



Regn. No. 46818(M)

Dated 29.09.2014 (Bye-Laws Registered)

**(The Society was registered vide Certificate no. 73 / 2005-2006
संख्या 290 पत्रावली सं.1-46818-M dated 30.04.2005)**

Kendriya Vihar-II, Apartment Owners' Association

ANNUAL REPORT & AUDITED ACCOUNT FOR FINANCIAL YEAR 2023-2024 & 2024-2025

Office :

**Community Center-1,
Kendriya Vihar-II, Plot No.3, Sector-82,
NOIDA - 201304 (U.P.)
Phone: 0120-4610192/+91-8851156661
Website: noidakv2.org**

12th ANNUAL GENERAL BODY MEETING



KendriyaVihar-II Apartment Owners' Association

Community Centre-1, KendriyaVihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
(Website: www.noidakv2.org ; E-mail: noidakv2@gmail.com ; Tel: 0120-4610192)

GSTN : 09AAAK5568N1Z0

No.KV-II/ADMIN/AGBM/2025-26/

Dated:23.11.2025

NOTICE

As you are aware, new Bye-laws of AOA under the new Uttar Pradesh Apartment Owner's Act, 2010, have been registered on 29-09-2014 and adopted. As per provisions of the Bye-laws, Board of Management has decided to hold the 12th Annual General Body Meeting on 30.11.2025 (Sunday) at 10:00 A.M. in Community Centre-I (F/F), Kendriya Vihar-II, Campus, Sector-82, Noida to transact the following business:

- 12.01 To confirm minutes of the 11th AGBM held on 07.07.2024.
- 12.02 Action taken report on the minutes of 11th AGBM.
- 12.03 To consider and adopt audited accounts for the financial years 2023 – 2024 & 2024-2025.
- 12.04 To consider & adopt Budget Estimates for the financial year 2025-26
- 12.05 Appointment of Auditor for the F.Y. 2025-2026 and Ex-Post facto approval for appointment of Auditor for the F.Y. 2024-2025.
- 12.06 Formation of internal audit committee IAC for 2024-26 (Two Years).
- 12.07 To consider and accept the committee report on “review of P-CAB and Bye-Laws”.
- 12.08 To consider and accept the report of committee for “Review of Staff strength and employment policy”.
- 12.09 Presentation on status of infrastructure fund and its utilization.
- 12.10 Installation of water meters in each flat of the society.
- 12.11 Formation of Committee to “Review/Revamping of Security of the Society”
- 12.12 Action against Members having dues of common area expenses for more than 6 months and 12 months as per Section 22 and 20 respectively of UP Apartment Act 2010 and P-CAB 1(4).
- 12.13 Renovation of Gate No. 1 and Boom Barriers at Gate No. 1 & 2.
- 12.14 Agenda Moved by Members, AOA
- 12.15 To consider any other business that may be brought forward during A.G.B.M. with Permission of the Chair

Dated: 23.11.2025

Place: Noida

(Ramesh Sharma)

Secretary, BOM

(Note: If no quorum is met on that day, the said meeting will be reconvened on 07.12.2025 (Sunday) at 10:00 A.M. at the same venue on G/F)

Agenda Item for

12th ANNUAL GENERAL BODY MEETING (AGBM)-2025

Dated: 30.11.2025 / 07.12.2025

- 12.01 To confirm minutes of the 11th AGBM held on 07.07.2024.
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- 12.04 To consider & adopt Budget Estimates for the financial year 2025-26
- 12.05 Appointment of Auditor for the F.Y. 2025-2026 and Ex-Post facto approval for appointment of Auditor for the F.Y. 2024-2025.
- 12.06 Formation of internal audit committee IAC for 2024-26 (Two Years).
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- 12.13 Renovation of Gate No. 1 and Boom Barriers at Gate No. 1 & 2.
- 12.14 Agenda Moved by Members, AOA

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.1	Shri A D Thomas B-150 Pkt-6	1. Submission/Display of Income & Expenditure Statement by the Individual/Trust organizing various pujas in the campus and collecting funds from every household. BOM should permit only those Individuals / Trust who submits the statement to the BOM of the previous years statement of collecting funds and its expenses details to collect funds by visiting individual houses in KV-II.	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
		Justification: The need for this has arisen because it has been seen that certain individuals/PoojaSamiti in the name of conducting pooja collects funds from residents of KV-II and the surplus funds with them is used to encroach the land and file cases in the courts to usurp the land unscrupulously. On one hand we the residents extend help in the name of pooja but these people use our funds to file cases against the AOA to usurp the land which belongs to entire members. On the other hand AOA has to defend itself in the courts against these same individuals/ Samitis with our funds given for maintenance of the campus. So the residents lose their hard earned money to these individuals. There should be some check and balances. 2. Urgent renovation of Toilets, Kitchen and other areas of Community Hall in CC I & II. Justification: Our toilets, kitchen and other areas of Community Hall in CCI are in a very bad condition. If we renovate our toilets, kitchen and other areas of storage our infrastructure will attract more and more bookings from residents and we can increase our revenue earning. 3. Gate – 2 Renovation of the outer wall with tiles, proper lighting and display	Accepted Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
		Justification: Any apartment is known by its entry gates and clear display of the name of the apartment. Gate No.2 needs immediate renovation and display of the name of the apartment.	
		4. Feasibility study of installing lift in CC-I & CC-2. Justification: As our apartment is slowly ageing and also its residents, there is a need of lift provision in both CC-I & CC-2 for those persons who have difficulty in using the staircase.	Accepted
		5. Feasibility study of constructing one more floor above the CC-I/CC-2 for use by residents for recreation purpose. Justification: Due to the paucity of space for recreation purpose, feasibility study should be conducted to built one floor above the CC-I/CC-II which can be used for recreation purpose. Our young generation at present do not have a comfortable space for recreation.	Accepted
		6. Possibility of shifting Mother Dairy to Gate No.3 with proper building. Justification: Mother Dairy can be contacted to explore the possibility of building proper kiosk for Mother Dairy near Gate No. 3 which has enough space and footfall. If this is not possible, the space can be rented out to any bank to construct ATM which will bring revenue and offer service to residents.	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.2	Dr. (CMA) Prashant Bakshi M.Com, AICMAI, MBA (Finance) PGDHRM LLB, LLM Ph.D. A-104, Pocket-3 Kendriya Vihar-II	Ref: SGBM 2024.2, Formation of Internal Audit Committee (IAC)” for the Financial Year 2024 -2025. I wish to place on records my grievance for not including me as a member of “Internal Audit Committee (IAC)” for the Financial Year 2024-2025 in a Special General Body Meeting (SGBM) held on 22.12.2024. My request to be a member therein was turned down inspite of the fact that all the members present at the Special General Body Meeting (SGBM) consented for my name inclusion in the “Internal Audit Committee” for the Financial Year 2024 – 2025. I was made to understand that no member will be included in any committee for the two consecutive terms. I do not find any substance on this. I feel it is a unilateral decision or a decision taken to safeguard someone best known to you \ him. Is it only for Internal Audit Committee or other committees also? I have gone through our “Bye-Laws” and also “Procedure for Conduction of AoA Business” but nothing of such limitation was observed thereat. I have not found any rule \ policy which restricts a member to be appointed in any committee for the consequent second term. We have witnessed in the past that many members were there in the committees for many consecutive years. Further, my Internal Audit Report for the Financial Year 2023-2024 was not made available to Members of AoA, which is against the bye laws.	Not Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.3	Shri C.K. Bhan C-114/2	It was also observed that the then Secretary Sir had himself appointed 3-member committee without consulting \ discussing with our other members present at the SGBM. I doubt the said 3 members inducted in the Committee were also present there. It is requested that my agenda along with the Internal Audit Report for the Financial Year 2023-2024 be placed before the members at 12th AGBM of AOA, KV- II and I be inducted in the Internal Audit Committee for the Financial Year 2024-2025. In the last GBM, a Committee was formed to locate the areas where permanent structures have been created in common areas. Also the household goods have been kept in common areas. Was the report submitted by that Committee? If yes/no what further action was taken by BOD to remove such encroachments ? Present security system in the society is good for nothing as no patrolling is being done by the guards. Also it is seen that outsiders are coming in and going out from the wicket gates at gate nos. 2 & 3, and the guards on duty at these gates do not bother to enquire from them where they have to go. Such practice should be stopped because of which thefts are taking place in the society.	No Such Committee Formed Accepted
12.14.4	Disha B-13/4, Kendriya Vihar-2 Noida	A team of common residents should also be formed with 1-3 member of opposition to keep an eye on BOM. Just as is taken from residents by BOM in the form of late fees etc	Not Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.5	Inder M Kaushal B-235, Pocket, 1 Mob. 98-10072987	punishment, similarly if BOM fails in its work in bounded time, violates the rules, then there should be some punishment in form of money for it as well. And that team should also have access to My Gate so that BOM cannot blame the opposition for its failure. In the blocks where lifts have not been installed yet, all the documents for the demand and satisfaction of the residents should be provided by the BOM. 1. Horticulture and Drainage Maintenance Regular maintenance of drainage systems, tree pruning, and grass mowing is essential to maintain a healthy and hygienic environment. Inconsistent upkeep leads to mosquito breeding and rodent infestation. We request the BOM to ensure that these activities are carried out on a regular and systematic basis. 2. Uniforms and Staff Identification It is recommended that all staff uniforms clearly reflect their cadre/services (e.g., housekeeping, horticulture, lift operators, etc.), along with the employee's name and the KV2 identification. This will help residents distinguish between regular and temporary workers. Additionally, using color-coded uniforms for permanent and contractual staff will enhance visibility and accountability. We also request an increase in the	Accepted Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.6	Jayadev Sahu B-127, Pocket-6 KV2	number of support staff to reduce work pressure & ensure timely resolution of complaints.	
		3. Security Staffing Concerns It has been observed that during the renewal of security contracts, although a new agency is appointed, the same guards are retained. This practice raises concerns about the effectiveness of the contract renewal process. We request the BOM and the security in-charge to review this practice and ensure that the intent of agency rotation and quality improvement is upheld.	Accepted
		1. The CEO, Noida may be requested to develop the green area in front of Gate No. 3 (behind the roadside temple) and also to construct a pathway for walking. This is required as the KV2 road has become congested due to heavy vehicular traffic in our complex,	Accepted
		2. Speed breakers may be provided on both carriageways in front of Gate No. 3 as many of our colony residents cross the road to buy vegetables & for many other works	Accepted
		3. Many transformers and meter covering boxes are in very bad shape, impacting the face of our complex. Steps may be taken to put a coat of fresh paint on the electrical transformers and meter boxes,	UPPCL Work
		4. CCTV Cameras may be installed at all important points to ensure proper surveillance & monitoring.	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.7	K. V. Bhaskaran C-95 Pocket-1	1. Timely action should be taken to prune overgrown branches of trees in the entire KV 2 premises, so that the abutting branches do not pose a serious hazard to humans, animals, vehicles & property.	Accepted (Noida Authority is also involved)
		2. Frequent & regular meetings should be held by BoM with all services providers like car cleaners, maids etc to sensitise them of their behaviour towards the residents, who pay for the services rendered. It has often been seen that these service providers behave arbitrarily towards residents and do not perform their duties honestly & with integrity. The entry passes of such service providers may be cancelled & their entry banned.	Accepted
		3. The flats facing the ring road inside KV2 have to face the problem of perennial loud honking of vehicles being driven by fellow residents, vendors etc. As this is causing high decibels of noise pollution and is posing a serious health hazard, especially, during unearthly hours, to senior citizens, infants etc, BoM may fix 4-5 no honking signages along the circular road of KV2 and also sensitize the residents by means of issue of circulars on timely basis.	Accepted (work already in Progress)
		4. Renewed efforts may be undertaken to persuade the Noida Authority to release Ganga Water to KV 2. The quality of the water being supplied is very bad.	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.8	Mahender Varun & Surender B 243/2 A-93/3 & B 44/7,	केन्द्रिय विहार-2 निवासियों में 1000 से अधिक संख्या में नौजवान युवक युवतियां हैं जिन्हें खेल खेलने पर अप्रत्यक्ष रूप में मनाही है अथवा स्वयं युवक युवतियां खेलों से हटकर बच्चों, बुजुर्गों, महिलाओं को वरीयता देते हैं। आउटडोर खेल नौजवानों हेतु केन्द्रिय विहार-2 में असम्भव हो गया है। हां इंडोर खेल पर विचार किया जाने पर पता चलता है कि जिम ही एक विकल्प बचता है। अब स्टैंडर्ड जिम अभी तक हमारे यहां नहीं है, जो कि वह भी बच्चों, बुजुर्गों, महिलाओं के योग्य ही है। 1. पॉकेट 4 पार्क के नीचे वाली पट्टी पर कोई वेंडर स्टैंडर्ड जिम बनाकर सभी सुविधाओं से युक्त कर शुरू करे तथा एओए को मासिक शुल्क जमा करता रहे ताकि एओए की आमदनी भी बढ़े। निवेदन है कि एजेंडा आइटम में डाला जाए, ताकि एजीबीएम में चर्चा परिचर्चा हो सके। 2. अन्य जगहों पर।	Accepted
12.14.9	Manoj Kumar Member AOA KV-II C 224, Pocket 7 Block 56 Kendriya Vihar 2 Sector 82 Noida. Mob. 83-77848747	1. All agreements should be uploaded on KV-II website without any exception. 2. Registration Certificates of all new lifts should be obtained from the competent authority without any delay. NOC/Safety Certificate should be obtained before commissioning of new lifts and safety of the users should not be compromised at all. Any penalty due to delay should be borne by the concerned person, who is responsible for that.	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
		3. There should be a proper maintenance of all electrical sub-stations to avoid frequent power cuts.	Accepted
		4. Water distribution system should be thoroughly checked. The Noida Authority should be pressurized to supply water 24 hours without any failure. It's to be ensured to supply water evenly in the blocks within the society.	Accepted
		5. Internal Audit Committee should be constituted.	Accepted
		6. The malba dumped due to renovation work in the flats, should be disposed of by the BOM from the Labour Pass Charges.	Accepted
		7. i) Since KV-II is a very big society; its maintenance work should be entrusted with a team of civil and electrical engineers, maybe a government or private agency.	Not Accepted
		ii) In the past twenty years, the infrastructure of the society has been totally destroyed by a group of non-technical mem-bers. The soil, waste and vent pipes have never been painted/ maintained since the very beginning and are in the worst condition. Similarly, white washing and painting work has never been done satisfactorily.	Facts for the period before Feb. 2023
		iii) The works of Road Recarpeting and Lift Replacement are other examples of great negligence. Hence,there is a dire need today to hand over the maintenance work of the society to a team of technical persons and other non-technical members may help them.	Individual Preception

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.10	Dr N R Das C 252, Pkt 7 KV2. Mob. 97-17800310	1. All Firefighting systems in every block are not in use. All components like sprinklers, alarms etc. are in broken conditions or missing. Dedicated box with glass cover for firefighting system is in bad shape, all glass covers are broken and it is becoming the space for keeping junk items. All these systems should be revived or replaced. 2. A dedicated cricket practice net area up to 60ft x15ft x12ft should be developed in the campus.	Accepted
12.14.11	Rameshwar Singh C 83/6 Mob.: 98-68133738	A carpenter is required to be recruited for our society. This issue I have been raising for the last 6 yrs. All societies in NCR keep one carpenter at least for day today maintenance. Our society is more than 20 yrs old. Windows, doors, glasses, chitkinies etc very often need repairs. Calling private carpenter from out side for small works is very costly. It is also pertinent to be mentioned that we have been recruiting office staff, plumbers supervisor during last 6 yrs but when it comes for carpenter questions of cost/ expenditure is raised. Hope for considering this favourably.	Matter is considered by committee and views are in public domain.
12.14.12	Surinder Kumar Batra C-120 Pkt-1	It is understood that the bank A/c No. and Financial statements of both the temples are required to be submitted to the Board of Management for the period prior to 01.06.2023 by the old managements of the temple. The earlier managements of the temples may be requested to give these statements/documents which are	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.13	Sanjai Kumar Rai C 222/7 KV 2	with them prior to 1.6.2023 in respect of both temples to the BOM for further necessary action. Some of the keys of locked donation boxes are under the possession of previous management of the temple on the North side. The keys may be obtained from the management of the previous temple and handed over to BOM for further necessary action. It is understood that the Temple Committee has requested the old management of temple to hand over keys and other documents to the BOM but they are not able to provide these things so far. AGM intervention may be solicited for passing a resolution in this regard and necessary measures may be taken to get the possession of keys and documents. 1. Frequent instances of non-availability of water supply in Block-56 have caused inconvenience to the residents. The matter requires immediate attention to identify the root causes and implement sustainable solution. 2. Condition of Lift in Block 56 – The lift in Block 56 is in a deteriorated state and requires urgent replacement to ensure safety and convenience for residents.	Accepted (Meter to be Installed) (Member to obtain consent of block owners.)
12.14.14	S.K. Srivastava Dy. Director General (Engg)	1. Reg. Non Usable Postal Box at ground floor: The said box is presently worn out & unusable. Therefore, appropriate arrangement may be considered keeping in view present day requirements.	Accepted

S. No.	Moved by	Agenda	Accepted/ Rejected by BOM
12.14.15	DG: Akashvani, Akashvani Bhavan, New Delhi 110001 (M)986- 8217224	2. Reg. difficulty in exit from backside of block 94 during/after heavy rain: The only practical block exit from backside during/after downpour remain very difficult due to congestion of goods and encroachment. Therefore, encroachments in parking may be seen to facilitate easier exit from block.	Accepted
	C-19 Pocket-7 KV-2	3. Reg. Cleaning of mini drain just outside and adjoining gate no. 1: There is a mini drain covered with chequered plates of cement. However, soil and filth is filled in its entire stretch roughly from gate no. Entry to exit. During rain, people often slip due to overflow of soil. Therefore, it's proper cleaning and regular maintenance is requested for unhindered entry/ exit of pedestrians.	Accepted
	Osho Aditya Saxena, Bharti Saxena C1/13, Pocket-4 Block-81	Proposal to allow use of 1/4th of the shared roof area for installation of solar panels. I believe this topic warrants collective discussion and decision-making, considering the potential long-term benefits for our community.	Not Accepted

12.15 To consider any other business that may be brought forward during A.G.B.M. with the permission of the Chair.

**MINUTES OF 11th ANNUAL GENERAL MEETING (AGBM) OF
APARTMENT OWNERS' ASSOCIATION (AOA), KV-II
HELD ON 07.07.2024**

Rescheduled 11th Annual General Body Meeting of the Kendriya Vihar-II, Apartment Owners' Association (AOA) was convened on 07.07.2024 (Sunday) at 10.00 AM in the Ground Floor Hall of Community Centre -1, Kendriya Vihar-II, Sector 82, Noida. Total 176 members were present in the

meeting.

Mrs. Krishna Tyagi, President, Board of Management (BOM) AOA KV-2 extended warm welcome to the members present in the meeting. The members were informed that 11th meeting of AGBM was originally held on 30.06.2024 but had to be rescheduled due to not having sufficient presence for meeting quorum. Today's meeting is rescheduled meeting, as per the notice sent earlier.

The President AOA also briefed the house that the few members of this society are approaching various authorities for setting aside decisions of AGBM and SGBM of this society. BOM is being forced to waste money, time and energy of the society on unnecessary court cases and responding to letters coming from different sources. The august house was also informed by the President that the last and present BOM have been doing the pending works of the previous BOM's e.g. preparation of accounts and their audit for F.Y. 2016-17, renewal of society registration etc.

Thereafter she invited Shri Ramesh Sharma, Secretary, Apartment Owners' Association to start the proceedings of this meeting.

Agenda items were taken up for discussions and summary record of discussions are as under:

Agenda Item No. 11.1 - To confirm minutes of the 10th AGBM held on 02.07.2023.

Secretary presented the minutes of 10th AGBM as per attached booklet before the members of AOA present during AGBM. Members appreciated the efforts of previous BOM in compiling the minutes and praised Dr. Lokesh Kumar Sinha, the then Secretary for his contribution and efforts in preparing these minutes.

Minutes were confirmed and approved unanimously by AGBM.

Agenda Item No. 11.2 - Action Taken Report (ATR) on minutes of 10th AGBM held on 02.07.2023.

Secretary presented the action taken report on minutes of 10th AGBM as per attached booklet, before the members of AOA present during AGBM. **AGBM unanimously approved the ATR.**

Agenda Item No. 11.3 - To consider and adopt audited accounts for the years 2016-17 & 2022-23 along with formal approval of audited account for FY. 2018-19.

AGBM unanimously approved the audited Accounts of 2016-17 & 2022-23.

The 10th AGBM gave conditional approval for audited accounts of F.Y. 2018-19 as special audit was being carried out for this period. After completion of special Audit the report was presented in SGBM held on 24th December 2023, in which the points pertaining to Audit of specified year was regularized by Majority.

AGBM Unanimously gave formal approval for the audited accounts of 2018-19.

Agenda Item No.11.4 - To consider unaudited Accounts for 2023 -24.

Unaudited Expenditure figures for the F.Y. 2023-24 were presented to the AGBM and the same were unanimously accepted by the AGBM.

Agenda Item No.11.5 -To consider & adopt Budget Estimates for the year 2024-25

BUDGET ESTIMATE FOR F.Y. 2024-25

S. No.	Heads	Audited account of FY 2022-2023(INR)	Budget FY 2023-24 (INR)	Provisional Expenditure FY 2023-24 (INR)	Budget FY 2024-25 (INR)
1	CCTV Maintenance	651519	2,60,000	449510 (Including New Purchase of CCTV & Technician payment)	6,00,000
2	Computer expenses	32780	45,000	27640	30,000
3	Festival expenses	337782	1,75,000	370538	2,00,000
4	Malba Expenses	789322	7,00,000	976850	3,00,000
5	Election + GBM	70576 (Without GBM)	4,00,000	196878	2,50,000
6	Office expenses	305322	2,75,000	145826	2,00,000
7	Printing and stationary	99658	1,65,000	92298	1,00,000
8	Salary and Wages of staff including EPF& ESI charges	7381142	60,00,000	8035874	90,00,000
9	Security expense bill	6705755	90,00,000	7121903	80,00,000
10	Telephone Expense	37212	45,000	25919	30,000
11	Website charges	9200	15,000	10856	40,000 (New web-site design)
12	Accounting Software	-	0	-	---
13	Drinking Water	76985	10,000	83858	90,000
14	Advertisement & Publicity	3334	30,000	44326	45,000
15	COVID-19 Prevention	3304	60,000	-	---
16	Conveyance/Overtime	45059	50,000	29964	40,000
17	Pest Control	-	25,000	-	50,000
18	Legal & Professional	662428	9,00,000	815541	9,00,000
19	Common area electric consumables	680668	9,00,000	795432	9,00,000
20	Common area electric bills	6583302	70,00,000	6415032	70,00,000
21	Diesel (D.G. Set)	272648	2,25,000	346229	4,00,000

BUDGET ESTIMATE FOR F.Y. 2024-25

S. No.	Heads	Audited account of FY 2022-2023(INR)	Budget FY 2023-24 (INR)	Provisional Expenditure FY 2023-24 (INR)	Budget FY 2024-25 (INR)
22	D.G Set Maintenance	150151	2,00,000	282281	1,50,000
23	Lift Expense	5203957	50,00,000	3256936	25,00,000
24	Estate material/repair expenses including Labour	1706969	15,00,000	560700	15,00,000
25	Whitewash		5,00,000	-	5,00,000
26	Water Supply Bill	5655051	57,00,000	5661051	60,00,000
27	Tank Cleaning	73500	75,000	-	1,50,000
28	Plumbing repair and maintenance	1262653	15,00,000	672851	15,00,000
29	Horticulture	1576179	30,00,000	1972168	30,00,000
30	Housekeeping Charges+ Material	2357498	40,00,000	3094505	40,00,000
31	CC-1 Renovation	359807	10,00,000	-	10,00,000
32	Road Carpeting		0	-	0
33	Transformer Repair	-	0	-	0
34	Duties & Taxes		0	-	0
35	Fire Fighting Expenses	393740	0	126200	5,00,000
36	Security Deposit Refund for CC 1		0	---	0
37	Sports and culture activity	---	0	8036	2,50,000
38	Photocopy expenses	250	0	1575	2,000
39	Postage and telegram	2065	0	3241	5,000
40	Miscellaneous expenses	---	0	3800	5,000
41	Newspaper and journals	990	0	1320	1500
42	Housekeeping garbage expenses	550000	0	-	6,50,000
	Total (Revenue)	4,40,41,982	4,87,55,000	4,16,33,962	4,98,88,500
	The capital budget for proposed activity from April 2024 to March 2025				11, 70,82,898
	TOTAL				16,69,71,398

The total proposed budget for 2024-2025 was approved unanimously by AGBM after detailed deliberations.

The Secretary briefed the august house that day to day expenditure budget proposed by BOM, is having a deficit of 13% and hence increase in subscription is needed. He further proposed for 10 percent hike in maintenance fund for day to day expenses of Common area.

AGBM approved 10% hike w.e.f. 1st July 2024 in the day to day expenses for common area with Majority. Only 3 members opposed the hike.

Agenda Item No.11.6 - Appointment of Auditor for the F.Y. 2023-24.

AGBM approved the appointment of Auditor, ShriSandeep Gupta, CA, being the lowest quote out of 3 auditor for the financial year 2023-24 proposed by BOM.

Agenda Item No. 11.7 - Extension of term of Internal Audit Committee with enhancement in scope of work.

Secretary briefed the August House that following Enhancement in “scope of work” as per P-ACB topics has been approved in 9th BOM meeting on 12.06.2024 for the year 2023-24.

1. Maintenance of various documents/registers/records.
2. Funds and their management.
3. Issue related to service providers in KV-II.
4. Miscellaneous.

AGBM unanimously approved the extension of term of IAC for six months w.e.f. 07.07.2024 with enhanced scope of work.

Agenda Item No. 11.8 - Formulation of strategy to enhance the Corpus Fund for future major repairs/replacement.

Members discussed the agenda item along with agenda item 11.14.2 in detail and decided to form a Committee to explore and suggest the strategy for enhancement of corpus fund to be called as “Common Expenses (Major Repair/Replacement Works)”.

The committee will submit its report within 3 months to BOM for further approvals.

AGBM Unanimously constituted the following Committee:

1. Dr. L. K. Sinha Chairman
2. Shri Ratnakar Singh
3. Shri Surinder Kumar

4. Shri Neeraj Jaiswal
5. Shri H.N. Mishra
6. Shri Gautam Dev
7. Shri Dr. G.K. Choudhary
8. Shri Sudhir Kumar
9. Shri J.B. Singh
10. Mrs. Kalpana Saxena
11. Secretary BOM

Convener

2. Agenda item no. 11.14.5 (2) regarding number of vehicles to be allowed in one flat has also been referred to this committee.

Agenda Item No. 11.9 – Formation of Committee for review of P-ACB and Bye-Laws.

AGBM unanimously constituted the following committee. The committee will submit the report to BOM before next AGBM for approval.

- | | |
|-------------------------|----------|
| 1. Dr. L. K. Sinha | Chairman |
| 2. Dr. A.S. Mishra | Advisor |
| 3. Shri Mrityunjay Jha | |
| 4. Shri O. P. Goel | |
| 5. Shri Gautam Dev | |
| 6. Shri Neeraj Jaiswal | |
| 7. Shri Rakesh Kumar | |
| 8. Shri Mata Deen Sagar | |
| 9. BOM Secretary | Convener |

The president Mrs. Krishna Tyagi offered her services to the committee as advisor on finance and accounts matters, which was unanimously approved by the AGBM.

Agenda Item No. 11.10 - Review of staff strength and recruitment policy. Hiring of suitable qualified person for accounts and stores.

(i) AGBM unanimously approved the existing staff strength of 34 persons with same terms and conditions and gave administrative approval for appointment of qualified accountant and store keeper as recommended by IAC.

(ii) AGBM Unanimously constituted the following committee to review the staff strength and recruitment policy.

- | | |
|------------------------|----------|
| 1. Shri CBS Maurya | Chairman |
| 2. Shri Neeraj Jaiswal | |
| 3. Shri R. C. Mangla | |
| 4. Shri A.D. Thomas | |
| 5. Shri Ratnakar Singh | |
| 6. Mrs. Kalpna Saxena | |
| 7. BOM Secretary | Convener |

2. Agenda Item No. 11.14.4 –Adding of one/two Carpenters in maintenance staff pool has also been referred to this committee.

Agenda Item No. 11.11 - Marking of assets and physical stock verification annually.

The work has to be carried out by qualified Storekeeper. AGBM had already given administrative approval for appointment of qualified storekeeper in agenda item number 11.10. Due to urgency, the honorable members pressed upon and stated that the work must start immediately after appointment of Store Keeper.

Agenda Item No. 11.12 - Presentation of status of Infrastructure Fund and its utilization.

The secretary presented the status of Infrastructure Fund:

Lifts:

The BOM has placed order for replacement of 120 lifts with L2 as per the directions of SGBM and agreement is signed with ECE. The work has been started and is in progress. Few lifts has been taken over and few are running on trial basis.

Total Cost for replacement	Rs. 11,50,00,800/- including GST	(1)
Expenditure of Civil work	Rs. 1,82,40,000/-	(2)
Byback	Rs. 78,00,000/-	(3)
Total Cost {1+(2-3)}	Rs. 12,54,40,800/-	

Generators:

For Purchase of New generator	Rs. 23,70,000/- Plus 18% GST
Installation charges	Rs. 2,04,040/- Plus 18% GST
Expenditure for carrying out Work for connecting IGL Commercial Meters to Generators	Rs. 1,22,980/- Plus 18% GST

Up gradation of Old Generators with dual fuel kit: Rs.10,80,276/- Plus 18%GST

Total Expenditure for above work is: Rs.37, 77,296/- Plus 18% GST

The IGL Commercial Meters (2) installation Security Deposit (refundable/ adjustable) Rs. 3,45,637/-

Infrastructure Expenditure

Total Expenditure Incurred/ to be incurred:

- Generator-New/up gradation **(Rs. 44,57,209/- Including GST paid)**
- Road Carpeting Rs. 1,36,00,090/- including GST **(Rs 84,39,936/- paid)**
- Replacement of Lifts. Rs. 11,50,00,800/- including GST **(Rs. 1,51,19,774 paid)**
- Civil work-Dismantling after reimbursement Rs. 1,04,40,000/- including GST **(Rs. 8,70,000 paid)**
- Firefighting system Rs. 52,51,944/-(Expected) including GST **(Rs. 2,18,831 Paid)**
- Total Expenditure: Rs.14, 87, 50,043/- Including GST **(Rs. 2,91,05,750/- paid)**

Expected Collection: Rs. 13,65,60,000/-

i. Rs.30,000*2276 = Rs. 6,82,80, 000/-(Owners)

ii. Rs.30,000*2276 = Rs. 6,82,80, 000/-(Corpus Fund)

Balance: 14,87,50,043-13,65,60,000= Rs.(-) 1,21,90,043/-

This difference is due to replacement of 24 lifts (8 Passenger) as per SGBM directives instead of up gradation proposed in AGBM.

The difference amount and shortfall amount of collection from AOA members is proposed to be taken from Corpus Fund. Permission is requested from AGBM.

AGBM unanimously approved the difference amount as well as shortfall amount of collection from AOA members to be taken from Corpus Fund.

Agenda Item No. 11.13 - Installation of additional water harvesting system in the society.

The secretary briefed the August House that there are 7 (seven) existing harvesting systems which needs complete overhauling/revival. He further stated that

Additionally 2 (two) more harvesting systems are required.

AGBM unanimously approved the above work for which the amount has already been approved in the Budget estimates in agenda item no. 11.05(Capital Budget).

Agenda Item No. 11.14 - Agenda moved by members, AOA.

S. No.	Moved by	Agenda	Decision of AGBM
11.14.1	Shri Amod Kumar Sinha A-29 Pkt-5	1. Common Maintenance Charges (CMC) It has been observed that there is anomaly in Common Maintenance Charges (CMC) being collected/ levied individually from each DU in our Society The CMC being collected in our Society on lump-sum basis, whereas other Group Housing Societies of NOIDA/UP, the CMC are being collected uniformly on the basis of the size of the DUs/Flats at the Specified Rate i.e. Per Sq.ft. per month formulae on Super Area/ CarpetArea, etc. 2. Infrastructure Fund it is pertinent to mention that, at the time of taking possession from CGEWHO an amount 1.5% of the Cost of the Flat was collected from each beneficiary (DU/Flat) and the same was kept as Corpus Fund Accordingly, amount on account of Infrastructure Fund must also be collected from each DUs/Flats, applying the same logic on the basis of specific areas of each dwelling units, as prevailing in other societies in NOIDA (UP), and not at the Flat Rate of Rs 30.000/-, which is being charged uniformly for all type of DUs	<u>AGBM did not discuss this agenda as the concerned AOA member was not present.</u>

S. No.	Moved by	Agenda	Decision of AGBM
11.14.2	Gautam Kumar Deb. B-67 Pkt-2	3. Contingency Fund In line with 'Angel Mercury Apartment, Ahinsa Khand-2. Indirapuram, amount on account of Contingency Fund, may be collected as Per Sqft. Per Month on size of the DU(Flat) along with Monthly Maintenance Charges (i.e., Common Maintenance Charges) to meet any eventuality in future. This would create an additional fund (i.e., Contingency Fund) like Corpus Fund and this may lessen the burden of beneficiaries to pay the lump-sum amount on account of Infrastructure Fund etc. within a stipulated time. This may also be taken as Agenda Point, with regard to Infrastructure Fund, for the 11th AGBM of AOA KendriyaVihar-II, Sector-82, and NOIDA. ➤ Proposal for amendment of some of the provisions of Bye-Laws. ➤ Setting-up of minimum corpus and revision of subscription. ➤ Temple Complex may only be used for Worship, Rituals, Bhandara's etc. ➤ No other activities like indoor games, amusements, meetings of any kind other than matters relating to the affairs of the Temple should be allowed inside the Temple Complex. a) The SGBM is a special provision for the BOM and well as the members can be used by both for special or extraordinary interven-	<i>a), b, c) and d) will be taken care by</i>

S. No.	Moved by	Agenda	Decision of AGBM
		tion. To specify the minimum number of members required to convene and SGBM by the members in case the BOM fail to function as per bye-laws. b) To define anti-AOA activities & to include the same at chapter.1 (17) and chapter IV (28) of bye laws. For example, following activities will be considered as anti-AOA activities. I. Any encroachment of common areas by any individual or group or organization shall amount to violation and will be considered punishable act as per Indian Penal Code. II. Any alteration or installation of permanent, semi-permanent or temporary structure in the common areas of Kendriya Vihar –II premises. III. Any change in original approved plan including common utility structures like water tank , electrical installations, entry gates, firefighting systems ,water supply and sewer systems, boundary wall, lifts etc. Any violation of the provisions of the bye-laws and / Uttar Pradesh apartment (promotion of construction, ownership, and maintenance) Act, 2010. IV. Causing loss to the common properties of kendriyavihar and indulging into provocation (oral speeches /social media/internet and other media) against the	<i>the Committee reviewing the P-ACB and Bye-Laws.</i>

S. No.	Moved by	Agenda	Decision of AGBM
		executive members of BOM and members in general having adverse impact on the welfare of members and residents. V. Misleading members and residents / external organizations / statutory bodies / Government organizations with incorrect information about the resolutions or decisions made by the AGM / SGBM / BOM having harmful impact on welfare of members and residents. c) Since the member there one a large Numbers of Pensioner and senior citizens in the society and the number is ever increasing; it is proposed to include “Pensioner sr. citizen welfare” as an additional objectives of AOA for incorporating in the a bye-laws & setting-up of an additional department in the BOM for the purpose (eg. For pension disputes, family pension on death of principal pensioner, medical exigencies, facilitating nursing services etc.) d) There is also need to review the penal provisions for non-payment of subscription and other such funds as decided by the GBM / SGBM / BOM for the welfare of the society. 2) Setting-up minimum corpus and revision of subscription: a) With the time, the various systems like water supply lines, sewer pipelines, water tanks boundary wall, Apartment walls etc. would	AGBM has constituted a committee at Agenda point no. 11.8

S. No.	Moved by	Agenda	Decision of AGBM
		require higher maintenance charges and there may be sudden break down requiring higher budget. Besides, there may also be instances of epidemics or natural calamity causing damage. Thus, there would be requirement to maintain a certain amount of corpus fund to undertake major replacements and repair. It is proposed to maintain a corpus e.g. Rs. 5 crores to handle situations. This needs discussion. b) Since out of total infra (lift-road-fire system) budget of about RS 15.00 Cr ;about Rs 7.5 Cr (50%) is to be born out of corpus fund, there will be an insignificant balance as corpus fund of around Rs 1-2 Cr only .This added with a possible increase in repair and maintenance will put enormous pressure on expenditure. We need to set up a ‘subscription committee’ to calculate and recommend the monthly subscription realistically within a stipulated time period. 3) It is proposed to consider taking up of solar-energy project at KV-II , especially at community center, and roofs of apartments for energy saving and light posts to save on electricity/charges funds from government schemes may be explored. 4) It is propped to take up following development activities I. Expansion of CGHS facilities by	AGBM directed BOM to explore option As action is already being taken by

S. No.	Moved by	Agenda	Decision of AGBM
		arranging an expert doctor twice/thrice in a week and also to add a minor surgical for first aid, injections, vaccinations etc. in dispensary. Also arrange free treatment of all senior citizens, pregnant women handicapped person residing at KV-II at the CGHS dispensary. II. To prune tree leaves & branches objecting light from lamp-posts along the road/to stop growth of bats/to restrict fall of tree branches during storms etc. with necessary permission of concerned authority. III. Arrange installation of lift at foot over bridge and its regular cleaning in consortium with adjoining society, FORNWA & NOIDA authority IV. Arrange install lifts at CC-I & II to facilitate ever increasing numbers of senior citizens and handicapped persons. Also, expand CC-II suitably utilizing its roof at 1st floor (adjoining to library) for a meaningful purpose like expansions of CGHS / Pensioner or Sr. citizen welfare cell / BOM Office etc. V. Installations of-metric entry system at the gates and cashless transaction with suppliers/vendors/ service providers of KV-II by BOM. VI. Setting up of E-procurement and reverse auction system for purchase of good's & services and sale of scraps/junks/services etc. to bring transparency.	<i>BOM, AGBM directed the BOM to expedite the matter.</i>

S. No.	Moved by	Agenda	Decision of AGBM
11.14.3	Shri A D Thomas B-150 Pkt-6	➤ A Committee is to be constituted to study the damage which will be caused to the towers in the event of an earthquake. ➤ An owner shall not make any structural modifications or alternations in his/her unit or installations located therein, without notifying the association in writing and obtaining the requisite permission of the prescribed sanctioning authority. ➤ No owner shall undertake any work that affects the external façade of the building from any angle i.e. covering of balconies and terraces change of colour etc. ➤ An effective drive to recover the pending dues of maintenance charges from the defaulters should be carried out immediately. Provision should be made in the My Gate so that it automatically blocks the requests of defaulters, which will compel the tenants/ owners to pay the monthly dues. ➤ Late payment charges for monthly subscription should be % basis not on fixed basis ➤ The owners are encroaching on the green belt in front and adjacent of the flat. Action is to be taken to remove all such unauthorized encroachment in the green belt area. ➤ Without waiting for outside help to carpet the road we should use our corpus fund to make the roads immediately.	Only the point regarding recovery of dues was pressed by AOA member. Secretary informed the house that required action is already being taken by BOM. <u>AGBM directed the BOM to implement the suggestion given by AOA members</u>

S. No.	Moved by	Agenda	Decision of AGBM
11.14.4	Naresh Kumar Bansal C-172 Pkt-1	AOA has engaged persons from various trade eg. Electrician, Plumber etc. However, there is no one from carpentry trade. One/two Carpenters may also be added in maintenance staff pool.	<u>AGBM Unanimously decided to refer the Matter to the Committee constituted at Agenda Item no. 11.10</u>
11.14.5	B L Singh C-25 Pkt-7	1. Due to court stay order, temple committee's time got wasted without performing any duties. a. Hence, after stay is over, committee should get a period of at least 5 years or any other period to bring a makeover to the temple at its best interest. b. An approval for the temple from Noida Authority asap, 2. Number of vehicles to be allowed in one flat. 3. Water meter provision for each flat and penalty for water wastage.	<u>1. AGBM un-animously decided that one year term of the 10 Member committee of unified temple Management will start from the date of full fledged takeover of Temple management after the pronouncement of Court case.</u> <u>2. AGBM referred this point to Corpus Fund committee constituted at 11.8</u> <u>3. AGBM directed To take this matter in BOM</u>

S. No.	Moved by	Agenda	Decision of AGBM
11.14.6	दिनेश कुमार त्यागी (अध्यक्ष एकीकृत मंदिर परिसर)	विषय: एकीकृत मंदिर परिसर के लिए चुनी गई मंदिर समिति के कार्यकाल के विस्तार हेतु। आपको अवगत कराना है कि आपके दिशा निर्देशन में दिनांक 08-10-2023 को एकीकृत मंदिर परिसर “केंद्रीय विहार-2 सैक्टर-12 नोएडा के लिए 10 सदस्यों की एक मंदिर समिति का चुनाव कराया गया था। इस मंदिर से सम्बंधित वाद माननीय न्यायालय में लम्बित होने के कारण चुने हुए 10 सदस्य इस मंदिर से सम्बंधित अधिकांश कार्यों का संचालन सुचारु रूप से नहीं कर पाये हैं। कर पा रहे हैं। इस मंदिर प्रकरण में सभी तथों को ध्यान में रखते हुए मंदिर समिति के कार्यकाल को समुचित समय के लिए विस्तार की नितान्त आवश्यकता है जिससे कि चुनी हुई समिति इस मंदिर में उचित रखरखाव व्यापस्था को बनाए रखने में अपना सहयोग प्रदान कर सके। अतः आपसे करबद्ध अनुरोध है कि इस चुनी हुई मंदिर समिति के कार्यकाल को समुचित समय के लिए विस्तार की अनुमति प्रदान करने की कृपा करें।	<u>AGBM took Decision at Agenda item 11.14.5 (1)</u>
11.14.7	Surinder Kumar B-161 Pocket-6	AOA Members shall contest only one Election either of Mandir committee or BOM	<u>AGBM unanimously approved the Proposal</u>

AGBM of the Association ended with vote of thanks by the members.

(Ramesh Sharma)
Secretary

Copy to:

1. All Notice Boards in KV-II AOA.
2. Website: noidakv2.org/ noidakv2.com/ My Gate App.
3. Deputy Registrar, Guldhar, Ghaziabad.

ACTION TAKEN REPORT (ATR)

On Minutes of the 11th Annual General Body Meeting (AGBM) of KV-II,
AOA held on 07.07.2024

Agenda Item	Action Taken
Agenda Item No.11.4 - To consider unaudited Accounts for 2023 -24.	Unaudited Expenditure figures for the F.Y. 2023-24 were presented to the AGBM and the same were unanimously accepted by the AGBM. • The Audited report of 2023-2024 is being presented for Approval.
Agenda Item No.11.5 -To consider & adopt Budget Estimates for the year 2024-25	The total proposed budget for 2024-2025 was approved unanimously by AGBM after detailed deliberations with a hike of 10% under maintenance charges with effect from 1st July 2024. • The Audited report for 2024-2025 is being presented for Approval.
Agenda Item No.11.6 - Appointment of Auditor for the F.Y. 2023-24.	AGBM approved the appointment of Auditor, Shri Sandeep Gupta, CA, being the lowest quote out of 3 auditors for the financial year 2023-24 proposed by BOM. • Letter to Shri Sandeep Gupta was issued, however due to his unwillingness to continue, the earlier Auditor Shri Rajesh Jain was appointed in mid-term which was ratified by SGBM held on 22nd December 2024 and he has completed the job for Financial Year 2023-2024.
Agenda Item No. 11.7 - Extension of term of Internal Audit Committee with enhancement in scope of work.	AGBM unanimously approved the extension of term of IAC for six months w.e.f. 07.07.2024 with enhanced scope of work. • Term of IAC Committee was extended for six months with effect from 7th July 2024. The IAC completed the work and BOM accepted all suggestions and are being implemented.
Agenda Item No. 11.8 - Formulation of strategy to enhance the Corpus Fund for future major	Members discussed the agenda item along with agenda item 11.14.2 in detail and decided to form a committee to explore and suggest the strategy for enhancement of corpus fund to be called as "Common Expenses (Major Repair/Replacement Works)".

Agenda Item	Action Taken
repairs/ replacement.	• Committee has submitted its report which was presented in SGBM held on 22nd December 2024 and accepted by the SGBM.
Agenda Item No. 11.9 – Formation of Committee for review of P-ACB and Bye-Laws.	AGBM unanimously constituted the committee for submitting the report to BOM before next AGBM for approval. • Committee has submitted its report and will be presented during AGBM.
Agenda Item No. 11.10 - Review of staff strength and recruitment policy. Hiring of suitable qualified person for accounts and stores.	AGBM unanimously constituted the committee and additionally tasked the committee for adding of one/two Carpenters in maintenance staff pool as per Agenda Item No. 11.14.4. • Committee has submitted its report and will be presented during AGBM.
Agenda Item No. 11.11 - Marking of assets and annual physical stock verification	The work has to be carried out by qualified Storekeeper. AGBM had already given administrative approval for appointment of qualified storekeeper in agenda item number 11.10. • Qualified storekeeper is yet to be appointed.
Agenda Item No. 11.12 - Presentation of status of Infrastructure Fund and its utilization.	Secretary briefed the august house about the progress of the activities covered under Infrastructure fund and highlighted the difference in amount due to change in decision by SGBM regarding replacement of 8 passengers lift in place of up gradation which are installed in 24 blocks of Phase V. AGBM unanimously approved the difference amount as well as shortfall amount of collection from AOA members to be taken from Corpus Fund. • Road carpeting and work on Genset had been completed earlier. 80 out of 120 lifts have now been replaced. Work on remaining 40 lifts will be completed by the end of this year.

Agenda Item	Action Taken
	• Regarding firefighting infrastructure, a model block has been equipped on limited tender basis. The work for remaining 23 blocks and extinguishers in all 120 blocks will be done on open tender basis and shall be completed by the end of financial year.
Agenda Item No. 11.13 - Installation of additional water harvesting system in the society.	AGBM unanimously approved the above work for which the amount has already been approved in the Budget estimates in agenda item no. 11.05 (Capital Budget). • Could not be initiated due to sanctions by Dy. Registrar. However a modified proposal is being submitted for the year 2025-2026.

Agenda moved by members, AOA

S.No.	Agenda	Decision of AGBM
11.14.1	1. Common Maintenance Charges (CMC) 2. Infrastructure Fund 3. Contingency Fund	Did not discuss this agenda as the concerned AOA member was not present. No action Required
11.14.2	Proposal for amendment of some of the provisions of Bye-Laws. Setting –up of minimum corpus and revision of subscription. Temple Complex may only be used for Worship, Rituals, Bhandara's etc. No other activities like indoor games, amusements, meetings of any kind other than matters relating to the affairs of the Temple should be allowed inside the Temple Complex.	Will be taken care by the Committee reviewing the P-ACB and Bye-Laws. Constituted a committee and its recommendations are being implemented The matter is subjudicial. However, the Temple Committee elected by AoA is looking into these issues. No action Required

S.No.	Agenda	Decision of AGBM
11.14.3	Recovery of dues from nonpaying members	Recovery of dues is in progress and a decision in AGBM is requested to pursue further.
11.14.4	One/two Carpenters may also be added in maintenance staff pool.	Merged with 11.10 No action Required
11.14.5	Extension of period for Mandir Committee Number of vehicles to be allowed in one flat Water meter provision for each flat and penalty for water wastage.	One year after final Judgment No action Required Two vehicles/dwelling unit was recommended by Corpus Fund committee and is being implemented. Committee referred to BOM and will be discussed in 12th AGBM. No action Required Taken as Agenda item no. 12.10
11.14.6	विषय: एकीकृत मंदिर परिसर के लिए चुनी गई मंदिर समिति के कार्यकाल के विस्तार हेतु	Decision taken under 11.14.5 No action Required
11.14.7	AOA Members shall contest only one Election either of Mandir committee or BOM	Approved No action Required

Board of Management

The Present Board of Management consists of the following Principal Office Bearers and Members of the Board.

S.No.	NAME	DESIGNATION
1.	Shri M L Sharma	President
2.	Mrs Krishna Tyagi	Vice-President
3.	Shri Ramesh Sharma	Secretary
4.	Shri Dinesh Kumar	Treasurer
5.	Shri C B Patel	Assistant Secretary
6.	Shri P.C. Maharana	Assistant Treasurer
7.	Shri Krishna Murari	Member
8.	Shri T.C. Kain	Member
9.	Shri Avinash Dhyani	Member
10.	Shri Dilbagh Singh Nijjhar	Member

Significant Achievements of Previous BOM

1. Registration of Property Dealers, Contractors for civil/electrical/welding and trainers made compulsory due to security reasons of society as many of them were roaming inside the society without any valid entry pass and police verifications.
2. Renewal fees with late fees for society renewal has been deposited. Renewal of Society is in progress.
3. All the serving contracts have been uploaded on website.
4. BOM office, on first floor of CC 1, is open for all the residents.
5. The sealed rooms at first floor of CC1 has been de-sealed following due process.
6. Advisory committee for all the departments have been constituted and published.

7. Monthly interaction meeting with residents for apprising the work carried out by BOM and to listen on issues faced by the residents is being carried out.
8. Minutes of all BOM meetings conducted are uploaded on website for residents.
9. Regular monitoring of Lift replacement including dismantling and civil work is being carried out.
10. Covering of drain in front of our society is almost complete and the work on lift at foot bridge is being raised with NOIDA authority.
11. Block 94 chosen as pilot project for revival of fire safety system has been completed.
12. Fogging and Anti Larva spray in our society on regular basis to maintain hygienic condition.
13. A interaction Meeting with horticulture Department was held and the trees of campus were shown requiring cutting/triming. As per their advise two seperate letters for cutting of trees which are threat to infrastucture of society/residents and letter for triming of over grown trees.
14. Matter related to Rent of CGHS have been taken up with DG, CGHS

Significant Achievements of Present BOM

1. Renewal fees with late fees for society renewal has been deposited. Renewal of Society was in progress but was delayed by the action of SDM and Dy Registrar. Now AOA has elected new BOM in August 2030 so the matter will be expedited. The Diifference renewal fees of Rs. 2600/- up to 30th October 2025 paid on 30th October 2025.
2. Renewal of Society pending from 2015 has now been renewed till 2030 on 30.10.2025.
3. All the serving contracts have been uploaded on website.
4. BOM office, on first floor of CC 1, is open for all the residents.
5. Advisory committee for all the departments have been constituted and published.

6. Monthly interaction meeting with residents for apprising the work carried out by BOM and to listen on issues faced by the residents is being carried out.
7. Minutes of all BOM meetings, conducted till date, are uploaded on website for residents.
8. Regular monitoring of Lift replacement including dismantling and civil work is being carried out. 80 out of 120 lifts have already been replaced.
9. Covering of drain in front of our society is complete and the work on lift at foot bridge is being discussed with NOIDA authority and DM, Gautam Budh Nagar. Repairing work of foot over bridge is going on AOA request.
10. Block 94 chosen as pilot project for revival of fire safety system has been completed. The work on remaining blocks will be initiated shortly.
11. Fogging and Anti Larva spray in our society on regular basis to maintain hygienic condition.
12. Interaction Meeting with horticulture Department was held and the trees of campus were shown requiring cutting/triming. As per their advise two seperate letters for cutting of trees which are threat to infrastucture of society/residents and letter for trimming of over grown trees were received and action taken.
13. 50 percent interest earned on FD for 2023-2024 was not withdrawn during 2024-2025 and FD for transfer fees and admission fees amounting to Rs 35,46,770/-for 2023-2024 was created.
14. 50 percent interest earned on FD for 2024-2025 was not withdrawn till date and FD for transfer fees and admission fees amounting to Rs. 38,98,909/- rounded to 39 lakhs for 2024-2025 has been created.
15. 6 Society maps installed at different locations without any expenditure. Revenue is being generated through A4 size poster advertisement in Lifts.
16. First Time Road marking work carried out and completed to the satisfaction of Residents of the society.

SCHEDULED BUDGET ESTIMATE FOR F.Y. 2025-26

S. No.	Heads	Audited account of FY 2023-2024 (INR)	Budget FY 2024-25 (INR)	Audited account of FY 2024-2025 (INR)	Budget FY 2025-26 (INR)
1	CCTV Maintenance	4,49,510	6,00,000	3,17,013	6,00,000
2	Computer expenses	27,640	30,000	21,358	30,000
3	Festival expenses	3,70,538 (Includes Sl. No. 4)	2,00,000	2,33,856	3,00,000
4	Sports and culture activity	8,036	2,50,000	54,862	2,00,000
5	Malba Expenses	9,76,850 (Includes Sl. No. 6)	3,00,000	1,28,856	2,00,000
6	Housekeeping garbage expenses	----- (includes Sl. No. 7)	6,50,000	6,20,000	7,00,000
7.	Sewage Cleaning Expenses	---		9,800	30,000
5	Election	32,346	2,50,000	10,750	1,30,000
6	GBM	1,64,532		----	1,50,000
6	Office expenses	1,45,826	2,00,000	1,62,275	2,00,000
7	Printing and stationary	92,298	1,00,000	1,61,745	2,00,000
8	Salary and Wages of staff including EPF& ESI charges	80,35,874	90,00,000	84,81,794	95,00,000
9	Security expense bill	71,21,903	80,00,000	72,01,545	95,00,000
10	Telephone Expense & Internet	25,919	30,000	24,207	30, 000
11	Website charges	10,859	40,000 (New website design)	25,000	20,000
13	Water Drinking	83,858	90,000	62,385	90,000
14	Advertisement	38,605	45,000	46,046	50,000
15	Bank Charges	5,721		8,546	10,000
16	Conveyance/Overtime	29,964	40,000	45,486	50,000
17	Pest Control	---	50,000	-----	

S. No.	Heads	Audited account of FY 2023-2024 (INR)	Budget FY 2024-25 (INR)	Audited account of FY 2024-2025 (INR)	Budget FY 2025-26 (INR)
18	Legal	3,98,437	9,00,000	25,236	1,00,000
19	Professional	3,65,804		3,74,704	4,00,000
	Audit Fees	41,300		47,200	50,000
19	Common area electric consumables	7,95,432	9,00,000	4,16,954	5,00,000
20	Common area electric bills	64,15,032	70,00,000	69,38,006	80,00,000
21	Diesel (D.G. Set)	3,46,229	4,00,000	3,87,008	5,00,000
22	D.G Set Maintenance	2,82,281	1,50,000	2,29,598	5,00,000
23	Lift Expense	32,56,936	25,00,000	27,26,273	10,00,000
24	Estate material/repair expenses	3,16,479	15,00,000	2,31,562	10,00,000
25	Labor	2,44,221		2,17,490	5,00,000
25	Whitewash	----	5,00,000	-----	---
26	Water Supply Bill (Noida)	56,61,501	60,00,000	56,55,051	60,00,000
27	Tank Cleaning	----	1,50,000	1,75,000	2,00,000
28	Plumbing repair and maintenance	6,72,851	15,00,000	7,73,013	10,00,000
29	Horticulture Services	19,72,168	30,00,000	23,84,023	40,00,000
30	Horticulture other expenses				30,000
30	Housekeeping Services	30,38,678	40,00,000	34,80,941	50,00,000
30	Housekeeping other expenses	55,827		74,024	90,000
31	CC-1 Renovation	---	10,00,000	-----	---
35	Fire Fighting Expenses	1,26,200	5,00,000	2,73,000	3,00,000 *
37	Society Renewal Fees	---	----	8,000	3,000
38	Photocopy expenses	1,575	2,000	325	1,000
39	Postage and telegram	2,065	5,000	5,459	8,000
40	Miscellaneous expenses	3,800	5,000	3,016	5,000
41	Newspaper and journals	1,320	1500	1,100	1,500
42	Membership (FONRWA)	10,000	----	10,000	10,000
	Total	4,16,28,415	4,98,88,500	4,20,52,507	5,11,88,500

Income Estimation

S. No.	Heads	Income FY 2024-25 (INR)
1	A-Type flat 360 * 1270*12	54,86,400/-
2	B Type 1040* 1450*12	1,80,96,000/-
3	C Type 788*1595*12	1,50,82,320/-
4	D Type 88* 1790*12	18,90,240/-
5	Total of subscription charges (1 to 4)	4,05,54,960/-
6	SBI rent	20,96,556/-
7	CGHS rent (90,140/-)	10,81,680/-
8	Rent shop Safal, KV gallery, KV Mart, family Mart, Bakery Shop & CC2 shop 1	20,00,000/-
9	Maid Pass, Temp Pass.	5,00,000/-
10	Hall booking	5,00,000/-
11	Vehicle pass & canopy	2,00,000/-
12	Shift in- Shift out	14,00,000/-
13	FDR interest (50%)	-----
14	Scrap Income	2,00,000/-
	Total Income (S. No. 5 to 14)	4,85,33,196/-

The difference of (5,11,88,500 - 4,85,33,196) Rs. 26,55,304/- will be covered with increase in maintenance by 5%. In addition Rs. 162/- per month per flat for Lift Cameras and it's infra.

Budget Estimation of Proposed Activities under Capital Head for 2025-2026

(A) Already Approved By 11th AGBM through Infrastructure Fund and Corpus Fund

S. No.	Head	Budget in 2024-2025	Audited Account 2024-2025	Budget for 2025-2026
1.	Up-gradation of Fire Fighting System	70,00,000 (For phase-V Up gradation and new/ replacement of old fire Extinguishers in rest of society.)	2,18,831 (For one Block as pilot project done.)	70,00,000/- (For phase-V Up gradation and new/ replacement of old fire Extinguishers in rest of society.)
2.	Lift Replacement	{Lifts Replacement order Rs. 11,50,00,800/- Civil Work order After dismantling and buy back Rs. 1,04,40,000 in F.Y 2023-2024, Paid Rs 83,94,600/- plus GST in 2023-2024}	4,12,57,993/- Plus GST	Total Amount Paid till 15th October 2025 is Rs. 8,88,93,974/- Including payment made in F.Y. 2023-24 and 2024-2025 Rest amount to be paid (Rs.12,54,40,800 - Rs. 8,88,93,974/-) is Rs.3,65,46,826/- only
3.	Camera's for 120 Lifts.	10,00,000	----	New proposal is Rs. 162.00/- Month/flat For 5 years or Rs. 20,00,000/- if old intra to be used.
	CCTV for lifts and Infrastructure. (Society shield package Cost)	Deployment of Fixed intercom in common area (4), lifts (120), in Flats (2200). 1. Deployment of Internet connection in Lift Machine rooms. 2. Laying of FTTH fiber trunk lines 3. Deployment of New CCTV Cameras in 120 for lifts. 4. Special Broadband plan 300 mbps @ 499 only and special TV channel plan of 500 ch @ 150 only -by choice 5. All maintenance will be for 5 Years.		
4.	Road carpeting	Final settlement Left (Actual Contract Rs. 1,36,00,090/- and paid Rs. 84,39,936 in F.Y. 2023-2024) Road marking @ Rs 375/- per sq meter plus GST was left	Final Settlement Rs. 98,48,796/- Including 18% GST Out of Which Rs 2,08,661/- kept as 2.5% Security Deposit Road Marking not done (Road marking @ Rs 375/- per sq meter plus GST)	Rs 4, 21,850/- (@Rs. 275/- per sq. meter plus 18 % GST) Total 1300 sq. meter Already Paid.

(B) Approval Requested From 12thAGBM

1.	Boom Barrier Set up for Gate No.1 & 2 In and out A. RFID/UHF based OR B. ANPR Camera Based Optional-fencing	-----	-----	Rs. 10,00,000/- Plus GST {1. With Option (A) Rs. 1,54,500/- Approx. 2. With option (B) Rs. 1,90,500/- Approx. If fencing required Rs 20,000/- for each option <u>Plus GST (Tax)</u> <u>For One Gate IN/OUT}</u>
2.	Renovation of Gate No. 1	-----	-----	Rs. 20,00,000/-
3.	Installation of additional water harvesting system in the society	20,00,000/-	-----	Rs. 40,00,000/-
However we are now proposing for two bore wells for normal water to be added into our society tank if allowed by Noida Authority on PPP model and the Expenditure will increase from 20 Lakh to 40 Lakh.				

FDs as on 31st March 2025

- FDs as on 31st March 2025 (10) Rs. 8,92,13,564/-
- Balance in Infra Account as on 31st Oct. 25 Rs. 64,17,829/-
- En-cashed FD on 01.09.2025 (-) Rs. 71,76,974/-
- En-cashed FD on 06.10.2025 (-) Rs. 1, 36, 82,813/-
- **Balance as on 31st October 2025** **Rs. 7,47,71,606/- plus interest.**
- **Committed/approved amount Rs. (3,65,46,826 + 70,00,000) = Rs 4,35,46,826/-**
- **Amount Proposed with enhancement is Rs. 70,00,000/- for F.Y. 2025-2026**
- **Hence Total Expenses to be incurred from Infra and Corpus Fund is Rs. 5,05,46,826/- which can be managed from available infra and corpus Fund. Approx. 2,47,24,780/- will remain as balance in Infra & corpus.**

AUDITORS REPORT

**The Members,
The Kendriya Vihar II Apartments Owners' Association
Plot No 3. Sector 82, Noida-201304 (U.P.)**

We have audited the Balance Sheet of **KENDRIYA VIHAR IIAPARTMENTS OWNER'S ASSOCIATION**, vide registration No. **46818(M)**, as on 31 March 2024, and the Income and Expenditure Account and Receipt & Payment account of the Association. for the period ended on that date. We report that.

- (i) We have obtained all the information and explanations which, to the best of our knowledge & belief, were necessary for the purpose of our audit.
- (ii) In our opinion and to the best of our information and according to the explanations given to us, the Balance Sheet and Income & Expenditure Account and Receipts & Payments account referred to in the report are drawn up in conformity with the law.
- (iii) In our opinion and to the best of our information and according to the explanations given to us, and as shown by the book of the Association., Balance Sheet exhibits true & correct account of the state of affair of Association.
- (iv) In our opinion and to the best of our information and according to the explanations given to us, and as shown by the book of the Association, Income & Expenditure Account exhibits Income Over Expenditureas on that date
- (v) In our opinion books & accounts, as required under New Bye Laws undernew U.P. APARTMENT OWNER'S ACT,2010 and the rule & the Bye- Laws framed there under have been kept by Association.
- (vi) In our opinion and to the best of information and according to the explanations given to us, and subject to our report there has been no material impropriety or irregularity in the expenditure and in realization of money due to the Association.

For DINESH JAIN & ASSOCIATES

Chartered Accountants

RAJESH JAIN (Partner)

M. No. 516810

Place: New Delhi
Date : 31/10/2024

ANNEXURE TO THE AUDIT REPORT

1. The Association is functioning from the registered office located at community Centre Plot No-3, Sector-82, Noida, Uttar Pradesh - 201304 and we are informed that the members are being allowed to inspect the documents including the audit report of the Association.
2. Last annual general body meeting was held on **07/07/2024**, where in account for the **financial years 2016-17 & 2022-23** along with auditor's report were placed & adopted.
3. The Association is holding the management committee meetings regularly. The Association is maintaining records of proceedings in the minutes/ Proceeding Register.
4. The Association does not have any cash credit limit or loans on the basis of hypothecation of goods.
5. Budget has been drawn in respect of Expenditure & Receipts to be incurred by the Association.
6. We are in the opinion that Association is registered under the Societies Registration Act 1860 with the **Assistant** Registrar of Firms and Societies, Meerut w.e.f. 30.04.2005
7. The Association has maintained Member's ledger or register to track the member's subscription, gate pass vehicle Pass, community centre charges, shifting fees, etc. to reconcile the any amount subscription fees due or received excess or shortfall
8. We are informed that no unresolved dispute is pending against the Association.

For DINESH JAIN & ASSOCIATES

Chartered Accountants

RAJESH JAIN (Partner)

M. No. 516810

Place: New Delhi

Date : 07/10/2024

**Accounting Policies & Notes on Accounts Forming part of
Balance Sheet as on 31st March 2024**

1) BASIS OF ACCOUNTING :-

The accounts are prepared on historical cost basis and going concern assumptions. Accounting policies not referred to otherwise be consistent with generally accepted accounting principles

2) REVENUE RECOGNITION :-

Income & Expenditure are accounted for on mercantile basis.

3) FIXED ASSETS :-

Fixed Assets are valued under Gross Block method. The depreciation has been charged at rates prescribed according to Income Tax Act, 1961 at written value method.

4) INVESTMENTS :-

Association has valued the investments at cost plus interest accrued at the end of the year.

5) CONTINGENT LIABILITIES :-

No Contingent Liabilities being reported by the executive committee of the association.

6) FOREIGN EXCHANGE TRANSACTIONS :-

The association has not made any Foreign Exchange Transaction during the year.

7) In the opinion of Executive Committee, current assets have a value on realization at least equal to the amount at which they are stated in the Balance Sheet, as per our opinion even date attached.

For DINESH JAIN & ASSOCIATES

Chartered Accountants

RAJESH JAIN (Partner)

M. No. 516810

Place: New Delhi

Date : 31/10/2024

KENDRIYA VIHAR-II APARTMENT OWNERS' ASSOCIATION
PLOT NO:- 3, COMMUNITY CENTRE-I, SECTOR- 82, NOIDA
Balance Sheet as on 31st March 2024

S.No.	PARTICULARS	NOTE No.	Amount as on 31.03.2024	Amount as on 31.03.2023
I	CAPITAL FUNDS AND LIABILITIES			
	CAPITAL FUNDS	1	146,128,865	110,783,063
	RESERVE AND SURPLUS	2	1,179,912	(2,875,676)
	CURRENT LIABILITIES AND PROVISIONS	3	14,969,822	4,066,021
	TOTAL		162,278,599	111,973,408
II	ASSETS			
	PROPERTY PLANT & EQUIPMENT	4	36,975,362	13,841,778
	INVESTMENTS- OTHERS	5	73,667,859	85,141,846
	CURRENT ASSETS, LOANS, ADVANCES ETC.	6	51,635,377	12,989,783
	TOTAL		162,278,599	111,973,408
	SIGNIFICANT ACCOUNTING POLICIES CONTINGENT LIABILITIES AND NOTES ON ACCOUNTS			

Accompanying Notes to Accounts to the Financial Statements.
"AS PER OUR REPORT OF EVEN DATE ATTACHED"

For Kendriya Vihar-II Apartment Owners' Association

As per our Report on
For M/s Dinesh Jain & Associates
Chartered Accountants

Sd/-
C.A. RAJESH JAIN (PARTNER)
Membership No. 516810

Sd/-
Krishna Tyagi
(President)

Sd/-
Ramesh Sharma
(Secretary)

Sd/-
Chinu Bhai Patel
(Treasurer)

KENDRIYA VIHAR-II APARTMENT OWNERS' ASSOCIATION
PLOT NO:- 3, COMMUNITY CENTRE-I, SECTOR- 82, NOIDA
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2024

S.No.	PARTICULARS	NOTE No.	Amount as on 31.03.2024	Amount as on 31.03.2023
I	<u>INCOME</u>			
	INCOME FROM SALES/SERVICES	7	276,376	309,864
	SUBSCRIPTIONS&FEES	8	37,340,148	35,620,166
	INCOME FROM INVESTMENTS	9	4,839,186	6,098,053
	INCOME FROM MAINTAINENCE	10	69,162	50,000
	INTEREST EARNED	11	5,667,283	4,316,293
	OTHER INCOME	12	1,407,852	1,697,624
II	TOTAL (A)		49,600,007	48,092,000
	<u>EXPENDITURE</u>			
	COMMON AREA EXPENSES/REPAIR & MAINTAINENCE	13	30,134,324	33,210,598
	PROFESSIONAL & LEGAL CHARGES	14	815,541	662,428
	EMPLOYEE BENEFIT EXPENSES	15	8,035,874	7,381,142
	OFFICE EXPENDITURE	16	871,014	1,024,703
	OTHER DIRECT EXPENSES	17	1,771,212	1,763,111
	DEPRECIATION	18	3,916,454	2,415,775
	TOTAL (B)		45,544,418	46,457,757

S.No.	PARTICULARS	NOTE No.	Amount as on 31.03.2024	Amount as on 31.03.2023
	BALANCE BEING EXCESS OF INCOME OVER EXPENDITURE (A-B)		4,055,588 -- -- --	1,634,243 -- -- --
	BALANCE BEING SURPLUS/(DEFICIT) CARRIED TO RESERVE & SURPLUS		4,055,588	1,634,243
	SIGNIFICANT ACCOUNTING POLICIES CONTINGENT LIABILITIES AND NOTES ON ACCOUNTS			

Accompanying Notes to Accounts to the Financial Statements.

"AS PER OUR REPORT OF EVEN DATE ATTACHED"

For Kendriya Vihar-II Apartment Owners' Association

As per our Report on
For M/s Dinesh Jain & Associates
Chartered Accountants

Sd/-
C.A. RAJESH JAIN (PARTNER)
Membership No. 516810

Sd/-
Krishna Tyagi
(President)

Sd/-
Ramesh Sharma
(Secretary)

Sd/-
Chinu Bhai Patel
(Treasurer)

**KENDRIYA VIHAR -II APARTMENT OWNERS' ASSOCIATION
PLOT NO:-3 , COMMUNITY CENTRE-I, SECTOR 82, NOIDA
SCHEDULE FORMING PART OF FINANCIAL STATEMENTS
AS AT 31.03.2024**

SCHEDULE 1- CAPITAL FUND

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
Capital fund for the year	110,783,063	110,783,063
Add Transfer Fees & Fees for Infrastructure fund	35,345,802	
Total	146,128,865	110,783,063

SCHEDULE 2- RESERVES AND SURPLUS

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Income & Expenditure a/c		
As per last Account	(2,875,676)	(4,509,919)
Add Income over Expenditure during the year	4,055,588	1,634,243
Less : Expenditure Over Income during the year		
Total	1,179,912	(2,875,676)

SCHEDULE 3 - CURRENT LIABILITIES AND PROVISIONS

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
A. CURRENT LIABILITIES & PROVISIONS		
1. Sundry Creditors:		
a) For Goods & Equipments & others	14,849,424.00	4,022,114.00
2. Statutory Liabilities:		
a) TDS Payable	20,697.00	43,907.00
b) EPF & ESI Charges Payable		99,701.00
Total	14,969,822.00	4,066,021.00

KENDRIYA VIHAR-II, APARTMENT OWNERS' ASSOCIATION
PLOT NO:-3, COMMUNITY CENTRE-I, SECTOR-82, NOIDA
SCHEDULE 4 & 18 - DEPRECIATION FOR THE YEAR ENDING 31ST MARCH 2024

S.No.	Particulars	Rate of Depreciation	As on 01/04/2023	upto Sept.	After Sept.	As on 31/03/2024	Depreciation	WDV As on 31/03/2024
1	Computer & Printer	40%	46414		6406	52820	19847	32973
2	Cycle & Rickshaw	15%	9357			9357	1404	7953
3	Furniture & Fixtures	10%	160289			160289	16029	144260
4	Cooler & Fan	15%	42325	2350		44675	6701	37974
5	D.G. Set	15%	552337	1080276	2370000	4002613	422642	3579971
6	Water Supply Installation	15%	1299832			1299832	194975	1104857
7	Water Harvesting	15%	196036			196036	29405	166631
8	Light Fittings	15%	1436400			1436400	215460	1220940
9	Street Lighting	10%	691579			691579	69158	622421
10	Fire Fighting System	15%	2251290			2251290	337694	1913597
11	Lifts	15%	4929109		12900000	17829109	1706866	16122243
12	Water Dispenser	15%	7902			7902	1185	6717
13	Sound System	10%	4021			4021	402	3619
14	Air Conditioner	15%	290679			290679	43602	247077
15	Dusbins for common Area	15%	29320			29320	4398	24922
16	Fire extinguisher	40%	37630			37630	15052	22578
17	Grass cutting machine	15%	56976			56976	8546	48430
18	Office Furniture	10%	8032		39500	47532	2778	44754
19	POS Machine	15%	3442			3442	516	2926
20	Tally software	40%	4795			4795	1918	2877
21	Cctv Camera	15%	1276377	145772		1422149	213322	1208827
22	Mobile Phones	15%	8937		1016	9953	1417	8536
23	Hilti Machine	15%	18063			18063	2709	15354
24	Land Mover	15%	20491			20491	3074	17417
25	Splicing Machine	15%	106250			106250	15938	90313
26	Open Gym	15%	353898			353898	53085	300813
27	Battery	15%			24219	24219	1816	22403
28	Office Equipment	15%			1100	1100	83	1018
29	Road Carpeting	10%			10380899	10380899	519045	9861854
30	Sports Equipments	15%			98500	98500	7388	91113
	Total		13841778	1228398	25821640	40891819	3916454	36975362

SCHEDULE 5 - INVESTMENTS - OTHERS

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
Fixed Deposit With Scheduled Bank	-	-
(I) FDR With SBI-41033588146	5,517,204.00	5,517,204.00
(II) FDR With PNB-07113031023078		15,007,900.00
(III) FDR With PNB-07113031024457	6,451,315.00	6,067,920.00
(IV) FDR With SBI-33558223553	12,854,008.00	12,080,919.00
(V) FDR With SBI-33558228948	7,528,771.00	7,075,962.00
(VI) FDR With SBI-33558229328	12,854,008.00	12,080,919.00
(VII) FDR With SBI- 33558229601	12,854,008.00	12,080,919.00
(VIII) FDR With SBI- 38862104190	8,234,271.00	8,234,271.00
(ix) FDR With SBI- 40338506888	3,220,233.00	3,220,233.00
(x) FDR With PNB-071110P00001673	824,408.00	775,599.00
(xi) FDR With SBI -41690793824	3,329,633.00	3,000,000.00
TOTAL	73,667,859.00	85,141,846.00

SCHEDULE 6- CURRENT ASSETS, LOANS, ADVANCES ETC

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
A. CURRENT ASSETS		
1. Sundry Debtors:		
a) CGHS CC 2	1,081,680	657,121
b) Shop no 2 CC1 Bakery Shop	-	468,384
c) RR cable	-	196,000
d) Awana Cable	-	30,000
e) Security deposit to Indraprastha	345,636	-
F) Shop no 2 KV Mart	-	20,678
2. Cash Balance in hand (including cheques drafts and imprest)	19,020	5,723
3. Bank Balance:		
a) With Schedule Bank:		
OBC (07112011005301)	30	30
State Bank of India A/c No.30088147857(SBA/C)	2,065,555	1,005,048
State Bank of India (Current A/c)37255619357	3,923,560	2,014,603
Punjab National Bank	30,547,051	
B. LOANS, ADVANCES AND OTHER ASSETS		
1. Advances and other amounts recoverable in cash or in kind or for value to be received:		
a) Balance with Revenue Authority	-	-
1) Tds Receivable for 2019-20	449,186	449,186
2) Tds Receivable for 2020-21	651,941	651,941
3) Tds Receivable for 2021-22	783,498	783,498
4) Tds Receivable for 2022-23		923,320
5) Tds Receivable for 2023-24	967,143	
2. Subscription Receivable from Members	1,458,447	2,714,296
3. Accured Interest:	1,903,253	1,795,957
4. GST Receivable	7,439,377	1,273,998
TOTAL	51,635,377	12,989,783

SCHEDULE 07- INCOME FROM SALES/SERVICES

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Income from Sale		
a) Sale of Tender Form	42,000	8,000
b) Sale of Scraps	234,376	301,864
TOTAL	276,376	309,864

SCHEDULE 08 - SUBSCRIPTIONS & FEES

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Admission Fees	86,000	102,000
2. Subscriptions Fees	35,892,148	34,166,166
3. Shifting Fees In	712,000	676,000
4. Shifting Fees out	650,000	676,000
TOTAL	37,340,148	35,620,166

SCHEDULE 09 - INCOME FROM INVESTMENTS

PARTICULARS	Investment-Others	
	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Rental Income	4,839,186	6,098,053
TOTAL	4,839,186	6,098,053

SCHEDULE 10 - INCOME FROM MAINTENANCE

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Canopy Fees Income	69,162.00	50,000.00
2. Registration Fees	-	-
TOTAL	69,162.00	50,000.00

SCHEDULE 11 - INTEREST EARNED

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. On Term Deposits		
a) With State Bank Of India	4,481,881	2,337,260
b) With Punjab National Bank	1,025,314	1,131,359
c) MD PVNL TDS CELL		814,990
2. On Savings Accounts		
a) With State Bank Of India	22,708	32,684
b) With Punjab National Bank	137,380	
TOTAL	5,667,283	4,316,293

SCHEDULE 12 - OTHER INCOME

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Cable Charges (Income)	8200.00	10610.00
2. Chair Charges (Income)	1870.00	4270.00
3. Cheque Return Charges		523.00
4. Community Centre Booking Charges	504000.00	394049.00
5. Fine & Penalty		7000.00
6. DG Backup Income	69.00	44001.00
7. Gate Pass	715225.00	1008096.00
8. Penalty From Members	15800.00	23990.00
9. Penalty From Vendors	31516.00	13400.00
10. Shop Manintainence	33900.00	25735.00
11. Vehicle Pass	59650.00	55950.00
12. Garbage Charges Income	30000.00	110000.00
13. Participation Fees of Table Tennis Team	6450.00	
14. Sundry Income	1172.00	
TOTAL	1407852.00	1697624.00

SCHEDULE 13- Common Area Expenses/Repair & Maintenance

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. CCTV Charges	449,510.00	651,519.00
2. Repair & Maintenance Materials	316,479.00	792,999.00
3. Common Area Electric Consumables	795,432.00	680,668.00
4. Common Area Electricity Bill	6,415,032.00	6,583,302.00
5. Common Area Plumbing Work	672,851.00	1,262,653.00
6. Common Area Housekeeping Charges	3,038,678.00	2,352,498.00
7. Common Area Housekeeping Materials	55,827.00	5,000.00
8. Common Area Lift Expenses	3,256,936.00	5,203,957.00
9. Common Area Security Expenses	7,121,903.00	6,705,755.00
10. Common Area Transformer Repair Expenses		
11. Horticulture Expenses	1,972,168.00	1,576,179.00
12. Fire Fighting Expenses	126,200.00	393,740.00
13. Water Charges (Tank Cleanings)		73,500.00
14. Water Bill (NOIDA)	5,661,051.00	5,655,051.00
15. Repair & Maintenance(Labour)	244,221.00	913,970.00
16. Sports & Cultural Activities	8,036.00	
17. Community Centre Renovation Charges	359,807.00	
Total	30,134,324.00	33,210,598.00

SCHEDULE 14 - Professional /Legal Charges

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
a) Professional Charges	365,804.00	158,228.00
b) Legal Charges	398,437.00	468,800.00
c) Membership Fees (FONRWA)	10,000.00	
d) Audit Fees	41,300.00	35,400.00
Total	815,541.00	662,428.00

SCHEDULE 15 - EMPLOYEE BENEFIT EXPENSES

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
a) Salaries and Wages	6,855,847.00	6,599,365.00
b) Contribution to ESI & Provident Fund	1,180,027.00	781,777.00
Total	8,035,874.00	7,381,142.00

SCHEDULE 16 - OFFICE EXPENDITURE

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
a) Accounting Software Expenses	-	
b) Advertisement Expenses	38,605.00	
c) Bank Charges	5,721.00	3,334.00
d) Computer Expenses	27,640.00	32,780.00
e) Conveyance Expenses	29,964.00	45,059.00
f) Covid Prevention Expenses		3,304.00
g) Festival Expenses	370,538.00	337,782.00
h) Miscellaneous expense	3,800.00	
i) Office Expenses	145,826.00	305,322.00
j) Postage & Telgram	2,065.00	3,241.00
k) Printing & Stationary	92,298.00	99,658.00
l) Photocopy Expenses	1,575.00	250.00
m) Telephone Expenses	25,919.00	37,212.00
o) Water Charges (Drinking)	83,858.00	76,985.00
p) Web Site Charges	10,859.00	9,200.00
q) Election Expenses	32,346.00	70,576.00
TOTAL	871,014.00	1,024,703.00

SCHEDULE 17 - DIRECT EXPENSES

PARTICULARS	Amount as on 31.03.2024	Amount as on 31.03.2023
1. Pest Control Expenses		
2. Diesel (D.G. SETS)	346,229.00	272,648.00
3. D.G. Sets Maintainence	282,281.00	150,151.00
4. Malba Expenses	976,850.00	789,322.00
5. NewsPaper & Journals	1,320.00	990.00
6. Housekeeping Garbage Expenses		550,000.00
7. GBM Expenses		164,532.00
TOTAL	1,771,212.00	1,763,111.00

KENDRIYA VIHAR - II APARTMENT OWNERS' ASSOCIATION

DETAILS OF SUNDRY CREDITORS FOR OTHER EXPENSES AS ON 31.03.2024

S. No.	2022-23	Particulars	2023-24
	in (Rs.)		in (Rs.)
1	869,430	Tuskar Security Pvt Ltd.	691,973
2	2,663	Rakesh Kumar	
3	49,500	Jitender Mohan Mathur	
4	12,000	N K Fabrication	
5	1,386,510	OTIS Elevators india Limited	
6	7,650	Uday Sarkar	
7	121,000	Security Deposit From Vendors	2,363,624
8	11,682	MS Electricals	
9	109,386	Thyssons Krupp	
10	563,053	Salary Payable	577,791
11		Anup Bath style	3,306
12		CHS Enterprises	2,925
13		ECE Industries	6,827,405
14	830,000	EEEUDD II Noida	527,744
15		JCC Infratech	3,697,207
16		R K Sales Corporation	9,138
17	2,912	Kanchan Enterprises	4,542
18		Steller Tent House	64,120
19	20,928	Rohit Cement Agency	31,361
20		Jai Krishna Chips House	6,988
21	35,400	Audit Fees Payable	41,300
	4,022,114	Total	14,849,424

AUDITORS REPORT

**The Members,
The Kendriya Vihar II Apartments Owners' Association
Plot No 3. Sector 82, Noida-201304 (U.P.)**

We have audited the Balance Sheet of **KENDRIYA VIHAR-II APARTMENTS OWNER'S ASSOCIATION, vide registration No. 46818(M)**, as on 31 March 2025, and the Income and Expenditure Account and Receipt & Payment account of the Association. for the period ended on that date. We report that.

- (i) We have obtained all the information and explanations which, to the best of our knowledge & belief, were necessary for the purpose of our audit.
- (ii) In our opinion and to the best of our information and according to the explanations given to us, the Balance Sheet and Income & Expenditure Account and Receipts & Payments account referred to in the report are drawn up in conformity with the law.
- (iii) In our opinion and to the best of our information and according to the explanations given to us, and as shown by the book of the Association., Balance Sheet exhibits true & correct account of the state of affair of Association.
- (iv) In our opinion and to the best of our information and according to the explanations given to us, and as shown by the book of the Association, Income & Expenditure Account exhibits Expenditure Over Income as on that date
- (v) In our opinion books & accounts, as required under New Bye Laws under new U.P. APARTMENT OWNER'S ACT,2010 and the rule & the Bye- Laws framed there under have been kept by Association.
- (vi) In our opinion and to the best of information and according to the explanations given to us, and subject to our report there has been no material impropriety or irregularity in the expenditure and in realization of money due to the Association.

For DINESH JAIN & ASSOCIATES

Chartered Accountants

RAJESH JAIN (Partner)

M. No. 516810

Place: New Delhi

Date : 09/10/2025

ANNEXURE TO THE AUDIT REPORT

1. The Association is functioning from the registered office located at community Centre Plot No-3, Sector-82,Noida,Uttar Pradesh - 201304 and we are informed that the members are being allowed to inspect the documents including the audit report of the Association.
2. Last annual general body meeting was held on **07/07/2024**, where in account for the **financial years 2016-17 & 2022-23** along with auditor's report were placed & adopted.
3. The Association is holding the management committee meetings regularly. The Association is maintaining records of proceedings in the minutes/ Proceeding Register.
4. The Association does not have any cash credit limit or loans on the basis of hypothecation of goods.
5. Budget has been drawn in respect of Expenditure & Receipts to be incurred by the Association.
6. We are in the opinion that Association is registered under the Societies Registration Act 1860 with the Assistant Registrar of Firms and Societies, Meerut w.e.f. 30.04.2005
7. The Association has maintained Member's ledger or register to track the member's subscription, gate pass vehicle Pass, community centre charges, shifting fees, etc. to reconcile the any amount subscription fees due or received excess or shortfall
8. We are informed that no unresolved dispute is pending against the Association.

For DINESH JAIN & ASSOCIATES

Chartered Accountants

RAJESH JAIN (Partner)

M. No. 516810

Place: New Delhi

Date : 09/10/2025

**Accounting Policies & Notes on Accounts Forming part of
Balance Sheet as on 31st March 2025**

1) BASIS OF ACCOUNTING :-

The accounts are prepared on historical cost basis and going concern assumptions. Accounting policies not referred to otherwise be consistent with generally accepted accounting principles.

2. REVENUE RECOGNITION:-

Income & Expenditure are accounted for on mercantile basis.

3. FIXED ASSETS:-

Fixed Assets are valued under Gross Block method. The depreciation has been charged at rates prescribed according to Income Tax Act, 1961 at written value method.

4. INVESTMENTS:-

Association has valued the investments at cost plus interest accrued at the end of the year

5. CONTINGENT LIABILITIES:-

No Contingent Liabilities being reported by the executive committee of the association.

6. FOREIGN EXCHANGE TRANSACTIONS:-

The association has not made any Foreign Exchange Transaction during the year.

7. In the opinion of Executive Committee, current assets have a value on realization at least equal to the amount at which they are stated in the Balance Sheet, as per our opinion on even date attached.

For DINESH JAIN & ASSOCIATES

Chartered Accountants

RAJESH JAIN (Partner)

M. No. 516810

Place: New Delhi

Date : 09/10/2025

KENDRIYA VIHAR-II APARTMENT OWNERS' ASSOCIATION
PLOT NO:- 3, COMMUNITY CENTRE-I, SECTOR- 82, NOIDA
Balance Sheet as on 31st March 2025

S.No.	PARTICULARS	NOTE No.	Amount as on 31.03.2025	Amount as on 31.03.2024
I	<u>CAPITAL FUNDS AND LIABILITIES</u>			
	CAPITAL FUNDS	1	211,427,284	146,128,865
	RESERVE AND SURPLUS	2	(697,545)	1,179,912
	CURRENT LIABILITIES AND PROVISIONS	3	38,287,924	14,969,822
	TOTAL		250,412,753	162,278,599
II	<u>ASSETS</u>			
	PROPERTY PLANT & EQUIPMENT	4	105,498,747	36,975,362
	INVESTMENTS- OTHERS	5	89,213,564	73,667,859
	CURRENT ASSETS, LOANS, ADVANCES ETC.	6	55,700,442	51,635,377
	TOTAL		250,412,753	162,278,599
	SIGNIFICANT ACCOUNTING POLICIES CONTINGENT LIABILITIES AND NOTES ON ACCOUNTS			

Accompanying Notes to Accounts to the Financial Statements.
"AS PER OUR REPORT OF EVEN DATE ATTACHED"

For Kendriya Vihar-II Apartment Owners' Association

As per our Report on
For M/s Dinesh Jain & Associates
Chartered Accountants

Sd/-
C.A. RAJESH JAIN (PARTNER)
Membership No. 516810

Sd/-
MOHAN LAL SHARMA
(President)

Sd/-
RAMESH SHARMA
(Secretary)

Sd/-
DINESH KUMAR
(Treasurer)

**KENDRIYA VIHAR-II APARTMENT OWNERS' ASSOCIATION
PLOT NO:- 3, COMMUNITY CENTRE-I, SECTOR- 82, NOIDA
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2025**

S.No.	PARTICULARS	NOTE No.	Amount as on 31.03.2025	Amount as on 31.03.2024
I	<u>INCOME</u>			
	INCOME FROM SALES/SERVICES	7	155,679	276,376
	SUBSCRIPTIONS&FEES	8	40,108,798	37,340,148
	INCOME FROM INVESTMENTS	9	6,024,024	4,839,186
	INCOME FROM MAINTAINENCE.	10	502,216	69,162
	INTEREST EARNED	11	6,472,575	5,667,283
	OTHER INCOME	12	1,473,600	1,407,852
II	TOTAL (A)		54,736,892	49,600,007
	<u>EXPENDITURE</u>			
	COMMON AREA EXPENSES/REPAIR & MAINTAINENCE	13	30,928,557	30,134,324
	PROFESSIONAL & LEGAL CHARGES	14	465,264	815,541
	EMPLOYEE BENEFIT EXPENSES	15	8,481,794	8,035,874
	OFFICE EXPENDITURE	16	810,454	871,014
	OTHER DIRECT EXPENSES	17	1,366,562	1,771,212
	DEPRECIATION	18	14,561,719	3,916,454
	TOTAL (B)		56,614,349	45,544,418

S.No.	PARTICULARS	NOTE No.	Amount as on 31.03.2025	Amount as on 31.03.2024
	BALANCE BEING EXCESS OF INCOME OVER EXPENDITURE (A-B)		(1,877,457)	4,055,588
			--	--
			--	--
			--	--
	BALANCE BEING SURPLUS/(DEFICIT) CARRIED TO RESERVE & SURPLUS		(1,877,457)	4,055,588
	SIGNIFICANT ACCOUNTING POLICIES CONTINGENT LIABILITIES AND NOTES ON ACCOUNTS			

Accompanying Notes to Accounts to the Financial Statements.

"AS PER OUR REPORT OF EVEN DATE ATTACHED"

As per our Report on
For M/s Dinesh Jain & Associates
Chartered Accountants

Sd/-
C.A. RAJESH JAIN (PARTNER)
Membership No. 516810

Sd/-
MOHAN LAL SHARMA
(President)

Sd/-
RAMESH SHARMA
(Secretary)

Sd/-
DINESH KUMAR
(Treasurer)

For Kendriya Vihar-II Apartment Owners' Association

**KENDRIYA VIHAR -II APARTMENT OWNERS' ASSOCIATION
PLOT NO:-3 , COMMUNITY CENTRE-I, SECTOR 82, NOIDA
SCHEDULE FORMING PART OF FINANCIAL STATEMENTS
AS AT 31.03.2025**

SCHEDULE 1- CAPITAL FUND

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
Capital fund for the year (Opening Balance)	146,128,865	110,783,063
Add Transfer Fees	38,658,245	35,345,802
Add Fees for Infrastructure fund	20,652,474	
Add Capital fund during the year	5,987,700	
Total	211,427,284	146,128,865

SCHEDULE 2- RESERVES AND SURPLUS

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Income & Expenditure a/c As per last Account	1,179,912	(2,875,676)
Less : Expenditure Over Income during the year	(1,877,457)	4,055,588
Total	(697,545)	1,179,912

SCHEDULE 3 - CURRENT LIABILITIES AND PROVISIONS

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
A. CURRENT LIABILITIES & PROVISIONS		
1. Sundry Creditors:		
a) For Goods & Equipments & others	38,139,084.00	14,849,424.00
2. Statutory Liabilities:		
a) TDS Payable	40,385.00	20,697.00
b) EPF & ESI Charges Payable	108,455.00	99,701.00
Total	38,287,924.00	14,969,822.00

KENDRIYA VIHAR-II, APARTMENT OWNERS' ASSOCIATION
PLOT NO:-3, COMMUNITY CENTRE-I, SECTOR-82, NOIDA
SCHEDULE 4 & 18 - DEPRECIATION FOR THE YEAR ENDING 31ST MARCH 2025

S.No.	Particulars	Rate of Depreciation	As on 01/04/2024	upto Sept.	After Sept.	As on 31/03/2025	Depreciation	WDV As on 31/03/2025
1	Computer & Printer	40%	32973			32973	13189	19784
2	Cycle & Rickshaw	15%	7953			7953	1193	6760
3	Furniture & Fixtures	10%	144260			144260	14426	129834
4	Cooler & Fan	15%	37974			37974	5696	32278
5	D.G. Set	15%	3579971			3579971	536996	3042975
6	Water Supply Installation	15%	1104857			1104857	165729	939128
7	Water Harvesting	15%	166631			166631	24995	141636
8	Light Fittings	15%	1220940			1220940	183141	1037799
9	Street Lighting	10%	622421			622421	62242	560179
10	Fire Fighting System	15%	1913597			1913597	287040	1626557
11	Lifts	15%	16122247	50554339	32481570	99158156	12446196	86711960
12	Water Dispenser	15%	6717			6717	1008	5709
13	Sound System	10%	3619			3619	362	3257
14	Air Conditioner	15%	247077	33985		281062	42159	238903
15	Dusbins for common Area	15%	24922			24922	3738	21184
16	Fire extinguisher	40%	22578			22578	9031	13547
17	Grass cutting machine	15%	48430			48430	7265	41166
18	Office Furniture	15%	44754			44754	6713	38041
19	POS Machine	15%	2926			2926	439	2487
20	Tally software	40%	2877			2877	1151	1726
21	Cctv Camera	15%	1208827			1208827	181324	1027503
22	Mobile Phones	15%	8536			8536	1280	7256
23	Hilti Machine	15%	15354			15354	2303	13051
24	Land Mover	15%	17417			17417	2613	14804
25	Splicing Machine	15%	90313			90313	13547	76766
26	Open Gym	15%	300813			300813	45122	255691
27	Battery	15%	22402			22402	1680	20722
28	Office Equipment	15%	1017			1017	76	941
29	Road Carpeting	5%	9861853			9861853	493093	9368760
30	Sports Equipments	15%	91112			91112	6833	84279
31	R O Machine	15%			15204	15204	1140	14064
	Total		36975368	50588324	32496774	120060466	14561719	105498747

SCHEDULE 5 - INVESTMENTS - OTHERS

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
Fixed Deposit With Scheduled Bank	-	-
(I) FDR With SBI-41033588146	5,897,694.00	5,517,204.00
(II) FDR With SBI -43445675810	2,992,256.00	-
(III) FDR With PNB-07113031024457	6,866,348.00	6,451,315.00
(IV) FDR With SBI-33558223553	13,673,641.00	12,854,008.00
(V) FDR With SBI-33558228948	8,008,840.00	7,528,771.00
(VI) FDR With SBI-33558229328	13,673,641.00	12,854,008.00
(VII) FDR With SBI- 33558229601	13,673,641.00	12,854,008.00
(VIII) FDR With SBI- 38862104190	8,802,142.00	8,234,271.00
(ix) FDR With SBI- 40338506888	3,442,313.00	3,220,233.00
(x) FDR With PNB-071110P00001673	906,075.00	824,408.00
(xi) FDR With SBI -41690793824	3,516,371.00	3,329,633.00
(xii) FDR With SBI -43486250606	20,259.00	-
(xiii) FDR With SBI -43509378442	20,495.00	-
(xiv) FDR With SBI -43528920372	71,647.00	-
(xv) FDR With SBI -43547290051	40,891.00	-
(xvi) FDR With SBI -43566338220	204,214.00	-
(xvii) FDR With SBI -43589865352	3,622,554.00	-
(xviii) FDR With SBI -43592771762	224,408.00	-
(xix) FDR With SBI -43615261194	61,131.00	-
(xx) FDR With SBI -43634395147	152,650.00	-
(xxi) FDR With SBI -43652469119	1,860,166.00	-
(xxii) FDR With SBI -43673877306	50,765.00	-
(xxiii) FDR With SBI -43700743655	152,116.00	-
(xxiv) FDR With SBI -43720216999	91,162.00	-
(xxv) FDR With SBI -43743052444	182,112.00	-
(xxvi) FDR With SBI -43764415928	151,583.00	-
(xxvii) FDR With SBI -43794839178	70,662.00	-
(xxviii) FDR With SBI -43817955874	141,155.00	-
(xxix) FDR With SBI -43840192887	120,846.00	-
(xxx) FDR With SBI -43856905542	50,292.00	-
(xxxi) FDR With SBI -43886777433	90,405.00	-
(xxxii) FDR With SBI -43908097752	260,864.00	-
(xxxiii) FDR With SBI -43927702011	90,195.00	-
(xxxiv) FDR With SBI -43947278857	30,030.00	-
TOTAL	89,213,564.00	73,667,859.00

SCHEDULE 6- CURRENT ASSETS, LOANS, ADVANCES ETC

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
A. CURRENT ASSETS		
1. Sundry Debtors:		
a) CGHS CC 2	1,081,680	1,081,680
b) Security deposit to Indraprastha	345,636	345,636
c) Receivable from SBI (Water Bill Noida)	2,000	
2. Cash Balance in hand (including cheques drafts and imprest)	16,848	19,020
3. Bank Balance:		
a) With Schedule Bank:		
OBC (07112011005301)	30	30
State Bank of India A/c No.30088147857(SBA/C)	599,632	2,065,555
State Bank of India (Current A/c)37255619357	3,184,196	3,923,560
Punjab National Bank	22,204,193	30,547,051
B. LOANS, ADVANCES AND OTHER ASSETS		
1. Advances and other amounts recoverable in cash or in kind or for value to be received:		
a) Balance with Revenue Authority	-	-
1)) Tds Receivable for 2019-20	-	449,186
2) Tds Receivable for 2020-21	-	651,941
3) Tds Receivable for 2021-22	-	783,498
4) Tds Receivable for 2023-24	967,413	967,143
5) Tds Receivable for 2024-25	928,513	-
2. Subscription Receivable from Members	3,959,023	1,458,447
3. Accured Interest:	-	1,903,253
4. GST Receivable	22,411,278	7,439,377
TOTAL	55,700,442	51,635,377

SCHEDULE 07- INCOME FROM SALES/SERVICES

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Income from Sale		
a) Sale of Tender Form	16,000	42,000
b) Sale of Scraps	139,679	234,376
TOTAL	155,679	276,376

SCHEDULE 08 - SUBSCRIPTIONS & FEES

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Admission Fees	86,000	86,000
2. Subscriptions Fees	38,586,798	35,892,148
3. Shifting Fees In	926,000	712,000
4. Shifting Fees out	510,000	650,000
TOTAL	40,108,798	37,340,148

SCHEDULE 09 - INCOME FROM INVESTMENTS

PARTICULARS	Investment-Others	
	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Rental Income	6,024,024	4,839,186
TOTAL	6,024,024	4,839,186

SCHEDULE 10 - INCOME FROM MAINTENANCE

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Canopy Fees Income	204,492.00	69,162.00
2. Registration Fees from Vendors	297,724.00	-
TOTAL	502,216.00	69,162.00

SCHEDULE 11 - INTEREST EARNED

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. On Term Deposits		
a) With State Bank Of India	5,013,604	4,481,881
b) With Punjab National Bank	520,051	1,025,314
2. On Savings Accounts		
a) With State Bank of India	52,864	22,708
b) With Punjab National Bank	886,056	137,380
3. Interest on TDS		36,208
TOTAL	6,472,575	5,667,283

SCHEDULE 12 - OTHER INCOME

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Cable Charges (Income)	8200.00	
2. Chair Charges (Income)	6380.00	1870.00
3. Form Charges	15000.00	
4. Community Centre Booking Charges	665242.00	504000.00
5. Fine & Penalty	12500.00	
6. DG Backup Income	69.00	
7. Gate Pass	547487.00	715225.00
8. Penalty From Members	47660.00	15800.00
9. Penalty From Vendors	35181.00	31516.00
10. Shop Maintainence	32400.00	33900.00
11. Vehicle Pass	111750.00	59650.00
12. Garbage Charges Income		30000.00
13. Participation Fees of Table tennis Team		6450.00
14. Sundry Income		1172.00
TOTAL	1473600.00	1407852.00

SCHEDULE 13- Common Area Expenses/Repair & Maintenance

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. CCTV Charges	317,013.00	449,510.00
2. Repair & Maintainence Materials	231,562.00	316,479.00
3. Common Area Electric Consumables	416,954.00	795,432.00
4. Common Area Electricty Bill	6,938,006.00	6,415,032.00
5. Common Area Plumbing Work	773,013.00	672,851.00
6. Common Area Housekeeping Charges	3,480,941.00	3,038,678.00
7. Common Area Housekeeping Materials	74,024.00	55,827.00
8. Common Area Lift Expenses	2,726,273.00	3,256,936.00
9. Common Area Security Expenses	7,201,545.00	7,121,903.00
10. Sewage Cleaning Expenses	9,800.00	
11. Horticulture Expenses	2,384,023.00	1,972,168.00
12. Fire Fighting Expenses	273,000.00	126,200.00
13. Water Charges (Tank Cleanings)	175,000.00	
14. Water Bill (NOIDA)	5,655,051.00	5,661,051.00
15. Repair & Maintainence(Labour)	217,490.00	244,221.00
16. Sports & Cultural Activities	54,862.00	8,036.00
Total	30,928,557.00	30,134,324.00

SCHEDULE 14 - Professional /Legal Charges

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
a) Professional Charges	374,704.00	365,804.00
b) Legal Charges	25,360.00	398,437.00
c) Membership Fees (FONRWA)	10,000.00	10,000.00
d) Audit Fees	47,200.00	41,300.00
e) Registration Fees Renewal Merrut	8,000.00	
Total	465,264.00	815,541.00

SCHEDULE 15 - EMPLOYEE BENEFIT EXPENSES

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
a) Salaries and Wages	7,421,030.00	6,855,847.00
b) Contribution to ESI & Provident Fund	1,060,764.00	1,180,027.00
Total	8,481,794.00	8,035,874.00

SCHEDULE 16 - OFFICE EXPENDITURE

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
a) Advertisement Expenses	46,046.00	38,605.00
b) Bank Charges	8,546.00	5,721.00
c) Computer Expenses	21,358.00	27,640.00
d) Conveyance Expenses	45,486.00	29,964.00
e) Festival Expenses	233,856.00	370,538.00
f) Miscellaneous expense	3,016.00	3,800.00
g) Office Expenses	162,275.00	145,826.00
h) Postage & Telgram	5,459.00	2,065.00
i) Printing & Stationary	161,745.00	92,298.00
j) Photocopy Expenses	325.00	1,575.00
k) Telephone Expenses	24,207.00	25,919.00
l) Water Charges (Drinking)	62,385.00	83,858.00
m) Web Site Charges	25,000.00	10,859.00
n) Election Expenses	10,750.00	32,346.00
TOTAL	810,454.00	871,014.00

SCHEDULE 17 - DIRECT EXPENSES

PARTICULARS	Amount as on 31.03.2025	Amount as on 31.03.2024
1. Diesel (D.G. SETS)	387,008.00	346,229.00
2. D.G. Sets Maintainence	229,598.00	282,281.00
3. Malba Expenses	128,856.00	976,850.00
4. NewsPaper & Journals	1,100.00	1,320.00
5. GBM Expenses		164,532.00
6. Garbage Collection Charges	620,000.00	
TOTAL	1,366,562.00	1,771,212.00

KENDRIYA VIHAR - II APARTMENT OWNERS' ASSOCIATION

DETAILS OF SUNDRY CREDITORS FOR OTHER EXPENSES AS ON 31.03.2025

S. No.	Previous Year	Particulars	Current Year
	in (Rs.)		in (Rs.)
1	691,973	Tuskar Security Pvt Ltd.	
2		Goel Trading Co	38,724
3		Halkai	3,600
4		Isrrc Consultancy Services	17,714
5		Jaiswal Electric Company	32,450
6		Sukh Lal	10,800
7	2,363,624	Security Deposit From Vendors	3,674,454
8		Jeetendra Lanscape & Developers	148,045
9		Maa Durga Enterprises	69,600
10	577,791	Salary Payable	665,274
11	3,306	Anup Bath style	
12	2,925	CHS Enterprises	
13	6,827,405	ECE Industries	32,594,675
14	527,744	EEEUDD II Noida	
15	3,697,207	JCC Infratech	
16	9,138	R K Sales Corporation	
17	4,542	Kanchan Enterprises	
18	64,120	Steller Tent House	
19	31,361	Rohit Cement Agency	2,052
20	6,988	Jai Krishna Chips House	
21	41,300	Audit Fees Payable	47,200
22		Matrix Guardtech	723,000
23		Raj Trading Co.	9,990
24		Satendra Singh	6,426
25		Vidyut Engineers	95,080
	14,849,424	Total	38,139,084