

**Minutes of the General Body Meeting (GBM) of Kendriya Vihar Apartment Owners' Association (KVAOA). Ph-II held on 28-09-2025.**

The General Body Meeting (GBM) of AOA, phase-II was held on 28<sup>th</sup> September 2025 in the Parking space of C-8 building at 9.30 AM and 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 49 participants. The President welcomed the members and thanked the previous office bearers for their contribution. 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 23<sup>rd</sup> March 2025 and action has been taken on following points.

- (a) Copy of the Rent agreement between owner and tenant will be kept with the AOA office.
- (b) Police verification of the tenant and photographs of family members including Aadhaar to be obtained.
- (c) Painting of 15 towers including boundary wall had been approved in the March GBM and the same will be taken up in the coming months after rainy season.
- (d) Access to roof tops has been given and key will be kept with the block representative or with a member permanently residing in the block.

**2. Discussion on Audit Report:** In spite of several requests the Auditor failed to prepare the final audit report for financial year 2024-25 in time. A detailed and healthy discussion was initiated by our senior member Shri R K Mishra and found out many faults in the provisional balance sheet and income-expenditure statement submitted by the Auditor. It was decided to bring to the notice of the Auditor the discrepancies before finalising the Audit Report. After that the final audit report duly signed by the Auditor will be circulated among the members by mail for comments if any.

**3. Budget for the Financial Year 2025-26.** Anticipated expenditure for the financial year 2025-26 was placed for discussion and approval. The details given in the table below:

**(i) Revenue Expenditure:**

Sl.No,	Type of Expenditure	Amount. (Rs.)	Sl.No,	Type of Expenditure.	Amount. (Rs.)
1.	Elec bill	437148	7.	AMC of Generators	32000
2.	Salary for staff	1006116	8.	Telephone Bill	8500
3.	Security	720000	9.	Plumbing Parts	20000



4.	Lift AMC.	590040	10.	Electric parts	15000
5.	Garbage lifting	144000	11.	Court Case ( Approx.)	20000
6.	Diesel.	144000	12.	Miscellaneous exp.	98000

**(ii) Capital Expenditure: Painting of 15 blocks, Boundary wall, Fitting of LED lights etc.**

Besides the above day to day expenditure there will be capital expenditure to the tune of Rs.65,00,000 (Approx.) on painting of 15 blocks and boundary wall with civil repair works where necessary. An approximate expenditure of Rs.2,80,000 for laying of granite on the border wall of parks and Rs. 5,00,000 (Approx.) for fitting of LED lights, servicing of fire extinguishers and improvement of parks were proposed. All the expenses were debated in detail and efforts will be made to meet the expenditure for painting works from the interest accrued on the principal corpus fund received from CGEWHO as far as possible.

**4. Roof top Solar Panel:** Fitting of roof top solar panel was discussed in detail by one of our senior member Mr. B Brahma, who have the experience of fitting these in his society in Delhi. A detailed power point presentation on the project has been circulated among all members. The issue shall be again discussed in the next GBM once all members study the feasibility report and a detailed informed discussion is held.

**5. Insurance for 15 buildings:** For earthquake point of view our buildings may be insured. Although, right now there is no such proposal to insure our buildings but its feasibility and premium cost will be calculated before taking any decision in the next GBM.

**6. Status of community hall and future course of action and court case status:** 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. Hence it was decided to take legal remedial measures as all other alternatives have failed. There is one court case going on in the RERA Appellate Tribunal between Ph-I and CGEWHO, in which we are only intervener. Next date is expected in the coming weeks. Some members expressed their views regarding registration of common area, which will be explored.

**7. Installation of lightening arrester.** For safeguard of 15 buildings lightening arrester is required as coastal districts of Odisha always affected by thunder. This will be taken up after discussions with CGEWHO and consulting experts.



8. **Working status of firefighting instrument:** Firefighting system and portable fire extinguishers were installed in all the blocks by CGEWHO. No maintenance has been done since their installation. A committee is at work and already some quotations have been received. The work will be taken up in a phased manner.

9. **Purchase and procurement policy for high value transaction.** Our society is having several committees to carry out various works. Generally, the committee made purchases after studying the market. For high value purchase quotations will be called and the committee constituted will decide on purchase of the same.

10. **Periodic briefing of Staff:** Working of the staffs are supervised by our manager regularly. Besides the managers' supervision, block representatives and all office bearers brief the staff as and when necessary.

11. **Minimisation of foul smell and sound in STP:** Now the STP is operated by CGEWHO staff. They are regularly advised to use required amount of chemicals so that the foul smell can be minimised. Sound is already minimised after installation of new pumps.

12. **More CCTV coverage and concertina wire fencing:** We are having at least 40 CCTV in working condition. For more CCTV and concertina wire fencing, a decision will be taken in the executive committee after a through discussion of its requirement in the present situation.

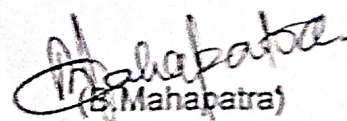
13. **Refund of excess tax paid by Shri N K Pal, Ex. Secy:** Efforts will be made to file Income tax return of the society for the financial year 24-25 (AY 25-26) well in time, so that Shri N K Pal will get back refund from the income tax authorities.

14. **Miscellaneous:(a). Rainwater harvesting:** The society has some pits constructed by CGEWHO for rain water harvesting. They shall be checked for revival and if required help of any technical person shall be taken.

**(b). Intercom in Lift:** After consulting the lift mechanic, its feasibility will be worked out.

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.

2<sup>nd</sup> October 2025

  
(S. Mahapatra)

General Secretary