

APARTMENT OWNERS' ASSOCIATION (Regd.)
Kendriya Vihar-1, Sector-125, Sunny Enclave, Mohali (Punjab.)
(Registration No. 5048/2014-2015)
Mobile No: 9465528947 Website: www.aoakv1mohali.org

File No: AOAKV1/03/2026

Dated:18 .03.2026

Minutes of AGM held on 15th March 2026, at Community Hall, Kendriya Vihar-1, Sector -125, Mohali.

1. The general body meeting was held on 15th March 2026 at 10:30AM in the community centre of the society was presided over by the president, AOA and was attended by the members were listed in Annexure 'A' to these Minutes. It was observed in the beginning of the meeting that the requisite quorum for the meeting was lacking, therefore, as per Clause 6 of the Bye-Laws the meeting was reconvened, on the same day, at the same place within an hour, as for this reconvened meeting there was no requirement for the quorum. The reconvened meeting began at 11: AM.
2. Following points were discussed at length in meeting.
3. **(A)Lifts:** All owners were informed that roughly Rs 1.8 crore was spent on modernization /refurbishment/ AMC of lifts in year 2024-2025 from Dec. 2024 to Dec. 2025. Currently ,10 Lifts belong to Schindler & 10 lifts belong to Kuma Elevators.
An advertisement has been given in Dainik Bhaskar on 11th March 2026, for AMC of lifts, 20 in numbers. EC will finalize the contract of lifts after drawing quotations /Negotiation with eligible contractors who will respond to above advertisement.
4. **Paint- Process, Payment due , Problems etc. :** A detailed presentation was given by Sh. Gaurav Modgil regarding expenditure, paint defects, payment dues to contractor to all owners present in meeting. Roughly , payment to the tune of Rs. 57/-(Fifty Seven lakh) is due to contractor for C2 & D2 towers. These payments will be released in due course of time. Mean while , in complete project of paints certain irregularities/ discrepancies were found for which majority of the house , decided to seek explanation and issue show cause notice to all office bearers involved in paint project. If EC , doesn't find satisfactory replies from office bearers , legal recourse to solve the above matter, may be taken in due course of time.



5. **Sh. Kuldip Sharma, Treasurer, EC Member** submitted details of receipt and/expenditure statement , present state of FD (Fixed Deposit)and ODL (Over Draft Limits) for the house in general.
6. **Sh. Amandeep Singh Banga , EC Member ,** Submitted total analysis of annual budget and requirement of additional funds for contingencies purposes.

Following decisions were arrived after inputs from owners present in the AGM Meeting.

- (i) Corpus fund at the rate of Rs. 500/- (Rupees Five Hundred Only) per month stopped w.e.f. 1st Feb 2026.
 - (ii) Those who have given full payment of corpus fund for 12 months, their contribution for the month of Feb and March i.e Rs. 500*2 = Rs. 1000/-(Rupees One Thousand) shall be adjusted during AMC w.e.f. 1st April 2026.
 - (iii) 10% increase in monthly maintenance charges for one year w.e.f 1st April 2026; was suggested by a few owners , However ,consensus could not be arrived at; therefore, decision of increase of monthly maintenance charges shall be decided during next EC meeting .
7. As per CGEWHO rules the sale/transfer of dwelling unit is permitted after transfer of legal title of unit by CGEWHO in favour of the owner. The transferee, on purchase of dwelling unit shall be admitted as a member of the association after He/She fills up prescribed form for membership and submits a copy of NO dues certificate. Issued to the transfer by Association along with payment of transfer fee equal to as amount of 1.5% of the total consideration paid for the flats towards Kendriya Vihar Phase-1. This membership fee will now be charged as reflected above w.e.f 1st April 2026. This was passed in majority by owners present in AGM.
8. **Presentation: Solar Lights Installation:** Detailed presentation on solar lights, solar energy was given by Sh. Dev Raj Engr, EC Member to owners present in the house. After detailed discussion it was decided that:-
1. DPR (Detailed Project Report) may be obtained from reputed firms dealing with solar energy.
 2. Feasibility Report may be sought from reputed firms dealing with solar energy .



3. As current financial situations does not allow us for expenditure of Rs. 1.5 crore on the project , hence loans availability from banks/ subsidy on solar lights /energy from Govt. of Punjab/ Govt. of India be explored , thereafter ; arrive at workable solution and matter be re decided in next AGM.

At the end of meeting, President expressed gratitude and thanks for all owners who attended the AGM and invited all owners for the Lunch.

Date: 18.03.2026

Place: Mohali

Copy To:-

1. All Notice Boards.



Nit 18/03/2026

Vinod Kumar

Secretary, AOA KV-1

Secretary
Apartment Owners Association
KV-1, Sector-125, Mohali (Pb.)

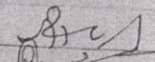
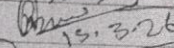
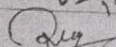
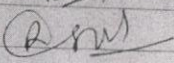


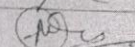
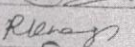

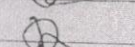
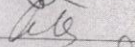
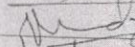
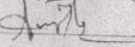
ANNEXURE - 'A'

R. No.	NAME	BLOCK (A, B, C, D)	FLAT NO.	CONTACT NO.	SIGNATURE
1	Pardup K. Chakr	C2	204	8003993502	<i>Pardup</i>
2	Anil K. Sharma	C1	306	9818995708	<i>Anil</i>
3	Indra Prasad Bhatnagar	D-2	502	8116958333	<i>Indra</i>
4	Amanpreet Singh Bonga	B-3	005	75298-75294	<i>Amanpreet</i> 15/03/17
5	Gurpreet Kaur	B-3	1304	9876048316	<i>Gurpreet</i>
6	Pooja Aggarwal	Cg-003	003	7889184163	<i>Pooja</i>
7	Kamini Sharma	C2/804	804	9888904061	<i>Kamini</i>
8	Manjeet Singh	B2/1006	1006	9810688428	<i>Manjeet</i>
9	Subhash Bhatnagar	A1/803	803	9915663295	<i>Subhash</i>
10	SS. Sahni	B-4/1004	—	9888392644	<i>SS Sahni</i>
11					
12	SANTOSH SINGH	B-1./201	—	8264882957	<i>Santosh</i>
13	Baljit Singh	C-1-405	—	9803620019	<i>Baljit</i>
14	S. K. Gupta	C-2/304	304	9501237078	<i>S.K. Gupta</i>
15	Tyberes Gadoo	B-2/1102	1102	8076321853	<i>Tyberes</i>
16	Rajinder Singh Aswal	B3	101	7307782595	<i>Rajinder</i>
17	Rahul Sharma	D2-1103	1103	9816141425	<i>Rahul</i>
18	Puneet Sharma	B4 902	902	8976712275	<i>Puneet</i>
19	Delhak Sharma	B2, 1004	—	9816220080	<i>Delhak</i>
20	KUNAL SHARMA	B4-402	402	9814861336	<i>Kunal</i>
21	Mohinder Singh Sidhu	C2 005	005	9828308281	<i>Mohinder</i>
22	Vijay Singh	D1/302	302	94167223876	<i>Vijay</i>
23	N. Mukherjee	BA/1206	1206	8968541532	<i>N. Mukherjee</i>
	R. K. Gupta	A-1. 604	604	9654610427	<i>R.K. Gupta</i>
	Sushil Kumar	B-2 403	403	9888202738	<i>Sushil</i>
	Divyanshu Singh Thakur	B-3/604	604	9870220017	<i>Divyanshu</i>

ANNEXURE 'A'

SR. NO.	NAME	BLOCK (A, B, C, D)	FLAT NO.	CONTACT NO.	SIGNATURE
29	Baldeep Singh	B4	802		
30	MURARI KHUSHAN	C-2	104	8728922657	Baldeep
31	S. C. Chawla	D-2	B 1102	998870452	
32	Chamrajit Singh	D-1	802	9465223084	
33	Pratibha Singh	C3	901	9780520204	
34	Dr. Navash K Sahajpal	D-1	103	9417606027	
35	SUKENDRA KUMAR LATHI	D-2	202	9779616899	
36	JASWANT SINGH (N/S)	D-2	102	9803033097	
57	Jai Krishna Peer	B-3	351	8427334477	
38	PIRAM SINGH RANDEWA	D-1	603	8847093478	
39	Balbir Singh	B2	503	8968571947	
40	Amar Nath	B-3	1101	8146580885	
41	Mamata Rana	B-2	201	9814823717	
42	Devinder Singh	C-2	703	9988881248	
43	Ashok Rana	C-2	706	9816708500	
44	Dr Anurag Bhat	D2	522	9464545048	
45	Anita Gupta	C-2	304	9781872449	
46	S. Khosla	D-1	802	9988054356746	
47	Neeta Nagji	D-1	101	9988840638	
48	Gurpreet Kaur / Dimple	D2	004	9971891658	
49	Jasant SAUNDHVA	B4-101	101	8284096049	
50	Harminder Singh	B4-301	301	8427408757	
51	Nikhil Devi Gupta	D4. 604		9023193737	
52	Vinod Kumar	B-3 902	902	9654610427	
53	Pooja Sharma	B2-1004	1004	9872413785	
54	KULDIP SHARMA	B1-003	003	8894273999	
55	Vinod Kumar	C-3 602	602	9815177446	
56	Dev Raj	D2-002		9417837876	
57	DP CHACHHIA	D1/301	002	9501544882	

ANNEXURE - A'

SR. NO.	NAME	BLOCK (A, B, C, D)	FLAT NO.	CONTACT NO.	SIGNATURE
58	ANOOP KUMAR SINGH	B-3	102		
59	Roshan Lal SHARMA	C-1	906	9991206077	
60	RAKESH KUMAR	D-2	306	8158850777	 15.3.26
61	Rejisha Sood	B-1	502	9646577969	
62	Shubhendu Kam	B-4	02	9872221152	
63	Vinay Kumar	A1-901	901	8219559855	
64	Neeraj Chandra	B3-	205	9876101279	
65	Rachha Krishna Mehta	C-2 201	201	7528993337	
66	A. Chandra	C-2 205	205	8800452468	
67	D. R. DHIMAN	C3/302	302	7528993337	
68	Ak Kapoor	C3/002	002	9872005091	
69	Gaurav Meelji	B2-106	106	9417115888	
70	Amit Kumar	B1/1204	1204	9910277880	
71	Bhanishya Bhatnagar	B3-601	601	9646940795	
				9855993289	