



## Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.  
(Website: [www.noidakv2.org](http://www.noidakv2.org) ; E-mail: [noidakv2@gmail.com](mailto:noidakv2@gmail.com) ; Tel: 0120-2463700)

No.KV-II/Misc/2021-22

Dated: 20<sup>th</sup> Jan 2022

Subject: Minutes of the 8<sup>th</sup> Meeting of BOM, KV-II held on 15.01.2022.

Please find enclosed a copy of Minutes of the 8<sup>th</sup> BOM meeting held on 15.01.2022 for perusal and taking necessary action.

*Mohd Azeem Khan*  
(Dr Mohd Azeem Khan)  
Secretary, BOM

Encl: As above

- |                               |                 |
|-------------------------------|-----------------|
| 1. Shri Nagendra Singh,       | President       |
| 2. Dr. Sudha Yesentarao       | Vice President  |
| 3. Dr Mohd.Azeem Khan         | Secretary       |
| 4. Shri Kashi Nath Ram        | Treasurer       |
| 5. Dr. Gaurav Malik           | Asst. Secretary |
| 6. Ms. Nimisha Sharma         | Member          |
| 7. Ms. Meenakshi Bhattacharya | Member          |
| 8. Ms. Shipra Srivastava      | Member          |
| 9. Shri Arvind Bhatia         | Member          |
| 10. Shri Vivek Srivastava     | Member          |



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### Minutes of the 8<sup>th</sup> Meeting of BOM, KV-II hold on 15.01.2022 at 04:00 P.M.

The following were present:

**Shri Nagendra Singh, President**

**In Chair**

1. Dr . Sudha Yesentarao
2. Dr Mohd.Azeem Khan
3. Shri Kashi Nath Ram
4. Dr. Gaurav Malik
5. Ms. Nimisha Sharma
6. Shri Arvind Bhatia
7. Shri Vivek Srivastav
8. Ms. Shipra Srivastav

- Vice President  
Secretary  
Treasurer  
Asst. Secretary  
Member  
Member  
Member  
Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 8<sup>th</sup> BOM meeting on 15.01.2022. The Secretary, BOM briefed the President, BOM and initiated the meeting as per Agenda items with the permission of the Chair. The decisions taken in the meeting are stated hereunder:

Sl. No.	Agenda Items	Decision taken
1.	Confirmation of 7 <sup>th</sup> BOM meeting minutes.	The BOM has confirmed the minutes of the 7 <sup>th</sup> BOM Meeting held on 25 <sup>th</sup> Dec 2021.
2.	Celebration of Republic Day on 26 <sup>th</sup> January 2022.	The BOM has decided to celebrate the Republic Day on 26 <sup>th</sup> Jan 2022 in a simple manner due to COVID-19 restrictions. However, the BOM has approved the amount of Rs.10,000/- approx. to meet the expenditure towards the decoration with-in the limited sphere of event.
3.	Termination of Whitewash contract & work to be undertaken in respect of whitewash and painting of grill of boundary of KV II	a. It was deliberated and decided in the meeting that one block of KV II has been left out for white washing, which needs to be completed soon by the existing Contractor engaged for whitewash and painting of common area of KV II. It was also decided that un attended the common area work such as boundary wall white washing and painting of its grill will be carried out separately by the AOA of its own arrangements as the

		<p>existing contractor was insisting on increasing the rate under existing contract.</p> <p>b. Further the BOM has decided to cancel the existing contract of white wash and painting in view of the position explained above.</p> <p>c. Subsequently, the security deposit of the contractor will be refunded, subject to satisfactory completion report of previous work.</p>
4.	Finalization of Road Carpeting and Repair Tender.	<p>a. It was deliberated in the meeting by the Secretary BOM that under his chairmanship two consecutive meetings of Road Carpeting and Repair Committee was conducted, under which the committee has decided to start carpeting and repair work of the road based on the mapping of defective roads which comes around 15,000 square meters. He also deliberated that the Tender Notice has been attempted by the committee considering all aspects in view such as material to be used for construction of roads according to qualitative specifications mentioned in the tender notice.</p> <p>b. The Secretary BOM has submitted the draft Tender Notice in respect of road carpeting and it's repair before the BOM during the course of BOM meeting held on 15.01.2022. The BOM while going through it carefully has arrived at conclusion that the Tender Notice to have been prepared has covered entire requirements to fulfill for carpeting and repair of the road within the earmarked location and area.</p> <p>c. Accordingly, the BOM has approved the Tender Notice for Public domain through KV II website as well as publication of short notice in a the leading newspaper.</p> <p>d. It was also deliberated in the Meeting that the cost of Rs 65 lakhs under Budget allocation on Road Carpeting and Repair has already been approved by GBM in its 9<sup>th</sup> Meeting held on 23rd September 2018. However the BOM has considered it fit to spend the amount on barest minimal cost, based on the estimated expenditure of Rs 38 Lakhs approx. for the same.</p>

5.	Revision of subscription maintenance charges.	<p>It was deliberated in the meeting based on the financial position of BOM AOA such as income and expenditures towards welfare of the KV II that there are some essential works remained to be undertaken by the BOM AOA, such as Road carpeting and Repair, Lifts Repair, DG Sets replacement and Fire Fighting system strengthening, in which substantial amount needs to be spent. Accordingly, the BOM has decided in terms of Para No. 1 (i) contained in the <b>Procedure for Conduction of AOA Business</b> to revise the subscription charges being paid by AOA members. While discussing these prevailing issues, it was transpired that there is an urgent need to revise the rates of monthly subscription to the tune of 30% in the existing maintenance charges. Accordingly, the BOM has approved the proposal as appended below.</p> <table border="1" data-bbox="632 835 1445 1137"> <thead> <tr> <th>S. NO</th> <th>Flat Type</th> <th>Existing Rate in Rs./Month</th> <th>Revised Rate in Rs./Month</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>A Type</td> <td>1050/-</td> <td>1400/-</td> </tr> <tr> <td>2</td> <td>B Type</td> <td>1190/-</td> <td>1550/-</td> </tr> <tr> <td>3</td> <td>C Type</td> <td>1315/-</td> <td>1700/-</td> </tr> <tr> <td>4</td> <td>D Type</td> <td>1470/-</td> <td>1900/-</td> </tr> </tbody> </table> <p>NB: Revised late payment of maintenance charge Rs. 20/- for every delayed month. Revision of late fee and subscription charges both will take effect from 1<sup>st</sup> April 2022.</p>	S. NO	Flat Type	Existing Rate in Rs./Month	Revised Rate in Rs./Month	1	A Type	1050/-	1400/-	2	B Type	1190/-	1550/-	3	C Type	1315/-	1700/-	4	D Type	1470/-	1900/-
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6.	Approval of Lease Rent Agreement in respect of SBI KV II.	The BOM has approved the draft Leave and Licence Agreement (Lease Rent Agreement) in respect of SBI KVII for a period of fifteen years with effect from 06 <sup>th</sup> October 2021 followed with enhancement of 25% rent in every five years.																				
7.	Opening of ATM in Shop number 2 of CC1.	The BOM has decided and approved in principle the proposal to open an ATM booth in Shop No.2 CC1, KV II.																				
8.	Approval of Payment of Rs 2 Lakhs approx. as lease registration fee in the court in ratio of 50:50 between SBI and AOA. KVII.	The BOM has approved and an amount of Rs. 2 Lakhs approx. to meet the expenditure of stamp duty for the registration on Leave and Licence Agreement (Lease Rent Agreement) between SBI and KV II with sharing in the ratio of 50:50 in the Court/Sub-Registrar, GB Nagar (UP) as the case may be.																				

9.	To decide the provision of bricks for minor repair and construction in the flats of KV II.	<p>a. It was deliberated in the meeting that there are the reports from the residents of KVII for illegal construction in the flats either they have started or completed civil/brick work in the common area of KVII, which contravene byelaws of KVII and guidelines/norms of Noida Authority. Therefore, in order to prevent the residents from such an encroachment by illegal construction, the BOM has decided to allow only 100 bricks for minor repair and construction within the flat area. Henceforth, in each case, one time delivery of 100 bricks purchased by the owner of the flat will be authenticated by the representative of BOM before entering KV II. These guidelines will need to be adhered to strictly and scrupulously by each Member of AOA KV II before starting any renovation/construction work.</p> <p>b. Further Security Personnel deployed at Gate No.1 of KV-II will maintain brick inward register and will make proper entry of bricks of in respect of Flats. However the Security Personnel will show the register everyday to the AOA Office.</p>																						
10	Rationalization of rate in respect of Maid/Servant in KVII.	<p>a. It was deliberated in the Meeting that there are reports of irrational rate of services being rendered by the Domestic Helps such as maids/servants in the flats of KV II.</p> <p>b. Therefore, in order to make it rationalised the BOM has decided the rates as follow with effect from 1<sup>st</sup> February 2022. However, the other services like cooking, full time assistance in flat, washing of clothes etc will be decided between the Domestic Helps and the Residents.</p> <table border="1" data-bbox="651 1400 1465 1809"> <thead> <tr> <th>S. No</th> <th>Flat Type</th> <th>No. of family members (up to)</th> <th>Rate in Rs.</th> <th>Nature of Work with Two days of Holidays.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>A Type</td> <td>6</td> <td>1500/-</td> <td rowspan="4">Two Time Utensil cleaning and one time Brooming and Mopping.</td> </tr> <tr> <td>2</td> <td>B Type</td> <td>6</td> <td>1800/-</td> </tr> <tr> <td>3</td> <td>C Type</td> <td>6</td> <td>2000/-</td> </tr> <tr> <td>4</td> <td>D Type</td> <td>6</td> <td>2500/-</td> </tr> </tbody> </table>	S. No	Flat Type	No. of family members (up to)	Rate in Rs.	Nature of Work with Two days of Holidays.	1	A Type	6	1500/-	Two Time Utensil cleaning and one time Brooming and Mopping.	2	B Type	6	1800/-	3	C Type	6	2000/-	4	D Type	6	2500/-
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2. The Secretary, BOM concluded the meeting with the vote of thanks to the Chair.

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