



## 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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### Activities carried out by Board of Management, Apartment Owners' Association, Kendriya Vihar-II, Sector – 82, Noida for the year 2021-22 with regard to target assigned and target achieved.

Sl. No.	Subject	Action Taken / Target achieved
1.	SBI rent agreement.	The SBI rent agreement was pending for a long time. Now on vigorous persuasion, the same has been settled and approved amount of an arrear of Rs.2,65,000/- has been received from SBI.
2.	Safal rent agreement.	In respect of Safal, the Rent Agreement was finalized on leaves and license through the appropriate court to make it effective.
3.	CGHS rent agreement.	The CGHS rent was pending for a long time. Now on vigorous persuasion the same is going to be settled and rent upto June' 2022 has been received. The rent agreement has been revised and under consideration CGHS.
4.	Persuasion of court case in respect of shop under dispute.	The court case after vigorous persuasion has been settled in respect of Shop No. 2 at CC-I and has also been evicted by realizing the arrear of rent of Rs. 20,35,445/- through District Court, Gautam Budh Nagar (UP) and balance amount of Rs. 4,85,000/- is pending as per order of Court is also pleaded in the District Court, Gautam Budh Nagar.
5.	Painting of Lifts.	Painting of lifts of 120 blocks have been completed by own arrangement of AOA by incurring an amount of Rs. 70,000/- which comes to Rs. 583 against each lift. Though the rate of painting of 120 lifts was Rs. 2500/- quoted by the private venders, amounting to Rs. 3,00,000/- against each lift. Thus the AOA has saved Rs. 2,30,0000/- (approx). This outcome is considered to be great achievement.
6.	Painting of terrace gates and their repair.	The BOM called the rates from open market with regard to terrace gates repair and their painting, situated at terrace of each block (5 gates each block, 600 total gates), amounting to Rs. 6,00,000/- (approx) which comes to Rs. 1000/- against each gate. Considering all aspect in view, the BOM has arranged repair and painting of gates at terrace by its own arrangement, spending Rs. 3,10,000/- which comes to Rs. 500/- against each gate. This is treated as an achievement of BOM.

7.	CCTV Camera upgradation at barest minimal cost	The AOA called the rates from open market with regard to upgradation of CCTV camera, placed at each block, amounting to Rs. 05 lakh to 06 lakh which comes to Rs. 5000/- (approx) against each Camera. Considering all aspect in view, the BOM has arranged upgradation of CCTV camera by its own arrangement spending Rs. 2,10,000/- which comes to Rs. 1750/- against each camera Thus the BOM has saved Rs. 4,00,000/- (approx) which is treated as an achievement of BOM.
8.	Renovation of hall at ground floor of CC-1.	With the affirmative creative idea put forward by Ms. Nimisha Sharma, BOM Member and Dr. Sudha Yesetarao, Vice-President, BOM for renovation of hall at ground floor of CC-1, the BOM called the rates from open market, amounting to Rs. 18,00,000/- (approx). The BOM considering all aspect in view, has made renovation of Hall in CC1 by its own arrangement spending Rs. 8,25,000/- Thus the BOM has saved Rs. 10,00,000/-(approx) which is treated as an achievement of BOM.
9.	Fixing of shed on the shop of vegetable in the brand name of Safal by Mother Dairy in KV-II.	In order to protect the vegetables of Safal at CC-2 of KV-II from the sunrays to avoid heat, the BOM has asked the Mother Dairy to make necessary arrangement of fixing temporary shed in front of the allotted shop of Safal Vegetable. The shed has been mounted by them now.
10.	Fixing of monthly rent in respect of Milk Booth of Mother Dairy in KV-II.	After vigorous persuasion with the Mother Dairy, the BOM got success to make them agree for granting monthly rent to the AOA in respect of Milk Booth. Now under the rent agreement, the Mother Dairy will pay monthly rent of Rs. 5,000/- plus, GST extra to AOA with effect from 1 July 2022 This was pending for a quite long time. This may be treated as the significant achievement of the BOM.
11.	Regular updation of defaulter List.	The BOM has been perusing the issue of realization of pending monthly maintenance which was accumulated to the tune of Rs. 65,00,000/- (approx) as of now. Now after collection of Rs. 29,00,000/-(approx) there has been only Rs. 36,00,000/-(approx) pending for remittance against monthly subscription.
12.	Regular updation of Website of AOA, KV-II.	The BOM has attempted to revamp/ moderate the website on regular basis by uploading the circulars, minutes of the meetings, office orders, tender notices etc for public domain. Thus the BOM has significantly improved the functioning AOA, of KV-II.
13.	Upgradation of Security Services being rendered in KV-II.	The BOM has made sincere efforts to streamline the security services in KV-II when the Security Service Agency was not found up to the level of satisfaction to meet the requirement of KV-II which led to replacement of the same with new effective Security Agency. The BOM has not put any slackness to this effect rather enforce the service of new Security Agency (M/s. Tusker Security Pvt. Ltd) in a best way as possible as much.

14.	Publishing the Monthly Statement of Income and Expenditure on Website of KV-II.	The BOM as a matter of standard practice in vogue uses to upload the Monthly Statement of Income and Expenditure on the Website of KV-II for public domain.
15.	Publishing Complaint Numbers on MyGate Application.	The BOM has evolved a mechanism to publish the complaints of various kinds such as water problem, electricity problem, lift problem, parking problem etc. on MyGate App. to redress these complaints in fastest manner.
16.	Expediting Complaints for redressal	Having received the service complaints, the BOM directs to the concerned personnel and after resolving the complaints, the System closes the complaints.
17.	Disposing of the unserviceable Generator Set at Sub-Station No 2.	As decided by the BOM, the old unserviceable Generator set situated at Sub-Station-2 was disposed of adhering to the standard norms for disposal. Against disposal of old unserviceable Generator Set, an amount of Rs. 1,28,000/- received from the bidding firm was deposited in the account of AOA soon after. This has been treated as significant achievement of BOM as the matter was pending prolong.
18.	Making Generator Set of Pocket-3 in working condition.	The BOM adopting scrupulous efforts to find it possible to make the Generator Set at Sub-Station-5, functioning in all respect. As a result thereof, the same has been working well.
19.	Making Transformer in working condition.	The BOM with the sincere efforts has made the transformer in working condition placed at adjacent to pocket-4 without spending any amount.
20.	Receiving Rs. 8,15,000 approx towards interest on Security Deposit with UPPCL.	The BOM, with the help of Shri A.K. Bhatia BOM member, has attained the refund of Rs. 8,15,000/- from UPPCL against installation security of electricity connection in KV-II in the inception.
21.	Establishing the Open Gym in the Mini Park of Pocket-4.	With the motivational enthusiasm by Dr. Sudha Yesentarao, Vice-President, the BOM has been in efforts to establish the Open Gym in the Mini Park of Pocket- 4 so as to facilitate all the residents for their physical fitness as per demand of most of the residents by spending an amount of Rs. 3,50,000/- approx. by adopting codal formalities for procurement. Now the functioning of the Gym has taken from the month of August 2022.

*Mohd Azeem Khan*

(Dr. Mohd Azeem Khan)  
Secretary, BOM