

# Annexure - 6

## MINUTES OF THE ADJOURNED SPECIAL GBM HELD TODAY ie. 05 AUGUST 2018 at 1100 HOURS IN COMMUNITY HALL OF SUPREME TOWERS, SECTOR-99, NOIDA

It is resolved that the amendments proposed in Bye Laws of STAOA by the Committee appointed on 2<sup>nd</sup> July 2018 are adopted. The adopted amendments of the Bye Laws of the STAOA are enumerated below:

### "8. Disqualification From Membership-

No apartment owner is entitled to vote on the election of members of the Board or president, Secretary, Treasurer or any other office bearer or entitled to stand for election to such office, if he is in arrears of any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of two months preceding the month in which the election to Board would take place or any one reason mentioned below :

- On the transfer of Flats ownership.
- On the death of the Member
- On the Registration of sub-lease
- On the case of Mentally Retarded or Bankrupt
- Working against the AOA objects/Rules & Regulations
- Convicted by any Court of law
- Resolution passed through 2/3<sup>rd</sup> majority present in the AGM/GBM.



### 11. Votes to be cast in person-

*Votes shall be cast in person by members only.*



### 14. Annual Meetings-

The first meeting of the Association shall be held 15 September of each year.

Thereafter the annual meetings of the Association shall be held on such date as the

*[Signatures]*

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Association may decide. The owners may also transact such other business of the association as may properly come before them.

#### 15. Special Meetings of AOA-

It shall be the duty of the President to call a special meeting of Apartment Owners as directed by a resolution of the Board or upon a petition signed by *at least 50 owners* and having been presented to the Secretary or at the request of the Competent Authority or as the case may be, or any officer duly authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of two third owners present in person in the meeting.

### BOARD OF MANAGEMENT

#### 19. Management of Association -

(1) *The affairs of the Association shall be governed by a Board. The Board of Management shall comprise of:*

- i. *One President,*
- ii. *One Vice President,*
- iii. *One Secretary,*
- iv. *One Assistant Secretary,*
- v. *One Treasurer*
- vi. *One Assistant Treasurer and*
- vii. *12 Executive Members (One from each of 12 Towers).*



(2) *The Board of Management shall be elected through a secret ballot. All members shall cast vote for electing One President, One Secretary and One Treasurer.*

*[Handwritten signatures of five individuals]*

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(3) The 12 Executive Members shall be elected by members of the particular tower to represent their respective tower in Board of Management.

(4) One Vice President, One Assistant Secretary and one Assistant Treasurer shall be elected by the newly constituted BOM out of the 12 Executive members.

(5) Two lady resident members shall be co-opted by the BOM, without voting rights.

(6) The minimum strength of the Board of Management at any point of time must not go below 8 members. In such an eventuality, new Board shall be constituted by election.

#### 21. Secretary-

The Secretary shall keep two separate minutes books, one for the Association of the Apartment Owners and the other for the Board, pages of each of which shall be consecutively numbered and authenticated by the President of the Association of Apartment Owners, and shall record, in the respective minute books, and shall record, in the respective minutes books, the resolution adopted by the Association of Apartment Owners or the Board, as the case may be. He shall have charge of such books and papers as the Board may direct and he shall perform all duties incidental to the office of secretary.

**Resolution passed in regular meetings or General Body meeting or Special Meetings shall be sent to all members through e-mail, by hand and placed on notice boards of each Tower, ST Office.**



#### 25. Powers and Duties of the Board:-

(1) The Board shall have powers and duties necessary for the administration of the affairs of Association.

(2) The Board shall constitute various Committees to look after the important duties of the Board, eg. Lift Committee, Electricity & Generators



*[Handwritten signatures and initials]*

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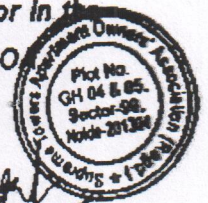
Committee, Water & Sewerage Committee, Security Committee, Horticulture Committee, Maintenance Committee, Internal Audit Committee & Purchase of Assets Committee etc. These Committees are to be headed by Executive Members which may adopt other resident volunteers for aid and advice.

27. Election and term of office:-

- (1). The election for the Board of Management including One President, One Secretary, One Treasurer and 12 Executive Members (One from each Tower) shall be held every two years.
- (2). The election of the Board of Management shall be held under the supervision of the Election/Returning Officer/s to be appointed by the Board within the time frame decided in General Board Meetings and all questions arising in connection therewith shall be decided by such Election/Returning Officer/s.
- (3). Members proposed for election to the Board of Management at the General Meeting should have been members of the Association before the date of the meeting of the General Body and should have paid their subscription and all dues upto date.
- (4). Nomination for election to the Board of Management should be duly proposed and seconded by two members of the Association and should be signed by the member proposed in token of his willingness in writing, to serve on the BOM.

The proposer and seconder of the candidate should also have cleared all dues to the Association.

- (5). A person cannot hold post or remain executive member for more than 2 consecutive terms. Further, a member who is director in the SCBAMSCGHS shall not contest election for the BOM of STAO.



*[Handwritten signatures and initials]*

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(7). The term of Board of Management is two years.

(8). The Board of Management shall start election process two months prior to expiry of its term and the election should be completed 10 days prior to expiry of term of outgoing BOM. The new Board of Management shall start functioning the very next day of expiry of term of outgoing BOM.

28. Vacancies-

(1) The vacancies in the posts of six office bearers of the Board caused by any reason other than the removal of an office bearer by a vote of the Association, shall be filled by vote of the majority of the remaining Board members.

(2) In case the strength falls below minimum 8 members, then a residents Meeting (consisting of not less than 50 members) be called with a notice of 3 to 7 days preferably on Sunday to fix date of election for constitution of new Board. For the intervening period, a decision is to be taken in the meeting whether the affairs are to be looked after by the truncated BOM or Committee of three members or an Interim Administrator.

(3) Resignation: In case a member of Board of Management tenders his/her resignation, the same is final and the person cannot withdraw it for any reason whatsoever. The resignation once given needs no acceptance from the President or the Board and is irrevocable.

30. Regular Meetings of the BOM—



(1) Regular meetings of the Board may be held at such time and place shall be determined from time-to-time by a majority of Office bearers.

(2) At least one meeting in a month by 10<sup>th</sup> of every month shall be held positively.

(3) Notice of regular meetings of the Board shall be given to each Office bearer personally or by mail at least three days prior to the date of such meeting.



*(Signatures)*

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- (4) The agenda of such meetings shall be circulated to all members at least two days prior to the Meeting, through email and Notice Boards of each Tower and ST Office.

### 31. Special Meetings of the BOM—

- Special meetings may be called by the President on three days' notice to each Office bearer and notice of such meeting may be given personally to each Office bearer.
- Special meetings of the Board shall also be called by the President or Secretary on a written request of at least five Office bearers or 50 members of the Association.

### 32. Waiver of notice—

Before any meeting of the Board any Office bearer, may in writing waive notice of such special meeting and such waiver shall be deemed equivalent to the giving of such notice.

### 33. Quorum of the Board Meetings—

- In all the meetings of the Board, 1/3rd of the total strength of the Board of Management shall constitute the quorum.
- If at any meeting of the Board there be less than a quorum present, the majority of those present shall adjourn the meeting.
- The members present in person being not less than 5 shall form a quorum and the business which might have been transacted at the meeting originally called may be transacted without further notice.
- The minutes of the monthly meetings of the BOM shall be circulated to the Association Members through e-mails and Notice Boards of each Tower and ST Office, preferably within the next three days."

It is further resolved that the election for the next BOM shall be held by 23 September 2018 and Shri Rakesh Khanna, Senior Advocate, Shri Rajesh Agarwal, Advocate and Ms. Mukta Sharma, Advocate are appointed as Election/Returning Officers to conduct the election for the new Board of Management of STAOA, in accordance with the amended Byelaws adopted today.



~~Mr. L. Syngal~~ — Incharge "Aid & Advice Committee"

T-3/1303, Supreme Towers, Sec 99 Noida.

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

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Members

1. Sh. H A Khan-

T-1/1303, Supreme Towers, Sec 99 Noida

2. Sh. William Mathews-

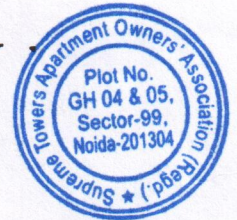
T-5/1001, Supreme Towers, Sec 99 Noida

3. Sh. Tapesht Kumar -

T-2/301, Supreme Towers, Sec 99 Noida

4. Ms. Mridul Agarwal-

T-1/1501, Supreme Towers, Sec 99 Noida



(अशोक कुमार वर्मा)  
 उप. प्रबन्धक-गुहा.  
 प्लॉट-नौरडा  
 01301-013-013-013  
 (प्लॉट नौरडा कावरे)

Revised Original Minutes of the Adjourned  
 Special AGM Held on 05-08-2018 in 7 pages.  
 Signed by  
 06/08/18  
 at 15:30 hrs

