

57

MINUTES OF 10th ANNUAL GENERAL MEETING (AGBM) OF APARTMENT OWNERS' ASSOCIATION (AOA), KV-II HELD ON 02.07.2023

10th Annual General Body Meeting of the Kendriya Vihar-II, Apartment Owners' Association was convened on 02.07.2023 (Sunday) at 10.00AM in the Ground Floor Community Centre -1, Kendriya Vihar-II, Sector 82, Noida. Total 208 members were present in the meeting.

At the outset Mrs. Krishna Tyagi, President, BOM, AOA KV-2 welcomed all members of KV-II to the meeting. She informed the honorable members present that 10th meeting of AGBM was initially scheduled on 25.06.2023 but only sixty (60) members were present in the meeting which was much less than 30% of the total strength. As the required quorum as per new Bye-Laws was not complete on that day, this meeting is being reconvened today i.e. 02.07.2023, as per the notice sent earlier. She also informed the members that this meeting is being held after a gap of more than four years as the last (9th) meeting of AGBM was held on 23.09.2018. Thereafter she invited Dr. Lokesh Kumar Sinha, Secretary Apartment Owners' Association to start the proceedings of the meeting.

Agenda items were taken up for discussions and summary record of discussions are as under:

Agenda Item No. 10.1 - To confirm minutes of the 9th AGBM held on 23.09.2018.

Secretary presented the minutes of 9th AGBM as per attached booklet before the members of AOA present during AGBM. Members appreciated the efforts of previous BOM in compiling the minutes and praised Shri Anil Uniyal, the then Secretary for his contribution and efforts in preparing these minutes. Minutes were confirmed and approved unanimously by AGBM.

Agenda Item No. 10.2 - Action Taken Report (ATR) on minutes of 9th AGBM held on 23.09.2018.

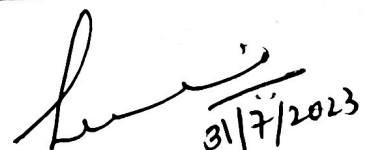
Secretary presented the action taken report on minutes of 9th AGBM as per attached booklet, before the members of AOA present during AGBM. AGBM unanimously approved the ATR.

Agenda Item No. 10.3 - To consider and adopt audited accounts for the years 2018-19, 2019-20, 2020-21 & 2021-22.

AGBM approved the audited reports of 2019-20, 2020-21 and 2021-22. AGBM gave conditional approval for audited accounts of 2018-19 as special audit is being carried out for this period.

Agenda Item No. 10.4- To consider unaudited report for 2022 -23.

Unaudited Expenditures for the period 2022-23 was approved by the AGBM.


31/7/2023

58

Agenda Item No.10.5 -To consider & adopt Budget Estimates for the year 2023-24 other than infrastructure fund.

Members deliberated the expenditure proposed for 2023-24 in detail. Regarding renovation of CC-I, for which Rs. 10 lakhs are accounted for, the House was of opinion that apart from eco-proof ground floor it should also cater for first floor of CC-I and CC-II library (replacement/new ACs). Proposed budget for 2023-2024 was approved with majority

Agenda Item No.10.6-Appointment of Auditor for the F.Y. 2023-24 (upto June 2024) & unaudited account of F.Y. 2016-217 along with internal audit committee for current financial year.

AGBM approved the appointment of Auditor, Shri Rajesh Jain, for the financial year 2022-23& 2016-17 and as CA for the period upto June 2024. Further the Members suggested that the Auditor for 2023-24 will be appointed by the next AGBM.

Agenda Item No. 10.7 - Road Carpeting.

Secretary briefed the August House about adopted process for road carpeting and conveyed the expenditure for above work at the cost of Rs. 1.36 crore (appx.) AGBM with majority approved the expenditure and suggested to complete the process within this financial year.


Agenda Item No. 10.8 - Strengthen the Fire Fighting system.

Secretary gave details of fire-fighting requirement in the Kendriya Vihar-2 Complex and appraised the gathering that Phase-V is being taken initially for revamping the fire fighting systems, as buildings are of more than 15 mtrs. Approximate expenditure will be around Rs. 30 lakhs for Phase V, based on the quotation received in this regard. AGBM approved the expenditure with majority and directed for its timely execution.

Regarding a query by members on demonstration of existing fire extinguishers, experts suggested that out of total fire extinguishers placed in different blocks in KV II, 10% of them should be used for demonstration after one year of filling. If it works properly the remaining extinguishers can be taken as in working condition. The Ex-President, BOM confirmed that last refilling was done in January 2023. The House agreed and directed BOM to have a fire-fighting demonstration in the Month of December, 2023.

Agenda Item No. 10.9 -Lift up-gradation/replacement.

Details were presented before the Members regarding lift up-gradation/replacement. Proposal was for replacement of 97 lifts and up-gradation of remaining 23 lifts with an estimated cost of Rs.10.5 crores.It was also apprised to Members that replacement of one lift will take around three to four months time. Members showed their concern regarding the time taken in replacement and suggested BOM to look for alternate arrangements during replacement of lifts for elderly residents residing in all the blocks. AGBM approved


31/7/2023

the replacement/up-gradation of all 120 lifts with an estimated budget of Rs. 10.5 crores with majority.

Agenda Item No. 10.10 - Generator set procurement (01 Unit) and up-gradation of 2 sets for Gas Fuel.

Up-gradation of two generator sets with dual fuel and purchase of one generator was presented with an estimated cost of Rs. 40 lakhs. AGBM approved the procurement of 1 Unit and up-gradation of 2 units with majority.

Agenda Item No. 10.11 - Enhancement of subscription charges on per sq. foot basis for dwelling units.

Matter was presented onequal subscription charges for all type of swelling units @Rs 1.33/sq ft to overcome the varying subscription charges but the Matter was negated by AGBM with majority.

Agenda Item No. 10.12- Fund generation for infrastructure maintenance/up-gradation.

Total fund requirement for (a) road carpeting (b) lift up-gradation/replacement (c) strengthening of fire-fighting system, and (d) purchase of one generator as per NGT norms and up-gradation of two generators with dual fuel is around Rs. 12.5 crores.

Secretary elaborated that for meeting above expenditures each AOA Member has to bear expenditure of Rs. 56800/-(approx).

Three options were presented before the House. Matter was extensively deliberated and following two more options were presented by members before the House:

- (i) Member should pay 50% of the expenditure and remaining 50% should come from the corpus fund, or
- (ii) Member should pay Rs. 30000/- and remaining amount (including escalation) should be taken from corpus fund.

For meeting the expenditure the House considered both the above options and decided in favour of option (ii) unanimously. The House also constituted a Committee comprising of following Members to look into the modalities of payment by AOA Members and directed to submit the report along with minutes of the meeting:

1. Mrs. Krishna Tyagi, President, BOM
2. Shri C.B.S. Maurya
3. Shri Mrityunjay Jha
4. Shri A D Thomas
5. Shri Gautam Deb

Committee report is attached as Annexure –‘A’


31/7/2023

Agenda Item No. 10.13-Agenda moved by Members, AOA.

S. No.	Agenda	Decision of AGBM
10.13.1	<ul style="list-style-type: none"> ➤ There should be a direct Election for designated posts listed in by laws. 	Rejected by Majority
10.13.2	<ul style="list-style-type: none"> ➤ A Board of Trustee may be constituted and approved by AGM to manage the affairs of Temple Complex of our Society in a very fair and transparent manner. Only one such Board of Trustee may be constituted for both these existing Temples in the Complex. ➤ Exiting wall between two temples must be demolished. Only one temple with existing deities. Pujari should be one for all duties. Electricity and water bill should be paid by the Trustee Committee from the revenue generated from donations from the temple. These points may kindly be considered favorably. I will Submit a list of Members (Committee) for approval in AGM. ➤ Temple Complex may only be used for Worship Rituals, Bhandaras etc. ➤ No other activities like indoor games, amusements, meetings of any kind other than matters relating to the affairs of the Temple should be allowed inside the Temple Complex. 	<p>AGBM considered all the points raised by members and following decisions were taken with majority.</p> <p>To hold the election for constitution of a Committee to look after the affairs of unified temple complex.</p> <p>All the Members of AOA will have the voting rights to elect a 10 member Committee.</p> <p>Election process has to be completed by 31st July 2023.</p> <p>The Committee will manage and look into all the affairs of the unified temple complex.</p>
10.13.3	<ul style="list-style-type: none"> ➤ A Committee is to be constituted to study the damage which will be caused to the towers in the event of an earthquake. ➤ An owner shall not make any structural modifications or alternations in his/her unit or installations located therein, without notifying the association in writing and obtaining the requisite 	<p>Discussed.</p> <p>Regarding structural changes in the dwelling units a stern notice has to be issued to prevent such types of activities by the residents.</p>

[Handwritten Signature]
31/7/2023

	<p>permission of the prescribed sanctioning authority.</p> <ul style="list-style-type: none"> ➤ No owner shall undertake any work that affects the external façade of the building from any angle i.e covering of balconies and terraces change of colour etc. ➤ An effective drive to recover the pending dues of maintenance charges from the defaulters should be carried out immediately. Provision should be made in the MyGate so that it automatically blocks the requests of defaulters, which will compel the tenants/owners to pay the monthly dues. ➤ Late payment charges for monthly subscription should be % basis not on fixed basis ➤ The owners are encroaching on the green belt in front and adjacent of the flat. Action is to be taken to remove all such unauthorized encroachment in the green belt area. ➤ Without waiting for outside help to carpet the road we should use our corpus fund to make the roads immediately. 	<p>It was informed to the House that notices have already been issued to the defaulters for payment of their dues.</p> <p>It was decided to continue with the present late payment charges.</p> <p>A stern notice will be issued to prevent encroachment of green belts by the residents.</p> <p>BOM is already working on this and the efforts were appreciated by Members.</p>
10.13.4	<ul style="list-style-type: none"> ➤ Final costing of dwelling units in KV-II has not been finalized by CGEWHO due to some non registered flats, the case should be taken up with CGEWHO. 	<p>AGBM constituted a committee comprising of :</p> <ol style="list-style-type: none"> 1) Sh. HM Dhyani 2) Sh. Surendra Kumar 3) Sh. AD Thomas 4) Sh. Gautam Deb
10.13.5	<ul style="list-style-type: none"> ➤ Maintenance and upgradation of the children parks with new rides and arrangement of new benches. 	<p>AGBM directed BOM for compliance.</p>
10.13.6	<ul style="list-style-type: none"> ➤ Duration of elected body should be of 2 years. All the types of flats must be represented in BOM. ➤ The maintenance charges should be uniform for all categories of flats. ➤ The number of Security staff may be reduced. ➤ The parking at gate Number 1. should be done appropriately. ➤ Security should be enhanced. 	<p>Members with majority approved the term of 2 years and suggested to amend the Bye-laws after getting approval from competent authority.</p> <p>Rejected</p> <p>Regarding other points the Members suggested to maintain the status-quo.</p>

[Signature]
31/7/2023

	<ul style="list-style-type: none"> ➤ Security should be enhanced. 	
10.13.7	<ul style="list-style-type: none"> ➤ Painting of all electricity meter coverings and transformers and also covering the area under Electricity meters with concrete to stop rat menace. ➤ Taking up the issue of covering the drain outside Colony Gate No 1 and ➤ Circulating a List of all contractors (Civil and Electrical) working in the KV2 Complex for the benefit of members who may like to contact them for any work. 	<p>AGBM directed BOM for compliance.</p> <p>BOM apprised the Members that matter has already been taken up with the authority.</p> <p>Proposal was rejected by AGBM</p>
10.13.8	<ul style="list-style-type: none"> ➤ To take up this matter with the Noida authority and Member of Parliament. ➤ Water treatment plant on the main line so that all the residents can have soft water throughout the day, which is a basic need of today. In case, Ganga water supply is there, no need for a water treatment plant will arise. 	<p>It was informed to the August House that these matters have already been taken up with the concerned authorities.</p> <p>AGB directed BOM to pursue the matter further with the authorities for early action.</p>
10.13.9	<ul style="list-style-type: none"> ➤ Provision of Lift / Escalator with the Foot Over Bridge, near KV 2 Main Gate No. 1 - This will help a lot to our residents, especially to the Senior Residents to go to the Sector 110 Market, for their daily needs. 	<p>It was informed to the August House that these matters have already been taken up with the concerned authorities. AGBM directed to pursue the matter further with the authorities for early action.</p>
10.13.10	<ul style="list-style-type: none"> ➤ Rent is to be taken from Kendra Bhandar ➤ Removal of Encroachment in common areas (Refer to point no 11(e) { x & xi) of procedure of condition of AOA business . ➤ Removal of Encroachment from car /scooter stilt space (Refer point No 11e (xii)) of procedure of condition of AOA business. ➤ Formation of Internal Audit Committee (refer point no 11 e (xix)) of procedure of condition of AOA business. 	<p>AGBM took cognizance and directed to charge the rent from Kendriya Bhandar or terminate the contract.</p> <p>No conclusive decision was arrived at.</p> <p>AGBM approved constitution of an Internal Audit Committee comprising of :</p> <ol style="list-style-type: none"> 1) Sh. OP Goyal 2) Sh. RC Mangla 3) Sh. Prashant bakshi <p>The report of committee should be made available and considered by BOM/AGBM.</p>

Signature
21/7/2023

	<ul style="list-style-type: none"> ➤ Suitable guidelines for parking of vehicles inside of KV II (including purchase of multiple vehicles of one flat I.e. higher car parking rates should be applicable for having more than one car beyond specified number of car) ➤ Renting out unallocated car stilt parking in Kendriya Vihar II (i.e. pocket 6 /7) ➤ Misuse of office bearers should be defined. ➤ Registration of pets and guidelines to be followed strictly as per Noida Authority. ➤ Feeding of street dogs at one place should be decided. 	<p>No conclusive decision was arrived at.</p> <p>AGBM rejected the proposal.</p> <p>AGBM found the question vague as the term "misuse of office bearers" is not clear and hence rejected the proposal.</p> <p>AGBM directed to implement the guidelines scrupulously issued by the authorities.</p>
--	---	---

Agenda Item No. 10.14 - To consider any other business that maybe brought forward during AGBM with permission of the Chair.


S. No.	Point	Decision of AGBM
10.14.1.	Mail written in bye-laws should include email.	AGBM unanimously approved the inclusion of email in bye-laws.
10.14.2.	Fixing of responsibility for non holding of AGBM after 2018.	House approved that the BOM Members responsible for non-holding of AGBM after 2018 should be debarred from contesting the BOM election. Regarding the period of debarment, the House was divided for 3 or 5 years. Voting was done and the House passed with majority for debarring such members for 3 years. This is applicable from the date of issue of these minutes.
10.14.3.	Underground Laying of High Tension wires	House approved the proposal for taking up the matter with UPPCL by majority.
10.14.4.	Cleanliness near Safal shop	House approved the proposal with majority.
10.14.5	Maintenance of CCTV	Secretary explained that to maintain the security cameras in the premises only one employee is deputed, therefore, more persons and installation of more cameras are required to cater the security

[Signature]
31/7/2023

84

		requirements of this large society. In this regard additional cost is to be worked out for revamping and maintenance of CCTV system. House gave the consent with majority.
10.14.6	Other service provider for internet in KV-II	AGBM decided with majority to engage other service providers and directed BOM to work on it.

AGBM of the Association ended with vote of thanks to the Members.


31/7/2023
(Dr. Lokesh Kumar Sinha)
Secretary

Copy to:

1. All Notice Boards in KV-II AOA.
2. Website: noidakv2.org
3. Dy Registrar of Societies, Meerut

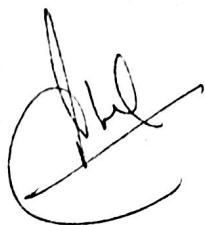

Minutes of the Meeting**Modalities of payment collection for Infrastructure Development**

In pursuance of deliberations and decision in regard to agenda item no. 10.12 pertaining to funding of various infrastructure development related proposals, a committee of following members was constituted by AGBM to discuss and suggest the modalities of collection and payment of special contribution of Rs. 30,000/- per member to partially fund all these proposals.

Mrs Krishna Tyagi	President
Shri Mrityunjay Jha	Non BOM Member
Shri Gautam Deb	Non BOM Member
Shri A D Thomas	Non BOM Member
Shri C B S Maurya	Non BOM Member

2. The committee met on 06.07.2023 in the Office of AOA and deliberated the issue regarding collection of special contribution of Rs 30,000/- from each member to partially fund the various infrastructure developments related work like; replacement of all lifts, re-carpeting of roads, procurement of DG Sets, installation of firefighting equipment etc. As decided in the GBM held on 02.07.2023, the balance amount in respect of funding of these projects will be met by utilizing Corpus Fund including escalation, if any. The committee considered various options for collecting this amount from members keeping in view all relevant aspects and recommended that members may be given 03 options to make this payment as follows:

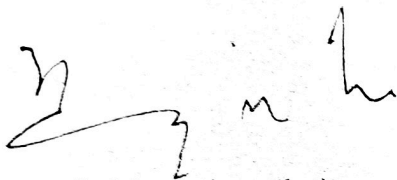
- i. Members can pay the entire amount of Rs 30,000/- in single installment by 30.09.2023 and avail a rebate of 5%. Thus, in effect, if a member pays the entire amount of this special contribution by 30.09.2023, he/she will be required to pay only Rs 28,500/- after availing the rebate of 5%.
- ii. Member can pay the full amount of this special contribution from 01.10.2023 to 31.12.2023 and avail a discount of 3%. Thus, under this




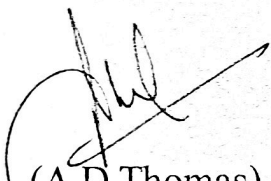
payment option, member would effectively pay only an amount of Rs 29,100/- after availing discount of 3%.

iii. The third and the last option recommended by the committee is that the member can pay this special contribution of Rs 30,000/- in 15 monthly installments of Rs 2000/- per month, without any discount, which will commence from 01.10.2023 and be completed by 31.12.2024.

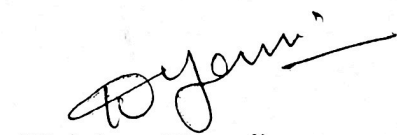
3. The committee also recommended that all those members who are unable to make full payment of this special contribution by 31.12.2024 will be required to pay equalization charge @ 0.5% per month (non-cumulative) on the balance amount with effect from 01.01.2025 onward.


(Mrityunjay Jha)


(Gautam Deb)


(A D Thomas)


(C B S Maurya)


(Krishna Tyagi)
President

Place: NOIDA

Date : 06 July 2023