



**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/Misc/2021-22

Dated: 22/10/2021

Subject: Minutes of the 5<sup>th</sup> Meeting of BOM, KV-II held on 17.10.2021

Please find enclosed a copy of Minutes of the 5<sup>th</sup> BOM meeting held on 17.10.2021 for perusal and taking necessary action.

*Mohd Azeem Khan*  
22/10/21  
(Mohd Azeem Khan)  
Secretary BOM

Encl: As above

Distribution:

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|-------------------------------|----------------|
| 1. Shri Nagendra Singh,       | President      |
| 2. Ms. Sudha Yesentarao       | Vice President |
| 3. Shri 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. Shri Gaurav Malik          | Member         |
| 10. Shri Arvind Bhatia        | Member         |





**Minutes of the 5<sup>th</sup> Meeting of BOM, KV-II held on 17.10.2021 at 05 PM**

The following were present:

**Shri Nagendra Singh, President**

**In Chair**

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

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 5<sup>th</sup> BOM meeting on 17.10.2021. 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	Confirmation of minutes of all the previous BOM Meetings.	The BOM confirmed all the previous minutes of BOM Meetings.
2	To review the status on action plan for Road Repair and Carpeting.	The BOM has decided to form a Five Members Road Repair and Carpeting Committee consisting of Ms Shipra Srivastava, BOM Member (Standby Ms. Nimisha Sharama, BOM Member), Dr. Gaurav Malik, BOM Member, Shri A K Bhatia, BOM Member , Shri N K Manglik, AOA Member and Shri S K Mondal, AOA Member, to work out the requirement, availability of funds, to complete the tender process and to float the Notice Inviting Tender(NIT) within 15 days.
3.	Issues on fire fighting system.	The BOM has decided that 40 missing Fire Fighting Cylinder of the respective blocks will be replaced and filled by the fire fighting gas as the same have been filled for all the blocks except a few. An immediate action needs to be taken.

4	Condemnation of conduct on the part of BOM Member.	The BOM has witnessed that one BOM member, Smt. Minakshi Bhattacharya is found indulged regularly into mongering baseless and false rumors against the BOM and its Office Bearers in the Social Media and Whatsapp Groups to malign their image, though the BOM has tried to advise her time and again not to recur such practice in future, but in vain. The BOM has viewed it very seriously and decided that if such mongering is not stalled by the BOM Member in future, the BOM will be compelled to initiate stern legal action against such delinquent member. Such misconducts on her part contravene the code of conduct of AOA Business and will lead to disqualify her from the membership of BOM. However having criticized such acts, the BOM has condemned all such misconducts already exhibited by her on various Social Media and WhatsApp Groups and also reprimanded for all such unwarranted acts..
5	Issues on purchase of Generator Set.	The issue on purchase of Generator Set was discussed in the meeting and the BOM has decided to defer this proposal for the present.
6	Issues on replacement of unserviceable lifts in phase manner.	The BOM has decided to make replacement of Unserviceable Lifts in a phase manner subject to availability of the funds by way of enhancing the existing maintenance charges. However before this, BOM has decided to carry out the feasibility study on such the lifts by the TK Elevator India Pvt. Ltd. and OTIS Elevator Company India Ltd. Shri A K Bhatia, BOM Member will monitor the action plan and ensure the submission of report from the respective firm.
7	Issues on enhancement of maintenance charges.	It was deliberated that in the present scenario, the expenditure is seen more than the income, leading to financial crunch on AOA to mitigate day to day expenditure on account of maintenance. Therefore the BOM has decided that a Maintenance Evaluation Committee comprising Shri A K Bhatia, BOM Member, Shri Vivek Srivastava, BOM Member, Shri O P Goel, AOA Member, Shri D P Singh, AOA Member and Shri Mritunjay Jha, AOA Member, be formed to carry on the study and scope for enhancement in the existing Maintenance Charges and report to this effect be submitted expeditiously.
8	Issues on renewal of Agreement in respect of Horticulture.	The BOM has decided to proceed for Notice Inviting Tender (NIT) from the interested firms having expertise in Horticulture work. However, for completing the process, two months time from 01.11.2021 to the existing firm be given as decided by the BOM.

9	Issue on renovation of Gate No.1 of KV-II.	The issue on renovation of Gate No.1 of KV-II was discussed in the meeting and the BOM has decided to defer this proposal for the present.
10	To take the decision for holding the General Body Meeting in respect of AOA, KV-II.	The BOM has decided that the General Body Meeting (GBM) in respect of AOA, KV-II may be convened on 26.11.2021 or 28.11.2021 as the same has already delayed reasonably due to Corona Virus spread during the period. A notice to this effect be issued immediately as decided by the BOM.
11	To review the action plan in respect of the Purchase Committee.	It was deliberated that existing Purchase Committee formed by BOM has not been functioning properly as seen in many occasions; resulted for purchase of various essential items immediately without concurrence of Purchase Committee and therefore an ex-post facto approval thereof were accorded by the BOM to regularize the procurement. In order to streamline the purchase procedures, the BOM has decided to reconstitute the Purchase Committee soon.
12	Appointment of Assistant Secretary in accordance with the provisions laid down in the Bye Laws under the extant Rule 18 of Chapter IV.	The issue on appointment of Assistant Secretary in the BOM in accordance with the provisions laid down in the Bye Laws under the extant Rule 18 of Chapter IV was discussed in the meeting and the same was deferred for the present.
13	Bonus to the Employees of the AOA on the auspicious occasion of Deepawali	The BOM has decided to accord the approval for awarding Bonus of Rs. 6,000/- to each employee of AOA with Sweet Packets on the auspicious occasion of Deepawali to greet them.
14	Approval on procured items for use in AOA Business.	The BOM has accorded its ex-post facto approval for the following: 1. An amount of Rs. 24,880 against purchase of cements from M/s.Rohit Cements, NOIDA on 08.10.2021 2. An amount of Rs. 23,370/- against purchase of Pipes from M/s Mittals, NOIDA 3. An amount of Rs. 91,426/- against purchase of Electrical items from M/s A to Z Power Solutions., NOIDA

15	Any other agenda with the permission of the Chair.	<p>It was deliberated in the meeting that Painting of lifts may be carried out soon as most of the lifts are getting deteriorated its colors. The BOM has decided to let this work be assessed by Shri A K Bhatia, BOM Member and report to this effect be made available to the BOM for consideration.</p> <p>Also BOM has decided that for lightening the Building of AOA office, LED lights may be purchased by incurring an amount to the tune of Rs. 10,000/- on the auspicious occasion of Deepawali in the same manner in which the same was made earlier.</p>
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2. The Secretary, BOM concluded the meeting with the vote of thanks to the Chair.

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