



Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
Kendriya Vihar-II Apartment Owners' Association
(Website: www.noidakv2.org ; E-mail: noidakv2@gmail.com ; Tel: 0120-4984693)

No. BOM/15th Meeting/ AOA/2019-20

Date: 11.05.2019

Subject: Minutes of the 15th Meeting of the Board of Management held at 7.00 PM on 11.5.2019-

All the members of BOM of KV-II AOA were invited vide notice dated 8.05.2019, for the 15th meeting of BOM to discuss and deliberate on the Agenda items circulated with the notice. A list of members who attended the meeting is attached.

At the outset, the President welcomed the Members to the 15th meeting of the BOM and requested Secretary, AOA to take up the agenda items.

Discussions were held on the agenda points and the following decisions were taken by the BOM after deliberations:

1. **Approval of the minutes of 14th meeting held on 24.02.2019 & Review of action taken on previous decisions of BOM:**

The Minutes of the 14th BOM Meeting held on 24.02.2019, was confirmed by BOM. The Members In- charge explained the status in respect of the action taken on the decisions related to their departments in the previous BOM meeting. The following position was intimated and decisions taken:

- i) **Road Repairs:** Member in charge informed that since the process for holding election to the new BOM is already completed and election is to be held shortly the work of repair of roads inside the campus including inviting tenders, award of contract and actual execution may be left for consideration and final decision of the next BOM which may be formed after the election. BOM approved the proposal.
- ii) **Earthing of 20 OTIS Lifts.** – Member in charge informed that in the initial survey earthing of 20 lifts was required to be carried out. So far earthing work in 02 lift has been completed. Work in two more lift is undergoing. Total approximate cost of earthing per lift is around Rs.14000/- It was decided that this being a time consuming work the earthing of remaining lifts may be left to the next BOM.
- iii) **The status of SCN** on service tax was given in the meeting and it was informed that reply to SCN has been filed in the Service Tax Department and hearing on the matter has taken place. It is informed by CA, defending the case on behalf of AOA that we may have to deposit another amount of Rs. .14.0 Lakh (over and above the amount of around Rs.23.0 lakh already deposited as admitted demand by us) as service tax and thereafter it is expected that the order may be in our favour. CA is of the view that we have a strong case to contest the demand raised and the same can be dropped at Tribunal's level. But this will take minimum of 3 years from the date of passing of the adjudication order. If the AOA agrees for going in appeal a final viewpoint will be conveyed by CA to the Department. After deliberations, it was the view of all the members that instead of agreeing to the demand of Service Tax Department, the order on SCN, whenever received may be contested in appeal as this was also the general consensus of members of AOA in the special meeting of the AGM held on 14.10.2018, on this issue of service tax payment.

- iv) Member in charge informed that 60% advance payment (of the total cost Rs. 325000/- (ex.GST). has been made to **ThyssenKrupp Elevators (TKE) for repair of lift of Block No. 101** . The necessary material /equipment required for the work has been brought in the campus by the Agency on 10.05.2019, and the work is to start shortly as per time schedule which will be intimated by the agency.
- v) It was informed that budget of Rs.1.50 lakh was approved for the **Republic Day 2019 Celebrations**. Treasurer informed that break up of actual expenses incurred on various activities under this head have been prepared and the same was produced in the BOM. The Total expenditure incurred on Republic Day Celebrations- 2019 was Rs. 1,58,483/- (inclusive of Taxes) which has been approved by BOM.
- vi) It was informed by the Member In Charge that work relating to Annual Tank Cleaning of all underground reservoirs (03) , overhead tanks (120) and harvesting pits (10) in the campus has been satisfactorily completed at the already approved total cost of Rs. 132176/-
- vii) Member in Charge informed that work of wire-meshed grill fencing of park opposite to Kendriya Bhandar, have been completed .Expenditure incurred is Rs. 184670/-.
- viii) Member In Charge informed that the work of construction a Store Room on terrace of CC-I has been satisfactorily completed. Expenditure incurred is Rs. 72570/-.

2. Approval of monthly Income and expenditure statements for the months of September–December-2018, January 2019- March 2019 and April 2019

CA has informed that financial statements for the year 2018-19 are in the process of finalisation and will be submitted very soon. FY statements of 2018-19 will be displayed on the notice board after scrutiny and verification by the Board. FY statement for the month of April 2019 has been approved and displayed on the notice board.

3. Revised Date for holding of Election to BOM- It was informed that the election to BOM which were initially to be held on 7.04.2019 were postponed due to ongoing General Elections by the orders of the City Magistrate, Noida and a fresh date for holding of election is to be decided. After deliberations it was decided by the BOM that since all the preliminary work upto finalisation of list of nominations for holding of election has already been completed and process of General Elections will be over by 23.05.2019 , we may now proceed and hold the election to BOM on 2nd June, 2019(Sunday) .It was pointed by some members that some residents who are voters have approached them to consider change of time of voting during election to avoid excessive heat in the current summer season. It was proposed that voting may be held from 9.00AM to 4.00PM instead of earlier noted time of 10.00 AM to 4.00PM. It was also proposed that last date of receipt of proxy forms may be notified as 30.5.2019 upto 7.00 PM and Proxy List may be displayed on 01.05.2019 by 11.00AM. BOM approved the proposal and directed that revised date of election 2.06.2019 may be displayed on the notice boards and website of kv2 AOA with the approval of Election Officer immediately.

4. Consideration of request of CA for extension of tenure: It was informed that Shri Rajesh Jain CA whose term as statutory auditor for the FY 2018-19 has ended on 31.3.2019 has requested for extension of his term for the FY 2019-20 on the same terms and conditions applicable in 2018-19. The audit work for FY 2018-19 is in progress. Member In Charge proposed that since the new BOM is likely to be constituted shortly after election, the term of Shri Jain may be extended for three months upto 30.06.2019, on the existing terms and conditions. BOM approved the proposal.

5. Issue relating to Security : It was informed that serious security lapses have occurred in the campus in the last week of April when a number of cases of thefts and attempted thefts took place in a number of flats at Pocket-4 in the society. A show cause notice was issued to the Security Agency on 03.5.2019 to explain as to why not a penalty of not less than 10% of the total contract value may be imposed on them as per the agreement, for the security lapses of their staff. The explanation given by the Agency vide letter dated 08.5.2019, was considered in detail in the meeting and submission made therein were not accepted. It was the general consensus among the members that a penalty of not less than **Rs.50,000/-** may be imposed on the agency. This amount may be deducted from the monthly bill of the agency and they may be informed accordingly. BOM approved the suggested action against the agency.

6. Payment of service tax for the first quarter of FY 2017-18 and action to be taken to determine GST and payment thereof for the remaining three quarters of 2017-18. It was informed that pursuant to the show cause notice received from the service tax department we have already paid service tax on the admitted demand for the FYs 2013-14 to 2016-17, with interest amounting to **Rs.3010464/-**. It was informed that pending final order that may be passed by the Service Tax Department in the above matter, we have worked out the service tax in respect of the first quarter (April to June) of the FY 2017-18 (after June, 2017 GST has become applicable) on same heads under income which have been taken for the purpose of determining the admitted demand of service tax for the preceding four FYs 2013-14 to 2016-17, in our reply to the SCN. The total amount of service tax so determined is **Rs.222805/-**. It is proposed that in the first instance, this amount of service tax may be deposited to the Service Tax Department. The service tax payable on services received by the AOA, under Reverse Charge Mechanism, during the first quarter of 2017-18 along with interest on the total amount of service tax may be worked out and deposited subsequently after receipt of final order on our reply to SCN. It was further informed that this matter has also been discussed with CA Shri Rajesh Jain and he has suggested that before making this payment we may also obtain the opinion of Shri Ashok Batra CA/Advocate which Shri Jain will seek and inform us accordingly. BOM agreed for the opinion of Shri Batra before making any payment. Shri Jain also assured to work out the GST for the relevant period before September 2018.

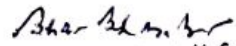
7 Any other matter with permission of Chair-

- (i) Member In charge informed that extension of three months given in the last meeting, for annual contract of Horticulture services will expire on 31.05.2019 and it is proposed to extend the contract on the existing terms and conditions for a further period of one month upto 30.6.2019. BOM approved the proposal.
- (ii) Member In charge informed that following the advice of the Police Authorities on the recent cases of thefts in the campus, the barbed wire fencing and iron grill around the boundary wall of the campus was inspected. Patches of damaged barb wire fencing have been noticed at some points which is required to be mended. As per the preliminary estimates around 80 meters of fencing is to be mended and total cost of this work including labour will be around **Rs.30,000/-**. It is proposed that this work may be taken up on priority. BOM approved the proposal.
- (iii) Member In charge informed that Shri Vijay Kandi, Plumber is absenting from duty since 17.02.2019, without any intimation. Efforts to contact him have failed. It seems that he is not interested to continue to work in this office. It is proposed

that services of Shri Vijay Kandi may be discontinued and he may be removed from service with immediate effect. An order to this effect may be issued by the office of AOA. BOM approved the proposal.

- (iv) Member In charge informed that one electrician (Shri Jitender) has left the job and in his place one electrician is required for smooth running of the electrical operations/maintenance in the campus. One, Shri Ankush s/o Ravi Kiran Singh who has submitted copies of High School certificate and certificate of having completed the training programme at ITI in Electrician trade has approached for the electrician job in KV-II, AOA. It was proposed that he may be appointed as Electrician at the current minimum wage rate for skilled worker and attached with some senior Electrician for initial period of one month to understand the electrical working at different sites in the campus. BOM approved the proposal.
- (v) Member In charge informed that as DG Set at SS-2 is out of order one underground cable was laid from SS-9 to SS-5 for feeding power supply to SS-2 area. However, to ensure uninterrupted power supply at SS-2 area whenever there is a power failure from UPPCL, one automatic change over switch of 630 Amp 400 Volt 3 Phase 4 Wire is required to be installed at SS-5. BOM approved the proposal and directed that the Member In charge will submit the completion report of the work done with expenditure incurred for information and record.
- (vi) Vice-President and Member In Charge, Security has informed that Shri Ranjan Mishra has been working as Security Supervisor in KV-II for the past one and a half year on daily wages (Rs. 400/-per day). He is sincere and hard-working and his work has been found to be satisfactory. It is proposed that his services may be regularised and given additional work of assisting the Caretaker in supervising the housekeeping, horticulture, general and electrical maintenance work for smooth running of the society. It was proposed that Shri Ranjan Mishra may be given a consolidated salary of Rs. 15200/- per month with a weekly off. Since he is an ex service man this arrangement may not have any bearing with regard to PF and ESI contributions/deductions. BOM after deliberation approved the proposal.

The Meeting ended with a vote of thanks.


(Anil Uniyal) 11.5.2019
Secretary

- Copy to: 1. All BoM Members
2. All Notice Boards/AOA Website