

**Minutes of the Extra-ordinary General Meeting (EGM) of the Tata Primanti Residents Welfare Association (TPRWA) – 07.06.2025/08.06.2025**

**Date of First Meeting: 07.06.2025**

Scheduled at 10.30 AM at Sundeck, Club House, adjourned at 11.00 AM due to quorum (40%) not complete; present 52 out of 519.

**Date of Second Meeting: 08.06.2025**

Scheduled at 10.30 AM at Sundeck, Club House, adjourned at 11.00 AM due to quorum (25%) not complete; present 50 out of 519

**Date of Third Meeting: 08.06.2025**

Scheduled at 11.30 AM at Sundeck, Club House

Members present – 94 out of 519, quorum (15%) complete

**Agenda of the Meeting**

1. Execution of Boom Barrier - Appointment of the agency.
2. Security – Overall review, measures implemented and further course of action.
3. Repairs of Tennis Court – Revised budget allocation.
4. Status of Other Special Projects.
5. Status of Other Contracts finalized.
6. Status of filing of mandatory documentation with the Registrar of Societies.
7. Status of D Block (Other's Land) Matter.
8. Approval of newly inducted ad-hoc members to the Governing Body.
9. Presentation by the Audit Committee.
10. Suggestion by residents regarding Golf putting Green in B Block.
11. Suggestion by resident to Install Safety Nets Near Lift Lobby Windows.

**Proceedings**

1. President Mr. Ajay Jain welcomed the members present and addressed the gathering with the achievements of the present Governing Body over the last five months.
2. Joint Secretary Ms Shweta Sood presented the proposal of boom barrier for appointment of execution and maintenance agency. The use of ANPR v/s RFID technology was discussed to explain the limited applicability of ANPR. The capital cost involved as well as the cost of AMC for seven years was explained. The proposal for replacement of 33 boom barriers using RFID technology with 7 years comprehensive AMC was then presented for the approval of the house by way of raise of hands. Total 91 members present voted in favour of the proposal by raising their hands. **Accordingly, the proposal was approved for engagement of M/s Park Plus for execution of 33 boom barriers (RFID technology) at a total cost of ₹46.13 lakhs including one year warranty followed by maintenance charges on the capital cost of ₹41.1 lakhs @ 13% in 2<sup>nd</sup> year, 14% in 3<sup>rd</sup> year, 15% in 4<sup>th</sup> & 5<sup>th</sup> year, 16% in 6<sup>th</sup> year and 17% in 7<sup>th</sup> year.**

The house was also briefed about the overall scenario related to security of the society, the reasons for change of security agency, the measures already implemented for enhancing the security and further course of action proposed in this regard.

The house was apprised about the rationalisation of horticulture team and the measures adopted by the GB to bring economy by direct procurement of consumables and dispensing with the renting of some of the horticulture equipment by way of their one time procurement. This is expected to yield a annual saving of about ₹12 lakh.

3. Joint secretary, Mr Rohan Sinha presented **the proposal for requirement of revision in budget allocation from ₹2.5 to ₹12 lakh for the repairs of the tennis court.** The members were apprised that a committee of residents who are expert in this area has already been formed. **The house after detailed deliberation decided that the committee should come up with more detailed explanation regarding methodology of repair and the budget requirement. Accordingly, the proposal for revision for budget allocation was deferred with approval of the house.**

4. The status of the contracts finalised and the savings achieved so far by following the transparent method of procurement was presented. The house was informed about the fiscal control with respect to the investments in bank with higher interest rates. The status of the special projects which were sanctioned by the house in previous General Body meeting held on 2<sup>nd</sup> March 2025 was presented. The house was informed that the renting of laptops and desktops has been dispensed with by procuring 11 new laptops and desktops, thereby bringing a saving of about ₹2.43 lakhs rupees in next 03 years. **The approval of house was sought for allocating ₹12 lakh for augmenting sports and gym facilities out of the savings affected. The house after detailed deliberation decided that any such budget proposal should be specific in nature. Accordingly, the proposal was not approved.**

This was followed by presentation by Vice President M/s Daisy Arora with respect to the initiatives taken to enhance the earning of the society by various means such as event management, renting out the property, installation of the digital screen, etc. It is expected to generate annual revenue of about ₹70 lakhs.

5. The proposal of procuring 03 golf carts in place of renting for a total cost of ₹10 lakh was approved in the previous General Body meeting. The house was apprised by the treasurer Mr Achal Khare that after inviting the offers, there is additional budget requirement of ₹2 lakhs. **The proposal for enhancing the budget by ₹2 lakh was approved unanimously.** He then further presented the status of D Block other's land matter and apprised the house about the active participation of some of the members of the DBSC in pursuing the matter by attending hearings in various court cases in respective courts without fail. The house unanimously appreciated their contribution and the results achieved in various cases so far.
6. The house was informed by the secretary Mr Mayank Trivedi that the compliance of filing various mandatory documents with the registrar of the societies was pending for last few years. The same has now been done and the records with the registrar of the society are fully updated.
7. The proposal of approving the nomination of 03 members, namely Mr Navneet Nayyar, Mr Nitin Chadha and Ms Seema Kapahi to the Governing Body was presented to the house. The house unanimously approved the nomination of Ms Seema Kapahi vice Ms Reeta Agrawal,

who has already resigned from the GB. For other 02 members, it was decided that the GB should write to the election committee for holding the election for vacant colleges, preferably in a period of next one month.

8. The proposal of Putting Green in B block as piloted by some of the members was discussed. It was observed that more details are required in terms of financials i.e., capital cost and the recurring maintenance cost for presenting it to the General Body. The other proposal of providing safety net was not discussed.
9. The chairman Audit Committee presented its findings with respect to the repair and hiring of transformer and purchase of diesel for the appraisal of the house.

The meeting concluded with a vote of thanks by the President Mr. Ajay Jain.



Ajay Jain

President TPRWA



Mayank Trivedi

Secretary TPRWA

