



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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Minutes of the 10th Meeting of BOM, KV-II hold on 09.03.2022 at 07:00 P.M.

The following were present:

Shri Nagendra Singh, President

In Chair

1. Dr. Sudha Yesontarao

Vice President

2. Dr. Mohd. Azeem Khan

Secretary

3. Shri. Kashi Nath Ram

Treasurer

4. Smt. Nimisha Sharma

Member

5. Shri. Arvind Kumar Bhatia

Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 10th BOM meeting on 13.02.2022. 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:

SI No	Agenda Items	Decision taken
1.	Confirmation of 08 th & 09 th BOM Meeting Minutes.	The BOM confirmed all the previous minutes of BOM Meetings.
2.	Extension of terms of Rent Agreement in respect of Shop No.1 CC1, KV-II as requested by Ms. Shikha Sharma, allottee of aforesaid Shop.	A proposal was placed before the BOM in respect of renewal of Shop No.1, CC1, KV-II complex. On request of the present allottee of the aforesaid Ms. Shikha Sharma, the BOM has decided to extend the term of contract for a period of two years with effect from 09.02.2022 on the same terms and conditions laid down in the agreement to the allottee with a 5% increase in the monthly rent in each subsequent year, which comes to Rs.22,550/- + GST +Rs.500/- per month.
3.	Retendering of Road Repair and Carpeting.	A proposal for Road Repair and Carpeting was submitted to the BOM by the Six Members' Committee of Road Repair and Carpeting led by Dr. Mohd. Azeem Khan, Secretary, BOM, under his chairmanship in the meeting held on 02.01.2022 wherein the following members were present: 1. Mrs. Nimisha Sharma, BOM Member, 2. Shri A K Bhatia, BOM Member, 3. Dr. Gaurav Malik, BOM Member, 4. Shri N K Manglik, AOA Member 5. Shri S.K.Mondal, AOA Member, While Tenders received were incomplete, the BOM has considered the proposal of aforesaid Committee and decided to retender the Road Repair and its

		<p>Carpeting and to complete the tender process to float the Notice Inviting Tender (NIT) on the website of KV-II and to publish an advertisement of short notice in a Local and the leading Newspaper to this effect.</p>
4	<p>Extension of Terms of Agreement in respect of MyGate App.</p>	<p>It was deliberated in the BOM Meeting that the proposal submitted by the MyGate for considering its extension of term of service for a period of one year may be extended with effect from 01.03.2022 under same terms and conditions already laid down in the Agreement between MyGate and the AOA, KV-II. The BOM has decided and approved that the aforesaid proposal for extension as stated above. However it may be ensured by the MyGate that under no circumstances, any advertisement should appear on its Home Page.</p>
5.	<p>AMC of OTIS Lifts</p>	<p>It was decided by the BOM that AMC of OTIS Lifts (93 Nos) should be extended for a period of one year with effect from 01.04.2022 @ Rs.11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand only) with 03% increase on current charges.</p> <p>Further it was decided by BOM that any AOA member (Not defaulter) may visit AOA Office to see any Contract/Agreement by taking a prior appointment with the President/ Secretary but he or she will not be allowed to take Pictures or Xerox copies of the Agreement/ Contract.</p>
6.	<p>Release of Security deposit of M/s QSS Pvt. Ltd & M/s Gravity Services Pvt Limited.</p>	<p>On the request of Security and Housekeeping Personnel, the BOM has decided to release the Security deposit of the Previous Agencies M/s QSS & M/s Gravity services only after getting befitting written assurance of the release of Salary of February 2022 to their employees.</p>
7	<p>Any other agenda with permission of the Chair</p> <ol style="list-style-type: none"> 1) Disposal of DG Set at Sub Station -II of KV-II. 2) To initiate RTGS in recpt payment to the Contractor of Road repair and its Carpeting. 3) Tender / auction in respect of vacant Shop No.1 at CC-2, KV-II 	<p>It was deliberated in the meeting that the DG set at Sub Station -II, of KV-II, which is completely out of order and un serviceable, to be sold out, subject to the approval of the Committee adhering to disposal process. The aforesaid proposal was approved by the BOM.</p> <p>It was also decided by the BOM that Shri A.K.Bhatia, BOM Member, will initiate the proposal by collecting the quotations.</p> <p>A proposal was placed before the BOM to initiate RTGS process through SBI bank instead of issuing cheques to the Contractor of Road Repair and Carpeting if engaged after successful bidding of tender to undertake the tasks.</p> <p>It was deliberated in the meeting that the Shop No1 at CC-2, KV-II may be auctioned /tendered by adhering to the tender process. The BOM has approved the proposal.</p>

4) Condemnation of misdemeanour on the part of Mrs. Minakshi Bhattacharya and other BOM Members

It was deliberated in the meeting the some of the BOM Members have not been attending the BOM Meeting for the two to three consecutive occasions by citing unwarranted inability to attend the meeting which not only contravenes the Bye Laws of KV-II but also invites impeachment against their misconduct.

There are instances that Mrs. Minakshi Bhattacharya BOM Member despite several advices has been propagating false and baseless agenda and mongering rumors mischievously in some of the WhatsApp platform administered by some of the people of vested interest against the office bearers of BOM to malign their image. Time and again she was admonished not to recur such practice in future but all in vain. Moreover she being BOM Member never bothered to bring any doubt to the notice of BOM during meeting rather bringing it on some WhatsApp groups, baselessly without ascertaining facts position from BOM during meeting or coming to BOM office leading to her uppish behavior, which has no connection with BOM. These kinds of criminal activities are not at all tolerable. If need be, a criminal case can be lodged against her in the court of law or the police

Therefore in order to maintain discipline of high degree in the working of BOM, the BOM has decided to issue a show cause notice to them as to why the disciplinary action should not be initiated against on contravention of Bye Laws and also code of conduct.

Further the BOM has also condemned the misconduct committed by Mrs. Minakshi Bhattacharya, BOM Member who has been continuously spreading/mongering numerous gibberish, false messages since the inception of the term of the BOM.

5) Fabrication of Steel Net Caging in the centre of the parks of KV-II for its beautifications.

It was deliberated in the meeting that the fabrication of Steel Net Caging in the centre of the parks of KV-II for its beautifications may be carried out. The BOM has decided and approved the proposal in principle. However a survey of each park in this context may be completed.

6) Approval on account of expenditure already incurred in procurement of essential items by the respect incharge of the departments.

Name of department of AOA	Name of firms	Name of items procured	Date of payment made	Amount in Rs. incurred.
Horticulture	M/s Divya Jyoti Garden Tools	Horticulture items	23.12.2021	12 500
	M/s Divya Jyoti Garden Tools	Horticulture items	28.12.2021	25 000
Plumbing	M/s Sanjay Kumar	Plumbing items	25.12.2021	10,000
	M/s Goyal Trading Co.	Plumbing items	26.12.2021	30 000
	M/s Subham Paints and Hardware	Plumbing items	27.12.2021	11, 776

		M/s Goyal Trading Co	Plumbing items	22.02.2022	60,236
		M/s Goyal Trading Co	Plumbing items	01.03.2022	21,423
	Civil	M/s N K Fabricators	Civil items	26.12.2021	14,160
		M/s Rohit Cement Agency	Civil items	12.01.2022	12,108
		M/s Mohd. Jameel	Civil items	27.01.2022	12,000
		M/s N K Fabricators	Civil items	31.02.2022	17,825
		M/s Rohit Cement Agency	Civil items	01.03.2022	25,680
		M/s Shabnam	Civil items	19.02.2022	20,000
		Electrical	M/s A to Z Power Solutions	Electrical items	12.01.2022
	M/s A to Z Power Solutions		Electrical items	22.02.2022	14,840
	Office	M/s Cynor India	Office Items	26.12.2022	12,277
		M/s S.K Cabletronics	Office Items	30.12.2022	10,030
		M/s Tele Power Sales Pvt.Ltd.	Office Items	06.01.2022	13,216
		M/s Nirmal Mishra	Office Items	09.03.2022	23,000
	Lift	Tk Elevator	Lift items		1,09,386
	Malba	M/s Dhirpal	Malba Items	14.01.2022	42,140
		M/s Dhirpal	Malba Items	20.02.2022	37,240
		M/s Dhirpal	Malba Items	01.03.2022	23,520

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