

SANSKRUTI TOWNSHIP FLAT OWNERS WELFARE ASSOCIATION

(REGD.NO.781/2009 UNDER A.P. SOCIETIES REGISTRATION ACT, 2001)

SANSKRUTI TOWNSHIP - STILT FLOOR, BLOCK A-21

Pocharam, Ghatkesar Mandal, Medchal District 500 088.

Sri B. HARIPRASAD RAO

President

Sri P.V.N.

SATYANARAYANA

Vice President

Smt P.N. INDIRA

PRIYA DARSHINI

Secretary

Sri BHAGWAN MITERANI

Treasurer

Executive Members:

Smt G.S. Prathibha

Sri Jogeswara Rao
Adabala

Smt Kasturi Pragathi

Sri V.Kondaiah

Sri Abhishek

Sri Anunay Ashish

Sri K.P.R. Sasidhar Lal

Smt M. Manjula

Deemed Members:

Estate Officer, TSHB.
Executive Engineer,
Central Division, TSHB,
Hyderabad.

16th GENERAL BODY MEETING HELD ON 6TH AUGUST 2023

The following resolutions have been passed by the GBM.

Agenda Resolutions:

1. Approval of Financial Statements for the year 2022-2023
2. Approval of proposed budget upto July 2024
3. Approval of Internal Audit Team
 - a. 2 owners have volunteered Mr. T Vishnu Chitta Swami (A46/201) and Mr. V Madhusudan Reddy (A20/107) to be members
 - b. EC will wait for a volunteer or try to nominate an eligible interested owner by 13th Aug-2023 as the 3rd member
 - c. If EC is unable to find the 3rd member, then it will appoint an external CA Firm as the internal auditor

Gate 1 (Block D1) will be operational for 24*7. Gate 2 (Block C1) will be operational between 5 AM to 10 PM only. Closure of Gate 4 will be vetted with Pocharam Municipality. All gates will be opened in case of medical emergencies / Religious Festivals only.

Gate 3 and Gate 5 will be permanently closed but for

- a. Revolving Gate for Gate 3 will be open from 5 AM to 10 PM.

Non-Agenda Item Resolutions

1. An additional amount of INR 50 will be collected from every flat for garbage collection, in addition to the regular maintenance fees.

Approved with the following caveats

- a. INR 50 will be included as part of maintenance fee for flat owners from 1-Sep-23 onwards
- b. STFOWA will pay INR 50,000 per month to garbage collection team from 1-Sep-23 until 31-Mar-24
- c. STFOWA will decide by 31-Mar-24 on the revised amount to pay garbage collection team from 1-Apr-24

2. Maintenance fees will be waived off for flat owners whose parking slots have been occupied by commercial shops constructed by the Housing board in A26, A27 and A28.

Approved with the following caveats

- a. 100% waiver of maintenance fee from 1-Apr-23 for all commercially occupied parking slots of the flat owners with

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covered parking in blocks A26, A27 and A28 till their parking slot is restored to them, subject to all dues cleared till 31-Mar-23
b. STFOWA promises to remove the shops from blocks A26 and A27 on 6-Aug-25 in case their effort to setup an alternative shopping complex is not successful by then

3. Immediate evacuation is required for all refugee rooms that are currently occupied by unused items belonging to residents in the store rooms of every block cellar.

Approved with the following caveat

a. Cellar rooms instead of refugee rooms

4. The case against Mr.Anil Bomdica, the owner of A20-401 and a former Executive Committee (EC) member, will be withdrawn since it has not been approved in the General Body Meeting (GBM) according to the bylaws.

Approved

5. All PGs and commercial activities must adhere strictly to the authorization of STFOWA and follow the guidelines and policies approved by the association.

Approved with the following caveat

a. No PGs and commercial activities in the residential flats will be permitted anymore in township

b. Notices will be issued for the abovementioned

6. With immediate effect, Mr. Venkat, Mrs. Hymavathi, Mr. Lalith and their associates are prohibited from engaging in any commercial activities in Sanskruti township until all their dues are fully settled.

Approved

7. The township will have two gates, serving both as entry and exit points.

Approved, please refer the agenda resolution for gates for details.

8. The amount paid for M. Kumar Swamy's personal case from STFOWA funds will be completely recovered, along with additional penalties.

Approved, recovery of INR 225,000 as per Case (SOP No. 18 of 2022)

9. GST penalties for the years 2018 and 2020 will be recovered from the respective Executive

Committees (EC) due to their failure to file the returns on time.

Approved with the following caveat

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<p>Sri B. HARIPRASAD RAO President</p> <p>Sri P.V.N. SATYANARAYANA Vice President</p> <p>Smt P.N. INDIRA PRIYA DARSHINI Secretary</p> <p>Sri BHAGWAN MITERANI Treasurer</p> <p>Executive Members: Smt G.S. Prathibha Sri Jogeswara Rao Adabala Smt Kasturi Pragathi Sri V.Kondaiah Sri Abhishek Sri Anunay Ashish Sri K.P.R. Sasidhar Lal Smt M. Manjula</p> <p>Deemed Members: Estate Officer, TSHB. Executive Engineer, Central Division, TSHB, Hyderabad.</p>	<p>a. The duration of recovery will be from 2018 to 2022 b. Total amount of recovery will be INR 145,000 (Rs. 85000 for not filing on time and the fee for consultant was Rs. 60000)</p> <p>10. In view of the representations made to STFOWA, the interest on maintenance dues will be waived off for flat owners provided they pay off their remaining dues excluding the interest. Not Approved</p> <p>11. The amount limit for ratification has been updated to 2 lakhs (INR 2,00,000). Approved, the expenditure limit for single transaction as an enhancement from INR 50,000 to INR 2 Lakhs to the EC for ratification has been approved by GBM</p> <p>12. The Executive Committee has the authority to disconnect power and water supply to commercial establishments if they fail to comply with the laws, resulting in conflicts, disturbances to peace, improper garbage disposal, nuisances, or damage to Association property. Along with disconnection, fines and penalties can be imposed, and the cost of repairing any damaged properties will be recovered from the commercial establishment. Approved with the following caveat</p> <p>a. Pending dues will be collected even after closure of commercial activities b. Electricity and water of commercial ventures will be disconnected until the dues are collected while notice is served for closure of commercial activities</p> <p>Additional Resolutions:</p> <ol style="list-style-type: none">1. A committee comprising of i) Sri B.V.R. Sharma (A39/408) ii) Sri B RangaReddy (A16/402) and iii) Sri V Preamsagar Rao (A23/301) is appointed to suggest ways for increasing revenue, reducing wastage and ways to reduce deficit for the township. It should submit a report to STFOWA within a month of receipt of official intimation to them.2. Ratification of expenditure above INR 50,000 for FY 2022-2023 and 1-Apr-23 to 31-Jul-233. Ratification of Proposal Budget for 1-Apr-23 to 31-Jul-23 (INR 137 Lakhs to INR 189.4 Lakhs)4. Approval for Solar Panel Electricity Generation units for STP and Drinking Water Pumps either through Bank Loan or withdrawal
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- of FDs (reimbursed after collection of pending dues)
5. Reinitiate the efforts to revive Piped Gas Supply
 6. Renovation and Fencing with revolving gate of Children's Park between C4 and AB36. It will be restricted for children upto age of 14 only.
 7. Authorize EC to take decision to complete the Civil and Water Proofing work with budget provision either through Bank Loan or withdrawal of FDs (reimbursed after collection of pending dues)
 8. Temple Committee will be selected by EC in 1-2 months

Yours Sincerely,


P.N.Indira Priya Darshini
Secretary