

EM

**Jal Vayu Vihar Apartment Owners' Association
Kukatpally, Hyderabad 500 072
Tel. 040-888018**

NOTICE

Notice is hereby given that the 6th Annual General Body Meeting of the members of Jal Vayu Vihar Apartment Owners' Association will be held at 17:30 hrs (5.30 PM) Sunday 25th May 1997 at Jal Vayu Vihar Apartment Owners' Association office, Kukatpally, Hyderabad 500 072, to transact the following business.

- i) To receive the Balance Sheet for the year ended March 1997 and approve the accounts of the Association.
- ii) To appoint Auditors for the year 1997-98 and fix their remuneration.
- iii) To discuss and adopt the revised draft Bye-laws (please refer to item No.7 of the minutes of AGM dated 29th Sept.'96 and item C3 of Report of Board of Managers - both enclosed).
- iv) To pass the Budget for the year 1997-98.
- v) To elect the members of the Board.
(Nominations of members duly proposed and seconded are to reach the office by 20th May 1997).
- vi) To ratify the decision of Board of Management to pay the apportioned cost of community centre, which will be constructed during Phase-II. Towards this, each member will be required to pay a sum of Rs.2,000/- in instalments of Rs.200/- each per month, starting from June 1997 till March 1998. Owners not residing in the colony are to instruct their tenants, to pay the instalments alongwith the monthly maintenance charges, to be adjusted towards payment of rent subsequently.
- vii) To ratify the decision of Board of Management to get the exteriors of plastered surfaces of dwelling units colour washed and the external railings and garages painted through the contractor of Phase-II if feasible, subject to a maximum expenditure of Rs. 5 Lacs from the association funds.
- viii) Any other points with the permission of the chair.


(B Venkat Rao)
Secretary

Hyderabad
Dated 25th April 1997

Jal Vayu Vihar Apartment Owners Association
Report of Board of Managers for Oct 1996- Mar 1997
6th Annual General Body Meeting 25th May 1997.

Members of the Board:

1. Gp Capt. T C S RAO, President
2. Wg. Cdr D Fialho, Vice President
3. Sri B Venkat Rao, Secretary
4. Sri N Chandra Sekhar, Treasurer
5. Wg Cdr D Narasimham
6. Sqn Ldr I S S Raju
7. Wg Cdr R R Reddy
8. Sri Dev Das
9. Smt Sushma Prasad

We wish to thank all the members and residents of Jal Vayu Vihar for giving us an opportunity to serve the community. We briefly present you the activities of JVVAO during the last 6 months.

A. FINANCES

Finances of the association are in a good position. We expect to carry on with the same maintenance charges for the next year.

Total reserve position at the current levels is above Rs 5 lakhs

A.1 Exceptional Expenditure

To draw additional water from Hyderabad Metro we have paid Rs 73,281 for additional water contract to Hyderabad Metro water works.

As proposed in last AGM, additional gates have been installed spending about Rs 25000.

One extra 5HP Water pump was purchased at a cost of Rs 10,000

B. SERVICES

B.1 WATER SUPPLY

Water supply has been comfortable excepting 5-6 occasions due to non-receipt water from Manjira.

Our request for the additional intake was sanctioned by Hyderabad metro. We paid the amount as mentioned above. We can now draw larger amount of water in case demand exceeds 1.5 lakh litres. Excess water consumed will now be charged at normal rates up to 2 lakh litres per day.

As indicated in last report, AFNHB has included the type 6 by-pass water pipe line in the phase 2 scope . Contractor has been given the details . The work will be taken up as early as possible.

As suggested by the earlier Board , the plumber was replaced and the water supply is more reliable now and bills are under control..

Area of attention:

Spare Gate valve procurement
Water tank and Sump Cleaning
Water supply by-pass line.

B.2 SECURITY

By and large security of the colony was satisfactory. No theft / Accident was reported in the colony.

As planned Both southern and eastern side gates were installed . Gates are kept open from 5AM to 10 PM. This has regulated the traffic going to HMT colony at odd hours to a great extent. Only Satvahana side gate is operated during nights. Security register is maintained for all the vehicles moving in/out of the colony indicating vehicle no, Flat No , time of movement .signature of the vehicle driver is taken.

It is proposed to install the gate towards HMT Hills colony during this year. Budget provision for this expenditure is included in the financial year 1997-98.

B.3 CONSERVANCY

Colony maintenance has ^{been} satisfactory . Additional pits have been dug for the waste disposal and they are burnt frequently. It is planned to use the wormiculture process to convert the Bio-degradable waste in to compost which can be used as plant nutrient. Plastic wastes are being separated and treated separately.

Weekly cleaning of the parks is taken up on a rotation basis.

B.4 ELECTRICAL MAINTENANCE

While Electrical maintenance was fairly in order during the past 6 months, Association continues to be in a tight spot on the availability of a regular electrician. This is due to increased construction activity in Kukatpally area and the availability of a skilled technician for our rate . It is planned to have a full time Electrician at revised rate of wages. /non-

We plan to approach APSEB to get Electrical installations painted and preventive maintenance carried out during this year.

B.5 NON-RESIDENTIAL ACTIVITIES.

With better financial position and requests from members , your Board has served a notice to all owners/residents of the dwelling units, where there is a non-residential activity, to stop the same by 31 Dec 97.

B.6 HORTICULTURE

We planted 50 trees with tree-guards during last year. Survival rate is quite encouraging. We request the residents to take up more and more plantation. Association also plans to plant at least 200 trees in the coming rainy season. 2 labourers ~~are~~ continue to be engaged in this activity.

C. DEVELOPMENTAL ACTIVITIES

C.1 MUNICIPAL TAXES.

Lot of ground work in this regard has been done by the association. Communication to this effect has been reaching you from time to time. We expect the property tax challans to be served to our houses by May 97 End. This will become the parallel pre-activity to the Flat Registrations.

C.2 PHASE II CONSTRUCTION

Phase II construction started towards the end of last year with Gp. Capt Raja Rao as the Project director. They plan to construct 179 Houses with a provision for 25 more flats. Expected date of completion is May 98.

Your Association is in close contact with the Project Director to protect the interests of the members, residents, infrastructure, safety and security of those living in the colony, during the construction activity.

C.3 MEMORANUM OF ASSOCIATION AND BYE-LAWS:

In the Last AGM, the bye-laws, excepting those concerning membership and proxies were cleared. On the suggestions of the members Gp. Capt TCS RAO initiated a consensus process among larger cross section of the members. On their suggestion it is proposed that various categories of Membership be dropped for the time being and proxies may be permitted subject to certain conditions. Definition of Proxies from proposed draft bye-laws reads as under:

Proxies : Proxies are permissible. Duty filled in proxy forms are to be deposited in the Association office at least 48 hours before the commencement of the meeting. Only members of the Association or their spouses can be appointed as proxies; and each member can hold no more than five proxies. Spouse of a member can be a proxy to that particular member only. (A spouse of a member can not hold more than one proxy). Proxy votes can be cast only in case of matters pertaining to welfare of residents, maintenance of the colony and other matters of revenue nature. Proxy votes cannot be cast in case of matters concerning acquisition and disposal of property, use of land and existing/future structures in Jal Vayu Vihar and other matters of capital nature/ expenditure.

It is proposed to this august body to approve the bye-laws with above revision in the interest of JVVAOA and future developmental and welfare activities.

Monthly Report, Financial Performance

Month: **1997-1998**

Financial Objectives

- 1. To average for 1997-1998 for water services
- 2. To decrease water consumption by 10%
- 3. To decrease average electricity cost by 10%
- 4. To increase savings by 10% in maintenance, new equipment, etc. (to be done by year)
- 5. To increase staff productivity by 10% (to be done by the end of the year)
- 6. To improve UVA/DA Office productivity (to be done by the end of the year)
- 7. To increase production for UVA/DA
- 8. To increase staff productivity (to be done by the end of the year)

Financial Statement

| | 1997 Budget | 1998 Actual |
|----------------------------|---------------|---------------|
| 1. Fuel Expenses (1400) | 14000 | 14000 |
| 2. Maintenance Charges | 18000 | 18000 |
| 3. Fees | 4500 | 4500 |
| 4. Cable TV | 1500 | 1500 |
| 5. Vehicle Parking | 15000 | 15000 |
| 6. Interest on Loans | 70000 | 70000 |
| 7. Depreciation on Assets | 10000 | 10000 |
| 8. New member contribution | | |
| Total | 160500 | 160500 |

~~As per the new system purchase machinery, etc. (to be done by the end of the year)~~

Financial Expenditure

| | 1997 Budget | 1998 Actual |
|--|-------------|-------------|
| 1. Salaries | 140000 | 140000 |
| 2. Additional Salaries | 15000 | 15000 |
| 3. Electrical Charges (incl. fuel & oil) | 18000 | 18000 |
| 4. Street Lighting | 15000 | 15000 |
| 5. Water Charges | 15000 | 15000 |
| 6. Repairs | | |
| Water Lines | 15000 | 15000 |
| Consumption of Fuel | 15000 | 15000 |
| Electricity | 15000 | 15000 |
| Material | 15000 | 15000 |
| 7. Current Part of Current Charge | 15000 | 15000 |
| 8. Telephone | 15000 | 15000 |
| 9. Postage | 15000 | 15000 |
| 10. Printing, Stationery, Post | 15000 | 15000 |
| 11. Travel | 15000 | 15000 |
| 12. Insurance | 15000 | 15000 |
| 13. Fuel | 15000 | 15000 |
| 14. UVA/DA | 15000 | 15000 |
| 15. Staff | 15000 | 15000 |
| 16. Printing Charges | 15000 | 15000 |
| 17. Rent Charges | 15000 | 15000 |
| 18. Interest on Loans | 15000 | 15000 |
| 19. Depreciation | 15000 | 15000 |
| 20. Staff | 15000 | 15000 |
| 21. Fuel | 15000 | 15000 |
| 22. Printing Charges | 15000 | 15000 |
| 23. Stationery | 15000 | 15000 |
| 24. Postage | 15000 | 15000 |
| 25. Insurance | 15000 | 15000 |
| 26. Fuel | 15000 | 15000 |
| 27. UVA/DA | 15000 | 15000 |
| 28. Staff | 15000 | 15000 |
| 29. Printing Charges | 15000 | 15000 |
| 30. Stationery | 15000 | 15000 |
| 31. Postage | 15000 | 15000 |
| 32. Insurance | 15000 | 15000 |
| 33. Fuel | 15000 | 15000 |
| 34. UVA/DA | 15000 | 15000 |
| 35. Staff | 15000 | 15000 |
| 36. Printing Charges | 15000 | 15000 |
| 37. Stationery | 15000 | 15000 |
| 38. Postage | 15000 | 15000 |
| 39. Insurance | 15000 | 15000 |
| 40. Fuel | 15000 | 15000 |
| 41. UVA/DA | 15000 | 15000 |
| 42. Staff | 15000 | 15000 |
| 43. Printing Charges | 15000 | 15000 |
| 44. Stationery | 15000 | 15000 |
| 45. Postage | 15000 | 15000 |
| 46. Insurance | 15000 | 15000 |
| 47. Fuel | 15000 | 15000 |
| 48. UVA/DA | 15000 | 15000 |
| 49. Staff | 15000 | 15000 |
| 50. Printing Charges | 15000 | 15000 |
| 51. Stationery | 15000 | 15000 |
| 52. Postage | 15000 | 15000 |
| 53. Insurance | 15000 | 15000 |
| 54. Fuel | 15000 | 15000 |
| 55. UVA/DA | 15000 | 15000 |
| 56. Staff | 15000 | 15000 |
| 57. Printing Charges | 15000 | 15000 |
| 58. Stationery | 15000 | 15000 |
| 59. Postage | 15000 | 15000 |
| 60. Insurance | 15000 | 15000 |
| 61. Fuel | 15000 | 15000 |
| 62. UVA/DA | 15000 | 15000 |
| 63. Staff | 15000 | 15000 |
| 64. Printing Charges | 15000 | 15000 |
| 65. Stationery | 15000 | 15000 |
| 66. Postage | 15000 | 15000 |
| 67. Insurance | 15000 | 15000 |
| 68. Fuel | 15000 | 15000 |
| 69. UVA/DA | 15000 | 15000 |
| 70. Staff | 15000 | 15000 |
| 71. Printing Charges | 15000 | 15000 |
| 72. Stationery | 15000 | 15000 |
| 73. Postage | 15000 | 15000 |
| 74. Insurance | 15000 | 15000 |
| 75. Fuel | 15000 | 15000 |
| 76. UVA/DA | 15000 | 15000 |
| 77. Staff | 15000 | 15000 |
| 78. Printing Charges | 15000 | 15000 |
| 79. Stationery | 15000 | 15000 |
| 80. Postage | 15000 | 15000 |
| 81. Insurance | 15000 | 15000 |
| 82. Fuel | 15000 | 15000 |
| 83. UVA/DA | 15000 | 15000 |
| 84. Staff | 15000 | 15000 |
| 85. Printing Charges | 15000 | 15000 |
| 86. Stationery | 15000 | 15000 |
| 87. Postage | 15000 | 15000 |
| 88. Insurance | 15000 | 15000 |
| 89. Fuel | 15000 | 15000 |
| 90. UVA/DA | 15000 | 15000 |
| 91. Staff | 15000 | 15000 |
| 92. Printing Charges | 15000 | 15000 |
| 93. Stationery | 15000 | 15000 |
| 94. Postage | 15000 | 15000 |
| 95. Insurance | 15000 | 15000 |
| 96. Fuel | 15000 | 15000 |
| 97. UVA/DA | 15000 | 15000 |
| 98. Staff | 15000 | 15000 |
| 99. Printing Charges | 15000 | 15000 |
| 100. Stationery | 15000 | 15000 |
| 101. Postage | 15000 | 15000 |
| 102. Insurance | 15000 | 15000 |
| 103. Fuel | 15000 | 15000 |
| 104. UVA/DA | 15000 | 15000 |
| 105. Staff | 15000 | 15000 |
| 106. Printing Charges | 15000 | 15000 |
| 107. Stationery | 15000 | 15000 |
| 108. Postage | 15000 | 15000 |
| 109. Insurance | 15000 | 15000 |
| 110. Fuel | 15000 | 15000 |
| 111. UVA/DA | 15000 | 15000 |
| 112. Staff | 15000 | 15000 |
| 113. Printing Charges | 15000 | 15000 |
| 114. Stationery | 15000 | 15000 |
| 115. Postage | 15000 | 15000 |
| 116. Insurance | 15000 | 15000 |
| 117. Fuel | 15000 | 15000 |
| 118. UVA/DA | 15000 | 15000 |
| 119. Staff | 15000 | 15000 |
| 120. Printing Charges | 15000 | 15000 |
| 121. Stationery | 15000 | 15000 |
| 122. Postage | 15000 | 15000 |
| 123. Insurance | 15000 | 15000 |
| 124. Fuel | 15000 | 15000 |
| 125. UVA/DA | 15000 | 15000 |
| 126. Staff | 15000 | 15000 |
| 127. Printing Charges | 15000 | 15000 |
| 128. Stationery | 15000 | 15000 |
| 129. Postage | 15000 | 15000 |
| 130. Insurance | 15000 | 15000 |
| 131. Fuel | 15000 | 15000 |
| 132. UVA/DA | 15000 | 15000 |
| 133. Staff | 15000 | 15000 |
| 134. Printing Charges | 15000 | 15000 |
| 135. Stationery | 15000 | 15000 |
| 136. Postage | 15000 | 15000 |
| 137. Insurance | 15000 | 15000 |
| 138. Fuel | 15000 | 15000 |
| 139. UVA/DA | 15000 | 15000 |
| 140. Staff | 15000 | 15000 |
| 141. Printing Charges | 15000 | 15000 |
| 142. Stationery | 15000 | 15000 |
| 143. Postage | 15000 | 15000 |
| 144. Insurance | 15000 | 15000 |
| 145. Fuel | 15000 | 15000 |
| 146. UVA/DA | 15000 | 15000 |
| 147. Staff | 15000 | 15000 |
| 148. Printing Charges | 15000 | 15000 |
| 149. Stationery | 15000 | 15000 |
| 150. Postage | 15000 | 15000 |
| 151. Insurance | 15000 | 15000 |
| 152. Fuel | 15000 | 15000 |
| 153. UVA/DA | 15000 | 15000 |
| 154. Staff | 15000 | 15000 |
| 155. Printing Charges | 15000 | 15000 |
| 156. Stationery | 15000 | 15000 |
| 157. Postage | 15000 | 15000 |
| 158. Insurance | 15000 | 15000 |
| 159. Fuel | 15000 | 15000 |
| 160. UVA/DA | 15000 | 15000 |
| 161. Staff | 15000 | 15000 |
| 162. Printing Charges | 15000 | 15000 |
| 163. Stationery | 15000 | 15000 |
| 164. Postage | 15000 | 15000 |
| 165. Insurance | 15000 | 15000 |
| 166. Fuel | 15000 | 15000 |
| 167. UVA/DA | 15000 | 15000 |
| 168. Staff | 15000 | 15000 |
| 169. Printing Charges | 15000 | 15000 |
| 170. Stationery | 15000 | 15000 |
| 171. Postage | 15000 | 15000 |
| 172. Insurance | 15000 | 15000 |
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| 174. UVA/DA | 15000 | 15000 |
| 175. Staff | 15000 | 15000 |
| 176. Printing Charges | 15000 | 15000 |
| 177. Stationery | 15000 | 15000 |
| 178. Postage | 15000 | 15000 |
| 179. Insurance | 15000 | 15000 |
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| 181. UVA/DA | 15000 | 15000 |
| 182. Staff | 15000 | 15000 |
| 183. Printing Charges | 15000 | 15000 |
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| 185. Postage | 15000 | 15000 |
| 186. Insurance | 15000 | 15000 |
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| 188. UVA/DA | 15000 | 15000 |
| 189. Staff | 15000 | 15000 |
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| 193. Insurance | 15000 | 15000 |
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| 195. UVA/DA | 15000 | 15000 |
| 196. Staff | 15000 | 15000 |
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| 231. Staff | 15000 | 15000 |
| 232. Printing Charges | 15000 | 15000 |
| 233. Stationery | 15000 | 15000 |
| 234. Postage | 15000 | 15000 |
| 235. Insurance | 15000 | 15000 |
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| 262. Postage | 15000 | 15000 |
| 263. Insurance | 15000 | 15000 |
| 264. Fuel | 15000 | 15000 |
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| 266. Staff | 15000 | 15000 |
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| 268. Stationery | 15000 | 15000 |
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| 270. Insurance | 15000 | 15000 |
| 271. Fuel | 15000 | 15000 |
| 272. UVA/DA | 15000 | 15000 |
| 273. Staff | 15000 | 15000 |
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| | | |


**Jal Vayu Vihar Apartment Owners Association
Kukatpally, Hyderabad - 500072**

(Regd No. 4167 of 1992)

CIRCULAR

Dear Member,

With reference to the Annual General Body Meeting dated 25th May 1997, This is to communicate that meeting was cancelled as there was no quorum present. Date of the rescheduled Meeting would be communicated shortly.


B Venkat Rao
Secretary, JVVAOA

**Jal Vayu Vihar Apartment Owners Association
Kukatpally, Hyderabad - 500072**

(Regd No. 4167 of 1992)

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B Venkat Rao
Secretary, JVVAOA

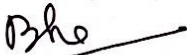
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B Venkat Rao
Secretary, JVVAOA

Jal Vayu Vihar Apartment Owners Association
Kukatpally, Hyderabad - 5000-072
(Regd. No. 4167 of 1992)
Tel: 040 - 888018

Dear Members,

As you are already aware , the AGM scheduled for 25th May 97 had to be cancelled as there was no quorum present. AGM is now rescheduled for 6th July 97. In this connection the following are enclosed with this letter.

- A. Notice for rescheduled AGM
- B. Balance sheet for the Financial Year 96-97.

A copy each of the report of the Board of Managers , the minutes of AGM held on 29th Sep 96 and Income and expenditure plan for 97-98 were already despatched to you along with the notice for the AGM , originally scheduled for 25th May 97.

Looking forward for your active participation.

Regards,

Bhe
B Venkat Rao
Secretary, JVVAOA
17th June 97

SL. NO. 85
DATE DISPLAYED: 17/7/97
DATE WITH DRAWN:

DATE WITH DRAWN:
DATE DISPLAYED:
SL. NO.

**Jal Vayu Vihar Apartment Owners Association
Kukatpally, Hyderabad - 5000-072
(Regd. No. 4167 of 1992)
Tel: 040 - 888018**

NOTICE

Notice is hereby given that the Annual meeting of the members of Jal Vayu Vihar Apartments owners association will be held at 10.00 hrs (10.00 AM) Sunday 6th July 1997 at Jal Vayu Vihar Apartment Owners Association Office , Kukatpally, Hyderabad 500 072, to transact the following business.

- i) To receive the Balance Sheet for the year ended March 1997 and approve the accounts of association funds.
- ii) To appoint Auditors for the year 1997-1998 and fix their remuneration.
- iii) To discuss and Approve the Income and Expenditure plan for Year 1997-98.
- iv) To discuss and adopt revised draft Bye-Laws.
- v) Any other point in the interest of association with the permission of the chair.
- vi) To elect the members of the Board .
(Nomination of members of the board may please be sent to the office by the proposer duly seconded by another member so as to reach the office by 3th July 1997.)

Dt 17 June 1997
Hyderabad


B Venkat Rao
Secretary