

Tata Primanti Residents Welfare Association (2024 – 26)

Governing Body Minutes of Meeting

Meeting Date	25.05.2025
Day	Sunday
Time	10:00 am onwards
Venue	Estate Office, D Block
Participation Mode	In person & Virtual

Member Presence: -

As per the Bye Laws of the society, an office - bearer/ executive member of the Governing Body shall cease to be an office-bearer or executive member if he/she continuously remains absent from 4 consecutive meetings of the Governing Body.

In Persons No	Member Name	Attendance (Y/N)
1	Ajay Jain	In person
2	Sunil Khanna	In Person
3	Mayank Trivedi	Absent
4	Achal Khare	In person
5	Daisy Arora	Absent
6	Rohan Sinha	In Person
7	Shweta Sood	Virtual
8	Reny Jain	Absent
9	Ashish Jain	In person
10	Devesh Jerath	Absent
11	Roshni Brar	Absent
12	Kirti Sharma	Absent
13	Navneet Nayyar	In person
14	Nitin Chadha	In Person
Quorum: 08/14 Quorum complete		

MOM Details:

Item	Action Items	Team	Due Date	Status
1	<p>Selection of agency for operation of Cloud40, Cafeteria, juice bar, and barbeque: In response to the RFP invited, 02 offers were received, namely;</p> <ol style="list-style-type: none"> 1. RTRIA Consulting Services Private Limited (Raasa) 2. Re café (Blue Giraffe Foods LLP) <p>Discussions were held with both the parties by the members of the GB and the club sub-committee. Both the parties were advised to include electricity expenses to be borne by the parties and submit their revised offer. Now the revised offers have been received from both the parties.</p> <p>The GB notes that M/s Raasa have offered 100% capital expenditure and 10% revenue sharing on monthly gross food sales exceeding ₹15,00,000/- after amortisation with lock in period of three years.</p> <p>M/s Re Café has agreed to the terms of TPRWA and will bear the electricity expenses for kitchen, restaurant and Cafeteria based on separate electricity metering at normal electricity rate, with 03 months' rent free period after which they will pay a monthly license fee of ₹50,000/- plus GST. They have also agreed to reimburse the salary of one housekeeping staff for the housekeeping work of the restaurant. GB further notes that they are operating in this field since 2014 and managing condominiums, such as Emaar Palm Drive, Emaar Palm Terrace, BESTECH Park View, Spa and Windchants Experion.</p> <p>Keeping above in view a clear offer of M/s Re café and the fact that the infrastructure is already available in Cloud40 and the cafeteria, the GB approved the offer of M/s Re café. LOI to be issued accordingly.</p>	AJ & AK	31.05.2025	LOI to be issued
2	<p>Standalone CCTV surveillance system in the basement of all blocks:</p> <p>The magnetic lock control doors for the entry to lifts in basements are being damaged very frequently. To enhance the security of this area and also to identify the defaulters damaging the door, GB decided to provide standalone camera and monitoring system at all the basement doors of the towers for which the monitor will be provided with the tower lobby guard. The broad scope of work includes analog CCTV with 32 cameras, 7 LED monitors and other associated items including installation. In response to the RFP already invited, 03 offers have been received out of which the offer of M/s Aspire and Innovative is incomplete whereas another vendor M/s Hi-Tech Security has offered a huge discount of ₹48,600/-. To get a proper understanding, the GB authorised Mr Asish Jain to discuss and seek clarification from both the parties in this regard based on which the GB will consider the offers.</p>	AsJ (Ashish)	30.05.2025	
3	<p>Security review and action plan: with the SIS taking over the security management w.e.f. 01.05.2025, the transition has not been smooth primarily due to shortfall in the deployment of manpower and lack of trained guards. The GB held extensive discussions with the senior management of SIS in last 20 days and based on their commitments Informed the residents about it and sought their cooperation. However, keeping in view voices raised by the residents, alternative measures such as deploying another agency by splitting the work was</p>	SS & NN	02.06.2025	

	also actively explored by the security subcommittee and GB. The GB notes that in last three days the deployment has been substantially Improved and various measures have been taken by the SIS management to train the guards which is still ongoing. Keeping this in view, the GB decided to observe the performance of SIS for some more time as introducing another agency at this stage may also lead to similar starting troubles. Considering that any change in security agency earlier also has not been smooth and it has taken time to stabilise. The GB accordingly decided to ask SIS to provide complete details of all the guards proposed to be permanently deployed at our society. In addition, the GB also decided to ask SIS to provide the details of five leave reserve guards for which a final decision will be taken based on the recommendation of the security subcommittee. The GB in the meantime decided to focus on the training and the deployment of the guards provided by SIS, particularly in the lobby area, where it should be the endeavour of the security team to identify and nominate the guards for each lobby.			
4	Response to residents email received by the GB: it was decided that whenever a resident makes a reference to GB on certain issues, a response must be given to the resident. The nodal person from the GB side for this purpose will be Mr Rohan Sinha. A separate email address has been created TPRWA2426@gmail.com to respond to the residents.	RS	31.05.2025	
5	Complaint management: The GB has decided to fill the position which has fallen vacant due to the resignation of Mr Hemant Rana by another incumbent to be as manager customer relation. His role will be to oversee the functioning of Block managers., Helpdesk and monitoring of Complaints generated through NBH.	NN	31.05.2025	
6	Requirement of TV for presentations and GB meeting: The GB meetings are being conducted from the committee room of the estate office. At present there is no proper arrangement for conducting the meeting in hybrid mode (physical plus virtual). The GB decided to procure one 75 inch TV to be installed in the committee room with provision of HDMI port and Bluetooth at a total budget not exceeding ₹1,00,000/-.	AsJ (Ashish) & AK	05.06.2025	
7	Supplementary agenda to EGM: The GB has received an email from Chairman Audit Committee for allocating time to the Audit Committee for presentation during the forthcoming EGM. A time slot of about 15 minutes will be allocated to the Audit Committee during this EGM. Approval is also required for the induction of the adhoc members to the GB. Accordingly, a supplementary agenda to the EGM was agreed to as follows; 1 presentation by Audit Committee 2 Approval of the nomination of new GB members.	AJ & MT	26.05.2025	



President



Treasurer/Joint Secretary

