**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

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At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
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1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

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Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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e. Generator- Maintanance protocol is 1. B Check- once in 6 months 2. C check once a year. Both checks are planned this month. Work order is issued. Advance payment released. Work will commence on 14th October 2019.

f. OWC- This was not at all functional and not in working condition as there was pending payment to vendor. Pressurized MDPL to clear payments and repair the machine and put this to use. Now it is repaired and functional though frequent on and off initially. Now it is stabilized. But there is an issue with the smell due to improper exhaust line. Vendor is coming on 16th October to fix this issue.

g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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l. Propcare assist. It is not working now. MDPL is planning for some other more efficient and comprehensive system. Till such time manual complaint register is maintained by propcare and complaint number will be given once the complaint is registered. Residents can raise the complaint by contacting propcare on phone or visit to their office.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

1. Presentation of financial statement from April 2018 to March 2019- Mr Sunil Kumar Garg, Hon Treasurer MSAOWA has presented the financial statement.
2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

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1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
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All these things have started yielding results and the progress so far is as under.

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1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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e. Generator- Maintanance protocol is 1. B Check- once in 6 months 2. C check once a year. Both checks are planned this month. Work order is issued. Advance payment released. Work will commence on 14th October 2019.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

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n. Members were requested to cooperate in addressing following issues.

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ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

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Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
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All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Pending works:

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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n. Members were requested to cooperate in addressing following issues.

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ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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All these things have started yielding results and the progress so far is as under.

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i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

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As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

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Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
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All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Pending works:

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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n. Members were requested to cooperate in addressing following issues.

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ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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All these things have started yielding results and the progress so far is as under.

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i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

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As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

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Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
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All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Pending works:

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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n. Members were requested to cooperate in addressing following issues.

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ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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All these things have started yielding results and the progress so far is as under.

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i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

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As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

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Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
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All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Pending works:

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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n. Members were requested to cooperate in addressing following issues.

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ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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All these things have started yielding results and the progress so far is as under.

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i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

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As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

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Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
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All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
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Pending works:

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

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Revamping is completed now by attending to following works

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            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

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Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

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g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

h. CCTV and access control was not commissioned for quite a long time. Now it is commissioned and functional.

i. Security agency- due to unsatisfactory service, persuaded MDPL to change to a more professional agency. They have agreed and agency is changed now.

j. Clubhouse- MDPL wanted to commence marketing office. We have taken police help to prevent them to open marketing office. Detailed report given in mom of Spl general body meeting. Now everything is history. After the grand opening on 2nd October, clubhouse can be used from 14th October 2019. To start with few facilities will commence and eventually all facilities will be open for residents’ use.

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

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Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

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It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

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As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

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2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

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Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

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Revamping is completed now by attending to following works

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Now hardness is maintained at 100ppm or below.

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This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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n. Members were requested to cooperate in addressing following issues.

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ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

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All these things have started yielding results and the progress so far is as under.

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i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

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2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

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As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

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n. Members were requested to cooperate in addressing following issues.

i. Mock drill, training and fire license renewal- Conducting mock drill and training is mandatory for renewal of building fire license. As we are planning to organize mock drill and training before this month end, smoke detectors, sprinklers which are covered by false ceiling or removed have to be restored before this month end. Otherwise fire department may not renew our license. Residents are also requested participate actively in mock drill and training as training of 40% residents is mandatory for renewal of license.

ii. Unauthorized vehicles entry and parking- To prevent this, propcare has advised security not to allow any vehicles without propcare sticker. All are advised to take the sticker.

iii. Few owners’ vehicles have parked their vehicles in basement guest parking area. Owners of those vehicles are advised to remove the vehicles immediately as guest parking in basement is stopped as it is relocated to ground floor, near clubhouse.

iv. Pick up and drop point is marked near clubhouse. All are requested to note this.

v. Pets- Though the pets are like a family members for pet owners, for the comfort of other residents, pet owners are requested not to take the pets in passenger lift and can use service lift. It is also advised to avoid taking pets for walking inside the compound as the children may provoke the pets leading to serious mishaps. It is also advised to pet owners to clean, in case pets urinate or defecate inside the compound.

1. Presentation of financial statement from April 2018 to March 2019- Mr Sunil Kumar Garg, Hon Treasurer MSAOWA has presented the financial statement.
2. Payment of utility and maintenance charges to propcare, including for earlier period- Mr M Pratap Shetty, Hon Secretary MSAOWA

It was informed to the members that as per maintenance agreement, propcare has to undertake the maintenance out of revenue generated from maintenance deposit. If the maintenance expenses are higher than revenue generated, the difference has to be paid by the owners. Apart from this differential maintenance charges, the utility charges like common area electricity, water and expenses incurred for diesel for generators on actual basis has to be paid by the owners. All these are applicable from date of agreement ie 1.8.16. Regarding revenue from refundable deposit, it is mentioned in the agreement that for the first year, it is calculated based on SBI base rate plus 2.7%, which works out to 12%. There is no mention of basis for revenue generated for second year onwards. Though it is mentioned that any short fall has to be paid by owners, it is not mentioned that surplus if any will be carried forward for subsequent year. Of course all these are challengeable in court as this is one side agreement. To avoid all these complication and likely dispute and challenge by both sides, MDPL has given a proposal as under.

MDPL will not claim any differential in maintenance charges from August 2016 to August 2019. September 19 onwards, differential if any has to be paid as per agreement.

Owners are also not required to pay utility charges till June17.

Utility charges have to be paid as per actual from July 17 onwards.

They have given the expense statement of utility charges along with proof of making payment for the period July 17 to Aug19. Total amount payable will be Rs 0.82 per sqft per month, total for 26 months Rs 21.32 per sqft. MDPL has agreed that owners can make this payment in 3 installments commencing from October 2019.

However some of the owners in the AGM have felt that we should not agree for this proposal as they felt that making payment as per agreement from date of agreement would be beneficial to us. Hence it was decided to form a team to evaluate both these proposals and decide further on the matter.

1. Discuss and consider taking insurance for block 2 building.

It was proposed by the committee to take insurance to our building along with STP, WTP, OWC, Lifts and generators against damage due to fire, STFI, earth quake, Terrorism and third party liability. Sum insured proposed is Rs 237.36 cr, at Rs 3200 per sqft, plus Rs 1.0 cr third party liability. Approximate premium will be Rs 776670, Rs 1.05 per sqft.

Members present have given their concurrence to take this proposal forward by taking the consent of other owners.

1. Collection of corpus fund.

As the major maintenance expenses like painting of building, major problem in plumbing line, any break down of machinery not covered under AMC have to be borne by owners, it was proposed to raise corpus fund of Rs 30000 per owner in 3 installments. Members present while agreeing to the proposal of raising corpus fund, have suggested that, for the purpose of smooth collection process, the amount may be split into monthly basis and collected along with monthly maintenance charges under separate heads as corpus fund. The final proposal will be worked out and circulated to all owners for their consent.

1. Discuss and decide feasibility of removal of propcare and make alternate arrangements- Mr Srikanta Rao, Vice President MSAOWA

This subject was discussed. As the initial period of propcare is 10 years as per agreement, service can be terminated only through court proceedings. Moreover MDPL may not return the deposit so easily considering their financial condition. Once we approach court, MDPL may stop their services and we have to be ready with footing additional maintenance charges till the case is decided. Even we receive all deposit from MDPL, the interest in our hands will be much lower than revenue considered in maintenance agreement. Hence it is decided to continue with propcare for the time being.

1. Elect a committee member to fill up the vacancy caused due to the resignation of a member.

As there was no nomination, it was informed to the members that minimum required members as per byelaws is six and as the committee is having eight members even after resignation of one member, it is not mandatory to fill up till end of the present term. However if required the vacancy will be filled by co-opting.

1. Discuss and consider amendment of bye laws with respect to quorum and adjournment of the meeting as under,

a. Bye law 6.2 Quorum: Except as otherwise provided in these bye laws, the presence in person or through their power of attorney/authorized representative, of a majority of owners shall constitute a Quorum. If any meeting of owners cannot be organized because of a Quorum has not attended, meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

b. Bye law 12 Adjourned meeting: If any meeting of owners including AGM and Spl general body meeting cannot be organized because of a Quorum has not attended, the meeting stands adjourned for not less than 30 min. If at such adjourned meeting also, no required quorum is present, the owners and their power of attorney/authorized representative present in person shall form a Quorum.

As the quorum was not there to amend these byelaws, this agenda was not taken up.

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The AGM was concluded with vote of thanks.

For MSAOWA

M Pratap Shetty

Hon Secretary

**Minutes of the meeting of 2nd Annual General Body Meeting of MSAOWA**

**Held on Saturday the 12th October 2019 at 11 AM**

**Banquet hall of clubhouse, The Lotus.**

AGM has commenced at 11 am by taking the roll call of the members present. As the quorum was not there, the president adjourned the meeting and advised the members to reassemble at 12.15 pm.

At 12.15 pm, the meeting commenced with the members present. Proceedings of the meeting were as under

1. Welcome and presidential address- Mr N G Jayakumar, Hon President MSAOWA has welcomed members.
2. Reading of minutes of preceding meeting- Mr M Pratap Shetty, Hon Secretary MSAOWA, has informed the gathering that MOM of 1st AGM held on 10.6.18 and also Spl general body meeting held on 16.6.19 were already circulated and is taken as read.
3. Reading and adoption of secretary's report- Mr M Pratap Shetty, Hon Secretary MSAOWA has presented the progress report of issues addressed by the committee as under

Though the possession was given about 3 years back, most of the amenities were not provided. Even few basic amenities provided like lift, access control, CCTV, WTP, STP were not properly functional. Reasons for this are poor financial position of Mantri's, inefficiency of staff, particularly propcare and accounts and the attitude of Mantri's that residents/owners can't do anything and suffer silently. After realizing this root cause of the problems, committee started addressing the issues as under

1. Started monitoring propcare activities on a day to day basis.
2. Started periodic meeting with MDPL top management like VP- Projects and started taking tough stands. This has resulted in their top management taking the issues seriously and their CMD Sushil Mantri and Director Marketing and HR, Mrs Snehal Mantri have started inviting the committee for discussion and started addressing the issues.
3. Conducted joint meeting of MDPL and their vendors to reconcile their accounts and settling vendors’ payment.
4. Lodged a complaint with police and pollution control board.

All these things have started yielding results and the progress so far is as under.

1. Piped gas - Sugam enterprises was about to discontinue the services due to unviable business and not having required legal clearances. Residents were advised by the adhoc committee to make arrangements for use of cylinders as piped gas services will be discontinued. Mr Jayakumar and Mr Srikanta Rao persuaded Sugam to continue till alternate arrangements are made. Approached fire department and obtained required license. Later on committee identified new service provider M/S Setec gas bank for piped gas service and engaged them. They are a professional agency and economical too. They have stopped pilferage. At present 144 connections are given and with present arrangement can service upto 185 flats with total of 70 cylinders as permitted in the license. We need to discuss with MDPL to make additional provisions to service all 352 flats.
2. STP- STP was not functioning properly due to poor maintenance. Foul smelling, dirty colour water and with worms were being supplied. Persuaded MDPL to revamp the whole plant. Lot of persuasion and after complaint with pollution control board, they have agreed to revamp spending few lacks. Most of the works are completed now which are as under

Completed work:

Replaced filter media, carbon media and aeration tank diffuser.

Pending works:

Filter press relocation

Electrical work of one blower out of four blowers.

Two additional pumps were indented for aeration tank, one pump for sludge transfer and removal and one pump for tank cleaning.

Backwash line rerouting.

For above all pending works, work order is issued. Advance payment is released. Work will commence from 14th October and will be completed in 10-15 days.

1. WTP- Water filtration and softening was not proper and not consistent- Partly due to poor maintenance and partly improper regeneration. Plant can't be run for 24 hrs after regeneration. It can be run only for 8-10 hrs and advised propcare to run only for 8-10 hrs so as to maintain hardness within 100 ppm.

Revamping is completed now by attending to following works

4 pumps chamber stack changed

            Replaced all NRV’s, all butterfly valves, Flow sensor which monitors pressure, Filter media, Softener media, and two pressure valves.

Now hardness is maintained at 100ppm or below.

Pending works:

Out of 4 pumps, one pump though repaired, fixing is pending

Gate valves to be replaced.

All these pending works are expected to be commenced by 15 days time.

d. Transformer- Maintenance protocol is oil filtration and top up has to be done in once a year. Due in October 2019 and propcare has assured to take up this during this month.

e. Generator- Maintanance protocol is 1. B Check- once in 6 months 2. C check once a year. Both checks are planned this month. Work order is issued. Advance payment released. Work will commence on 14th October 2019.

f. OWC- This was not at all functional and not in working condition as there was pending payment to vendor. Pressurized MDPL to clear payments and repair the machine and put this to use. Now it is repaired and functional though frequent on and off initially. Now it is stabilized. But there is an issue with the smell due to improper exhaust line. Vendor is coming on 16th October to fix this issue.

g. Lift- problems were known to all. One lift in each block was not commissioned. There were frequent breakdowns.

This was due to fugitec not servicing regularly, not replacing required parts quoting outstanding payment. Accounts were not tallying. Arranged a joint meeting to reconcile the accounts and to settle all outstanding. We succeeded in that and after clearing the entire outstanding, MDPL has agreed to take fresh AMC. Now account is clear and periodic servicing once a month and periodic maintenance work has commenced. Only battery in few lifts which is required for intercom and light in case of power failure has to be replaced.

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For MSAOWA

M Pratap Shetty

Hon Secretary

A group of people walking down a street

Description automatically generated

A screenshot of a cell phone

Description automatically generated