

**Final MINUTES OF 12th ANNUAL GENERAL MEETING (AGBM) OF
APARTMENT OWNERS' ASSOCIATION (AOA), KV-II HELD ON 07.12.2025**

Rescheduled 12th Annual General Body Meeting of the Kendriya Vihar-II, Apartment Owners' Association (AOA), was convened on 07.12.2025 (Sunday) at 10.00 AM in the Ground Floor Hall of Community Centre -1, Kendriya Vihar-II, Sector 82, Noida. Total 144 members were present in the meeting.

Mr. Mohan Lal Sharma, President, Board of Management (BOM) AOA KV-2 extended warm welcome to the members present in the meeting. The members were informed that 12th meeting of AGBM was originally held on 30.11.2025 but had to be adjourned due to lack of quorum. Today's meeting is rescheduled meeting, as per the notice sent earlier.

The President AOA also briefed the house regarding on going works and achievements of Present BOM. He also briefed that the few members are challenging all elections from 2023 onwards and also challenged the Election held on 3rd August 2025. Based on their complaint, Deputy Registrar (DR) referred the matter to SDM (Judicial) and made the present President and Secretary as party. **It was also mentioned that this Election got conducted by the Deputy registrar himself through his Nominated Election Officer from the panel of Hon. District Magistrate (DM) and was supervised by the observer appointed by the Hon. DM on the request of previous BOM.** AGBM members were also surprised by the action of DR as neither previous BOM nor present President/Secretary or other BOM members were involved in the process of conducting Elections. It was also informed to the AGBM that the Deputy registrar is regularly depriving "Duly Elected, favourite & popular BOM, AOA" of Kendriya Vihar-2 for third consecutive term since 2023, denying their Fundamental right to "Natural Justice" and using his discretionary powers in an arbitrary manner in favour of **defeated disgruntled, AOA members/non-members who are common in all the complaints against the BOMs since 2023.**

Thereafter he invited Shri. Ramesh Sharma, Secretary, Apartment Owners' Association to start the proceedings of this meeting. Agenda items were taken up for discussions and summary record of discussions are as under:

Agenda Item No. 12.1 - To confirm minutes of the 11th AGBM held on 07.07.2024.

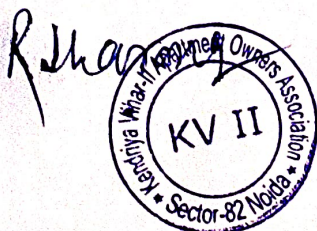
Secretary presented the minutes of 11th AGBM as per attached booklet before the members of AOA present during AGBM. Members appreciated the efforts of previous BOM in compiling the minutes and praised Shri Ramesh Sharma, then Secretary for his contribution and efforts in preparing these minutes.

Minutes were confirmed and approved unanimously by AGBM.

Agenda Item No. 12.2 - Action Taken Report (ATR) on minutes of 11th AGBM held on 07.07.2024.

Secretary presented the action taken report on minutes of 11th AGBM as per attached booklet, before the members of AOA present during AGBM.

AGBM unanimously approved the ATR.



Agenda Item No. 12.3 - To consider and adopt Audited Accounts for the years 2023-2024 & 2024-2025.

Secretary presented audited accounts for F.Y. 2023-24 and 2024-25 as per attached booklet, before the members of AOA present during AGBM.

AGBM unanimously approved the Audited Accounts of F.Y. 2023-2024 & 2024-2025.

Agenda Item No.12.4 -To consider & adopt Budget Estimates for the year 2025-26

Secretary first presented the budget estimate for F.Y. 2025-26 as per the following table:

SCHEDULED BUDGET ESTIMATE FOR F.Y. 2025-26

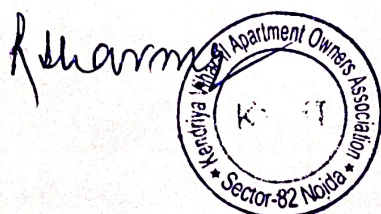
S. No.	Heads	Audited account of FY 2023-24	Budget FY 2024-25 (INR)	Audited Account FY 2024-25 (INR)	Budget FY 2025-26 (INR)
1	CCTV Maintenance	4,49,510	6,00,000	3,17,013	6,00,000
2	Computer expenses	27,640	30,000	21,358	30,000
3	Festival expenses	3,70,538 (Includes Sl.No.-4)	2,00,000	2,33,856	3,00,000
4	Sports and culture activity	8,036	2,50,000	54,862	2,00,000
5	Malba Expenses	9,76,850 (Includes Sl. No. 6)	3,00,000	1,28,856	2,00,000
6	Housekeeping garbage expenses.	-----	6,50,000 (includes SL No.7)	6,20,000	7,00,000
7.	Sewage Cleaning Expenses	---		9,800	30,000
5	Election	32,346	2,50,000	10,750	1,30,000
6	GBM	1,64,532		----	1,50,000
6	Office expenses	1,45,826	2,00,000	1,62,275	2,00,000
7	Printing and stationary	92,298	1,00,000	1,61,745	2,00,000
8	Salary and Wages of staff including EPF& ESI charges	80,35,874	90,00,000	84,81,794	95,00,000
9	Security expense bill	71,21,903	80,00,000	72,01,545	95,00,000
10	Telephone Expense & Internet	25,919	30,000	24,207	30,000
11	Website charges	10,859	40,000 (New website design)	25,000	20,000
13	Water Drinking	83,858	90,000	62,385	90,000
14	Advertisement	38,605	45,000	46,046	50,000
15	Bank Charges	5,721		8,546	10,000
16	Conveyance/Overtime	29,964	40,000	45,486	50,000
17	Pest Control	---	50,000	-----	
18	Legal	3,98,437	9,00,000	25,236	1,00,000
19	Professional	3,65,804		3,74,704	4,00,000
	Audit Fees	41,300		47,200	50,000



19	Common area electric consumables	7,95,432	9,00,000	4,16,954	5,00,000
20	Common area electric bills	64,15,032	70,00,000	69,38,006	80,00,000
21	Diesel (D.G. Set)	3,46,229	4,00,000	3,87,008	5,00,000
22	D.G Set Maintenance	2,82,281	1,50,000	2,29,598	5,00,000
23	Lift Expense	32,56,936	25,00,000	27,26,273	10,00,000
24	Estate material/repair expenses	3,16,479	15,00,000	2,31,562	10,00,000
25	Labor	2,44,221		2,17,490	5,00,000
25	Whitewash	----	5,00,000	-----	---
26	Water Supply Bill (Noida)	56,61,501	60,00,000	56,55,051	60,00,000
27	Tank Cleaning	----	1,50,000	1,75,000	2,00,000
28	Plumbing repair and maintenance	6,72,851	15,00,000	7,73,013	10,00,000
29	Horticulture Services	19,72,168	30,00,000	23,84,023	40,00,000
30	Horticulture other expenses				30,000
30	Housekeeping Services	30,38,678	40,00,000	34,80,941	50,00,000
30	Housekeeping other expenses	55,827		74,024	90,000
31	CC-1 Renovation	---	10,00,000	-----	---
35	Fire Fighting Expenses	1,26,200	5,00,000	2,73,000	3,00,000
37	Society Renewal Fees	---	----	8,000	3,000
38	Photocopy expenses	1,575	2,000	325	1,000
39	Postage and telegram	2,065	5,000	5,459	8,000
40	Miscellaneous expenses	3,800	5,000	3,016	5,000
41	Newspaper and journals	1,320	1500	1,100	1,500
42	Membership (FONRWA)	10,000	----	10,000	10,000
	Total	4,16,28,415/-	4,98,88,500/-	4,20,52,507/-	5,11,88,500/-

Income Estimation

S. No.	Heads	Income FY 2024-25 (INR)
1	A-Type flat 360 * 1270*12	54,86,400/-
2	B Type 1040* 1450*12	1,80,96,000/-
3	C Type 788*1595*12	1,50,82,320/-
4	D Type 88* 1790*12	18,90,240/-
5	Total of subscription charges (1 to 4)	4,05,54,960/-
6	SBI rent	20,96,556/-
7	CGHS rent (90,140/-)	10,81,680/-
8	Rent shop Safal, KV gallery, KV Mart, family Mart, Bakery Shop & CC2 shop 1	20,00,000/-



9	Maid Pass, Temp Pass.	5,00,000/-
10	Hall booking	5,00,000/-
11	Vehicle pass & canopy	2,00,000/-
12	Shift in- Shift out	14,00,000/-
13	FDR interest (50%)	-----
14	Scrap Income	2,00,000/-
	Total Income (S. No. 5 to 14)	4,85,33,196/-

The budget deficit of Rs. 26, 55,304/- (5,11, 88,500 - 4, 85, 33,196) will be covered with proposed increase in maintenance by 5% and in addition to Rs. 162/- per month per flat for Lift Cameras and it's infra.

The Scheduled proposed budget for F.Y. 2025-2026 was approved unanimously by AGBM after detailed deliberations with 5 percent increase in subscription w.e.f. 1st January 2026 to meet the deficit in budget.

He further presented the Budget Estimation of Proposed Activities under Capital Head for 2025-2026.

(A) Budget Already Approved for F.Y. 2024-2025 By 11th AGBM through Infrastructure Fund and Corpus Fund

S. No.	Head	Budget in 2024-2025	EXPENDITURE AS PER AUDITED ACCOUNT 2024-2025	Budget for 2025-2026.
1.	Up-gradation of Fire Fighting System	70,00,000 (For phase-V Up gradation and new/replacement of old fire Extinguishers in rest of society.)	2,18,831 (For one Block as pilot project done.)	70,00,000/- (For phase-V Up gradation and new/replacement of old fire Extinguishers in rest of society.)
2.	Lift Replacement	{Lifts Replacement order Rs. 11,50,00,800/- Civil Work order After dismantling and buy back Rs. 1,04,40,000 in F.Y 2023-2024 Paid Rs 83,94,600/- plus GST in 2023-2024}	4,12,57,993/- Plus GST	Total Amount Paid till 15 th October 2025 is Rs. 8,88,93,974/- Including payment made in F.Y. 2023-24 and 2024-2025 Rest amount to be paid (Rs.12,54,40,800 – Rs. 8,88,93,974/-) is Rs. 3,65,46,826/- only
3.	Cameras for 120 Lifts.	10,00,000	----	New proposal is Rs. 162.00/- Per Month/flat For 5 years
	CCTV for lifts and Infrastructure. (Society shield package Cost)	Deployment of Fixed intercom in common area (4), lifts (120), in Flats (2200). 1. Deployment of Internet connection in Lift Machine rooms. 2. Laying of FTTH fiber trunk lines 3. Deployment of New CCTV Cameras in 120		Or Rs. 20,00,000/- only for if old infra is to be used.

R Sharma



		for lifts. 4. Special Broadband plan 300 mbps @ 499 only and special TV channel plan of 500 ch @ 150 only -by choice 5. All maintenance will be for 5 Years.	
4.	Road carpeting	Final settlement Left (Actual Contract Rs. 1,36,00,090/- and paid Rs. 84,39,936 in F.Y. 2023-2024) Road marking @ Rs 375/- per sq meter plus GST was left	Final Settlement Rs. 98,48,796/- Including 18% GST Out of Which Rs 2,08,661/- kept as 2.5% Security Deposit Road Marking not done (Road marking @ Rs 375/- per sq meter plus GST)

Rs 4, 21,850/-
(@Rs. 275/- per sq. meter plus 18 % GST)
Total 1300 sq. meter
Already Paid.

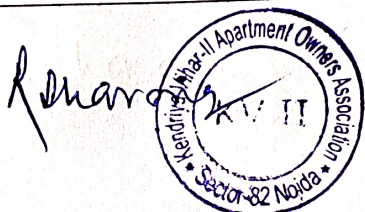
The already approved budget by 11th AGBM for installation of Cameras in 120 lifts with enhanced budget of Rs 20,00,000/-(Rupees Twenty lakh only) on old infrastructure for 2025-2026 was approved unanimously by AGBM after detailed deliberations.

The AGBM also approved the committee to be formed by the President to explore and suggest lump sum expenditure for laying FTTH fiber trunk lines with Wi-Fi in each machine room instead of per month per flat contribution and authorized the BOM to act on the recommendation of this committee.

Finally, he requested the august gathering for administrative approval for the following works and if approved then the budget for new activities may be considered and approved:

Administrative and Financial Approval Requested From 12th AGBM

1.	Boom Barrier Set up for Gate No.1 and 2 In and out A. RFID/UHF based OR B. ANPR Camera Based Optional-fencing	----	----	Rs. 10,00,000/- Plus GST {1. With Option (A) Rs. 1,54,500/- Approx. 2. With option (B) Rs. 1,90,500/- Approx. If fencing required Rs 20,000/- for each option <u>Plus GST (Tax)</u> <u>For One Gate IN/OUT</u>
2.	Renovation of Gate No. 1	----	----	Rs. 20,00,000/-
3.	Installation of additional water harvesting system in the soccity	20,00,000/-	----	Rs. 40,00,000/-



However we are now proposing for two bore wells to enhance the amount of water to be added into our society UG tank if allowed by Noida Authority on PPP model and in that case budget estimate will increase from 20 Lakh to 40 Lakh.

He also presented the present status of Corpus Fund as on date:

- FDs as on 31st March 2025 (10) Rs. 8,92,13,564/-
- Balance in Infra Account as on 31st Oct. 25 Rs. 64,17,829/-
- En-cashed FD on 01.09.2025 (-) Rs. 71,76,974/-
- En-cashed FD on 06.10.2025 (-) Rs. 1,36,82,813/-
- **Balance as on 31st October 2025 Rs. 7,47,71,606/- plus interest.**
- **Committed/approved amount Rs. (3,65,46,826 + 70,00,000)= Rs 4,35,46,826/-**
- **Amount Proposed with enhancement is Rs. 70,00,000/- for F.Y. 2025-2026**
- **Hence Total Expenses to be incurred from Infra and Corpus Fund is Rs. 5,00,46,826/- which can be managed from available infra and corpus Fund. Approx. 2,47,24,780/- will remain as balance in Infra & corpus.**

AGBM gave administrative approval for boreholes and renovation of Gate number 1. Regarding Boom barriers, members gave administrative approval for Gate number 2 only.

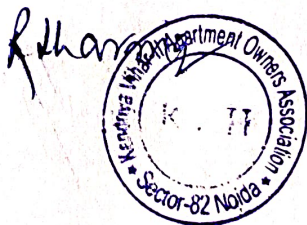
The Capital budget of Rs 70 Lakhs proposed for approval in 2025-2026 was deliberated in detail. AGBM approved only two out of three proposals i.e. for two Boreholes and Renovation of Gate number 1 unanimously with the budget of Rs 60 Lakhs only.

The AGBM also approved the Boom Barrier setup at gate no. 2 only with expenditure from scheduled budget.

Agenda Item No.12.5 - Appointment of Auditor for the F.Y. 2025-2026 and Ex-post facto approval for appointment of Auditor for the F.Y. 2024-2025.

As per Bye-Laws 51 "the AOA will appoint an Auditor to AGBM to audit the accounts of Association prepared by the Board". The last AGBM held on 7th July 2023 appointed Auditor for the F.Y 2023-2024. Due to delay in Elections the AGBM could not be held in time i.e. before September 2025, the appointment of Auditor for the year 2024-2025 was pending. The ITR for the F.Y. 2024-2025 was to be filed on or before 30th September 2025. The next AGBM was expected in November/December 2025. The BOM unanimously decided in its 4th Meeting held on 18.09.2025 to allow the present Auditor to Audit the F.Y 2024-2025 Accounts and file ITR for 2024-25 in time with same fees and terms & conditions.

- Ex-post-facto approval for the F.Y. 2024-2025 for the same Auditor of F.Y. 2023-2024 with same fees and same terms & Conditions is requested from 12th AGBM.



AGBM unanimously approved the appointment of same auditor of 2023-2024 with same fees with same terms and conditions.

Secretary further stated that four quotations for the year 2025-2026 & 2026-2027 from four CA firms have been received as per the following details:

<u>Name of Firm</u>	<u>Rate for 2025-2026</u>	<u>Rate for 2026-2027</u>
1. Deepak Kundan Mittal & Associate	Rs. 52,500/- +GST	Rs. 57,500/- +GST
2. C.A. Rajesh Jain	Rs. 45,250/- +GST	Rs. 47,000/- +GST
3. P.k. Singhal & co.	Rs. 50,700/- +GST	Rs. 58,700/- +GST
4. Sakshi Jain & Associates	Rs. 40,000/- +GST	Rs. 45,000/- +GST
(4) Sakshi Jain & Associates has quoted Lowest; hence approval is requested for 2025-2026 and 2026-2027 from 12 th AGBM or for F.Y. 2025-2026 only.		

AGBM approved the appointment of Auditor, Sakshi Jain and Associates, CA, being the lowest quote out of 4 auditor for the financial year 2025-2026 and 2026-2027 (2 Years).

Agenda Item No. 12.6 – Formation of internal Audit Committee (IAC) for the F.Y. 2024-2026 (Two Years).

AGBM unanimously approved and authorized President to form the committee for internal audit for the F.Y. 2024-2026(2 Years).

Agenda Item No. 12.7 - To consider and accept the committee report on "review of P-CAB and Bye-Laws".

Secretary presented the amendments proposed by the committee and accepted by BOM for final approval of AGBM. He further, stated that the amended report has already been uploaded on website and MyGate App for the members.

AGBM unanimously accepted, approved and adopted the committee's report on Bye-Laws and P-CAB.

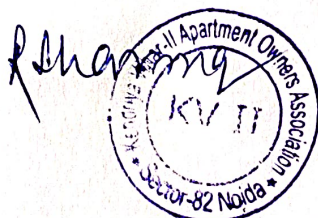
Agenda Item No. 12.8 – To consider and accept the committee report on "review of Staff strength and employment policy".

Secretary apprised the august gathering about committee's report and informed that BOM unanimously accepted all the suggestions of the committee except:

1. Annual 3% increase for all and 2% on their performance.
BOM recommended flat 5% annual increase with emoluments to all the employees.

2. No increase in strength of plumbing staff. However, if the need arises the BOM may appoint few on Ad-hoc basis as per requirement.
BOM recommended increasing the plumbing staff strength from 7 to 9 staff within overall limit of already existing and approved 34 AOA staff.

AGBM Unanimously accepted and approved the Committee Report with amendments recommended by the BOM.



Agenda Item No. 12.9:- Presentation of status of Infrastructure Fund and its utilization.

The secretary presented the status of Infrastructure Fund including expenditures incurred and in pipe line for lifts, road carpeting, Generator Sets and Fire Fighting Infrastructure.

AGBM unanimously appreciated, accepted and approved the fund position.

Agenda Item No. 12.10 - Installation of water meters in each flat of the society.

Seeing the scarcity being faced by some blocks even after the OHTs are fully filled in night and get emptied in few hours due to misuse of water by some residents (using for car wash, using water purifiers/ the softeners for whole flat, keeping taps open, using for gardening and /or intensely wasting water to harass other residents), the BOM proposed the installation of water meter in each flat (to begin first with the blocks regularly facing scarcity) to check the use by each flat and proposed that the cost of meter should be borne by the owner of flat.

During discussions few residents raised their objections and suggested that the cost should be borne by the association. Majority rejected this objection raised by few. Majority of the members further emphasized that the role of association is to see that each OTH is filled up to the full capacity and to check the leakage of water, if any in common area. If any particular block is misusing or overusing the water the suitable action by association should be taken after having sufficient proof. Secretary reiterated that the use of water by individual flat can only be ascertained by installing the water meter in each flat of that block.

AGBM unanimously approved the proposal of installation of water meters in each flat of the blocks facing the water problem and the cost incurred for this purpose shall be borne by the residents of those blocks. BOM should only facilitate the installations in the flats.

Agenda Item No. 12.11 - Formation of Committee to "Review/Revamping of Security of the Society"

AGBM unanimously approved and authorized President to form the committee for to Review/Revamping of Security of the Society.

Agenda Item No. 12.12 - Action against Members having dues of common area expenses for more than 6 months and 12 months as per Section 22 and 20 respectively of UP Apartment Act 2010 and P-CAB 1(4).

Secretary stated that few members have not paid the common area fund even after the written reminders and stopping of facilities provided by AOA and proposed to initiate legal action against defaulters of Common Area Expenses.

AGBM unanimously approved the proposal of BOM and directed to start the process by sending legal notice to defaulters at the earliest.

Agenda Item No. 12.13 - Renovation of Gate No. 1 and Boom Barriers at Gate No. 1 & 2.

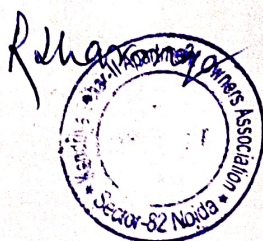


Secretary briefed the gathering regarding this new proposal and presented the estimate for the said works.

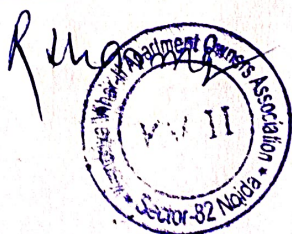
AGBM unanimously approved the renovation of Gate Number 1 and installation of Boom Barrier at Gate number 2 only for which the amount has already been approved in the Budget estimates at agenda item no. 12.04.

Agenda Item No. 12.14: - Agenda moved by members, AOA.

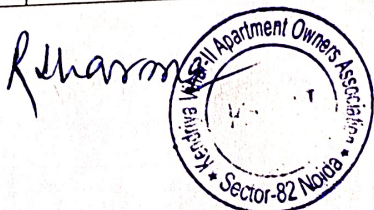
S. No.	Moved by	Agenda	Decision of AGBM
12.13.1	Shri A D Thomas B-150 Pkt-6	<p>1. Submission/Display of Income & Expenditure Statement by the Individual/Trust organizing various pujas in the campus and collecting funds from every house hold. BOM should permit only those Individuals/Trust who submits the statement to the BOM of the previous years statement of collecting funds and its expenses details to collect funds by visiting individual houses in KV-II.</p> <p>Justification: The need for this has arised because it has been seen that certain individuals/Pooja Samiti in the name of conducting pooja collects funds from residents of KV-II and the surplus funds with them is used to encroach the land and file cases in the courts to usurp the land unscrupulously. On the one hand we the residents extend help in the name of pooja but these people use our funds to file cases against the AOA to usurp the land which belongs to entire members. On the other hand AOA has to defend itself in the courts against these same individuals/Samitis with our funds given for maintenance of the campus. So the residents are loose their hard earned money to these individuals. There should be some check and balances.</p> <p>2 Urgent renovation of Toilets, Kitchen and other areas of Community Hall in CC I & II.</p> <p>Justification: Our toilets, kitchen and other areas of Community Hall in CCI are in a very bad condition. If we renovate our toilets, kitchen and other areas of storage our infrastructure will attract more and more bookings from residents and we can increase our revenue earning.</p> <p>3 Gate – 2 Renovation of the outer wall with tiles, proper lighting and display</p> <p>Justification: Any apartment is known by its entry gates and clear display of the name of the apartment. Gate No.2 needs immediate renovation and display of the name of the apartment.</p>	<p><u>AGBM unanimously accepted & directed the BOM to implement the suggestion given by AOA member.</u></p> <p><u>AGBM directed the BOM to do the needful in as soon as possible.</u></p> <p><u>AGBM directed the BOM to explore the same by forming a committee of expert AOA member.</u></p>



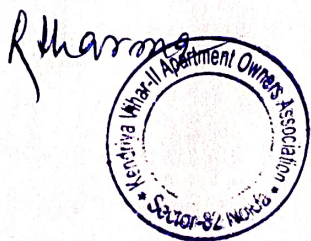
		<p>4. Feasibility study of installing lift in CC-I & CC-2. Justification: As our apartment is slowly ageing and also its residents, there is a need of lift provision in both CC-I & CC-2 for those persons who have difficulty in using the staircase.</p> <p>5. Feasibility study of constructing one more floor above the CC-I/CC-2 for use by residents for recreation purpose. Justification: Due to the paucity of space for recreation purpose, feasibility study should be conducted to build one floor above the CC-I/CC-II which can be used for recreation purpose. Our young generations at present do not have a comfortable space for recreation.</p> <p>6. Possibility of shifting Mother Dairy to Gate No.3 with proper building. Justification: Mother Dairy can be contacted to explore the possibility of building proper kiosk for Mother Dairy near Gate No. 3 which has enough space and footfall. If this is not possible, the space can be rented out to any bank to construct ATM which will bring revenue and offer service to residents.</p>	<p>---DO---</p> <p><u>AGBM accepted and directed the BOM to approach the concerned authorities.</u></p> <p><u>AGBM not accepted the proposal due to lack of space.</u></p>
12.13.2	<p>Dr. (CMA) Prashant Bakshi M.Com, AICMAI, MBA (Finance), PGDHRM, LLB, LLM, Ph.D. A – 104, Pocket – 3 Kendriya Vihar – II</p>	<p><u>Ref: SGBM 2024.2, Formation of Internal Audit Committee (IAC) for the Financial Year 2024 - 2025.</u></p> <p>I wish to place on records my grievance for not including me as a member of "Internal Audit Committee (IAC)" for the Financial Year 2024-2025 in a Special General Body Meeting (SGBM) held on 22.12.2024. My request to be a member therein was turned down inspite of the fact that all the members present at the Special General Body Meeting (SGBM) consented for my name inclusion in the "Internal Audit Committee" for the Financial Year 2024 – 2025.</p> <p>I was made to understand that no member will be included in any committee for the two consecutive terms. I do not find any substance on this. I feel it is a unilateral decision or a decision taken to safeguard someone best known to you \ him. Is it only for Internal Audit Committee or other committees also?</p> <p>I have gone through our "Bye-Laws" and also "Procedure for Conduction of AoA Business" but nothing of such limitation was observed thereat. I have not found any rule \ policy which restricts a member to be appointed in any committee for the consequent second term. We have witnessed in the past that many members were there in the committees for many consecutive years.</p> <p>Further, my Internal Audit Report for the Financial Year 2023-2024 was not made available to Members of AoA, which is against the bye laws. It was also observed that the then Secretary Sir had himself appointed 3-member committee without consulting \ discussing with our other members</p>	<p><u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u></p>



		present at the SGBM. I doubt the said 3 members inducted in the Committee were also present there. It is requested that my agenda along with the Internal Audit Report for the Financial Year 2023-2024 be placed before the members at 12 th AGBM of AOA, KV- II and I be inducted in the Internal Audit Committee for the Financial Year 2024-2025.	
12.13.3	Shri C.K Bhan C-114/2	In the last GBM, a Committee was formed to locate the areas where permanent structures have been created in common areas. Also the household goods have been kept in common areas. Was the report submitted by that Committee? If yes/no what further action was taken by BOD to remove such encroachments? Present security system in the society is good for nothing as no patrolling is being done by the guards. Also it is seen that outsiders are coming in and going out from the wicket gates at gate nos. 2 & 3, and the guards on duty at these gates do not bother to enquire from them where they have to go. Such practice should be stopped because of which thefts are taking place in the society.	<u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u>
12.13.4	Disha B-13/4, Kendriya vihar-2 Noida	A team of common residents should also be formed with 1-3 member of opposition for keep an eye on BOM. Just as is taken from residents by BOM in the form of late fees etc punishment, similarly if BOM fails in its work in bounded time, violates the rules, then there should be some punishment in form of money for it as well. And that team should also have access to My Gate so that BOM cannot blame the opposition for its failure. In the blocks where lifts have not been installed yet, all the documents for the demand and satisfaction of the residents should be provided by the BOM.	<u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u>
12.13.5	Inder M Kaushal B-235,Pocket,1 Mob. No. 9810072987	1. Horticulture and Drainage Maintenance Regular maintenance of drainage systems, tree pruning, and grass mowing is essential to maintain a healthy and hygienic environment. Inconsistent upkeep leads to mosquito breeding and rodent infestation. We request the BOM to ensure that these activities are carried out on a regular and systematic basis. 2. Uniforms and Staff Identification It is recommended that all staff uniforms clearly reflect their cadre/services (e.g., housekeeping, horticulture, lift operators, etc.), along with the employee's name and the KV2 identification. This will help residents distinguish between regular and temporary workers. Additionally, using color-coded uniforms for permanent and contractual staff will enhance visibility and accountability. We also request an increase in the number of support	<u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u>



		<p>staff to reduce work pressure and ensure timely resolution of complaints.</p> <p>3. Security Staffing Concerns. It has been observed that during the renewal of security contracts, although a new agency is appointed, the same guards are retained. This practice raises concerns about the effectiveness of the contract renewal process. We request the BOM and the security in-charge to review this practice and ensure that the intent of agency rotation and quality improvement is upheld.</p>	
12.13.6	Jayadev Sahu B-127, Pocket 6, KV2	<p>1. The CEO, Noida may be requested to develop the green area in front of Gate No. 3 (behind the roadside temple) and also to construct a pathway for walking. This is required as the KV2 road has become congested due to heavy vehicular traffic in our complex,</p> <p>2. Speed breakers may be provided on both carriageways in front of Gate No. 3 as many of our colony residents cross the road to buy vegetables and for many other works,</p> <p>3. Many transformers and meter covering boxes are in very bad shape, impacting the face of our complex. Steps may be taken to put a coat of fresh paint on the electrical transformers and meter boxes,</p> <p>4. CCTV Cameras may be installed at all important points to ensure proper surveillance and monitoring.</p>	<u>AGBM accepted all the points and directed the BOM to approach the concerned authorities.</u>
12.13.7	K. V. Bhaskaran C 95/Pocket 1	<p>Timely action should be taken to prune overgrown branches of trees in the entire KV 2 premises, so that the abutting branches do not pose a serious hazard to humans, animals, vehicles & property.</p> <p>2) Frequent & regular meetings should be held by BoM with all services providers like car cleaners, maids etc to sensitise them of their behaviour towards the residents, who pay for the services rendered. It has often been seen that these service providers behave arbitrarily towards residents and do not perform their duties honestly & with integrity. The entry passes of such service providers may be cancelled & their entry banned.</p> <p>3) The flats facing the ring road inside KV2 have to face the problem of perennial loud honking of vehicles being driven by fellow residents, vendors etc. As this is causing high decibels of noise pollution and is posing a serious health hazard, especially, during unearthly hours, to senior citizens, infants etc, BoM may fix 4-5 no honking signages along the circular road of KV2 and also sensitize the residents by means of issue of circulars on timely basis</p> <p>4) Renewed efforts may be undertaken to persuade the Noida Authority to release Ganga Water to KV 2.</p>	<u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u>



12.13.8	B 243/2, A-93/3 and B 44/7, Mahender, varun and surender	<p>The quality of the water being supplied</p> <p>केन्द्रिय विहार-2 निवासियों में 1000 से अधिक संख्या में नौजवान युवक युवतियां हैं जिन्हें खेल खेलने पर अप्रत्यक्ष रूप में मनाही है अथवा स्वयं युवक युवतियां खेलों से हटकर बच्चों, बुजुर्गों, महिलाओं को वरीयता देते हैं। आउटडोर खेल नौजवानों हेतु केन्द्रिय विहार-2 में असम्भव हो गया है। हां इंडोर खेल पर विचार किया जाने पर पता चलता है कि जिम ही एक विकल्प बचता है। अब स्टैंडर्ड जिम अभी तक हमारे यहां नहीं है, जो कि वह भी बच्चों, बुजुर्गों, महिलाओं के योग्य ही है।</p> <p>1- पॉकेट 4 पार्क के नीचे वाली पट्टी पर कोई वेंडर स्टैंडर्ड जिम बनाकर सभी सुविधाओं से युक्त कर शुरू करे तथा एओएफ को मासिक शुल्क जमा करता रहे ताकि एओएफ की आमदनी भी बढ़े।</p> <p>निवेदन है कि एजेंडा आइटम में डाला जाए, ताकि एलजीएम में चर्चा परिचर्चा हो सके।</p> <p>2- अन्य जगहों पर।</p>	<p><u>AGBM accepted and directed the BOM to explore the possibility by forming a committee of expert AOA members</u></p>
12.13.9	Manoj Kumar Member AOA KV-II, C 224, Pocket 7, Block 56, Kendriya Vihar 2, Sector 82, Noida. Mob. No. 8377848747	<p>All agreements should be uploaded on KV-II website without any exception.</p> <p>2. Registration Certificates of all new lifts should be obtained from the competent authority without any delay. NOC/Safety Certificate should be obtained before commissioning of new lifts and safety of the users should not be compromised at all. Any penalty due to delay should be borne by the concerned person, who is responsible for that.</p> <p>3. There should be a proper maintenance of all electrical sub-stations to avoid frequent power cuts.</p> <p>4. Water distribution system should be thoroughly checked. The Noida Authority should be pressurized to supply water 24 hours without any failure. It's to be ensured to supply water evenly in the blocks within the society.</p> <p>5. Internal Audit Committee should be constituted.</p> <p>6. The malba dumped due to renovation work in the flats, should be disposed of by the BOM from the Labour Pass Charges.</p> <p>7. (i) Since KV-II is a very big society; its maintenance work should be entrusted with a team of civil and electrical engineers, maybe a government or private agency.</p> <p>(ii) In the past twenty years, the infrastructure of the society has been totally destroyed by a group of non-technical members. The soil, waste and vent pipes have never been painted/maintained since the very beginning and are in the worst condition. Similarly, white washing and painting work has never been done satisfactorily.</p> <p>(iii) The works of Road Recarpeting and Lift Replacement are other examples of great</p>	<p><u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u></p>



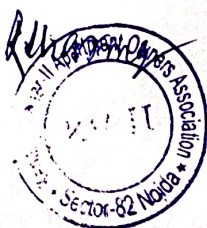
		negligence. Hence, there is a dire need today to hand over the maintenance work of the society to a team of technical persons and other non-technical members may help them.	
12.13.10	Dr N R Das C 252, Pkt 7 KV2. M.No.9717800 310	<p>All Firefighting systems in every block are not in use. All components like sprinklers, alarms etc. are in broken conditions or missing. Dedicated box with glass cover for firefighting system is in bad shape, all glass covers are broken and it is becoming the space for keeping junk items. All these systems should be revived or replaced.</p> <p>2. A dedicated cricket practice net area up to 60ft x15ft x12ft should be developed in the campus.</p>	<u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u>
12.13.11	Rameshwar Singh 0986813373 8 C 83/6	A carpenter is required to be recruited for our society. This issue I have been raising for the last 6 yrs. All societies in NCR keep one carpenter at least for day today maintenance. Our society is more than 20 yrs old. Windows, doors, glasses, chitkinies etc very often need repairs. Calling private carpenter from out side for small works is very costly. It is also pertinent to be mentioned that we have been recruiting office staff, plumbers supervisor during last 6 yrs but when it comes for carpenter questions of cost/ expenditure is raised. Hope for considering this favourably.	<u>AGBM discussed and not accepted the proposal. However AGBM directed the BOM to explore the possibility of appointing one Carpenter on adhoc basis within existing staff strength on trial basis to take the feedback of residents.</u>
12.13.12	Surinder Kumar Batra C-120Pkt-1	<p>It is understood that the bank A/c No. and Financial statements of both the temples are required to be submitted to the Board of Management for the period prior to 01.06.2023 by the old managements of the temple. The earlier managements of the temples may be requested to give these statements/documents which are with them for prior to 1.6.2023 in respect of both temples to the BOM for further necessary action.</p> <p>Some of the keys of donation boxes are under the possession of previous management of the temple locked on the North side. The keys may be obtained from the management of the previous temple and handed over to BOM for further necessary action.</p> <p>It is understood that the Temple Committee has requested the old management of temple to hand over keys and other documents to the BOM but they are not able to provide these things so far. AGM intervention may be solicited for passing a resolution in this regard and necessary measures may be taken to get the possession of keys and documents.</p>	<u>AGBM accepted and directed the BOM to do needful as far as possible.</u>



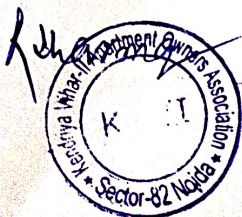
12.13.13	संजय कुमार राय / Sanjai Kumar Rai C 222/7 KV 2	<p>. Frequent instances of non-availability of water supply in BLOCK 56 have caused inconvenience to the residents. The matter requires immediate attention to identify the root causes and implement sustainable solution.</p> <p>2. Condition of Lift in Block 56 – The lift in Block 56 is in a deteriorated state and requires urgent replacement to ensure safety and convenience for residents.</p>	<p><u>Point discussed and approved in Agenda Item No. 12.10</u></p> <p><u>Not AGBM point, work under progress of replacement of all Lifts.</u></p>
12.13.14	S.K.Srivastava Dy. Director General(Engg) DG:Akashvani, Akashvani Bhavan, New Delhi 110001 (M)9868217224 C19 pocket 7 kv2.	<p>1. Reg. Non Usable Postal Box at ground floor: The said box is presently worn out and unusable. Therefore, appropriate arrangement may be considered keeping in view present day requirements.</p> <p>2. Reg. difficulty in exit from backside of block 94 during/after heavy rain: The only practical block exit from backside during/after downpour remain very difficult due to congestion of goods and encroachment. Therefore, encroachments in parking may be seen to facilitate easier exit from block.</p> <p>3. Reg. Cleaning of mini drain just outside and adjoining gate no. 1: There is a mini drain covered with chequered plates of cement. However, soil and filth is filled in its entire stretch roughly from gate no. Entry to exit. During rain, people often slip due to overflow of soil. Therefore, it's proper cleaning and regular maintenance is requested for unhindered entry/exit of pedestrians.</p>	<p><u>AGBM accepted all the points and directed the BOM to do the needful as far as possible.</u></p>
12.13.15	Osho Aditya Saxena, Bharti Saxena C1/13, Pocket4 Block 81	<p>Proposal to allow use of 1/4th of the shared roof area for installation of solar panels. I believe this topic warrants collective discussion and decision-making, considering the potential long-term benefits for our community.</p>	<p><u>AGBM did not discuss this agenda as the concerned AOA member was not present at that time.</u></p>

12.14 To consider any other business that may be brought forward during A.G.B.M. with the Permission of the Chair.

Following points are raised by the members and accepted by the chair for discussion by AGBM:



S. No.	Moved by	Agenda	Decision of AGBM
12.14.01	H.L. Bhatt C-269/7	<p>MODIFICATIONS IN FLAT ADDRESS INDICATORS:</p> <p>I had already brought this issue to your notice last year and earlier BOMS also. Normally it is an uphill task for a delivery boy, any friend or a relative visiting our society for the first time or even second time to locate a flat on the basis of Pocket number because there is no clear marked demarcation as far as pockets are concerned. In this regard last year I had suggested highlighting Block numbers at every indicator stone. Preferably the Block numbers may be painted in large font size or written separately in a different colour. Once any visitor reaches a Block, the flat number can be easily located. An individual resident has to mention the Flat number and the Block number in his address once this modification is done.</p> <p>2. SEGREGATION OF BIODEGRADABLE AND NON BIODEGRADABLE WASTE OF OUR FLATS.</p> <p>I may inform your good self that I have already voluntarily started this practice for last more than one month and also informed my Block residents. This suggestion was also welcomed by Madam Krishna Tyagi being a respected resident of our Block and President also at that time. This will eliminate the unhygienic practice of separating these dry and wet wastes by poor garbage collection boys. Moreover this is in the interest of our mission "Swatch Bharat Abhiyan".</p>	<p><u>Already done by BOM</u></p> <p><u>AGBM accepted and directed the BOM to issue request notice to Residents to do the needful.</u></p>
12.14.02	Secretary, AOA KV-II	<p><u>Banks Proposal For Washroom.</u></p> <p>Recommendations:</p> <ul style="list-style-type: none"> As per the survey of the bank branch and the KV-2 campus, several options for providing washroom have been explored. Since the branch is located in the basement, i.e., below the ground level of the campus, there is a potential risk of backflow and choking of drain and soil pipes, which could lead to unsanitary conditions within the branch premises. 	<p><u>AGBM discuss the matter and directed /authorize the BOM to check the feasibility report and consider it in the best interest of Society.</u></p>



		<p>Considering these factors, it is proposed to provide the washroom on the floor above the basement (at ground level) to ensure proper drainage.</p> <p>The washroom can be accommodated in the existing KV-2 office space, which will have a separate access door from the bank's main gate. This arrangement is also preferable from a security point of view. In addition, pantry and storage area can be provided along with the washroom for convenience.</p>	
12.14.03	Secretary, AOA KV-II	<p>Sub: Proposal for installation of Roof Top telecom Pole for rollout of our network in your area</p> <p>Reliance Jio Infocomm Ltd. (RJIL), a subsidiary of Reliance Industries Ltd. (RIL) and having a Category-A ISP Licence and IP-I registration, has recently acquired the Broadband Wireless Access (BWA) spectrum for all the 22 service areas and we are in the process of deploying a Wireless Broadband Network serving all parts of the country by deploying Long Term Evolution (LTE) technology. As a part of this initiative, we are planning to put in place a comprehensive wireless access infrastructure all across Delhi/NCR which includes integrated fiber and last mile wireless access using ground based mast (E-Node B). For such E-Node B site infrastructure, we have developed a very innovative and path breaking in-house design for a Roof Top Tower (RTP) eliminating the need of larger space and also associated space consuming accessories. From City Landscape view point, these RTPs are visually very similar to electricity poles that can be seen at any city road dividers, traffic junctions or footpaths and thus will get well integrated with surrounding structures by way of 'hidden in plain sight' principle & hence will not be an "eyesore". As per the network requirement we wish to roof top tower to rectify the coverage holes in the nearby vicinity. The key design features include: The Roof Top Pole design is a near zero foot print home for the e-Node B.</p> <p>A typical RTP requires approx. 500 sq ft. on the roof as against a typical requirement of 500 Sq foot for a traditional cell site infrastructure. 200 Sq Ft for manholes and earth pits at ground level. No extra space for shelter since the mast is designed to house the electronic equipment and necessary accessories within itself. The RTP design meets all the civil and structural safety parameters and already certified from competent Authority as per norms. Power Supply:</p>	<p><u>AGBM discuss the matter and Rejected the proposal for any Mobile Tower in the campus.</u></p>



		We would require 3 phase sub meter for electricity supply connection for continuous operation of our cell site. Approximately 18KW would be required for continuous operations of our cell site. The charges would be paid as per actual consumption through sub meter at prevailing market rates	
12.14.04	Members, AOA KV-II	One AOA member with the permission of Chair raised a point that transfer charges of 1% for issuing of NOC in blood relation to be waived off as has been waived off by the UP government. UP government's Definition of Blood Relations to be taken into consideration while issuing NOC for this purpose.	<u>AGBM</u> <u>unanimously</u> <u>accepted &</u> <u>directed the</u> <u>BOM to</u> <u>implement the</u> <u>suggestion</u> <u>given by AOA</u> <u>member.</u>

- AGBM of the Association ended with vote of thanks to chair by the members.

Copy to:

1. All Notice Boards in KV-II AOA.
2. Website: noidakv2.com/My Gate App.
3. The Deputy Registrar, Guldhar, Ghaziabad

R. Sharma
(Ramesh Sharma)
Secretary
KV II
Kendriya Vihar-II Apartment Owners Association
Sector-82 Noida
02/01/2026

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