



Minutes of the 33rd Meeting of BOM, KV-II held on 31.10.2020

The following were present:

Shri Om Prakash Parmar, President

In Chair

1. Shri Kashi Nath Ram
2. Shri Nagendra Singh
3. Shri Gurmit Singh
4. Shri Ravinder Pal Singh
5. Smt.Raj Rani

Secretary
Treasurer
Member
Member
Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 33rd BOM meeting held on 31.10.2020. 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 32 nd meeting.	The BOM has confirmed minutes of 32 nd meeting held on 13.10.2020.
2.	Extension terms of contract in respect of M/s Mother Dairy Fruit & Vegetable Private Limited (Safal), Shop No. 3 at CC-2, KV-II.	M/s Mother Dairy Fruit & Vegetable Private Limited (Safal) vide its letter dated 22.10.2020 has submitted a proposal for extension of terms of contract in respect of Shop No. 3 at CC-2, KV-II. Considering its proposal, the BOM has decided to grant an extension of terms of Shop for a period from 01.12.2020 to 31.10.2021 with 5% per annum increase plus GST in the existing rent at the rate of Rs.23,060/- per month plus GST. Accordingly, M/s Mother Dairy Fruit & Vegetable Private Limited will have to submit a revised Rent Agreement to AOA. Further, all other terms and conditions under contract will remain unchanged.
3.	Surrender of offer of allotment in respect of Shop No. 4 at CC-II, KV-II by Shri Dinkar Balaji Kumbhare Flat No. A-116, Pocket-3, KV-II being third highest bidder.	In terms of extant clause No. 5 of Tender Document dated 06.08.2020 Shri Dinkar Balaji Kumbhare, Flat No. A-116, Pocket-3, KV-II being third highest bidder was issued an Offer Letter of allotment in respect of Shop No. 4 at CC-II, KV-II. He, in turn, has expressed his unwillingness to accept the Offer of allotment of aforesaid Shop vide his letter dated 19.10.2020. In view of unwillingness expressed by Shri Dinkar Balaji Kumbhare, the BOM is constrained to cancel the offer of allotment of aforesaid Shop and decided to forfeit the Earnest Money Deposit (EMD) of Rs.30,000/- in terms of clause No. 5 laid down in the Tender Document.

4.	Tendering of Shop No. 4 at CC-2, KV-II	<p>Further he BOM has decided to proceed for Tendering of Shop No. 4 at CC-II, KV-II as all the three eligible successful bidders of auction in respect of aforesaid said held on 16.08.2020 have expressed their unwillingness to accept the allotment of aforesaid Shop.</p> <p>Therefore, the BOM has decided to add the following clauses in the Tender Document:</p> <ol style="list-style-type: none"> (1) EMD would be Rs. 75000/-. (2) The highest three bidders of previous auction including their family members dependent to them will not take part in the Auction of Shop No. 4 at CC-II, KV-II. (3) During the course of auction, only applicants will take part. (4) Applicants will not use their cell phone / mobiles during the period of auction.
5.	Issue relating to disposal of Kabar in KV-II.	<p>Under an arrangement, the Kabariwala has been remitting Rs. 15,000/- plus GST per month to AOA, KV-II for purchasing Kabar on every Saturday and Sunday arising out of Kabar from the residents and Kabar available in the common area of KV-II.</p> <p>Due to festive occasion of Deepawali, the Kabariwala has requested vide his letter dated 13.10.2020 for allowing entering each day in the KV-II from 05.11.2020 to 11.11.2020 to collect / purchase of Kabar. Besides this, he has also requested to grant him exemption from charging money in view of restricted movement during the pandemic period in order to take precautionary measure to prevent from the spread of Corona Virus / Covid-19.</p> <p>Considering the circumstances explained above, the BOM has decided to allow him visiting KV-II regularly from 05.11.2020 to 11.11.2020 to collect / purchase Kabar and to grant him exemption of charging money for the period from the month of April-2020 to Sep-2020.</p>
6.	Disposal of obsolete / unusable / un-service material lying in the KV-II.	<p>The BOM has decided to dispose of the obsolete / unusable / un-service material lying in the KV-II through the Committee consisting of Shri Gurmit Singh, BOM Member, Shri Subodh Kumar Mandal, Non BOM Member, Shri S. D. Choudhary, Non BOM Member & Shri Ashok Barnwal, Non BOM Member. The amount against sale of obsolete / unusable/ un-service material received from the purchaser will be deposited by them to AOA, KV-II.</p>
7.	Extension of terms of Annual Service Contract (AMC) in respect of M/s ThyssenKrupp Elevator India Pvt. Ltd.	<p>A proposal submitted to AOA, KV-II by M/s ThyssenKrupp Elevator India Pvt. Ltd. was discussed in the meeting of BOM requesting therein to grant extension of terms of Annual Service Contract (AMC) for 23 lifts in KV-II for the period from 01.11.2020 to 31.10.2021 with 10% increase of amount as the existing terms of contract is going to completed on</p>

		31.10.2020. Considering all aspect in veiw, the BOM has decided to grant an extension of terms of AMC for 23 lifts in KV-II to M/s ThyssenKrupp Elevator India Pvt. Ltd. with 3% increase after deliberate-negotiation for an amount of Rs.11,33,172/- plus GST per annum.																								
8.	Issues relating to Booking of Halls in CC-1, KV-II during Corona period (Unlock-6).	<p>In order to take extra precautionary measures to prevent the spread of the Corona Virus / Covid-19 during the period of Unlock-6, the BOM has decided to include the following guidelines to be adhered to strictly by the residents of KV-II while using Halls in CC-1, KV-II after booking for celebrating functions:</p> <ol style="list-style-type: none"> 1. The allotte resident/ tenant as the case may be now onward will have to accommodate the gathering of 50 persons in one Hall at a time during Unlock-6 in place of its accommodating capacity of gathering of 100 persons. 2. There must be strict adherence to the Social Distancing as per the standard Guidelines issued by the District Administration from time to time. 3. Each person will have to wear the Face Mask compulsorily. 4. The allottee resident/ tenant will have to ensure to place sufficient Hand Sanitizers in the Hall for sanitizing of the hands of the guests / visitors. 5. No vehicle of guest / visitors, coming to attend function, will be allowed to park vehicles inside the KV-II under any circumstances. 6. No Diesel Generators (DGs) will be allowed inside the KV-II for the purpose of power backup as the same will be provided by society on demand basis. 																								
9.	Proposal for fixing of Glasses against the broken glasses in the Fire Fighting Doors on the floors of the respective blocks.	<p>Proposal for fixing of Glasses against the broken glasses in the Fire Fighting Doors on the floors of the respective blocks was deliberated in the meeting. The quoted rates by the following firms were placed in the meeting of BOM for consideration:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Name of firm</th> <th>Date of quotation</th> <th>Rate quoted</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>M/s N. K. Fabrication, NOIDA</td> <td>28.10.20</td> <td>Rs. 1062/- (Excl GST)</td> </tr> <tr> <td>2.</td> <td>M/s RPS fire & safety, NOIDA</td> <td>01.11.20</td> <td>Rs. 780/- (Excl GST)</td> </tr> <tr> <td>3.</td> <td>Tyagi glass Works Noida</td> <td>10.10.20</td> <td>Rs. 730/- Excl GST)</td> </tr> <tr> <td>4.</td> <td>M/s Shoaib Fabrication, NOIDA</td> <td>28.10.20</td> <td>Rs. 1,593/- (Inc GST)</td> </tr> <tr> <td>5.</td> <td>M/s Imran Fabrication, NOIDA</td> <td>28.10.20</td> <td>Rs. 1,416/- (Inc GST)</td> </tr> </tbody> </table> <p>The BOM, after assessing the need, has decided to place the order to M/s Tyagi glass Works, NOIDA being lowest bidder after negotiation who agreed at the rate of Rs. 730/- plus GST per glass (including the cost of labour , fittings, repairs etc.) for fixing of Glasses against the</p>	S.No.	Name of firm	Date of quotation	Rate quoted	1.	M/s N. K. Fabrication, NOIDA	28.10.20	Rs. 1062/- (Excl GST)	2.	M/s RPS fire & safety, NOIDA	01.11.20	Rs. 780/- (Excl GST)	3.	Tyagi glass Works Noida	10.10.20	Rs. 730/- Excl GST)	4.	M/s Shoaib Fabrication, NOIDA	28.10.20	Rs. 1,593/- (Inc GST)	5.	M/s Imran Fabrication, NOIDA	28.10.20	Rs. 1,416/- (Inc GST)
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		broken glasses in the Fire Fighting Doors on the floors of the respective blocks. The approx no of glasses required is 200 nos and total expenditure will be Rs. 1, 46,000/-, Where as payment will be paid as actual.																
10.	Arrangement of Pest Control in common area of KV-II.	<p>Proposal for Pest Control in common area of KV-II was deliberated in the meeting. The quoted rates by the following firms were placed in the BOM meeting for consideration:</p> <table border="1"> <thead> <tr> <th>S.No</th> <th>Name of firm</th> <th>Date of quotation</th> <th>Rate quoted</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Prince Pest Control</td> <td>29.10.20</td> <td>Rs. 50/- per sq. feet.</td> </tr> <tr> <td>2.</td> <td>New Perfect Pest Control</td> <td>29.10.20</td> <td>Rs. 89/- per sq. feet</td> </tr> <tr> <td>3.</td> <td>Indian Pest Control Co. Delhi</td> <td>29.10.20</td> <td>Rs. 30,000/- Plus GST per month for two visits.</td> </tr> </tbody> </table> <p>The BOM, after assessing the need, has decided to place the order to M/s. Indian Pest Control Co. Delhi being lowest bidder after negotiation who agreed at the rate of Rs. 21,000/- plus GST for two visits in a month of KV-II for pest control in respect of entire common area including all parks and blocks in the KV-II.</p>	S.No	Name of firm	Date of quotation	Rate quoted	1.	Prince Pest Control	29.10.20	Rs. 50/- per sq. feet.	2.	New Perfect Pest Control	29.10.20	Rs. 89/- per sq. feet	3.	Indian Pest Control Co. Delhi	29.10.20	Rs. 30,000/- Plus GST per month for two visits.
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11.	Purchase of Electrical items for use in KV-II.	The BOM has accorded its approval for an amount of Rs, 38,871/- towards purchase of electrical items at the approved rate from M/s Bansal Electricals, NOIDA.																
12.	Purchase of Civil items for use in KV-II.	The BOM has accorded its approval for an amount of Rs.1,47,816/- towards purchase of various civil items like Cement, Bricks, Stone Dusts/Grit, Iron Bars & other misc items and tools etc. during September 2020 & October, 2020 for construction of different types of drain covers, repairing of common area, at the approved rate from M/s Rohit Cement Agency, NOIDA. It has also been approved to incur Rs. 46,556/- towards purchase of various civil items mentioned above to repair the common area and construction of different types of drain covers during the last week of month of October, 2020 respectively. The aforesaid civil work is considered to be a perennial work in nature.																
13.	Sewage cleaning in KV-II.	The BOM has accorded its approval for an amount of Rs.17,060/- towards cleaning of sewage in KV-II from M/s Vashishtha Enterprises, NOIDA.																
14.	Repair and service charges of 10 HP and 1 HP motor.	The BOM has accorded its approval for an amount of Rs.26,210/- towards repair and service charges of 10 HP and 1 HP motor In KV-II from M/s Apex Engineers.																
15.	1. Festive Bonus to all the permanent employees with gift upto Rs. 1,200/- as a	<p>Unlike previous practice in vogue, while expressing festive greeting on the occasion of Deepawali to all the employees of AOA, KV-II, the BOM has decided the following:</p> <p>2. Each permanent employee of AOA, KV-II be</p>																

	token of honour and packet of sweet and gift upto Rs. 1,200/- as a token of honour to the employees engaged in temporary capacity in AOA, KV-II .	honored with a Festive Bonus of Rs 5,000/- with a packet of sweet and gift upto Rs. 1,200/- as a token of honour. 3. The employees engaged in temporary capacity in AOA, KV-II to mitigate work load under an exigency services, also be awarded with a packet of sweet and gift upto Rs. 1,200/- per person as a token of honour.
16.	Revamping of salary structure of the employees of AOA, KV-II.	It was proposed to revamp the salary structure of the employees of the AOA, KV-II in principle as they are drawing the salaries less than the salaries being drawn by the employees of other neighboring societies in NOIDA. According the BOM has decided to revamp/revise the Pay Structure of the employees and same be got approved by the BOM for implementation with effect from 01.12.2020.
17.	Sanitization of blocks in KV-II where Covid patients found infected.	The BOM has decided to approve the proposal in principle for sanitization by AOA, KV-II in respect of Blocks in KV-II where Covid-19 patients found infected. This arrangement will continue from the reported date to date of wellness of patients. For such work, the rates of sanitization will be Rs. 7,500/- per month. upto 10 blocks and Rs. 8,500/- per month for more than 10 blocks of Corona Virus infected patients.
18.	Renewal of AMC for 03 Nos of Generator Sets	The BOM has decided to approve the proposal submitted by S.M Generator dated 27.10.2020 for renewal of AMC for 3 (Three) Nos of Generator for a period from 01.11.2020 to 31.10.2021 of amount of Rs. 39000/- Plus GST which is same as previous year.

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