

ANNUAL GENERAL BODY MEETING(AGM)

RWA 'A' BLOCK SECTOR 31 NOIDA

(REGN No 64546-M,2017-2018)

HELD ON 08 AUG 2021

1. AGM of RWA 'A' Block Sector 31, Noida was held on 08 Aug 2021 at Samiti Community Hall . A total of 52 Resident Members including 8 On Line attended the meeting. Salient points are enumerated in succeeding paragraphs.
2. **Opening Address.**
 - (a) President RWA expressed gratitude on behalf of RWA EC to all the residents for their cooperation and support during preceding months of adverse and difficult situation of second wave of Corona. A one minute Silence was observed as a mark of respect to the departed souls of the Block.
 - (b) Residents were re-apprised of the RWA's commitment of Improvement in Safety, Security and Health of the residents as the Key Result Areas. In order to achieve this, a few tough decisions need to be taken sometimes in the larger Interest of the Residents. It was satisfying that inconvenience caused to some in the process has been accepted with near unanimity.
 - (c) The Support of the Residents and Local Resident Doctors was much appreciated in Creation of a Medical Cell in the Block to face Covid Emergency Challenges.
3. **Agenda I. Review of Works in the Block.** Repair and Maint of Open Drain along the Main Gate, plugging of Vulnerable Security gaps, Opening of Mother Dairy Kiosk inside the Complex, Building Speed Breakers, CCTV Active Svl Set Up, Direction Boards, Sewer Treatment with Super Sucker Machines, periodic clearing of Wild growth in vacant Plots were highlighted. Residents were also briefed about the delay in certain ongoing Projects such as Children Jhulas, Water Body, Raising Boundary walls because of Project Works Revised Procedures in line with PWD Norms. Re-estimate of some of the Projects by Noida Authority is being undertaken.
4. **Agenda II. Passing of MoM of last AGM Held on 29 Nov 20.** These were passed proposed by Shri SC Bhasin and seconded by Shri Wasim Ahmed.
5. **Agenda III. Audited RWA Accts of FY 2020-21.**
 - (a) It was informed that the major expenditure as always had been on account of Salary to the Security Guards. A few Items have also been procured and assets built.
 - (b) There had been marked improvements in No of Residents, who now pay their Annual Subscription . Earlier they were not paying mainly due to ignorance, staying elsewhere , carelessness or for some other genuine reasons. On a quey, it was informed that Subscription Compliance has increased by about 15 % with the efforts of EC Sub Committee by establishing Contacts with the Non Payers. It is expected to further rise to 18 % after the EC Sub Committee Report is accepted.
 - (c) Sy Cr and Sy Dr will be cleared shortly.
 - (d) The Audited RWA Accts for the Fy 2020-21 were passed duly proposed by Shri Rajiv Bhasin and seconded by Shri Aman Dania.
6. **Agenda IV. Voting Rights.**
 - (a) The Resident Membership and consequently the Voting Rights were explained in accordance with relevant Clauses of 'Niyamavali' and RWA Bye-Laws. Paying RWA Subscription is not only a moral responsibility in a community living but also mandatory

to be eligible for Resident Membership and have Voting Rights or contesting Elections, when due. The Annual Subscription may be delayed maximum upto 30 Jun, by three months of the beginning of a Financial Year to avoid Break in Membership.

(b) All were briefed how a EC Subcommittee formed last year consequent to deliberations in the previous AGM, was successful in motivating the Non Payers. These were mainly ignorant, not residing in the Block or simply careless but, genuine cases.

(c) Findings of EC Sub Committee were also highlighted that a few Residents were adamant not to pay Annual Subscription nor they wanted to forward their case for consideration of regularization of their break in Membership.

(c) In the past few years also , attempts were made by the same section of disgruntled Residents who even incited the fellow residents not to pay. These elements are primarily from the erstwhile RWAs and frequently obstruct the smooth functioning of current RWA by raising certain flimsy Issues pursuant to their malicious design.

(e) EC Sub Committee Recommendations to categorize such 'Deliberate Non Payers' with motivated Intentions and make them ineligible for Voting or Contesting next elections whenever due. This was unanimously approved by the House. This Issue may however be reviewed by the next duly elected RWA ,if so desired.

(f) The other recommendations to regularize Break in Resident Membership of defaulters in genuine cases be regularized by depositing arrears but, maximum upto previous three financial Years of Annual Subscription charges was also, approved .

(g) The above recommendations of EC Sub Committee were approved in full and the resolution adopted.

7. **Agenda V. Appointment of CA.** The proposal of continuing the services of Sanjay Sharma Proprietor for Sanjay KC Sharma Associates Chartered Accountants , as CA for RWA Accts For next two years was passed.

8. **Agenda VI. Change of Bankers.** The limitation of operating Accts and making on Line transactions in Zila Sehkari Bank Ltd, the present bankers, were deliberated. The proposal of Change of Bankers to the nearby Axis Bank ,within the Complex for ease of operation was agreed to.

9. **Agenda VII. Points from Residents.**

(a) **RWA Funds Raising.** Shri Arvind Sanwal suggested raising of RWA Funds by way of Sponsors for Events, donations by Owners of newly Constructed Houses and Advertisements. It was unanimously agreed to explore all Avenues .while on the subject all house owners were also requested to include a Clause in the Rental agreement for tenants to also pay the Annual RWA subscription since they too avail all the facilities.

(b) **Disposal of Construction Waste.** Shri Gupta raised a problem of disposing off the Construction waste material during renovations as Noida Authority Services decline to lift the waste ,if the quantity is small. Also, the charges are high. It was decided that RWA will identify a suitable Vacant Plot to dump the small quantity Construction Waste from the houses under its own resources at a nominal charge . The waste so accumulated will be disposed off utilizing the Noida Authority Services. However, the old discarded furniture items and other waste during Renovation will be disposed off under the Resident's own arrangement through Kabaadi or by hiring suitable transport for its disposal .

(c) Speed Breakers on 36/31 Road. It was decided to approach Noida Authority (Traffic Cell) to construct Speed Breakers on the Main Road at suitable spots at the turning points to A Block for Safe Exit/Entry.

(d) Drain Outlet. Mrs Amla pointed out that the Drain behind their Corner house along the Main Road has no/blocked Out let resulting into stagnation. It was decided to take up a case for interconnecting the drain to the Main Drain along the Main Road of A/B Block.

(e) Posters and Hanging TV/Internet Cables . It was agreed to remove all posters pasted on the walls and Poles inside the complex. As regards to hanging Cables laid in haphazard manner, it was decided to allow entry of the Service rep attending to a complaint of the Resident on the condition that all the loosely laid Cables pertaining to his Agency will be properly and securely aligned around the house /Lane of complainant.

(f) Stray Dog Menace. It was pointed out by the residents that feeding to Stray dogs in front of the house is very unsafe for the passerby. The Strays tend to become violent. One particular House of Shri Sanduja was an Assembly Area of Stray Dogs who have in the past caused injuries by fall and bitten a few residents. It was informed that the resident has been cautioned a No of times on the matter. Mr Wasim Ahmad and Mr Khemani volunteered to approach Mr Sanduja and advise him to desist from feeding the strays in front of the house or from any other Act which encourage the stray dogs to assemble around his house.

(g) Shri Hemant Gupta pointed out the under developed Area along A 188 upto A 238 T Jn, because of No of Vacant Plots or incomplete construction of Houses. Digging along the Road in a low lying Area, wild growth has further worsen the state. It was assured that Cleanliness drive specific to address the Issue will be undertaken including filling up the dug out spots.

10. There being no other points, the AGM was concluded at 1325 h.

Chetan Pratap
(Gen Secy)

17 Aug 21