



Kendriya Vihar-II Apartment Owners' Association
Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
(website: noidakv2.com E-mail: noidakv2@gmail.com ; Tel: 0120-4610192)
GSTN 09AAAAK5568N1Z0

AOA KV-II/Minutes/2025-26/ 696

Dated: 29.12.2025

Minutes of the 8th Meeting of BOM, KV-II held on 28.12.2025

Following Members were present in the Meeting held today.

1. Shri Mohan Lal Sharma	President	In Chair
2. Smt. Krishna Tyagi,		Vice President
3. Shri Ramesh Sharma		Secretary
4. Shri Dinesh Kumar		Treasurer
5. Chri C.B. Patel		Assistant Secretary
6. Shri P.C. Maharana		Assistant Treasurer
7. Shri T.C. Kain		Member
8. Shri Krishna Murrari		Member

President welcomed all members to the 8th meeting of BOM, KV-II held on 28.12.2025 and requested Secretary to initiate the discussion on agenda points circulated earlier. Meeting started with approving the minutes of 7th BOM meeting held on 27.11.2025.

Agenda Item No.1: Approval of Minutes of 12th AGBM held on 7th December 2025:

The draft Minutes of 12th AGBM were circulated on 13th of December 2025 for the review & comments of AOA members. The AOA office has received only one comment regarding missing of the point raised by one AOA member with the permission of Chair regarding transfer charges of 1% for issuing of NOC in blood relation to be waived off as has been waived off by the UP government which was unanimously accepted by the AGBM. UP government's Definition of Blood Relations to be taken into consideration while issuing NOC for this purpose.

The draft MOM of 12th AGBM with inclusion of remained agenda point as above has been unanimously approved by the BOM.

Action- Secretary.

Agenda Item No.2: Regularizing the Service of Prasant Dhal as Plumber.

Shri Prasant Dhal was appointed on **Ad hoc** and he has completed one year. The BOM unanimously decided to regularise the service of Shri Prasant Dhal w.e.f 1st January 2026 in accordance with the guidelines accepted by the 12th AGBM.

Action- Secretary.





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Agenda Item No.3: Annual increment to AOA staff.

The BOM discussed the agenda and unanimously decided to grant 5% increment on emoluments to all employees as per guidelines accepted by the 12th AGBM. The BOM further decided unanimously to rationalise Basic Salary & allowances in the ratio 60:40 as per the suggestions and recommendation of Committee for "review of staff Strength & recruitment Policy".

Action- Secretary.

Agenda Item No.4: Notice to CGHS.

The CGHS has not paid rent from April 2024 to date and is running without Agreement from 2018 onwards. The CGHS has also violated the initial agreement of 2013 by not increasing the rent by 5 % yearly w.e.f. 2016. BOM discussed the matter and unanimously decided to issue a first notice from President AOA.

Action- President

Agenda Item No.5: Copies of P-CAB, Bye Laws, Corpus fund Enhancement and Staff strength & recruitment Policy—Reg.

The 12th AGBM has accepted the reports of Committees formed to review P-CAB& Bye Laws and Staff strength & recruitment Policy. SGBM 2024 has also accepted the Committee report on Corpus Enhancement.

BOM discussed and unanimously decided to have print copies of Bye Laws, P-CAB, Staff strength & Recruitment Policy report and Corpus Fund Enhancement Reports as per requirement.

Action- Secretary

Agenda Item No. 6: Five per cent increase in scheduled common area Maintenance charges.

The 12th AGBM has unanimously approved and accepted the unanimous proposal of 5 % increase in scheduled common area expenses with effect from 01.01.2026. The BOM approved unanimously the following monthly contribution with effect from 01.01.2026.

	New Rates	Old Rates
A Type Flat	Rs. 1335/- PM	Rs. 1270/- PM
B Type Flat	Rs. 1525/- PM	Rs. 1450/- PM
C Type Flat	Rs. 1675/- PM	Rs. 1595/- PM
C1/D Type Flat	Rs. 1980/- PM	Rs. 1790/- PM

Action- Secretary.

Agenda Item No. 7: Strength of AOA staff.

The 12th AGBM has approved and accepted to increase the plumbing staff strength from 7 to 9 and also to explore the feasibility to engage a Carpenter on ad hoc basis on trial within the overall sanctioned strength of 34.

The BOM discussed the agenda in detail and decided to run the AOA office with four regular staff only to maintain the overall sanctioned strength of 34 staff.

R. J. Harring



Agenda Item No. 8: Boundary Wall Fencing repair.

It has been observed that the boundary wall fencing of the society has broken/missing from many places. This deficiency has also been observed and intimated by the Local police and has asked to get it repaired.

The BOM discussed the agenda in detail and decided to give administrative approval for this.

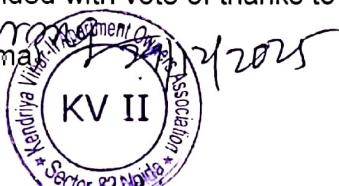
Agenda Item No. 9: 26 January 2026 Celebrations.

The member I/C sports and culture proposed an estimated expenditure of approximate Rs. 3,00,000/- for 77th Republic Day celebrations comprising sports, academic and culture events. The BoM unanimously approved the proposal and the expenditure on this account is to be incurred following due procedures. BoM requested the member I/C to arrange sponsors for the activities related to celebrations of Republic Day on 26.01.2026.

Action- In-Charge Security/Sports& Culture

The meeting ended with vote of thanks to the Chair.

R. Sharma
(Ramesh Sharma)
Secretary
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1. The President/Vice-President/ Treasurer/BOM Members.
2. Notice Boards & Website