Kendriya Vihar-II Apartment Owners' Association
Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
(website: noidakv2.com E-mail: noidakv2@gmail.com ; Tel: 0120-4610192)
GSTN 09AAAAK5568N1Z0
REGN NO 46818(M)

AOA KV-II/Minutes/2025-26/ 82 Dated: 17.05.2026

Minutes of the 14th Meeting of BOM, KV-II held on 17.05.2026

Following Members were present in the Meeting held today.

1.	Shri Mohan Lal Sharma	**President (Video Conference)**	In Chair
2.	Smt. Krishna Tyagi,	**(Video Conference)**	Vice President
3.	Shri Ramesh Sharma		Secretary
4.	Shri Dinesh kumar	**(Video Conference)**	Treasurer
5.	Chri C.B. Patel		Assistant Secretary
6.	Shri P.C. Maharana		Assistant Treasurer
7.	Shri T.C. Kain		Member
8.	Shri Avinash Dhyani		Member

President welcomed all members to the 14th meeting of BOM, KV-II held on 17.05.2026 and requested Secretary to initiate the discussion on agenda points circulated earlier. Meeting started with approving the minutes of 13th BOM meeting held on 29.04.2026.

Agenda Item No. 1 :Extension of Agreement of Shop No. 02 at CC-1

A request was received from the allottee of Shop No. 02 at CC-1 for extension of the agreement period from 10.05.2026 to 09.05.2028. The BOM considered the request and unanimously decided to extend the agreement for the next two years on the same terms and conditions as contained in the initial agreement. The rent shall also be enhanced as per the provisions of the existing agreement.

Agenda Item No. 2: Renewal of Lease Agreement of Safal Outlet No. 82854 Located at Shop No. 03, CC-2

Safal vide letter No. MDFVPL/ID/2026/90 dated 02.05.2026 requested renewal of the lease agreement w.e.f. 01.06.2026 under the prevailing terms and conditions. The BOM discussed the matter in detail and unanimously decided to renew the lease agreement with a 5% increase in rent while retaining the existing terms and conditions. The increase in rent was approved in view of the recent increase in labour charges by the Government of Uttar Pradesh and other associated maintenance expenditures. The society maintains its infrastructure through such rental income along with contributions received from AOA members.

Agenda Item No. 3: Construction of Path for Entrance to Mandir

A request was received through the Working President of the Unified Temple Committee from an AOA member residing in A-2, Pocket-4 seeking permission for construction of a pathway from the Ring Road/Dandiya-Chat Celebration Area to the Mandir entrance at his own cost.
It was also brought to the notice of the BOM that the same member had enclosed scooter parking space with flammable materials in Block No. 93 and had earlier been found using common area electricity during renovation work of his house. The BOM discussed the matter in detail and unanimously rejected the proposal.

RSharma

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Agenda Item No. 4 : Purchase of Housekeeping Materials

The BOM Member In-charge informed that the previously sanctioned amount for purchase of housekeeping materials was Rs. 10,000/- per month. Due to the increase in the prices of housekeeping materials, it has become difficult to manage purchases within the sanctioned limit. Therefore, enhancement of the amount to Rs. 15,000/- per month was proposed. The BOM discussed the agenda and unanimously approved the enhancement of the monthly purchase limit to Rs. 15,000/-.

Agenda Item No. 5 :Revision of Tractor Trolley Rates

The BOM Member In-charge informed that the present rate of Rs. 700/- per trip for tractor trolley services for disposal of debris and garbage has remained unchanged for the last three years. Owing to the increase in labour charges, fuel prices, and maintenance costs, the owner of the tractor trolley expressed unwillingness to continue the work at the existing rate and requested enhancement to Rs. 900/- per trip. The BOM discussed the matter and unanimously approved the revised rate of Rs. 900/- per trip.

Agenda Item No. 6 :Adhoc Appointment of Two Office Staff

The approved strength of office staff is six. Presently, only three staff members are working as two employees have resigned and one or two employees frequently remain on leave.
In view of the shortage of staff, it was proposed to appoint two office staff on an adhoc basis for a period of six months against the vacant positions. The BOM discussed the matter and unanimously approved the proposal.

Agenda Item No. 7 :Regularizing Services of Shri Baidhynath Kandi, Plumber

The BOM Member In-charge informed that Shri Baidhynath Kandi has completed one year of adhoc service in the plumbing section and his services are required to be regularised. The BOM discussed the matter and unanimously approved the regularisation of Shri Baidhynath Kandi. The approval is within the sanctioned strength of plumbing staff.

Agenda Item No. 8 :Procurement of Plumbing Items for Three Months as Emergency Stock

The BOM Member In-charge informed that the emergency stock of plumbing items has been exhausted and immediate procurement is necessary to maintain uninterrupted maintenance services. The BOM discussed the matter and unanimously approved procurement of plumbing items sufficient for three months' emergency stock by following the prescribed purchase procedure of the AOA.

The meeting concluded with a vote of thanks to the Chair.

RSharma 17/05/2026
(Ramesh Sharma)
Secretary, AOA

Kendriya Vihar-II Apartment Owners Association Sector-82 Noida KV II

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