



Kendriya Vihar-II Apartments
Owners' Association

**FIFTH GENERAL BODY MEETING AND
ANNUAL REPORT 2008-2009**

Association Office :
Community Centre-1, Kendriya Vihar-II, Plot No.3,
Sector-82, NOIDA-201304 (U.P.)
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NOTICE

Notice is hereby given for the fifth General Body Meeting (GBM) of the Kendriya Vihar-II, Apartment Owners' Association (AOA), Noida to be held on 15-11-2009 (Sunday) at 09.00 A.M. in Lawn of Pocket-IV, Kendriya Vihar-II Campus, Sector 82, NOIDA to transact the following business:-

- 5.1 Action Taken Report on the decisions of fourth GBM.
- 5.2 To confirm minutes of the fourth GBM held on 30-11-2008.
- 5.3 To consider and adopt the presentation of Annual Report 2008-09..
- 5.4 To consider and adopt audited accounts for the year 2008-09.
- 5.5 To consider and adopt the Budget for the year 2010-11.
- 5.6 To consider and adopt the resolutions moved by EC.
- 5.7 To consider and adopt the resolutions, if any, moved by members.
- 5.8 To consider the draft report on "Procedure for conduction of AOA business" and comments of Executive Committee there upon and dissent note of 2 Members of AOA business committee.
- 5.9 To consider any other business that may be brought forward during G.B.M. with the prior permission of the chair.
- 5.10 Election of 23 EC Members of the New Executive Committee, if necessary.

It is further informed that, if any member intends to move any resolution in the General Body Meeting for item no. 5.7, he/she is requested to send the same in writing, in duplicate, to the Secretary, AOA duly proposed and seconded by at least one other member each, so as to reach the undersigned latest by 08-11-2009 (2000hrs). All such resolutions will be notified on the AOA notice board on 10-11-2009, which shall be deemed as notice to the members of the AOA. Resolutions not submitted in the above manner will not be accepted for placing before the General Body Meeting. Also, if any member intends to make any comments on the draft report on "Procedure for conduction of AOA business" under agenda item no. 5.8, he/she is requested to send the same in writing to the Secretary, latest by 08-11-2009 (2000hrs). All such comments will be notified on the AOA notice board on 10-11-2009 and put up for discussion in the GBM.

If quorum is not complete within half-an-hour of the scheduled time on 15-11-2009 the General Body Meeting will be adjourned for further half-an-hour and the same will be held thereafter on the same day and place for considering the same agenda and no further notice will be given for the adjourned meeting.

After the GBM, voting for electing 23 new executive members shall be held on the same day, if necessary, from 11.00 am to 5.00 pm.

Attached:

1. Business items nos. 5.1 to 5.10
 2. Draft Report of AOA Business Conduction
- Sd/-
(N. K. Manglik)
Secretary, AOA, KV-II

Dated: 14th October, 2009

Place: Noida

Note: Members shall be served with High Tea during GBM.

AGENDA ITEM NO. 5.1

ACTION TAKEN REPORT ON THE DECISIONS OF FOURTH GBM

The action taken by the Executive Committee on the major decisions taken during the fourth GBM are as detailed below:

1. As suggested, the action taken report has been prepared.
2. As suggested, the nomenclature of GBM and numbering of its agenda has been changed.
3. As per decision taken in resolution no.1, the capacity of Mother dairy has been enhanced temporarily.
4. As per decision taken in resolution no.2, the letters for permission to dig bore well were written but instead of giving permission they assured us that now onward there will be no difficulties in supply of water to KV-II. In the meantime, Jal Board themselves have dug a bore well dedicated to KV-II.
5. As per decision taken in resolution no.3, the CGEWHO had been approached for giving no objection/to increase the size of balcony. But, as per their views, it is not feasible, because KV-II is situated in Zone-4 of earth quake, also since the project has not been transferred to AOA completely and completion certificate has not been issued till date. Therefore, the permission of CGEWHO is necessary for making any change in the structure. Also we need the structural drawings for making any changes. GBM may like to give advice on further course of action.
6. As per decision taken in resolution no.4, the different rates for lawn for religious/social functions have been finalized.
7. As per decision taken in resolution no.5, the community centre and AOA office have been furnished partially.
8. As per decision taken in member agenda no.4, the condition has been incorporated in the auction notice of shops that no EC members can take part in the bidding process or vice versa.

AGENDA ITEM NO. 5.2

MINUTES OF THE FOURTH GENERAL BODY MEETING OF AOA HELD ON 30-11-2008-confirmation thereof

The General Body Meeting of the Kendriya Vihar II Apartment Owners' Association was convened on 30-11-2008(Sunday) at 10.00 A.M. in the lawn of Poket-IV, Kendriya Vihar II Campus, Sector 82, NOIDA. Secretary, AOA welcomed the members of the KV-II, AOA and as the required quorum as per byelaws was not present, the meeting was postponed by one hour and was reconvened at 11.00AM.

The Secretary, AOA introduced all the executive members to the general body. After that the agenda items were taken up for discussion.

Agenda-4.1 To confirm minutes of the previous GBM held on 02-09-2007.

Secretary, AOA invited Sh K. K. Rao, Jt. Secretary for presenting the minutes of previous GBM held on 02-09-2007 for the information of members. Sh K. K. Rao presented the minutes before the members. Thereafter, Secretary, AOA invited the views of members on the confirmation of minutes. Sh A. S. Sharma suggested that Action Taken Report (ATR) should also be prepared. He also suggested that numbering of the agenda should also be according to no. of GBM meeting i.e for present meeting it should be 4.1, 4.2 & 4.3 etc. Sh S. C. Jain pointed out that his point of view has not been incorporated in the minutes, which was given by him in writing to then President and it was appreciated by the President during the previous GBM. Sh Mrituanjay Jha pointed out that confirmation of minutes have become mere formalities since most of members do not know the minutes before GBM, therefore, he suggested that minutes of the GBM should be

circulated to all members and comments may be invited thereon and accordingly the modified minutes should be issued. Secretary, AOA noted down the suggestions. Thereafter, the general body passed the minutes by voice vote.

Agenda-4.2 To consider and adopt the Annual Report for the year 2007-08.

The President, AOA addressed the august gathering at this point of time covering major aspects of the annual report and told the members regarding the achievement along with the future plans.

He specifically mentioned about the efforts made by Shri Navneet Soni R/o C1-30/IV and the Treasurer(Sh Joginder Singh) in obtaining Exemption Certificate of Income Tax under Sec12AA and those made by Sh K.K. Rao, Jt. Secretary in controlling Power Factor of Common Areas electricity. He also lauded the full cooperation of the Police of Phase-II Thana, particularly Sh. Satbir Bhatti, Chowki In-Charge of our Area in ensuring law and order inside the KV-II Complex.

Thereafter, Secretary, AOA invited the views of the members on this agenda. Sh. Bagirath Jha appreciated the efforts made for improving the Security Services and Electrical System etc but pointed out that more efforts are required for CGHS dispensary, library and wanted to know the position of the arrears at present. He also stressed the need for getting final account from CGEWHO and also pointed out that there should be some manpower to attend the phone at sub-station for noting the electrical complaints. Sh. Bajaj praised the efforts made by EC on income tax front and stressed the need to get back the refund for the tax already paid during the previous years. Sh. Kesav raised many issues like safal, bank, pet animals & commercial activities etc. The elaborate discussions took place on the various works done by EC and works which should be undertaken by EC.

Thereafter, Secretary, AOA put it for vote and the annual report was passed by voice vote.

Agenda-4.3 To consider and adopt audited accounts for the year 2007-08.

Secretary, AOA informed that the audited accounts were already circulated to the members and invited members' comments. Some members raised the queries on additions during the year, Income Tax of Rs 370442/-, depreciation methods, corpus fund, fixed assets, receipt and payment account, security and EMD refund etc. All the queries were replied by the auditors in details and quite a long deliberations took place on these matters. Some members pointed out that there are many methods for preparation of accounts and GBM may decide the method so that there may be consistency in the preparation of account. After discussions house decided that we may prepare the account based on mercantile method and accordingly previous account shall also be modified. Sh. V. K. Mishra raised the query that what is the detailed breakup of GBM expenditure which is shown as approx Rs70000/- in the account. Secretary, AOA informed that in this only grocery items have been taken but the actual expenditure was approx Rs185000/-. Some members raised the issue of distribution of briefcases amongst the previous EC members and wanted that recoveries should be made on this account. After discussion, it was decided by the house that one emblem having KV-II logo may be given to all EC members as momentos. As there were no further comments, Secretary, AOA put the audited accounts for vote. It was passed by voice vote.

Agenda-4.4 To consider and adopt Budget for the year 2008-09

Secretary, AOA presented the budget for the year 2008-09 before the house. Some members wanted to know the expenditure incurred in various heads until now and also about the provisions to cover up the deficit. Secretary, AOA informed

the members about head wise expenditure made by the EC till October, 2008. He further informed the house that deficit was mainly due to depreciation and it will not increase further with such a pace. He also informed the members that approx. Rs2750000/- (Rs1750000/- from 50% interest + Rs700000/- by saving from IT + Rs300000/- by saving Power factor penalty) will be saved during the year 2008-09 and it shall be utilized to cover up the deficit. Moreover, the deficit shall not increase by rapid pace because at the most it shall increase @ 10-15% by the way of depreciation of assets and by above saving it will be recovered in 4 to 5 years. Sh. S.C. Jain pointed out that since the next GBM will be held in the month of September, 2009, therefore the budget for the year 2009-10 should also have been presented. Secretary, AOA proposed that we may keep the budget for the year 2009-10 with 10% increase upon 2008-09 and if any further need arises a revised budget may be presented in next GBM. Elaborate discussions took place on this issue. Secretary, AOA put up the budget for the year 2008-09 & 2009-10 for the voting, house passed the budget subject to condition that deficit shown therein shall be adjusted.

Agenda-4.5 To consider and adopt the resolutions moved by EC.

Resolution-1:

Resolved to

authorize Executive Committee to provide the land to Mother Dairy for opening of full fledged mother dairy after getting no objection from Noida Authority. The No Objection Certificate (NOC) of CGEWHO has already been obtained in this matter.

After elaborate discussions and seeing the various problems related to security it was decided by the house to drop this proposal and instead alternative ways may be found out to enhance the capacity of existing mother dairy.

Resolution No. 2:

Resolved to

authorize EC to dig the bore well and install submersible/pumps as a backup system to cover up the shortage of water in KV-II with the approval of competent authorities.

After elaborate discussions on the issue, this resolution was approved by house.

Resolution No. 3:

Resolved to

authorize EC for taking necessary permission from Noida Authority in consultation with CGEWHO for extension of balconies of all the flats. Necessary funds shall be generated separately from members.

After elaborate discussion on the issue, this resolution was approved by house subject to condition that consent from the individual members may be taken.

Resolution No. 4:

Resolved to

authorize EC to book lawn for social and religious functions as per bye law-77 and to remove the condition imposed during previous GBM that the same can be booked only when both community centers are booked.

Elaborate discussions took place on this issue. Some members raised the issue of commercialization by way of putting stalls during the Durga Puja. Some members were of the view that since this income is not going into the pocket of any individual instead it is being utilized for Puja, therefore, it should not be treated as commercial activity. Thereafter, house adopted the resolution and instructed the EC that rates for religious/social functions may be fixed up.

Resolution No. 5:

Resolved to

authorize EC to refurbish including installation of AC's in

Community Centres and to fix the charges of booking of community centre accordingly.

After elaborate discussion on the issue, this resolution was approved by house.

Resolution No. 6:

Resolved to

authorize EC for not allowing bachelors, live-in couples as tenants and running guest houses inside KV-II complex.

Even after long discussions no consensus could be reached on this matter. Hence, house dropped this resolution.

Agenda-4.6 To consider and adopt the resolutions, if any, moved by members

Secretary, AOA informed the house that total 38 resolutions were moved by the members of AOA and the decisions taken by the house on these resolutions are as under:

S.No.	Resolution	Decision of House
1	AOA can charge a lum-sum amount to flat owner who has given his dwelling unit on rent under by-laws 19(2). The amount and its duration can be worked out.	Dropped.
2	The strength of members of Executive Body of AOA, KV-II should be reduced to 11/15 from existing strength of 23 for smooth transaction of business.	Dropped.
3	As I understand, there is no procedures/guidelines in place	A Committee as detailed below was

to conduct the official business of AOA, KV-II. AOA, therefore, should prepare and adopt document on "Procedure for conduction of AOA Business".

formed who will frame the guidelines.

- 1) Sh S. C. Jain
- 2) Sh V. K. Mishra
- 3) Sh. S. K. Seth, B-186/VI
- 4) Sh Om Prakash, C-132/II
- 5) Sh Sunjeev Gupta
- 6) Sh Joginder Singh

4 Member(s) of Executive body of AOA or his/her dependents, should not participate in auction of shops in KV-II. If he/she intends to do so, he/she shall have to resign from the membership of E.C. before participating in the Auction of the shops. Those who are already allotted shops (even through their dependents) shall be debarred from contesting EC election. Passed.

5 Member(s) of Executive body of AOA, KV-II shall not hold any post and also shall not be a member of other committee(s) in KV-II which is not associated with AOA. Dropped.

6 AOA should consider a proposal for formation of Co-operative society of owner of dwelling units of KV-II to take possession progressively and run the shops in KV-II. Dropped.

7	Restriction of playing football & Cricket in the Parks of KV-II	House decided that children aged more than 12 years may be stopped.
8	Need for effective Mechanism for monitoring Shifting in and Shifting out of residents in the Kendriya Vihar-II.	Members suggested that someone may be deployed for seeing that nothing is damaged while shifting in/shifting out by any resident.
9	Menace of Stray Dogs in the Kendriya Vihar Strong action against unruly residents feeding stray dogs inside Apartments and in the Common Areas.	President told the members that lot of efforts were made but that was not successful. However, feedings of stray dogs shall be stopped by spreading awareness by way of announcement.
10	Extension of Balconies-A combined balcony in the adjoining rooms on the Pattern of C1 Blocks (Phase-IV) to avoid hazards while handling Air Coolers and Air Conditioners from outside and also to escape vagaries of Weather.	Already covered in EC agenda.
11	Unauthorized market in front of Kendriya Vihar-II adjacent to the Nallah.	Dropped but noted.

Cause of embarrassment in many respects to the residents (Block I to IV Pocket-7) particularly to ladies Remedial action is required.

12	Resolved that the interface between the roof of the lower flat and the floor of the upper flat be treated as a common area for the purposes of maintenance and repair and be carried out by AOA.	Already covered in Bye-laws 78. However, this problem shall be solved on case to case basis by persuasions.
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13	Resolved that the increase in monthly subscription charges be applied on a proportionate basis w.e.f. 01-04-2008 till the charges for each category of flat are worked out on the basis of cost of deployment of the various shared resources amongst different categories of flats.	Dropped.
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Since no time was left to discuss the other resolution as already time was around 11:00 PM. Therefore, it was decided by the house that other resolutions may be taken up by EC by calling these members in EC meeting.

Some members wanted the clarification on the issue of resignation of nine members from the EC. Sh P. S. Bhandari put his point of view before the members which was already displayed on the notice board and circulated to members. Sh D. P. Singh strongly opposed these by stating that it is not

necessary that at all point of time his views should be endorsed by EC, moreover, what action of EC have provoked him to submit the resignation just 4 days before the GBM. It clearly indicates that they are shying away the responsibilities and faith reposed by the members on them. If they have any grievances then they should either justify their stand or pursue with EC members or should have come to members in GBM before submitting their resignations. President/Secretary told the members that they are endorsing the views of other EC members which had already been circulated as well as displayed on notice board and shown the register of EC meeting to members on which these resigning members have signed. Now they can not deny that they were not part of those decisions. President then informed the members that the resignation of these nine members have already been accepted by the EC as per Bye Laws 48(i).

Sh B. K. Mishra, Executive Member then presented the vote of thanks and meeting ended.

Sd/-
(N. K. MANGLIK)
Secretary, KV-II, AOA

Left over agenda of GBM held on 30-11-2008

As per decision of the 4th AGBM, the leftover agenda items was take up by EC during its 35th meeting and decision taken thereof was as detailed below

Resolutions	Decision of EC
(14) After transacting the business for item 1, EC is requested to spell the action taken on the minutes confirmed in the previous GBM held on 2-9-2007 and also highlight the major/	14) EC agreed to present the action taken report as well as major decisions taken during EC meetings. EC also

important decision taken in 22 meetings of EC from 13-9-2007 to 15-10-08. The Copies of these 22 meetings may be made available to desirous members. Business item 2 may be taken thereafter.

agreed to provide the minutes to desirous members on payment of Rs10/- per page.

(15) To discuss and decide the revision in monthly subscription w.e.f 1.4.08.

15) EC decided that monthly subscription shall be reviewed after completion of account for 2008-09.

(16) To decide the financial power of EC.

16) EC decided that this resolution may be referred to committee looking after the Business of AOA.

(17) To appoint internal audit committee for 2007-08 & 2008-09.

17) Agreed. Will be formed very soon.

(18) To fix the day of election (1st Sunday of alternative month of September starting 2009) and take over by EC (on 2nd Sunday of Sep)

18) Rejected.

(19) PI refer to rule 40 of byelaws. The following needs to be mentioned therein. " Total number of flats 2276, ratio of representative 1:150; total no. of representative any 15 out of 2276.

19) The present arrangement i.e. 1:100 (23 members) shall continue and matter shall be raised in next GBM.

20) Please refer rule 47 of byelaws replace word "Do Krimik" By "Ek"	20) Existing system will continue.
27) There should be direct election for the (i) President (ii) Vice-President, (iii) Secretary (iv) Treasurer of the Executive Committee Members.	27) Since this matter was already decided during the previous GBM, hence it was rejected.
28) Commercial/Business activities should be stopped in the Kendriya Vihar-II	28) EC is already taking measures to curb this. However noted.
29) Apartment Owner Association should issue photo Identity Cards to every resident of KV-II.	29) Noted.
30) Milkman-biker be stopped at the gole-chakker.	30) EC agrees to restrict the timing.
31) Intercom Phone system be introduced in the KV recently decided.	31) Noted.
32) The strength of executive Member be raised from 23 to 30 keeping in view the number of flats which is 2276.	32) Since this matter was already decided during the previous GBM, hence it was rejected.

The agenda item 21 to 26 and 33 to 38 could not be taken up as the members who moved the resolution did not attended the meeting.

AGENDA ITEM NO. 5.3

Executive Committee Report on Fifth Annual Session

Dear Members,

I have the honour in welcoming you all to this Fifth Annual General Body Meeting of the AOA. The statement of Income and Expenditure for the 2008-09 and Balance sheet as on 31.3.2009 of the Society duly audited by M/s Kirshan K Jindal & Company, E-330, Sector-27, Noida-201 301 are already in your hands. The Auditors report will reveal financial position of the AOA for year 2008-09. I along with Office Bearers and Executive Members am able to run the AOA with your continued cooperation. I express my gratitude to the Honorable Executive Members, the staff and all others concerned.

The activities of the AOA during the year under review can be summed up as under:

1. General Body Meeting

The fourth General Body Meeting of the AOA was held on 30-11-2008.

2. Executive Committee

The list of the 14 Executive Members including office bearer is as under:

President

Om Prakash, B-269/II, Ph. 2463834

Vice President

Baldev Krishan, B-235/I, Ph 2463440

Secretary

N. K. Manglik, B-28/VI, Ph. 2463676

Treasurer

Joginder Singh, C-201/VII, M. 9818829332

Joint Secretaries

K. K. Rao, B-175/VI, M.9868732384

R. N. Maji, C-96/I, M. 9968303259

Sukanta Gupta, B-134/VI, M. 9868773601

Sunjeev Gupta, C-165/VII, M. 9891117477

Executive Members

B.K. Mishra, C-37/VII, M. 9868286533

B. L. Singh, C-25/VII, Ph. 9868132075

Nagendra Singh, B-102/I, Ph.2463636

Praveen Sharma, A-123/III, M.9871178714

S.D. Choudhury, B-243/I, M.9810632961

S. K. Roy, C-1/3/IV, M.9818890522

The Executive Committee met 27 times from 15.10.08 to 30.09.09 to discuss and approve matters of vital importance.

3. Revenue receipt from subscription and others sources and Expenditure

The subscription from the members of KV-II had been collected @ Rs. 400/-for type-A flats, Rs. 450/-for type-B flats, Rs. 500/-for type-C flats, Rs. 550/-for type-C1 flats during the financial year 2008-09. The total receipt from subscription & late payment charges received during 2008-2009 is Rs. **1,51,42,487/-**. Other miscellaneous receipts such as Community center booking, cable operator, Kabadi contract, Gate pass, shifting charges, rents, fine and penalties, bank

charges & misc. amount to Rs **26,85,020/-**. The income from interest on FDR & saving account is Rs **37,86,434/-**. The total expenditure on various services like Common Electricity, Security, Cleaning, Gardening, Water, and other Administrative expenditure up to Mar, 2009 is Rs. **1,57,24,093/-**. There is excess of expenditure over income of Rs **91,05,213/-** after taking into account the depreciation of Rs. **1,49,95,061/-**.

Deficit in the budget is a matter of great concern to all of us and we have to find out some ways to cover up the deficit on account of depreciation as well as budgetary deficit. The cost of services is increasing day by day and also some special repairs such as road and white washing of common area have to be carried out. From present income generation revenue, we can not take up these types of works and we may have to find out some other ways such as (i) allocation of open designated parking to members on payment basis, (ii) taking up the business of renting/sale of flats (iii) regular increase in subscription, delinking water charges which are presently included in the subscription charges.

4. Investment of corpus fund

The total corpus fund with AOA is Rs. 3,36,87,547/- (position as on 01-09-2009) which is invested with SBI, KV-II & OBC Bhangal as per details given below:

SN	Name of Bank	Amount	Period	Interest Rate	Date of Maturity
1	State Bank of India	1045000	12 Months	8.50%	08-02-10
2	State Bank of India	5208000	12 Months	10.25%	10-10-09
3	State Bank of India	6800000	12 Months	10.25%	30-11-09
4	State Bank of India	3135000	12 Months	8.50%	08-03-10
5	State Bank of India	5264000	12 Months	8.50%	01-03-10
6	State Bank of India	5264000	12 Months	8.50%	01-03-10
7	State Bank of India	5264000	12 Months	8.50%	01-03-10
8.	Oriental Bank of Commerce	1707547	12 Months	8.75%	26-01-10
9.	State Bank of India	1000000*	12 Months	6.50%	01-9-10
Total		34687547			

***Not part of Corpus Fund. This FD has been prepared on a/c of saving by present EC.**

5. Achievements

The following are the achievements of the AoA during the period:

- 1 Ensured the availability of President/ Vice-President/ Secretary/Treasurer/Office Bearers on daily basis to listen and resolve/rectify the problems of residents.
- 1 Removal of anti-social elements with proper coordination with District Authorities, thus providing conducive environment for residents.
- 1 Construction of Sheds at all the three Gates.
- 1 Installation of swings etc for children in parks of Phase-V.
- 1 Installation of benches in parks of KV-II.
- 1 Computerization of accounts, complaints & their resolution, ledgers etc of KV-II, AoA.
- 1 Development of Green belt in front of Gate No.1 of KV-II.
- 1 Getting the Sanction of Noida Authority for construction of boundary wall along nallah in front of KV-II. Tenders are likely to be invited very soon.
- 1 Getting the Sanction of Noida Authority for Mast Light in front of KV-II. Tenders are likely to be invited very soon.
- 1 Temporary Increase in capacity of Mother Dairy
- 1 Extension of SBI with facilities like PPF and extra lockers.
- 1 More than 90% recoveries of monthly subscription.
- 1 Construction of Name Plate of KV-II along with fountain at Gate No.2 of KV-II.
- 1 Proper numbering of blocks for easy identification.
- 1 Improved horticulture with systematic plantation and beautification of Gate no.1.

- 1 Installation of submersible pumps for horticulture.
- 1 Power Factor was maintained thus avoiding penalties.
- 1 Installation of cheque drop box for subscription.
- 1 Notices and reminders were issued for stopping of commercial activities. Request with Noida Authority, CGEWHO and UPPCL were also made to take suitable action against such defaulter.
- 1 Republic day was celebrated with zeal and enthusiasm. Many sport and cultural programs were organized for the whole day.
- Vigorously pursued the matter with Noida Authorities for resurfacing the peripheral roads outside the complex which have now been completed.
- Similarly peripheral lights of the complex were got energized by Noida Authority.

6. Activities for future

The following are recommended to be under taken in future:

- i) Opening of CGHS Dispensary at CC-II.
- ii) White Washing of common areas.
- iii) Repair of Roads
- iv) Outsourcing of various services(like Electrical Maintenance & Water System Maintenance etc)
- v) Publishing of booklet of KV-II with telephone directory.
- vi) Extension of Kitchens of community centres.
- vii) Installation of security systems like CCTV cameras at all the three gates & intercom etc.

- viii) Installation of fountains in suitable parks.
- ix) Furbishing including installation of AC's in community centre-I.
- x) Laying of LPG pipe lines
- xi) Provision of Gym.
- xii) Renewal of registration of society in April, 2010.
- xiii) Allocation of open designated parking space on payment basis.
- (xiv) Development of sport park.

In the end, I would like to express my gratitude to the Executive Committee for their whole-hearted co-operation in running the Association. I also utilize this occasion to convey my thanks to the Managers and staff of SBI in KV-II complex and Oriental Bank of Commerce, Bhangel, NOIDA, Sh S. K. S. Pratap, S.H.O. Phase –II police station & Sh Satvir Bhati, SI, Phase-II police station, NOIDA, Project Engineer, UP Jal Nigam, CGEWHO, BSNL, Residents & members of KV-II for their co-operation rendered to the society.

I also express my special thanks to the Income Tax Authorities particularly Mr. Navneet Soni, Commissioner (IT), R/O C-1-30/IV, KV-II for helping us in getting benefits from Income Tax Department and Noida Authority.

Thanking you,

For and on behalf of the Executive Committee

Sd/-

(Om Prakash Parmar)
President, KV-II, AOA

Dated: 14th October, 2009

Place: Noida

AGENDA ITEM NO. 5.4

To consider and adopt accounts for the year 2008-09.

AUDITOR'S REPORT

To the Members of KENDRIYA VIHAR II APARTMENTS OWNERS ASSOCIATION

1. We have audited the attached Balance Sheet of **KENDRIYA VIHAR II APARTMENTS OWNERS' ASSOCIATION**, as at 31st March 2009 and also the Income & Expenditure Account for the year ended on that date annexed thereto. These financial statements are the responsibility of the Executive Committee of the Association. Our responsibility is to express an opinion on these financial statements based on our audit.

2. We conducted our audit in accordance with auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by Executive Committee, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

3. Further to our comments in the Annexure, we report that :

- a) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit.

- b) In our opinion, proper books of accounts as required by law have been kept by the association so far as appears from our examination of the books of accounts.
- c) The balance sheet and income & Expenditure Account dealt with by this report are in agreement with the books of accounts;
- d) In our opinion, the Balance Sheet of the Association comply with the Accounting Standards issued by the I.C.A.I., to the extent applicable;
- e) In our opinion and to the best of our information and according to the explanations given to us, the said accounts, read together with Significant Accounting Policies and Notes forming part of Accounts annexed thereto, give the information in the manner so required, and give a true and fair view in conformity with the accounting principles generally accepted in India.
 - i) In case of Balance Sheet, of the state of the affairs of the Association as at 31st March 2009.
 - ii) In case of Income & Expenditure Account, of the Excess of Expenditure over Income of the Association for the year ended on that date.

For **KIRSHAN K.JINDAL & CO.**
Chartered Accountants
Sd/-

Place: Noida
Date: 29th September, 2009

[CA KIRSHAN KUMAR]
FCA
Membership No. 093944

ANNEXURE TO THE AUDITORS' REPORT

Referred to in our Report of Even date:

1. The Association has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.
 - a) All the assets have been physically verified by the Executive Committee of the association during the year. There is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Association and the nature of its assets. No material discrepancies were noticed on such verification.
 - b) No disposal of fixed assets of the Association has taken place during the year.
2. In our opinion and according to the information and explanation given to us, having regard to the explanations that certain items purchased are of a special nature for which suitable alternative sources do not exist for obtaining comparative quotations, there are adequate internal control procedures commensurate with the size of the society and the nature of its activities, for the purchase of stores,

equipments, and other assets. Further, on the basis of our examination and information and according to the explanations given to us, we have neither come across nor have we been informed of any instance of major weaknesses in the aforesaid internal control procedures.

3. According to the information and explanations given to us, and according to the books and records as produced and examined by us, the Association is not registered with authorities including Employees Provident Fund, Employees State Insurance Fund, Sales Tax & Service Tax.
4. According to the information and explanation given to us, the Association is registered under the Societies Registration Act'1860 with the Astd.Registrar of Firms & Societies, Meerut w.e.f. 30.04.2005
5. In our opinion and according to the information and explanations given to us, the Association has not granted any loans and advance or the basis of security by way of pledge of other securities.
6. Based on the information and explanations given to us, the Association has not given guarantees for loans taken by others from bank or financial institutions.
7. The Association has not taken any term loan during the year.
8. During the course of our examination of the books of account carried out in accordance with the

general accepted auditing practices in India and representations made by the Executive Committee of the association.

For **KIRSHAN K.JINDAL & CO.**
Chartered Accountants
Sd/-

Place: Noida
Date: 29th September, 2009

[CA KIRSHAN KUMAR]
FCA
Membership No. 093944

**APARTMENT OWNER'S ASSOCIATION
KENDRIYA VIHAR-II, SECTOR-82, NOIDA**

BALANCE SHEET AS ON 31.03.2009

<i>LIABILITIES</i>	<i>AMOUNT (Rs.)</i>	<i>ASSETS</i>	<i>AMOUNT (Rs.)</i>
CORPUS FUND		FIXED ASSESTS	
Opening Balance 135,345,489.49		(As per Annexure 'B')	86,532,109.54
Less : Excess of Expenditure over Income 9,105,213.59	126,240,275.90		
<i>CURRENT LIABILITIES & PROVISIONS</i>		<i>INVESTMENTS</i>	
<i>A. Current Liabilities :</i>		CTD OBC A/c 1,707,547.00	
Excess received from Members 16,094.00	16,094.00	CTD SBI A/c 6,800,000.00	
		CTD SBI A/c 1,045,000.00	
		CTD SBI A/c 5,264,000.00	
		CTD SBI A/c 5,264,000.00	
		CTD SBI A/c 5,264,000.00	
		CTD SBI A/c 3,135,000.00	
		CTD SBI A/c 5,208,000.00	
<i>B. Other Liabilities</i>		Accured Int. OBC FDR A/c 75,274.00	
(As per Annexure 'A') 384,875.00	384,875.00	Accured Int. SBI FDR A/c 871,795.00	34,634,616.00
		<i>CURRENT ASSETS</i>	
		<i>LOANS & ADVANCES :</i>	
		<i>A. Currents Assets :</i>	
		<i>Cash & Bank Balance:</i>	
		Cash in Hand 16,680.00	
		SBI A/c 7857 2,120,647.96	
		OBC A/c 5301 889,073.40	3,026,401.36
		<i>Other Current Assets :</i>	
		(As Per Annexure 'C')	2,354,402.00
		<i>B. Loans & Advances :</i>	
		Advances to staff 25,766.00	
		Advances to Jyoti Steel 67,950.00	93,716.00
		<i>Accounting Policies & Notes on Account</i>	
		(As per Annerxure 'D')	
	126,641,244.90		126,641,244.90

*As per our report on even date
For KRISHAN K. JINDAL & CO.
Chartered Accountants*

*For KENDRIYA VIHAR-II, APARTMENTS
OWNER'S ASSOCIATION*

*Sd/-
[CA Kirshan Kumar]
FCA
Membership No. 093944*

*Sd/-
O. P. PARMAR
President*

*Sd/-
N.K. MANGLIK
Secretary*

*Sd/-
JOGINDER SINGH
Treasurer*

**KENDRIYA VIHAR-II, APPARTMENTS ONWER'S ASSOCIATION
PLOT NO. 03, COMMUNITY CENTRE-I, SECTOR-82, NOIDA**

**ANNEXURE 'A'
OTHER LIABILITIES as on 31.03.2009**

Particulars	Amounts (Rs.)
Audit Fees Payable	40000
Salary & Wages Payable	8500
TDS Payable	11035
SD of shops	325340
Total	384875

Annexure - B
KENDRIYA VIHAR-II, APPARTMENTS ONWER'S ASSOCIATION
PLOT NO. 03, COMMUNITY CENTRE-I, SECTOR-82, NOIDA

Fixed Assets For the Year ending as on 31/03/2009

Sr. No.	Particulars	Rate of Depreciation	As on 31/03/2008	Addition during the year		As on 31/03/2009	DEPRECIATION		As on 31/03/2009	WDV As on 31/03/2008	WDV As on 31/03/2009
				Upto September	After September		As on 01/04/2008	During the Year			
1	Almirah	10%	8,500.00	-	19,500.00	28,000.00	2,100.00	1,615.00	3,715.00	6,400.00	24,285.00
2	Ballot Box	10%	795.00	-	-	795.00	216.00	58.00	274.00	579.00	521.00
3	Computer & Printer	60%	37,000.00	-	28,000.00	65,000.00	34,632.00	9,821.00	44,453.00	2,368.00	20,547.00
4	Cycle	15%	5,565.00	2,300.00	-	7,865.00	1,603.00	939.00	2,542.00	3,962.00	5,323.00
5	Display Boards	10%	20,880.00	-	-	20,880.00	5,713.00	1,517.00	7,230.00	15,167.00	13,650.00
6	Furniture & Fixtures	10%	32,096.00	4,650.00	23,856.00	60,602.00	6,578.00	3,745.00	10,323.00	25,518.00	50,279.00
7	Cooler & Fan	10%	12,070.00	7,600.00	-	19,670.00	2,293.00	1,738.00	4,031.00	9,777.00	15,639.00
8	D.G.Set	15%	9,897,615.00	-	-	9,897,615.00	3,661,438.92	935,426.00	4,596,864.92	6,236,176.52	5,300,750.52
9	Water Supply installation	15%	20,430,270.00	-	-	20,430,270.00	7,557,798.98	1,930,871.00	9,488,669.98	12,872,471.58	10,941,600.58
10	Water harvesting	15%	3,469,286.00	-	30,144.00	3,499,430.00	1,283,397.96	330,144.00	1,613,541.96	2,185,888.23	1,885,888.23
11	Light Fittings	10%	1,616,800.00	10,750.00	6,301.00	1,633,851.00	468,890.54	116,181.00	585,071.54	1,147,909.62	1,048,779.62
12	Sireet Lighting	10%	4,730,998.00	-	-	4,730,998.00	1,372,043.78	335,896.00	1,707,939.78	3,358,955.09	3,023,059.09
13	Fire fighting system	15%	40,920,150.00	-	-	40,920,150.00	15,137,649.41	3,867,375.00	19,005,024.41	25,782,501.31	21,915,126.31
14	Lifts	15%	78,916,644.19	-	-	78,916,644.19	29,193,745.06	7,458,435.00	36,652,180.06	49,722,896.19	42,264,461.19
15	Volitas Water Dispenser	15%	-	-	5,000.00	5,000.00	-	375.00	375.00	-	4,625.00
16	Sound System	10%	-	-	18,500.00	18,500.00	-	925.00	925.00	-	17,575.00
	Total		160,098,669.19	25,300.00	131,301.00	160,255,270.19	58,728,999.65	14,995,061.00	73,723,160.65	101,370,569.54	86,532,109.54

**KENDRIYA VIHAR-II, APPARTMENTS ONWER'S ASSOCIATION
PLOT NO. 03, COMMUNITY CENTRE-I, SECTOR-82, NOIDA**

**ANNEXURE 'C'
Other Current Assests as on 31.03.2009**

Security Deposit (Telephone)	1000
Shop Rent Receivable	66000
TDS (A.Y. 2009-10)	113579
TDS (A.Y. 2008-09)	38428
TDS Receivable (A.Y. 2007-08)	9570
Subscription due from Members	1680945
Late fee from Members	444880
TOTAL	2354402

ANNEXUE 'D'
ACCOUNTING POLICES &
NOTES ON ACCOUNTS FORMING
PART OF BALANCE SHEET AS ON 31st MARCH 2009

1. BASIS OF ACCOUNTING:-

The accounts are prepared on historical cost basis and on going concern assumption. Accounting polices not referred to otherwise be consistent with generally accepted accounting principles.

2. REVENUE RECOGNITION:-

Incomes and Expenses are accounted for on mercantile basis.

3. FIXED ASSETS:-

Fixed Assets are valued under Gross block method. The depreciation has been charged at the rates prescribed under section 32 of the income tax act 1961 at written down value method.

4. INVESTMENTS:-

Association has valued the investments at cost plus interest accrued at the end of the year.

5. Confirmation of parties Balances under the head Current Liabilities are subject to confirmation.

6. CONTINGENT LIABILITIES:-

No Contingent Liabilities being reported by the executive committee of the Association.

7. FOREIGN EXCHANGE TRANSACTIONS:-

The Association has not made any Foreign Exchange Transaction during the year.

For KIRSHAN K. JINDAL & COMPANY.
Chartered Accountants

For KENDRIYA VIHAR II
APARTMENTS
OWNERS ASSOCIATION

Sd/-	Sd/-	Sd/-	Sd/-
[CA KIRSHAN KUMAR] FCA	President	Secretary	Treasurer
Membership No.093944			

Place : Noida
Date : 29-9-2009

**KENDRIYA VIHAR-II, APPARTMENTS ONWER'S ASSOCIATION
PLOT NO. 03, COMMUNITY CENTRE-I, SECTOR-82, NOIDA**

Income & Expenditure Account for the year ending as on 31.03.2009

EXPENDITURE (Rs.)	AMOUNT (Rs.)	INCOME	AMOUNT
To Salary & Wages	1,188,809.00	By Gate pass	134,530.00
To Advertisement Expenses	6,665.00	By Rent	1,342,102.00
To Auditor remuneration	87,753.00	By Shifting	549,510.00
To Bank charges	18,869.75	By Subscription	14,822,547.15
To Conveyance Expenses	34,223.00	By Late fee	319,940.00
To Depreciation	14,995,061.00	By Cable charges	144,000.00
To Diesel Expenses	630,131.00	By Cheque Return Charges	1,570.00
To Deepawali Expenses	5,425.00	By Community centre booking	308,805.00
To Discount	40,876.00	By fine & penalty	49,178.00
To Electricity Charges	3,167,099.00	By interest on FDR	3,470,169.00
To Electricity Maint. Expenses	297,966.00	By Misc. Income	8,825.00
To Gardening Charges	602,763.00	By Charges from scrap dealer	146,500.00
To House Keeping Charges	863,666.00	By Saving bank interest	316,265.00
To Incentive	4,800.99		21,613,941.15
To Langoorwala Expenses	23,800.00		
To Legal Fees	66,180.00	By Excess of Income over Expenditure	9,105,213.59
To Lift Charges	2,005,997.00		
To Meeting Expenses	156,707.00		
To Misc. Expenses	37,085.00		
To Newspaper & Periodicals	1,313.00		
To Office Expenses	12,650.00		
To Postage & Telegram	1,977.00		
To Printing & Stationery Expenses	76,069.00		
To Rate, fee & Taxes	84.00		
To Refreshment Expenses	23,843.00		
To Repair & Maintenance (Civil)	162,765.00		
To Security Expenses	3,251,409.00		
To Security Gate pass Expenses	47,210.00		
To Sports & Culture Expenses	59,764.00		
To Telephone Expenses	30,363.00		
To Water Bill	2,690,808.00		
To Water System Maint. Expenses	127,023.00		
TOTAL	30,719,154.74	TOTAL	30,719,154.74

*As per our report on even date
For KRISHAN K. JINDAL & CO.
Chartered Accountants*

*For KENDRIYA VIHAR-II, APARTMENTS
OWNER'S ASSOCIATION*

*Sd/-
[CA Kirshan Kumar]
FCA
Membership No. 093944*

*Sd/-
O. P. PARMAR
President*

*Sd/-
N.K. MANGLIK
Secretary*

*Sd/-
JOGINDER SINGH
Treasurer*

**APARTMENT OWNER'S ASSOCIATION
KENDRIYA VIHAR-II, SECTOR-82, NOIDA**

RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDING 2008-2009

<u>RECEIPT</u>		<u>PAYMENTS</u>	
Amount	Total	Amount	Total
Opening Balance on 01/04/2008			
Cash	14104.00	Salary & Wages	1188809
SBI	894922.56	Advertisement Expenses	6665
OBC	<u>772370.40</u>	Auditor remuneration	84253
	1681396.96	Bank charges	18870
Gate Pass	134530	Conveyance Expenses	34223
Rent	1276102	Diesel Expenses	630131.60
Shifting	549510	Deepawali Expenses	5425
subscription	11305418	Discount	40876
Late Fee	319940	Electricity Charges	3167099
Cable Charges	144000	Electricity Maint. Expenses	297966
Cheque Return Charges	1570	Gardening Charges	602763
Community Centre Booking	249745	House Keeping Charges	863666
Fine & Penalty	41313	Incentive	4800
Interest on FDR	2570881	Langoorwala Expenses	23800
Misc. Income	8825	Legal Fees	66180
Charges from Scrap Dealer	146500	Lift Charges	2005997
Saving Bank Interest	316265	Meeting Expenses	156707
		Misc. Expenses	37086
		Newspaper & Periodicals	1313
		Office Expenses	12650
		Postage & Telegram	1977
		Printing & Stationery Expenses	76069
		Rate, fee & Taxes	84
		Refreshment Expenses	23843
		Repair & Maintenance (Civil)	162765
		Security Expenses	3251409
		Security Gate pass Expenses	47210
		Sports & Culture Expenses	59764
		Telephone Expenses	30363
		Water Bill	2690808
		Water System Maint. Expenses	127023
		Closing Balances on 31/03/2009	
		Cash	15680.00
		SBI	2120647.96
		OBC	<u>889073.40</u>
			3025401.36
Total Amount	18745995.96	Total Amount	18745995.96

*As per our report on even date
For KRISHAN K. JINDAL & CO.
Chartered Accountants*

*For KENDRIYA VIHAR-II, APARTMENTS
OWNER'S ASSOCIATION*

Sd/-
[CA Kirshan Kumar]
FCA
Membership No. 093944

Sd/-
O. P. PARMAR
President

Sd/-
N.K. MANGLIK
Secretary

Sd/-
JOGINDER SINGH
Treasurer

AGENDA ITEM NO. 5.5

BUDGET FOR THE YEAR 2010-11 FOR APPROVAL OF GBM

Expenditure for 2009-10 (Till 31st August 2009)

SN	Head	Budget	Exp
1.	Water/Plumbing	35, 80, 290	29, 58, 465
2.	Security	35, 20, 000	15, 82, 700
3.	Upkeep and Gardening	16, 11, 456	8, 84, 798
4.	Electricity and Lifts	66, 00, 000	22, 42, 607
5.	Estate Maintenance	12, 65, 000	3, 25, 265
6.	Others/Administrative	8, 80, 000	3,96, 073
7.	GBM Expenditure	1, 65, 000	-
8.	Contingencies	8, 81, 087	-
	Total	18502833	8389908

Budget 2010-11

1) Water/Plumbing Department:

Water supply from NOIDA 26,90,808

Maintenance of water supply

System at 15% 4,04,000

Cleaning of tanks 75,000

Sub total

31,69,808

2) Security Department:		
Security Contract		42,24,000
3) Upkeep and Gardening Department:		
Cleaning contract	10,00,000	
Gardening contract	10,00,000	
Sub total		20,00,000
4) Electricity and Lifts Department :		
Common area Electricity charges	33,60,000	
AMC lift	22,00,000	
Repair & AMC Generator	2,00,000	
Diesel for power back up	5,00,000	
Maintenance of Electrical System	4,00,000	
Sub total		66,60,000
5) Estate Maintenance Department		
Maintenance	6,00,000	
Special Maintenance		
White Washing	10,00,000	
Road Repair	20,00,000	
Sub total		36,00,000
6) Sports and culture		50,000
7) Fire Fighting		5,00,000
8) Others/Administrative:		
Telephone/Stationery		
Office Maintenance		
Misc/Assets/consumables etc		8,50,000
GBM Expenditure		2,50,000
Grand Total		2,13,03,808
Add 5% contingencies		10,651,90
Total Estimated expenditure for the year 2010-11		2,23,68,998
	Say	2,23,69,000
Income in rupees:		
From Subscriptions	12646200	
50% Interest from corpus after deduction for IT	20,00,000	
Shops and others miscellaneous	30,00,000	
Total	17646200	
Deficit		47,22,800

AGENDA NO. 5.6

Resolutions moved by EC

Resolution No. 1:

Resolved to

Authorize EC for installation of intercom in all the Lifts of KV-II

Resolution No. 2:

Resolved to

Authorize EC to allow private telephone operators in the complex for laying of their network for telephone & broadband etc.

Resolution No. 3:

Resolved to

Authorize EC to allow one time relaxation for the defaulters for paying their outstanding dues in three installments without increase in penalty on that amount.

Resolution No. 4:

Resolved to

Authorize the EC for laying of electrical cables for interconnection of DG Sets.

Noida
Date:- 2009-OCT-01
Ref:RO/2009/04

From
Er KamlaPati Misra
Returning Officer
KV-II, AOA Election on
2009-NOV-15
To
All members of KV-II, AOA

**Sub: Revised Election Schedule of KV-II,
AOA Election on 2009-NOV-15.**

Dear Sir/madam,
Following is the revised Election schedule

Issue of nomination forms	: From 2009-Oct-18 10:00AM to 7:30 PM
Start of filing of nominations	: 2009-Oct-23 from 10:00AM upto 7:30 PM
Last date for filing of nominations	: 2009-Nov-01 from 10:00AM upto 7:30 PM
Last date for withdrawal of nominations	: 2009-Nov-03 from 10:00AM upto 7:30 PM
Scrutiny of nominations and notification of valid nominations	: 2009-Nov-06 from 10:00AM upto 7:30 PM

Elections shall be held, if necessary, on **2009-Nov-15** from 11:00 AM to 5:00 PM.. Counting of votes shall start thereafter on the same day and results shall be declared immediately after completion of counting of votes.

Representation in the Executive Committee as per type of Dwelling Units owned:

Type A : 4 (Four) members

Type B : 10 (Ten) members

Type C : 8 (Eight) members

Type C1 : 1 (one) member

Elections shall be conducted for electing members from a particular type only when the number of valid nominations exceeds the representation as given above.

Eligibility for filing nominations: As per registered bye laws of the KV-II, AOA.

ALL THE ELIGIBLE VOTERS MUST BRING ANY VALID PHOTO IDENTITY PROOF.

Yours Sincerely,
Sd/
(KamlaPati Misra)
Returning officer
Mob:9717772837

GOVERNMENT OF INDIA
MINISTRY OF FINANCE
Office of the
ASST. Commissioner of Income Tax
(TDS), Noida

C.No. 26

Dated 20/7/2009

To
Manager,
State Bank of India,
Kendriya Vihar-II, Sector-82,
Noida

Sub: Certificate U/s 197(1) of the
Income Tax Act-1961-reg

I hereby authorize you to pay with out deduction of tax at source the interest /rent under section 194A/194 I of the Income Tax Act 1961, to **Kendriya Vihar-II Apartments Owners Association, Plot No-3, Sector-82, Noida.**

This certificate shall remain in force up to 31-03-2010 unless it is cancelled by me under intimation to you before this date.

Sd/-
(Kamal K. Khanna)
Asst. Commissioner of Income Tax
TDS, Noida