



## Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.  
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No. KV-II/AOA/Admin -2022-23

Date: 04.12.2022

### Message for Residents

As you may be aware that the apartments of the Kendriya Vihar-II (KV-II), were constructed by CGEWHO under Ministry of Housing and Urban Affairs, Govt of India in the year of 2004 with the required amenities like Lifts, Parks, Lights, Community Centres Roads, Under Ground Tanks for storage of Water, D.G. Sets etc. After Completion of the project of KV-II, the CGEWHO has handed over the entire premises of KV-II to the Apartment Owners' Association of KV-II during the year 2005. Since then the Association have been rendering services in terms of maintenance to the residents of the society at large as a welfare measure. After passage of time, the most of the Lifts have become old and some of them are going to be obsolete soon, though the Association under certain terms and conditions laid in the annual maintenance contract with the suppliers, the lifts are being maintained by them but because its long service, some of them became hard to make serviceable. Even after its maintenance, these defective old lifts may cause the accidental hazards to put the life of users in more danger condition. In fact it is very difficult to survive with these old lifts at the cost of life of Residents. Therefore, it becomes necessary to replace/ upgrade these old lifts in a phased manner, depending more on the availability of funds with AOA Accounts. The BOM has estimated the cost of replacement of lifts by the vendors namely M/s TK Elevator India Pvt Ltd and M/s OTIS Elevator Company India Ltd which may come around 10-12 Crore) of rupees (Rs.8-10 lakh per Lift with a period of 4 to 5 years (one month per lift) to complete the replacement process of defective lifts.

Further it may be appropriate to make you aware that as per gathered information from Kendriya Vihar at Gurugram, (Haryana), they have already started replacing the defective lifts based on the shared cost by each effected Apartment Owner of the society. A copy of letter dated .from Kendriya Vihar at Gurugram (Haryana) in this regard, is appended herewith for your perusal and ready reference. Therefore, Apartment Owners' Association of KV-II, later or sooner may also make the mind set to proceed in the same manner to replace the defective lifts in which KV, Gurugram (Haryana) or others have been carrying out.

With regards.

(Dr. Mohd. Azeem Khan)  
Secretary, BOM



**KENDRIYA VIHAR APARTMENT OWNERS WELFARE ASSOCIATION (KVAOWA)**  
KENDRIYA VIHAR, SECTOR-56, GURUGRAM (HARYANA) - 122011  
(Registered under Societies Registration Act No.1 of 2012 Registration No. 00651 Dated 25/4/2013)  
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No. KVAOWA/GGN/2022/33/2907

Dated: 20<sup>th</sup> May, 2022

## NOTICE

**Subject: Raising of fund for financing the replacement of lifts in the MS Blocks –**

As the allottees/owners of MS apartments might be aware, the General Body of the Society in its emergency meeting held on 03.04.2022 took a decision on the modalities for raising funds for meeting the cost of replacement of lifts in the MS Blocks in the Society. Resolution passed in the said meeting are as follows: -

*"(i) Every allottee/owner of an MS apartment shall initially provisionally contribute equally a sum of Rs. 20,000 (Rupees Twenty thousand Only) for initiating the work of lift replacement. With this much contribution, it would be possible to commence the lift replacement work. Non-payment or delayed payment of this sum of money shall entail simple interest @ 9 %. If any allottee/owner defaults in the payment of this amount due to non-traceability, an equivalent sum of money may be drawn from the Corpus fund from the share of the MS Apartment allottees/owners. In that case the amount drawn from the Corpus shall remain a charge against the allottee/owner of the apartment and/or the apartment till the same is recovered. This sum shall also carry with it a liability to pay simple interest @ 9 % till the dues are recovered.*

*(ii) Thereafter, in order to keep the work of lift replacement ongoing uninterruptedly, a sum of Rs. One crore may be drawn from the share of M.S Apartment owners in the Corpus Fund in one lumpsum;*

*(iii) Whatever balance amount remains payable towards the work of lift replacement shall be contributed equally provisionally by the MS apartment owners in one or more instalments linked to the progress of the work; and as required from Corpus Fund so that 50% cost is shared by MS apartments and rest 50% from Corpus Fund of MS apartments."*

2. The EC in its meeting dated 10.04.2022 has approved the award of the work of lift replacement to M/S SEPL India Ltd who is one of the tenderers in response to Public Notice issued by the Society. Management is at present in the process of signing the agreement with M/s SEPL India Ltd and the lift replacement work is expected to commence shortly.

3. Accordingly, in terms of the decision in the EGM referred to above, each allottee/owner of MS Apartments in the Society is requested to pay a sum of Rs. 20,000/- latest by the 12<sup>th</sup> June, 2022. Payment may be done by Cheque/DD in favour of KVAOWA or through Net Banking. In case on Net Banking the Account details are CLSB A/c No. 117122050000002 In Union Bank of India, IFSC Code UBIN0911712, Branch Sector-56, Gurugram. For any delay in payment, the allottee/owner shall be liable to pay interest for the period of delay @ 9% per annum.

4. The Management shall maintain a separate bank account for recording all receipts and expenditure in connection with this activity of lift replacement. Withdrawals from the Corpus, as and when done, shall also be placed in this account first before spending.

(S.C. Bahl)

Secretary, KVAOWA

Copy:-

1. All allottees/owners of MS Apartment in KV
2. All Collegium Members/EC members
3. All Notice Boards of MS Apartments in KV
4. Website/Blog/MyGate App