



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 ; E-mail: noidakv2@gmail.com ; Tel: 0120-2463700)

संख्या. KV-II/Admin/2022-23

दिनांक:02.09.2022

बिन्दुवार वस्तु स्थिति

डिप्टी रजिस्ट्रार, फर्म्स, सोसाइटीज एवं चिट्स मेरठ के आदेश संख्या 2192 IV. 1-46815 एम / मेरठ दिनांक 24.08.2022 (प्राप्ति दिनांक.30.08.2022) के अनुपालन में उनके आदेश में इंगित केन्द्रीय विहार-II के निवासी श्री बी एल सिंह एवं अन्य 21 निवासियों को उनके द्वारा डिप्टी रजिस्ट्रार महोदय को संबोधित शिकायती पत्र दिनांक 08.08.2022 के अनुक्रम में प्रशङ्कित प्रकरण में निम्नलिखित बिन्दुवार वस्तु स्थिति स्पष्ट की जाती है:

बिन्दु	बिन्दुवार वस्तु स्थिति
1	As per Rule 26(1) of bye laws of Kendriya Vihar-II (KV-II), Apartment Owners' Association (AOA), the Annual General Body Meeting (AGBM) is to be held in the 1st Quarter i.e. April to June in each Financial Year. However, during April to June 2022, India was reeling under Covid-19 pandemic & there were restrictions (Section 144) imposed by the Government in organizing any meeting whatsoever and therefore, conducting AGBM at that time was beyond question. However, It may be mentioned that Board of Management (BOM), Kendriya Vihar-II made necessary arrangement to conduct AGBM on 3 rd & 5 th Dec'2021 & Notices were issued in this regard (copy enclosed) but the local administration including police did not give permission to hold such meeting. The Secretary, BOM, Kendriya Vihar-II vide letter dated 10 th June, 2022 (copy enclosed) addressed to Dy. Registrar, Firms, Societies and Chits, Meerut sought guidance from him as regard to conducting election but did not get any reply from his end. In this regard, the President & Secretary of BOM, Kendriya Vihar-II met him in his Camp Office at Noida on 1 st August 2022 and discussed in respect of conducting election and he has guided to call for Special GBM and pass a resolution to that effect before expiry of term of present Board (08 th August, 2022). The Board taking his guidance, called for a Special GBM on 05 th and 07 th August 2022 as Bye Laws 31, KV-II, AOA and in the said meeting it was decided to hold election and proposed the name of Returning Officer for conducting election which was duly intimated to his office by this office letter dated 07 th August, 2022 within stipulated time.
2	Kindly refer to reply to Point No.1, it is amply clear that BOM, Kendriya Vihar-II took appropriate action to hold AGM in time but due to extraneous situation that was prevailing, BOM was unable to hold AGM in 1st Quarter of 2022-23. As regards to holding of election in time, BOM, Kendriya Vihar-II took necessary steps by holding Special Annual General Body Meeting as per the advice of Dy. Registrar and decided to hold election & took

	subsequent action before expiry of term of present Board of Management. Hope any person with stable & sound mind will appreciate the situation this Country is in due to Covid19 pandemic for more than two years and unnecessarily put aspersion on existing BOM, Kendriya Vihar-II. It is unfortunate that Dy. Registrar has taken cognisance of Shri B.L.Singh & 21 Others, who happens to be a miniscule minority in a Society consists of 2276 AOA Members. And election is a continuous process and to be held every year as per Bye-Laws enacted under UP Apartment Owners Act.
3	How can BOM seek approval of their decision regarding the day to day expenditure from individual AOA members (2276), could not be understood. Whereas proposed budget estimates were also circulated along with the Notice of the 10 th AGBM supposed to be held on 3 rd and 5 th December 2021(Copy enclosed). BOM consists of ten members duly elected through election by the AOA members and elected BOM members represent all AOA members. The reasons for not holding AGBM has been explicitly explained in above paragraph. However, the issue of holding AGBM & expenditure incurred by BOM has been raised by members in Special Annual General Body Meeting on 7 th August 2022, which has been explained to Members in the meeting in details. Therefore, there is no question of unauthorized expenditure incurred by existing BOM. All expenditure have been duly passed by the BOM of AOA, Kendriya Vihar-II in its regular meetings as per the power vested on Board under Bye Laws 24 & 25, KV-II, AOA and display on official website of Kendriya Vihar-II (https://noidakv2.org) on monthly basis. Further audited account details were circulated and published on the website.

संलग्नक: यथोक्त

Mohd Azeem Khan
21/9/22
(डॉ. मोहम्मद अज़ीम खान)
सचिव, प्रबंधन बोर्ड

प्रतिलिपि:

1. श्री बी एल सिंह व अन्य सी-25/पॉकेट-7, केवी-॥ केन्द्रीय विहार-॥, सैक्टर-82, नोएडा, गौतम बुध नगर को सूचनार्थ प्रेषित ।
2. श्री वरुण खरे, डिप्टी रजिस्ट्रार, फर्म्स, सोसाइटीज एवं चिट्स मेरठ के आदेश संख्या 2192 IV. 1-46815 एम / मेरठ दिनांक 24.08.2022 के अनुपालन में सूचनार्थ प्रेषित।



REGN. NO. 73/2005-06

KENDRIYA VIHAR-II APARTMENT OWNERS' ASSOCIATION

Community Centre-I, Kendriya Vihar-II, Sector-82, Noida-201304 (U.P.), Ph.: 0120-4984693

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President
NAGENDRA SINGH
9971008888

Vice President
SMT. SUDHA YESENTARAO
9911393482

Secretary
MOHD. AZEEM KHAN
9911393796

Treasurer
KASHI NATH RAM
9910853471

Executive Members

SMT. NIMISHA SHARMA
9311973876

**SMT. MEENAKSHI
BHATTACHARYA**
9868167700

SMT. SHIPRA SRIVASTAVA
9310672941

ARVIND KUMAR BHATIA
9999244384

DR. GAURAV MALIK
9810835104

VIVEK SRIVASTAVA
9717298152

Noida/KV-II/Misc/2022-23

दिनांक 10.06.2022

सेवा में
डिप्टी रजिस्ट्रार,
फर्म्स, सोसाइटीज एंड चिट्स,
69, विकास विहार, मोहनपुरी
मेरठ (उत्तर प्रदेश)

विषय: केंद्रीय विहार-II अपार्टमेंट ओनर्स एसोसिएशन, सेक्टर-82, नॉएडा, गौतम बुध नगर के चुनाव कराये जाने संबंधी आग्रह महोदय,

उपरोक्त विषयान्तर्गत आपको यह अवगत किया जाता है कि आपके आदेश संख्या 1-46846-एम्/मेरठ (प्रतिलिपि संग्रहण) के अनुपालन में गत वर्ष दिनांक 08 अगस्त 2021 तथा दिनांक 09 अगस्त 2021 को केंद्रीय विहार-II अपार्टमेंट ओनर्स एसोसिएशन, सेक्टर-82, नॉएडा, गौतम बुध नगर तथा उनके 10 पदाधिकारियों का चुनाव उपजिलाधिकारी, गौतम बुध नगर के तत्वाधान में सफलता पूर्वक संपन्न हुआ था.

2. विषयगत प्रकरण में आपको पुनः अवगत किया जाता है कि वर्तमान केंद्रीय विहार-II अपार्टमेंट ओनर्स एसोसिएशन के प्रबंधन बोर्ड का कार्यकाल दिनांक 09.08.2022 को समाप्त हो रहा है. इसी क्रम में आपसे अनुरोध किया जाता है कि कृपया केंद्रीय विहार-II अपार्टमेंट ओनर्स एसोसिएशन, सेक्टर -82, नॉएडा, गौतम बुध नगर की चुनाव प्रक्रिया को विधिपूर्वक सुनिश्चित कराने की कृपा करे.

भवदीय,

संलग्नक: यथोपरि

Mohd Azeem Khan
10/6/22

(डा. मो. अजीम खान)

सचिव, प्रबंधन बोर्ड

प्रतिलिपि सूचनार्थः

1. मुख्य कार्यकारी अधिकारी, नॉएडा प्राधिकरण, नॉएडा
2. जिलाधिकारी, गौतम बुध नगर



NOTICE

As you are aware, new Bye-laws of AOA under the new Uttar Pradesh Apartment Owner's Act, 2010, have been got registered on 29-09-2014 and adopted. As per Para 26th of the Bye-laws, Board of Management has decided to hold the 10th Annual General Body Meeting. The meeting is scheduled to be held on 03.12.2021 (Friday) at 01:00 P.M. in Community Centre-I, Kendriya Vihar-II, Campus, Sector-82, Noida. If no quorum is met on that day, the said meeting will be reconvened on 05.12.2021 (Sunday) at 10:00 A.M. at the same venue to transact the following business:

- 10.1 To confirm minutes of the 9th AGBM held on 23.09.2018.
- 10.2 Action taken report on the minutes of 9th AGBM.
- 10.3 To consider and adopt audited accounts for the year 2018-19, 2019-20 & 2020-21 along with the reports of CA contained in Annual Report already distributed earlier.
- 10.4 To consider & adopt Budget Estimates for the year 2021-22 & 2022-23.
- 10.5 Generator set replacement (02 Units).
- 10.6 Strengthen the Fire Fighting system.
- 10.7 Renting out Un-allotted parking (Total of 08 Nos at Pkt 6 &7).
- 10.8 Restriction of Entry and Exit of pedestrian gate at gate No. 2&3.
- 10.9 Making one way traffic movement along the Ring Road.
- 10.10 Lift replacement.
- 10.11 Road carpeting.
- 10.12 Enhancement of subscription charges by 50 % to minimize the deficit of INR 1,45,00,000. (approx) and 100% in view of the proposed activity of INR 3,50,00,000 (approx)
- 10.13 Removal of intercom cables.
- 10.14 Agenda Moved by Members, AOA
- 10.15 Consider of the resolutions, if any moved by members.
- 10.16 To confirm the appointment of Auditor upto June-2022.
- 10.17 Removal of the AOA members from whom heavy dues are pending.
- 10.18 To consider any other business that may be brought forward during G.B.M. with the permission of the Chair.

Dated : 26.11.2021

Place : NOIDA

(Dr. Mohd. Azeem Khan)
Secretary, BOM

Budget Estimation for F.Y. 2021-22 & 2022-23

S. No.	HEADS	Budget FY 2021-22 (INR)	Budget FY 2022-23 (INR)
1	CCTV Maintenance	135000	148500
2	Computer expenses	35000	38500
3	Festival expenses	150000	165000
4	Malba Expenses	900000	990000
5	Election + GBM	120000	132000
6	Office expenses	250000	275000
7	Printing and stationary	150000	165000
8	Salary and Wages of staff including EPF	6200000	6820000
9	Security expense bill	9000000	9900000
10	Telephone Expense	40000	44000
11	Website charges	11000	12100
12	Accounting Software	4000	4000
13	Water Drinking	100000	100000
14	Advertisement & Bank Charges	25000	27500
15	COVID-19 Prevention	300000	0
16	Conveyance/Overtime	50000	50000
17	Pest Control	25000	25000
18	Legal & Professional	500000	500000
19	Common area electric consumables	900000	990000
20	Common area electric bills	9000000	9900000
21	Diesel (D.G. Set)	300000	300000
22	D.G Set Maintenance	300000	330000
23	Lift Expense	4500000	4950000
24	Estate material/repair expenses	1000000	1000000
25	Whitewash	1700000	0
26	Water Supply Bill	6000000	6600000
27	Tank Cleaning	150000	165000
28	Plumbing repair and maintenance	1500000	1650000
29	Horticulture	2500000	2750000
30	House keeping	4000000	4400000
31	CC Renovation	3000000	0
32	Road Carpeting	3000000	7000000
	Total	55845000	59431600