



KENDRIYA VIHAR APARTMENT OWNERS 'ASSOCIATION
Kendriya Vihar, Phase-II, Tamando, Bhubaneswar-751028, Tel: 8895268046
Website: kendriyaviharbbsr.com, e-mail: kendriyaviharbbsr@gmail.com
Registered under SRA (XXI of 1860) bearing No.206/18202000014/20-21.

Minutes of the General Body Meeting

3rd October 2021.

As per schedule the beneficiaries of Ph-II of Kendriya Vihar assembled in the parking space of C-8 block at 10 AM on 3rd October 2021 for General Body meeting. The vice president, who was presiding the meeting had to adjourn the meeting for 45 minutes due to lack of quorum and began exactly at 10.45 AM with 24 participants.

1. Action Taken Report of previous meeting:

a). Community Hall: In spite of best efforts by Ph-II members, CGEWHO and ADM Bhubaneswar, Ph-I executive body did not come forward for peaceful settlement of the community hall problem where the ground floor was taken over stealthily by breaking the lock in the night after being handed over to AOA, Phase-II by CGEWHO. The executive body as per the decision in the last general body meeting took steps to acquire the ground floor of the community hall and two shops after filing a civil suit in the court of law. As court matter is a long drawn process, some members suggested to approach local police once again for help. It was decided a group of 8-10 persons headed by General Secretary will meet the officer in charge of Tomando police station immediately. If police failed to act a case can be filed without further delay.

b). Handing over of common properties: Already CGEWHO was asked to finalise the process of handing over as soon as possible after rectifying certain defects.

c). 900 meter approach Road: The road is yet to be transferred to State Government. Process is on and registration in favor of appropriate Authority is expected within a few days. After that the road can be constructed by appropriate public authorities like RD or works department.

d).Broken Boundary Wall: Part of the boundary wall broken due to Fani and Titile was re-constructed by CGEWHO in the Ph-II side.

e). STP Noise and Foul Smell: For proper running of STP it was decided to hire a professional who has been doing similar work and take his advice. Also AMC must be given for smooth functioning of the STP in the long run. It should be undertaken on priority basis as 16 flats are severely affected and bad smell circulated in the campus.

f).Registration Of Ph-II, AOA: Registration formalities completed under society registration act 1850 and the number allotted as No.206/18202000014/20-21. It took several months as Ph-1 tried to stall it.

g).Transfer of Corpus fund: As society handing over is delayed, CGEWHO transferred Rs.50 Lakhs from our corpus fund to the society account.

l).Periodically testing of Drinking water: Not yet done. CGEWHO will be consulted its modus operandi.

J). Defects still not attended: There are several construction defects which have been noticed after increase of occupancy. CGEWHO was already apprised of the same and assurance was obtained to get it rectified by the contractor.

K). Swimming Pool: Not pursued because of passive reaction of some members.

L). Duct Cover on sewerage lines: Quotations submitted to cgewho for covering vertical sewerage lines (duct) from top to bottom. CGEWHO assured to release the required fund after the CEO is appointed.

M).Charging Order for new electricity connection: No body facing any specific problem in getting electric connection. This point was not discussed.

2).Monthly Subscription: There are 44 flat owners who have not paid their monthly dues and many have paid partially. This was viewed seriously by the members as fund is required for day to day maintenance, electricity, water, running of STP, security etc. At the end of the meeting a group was visited few defaulter's flats . It is requested to pay regularly in order to avoid 12% penalty.

3).Expenditure Statement : Income and expenditure statement for FY 2019-20 , 2020-21 and 2021-22(Up to 31st August.) is as per the following table.

FinancialYear.	Receipt. Rs.0.00	Expenditure.Rs.0.00	Remark.
2019-20	576933.00.	250578.00	Balance Rs.326355.00
2020-21	9450743.00.	3105097.14	Balance Rs.6345645.86. Out of which Rs.55,00,000.00 was kept as FD. Includes Rs. 50 Lakhs from cgewho): Balance: Rs.845645.86
2021-22 (Up to 31 st August.)	1560174.86	985754.99	Balance: Rs.574419.87

4.Amendment to by laws of AOA :

Due to poor response for registration of members as per provisions of section 11 of the bylaws the admission fee of Rs. 100 is retained and the non-refundable membership deposit of Rs.1000/- is waived keeping other terms and conditions as it is viz. application under section 7,10 and 11; Membership declaration form Under Section 7(i) & (ii) , 8, 9,10 , 11,12, 13 & 26 and Agreement under section 85 of the bylaws of the society.

5. Election for new body:

It was decided to hold the election in the month of December after appointing a non-beneficiary as election officer. Before that the eligibility list of members/ voters list should be circulated.

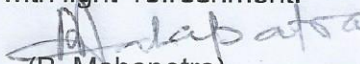
6.Construction of Temple in the Ph-II premises: Discussed at length but no decision arrived at.

7. CCTV control Room:

Although it was constructed in the common area with consultation of block representative and taking into consideration technical and financial feasibilities but some members of the block have expressed their reservation. Hence its relocation will

be considered at an appropriate time. However it may be noted that the property right of all common areas vests with the Association as per Odisha Apartment Owners' Act 1982 and subsequent notifications

The meeting was concluded after cordial exchange of views with light refreshment.


(B. Mahapatra)
General Secretary.
