



KENDRIYA VIHAR APARTMENT OWNERS 'ASSOCIATION
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Minutes of the General Body Meeting (GBM) of Kendriya Vihar Apartment Owners' Association (KVAOA). Ph-II held on 29-03-2026.

The General Body Meeting (GBM) of AOA, phase-II was held on 29th March 2026 in the Parking space of C-8 building at 9.30 AM. The meeting was presided by Maj Gen (Dr) Atanu Kumar Pattanaik (Retd), President, AOA. Due to lack of quorum, the President adjourned the meeting for an hour and the meeting began exactly at 10.30 A.M with 52 participants off line and 9 participants online from different parts of the country. The President welcomed the members with a brief address. Then the following agenda points were taken up for discussion.

1. **Action Taken Report of Previous GB Meeting:** Previous General Body meeting was held on 28th September 2025 and action has been taken on following points.

(B) i. Painting of 15 blocks started in the month of February-26 and work is going on. The subscription received for painting will be refunded as the corpus fund FD maturing soon.

ii. Granite slabs has been fixed on the boundary walls of both parks.

iii. Sixty two surface LED lights were fixed in the parking area of fifteen blocks.

iv. Eighty fire extinguishers were serviced and refilling was done.

v. More CCTV coverage will be done in near future.

@Status of Community Hall and Future Course of Action:

Our former office bearers had tried their best to solve the community hall problem and tried to occupy our allotted ground floor but the Ph-I members occupied both the floors forcibly. Also, they did not come to the table for tripartite discussions called by CGEWHO as a follow up on the ORERA judgement of 2023. As per the decision of the latest GBM on 28th September 2025, legal action was initiated by filing a civil suit in the month of Jan, 2026. But some members were not favoring court case and wanted to solve the problem by approaching the promoter for implementing ORERA order 2023 or approaching ORERA under section-31 of RERA act. After a prolonged argument and counter argument voting was done regarding withdrawal of the court case against phase-I by raising hands. Twenty-two favored withdrawal of the case against Phase- I, There was heavy argument and counter argument about the case and there was a total commotion.

Also ex-president, during whose tenure the cause of action arose, suggested, he can liasson with higher authorities of HUPA and find a way out. A second voting was conducted on those against the withdrawal, where in 16 members raised their hands. Previously a civil case was initiated with the approval of GBM dated 3rd October 2021 but could not be proceeded due to similar arguments for out of court settlement. Four years passed since then but nothing positive could be done. The chair sought alternative proposal for occupying the community hall and vote for this alternative proposal. But no alternative proposal was received for voting from anybody except the previous ones. In the chaotic situation the chair declared that, the withdrawal of the case and further course of action will be decided in the next General Body meeting. Suitable legal consultations shall be sought by the management and all members shall be kept apprised of the same before further action.

2. Audit Report 24-25. Final audit report was circulated recently as it was not finalised by CA on the date of previous General Body Meeting. Some queries were discussed which will be taken care of in the current financial year. It was decided to use interest from corpus fund in our day to day expenditure.

3. Status of Court cases: Realising a certain defeat, the petition filed in the ORERA Appellate Tribunal (OREAT) by Phase-I against the ORERA judgement of 2023 was withdrawn by them. We were intervenor in that case. One recent case was filed for acquiring ground floor of the community hall in the civil court of Bhubaneswar, the discussion about the same is already covered in item number 1-C.

4. Model Bye Law post facto ratification: A resolution was passed to adopt the model bye law submitted to BDA as per the rule framed by the Housing and Urban Development, Govt. of Odisha.

5. Renewal of Registration in IGR: As per the recent circular of IGR, renewal of registration will be done in the month of April 2026.

6. Action against defaulters of monthly maintenance and errant tenants: In spite of repeated reminders there are some owners who are not paying monthly maintenance regularly. It was decided that, in spite of repeated requests if any member failed to pay the monthly subscription amount, the water line will be disconnected after issuing him a warning. Also it is observed that in rented flats owners are collecting rent but not paying the small amount of monthly maintenance regularly for running the day to day affairs of the society.

Now in our complex owners are less and tenants are more. There are some tenants, who do not care for the maintenance of the flat. They do not care for the water leakage, hanging

drainage pipe on walls and discharging water from washing machine in the balcony. It was decided to get the things rectified after giving him/her a few days' notice and the expenses incurred for rectification will be realised from him or from the owner.

7. Feeding of Dogs: This item was discussed for some stray dogs staying in the society and few people are giving food to them here and there. In the executive committee meeting a feeding point was earmarked and all will be requested to feed the animals in one place. Also it was decided to put a gate , where ever necessary near the stair case entrance so that dogs cannot go upper floors.

8. Termite treatment: In order to make our campus free from termites, a plan of action will be taken up for removal of termites.

9. GAIL Pipe Line: Officials from Gas Authority of India have already mapped our campus and it is expected that the work will be started soon.

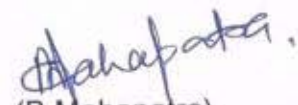
10. Children Park: There is no children park in our campus. CGEWHO has been requested for some funds for constructing children's park.

11. Roof crack filling and Roof top cooling: Materials for roof top filling already discussed with the officials of Berger paint. Both the work will be taken up in due course.

12. Fencing of orchard : This work may be taken up for saving various fruits like mangoes, guava, Sapeta (chiku) etc in our orchards.

The President thanked all the members for their participation and for patiently listening to the views of the members. The GBM ended after cordial exchange of views with one another.

29th March 2026


(B. Mahapatra)

General Secretary.