



## 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](http://www.noidakv2.org) ; E-mail: [noidakv2@gmail.com](mailto:noidakv2@gmail.com) ; Tel: 0120-2463700)

### Minutes of the 7<sup>th</sup> Meeting of BOM, KV-II held on 25.12.2021 at 11:00 A.M.

The following were present:

#### **Shri Nagendra Singh, President**

1. Ms. Sudha Yasentarao
2. Mohd. Azeem Khan
3. Shri Kashi Nath Ram
4. Dr. Gaurav Malik
5. Ms. Nimisha Sharma
6. Shri Arvind Bhatia

#### **In Chair**

- Vice President  
Secretary  
Treasurer  
Asst. Secretary  
Member  
Member

At the outset, the President, BOM welcomed the Office Bearers and Members of BOM, KV-II for attending the 7<sup>th</sup> BOM meeting on 25.12.2021. 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 6th BOM meeting minutes.	The BOM has confirmed the minutes of the 6th BOM meeting held on 20/11/2021
2.	Extension of Security service.	The BOM has decided to extend the contract of existing Security Agency M/s. Quickman security services for a period of two months with effect from 1st Jan 2022 to 28th Feb 2022.
3.	Finalization of security service tender document and process thereon.	The BOM has decided to finalize the tender process in respect of security services to be rendered in KV-II campus by 16 <sup>th</sup> Jan 2022.
4.	Extension of housekeeping service	The BOM has decided to extend the contract of existing Housekeeping service agency M/s. Gravity Facility Management Pvt. Ltd. for a period of two months with effect from 1st Jan 2022 to 28th Feb 2022.
5.	Finalization of housekeeping service tender document and process thereon.	The BOM has decided to finalize the tender process in respect of housekeeping services to be rendered in KV-II campus by 16 <sup>th</sup> Jan 2022.
6.	Finalization of road carpeting tender document	The BOM has decided to finalize the tender process in respect of road carpeting and repair to be rendered in KV-II campus by 23rd Jan 2022.

7.	Finalization of road carpeting committee	<p>It was deliberated and decided in the BOM meeting that the earlier Road Repair and Carpeting Committee contained in Office Order No. 5 Series 2021 dated 22.10.2021 has not submitted its progress report to the BOM by 19/12/21 as stipulated in the aforesaid office order which led to dissolve the existing committee by constituting a new committee comprising 7 members under the chairmanship of Dr. Mohd Azeem Khan, Secretary BOM therein. as follows who will complete the tender process by 23rd Jan 2022:</p>																								
		<table border="1"> <thead> <tr> <th data-bbox="636 464 727 537">Sl No.</th> <th data-bbox="727 464 1182 537">Name of Committee Member</th> <th data-bbox="1182 464 1433 537">Address</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 537 727 611">1.</td> <td data-bbox="727 537 1182 611">Shri. Mohd. Azeem Khan Secretary, BOM Chairman</td> <td data-bbox="1182 537 1433 611">B-204 PKT-1</td> </tr> <tr> <td data-bbox="636 611 727 684">2.</td> <td data-bbox="727 611 1182 684">Ms. Nimisha Sharma, BOM Member</td> <td data-bbox="1182 611 1433 684">C-48 PKT-7</td> </tr> <tr> <td data-bbox="636 684 727 758">3.</td> <td data-bbox="727 684 1182 758">Shri A K Bhatia, BOM Member</td> <td data-bbox="1182 684 1433 758">C-42 PKT-7</td> </tr> <tr> <td data-bbox="636 758 727 831">4.</td> <td data-bbox="727 758 1182 831">Dr. Gaurav Malik, Asst. Secretary</td> <td data-bbox="1182 758 1433 831">B-77 PKT-7</td> </tr> <tr> <td data-bbox="636 831 727 905">5.</td> <td data-bbox="727 831 1182 905">Shri N K Manglik, AOA Member</td> <td data-bbox="1182 831 1433 905">C1-35 PKT-4</td> </tr> <tr> <td data-bbox="636 905 727 978">6.</td> <td data-bbox="727 905 1182 978">Shri S K Mondal, AOA Member</td> <td data-bbox="1182 905 1433 978">B-171 PKT-1</td> </tr> <tr> <td data-bbox="636 978 727 1052">7.</td> <td data-bbox="727 978 1182 1052">Shri S D Choudhury AOA Member</td> <td data-bbox="1182 978 1433 1052">B-243 PKT-1</td> </tr> </tbody> </table>	Sl No.	Name of Committee Member	Address	1.	Shri. Mohd. Azeem Khan Secretary, BOM Chairman	B-204 PKT-1	2.	Ms. Nimisha Sharma, BOM Member	C-48 PKT-7	3.	Shri A K Bhatia, BOM Member	C-42 PKT-7	4.	Dr. Gaurav Malik, Asst. Secretary	B-77 PKT-7	5.	Shri N K Manglik, AOA Member	C1-35 PKT-4	6.	Shri S K Mondal, AOA Member	B-171 PKT-1	7.	Shri S D Choudhury AOA Member	B-243 PKT-1
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8.	Approval of expenses towards repair in respect of lift of ThyssenKrupp.	The BOM has approved an amount of Rs. 92,000 with GST per lift for replacement of Ropes and pulley as per recommendation by M/s, ThyssenKrupp, these items are not covered under the AMC.																								
9.	Decision on installation of ATM at CC1, Shop No- 2	The BOM has discussed the issue of installation of ATM at CC1 Shop Number 2 and decided to defer for the present due to technical reasons.																								
10.	Renewal of corpus fund	It was deliberated that renewal of corpus fund of AOA of Rs 4.16 cr. Needs to be made. Accordingly the BOM has decided to make Fixed Deposit(FD) of an amount of Rs. 3.5 cr in the bank with effect from 1st Jan 2022 and rest of amount of Rs 66 lakhs approx to mitigate the expense towards road carpeting and repair, lift repair, strengthening fire fighting system, generator set replacement and procurement of its spares, other expenditures subject to approval through interaction meeting. Also the BOM proposed to increase subscription charges by 50% subject to its approval in interaction meeting keeping in view the increase in the cost of major services requiring replacement of lifts, Generator set.																								
11.	Any other agenda with the permission	(a) In the larger interest of AOA , the BOM has decided that Smt. Nimisha Sharma, BOM Member will also																								

	<p>of the chair.</p>	<p>henceforth look after the work of Civil dept. in lieu of Smt. Shipra Srivastava, BOM Member with partial modification of previous allocation of work dated 10/08/21 captioned with "Department of Board of Management".</p> <p>(b) The quotation for the various items has been required for water supply for which the estimates have been taken from M/s. Goel Trading Co. and M/s. Mittal Sanitary. Since M/s. Mittal Sanitary is an empanelled shop for purchasing the plumbing items and the rates revived from this firm is higher than the M/s. Goel Trading Co. Therefore the BOM has decided to procure various quoted items of approx Rs. 2,75,995/- from M/s. Goel Trading Co. in the larger interest of the AOA KV-II. Thus the AOA will be benefitted of Rs. 35,000/- approx.</p> <p>(c) It was deliberated that under the contract the work of whitewash and painting of common area of KV-II campus was being carried out. Incidentally the contractor has completed around 75% of work of whitewash and painting and rest part of common area was not completed due to COVID-19 Pandemic period. It was discussed in the meeting whether white wash and painting of rest of the part of common area may be carried out or not. It was decided that a formal inspection of rest of the part to be carried out and if not found feasible to resume after inspection of the whitewash and painting work, the BOM shall float a fresh tender in this regard. Though the contractor has time and again requested the BOM for resuming the work of whitewash and painting of common area as because the contract was awarded for entire common area. He also contended that it may not be appropriate to break the contract in midst of its implementation.</p> <p>(d) The BOM has decided and approved to procure compressor based spray painting equipment (Rs. 15,000 approx) for painting the lift and door of rooftop of all the blocks.</p> <p>(e) In respect of digging of bore well for horticulture, the BOM has decided to go ahead for its commissioning by spending Rs. 25000/- approx in principle. However, payment will be made as per actual.</p> <p>(f) The BOM has also accorded its ex-facto approval for the amount already incurred by the respective in-charges of various departments as follows:</p>
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S.No.	Date	Particular	Amount (Rs)	Dept.
1.	13/11/21	M/s. Mittal Sanitary	78895/-	Plumbing
2.	29/11/21	M/s. Mittal Sanitary	165616/-	
3.	29/11/21	M/s. Ajay Enterprise	37465/-	Office Admin
4.	1/12/21	M/s. Iqra Fabrication	14500/-	Horticulture
5.	1/12/21	M/s. Shri Ganesh Granite	26904/-	
6.	1/12/21	M/s. Deep Jyoti Garden	12500/-	
7.	26/10/21	M/s. A to Z power solution	87415/-	Electrical
8.	13/11/21	M/s. A to Z power solution	35138/-	
9.	06/12/21	M/s. A to Z power solution	68162/-	
10.	06/12/21	M/s. Samar Debrath	10675/-	
11.	11/12/21	M/s. A to Z power solution	49665/-	
12.	11/12/21	M/s. Shanker Patel	11000/-	
13.	06/12/21	M/s. Rohit cement Agency	17483/-	Civil
14.	11/12/21	M/s. Rohit cement Agency	35742/-	
15.	21/12/21	M/s. Rohit cement Agency	31988/-	

2. The Secretary, BOM concluded the meeting with the vote of thanks to the Chair.

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