



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 ; E-mail: noidakv2@gmail.com ; Tel: 0120-4984693)

Minutes of the 30th Meeting of BOM, KV-II held on 23.08.2020

The following were present:

Shri Om Prakash Parmar, President

In Chair

1. Shri B M Sharma
2. Shri Kashi Nath Ram
3. Shri Nagendra Singh
4. Shri Gurmit Singh
5. Shri Ravinder Pal Singh
6. Shri Amrit Kumar

Vice President
Secretary
Treasurer
Member
Member
Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 30th BOM meeting on 23.08.2020. 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 |
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| 1 | Confirmation of minutes of 29 th meeting | The BOM has confirmed minutes of 29 th meeting held on 02.08.2020. |
| 2 | Offer letter to be issued to Smt. Nanda G Dhope in respect of Shop No-4 at CC-II | <p>It was deliberated in the BOM Meeting held on 24.08.2020 that out of ten applications, only nine bidders have taken part in the auction in respect of the Shop No. 4 at CC-II KV-II, held on 16.08.2020. Among them, Smt Nanda G Dhope has quoted the highest rate of rent of Rs 57,200/- per month during the auction as per the detailed report on auction process submitted by the constituted Committee for Auction /Tender. Accordingly based on the report of the Auction Committee, the BOM has decided to issue offer letter to Smt Nanda G Dhope wife of Shri Gajanan G Dhope of Flat No B-27, Pocket-1, Kendriya Vihar-II, Sector-82, Noida duly drafted by the Advocate for acceptance in respect of Shop No 4 at CC-II, KV-II at a rent of Rs. 57,200 per month plus GST being highest bidder on the following terms and conditions:</p> <ol style="list-style-type: none">i. The shop No.4 at CC-II KV-II will be allotted provisionally subject to outcome of application filed in the Court for withdrawal of court case mutually agreed between AOA, KV-II and Smt. Nanda G Dhope.ii. Smt. Nanda G Dhope will affirm that she will not proceed to Court of law for any dispute/ issues if arose in future. In case of any dispute/ issues, she may only proceed to Arbitrator. In this respect, the President, BOM, AOA, KV-II will be the sole Arbitrator to resolve the issues as the past experience of litigation was not delightful indeed. |

- iii. The Shop will be allotted for a period of three years with fixed reserve rate of rent in accordance with the provisions laid down in the Terms & Conditions at para-4 of the Auction Document, with effect from the date of acceptance of allotment of the shop at the rate of Rs.57,200/- per month plus GST as applicable and Rs.500/- per month as maintenance cost of the shop.
- iv. Maximum period of shop tenancy would be five years with review by the BOM after three years with increase of 5% increase in rent annually.
- v. However, extension of time after completion of three years will be considered and decided by BOM, AOA, KV-II subject to satisfactory remittances of the monthly rent and other liabilities to AOA, KV-II.
- vi. Further, electricity connection will be provided by AOA, KV-II and electricity charges will be borne by you as per the bill raised by UPPCL.
- vii. While vacating the shop, it would be your responsibilities to get all the dues including electricity charges are cleared.
- viii. All other terms and conditions will remain unchanged as per the auction documents already submitted by you and also rules framed for renting out of shops will be applicable in accordance with the provisions laid down in clause 10 (i) to (viii) and (i), (ii), (iii) depicted in Procedure for Conduction of AOA Business.
- ix. Before taking possession of the shop, Smt Nanda G Dhope will be required to submit a Leave and License Agreement as per the enclosed prescribed format duly drafted by the Advocate, on the Non-Judicial Stamp paper of Rs. 100/- duly registered in the appropriate Court at NOIDA to AOA, KV-II, Sector-82, Noida.
- x. The offer letter in respect of Shop No.4 at CC-II will have to be accepted within seven days on receipt of this offer letter along with an interest free security deposit equivalent to three months' rent (Rs.57,200x3=1,71,600/-) by Smt. Nanda G Dhope, failing with which the allotment stands automatically cancelled, unless otherwise specifically extended by AOA, KV-II.
- xi. The EMD already deposited by Smt. Nanda G Dhope along with the application form shall be adjusted against security deposit and you will pay the balance amount.
- xii. The fees of Advocate for drafting the Offer Letter for acceptance of Shop and Leave and License Agreement will be borne by the AOA. The cost of registering Leave and License Agreement including Stamps will be borne by Smt. Nanda G Dhope.

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| 3 | Rationalization in the increase of rent of Shop allotted by AOA, KV-II | It was deliberated in the meeting that the increase of rent of Shops allotted by AOA, KV-II may be rationalized in order to avoid two type of rate of increases in the rent annually. Therefore, the BOM has decided that let all the Allottee of the shops enjoy equal and uniform model of rate of increase annually in respect the shops subject to submission of application in this regard. As such in pursuance of this modality, the request of Allottee of Shop No. 1 at CC-II KV-II was considered by the BOM and it has been decided by the BOM to accord its approval to allow 5% increase in rent annually in place of existing rate in increase of 10% annually forthwith. Let Allottee of Shop No. 1 at CC-II, KV-II submit a revised Rent Lease Agreement duly registered in the appropriate court. |
| 4 | Approval for payment for three days' salary in respect of Shri Vikram Singh, Supervisor of AOA, KV-II who was injured while fighting with fire arising out of short circuiting. | The BOM has accorded its approval for payment for three days' salary in respect of Shri Vikram Singh, Supervisor of AOA, KV-II who injured while fighting with fire arising out of short circuiting at CC-II, KV-II. |
| 5 | Approval for White Washing and Painting work of remaining Blocks, Boundry Walls and Community Centres of KV-II | The BOM has accorded its approval for White Washing and Painting work of remaining Blocks, Boundry Walls and Community Centers of KV-II in Unlock-3 period which were left unattended due to lockdown to prevent spread of Corona virus as per guidelines issued by the District Administration, Gautam Budh Nagar at the point of time. |
| 6 | Approval of Rs.37,684/- in respect of an Electric Motor already purchased. | The BOM has accorded its approval of Rs 37,684/- in respect of an Electric Motor already purchased from M/S Pooja Sales Agency, Noida which is being used in lifting the rain water lifted from the KV-II premises. |
| 7 | Approval of Rs. 11,431/- in respect of plumbing items already purchased. | The BOM has accorded its approval of Rs 11,431/- in respect of plumbing items already purchased from M/s Mittal Sanitaires, Noida which is being used in the common area of KV-II. |
| 8 | Approval of Rs. 14,750/- in respect of electrical motor installed after repair at Block No 4. | The BOM has accorded its approval of Rs 14,750/- in respect of electrical items installed after repair from M/s Vishal Electricals Works, Noida which is being used in the common area of KV-II at Block-4. |

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| 9 | Approval of Rs. 28,483/- in respect of electrical items already purchased. | The BOM has accorded its approval of Rs 28,483/- in respect of electrical items already purchased from M/s Bansal Electricals, Noida which is being used in the common area of KV-II |
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2. The Secretary, BOM concluded the meeting with the vote of thanks to the Chair.
