am.

Out of total 69 Collegium members 55 members were present and participated in the proceedings of the meeting. The required quorum was complete, and the meeting was started.

Mr. Keshav Kumar Varshney (Vice President) and Mr. Neeraj Mittal (General Secretary) welcomed the house and Mr. Vijay Jasuja (President) set the tone of meeting.



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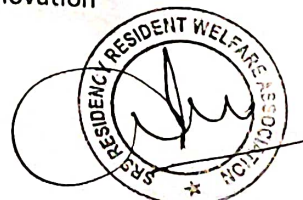
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Agenda 1: Formation of Committees for various functions of society:

Mr. Neeraj Mittal shared important insights on the development of our society. He emphasized the need for parallel efforts in various areas to ensure its growth and expressed his confidence in the support and collaboration of collegium members and residents. To streamline these efforts, RWA is in the process of establishing several committees, each dedicated to specific functions within the society. He informed that each Committee would comprise of 5 members with three members representing the collegium and two members being residents who are not part of the collegium or governing body. Each committee will select a coordinator or chairperson from among its members. The coordinator/chairperson will be responsible for organizing meetings within the committee and coordinating with the governing body, providing valuable recommendations for consideration. The committees will work in close collaboration with the governing body, ensuring effective communication and a seamless flow of ideas and suggestions. Together, RWA aim to foster a cohesive environment that drives the development of SRS Residency.

Following committees are proposed alongwith their roles & responsibilities:

- **Lift Maintenance Committee:**
 - To oversee lift maintenance, operation, and safety
 - Conduct regular inspections and audits of lifts
 - Coordinate with lift service providers
 - Address lift-related complaints with lift service providers
 - Recommend repairs/upgrades
 - Ensure Lift NoC & Fitness of each lift in coordination with RWA
 - Work on Modernization of lifts
- **Electrical & DG Monitoring Committee:**
 - Monitor electrical infrastructure and DG operations
 - Monitor DG usage, maintenance, and Diesel consumption
 - Conduct energy audits - Recommend energy saving measures
 - Recommend for Electrical Spares & Service/Repair of Electrical Equipments & DG.
- **STP Rectification and Monitoring Committee**
 - Address STP issues and ensure proper functioning
 - Supervise STP maintenance, repairs, and renovation



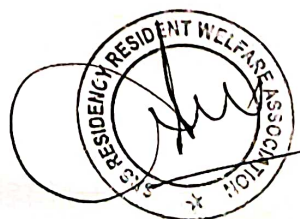
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- Recommend/Implement improvements
- Promote waste management practices
- **Cultural & Event Management Committee**
 - Prepare a Event Calendar for the year with required budget for each event
 - Recognize Potential Sponsors and Plan & obtain Sponsorship for each event in advance as per event calendar.
 - Plan and execute cultural programs and events
 - Manage logistics and coordination with artists/performers
 - Enhance community engagement
- **IT & Surveillance Committee:**
 - Manage RWA Website and upload data
 - Manage Mygate functioning/ recommend for enhancement of features
 - Implement Digital Solutions like Surveys etc
- **Sports Committee:**
 - Promote sports and recreational activities
 - Make Sports Event Calender for year with mini-tournaments (Indoor & Outdoor Games) and 1 Annual Sports event
 - Get Sponsorship for Sports Events in advance.
 - Organize sports events and tournaments
 - Maintain/Enhance sports facilities
 - Arrange Coached for different sports for kids of society.
 - Encourage resident participation in sports activities
- **Horticulture Committee:**
 - Maintain and beautify green spaces and landscapes
 - Plan and implement landscaping
 - Monitor Park maintenance and development
 - Promote eco-friendly practices
 - Legal Committee
 - Club Committee
 - Civil Centralize Committee



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- Civil Execution Committees
- **Legal Committee**
 - Monitor and address all legal cases & Petitions
 - Provide legal advice and guidance to the RWA
 - Review contracts, agreements, and legal documents
 - Mediate disputes and resolve legal issues
- **Club Committee:**
 - Monitor club facilities and activities
 - Monitor all equipment of gym & swimming pool and ensure their smooth working.
- **Civil Centralize Committee:**
 - Coordinate and monitor overall civil maintenance and repair work of Society
 - Assess and prioritize civil maintenance and repair needs
 - Guide Civil Execution Committees of all towers
- **Civil Execution Committees (Maximum 10 Members based on tower Residents decision)**
 - Monitoring of Repair and Paint Work
 - Identification of areas of repair and inform the same to the vendor
 - Verification of Quality of Material used for repair and paint as per specification
 - Monitoring of all repair and paint work as per their recommendations to the vendor.
 - Monitoring of Measurement of work done
 - Recommendation of payment of the vendor to RWA based on measurement of work.

Due to time constraints during the meeting, it was decided by the house that the nominations for each committee would be taken after the meeting through the circulation of a Google sheet or Google form. This will allow all interested members to participate and contribute to the committees of their choice.



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Further, during the discussion, several important points were raised by the members, and the same were addressed during the meeting as follows:

Qualifications and Expertise of Collegium Members:

It was suggested by a member present, that the qualifications, areas of expertise, and areas of interest for each Collegium member should be made available to the governing body. Mr. Neeraj Mittal appreciated the suggestion and informed that a Google form or Google sheet will soon be circulated among the Collegium members to gather this information. This will help in better understanding of the skills and interests of collegium members and ensure effective committee assignments.

Additional Committees:

Some members proposed the addition of a few more committees, namely:

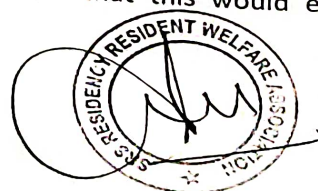
- Committee for Security
- Committee for Fire & Safety
- Committee for Maintenance Activities

Mr. Neeraj Mittal welcomed the suggestions and informed that committees for Security and Fire & Safety will be formed accordingly. However, please the maintenance activities are currently being handled by the maintenance agency, and the governing body members are closely involved in overseeing those activities.

Budget Allocation for Committees:

Mr. Sunil Singh from P9 raised a query regarding the allocation of the budget for the functions of various committees. In response, Mr. Neeraj Mittal clarified that the governing body would assess the budget required for each committee. The allocation of funds will be based on the criticality and priority of the work, as well as the available budget. Rest assured; it will be ensured that the necessary resources are allocated to support the committees in their respective functions.

Further, Mr. R.P. Singh, a resident of C3 tower, raised a point regarding the agreement for repair and paint of towers. He suggested that instead of a tri-party agreement, the agreement should be signed only with the paint manufacturer. His rationale was that this would ensure the



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responsibility of the paint manufacturer in case of any failures in the repair and paint work, such as seepage or other issues. In response, Mr. Jasuja clarified that the RWA follows a standard process and as per RWA's information, no such agreement exists, where a tender is awarded to the paint manufacturer authorized applicator and the agreement is signed with Paint manufacturer. He requested Mr. R.P. Singh to provide any such agreement where a tender is awarded to the paint manufacturer, if available to the RWA. Mr. Jasuja informed him that the repair and paint work can't be hold for long time but assured him that the RWA would wait until May 25, 2023, for Mr. R.P. Singh to produce such an agreement. Only after that date, the RWA would proceed to sign the agreement.

Question: Agenda discussed, and committees formed in discussion with Collegium members. Various Committees formed will work in Association with Governing Body.

Out of total 55 members present 54 voted in favor, 0 members voted against, 1 member abstained from voting.

Therefore, the agenda on formation of committees for various functions is approved by the House with majority voting in favor.

Action Items:

- The RWA will circulate a Google form to collect nominations for the committees.
- Once the committees are formed, they will commence working on their respective areas in collaboration with Governing body.

Agenda 2: Discussion on CAM Calculation

Mr. Harish Kansal, Treasurer, presented the revenue and expenditure figures for the fiscal year 2022-23. He informed the house that the average revenue collected per month in FY 22-23 was Rs 37,00,682/-. This revenue included CAM collections, rentals, and revenue from other sources. The average revenue per square foot (psf) for FY 22-23 was Rs 2.33 psf. Regarding expenditure, Mr. Kansal stated that the average monthly expenditure for FY 22-23 was Rs 39,78,908/-, equivalent to Rs 2.50 psf.

A member inquired about the additional expense of 0.17 psf incurred by the RWA. Mr. Vijay Jasuja explained that these additional expenses were covered by the savings accumulated



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during the previous year, particularly during the COVID-19 period. Additionally, the outstanding amounts paid by some residents towards their CAM for previous periods also contributed to covering these expenses.

A member asked that whether bills for Security guards for Common area and club area accounted separately. Mr Kansal informed that the two are billed separately and accounted in Common area and club respectively.

Mr. Vijay Jasuja requested the house to vote on the agenda related to the revenue and expenditure for CAM and Club for 2022-23, as well as the budget for 2023-24. The voting results are as follows:

Question: Revenue & Expenditure for CAM and Club for 2022-23 & Budget for 2023-24 shown to collegium members

Out of total 55 members present 45 voted in favor, 9 members voted against, 1 member abstained from voting.

Therefore, with 45 members voting in favor, the agenda was passed with a majority.

.Agenda 3: Discussion on DG Rate Revision

Mr. Neeraj Mittal presented the calculations of DG unit rates for the period of 6 months from November 2022 to April 2023. The data was obtained from the logbooks maintained for the DGs installed at A1, B1, and C5 towers. He informed the house that the average DG unit generation cost from these three towers was calculated to be Rs 29.72 per unit.

In light of this information, Mr. Mittal proposed the formation of a committee comprising 3 to 5 members for the evaluation and recommendation of DG rates. The committee would consist of 3 Collegium members and 2 residents who are not Collegium members. He outlined the following roles and responsibilities for the committee:

- Evaluation and determination of DG usage charges per unit
- Analysis of DG usage data and diesel consumption patterns
- Consideration of cost factors, line loss, and other relevant factors for calculating rates
- Determination of fair DG rates
- Submission of recommendations to the governing body within 2 weeks from the formation of the committee



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- The nominations for the committee will be collected through a Google form.

The voting results for the question related to the formation of the committee and the submission of recommendations within 2 weeks are as follows:

Question: Committee for evaluation & recommendation of DG rates formed. The Committee to make it recommendation to RWA within 2 weeks.

Out of total 55 members present 49 voted in favor, 4 members voted against, 2 members abstained from voting.

Therefore, with 49 members voting in favor, the question was passed with a majority.

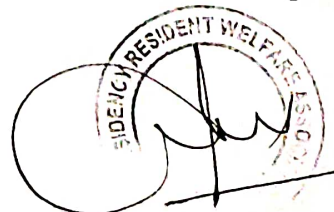
Action Items:

- The RWA will circulate a Google form to collect nominations for the committee.
- Once the committee is formed, it will commence its evaluation and recommendation process.
- The committee will submit its recommendations to the governing body within 2 weeks.

Agenda 4: Add-on On-demand facilities for Residents

Mr. Neeraj Mittal addressed the house and informed them about the ongoing discussions between the RWA and a service provider, M/s Pinch Lifestyle Services Pvt Ltd, regarding on-demand facilities for the residents. He emphasized that availing these facilities is not compulsory and residents have the choice to opt-in based on their preferences. He presented a table displaying the list of services along with their corresponding rates, which are being offered at very nominal prices. The services and rates provided by M/s Pinch Lifestyle Services Pvt Ltd are attached as **Annexure 1**.

Residents who are interested in availing any of these services can directly connect with M/s Pinch Lifestyle Services Pvt Ltd. The RWA will facilitate the communication between the residents and the service provider, ensuring a seamless experience. Mr. Mittal assured the residents that the RWA has thoroughly evaluated the offer by service provider and negotiated reasonable rates to benefit the community. However, he reiterated that availing these services is purely optional.



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Further, a presentation was made by M/s Pinch Lifestyle Services Pvt Ltd regarding the add-on demand services they will be providing for the residents. The representatives from M/s Pinch addressed the house and presented a comprehensive overview of the services they offer. During the presentation, the representatives from M/s Pinch addressed all the queries and concerns raised by the members of the collegium. They provided detailed explanations and clarification on various aspects of their services, including pricing, service quality, and customer support. The collegium members actively participated in the discussion and had their doubts satisfactorily cleared by the Pinch Lifestyle Services Pvt Ltd team. The presentation and subsequent discussion helped the collegium members gain a better understanding of the services and their potential benefits for the residents. After a thorough discussion, the collegium members expressed their satisfaction with the presentation and the information provided by Pinch Lifestyle Services Pvt Ltd. They acknowledged that the services offered by M/s Pinch can add value and convenience to the residents' lives.

Agenda 5: Compliance of District registrar order no 564 dated 15/3/2023

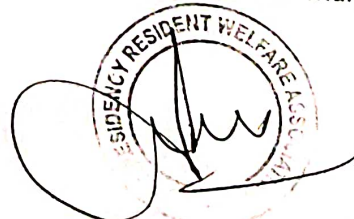
Mr. Vijay Jasuja informed the house with an update on the DRoS Order No. 564 dated 15.03.2023. He explained that the CAM charges for SRS Residency were initially revised from Rs 1.83/- psf to Rs 2.25/- psf in a collegium meeting held by the previous RWA in June 2018.

Mr. D. K. Srivastava, a resident of A1 tower, filed a petition with the state registrar against the approval of the CAM charges. As a result, a Special General Meeting (SGM) was conducted in September 2018 to decide on the CAM charges. In the SGM, it was resolved to fix the CAM charges at Rs 2.25/- psf, effective from 1st July 2018.

Mr. Jasuja further informed the house that the CAM charges had been re-evaluated multiple times in subsequent SGMs held in March 2021 and September 2022, and in each instance, the charges were maintained at Rs 2.25/- psf, with the last review conducted in the presence of an observer appointed by the DRoS.

Despite these multiple reviews and approvals, the DRoS issued another order (No. 564 dated 15.03.2023) to resolve the issue of CAM charges in the collegium meeting, based on the complaint filed by Mr. D. K. Srivastava.

After a detailed discussion, the house voted on the question regarding the CAM charges as follows.

A circular stamp with the text "SRS RESIDENCY RESIDENT WELFARE ASSOCIATION" around the perimeter. In the center, there is a handwritten signature in black ink.

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Question: The Rates of CAM for Rs 2.25 psf were approved in Collegium meeting held in June 2018 by the than RWA and the same was reviewed on DRoS orders with proper CAM calculation & approved in SGMs held in Sept 2018, March 2021 and Sept 2022 with effective from 1st July 2018. Despite 3 times review in last 5 years, and also the last review in Sep 2022 was done in presence of DRoS appointed observer, Sh. Rajiv Gupta, the DRoS has again passed another order no. 564 dt 15.03.23 to resolve the issue in AGM/ Collegium meeting. To comply the DRoS order no. 564 dated 15.3.2023, it is agreed that the CAM charges for Rs 2.25 psf shall continue and shall be effective from 1.7.2018.

Out of total 55 members present 48 voted in favor, 6 members voted against, 1 member abstained from voting.

Therefore, the above question stands passed with majority and thus the CAM charges of Rs 2.25/- psf shall continue to be effective from 1st July 2018.

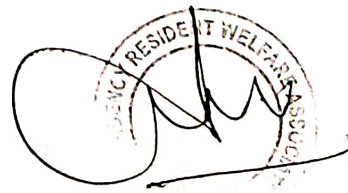
Action Items:

- To comply with DRoS Order No. 564 dated 15.03.2023, the CAM charges of Rs 2.25/- psf shall continue to be effective from 1st July 2018.
- The RWA will communicate the outcome of the vote to the DRoS as per the requirements.

Agenda 6: Compliance of District registrar order no 569 dated 15/3/2023

Mr. Vijay Jasuja provided the house with an overview of DRoS Order No. 569 dated 15.03.2023. He explained the chronological sequence of events related to the matter and informed the house that Mr. D.K. Srivastava filed a complaint against Ex-RWA members Shri Jitender Garg, Ajit Pratap Kundan, and other members for the audit of diesel purchase from FY 16-17 to 19-20. In response to the complaint, the DRoS appointed an auditor to conduct the audit of diesel purchase and its usage from 2016 till date. The auditor's fee amounts to Rs 25,000/- per year, totaling approximately Rs 1.75 lakhs + GST will have to be paid by RWA. Mr. Jasuja presented the question to the house, whether a review petition should be filed against this order at the State Registrar or the order should be complied with.

After a thorough discussion, the house voted on the question



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Question: Mr. D.K Srivastava, A1 tower resident filed a complaint against the than RWA of Shri Jitender Garg, Ajit Pratap Kundan and then other RWA Members for audit of Diesel purchase FY 16-17 to 19-20. For this, DROS has appointed an auditor to audit diesel purchase and its uses from 16-17 to till date. The fee of auditor to be paid by RWA at Rs 25000/- per year i.e about Rs 1.75 Lakhs. Whether a Review petition to be filed against this order at State Registrar or the order to be complied?

Out of total 55 members present 32 voted in favor of compliance of DRoS order, 16 members voted for filing a review petition against the order, 7 members abstained from voting.

Therefore, the agenda passed for compliance of DRoS order with majority.

Action Items:

- Compliance with DRoS Order No. 569 dated 15.03.2023: As per the majority vote, the RWA will comply with the order and cooperate with the appointed auditor for the audit of diesel purchase.
- The RWA will communicate the outcome of the vote to the State Registrar as required.

Agenda 7: Club membership to new members with monthly charges discussion and resolution

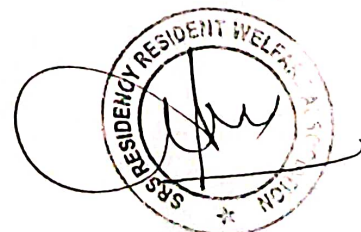
Mr. Vijay Jasuja addressing the house regarding the issue faced by non-club member residents who are unable to obtain club membership from the builder due to their incarceration. He informed the house that the collection from club charges is insufficient to fund the renovation of the club basement hall and other facilities. In light of this, he proposed to offer temporary access to the non-club members of SRS Residency at yearly charges of Rs 15,000/- or Rs 25,000/- for a two-year period. The charges collected will be utilized for the renovation of the club and the addition of new facilities for club members.

After a thorough discussion, the house voted on the question.

Question: Whether temporary club/swimming pool access be allowed to non- club members of Society at yearly charges for Rs 15000/- per annum or Rs 25000/- for 2 years

Out of total 55 members present 37 voted in favor, 17 members voted against, 1 member abstained from voting.

Therefore, the Agenda 7 stands passed with majority.



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Action Items:

- The RWA will introduce temporary club/swimming pool access for non-club members at yearly charges of Rs 15,000/- per annum or Rs 25,000/- for two years.
- The collected charges will be allocated towards the renovation of the club basement hall and the addition of new facilities for club members.

Agenda 8: Discussion on Repair & Paint of Exterior walls of towers

- a) Vetted Tri-party agreement to be signed with M/s Subham Infratech & M/s Asian Paint.
- b) Finalization of Civil Execution committee from towers

Mr. B.K. Chaurasia, Jt. Secretary, RWA explained the complete chronology and detailed methodology for execution of repair and paint of exterior walls of all towers of SRS Residency. He also presented the 5 checklists which will be provided to members of all Civil Executive committee members from each tower for carrying out the work systematically and in smooth manner.

Mr. Bhavesh, B1 tower resident asked that the tower wise fund collected should be used for that particular tower only and should not be used for other tower. Mr. Jasuja informed that only the advance payment towards mobilization advance and (5%) and 5% on delivery of material will be paid from common fund. Rest all fund will be used only for particular tower from which fund has been collected.

It was also informed to collegium members that RWA is planning for towerwise meeting in next two weeks before starting of painting work.

Question 1 for Agenda 8: Vetted Tri-party agreement to be signed with M/s Subham Infratech & M/s Asian Paint Ltd by GB

After a discussion, the house voted on the question. Out of the total 55 members present, 41 voted in favor of signing the vetted tri-party agreement with M/s Subham Infratech & M/s Asian Paint Ltd, 10 members voted against, and 4 members abstained from voting.

Therefore, the above question stands passed with majority.



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Question 2 for Agenda 8: Execution Plan presented with Collegium members. Agreed with the Execution Plan.


Following further discussion, the house voted on the question. Out of the total 55 members present, 48 voted in favor of agreeing with the Execution Plan, 5 members voted against, and 2 members abstained from voting.

Therefore, the above question stands passed with majority.


Action Items:

- The Governing Body (GB) will proceed with signing the vetted tri-party agreement with M/s Subham Infratech & M/s Asian Paint Ltd after 25th May 2023.

The meeting was concluded with a vote of thanks delivered by Mr. Neeraj Mittal. It was noted that all the agendas discussed during the meeting have been passed by majority vote.


(Vijay Jasuja)
President


(Neeraj Mittal)
Gen. Secretary


(Harish Kansal)
Treasurer

