

**MINUTES OF THE MEETING OF RWA HELD ON 02.06.2024 AT THE
MANDIR PREMISES OF PARSVANATH PARADISE, MOHAN NAGAR,
GHAZIABAD (U.P.)**

The meeting started with the Welcome speech of President, RWA. In his opening speech he highlighted the works done by the RWA so far. The following points were discussed in the meeting and were approved unanimously by the GBM.

1. Financial Statement of FY 2023-24 was placed in the meeting. Although, a copy of the statement was earlier uploaded on all WhatsApp Group of society.
2. Members were informed about the election for new Management Committee of RWA.
3. Members unanimously approved 28th July 2024 as the date of election for electing 21 members of RWA. Detail NOTIFICATION will be issued separately.
4. On demand of members, it was unanimously decided to allow residents to submit their Membership Form till 09th June 2024.
5. Final list of eligible voters will be displayed after 10th June 2024.
6. Members unanimously agreed to fix Rs. 1000/- for filing Nomination Form for the contestants in the forthcoming election.
7. As per Bylaws, members who have monthly maintenance charges due for more than two months, are not eligible to take part in the election process.
8. Members unanimously approved the guidelines for voters as well as for the contestants.
9. In order to elect right person for the various posts of RWA, it was unanimously decided that members who are residing in Parsavnath Paradise society for the last one year and are paying their monthly maintenance charges for the last one year regularly, are only eligible to contest the election of RWA in July 2024.
10. Members have also unanimously approved the “Nomination Form” for the contestants in the forthcoming election in July 2024.

With the approval of Chair, following points were also discussed in the GBM.

- (a) Resident while applying for RWA Membership was the owner of one flat, subsequently, he sells his flat and purchase a new flat in the society. Members opined that in all such cases Membership of his sold out flat may be considered against his new flat. The suggestion was accepted unanimously by the GBM with modification that each affected member needs to submit his request to RWA in this regard.
- (b) Members have also pointed out that some residents/brokers while selling their houses do not inform the purchasers about their dues of monthly maintenance charges. Out of

ignorance or wrong advice, the purchaser becomes prey to such unscrupulous persons and falls in their trap. Now, the liability to pay the pending maintenance charges dues of the seller falls on the purchaser. Members are of the opinion that in all such cases where new owner (a member of RWA) of a flat is paying his monthly maintenance charges regularly from the date of registration of his flat, the dues of seller (previous owner of the said flat who is no more residing in the society) may be waived of. After much deliberation, the GBM unanimously decided that all such cases will be decided on merit and case to case basis. The affected person must submit his written request to RWA with copy of sell deed duly registered for consideration. Since, RWA has displayed Notice in all important corner of the society that 'NOC from RWA is necessary before selling/purchasing/rent out property', each case has to be decided on its merit.

List of Members attended the GBM are enclosed.

The meeting ended with vote of thanks.