



# Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.

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KV-II/Minutes/2019-20

Dated: 25<sup>th</sup> June 2019

## Minutes of the 2nd Meeting of BOM, KV-II held on 23.06.2019

The following were present:

Shri Om Prakash Parmar, President	In Chair
1. Shri Brij Mohan Sharma	Vice President
2. Shri Kashi Nath Ram	Secretary
3. Shri Nagendra Singh	Treasurer
4. Shri Amrit Kumar	Member
5. Shri Gurmit Singh	Member
6. Shri Mahendra Singh	Member
7. Shri Sunil Kumar	Member
8. Shri Ravinder Pal Singh	Member

At the outset, the President welcomed the Officer Bearers and Members, BOM, present in the meeting held on 23.06.2019. He emphasized over the healthy discussions / deliberations expected from all the Officer Bearers enabling to decide the issues in an amicable manner. The Secretary initiated the meeting to discuss the issues as per Agenda Items circulated vide Notice dated 16.06.2019. The decisions taken in meeting are stated hereunder:

Sl No.	Agenda Items	Decisions
	Review of Action Taken on the decisions of the BOM taken in the 1 <sup>st</sup> BOM meeting held on 05.06.2019	Confirmed the Minutes of the 1 <sup>st</sup> meeting of BOM meeting.
1	Apartment Management Solution (Security & community) recently demonstrated by myGate in KV-II Complex	It was decided that another service provider / party may be called for demonstration on security and community measures within 15 days else the demonstration already given by previous party namely will be allowed for free trail for a period of 2 months thereafter.
2	Modernization of existing KV-II website (creating digital assets)	It was decided to explore the possibilities for payment gateway barring financial implication. A proposal with features list may be submitted by the Incharge of concerned department before entering into modernization work, if need be.
3	Interest amount of Rs 17 Lakh accrued out of FD from OBC Bhangel to be made FD in SBI, KV-II at a higher rate of interest than the OBC.	Approved by BOM.
4	Ramps proposed to be constructed in each block on the requirement basis.	Approved However it may be constructed in an uniform manner with the proper design and shape on requirement basis.

5	Reconstitution of Purchase Committee by BOM by superseding earlier constituted Purchase Committee, in accordance with the provisions laid down in exiting Procedure for Conduction of AOA Business.	Proposal approved to re-constitute the purchase committee as per exiting Procedure for Conduction of AOA Business.
6	Constitution of other Committees/advisory committee by BOM in accordance with the provisions laid down in exiting Procedure for Conduction of AOA Business.	Approved. The Committee/ Advisory Committee may be formed, in accordance with the provisions laid down in exiting Procedure for Conduction of AOA Business.
7	Rain harvesting in KV-II Complex	It was decided that an attempt may be made to explore possibility either to make the existing wells operational or go for construction of at least four new wells.
8	Road construction in KV-II Complex	It was decided that the construction of road may be started after rainy season is over. However all exercises may be carried out for construction of road such as drafting of tender notice, assessment of roads to be constructed with the assistance of Expert Committee to be made from resident members possessing knowledge of such tasks.
9	White-Wash and painting in common area including painting of lifts in KV-II Complex	It was decided that work of White-Washing and painting in common area including painting of lifts in KV-II Complex may be started after rainy season. However all exercises for fulfilling codal formalities may be carried expeditiously.
10	Modernization of Community Halls in KV-II Complex	Approved.
11	Desilting of water harvesting points/ wells in KV-II Complex and their proper identification provisions.	Approved same as agenda item No. 7 above.
12	Review of card swapping machine for transaction of maintenance charges and other etc.	It was deliberated in the meeting that supplier of POS Machine deducted an amount of Rs. 2.3 Lakh w.e.f January, 2018 on account of uses of swapping machine provided by them. It is a huge deducted amount, therefore it was decided to discuss this issue with supplier to ensure for no such deduction in future if use of swapping machine continues and alternate option may be explored with in one month time..
13	Review of engaging agent to deposit amount of EPF by an agent or not.	It was decided that the present arrangement of availing services from the existing out sourced person will continue so as to ensure timely deposit of EPF / ESIC etc.
14	Review of Accounts including balance sheet for the 2015-16 with regard to incurred expenditure in respect of various procurement.	It was decided that a Committee comprising three members may be constituted to examine the incurred expenditure viz-a-viz balance sheet in detail, not completed during the year 2015-16. The Committee will submit its report within a one month.
15	To approach the CGEWHO for ascertaining the final cost of dwelling units phase wise in respect of KV-II pending for the last ten years.	It was decided to constitute a Committee from the resident members to pursue this matter with CGEWHO to ascertain the final cost of the dwelling units phase-wise in respect of KV-II. This Committee will submit its report periodically.

16	Extension of term of contract in the respect of existing Housekeeping, Horticulture Security and C A as their terms are expiring on 30.06.2019 as the Tenders Notices are under process.	It was decided that an extension of time to continue their services may be given to the existing agencies of Housekeeping, Horticulture and Security for the period of another one month w.e.f. 01.07.2019. However the tender notice may be placed with Tender.com for inviting more and more tenderers. Further the term of contract with existing CA will continue for a period of one year w.e.f. 01.07.2019 until further orders under existing terms & conditions. It was also decided that the C.A. will also work out the GST from July' 17 to Aug'18 (14 months for two FYs i.e. 2017-18 & 2018-19) for Rs. 30000/- (consolidated).
17	Rent with GST from SBI KV-II to be realized with arrear.	It was decided that the issues emerged on account of nonpayment of GST may be discussed with SBI officials to sort it out.
18	Ex-post facto approval of BOM in respect of Tender Notice of Horticulture, Security and Housekeeping.	Ex-post facto approval has been accorded by the BOM in respect of Tender Notice of Horticulture, Security and Housekeeping already made public.
19	To ensure rental payment from CGHS Dispensary timely.	It was decided to discuss and pursue this matter with CGHS officers in the dispensary of KV-II besides approaches to higher authorities of CGHS for early and timely payment of rent. Further it was decided to provide power backup to the dispensary so that their online services to the beneficiary is not disrupted during load shading. However, the power backup will be provided to dispensary free of cost for interim period.
20	Any other issues with the permission of the Chair. a. Charges of passes issuing to the maids. b. Security deposit from tenant. c. Personal talk with the person intends to reside in the complex rental basis. d. Security deposit from the residents for inside modification of their houses. e. To investigate the issues relating to procurement of CCTV Cameras. f. Ex-post facto approval of incurred amount of Rs. 20500/- and Rs. 41000/- on account of Fabrication and fitting of lift gate submitted by Incharge lift. g. Approval for payment of GST of an amount Rs. 2, 22,805/- to the service tax department.	a. It was decided that an amount of Rs. 25/- including GST etc will be taken from the maids forth with for issuing passes. No cost will be charged from maids against renewal of passes to be made annually. b. It was decided that a refundable amount of Rs. 5000/- as security deposit will be taken from the tenant. They will also deposit security money of Rs. 5000/- in each shifting from one flat to other. However, in case of any damage of common area the deposited security money will be forfeited. c. It was decided that hence forth no bachelor will be allowed to reside inside the complex on rent basis. Furthermore the tenant will be allowed to reside in rental flat only after personal talk with President / Vice-President before 7 days henceforth. d. In order to recoup the cost on account of wear and tear of the common area, the resident will deposit refundable amount of Rs.5000/- apart from existing arrangement. However, in case of any damage of common area the deposited security money will be forfeited. e. It was deliberated that the payment against procurement and installation of CCTV Cameras in the campus has been made to the vendor during the year 2015-16 and 2016-17 despite embargo issued from regulator i.e. Deputy Registrar of Society, Chits fund, etc. Meerut for stalling major payments. It was decided by the BOM that a thorough investigation may be carried out by Committee constituted in the matter who will

submit the detailed report, thereof within one month.

- f. The BOM have approved the incurred amount of Rs. 20500/- and Rs. 41000/- as submitted by Incharge lift department. However while spending such huge amount; proper codal formalities for procurement according to existing guide line may be completed by all Incharge of concerned department. If need be it may brought to the notice of the Purchase Committee to take a view.
- g. BOM accorded its approval for payment of Service Tax of an amount Rs. 2,22,805/- due for 1<sup>st</sup> Quarter of FY 2017-18 on the pattern followed in SCN reply to the service tax department in order to avoid any penalty.

2. Secretary concluded the meeting with the vote of thanks to the Chair.

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