



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)

No.KV-II/Misc/2021-22

Dated: 27.09.2021

Subject: Minutes of the 3rd Meeting of BOM, KV-II held on 04.09.2021

Please find enclosed a copy of Minutes of the 3rd BOM meeting held on 04.09.2021 for perusal and taking necessary action.

Mohd Azeem Khan
(Mohd Azeem Khan)
Secretary, BOM

Encl: As above

Distribution:

- | | |
|-------------------------------|----------------|
| 1. Shri Nagendra Singh, | President |
| 2. Ms. Sudha Yesentarao | Vice President |
| 3. Mohd. Azeem Khan | Secretary |
| 4. Shri Kashi Nath Ram | Treasurer |
| 5. Ms. Nimisha Sharma | Member |
| 6. Ms. Meenakshi Bhattacharya | Member |
| 7. Ms. Shipra Srivastava | Member |
| 8. Shri Vivek Srivastava | Member |
| 9. Dr. Gaurav Malik | Member |
| 10. Shri Arvind Kumar Bhatia | Member |



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Minutes of the 3rd Meeting of BOM, KV-II held on 04.09.2021

The following were present:

Shri Nagendra Singh, President

In Chair

1. Ms. Sudha Yesentarao
2. Mohd. Azeem Khan
3. Shri Kashi Nath Ram
4. Ms. Nimisha Sharma
5. Ms. Meenakshi Bhattacharya
6. Dr. Gaurav Malik
7. Shri Arvind Kumar Bhatia
8. Shri Vivek Srivastava
9. Ms. Shipra Srivastava

Vice President
Secretary
Treasurer
Member
Member
Member
Member
Member
Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 3rd BOM meeting on 04.09.2021. He urged the BOM members for healthy discussion in the meeting. The Secretary, BOM briefed the President, BOM and initiated the meeting as per Agenda items with the permission of the Chair. The decisions taken in the meeting are stated hereunder:

Sl. No.	Agenda Items	Decision taken
1	Road Repair and Carpeting	It was deliberated that there has been a need of Road repair and carpeting in the KV-II as the same are seen in deteriorating condition. The BOM has considered the following: 1. To collect the fresh cost estimation for road repair and carpeting. 2. To invite technical assistance from the experts in the field 3. To form an Expert Committee to accelerate the work considering cost effect and other aspects. Finally it was decided by the BOM that let the Expert Committee be formed first and take over the task soon.
2	Generator Set replacement of sub Station No. 2 in KV-II	A proposal was placed before the BOM with regard to replace the Generator Set for Sub Station No.2 as the same is completely out of order and un serviceable. After discussion in length it was decided that at first instance, Quotation/rates need to be invited from various companies of repute in the manufacturing field. For this, as advised by Secretary, BOM and Shri Arvind Kumar Bhatia, BOM Member, the process of collecting the quotations and installation needs to be initiated expeditiously with help of two Non BOM Members.

3	Allocation of work relating to Dog menace.	It has been brought to the notice of BOM that presently there has been a serious threat with regard to Stray Dogs attack particularly over women, children and old aged persons in KV-II campus. In order to get rid of this problem, the BOM has decided that let Ms Meenakshi Bhattacharya, BOM Member look after the work relating Dog menace in addition to work already allocated her. However, Ms. Nimisha Sharma, BOM Member/ In-charge Security Department will assist her in taking care, if sought, in this regard.
4	Recovery of funds from defaulters	It was deliberated in the meeting that there has been much pressure on AoA for not receiving maintenance charges from the resident/AOA members timely resulting a heavy financial crisis for AOA to run the day to day business by it. Therefore in-order to overcome the prevailing situation, it has been decided by the BOM that hence forth all sort of sincere effort be made to realize the dues from the defaulters who have not remitted their dues for more than last three months. A notice to this effect may be issued immediately to the defaulters in KV-II. However 10 major defaulters may be highlighted from time to time.
5	SOP for parking	In order to rationalize the fabrication work in the car stilt parking by the owners, the BOM has decided to create and publish a SOP in this regards.
6	Water tank cleaning	In order to extract the silt from the underground water tanks as well as overhead tanks on each block, the BOM has decided to make a time schedule for completion of such work by the agency engaged for the purpose. Let the schedule be published on website and mygate apart from pasting at entrance of each block.
7	Renewal of Rent agreement of SBI	It was deliberated in the meeting that the issues on account of renewal of rent agreement between SBI and KV-II may be initiated which is due form Oct. 2021. In this regard, a letter may be issued to SBI for submitting the draft copy of agreement further necessary vetting by BOM.
8	Renewal/Revision of rent agreement of CGHS	It was deliberated in the meeting that long pending issues on account of renewal of rent agreement between CGHS and KV-II may be resolved soon. In this regards a letter may be issued to CGHS for vetting the draft copy of agreement already submitted to CGHS.
9	Approval of white wash of Common area bill.	It was deliberated that the approval of BOM on account of whitewash of Common area bill preferred by Ms. Kalu Ram, Delhi may be accorded. In this regard, the BOM has decided to let the work corresponding to white wash, and the said work be verified by Ms. Shipra Srivastava, Departmental in-charge, and be recommended by her for necessary action on payment.

10	Reply to be issued on OTIS (Lift company) letter	It was decided by the BOM that a letter be issued to OTIS clarifying therein the repair work of the lifts by the OTIS.												
11	Approval of bills of lift gates- OTIS	It has been decided by the BOM that 50% of remaining amount on account of bills against purchases of 10 gates may be passed/cleared, provided the OTIS company should complete the remaining repair work of the lifts room.												
12	Ex-post facto approval of bills	<p>The BOM has accorded its ex-post facto approval In respect of the following:</p> <table border="1"> <thead> <tr> <th>Firm name</th> <th>Amount in Rs.</th> <th>Items procured</th> </tr> </thead> <tbody> <tr> <td>M/s. A to Z Power Solution, NOIDA</td> <td>34,599/- and 14,887/-</td> <td>Electrical items</td> </tr> <tr> <td>M/S Arpita Electricals, NOIDA</td> <td>25,683/- and 15,187/-</td> <td>Electrical items</td> </tr> <tr> <td>M/s. Mittal Saniters NOIDA</td> <td>30,121/-</td> <td>Plumbing items</td> </tr> </tbody> </table>	Firm name	Amount in Rs.	Items procured	M/s. A to Z Power Solution, NOIDA	34,599/- and 14,887/-	Electrical items	M/S Arpita Electricals, NOIDA	25,683/- and 15,187/-	Electrical items	M/s. Mittal Saniters NOIDA	30,121/-	Plumbing items
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13	Rollback of increase in Society maintenance charges	It was deliberated in the meeting that on a call from AOA member, the rollback of maintenance charges to the previous level was discussed. The BOM considered all aspect in view and inferred that for the present there appears to be no need to rollback of maintenance charges as because the source of earning of AOA is not sufficient as compared to regular expenses incurred on various heads. In other words, the BOM is already running shortage of funds; therefore there is no possibility of decreasing the amount of maintenance charges.												
14	वित्तीय अभिलेखो की जांच/ऑडिट	<p>It was deliberated in the meeting that so called Forensic Audit in respect to AOA, KV-II accounts may be carried out by an outside CA as raised by one member of BOM, based on a false complaint by a Non AOA Member.</p> <p>The BOM has considered the following aspect in deciding not to agree with any such audit by any outside CA/auditor as the audit of accounts of AOA KV-II are being regularly audited by CA appointed by AOA, KV-II :</p> <ol style="list-style-type: none"> 1.) The word has been used as (वित्तीय अभिलेखो की जांच/ऑडिट) and not as Forensic Audit by the Dy. Registrar of Societies, Chits and Firms, Meerut in his letter. 2.) Further there is neither any complaint against any of the then BOM members nor the copy of complaint has been given to the then BOM members of AOA KV-II or the then BOM by the Dy. Registrar of Societies, 												

		<p>Chits and Firms, Meerut for furnishing comments. Even no enquiry has been initiated against any of the then BOM members.</p> <p>3.) There is no panel of the CAs enlisted with Dy. Registrar of Societies, Chits and Firms, Meerut as reported by one of the AOA members asked under RTI Act 2005. More so, there is no approved rate by the Dy. Registrar of Societies, Chits and Firms, Meerut on account of fees to be paid to external CAs.</p> <p>4.) As per standard augmentation of work, the AOA, KV-II has always been engaging a qualified registered Chartered Accountant to carry out regular audit of the accounts of AOA, KV-II besides Internal Audit by Internal Audit Committee of AOA, KV-II.</p> <p>5.) Further in respect of audited account of AOA, KV-II, these audited accounts are submitted to the Income Tax, GST/ Service Tax Departments of Central Government and are well accepted by them.</p> <p>Therefore the proposal of so called Forensic Audit read as वित्तीय अभिलेख की जांच/ऑडिट is not tenable in the eyes of law and hence hereby turned down by the BOM.</p>
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2. The Secretary, BOM concluded the meeting with the vote of thanks to the Chair.
