



## **Kendriya Vihar-II Apartment Owners' Association**

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, NOIDA-201304, U.P.

(Website: [www.noidakv2.org](http://www.noidakv2.org) ; E-mail: [noidakv2@gmail.com](mailto:noidakv2@gmail.com) ; Tel: 0120-2463700)

No.NOIDA/KV2/GBM-8/2012-14

Dated: 08/10/2014

### **NOTICE**

The Draft Minutes of the 8<sup>th</sup> GBM of Apartment Owners' Association, KV-II held on 14.09.2014 is enclosed. Members are requested to submit their comments, if any, to the Secretary in writing before 18<sup>th</sup> October 2014, so that the Minutes of the 8<sup>th</sup> GBM could be finalized.

**(D. P. Singh)**  
**Secretary**

- Copy to: 1) The President/EC Members, AOA.  
2) All members of AOA through Notice Boards/AOA Website.  
3) The Website Deptt. for uploading the Notice on AOA website.



Regn. No. 73/2005-06

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**Dated: 08-10-2014**

## **MINUTES OF THE 8<sup>th</sup> MEETING OF THE GENERAL BODY OF AOA HELD ON 14-09-2014**

The 8<sup>th</sup> General Body Meeting of the Kendriya Vihar II Apartment Owners' Association was convened on 14-09-2014 (Sunday) at 10:00 A.M. in the Community Centre-1, Kendriya Vihar II, Sector 82 Noida. Secretary, AOA welcomed all members of the KV-II. Since the required quorum as per the AOA byelaws was not complete, the meeting was postponed for half an hour and reconvened at 10.30 AM.

A two minutes silence was observed in memory of AOA members late Shri Bir Singh, C-141 Pocket-VI, Shri J. N. Poddar, C-49 Pocket-VI and Shri P. K. Saha, B-173 Pocket-I who passed away during the last year.

After that, the agenda items were taken up for discussions and summary record of discussions are as under:

### **Agenda-8.1. Action Taken Report on the decisions of 7<sup>th</sup> AGBM**

The Secretary presented the ATR on the decisions of the 7<sup>th</sup> GBM. GBM noted the action taken by the EC and members were satisfied with the actions taken, on the decisions of the 7<sup>th</sup> GBM. Few queries were raised by members regarding work done on refilling of fire extinguishers, membership fee details, appointment of auditor, court case position on AOA shops, timely conduction of GBM etc. which were duly replied by the Secretary. Secretary informed the GBM that due to various issues involved with adoption of Bye-Laws, GBM could not be held within a period of one year. GBM also observed that delay in holding of GBM should not be taken as precedent and it should invariably be held as per the guidelines given in this regard in AOA Bye-laws.

After discussion, the ATRs were accepted by the General Body.

### **Agenda-8.2. To confirm Minutes of the 7<sup>th</sup> AGBM held on 17-03-2013**

The Secretary presented the minutes of 7<sup>th</sup> GBM before the members of AOA present during the GBM. Thereafter, Secretary invited the views of members on the minutes. The name of AOA member who passed during the previous year was inadvertently mentioned as Shri R.S.Bhatnagar in place of Late Shri S.K.Bhatnagar, B-61, Pocket-II. No other corrigendum was proposed by any member.

Thereafter the draft minutes were approved by the GBM.

### **Agenda-8.3. To consider and adopt Annual Report 2012-13 & 2013-14.**

The President, AOA presented the Annual report for the year 2012-13 & 2013-14 to the august gathering and told the members regarding the achievement along with the future plans of the EC. He informed members that during the period, the AOA Corpus has increased substantially and all the

money received towards new membership is being invested in the corpus fund as per the decision of 7<sup>th</sup> GBM. With the efficient management, AOA is in position to manage the society in a better manner and no liability in any form has been created by the AOA. During this period whitewashing/painting in common area and OTIS Lift cars, refilling of Fire Extinguishers etc. have been undertaken for the first time. He also thanked all the members of AOA in managing the affairs of the society.

Members wanted to know about the status of settlement of account by CGEWHO. Secretary informed the GBM that the matter has been taken by him in person with CGEWHO, and CGEWHO has informed that they have already taken up the matter and very soon the accounts will be finalized.

GBM also directed EC that in order to avail 50% interest of each FD, EC has to plan reinvestment of FDs in such a manner that about 50% of FDs should be reinvested with accrued interest i.e. Principal plus accrued interest, whereas remaining 50% FDs should be reinvested with interest payable on quarterly/annual basis, i.e. only Principal amount has to be reinvested on maturity, so that the interest part may be utilized for day to day work as per direction of earlier GBM.

Thereafter, Annual Reports for the years 2012-13 & 2013-14 was adopted by GBM.

#### **Agenda-8.4. To consider and adopt audited accounts for the year 2012-13 & 2013-14**

Secretary informed the GBM that audited accounts were already circulated to the members and invited comments of members. Members of AOA raised various queries on the audited accounts and wanted to know the break-up of expenditure under few sub-heads. Secretary, AOA replied to all these queries one by one and provided the detailed break-up of expenditure under these heads. Shri Suresh Sharma pointed out some discrepancy on the closing balance of 31/03/2012 and opening balance as on 01/04/2012. Secretary clarified the matter in this regard. Few members pointed that the annual income of AOA is more than the expenditure, hence the 50% interest amount being used for the routine expenditure should not be used for this purpose. Secretary however clarified that this is not correct as there is an excess of expenditure over income by an amount of Rs. 9,46,988 for the F.Y. 2013-14 -.

GBM also decided to explore and implement outsourcing of the AOA staff.

Thereafter, the audited account for the year 2012-13 & 2013-14 was passed with voice vote.

#### **Agenda-8.6. To consider and adopt Budget for the year 2014-15.**

Secretary, AOA presented the budget for the year **2014-15** before the House. Some members wanted to know the reason for increase in budgetary estimate in water sub-head. The Secretary clarified that the water charges from the F.Y.2014-15 has been increased by Noida Authority by about 50%. This has been incorporated in the budget. Total budgetary expenditure proposed was Rs. 3.270 Crore, against the total projected receipt of Rs. 3.207 Crore.

**GBM approved budgetary expenditure of Rs. 3.10 Crore for the F.Y. 2014-15, subject to payment of actual expenditure on routine expenses.**

#### **Agenda- 8.6. To consider and adopt the resolutions moved by EC.**

Secretary informed the GBM that the amendments as proposed by the Bye-laws amendment committee, constituted by the 7<sup>th</sup> GBM were forwarded to the O/o Deputy Registrar, Meerut and the CEO Noida Authority for approval. But despite several reminders, the approval has so far not been received from the competent authority. Secretary also requested the members of Bye-laws

amendment committee to brief the GBM on necessity of the proposed amendment in the Model Bye-Laws. Shri Mritynjay Jha and Shri A.S.Mishra brought the salient points of the Bye-laws to the notice of August Gathering.

Thereafter Secretary put up the resolution before the house for adoption of Bye-laws of Kendriya Vihar-II Apartment Owners' Association without amendment

Resolution	Decision
<p>Adopt the <b>Bye-Laws of Kendriya Vihar-II Apartment Owners' Association:</b></p> <p>“As per the Model Bye-laws notified by U. P. Government vide Notification No. 3977/8-1-11-115D.A./02T.C.-I Lucknow: Dated 16 November, 2011, in accordance with the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (U.P. Act no. 16 of 2010)”.</p>	<p><b>Resolution adopted by the GBM.</b></p> <p>Following change was however made:</p> <p>In Chapter-V, Section 39, of the Bye-laws, transfer fees was kept as 2 percent in place of ½ percent in compliance of clause no. 55 of the Bye-laws and provision of transfer charges of 1-2% in the U.P. Apartment Act (Chapter IV, Clause 7).</p>

With regard to the adoption of Bye-Laws of Kendriya Vihar-II, Apartment Owners' association (KV-II, AOA), following were also decided by the GBM during the deliberations held on the matter:

1. Since there is no mention of proportionate representation of members in the Board on the basis of types of dwelling units in the condominium in the Bye-laws, hence election of the Board will be held without considering separate representation for different types of dwelling units.
2. New Bye-laws should be registered with the O/o Deputy Registrar, Meerut, at the earliest so that the election could be held accordingly.
3. It was informed by the Secretary that since the extended period of the current Executive Committee is 13/11/2014, hence full efforts will be made to conduct the election for the new Board before expiry of the extended term of the present EC.

**Agenda- 8.7. To consider and adopt the resolutions, if any, moved by members**

Secretary informed the house that total 8 valid resolutions were moved by the members of AOA. Decision taken on these resolutions are as under:

Resolution	Decisions
<p><b>Resolution No.1</b> – To constitute a committee by GBM to conduct election of AOA in time i.e., before the expiry of term.</p>	<p>Dropped</p>

<b>Resolution No. 2</b> – To constitute Internal Audit Committee for accounts of Financial Year 2013-14 & Financial Year 2014-15.	Internal Audit Committee for accounts of the F.Y. 2013-14 & 2014-15 formed by the GBM having following members.  1. Sh. Suresh Sharma 2. Sh. O.P.Bhatti 3. Sh. Om Prakash(Goyal)
<b>Resolution No. 3</b> – To consider and adopt the report of Internal Audit by the Committee formed earlier for year 2008-09, 2009-10, 2010-11 & 2011-12 and by the 7 <sup>th</sup> GBM for the year 2012-13 (Reference decision for resolution No.16 on page-15 of AR 2012-13 & 2013-14).	Secretary informed that the IAR for the year 2012-13 has been completed by the committee and after few clarifications, the same shall be provided.
<b>Resolution No.4</b> – There shall be a name plate on the uniform of every security guard.	Adopted
<b>Resolution No.5</b> – Every resident of KV who is major (above 18 years) be issued a photo identity card.	Dropped
<b>Resolution No. 6</b> – An allottee or owner who is not residing here should not be allowed to become a Member of EC, KV-II.	Dropped
<b>Resolution No. 7</b> – Gate No. 3 be closed except for school-time due to reason of security and theft in KV.	Dropped
<b>Resolution No. 8</b> – To constitute an Internal Audit Committee by GBM with the following terms of reference: (i) Internal Audit Committee may examine the accounts/expenditure of AOA on day to day basis. Corrective measure in monthly accounts/accounting procedure may be got done before submission of it before EC in the monthly meeting for vetting. (ii) The Internal Audit Committee will work till formation of a new internal audit committee in next GBM. (iii) (a) Major irregularity, if any, may be brought to the notice of EC/GBM. (b) Minor irregularity, if any, should be settled on the spot.	Adopted

Shri B.K.Mishra, EC Member, AOA then presented the vote of thanks and the meeting ended with National Anthem.

(D.P.Singh)  
Secretary, AOA