



## **Kendriya Vihar-II Apartment Owners' Association**

Community Centre- I, Kendriya Vihar-II, Plot No.3, Sector-82, NOIDA-201304 (U.P.) Ph: 0120-2463700

No.: NOIDA/KV2/GBM-7/2012-14

Dated: 12/03/2013

### **NOTICE**

In continuation to this Office Notice of even no. dated 23/02/2013, the **valid resolutions (Total 29 resolutions)** received from the members of the KV-II, AOA for inclusion in the GBM being held on 17.03.2013, under agenda item no. 7.7 are attached herewith. **The resolutions (Total 32 resolutions) moved by the following members were not accepted** because the resolutions moved so were not fulfilling the criterion mentioned in the notice as referred above and which is reproduced as below:

*“... if any member intends to **move** any resolution in the General Body Meeting for item no. 7.7, he/she is requested to **send the same in writing**, in duplicate, to the Secretary **duly proposed and seconded by at least one other member each**, ....”*

1. Dr. Jagannath Poddar, C-49/6 - 3 Resolutions
2. Sh A. D. Thomas, A-80/3 - 1 Resolution
3. Shj Sudhir Kumar, C1-13/7 - 1 Resolution
4. Sh Dayanand Saha, C-126/7 - 1 Resolution
5. Sh H. K. Munshi, C-33/7 - 4 Resolutions
6. Sh. S. K. Batra, C-120/1 - 5 Resolutions
7. Sh V. S. Chauhan, B-79/6 - 1 Resolution
8. Sh. Puran Chand Vats, A-43/5 - 1 Resolution
9. Sh. Y. R. Goyal, B-171/6 - 1 Resolution
10. Sh. Sanjay Kumar, C1-15/4 - 2 Resolutions
11. Sh. V. K. Dhar, B-142/1 - 1 Resolution
12. Sh Suresh Sharma, C-235/7 - 1 Resolution
13. Sh R.S. Mishra, B-16/1 - 1 Resolution
14. The questionnaire (9 out of 10) moved by Dr. N Khare, C-184/6 were rejected as these are not in the form of resolutions.

The above invalid agenda items as well as the questions raised by Dr. Khare may be considered by the GBM, if it so decides, and the time permits.

Encl.: As above

**(D. P. Singh)**  
**Secretary**

Copy to: 1) The President, AOA, KV-II  
2) All EC Members  
3) All members of AOA through Notice Boards/AOA Website.

**DATED: 12/3/2013**

**RESOLUTION RECEIVED FROM MEMBERS**

<b><u>Moved by</u></b>	<b><u>Proposed by</u></b>	<b><u>Seconded by</u></b>
<b>Sh. N.K. Manglik, B 28/6</b>	<b>Shri S.D. Choudhary, B-243/1</b>	<b>Shri Hari Ballabh, B 119/7</b>
<p><b>Resolution No. 1-</b> It has come to notice that many important files for minutes for Executive Committee, Software development file, files related to shop (Chemist Shop), Court case file etc is missing from the AOA office. It is a matter of serious concern and need to be investigated further. Also responsibilities for lost file may be fixed so that such reoccurrence should not occur.</p> <p><b>Resolution No. 2-</b>The work of comprehensive software was awarded during 2008-09 but same could not be completed in that EC period and the same was also indicated in the handling over note. All related papers/files were also handed over to next EC. Total cost of the software was Rs. 1,02,000/- (Rs. 80,000/- for software development, Rs.12000/- for data entry and Rs. 10,000/- for 15 days training for staff). But, the payment to the firm amounting of Rs. 1,02,000/- was made without completion of work. Out of the above stated works, the work of data entry and training was not imparted at all while software is also not functioning. It is not understood that how payment has been made without work completion. Also to cover up the things, the files were also removed from AOA office. Moreover, the vouchers for the payment were also removed from the expenditure files. This is a very serious matter and it seems that AOA office was running at whims and fancy of few persons. In this case also responsibility should be fixed and recovery should be made from persons concerned, so that such recurrence should not take place again.</p> <p><b>Resolution No. 3-</b></p> <p>i) On the repairing / maintenance of DG Set No. 1 (SS 2), Rs. 2.50 lakh (approx) was spent during the month of April – May 2010 out of which major portion was spent on labour charges to M/s Indian Power System. I fail to understand why such a huge amount on labour charges were paid to M/s Indian Power System when the same company is having the AMC for DG Sets installed in KV II. As per clause of 16 of AMC Agreement, the Contract shall cover all the services and labour charges. Moreover, it was also felt that normally when any work is done by any company, it provide guarantee for certain period. At least, during that period, labour charges are not claimed. Further, from the records of the AOA, it was observed that no routine/periodical services of DG sets were carried out by the Company as per the contract.</p> <p>ii) The contract for 4 DG set, installed in KV II, was for Rs. 50,000 per annum with M/s Indian Power System. However, AMC of two DG sets was awarded to M/s AMTECH Power Engineering @ Rs. 80,000 per annum without seeking any quotation or approval of the EC and a payment of Rs. 20,000 were made during May 2010 for one quarter.</p>		

iii) The Electrical Maintenance Contract was given to M/s Manoj Marketing and Servicing, an unregistered firm, without seeking any quotations from different agencies. Nevertheless, the contract of the company was continued beyond 13<sup>th</sup> April 2011 to July 2012 without any valid contract or extension. It was noticed that before April 2011, Rs. 60,000/- per month was being paid to M/s Manoj Marketing and Servicing. However, only Rs. 50,000/- were paid during April 2011. Thereafter, since May 2011, AOA started to pay Rs. 60,000/- per month to M/s Manoj Marketing and Servicing without assigning any reason. In Electrical Contract, there was a provision to pay service tax. However, from the bill submitted by M/s Manoj Marketing and Servicing, It is observed that this agency does not have TIN / TAN or service tax registration no.

iv) It was observed that there is huge loss to the tune of Rs. 40,000 per month on account of poor power factor though it was the responsibility of M/s Manoj Marketing and Servicing in terms of the provisions in the electrical contract. But AOA did not impose / levied penalty on the contractor.

Above matter need to be investigated and suitable stern action should be initiated against guilty.

**Resolution No. 4-** It is seen that there is no guidelines for sanctioning of refreshment to guests/Members. In past, there are many instances of excessive expenditure on this account. GBM may resolve to direct the EC to frame a policy in this regard.

**Resolution No. 5-** It was observed that in many cases, the stationary were purchased from M/s Jagriti Printers, Bhangel and M/s Jai Shiv Printers, Bhangel. Usually, the printers do not sell stationary items. The rate given by the printer seems to be on higher side. For example: the file cover was purchased @ Rs. 15. But the fact is that as on date, the rate of file cover is Rs. 8 – 10. This matter need to be investigated and suitable stern action should be initiated against the guilty.

**Resolution No. 6-** It is seen that staff of AoA is being paid the overtime without any rate or time limit. Therefore, a uniform policy should be evolved for sanctioning and payment of Overtime to Staff. GBM may resolve to direct the EC to frame a policy in this regard.

**Resolution No.7-** The excessive hired taxies were used by the EC members without assigning any purpose of the visits made by them. Further, it was found that many visits were made to SDM, Dadri, O/o Dy. Registrar, Merrut. Even, vehicle was hired for visiting short distance like Phase II Police Station. It was also observed that in one of the case vehicle was hired by AOA and used by SHO / S.I. Bhangel, Chowkie. This amount could have been saved if there is any policy for hiring of taxis by EC members. Also when members of the EC's were fighting among themselves then why members of AOA should bear the cost. This amount should be recovered from EC members who have used the taxies. GBM may resolve to direct the EC to frame a policy in this regard.

**Resolution No. 8-** M/s Rajputana Security was engaged for the month of June 2011 and payment was made amounting to Rs. 2,10,969/- and no agreement / order was found for engaging the security agency. Besides, payment was made without signing the voucher. Similarly, without issuing work order to OTIS for repairing up, payment was made to OTIS amounting to Rs. 2,30,250/-. All the procedures of the contract were violated in this case and hence matter need to be investigated and suitable stern action should be initiated against the guilty.

**Resolution No. 9-** During August – September, 2011, bulk purchase was made for electric and lift items amounting to Rs. 8,14,580/-. All the above items were purchased from M/s Ankur Electrical without obtaining the quotation from other vendors. It is also found that original vouchers were missing from the expenditure file. Payments were made on photocopy of the voucher. On the photocopy, it has been written that original voucher has been given to administrator. It is also highlighted that backlight and some of the exhaust fan is still lying idle in the store room. It is also felt that M/s Ankur Electronics is not authorized dealer for lift flooring and locks. Further, it has also been observed that there is overwriting on the voucher dates. Entries have been made in the stock register of the backlight before voucher date. This matter need to be investigated and suitable stern action should be initiated against the guilty.

**Resolution No.10-** it was observed that a large amount i.e. up to Rs. 1,22,000/- were given as advance for different purposes, These advances were not settled for more than 18 months. This matter need to be investigated and suitable stern action should be initiated against the guilty. GBM may resolve to direct the EC to frame a policy in this regard.

**Resolution No.11-** No NOC/membership fee should be charged for making the transfer deed in favour of blood relation as Noida Authority also does not charge any transfer in such cases.

**Resolution No.12-** It is the responsibility of the statutory auditor to point out any mistake in the procedure etc. But, the present auditor has failed to fulfill his responsibility. Therefore, this auditor should be changed.

<b>Moved by</b> <b>Shri Om Prakash C-25/6</b>	<b>Proposed by</b> <b>Shri M.K Watel , B-98/2</b>	<b>Seconded by</b> <b>Shri Mahendra Kumar, A-159/3</b>
<p><b>Resolution No.13-</b> There should be direct election of the following office bearers of Executive Members :- (i) President, (ii) Vice President, (iii) Secretary, (iv) Joint Secretary and (v) Treasurer.</p>		
<p><b>Resolution No.14-</b> There should be a name plate on the uniform of every Security Guard.</p>		
<p><b>Resolution No.15-</b> Every resident of KV who is a major (above 18 years) be issued a Photo Identity Card.</p>		

<u>Moved by</u> Shri O.P. Bhatti C-34/2	<u>Proposed by</u> Shri Om Prakash C-132/1	<u>Seconded by</u> Shri S.C. Kumar, C-131/1
<p><b>Resolution No.16-</b> Constitution of separate Internal Audit Committee for each Financial Year i.e. 2008-2009, 2009-10, 2010-11 and 2011-12 for which the AOA accounts are being presented in the proposed GBM on 17<sup>th</sup> March, 2013. The internal audit committee for the accounts of FY 2012-13 &amp; FY 2013-2014 may also be decided in this GBM.</p> <p><b>Resolution No.17-</b> Appointment of new CA. Keeping in view the continuous Five Years service of present agency.</p> <p><b>Resolution No.18-</b> Constitute a committee to deal with all Legal matters and complaints against the office bearers/executive members of AOA.</p> <p><b>Resolution No.19-</b> A group may be constituted to ensure timely elections of AOA in future.</p> <p><b>Resolution No. 20-</b> A team may be appointed to consolidate all the decisions of previous GBMs and to incorporate these as addition/amendments to the existing Bye-Laws of AOA.</p> <p><b>Resolution No. 21-</b> 50% subscription increased for the purpose of road repairs may be considered to abolish as the road repair expenditure has been met within ONE YEAR.</p> <p><b>Resolution No. 22-</b> Recent increased subscription may also be reviewed to meet maintenance of essential services. Development work may be carried out out of other revenues.</p>		

<u>Moved by</u> Sh. A.K. Ghildiyal, B-103/2	<u>Proposed by</u> Sh. Gautam Dev, A-72/III	<u>Seconded by</u> Sh. Deepak Mamgain, C-93/2
<p><b>Resolution No. 23-</b> Regarding parking issues in KV II Complex and suggestions for improvement in the parking of vehicles.</p>		

<u>Moved by</u> Shri Mrityunjay Jha, B-8/2	<u>Proposed by</u> Shri R.K.Gera, C-115/II	<u>Seconded by</u> Shri Ujjwal Kumar, B-209/I
<p><b>Resolution No. 24-</b> Transfer of ownership to blood relations without transfer charge.</p>		

<u>Moved by</u> Shri S.K.Batra, C-120/1	<u>Proposed by</u> Shri D.N.Jhingray, C-2/2	<u>Seconded by</u> Shri Puran Chand Vats, A-43/5
<p><b>Resolution No. 25-</b> Gym/Club provided in KV-II should be free and no charges should be levied. It should be ensured that it is used by the Residents and their wards only, an Identity Card may be issued in this regard to the beneficiaries.</p>		

<u>Moved by</u> Shri S.D.Choudhury, B-243/1	<u>Proposed by</u> Shri N.K.Manglik, B-28/6	<u>Seconded by</u> Shri A.K.Nandi, C-192/1
<p><b>Resolution No. 26</b> – We all feel paucity of space in our two, three bed room apartments and specially when our friends/relatives visit and stay with us for short period. Also when there is a social function, we find it very difficult to accommodate our guests. So my resolution is that <b><i>“we make a guest house with at least three or four rooms with the remaining portion after letting out the CC-II to CGHS which can be given on nominal rent to the members”</i></b>.</p> <p><b>Resolution No. 27</b> – We the residents of KV-II feel the requirement of a Gym or Health Club to cope up with the wear and tear of daily life to remain fit. So my resolution is that we make a Gym or Health Club on roof top of Community Centre-I and for that AOA will convert the open roof top into a suitable hall so that gym or a health club can run for use by the residents. Since to open up gym or health club requires handsome fund, AOA can invest and recover the same from residents who are interested and get themselves enrolled as members of Gym or Health Club on monthly payment basis. So my resolution is that <b><i>“we make a gym or health club on roof top of CC-I for use of the members/residents of AOA”</i></b>.</p> <p><b>Resolution No. 28</b> – We need to regulate the working of PRESSWALLAS operating within the AOA campus since the members are facing difficulty for getting the clothes pressed in time. As at present, Presswallas are taking our clothes for ironing out of AOA campus, we remain at their mercy when these people bring our clothes back. So my resolution is that <b><i>“we find out some space for these Presswalls for ironing of our clothes within the campus so that their activities can be monitored and our clothes remain safe. AOA can regulate the charges for each piece of cloth uniformly for members at subsidized rate and select Presswallas amongst the lot working at present for the same”</i></b>.</p>		

<u>Moved by</u> Dr. N.Khare, C-184/6	<u>Proposed by</u> Shri Ram Hari Sharma, B-11/2	<u>Seconded by</u> Shri Asif Naqvi, B-20/1
<p><b>Resolution No. 29</b> – Recent increased subscription along with 50 percent subscription increased in previous GBM should be withdrawn as the road construction work has been completed because income of society is increased by CGHS AND BY REGISTRY OF RESALE OF FLATS.</p>		