



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 23th Meeting of BOM, KV-II held on 31.05.2020

The following were present:

Shri Om Prakash Parmar, President

1. Shri Brij Mohan Sharma
2. Shri Kashi Nath Ram
3. Shri Nagendra Singh
4. Shri Gurmit Singh
5. Shri Ravinder Pal Singh
6. Shri Amrit Kumar
7. Smt. Raj Rani

In Chair

- Vice President
Secretary
Treasurer
Member
Member
Member
Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 23th BOM meeting on 31.05.2020. 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 minutes of 22 nd meeting	BOM has confirmed minutes of 22 nd meeting held on 23.05.2020
2	Issue relating to supply of News Papers in KV-II	The BOM has decided to allow door to door delivery of news papers with effect from 08 th June 2020. The vender will put the news papers on the floor in front of main door of the flat. While doing so, they will not use the call bell of the flat. The resident will lift the news papers himself/her self from the floor in front of the door of the flat. However, hawkers will not use lift for this purpose due to precautionary measure to prevent from Corona virus.
3.	Issue relating to Car Washers in KV-II	The BOM has decided to allow to enter the Car Washer in KV 2 from Gate Number-1 for washing the cars of the residents as per requirement with effect from 8 th June 2020. The Car Washers will wash only outside body of the cars. The Car Washers will not clean inside the car. Therefore the residents should not ask Car Washers to take keys of the Cars from them. In other words, the Car Washer will not go to the flats for any purposes.

4	Issue relating to Dhobis/ Washer men	The BOM has deferred the proposal for entry Dhobis/Washer men in KV-II for collection of the cloths from the flats for the ironing purpose.
5	Issue relating to Case of Shri Prashant Behra (Plumber)	The BOM observed that health condition of Shri Prashant Behra is not good to undertake plumbing work for the present and his work efficiency is not upto the mark. The BOM has decided that in his place, one of his sons may be employed as Plumber in AOA KV-II. Willingness from Shri Prashant Behra may be obtained with the application of his son for the proposed employment in AOA KV-II. However his son to be appointed on companionate ground should not be a resident of any containment zone and he must be medically fit.
6	Review of court cases in respect of Shop No.04 at CC-II and Shop No.02 at CC-I	<p>1. <u>Shop No. 4</u> The BOM has reviewed the status of the court cases in respect of Shop No.4 at CC-II and it was collectively decided that it needs to be settled by way of receiving amount for Rs.4.99 lakh in lump sum out of pending dues of approx Rs.5.61 lakh from the Shop allottee. The electricity bill, etc will also be cleared upto on 31st May 2020 by the Shop Allottee. It is sole responsibility of Shop Allottee to vacate the Shop within 15 days with effect from 01.06.2020. An amount Rs. 4.99 lakhs may be deposited by the Shop Allottee and thereafter out of court settlement-agreement will come in force for both the parties for further course of action. This settlement will be agreed without any prejudice.</p> <p>2. <u>Shop No.02</u> - The BOM observed that pending with court case an amount of more than 15 lakh have been accumulated on account of rent charges in respect of the Shop No.02 till May-2020. The court case is pending in District Court, Noida and needs to be pursued vigorously further in the respective court as the same is pending since 2009.</p>

7	Review of functioning of the Shops in KV-II	The BOM has decided to allow the shops to be functional from 7:00 a.m. to 9:00 p.m. in compliance of the guideline for Lockdown-5 (Unlock-1) issued by the District Administration, Noida.
8	Proposal for deduction of amount of Rs 9000/- paid as an advance for purchase of thermal guns, from Shri Arvind Kumar of M/S VN CCTV Technologies, Noida from his bill of Rs.16500 payable on account of maintenance of CCTV Cameras in KV-II	Shri Arvind Kumar of M/S VN CCTV Technologies, Noida was asked to purchase two thermal guns for use of KV-II and he was paid an advance of Rs. 9000/- just before the lockdown in the month of March 2020 as proposed by him. Neither he neither turned up nor has communicated anything in this regard. The BOM has considered it seriously and decided that an amount of 9000/- may be deducted from his bill dated 5 March 2020 of Rs 16500/- for readjusting the block cameras as he has not rendered the services of CCTV cameras during the lockdown period and relaxation in lockdown. Moreover he has not undergone the contract between AOA and his firm yet and therefore his services are no longer required with effect 1st June 2020 as decided by BOM.
9	Proposal for surrendering the POS Machine	It has been observed that against the use of POS machine an amount of Rs. 2.3 lakhs was incurred during the previous year on account of various transactions in terms of maintenance charges , transfer fees etc. Therefore in 2 nd meeting of the BOM held on 23.06.2019, it was decided not to use the POS machine for any transaction purposes thereby application of this machine was discontinued in the month of June.2019 and as a result, no expenditure is being spent on account of use of POS machine since June.2019. The BOM has decided to surrender POS machine immediately. BOM is also in the process of finding way out to explore the alternative similar arrangement.
10	Review of work relating to Drain cleaning and placing covers on it	The BOM has decided to start the cleaning of drains in KV-II and also cover the open drains which have not being covered yet. This work may be started immediately and be continued onwards.
11	Annual payment of water-bill to Water Department, Noida Authority	The payment of Annual water-bill Rs. 57, 80,510/- (2019-2020) lakh is due to pay Water Department, Noida Authority 30 th June.2020 Therefore, in order

		to make the payment, the FD of Rs.17,00 lacks being matured on 25 th June 2020, may be withdrawn from SBI KV-II as decided by BOM so that payment of water-bill is made in time .
12	Extension of terms of contract in respect of Shop No.1 at CC-1 and of Shop No. 1 (Safal Shop) at CC-2 in KV-II	<p>(1) The BOM has decided to give extension of terms of contract in respect of Shop No.1 (Stationary) at CC-I for a period two years with effect from 09.02.2020 at the monthly rent of Rs.21000/- (Rs.20000+5% increase) +GST as applicable + maintenance charge of Rs.500/- per month. However 5% increase in monthly rent will continue to be added in all successive years of extension of terms. Further the proposal for sale of general items as requested by the Shop Allottee has also been included in the terms of contract. The other clauses of the terms and conditions under the contract will remain unchanged.</p> <p>(2) The terms of contract in respect of Shop No.1 (Safal Shop) at CC-II has been approved by BOM for a period of 1year with effect from 01.01.2020 to 31.12.2020. The monthly rent will be Rs.21, 962/- (+GST) + Rs.650 maintenance charges. However all terms and condition already in agreement will remain unchanged.</p>
13	Review the issue to disconnection of electricity of Shop no 2 at CC-2	Time and again it is observed that despite instructions given to Shri Balkishan, Electrician for disconnection of electricity of the said Shop, the same has not been done as yet. It appears that he has not made any efforts for disconnection of the meter of the said Shop. The BOM has decided to expedite disconnection of electricity of the said shop so as to avoid unnecessary burden of rent charges of the electricity meter.
14	Issue relating to Leave Policy in respect of employees of AOA	The BOM has decided that at a time only one employee of the Electrical and plumbing Departments of AOA will go on leave. This instruction may be implemented with immediate effect failing which disciplinary action will be taken against the delinquent officials.
15	Letter to Deputy Registrar, Firms	The BOM has decided to seek guidance from Deputy Registrar, Firms Societies, and Chits,

	Societies and Chits, Meerut for guidance	Meerut as the next election of AOA is due on 3 rd June 2020 in current situation of contain of COVID19.
16	Proposal for engagement of additional workers for housekeeping work	Five persons were deployed for door to door garbage collection before lockdown period by a vendor free of cost. They were not coming and the same was executed by the housekeeping workers by paying some token money on daily basis to them. But the work of housekeeping is suffering a lot. In view of the above it has been decided by BOM that four additional persons may be engaged for door to door collection of garbage from the housekeeping vendor on the same terms and conditions of the contract for a period of contract or till the earlier arrangement comes in force. The BOM has approved the proposal to engage four persons for garbage collection work at the same rate and terms & conditions for housekeeping vendor.
17	Proposal for purchase of Cycle-rickshaws	The BOM has approved the proposal to purchase of two more Cycle-rickshaws for the use in KV-II for housekeeping work.

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