



Regn. No. 73/2005-06

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: 0120-4984693)

No.AOA/Defaulters/AOA/2020-21

Date: 12.09.2020

NOTICE

It is informed that a total number of 697 residents have been figured as defaulters who have not paid the monthly subscription/dues in respect of their flats pending as on 31.07.2020 for the last three months or more (total accumulated amount Rs. 68,82,805/-). The residents may be well aware that from monthly subscriptions, the AOA KV-II provides all sorts of facilities in terms of maintenance of common area, lift, street light, light in common area of block, civil maintenance, water supplies, gardening, housekeeping, security services etc. In fact, the remittance of monthly subscriptions / dues on account of maintenance is a direct supportive means to run all amenities in a smooth and effective manner. If monthly subscriptions/dues are not cleared timely will lead to jeopardise whole system of services. After all we the residents should have sense of responsibility to take care of our society at large and broader prospective.

2. Further it may be noted that failure to pay the common maintenance expenses payable by the Apartment owner is not allowed under the UP Apartment Owners' Act, 2010 and the Bye-Laws of KV-II AOA. In this connection extracts of the relevant sections of the UP Apartment Owners Act are reproduced below:

Clause-6(1): Each apartment owner shall comply strictly with the bye-laws and with the covenants, conditions and restrictions set forth in the Deed of Apartment, and failure to comply with any of them shall be a ground for action to recover sums due for damages, or for injunctive relief, or both, by the Manager or Board on behalf of the Association of Apartment Owners or in a proper case, by an aggrieved apartment owner.

Clause-6(2): No apartment owner shall do any work which would be prejudicial to the soundness or safety of the property or reduce the value thereof or impair any easement or heriditament or shall add any material structure or excavate any additional basement or cellar or alter the external facade without first obtaining the consent of all the apartment owners.


Clause-22(1): If an apartment owner;

- (a) either wilfully violates or evidently threatens to violates the provision of sub-section (1) or sub-section (2) of section-6, or
- (b) fails to pay the common expenses, which are payable by him under this Act for a period of more than 6 months, the general body of the concerned Apartment Owners' Association may, after giving notice of not less than seven days to such apartment owner, may pass a resolution to cut off withhold or in any manner curtail or reduce, any essential supply or service enjoyed by such apartment owner;"

3. The Board of Management has also decided that if pending dues are not remitted by 15 days time by the defaulting resident, an action as warranted such as disconnection of water supply, writing to Noida Authority / CGEWHO for taking appropriate action to recover the pending dues, apart from restricting the services provided by AoA to flat owners etc would be initiated and no complaint on account of Plumbing, electrical, civil maintenance etc would be entertained unless dues are cleared by the respective resident.

4. Therefore, all such residents of KV-II whose names have been figured as defaulters according to the defaulters' list are requested to please remit the pending monthly subscriptions/ dues on account of maintenance along with late payment charges in the office of the AOA, KV-II through cheques or transferring by NEFT in the name of KV-II AOA in Current Account Number 37255619357, IFSC: SBIN0010079. Soon after transferring the maintenance amount, they may collect the receipt thereof from AOA office by showing the details of transferred amount to KV-II AOA. They are also advised to send email at noidakv2@gmail.com by quoting the details of the amount transferred by NEFT and collect the receipts from AOA office KV-II subsequently.

5. All such residents who have already transferred the maintenance charges but reflected in the defaulter list may please submit the details of transaction and get the receipt from AOA office and get update their records.


(Kashi Nath Ram)
Secretary, BOM
AOA, KV-II