

**GENERAL BODY MEETING, KVAOA,PHASE-II**  
**KENDRIYA VIHAR, BHUBANESWAR**  
**SUNDAY,18 DEC. 2022**

**MINUTES**

The General Body Meeting(GBM) of Kendriya Vihar Apartment Owners Association(KVAOA) was held on Sunday, 18 December 2022 at 11 AM in the stilt area of block-C8. Col.(Retd.) Dr.S.K. Jena,President KVAOA,Phase-II presided over the meeting. Due to lack of quorum, Dr. Jena adjourned the meeting for one hour and the meeting began exactly at 12 noon.The list of members in attendance is attached.

1. Dr. Jena welcomed all the members and explained the background of holding the GBM. The house, at the outset, condoned the delay caused in holding the GBM in time.The newly elected council members introduced themselves and three new members namely S/Shri Chiranjib Routray, G.N. Khandai and R.K. Mishra representing blocks B13, C5 and D4, respectively, were inducted into the council. The GBM could not be organized at the scheduled site(ground floor of Community Hall) since Addl.DCP and Executive Magistrate,Commissionerate Police, Bhubaneswar clamped 144(2) (Case No.1895/2022 dated 13.12.2022) **exparte** on the property(ground floor) based on the petition filed by KVRWA,Phase-I apprehending breach of peace and tranquility likely to be caused by KVAOA (Phase-II) members on the GBM day. The order passed by the Executive Magistrate on 13 Dec.2022 was served to the undersigned on 17 Dec.2022 at around 6.30PM.
2. Shri S. Biswal,Treasurer presented the income-expenditure statement for the period April -November of FY 2022-2023. The balance-sheets of the previous FYs 2019-2020(part), 2020-2021 & 2021-2022 got audited by a registered Chartered Accountant who filed the IT Return of the Association for the FY 2022-2023 (Assessment Year 2023-2024). The audit reports for the previous three years were approved by a voice vote by the house. However, members desired that the balance sheet and income-expenditure sheets of the audited reports need to be circulated among the members through mail. **Action: Treasurer/Secretary.**

The income and expenditure details for the past eight months( April-November 2022) was presented before the house. Based on it, the projected income-expenditure for the ensuing FY 2023-2024 was presented. Following a lengthy discussions and due deliberation on the subject, the house unanimously accepted it by a voice vote.

3. Monthly Maintenance Fee Enhancement: There was a pressing need to increase the existing monthly maintenance fee of INR 1000.00 across the flats being paid by flat owners since Jan.2020. The committee, based on the projected higher expenditure under the heads (i) security (ii) house-keeping (iii) maintenance(AMCs of fifteen elevators, two number of

gen.sets etc.), besides spiraling price-rise, decided to increase the monthly maintenance for different categories of flats. After a prolonged deliberation on the matter, the house agreed to raise the monthly maintenance fee to **1400, 1500 and 1600 for B,C, and D** type dwelling units, respectively. The house also decided to implement the new maintenance fee commencing from **1 April 2023** to avoid audit objection, if any, in future.

#### **A.Type B (DU)**

- i. Basic maintenance fee: INR 1000
- ii. Additional maintenance(Total area multiplied by 40 paise per Sq.ft)= $1081 \times 40 =$  INR 432.40  
(say INR 400.00)
- iii. **New monthly maintenance fee payable:  $1000+400=$ INR 1400.00**
- iv. Annual maintenance:  $1400 \times 12=$ INR 16800.00
- v. Rebate 5%, in case paid yearly: 5% of 16800= INR 840.00
- vi. **Annual maintenance fee payable:  $16800-840=$  INR 15960.00**

#### **B. Type C (DU)**

- i. Basic maintenance fee: INR 1000
- ii. Additional maintenance(Total area multiplied by 40 paise per Sq.ft)= $1377 \times 40 =$  INR 550.80  
(say INR 500.00)
- iii. **New monthly maintenance fee payable:  $1000+500=$ INR 1500.00**
- iv. Annual maintenance:  $1500 \times 12=$ INR 18000.00
- v. Rebate 5%, in case paid yearly: 5% of 18000= INR 900.00
- vi. **Annual maintenance fee payable:  $18000-900=$  INR 17100.00**

#### **C.Type D (DU)**

- i. Basic maintenance fee: INR 1000
- ii. Additional maintenance(Total area multiplied by 40 paise per Sq.ft)= $1677 \times 40 =$  INR 670.80  
(say INR 600.00)
- iii. **New monthly maintenance fee payable:  $1000+600=$ INR 1600.00**
- iv. Annual maintenance:  $1600 \times 12=$ INR 19200.00
- v. Rebate 5%, in case paid yearly: 5% of 19200= INR 960.00
- vi. **Annual maintenance fee payable:  $19200- 960 =$  INR 18240.00**

The members were requested to go for lump sum payment( annual) in order to reduce the burden of paper work. To avail the 5% rebate, members are to ensure that the amount gets credited in to **KVAOA Phase-II** PNB bank account( **SB A/c.No,7378000100026606; IFSC:PUNB0737800**) **on or before 01 May** of the same year. A late fee of INR 10.00 (cumulative) will be charged if the maintenance fee for any particular month is not credited to KVAOA Phase-II Account before the last working day of the month (Sunday/Holidays excluding).

### A simple way to calculate late-fee

**{n(n+1)xr} divided by 2**

Where “n” is the number of months and “r” is the rate of late fee per month

For example, a member who has defaulted for 3 months.

Late fee calculated as { n(n+1) xr}divided by 2= 3(3+1)x10=120 divided by 2=60

Total payable amount for a B-type DU for 3 months: (1400x3) +60= INR 4260.00

4. For the benefit of outstation members, it was decided to send a copy of association's bye-laws through mail. **Action: Secretary**
5. The Secretary of KVAOA, P-II in his report touched upon few developmental works taken up during this period which has gone a long way in improving the quality of life in Phase-II. From the **Project Fund** an amount of INR 1,60,000 (Rupees One lakh Sixty thousand only) was sanctioned by CGEWHO for installation of Open Gymnasium in the campus. On the eve of Diwali, all the defective high-mast common area lights got replaced. With limited manpower, It was the sincere endeavor of AOA, Phase-II to keep the campus spick and span. Efforts are on towards improving the aesthetic beauty of the campus through plantation of more flowering and non-flowering plants in the near future.

For the benefit of all the members, the Secretary presented a detailed account of continuing face-off with KVRWA, Phase-I over sharing of Community Hall. He also informed the house about the complaint petition KVRWA, Phase-I has filed with Inspector General Registration (IGR) in a bid to revoke AOA, Phase-II registration. In another case with Odisha Real Estate Regulatory Authority (ORERA) against CGEWHO, KVRWA, Phase-I has prayed for merger of KVAOA, Phase-II with KVRWA, Phase-I association.

6. KVAOA, Phase-II has been operating and maintaining the STP since June 2019. As on 31 Dec. 2021, a huge arrear of INR 2,61,479.00 is pending for settlement with KVRWA, Phase-I. After paying monthly share (50% of total expenses) from Jan.- July 2022, Phase-I stopped paying the monthly share wef Aug. 2022 and termed KVAOA, Phase-II claim of INR 2,61,479.00 arrear as **Null and Void**. The house decided that KVAOA, Phase-II should file a civil suit to recover the outstanding dues.
7. Security at the gate: From July- October 2022, the security at the main gate used to be manned by eight security personnel and one Supervisor belonging to a single agency (G6 Security Services) following an agreement made between Phase-I and Phase-II in May 2022. In October 2022, KVRWA P-I, unilaterally, terminated the contract with G6 Security Agency and appointed another agency with effect from Nov. 2022. At present, there are two sets of security personnel manning the gate- one for Phase-I and the other (G6 Security) for Phase-II.

The GBM successfully discussed and deliberated over all the agenda items with a great degree of satisfaction. The Vice-President Mr.Mihir Chand Mallick proposed a vote of thanks and congratulated all the members for their active participation and significant contribution in making the GBM a success.



(N.K.Pal)

Secretary KVAOAP Phase II

**GENERAL SECRETARY  
KENDRIYA VIHAR APARTMENT  
OWNERS ASSOCIATION, PH-II  
BHUBANESWAR**