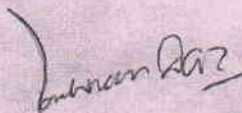





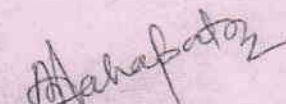
**MEMORANDUM
OF
ASSOCIATION**

**KENDRIYA VIHAR
APARTMENT OWNERS'
ASSOCIATION, PHASE II
(KV AOA II)**

**BHUBANESWAR
ODISHA- 751028**


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer


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(Panchanan Dash)
President

(J. Patro)
Vice President

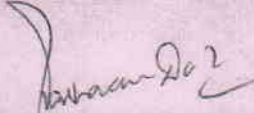
(B. Mahapatra)
Secretary

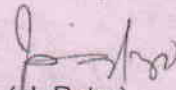
(R.N.Tripathy)
Treasurer

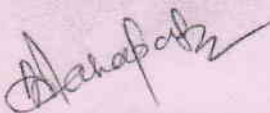
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(Panchanan Dash)
President


(U. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer

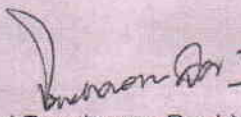
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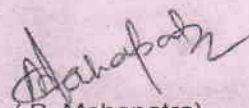
MEMORANDUM
OF
KENDRIYA VIHAR APARTMENT OWNERS'
ASSOCIATION, PHASE II (KV AOA- II) BHUBANESWAR,
ODISHA - 751028


PREAMBLE

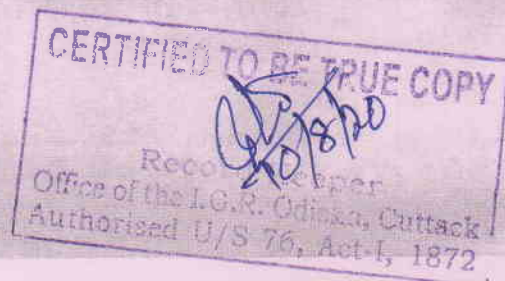
WE, THE OWNERS OF THE APARTMENTS OF KENDRIYA VIHAR PHASE II HOUSING PROJECT located in Begunia Barehi, Tamando, Bhubaneswar, Odisha 751028, having solemnly resolved in its General Body Meeting held on August 3, 2019 in its campus Community Centre to form an Apartment Owners' Association (AOA), known as **Kendriya Vihar Apartment Owners' Association Phase II (in abbreviated form to be known as KV AOA-II)** and after due deliberations, adopted the **Memorandum of Association of KV AOA-II** along with its **Bye Laws, Rules and Regulations**. We pledge to promote harmony among all and foster the spirit of mutual cooperation brotherhood and ensure noninterference in the rights of others while enjoying one's own for the success of the Association as an instrument of self governance, and will make sincere efforts to achieve the goals of providing a secure, sustainable and affordable quality living through a system of comprehensive and responsive resident service.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer






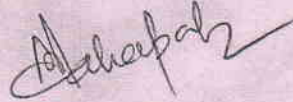
PART - I

NAME AND ADDRESS OF ORGANISATION


Name of the Society	Kendriya Vihar Apartment Owners' Association Phase II (KV AOA- II)
Location of Registered AOA and Office Address	Kendriya Vihar Apartment Owners' Association Phase II (KV AOA- II) Begunia Barehi, Bhubaneswar, Odisha 751028
Area of Operation of AOA	<p>It is an Association of Apartment Owners of 240 flats in Kendriya Vihar Phase II consisting of 112 B type flats (2BHK), 64 C type flats (3BHK) and 64 D type flats (4BHK) along with one car parking attached with each flat constructed by Central Government Employees Welfare Housing organization, an autonomous organization under the Ministry of Housing and Urban Affairs, Government of India. The Association will operate in all related welfare activities with the objective that residents get services for a secure and quality living in the campus.</p> <p>Besides, in particular, it will keep the buildings and its associated assets such as stilt parking , common area assets, DG set, Lifts, boundary wall, parks, electric sub-station, drinking water supply line, Sewage Treatment Plant, roads etc in good conditions through timely maintenance.</p>


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President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


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Treasurer

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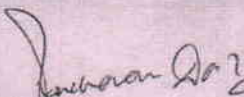



PART - II

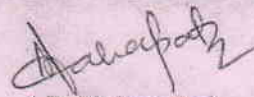
AIMS AND OBJECTIVES OF KV AOA - II

2. The aims and objectives of the KV AOA - II are as follows:

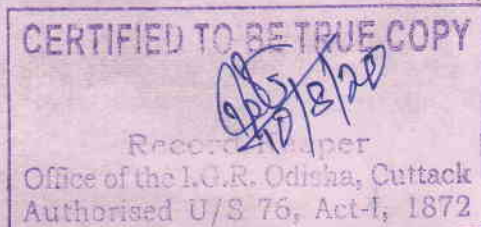
- I) To protect the legitimate rights, privileges and interest of the members, without being prejudice to anyone. The members of the Association shall be duty bound to foster the spirit of brotherhood, mutual cooperation and ensure non interference in the right of others while enjoying their own;
- II) To be governed by the Bye Laws duly approved and adopted by the General Body and registered according to the provisions of the Act;
- III) To follow established procedure and practice dealing with the Government and other authorities on litigation/ legal/ developmental matters as required from time to time for any common purpose having financial impact on members and negotiate and take such steps and decisions as deemed necessary for the common good of the Association;
- IV) To carry out activities concerning social, developmental, recreational, health and medical, for benefits of the residents
- V) To provide security, maintenance, repair, replacement, and improvement of the society building and capital infrastructure of the Association;
- VI) To carry out timely service contracts with the service providers who are engaged for maintenance and upkeep of the building, machines and instruments of the Association;
- VII) To keep the capital fund in fixed deposits or in any other safe mode of investment or go for safe investment of fund with the objective of maximizing return;
- VIII) To frame Rules, Regulations and Administrative Procedures and follow practices and carry out amendments thereto with the approval of the Competent Authority for smooth functioning of the Association;
- IX) To engage the services of the professionals, like advocate, architects and structural engineers, Chartered accountants for the common good of the Associations;
- X) To collect subscription , charges, compensation, from the members, from time to time and utilize it for the specific purposes as approved by the Competent Authority;
- XI) To become member of any other organization or federation with similar objectives for furtherance of common good of the Association;
- XII) To accept grants, donations and other forms of assistance from public or private bodies or their representatives for furtherance of common good of the Association;
- XIII) To do such acts, services and things as may be considered necessary for or incidental thereto for the welfare of the Association.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer





List of Office Bearers and Members of Association

Sl.No.	Name	Designation	Signature
1	S/Shri Panchanan Dash	President	<i>[Signature]</i>
2	Jagannath Patra	Vice president	<i>[Signature]</i>
3	Banshidhar Mohapatra	Secretary	<i>[Signature]</i>
4	Niranjan Rout	Jt. Secretary	<i>[Signature]</i>
5	R.N.Tripathy	Treasurer	<i>[Signature]</i>
6	Brahmananda Brahma	Member	<i>[Signature]</i>
7	N.K Paul	Member	<i>[Signature]</i>
8	Suresh Chandra Das	Member	
9	B.K.Pradhan	Member	
10	Mrs. Jayasree Pradhan <i>anda</i>	Member	<i>Jayashree Pradhan</i>
11	Jagannath Mishra	Member	<i>[Signature]</i>
12	J J Patra	Member	<i>[Signature]</i>
13	Uma Shankar Mishra	Member	<i>[Signature]</i>
14	G.Y Rao	Member	<i>[Signature]</i>
15	S.Biswal	Member	
16	H.P. SATAPATHY 44/1223, Rasulgarh, BBSR-10	Non-Member	Hua Prasad Satapathy Ph-9658840008
17	Tapas Kumar Pani 43-Mahavir Nagar, Garage Chhak, BBSR-02	Non-Member	Tapas Kumar Pani, 9692070420

Signature of GAZETTED OFFICER with office & Designation

[Signature]
 आर. एस. पट्टनायक, व.सं.अ
 R. S. Patnaik, SSO
 एन.एस.ओ.(क्षेत्र), भारत सरकार
 NSSO (FOD), Govt. of India
 भुवनेश्वर/Bhubaneswar

[Signature]
 (Panchanan Dash)
 President

[Signature]
 (J. Patro)
 Vice President

[Signature]
 (B. Mahapatra)
 Secretary

[Signature]
 (R.N.Tripathy)
 Treasurer

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Certificate.



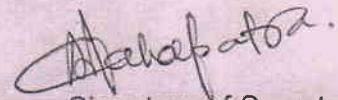
Page 8 of 29

It is certified that

(i) The above is the true copy of the Rules and Regulations of Kendriya Vihar Apartment Owners Association, Phase II, Bhubaneswar- 751028.

(ii) Certified that there is no other registered Society/ Association in the above name in phase II campus of Bhubaneswar-751028.

(iii) Certified that all legal matters shall be guided by the Odisha Societies Registration Act 1860, and Amendments thereto in 1969 and 2012.



Signature of Secretary

PART III

BYE LAWS

PRELIMINARIES

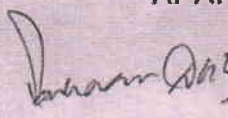
3. The Name of the Association is "Kendriya Vihar Apartment Owners' Association Phase II or KV AOA-II and its registered address is Kendriya Vihar Phase II Apartment Owners' Association, Begunia Barehi, Bhubaneswar, Odisha 751028. Any change in the address shall be notified to the Government of Odisha within 30 days of such change and seek confirmation to the effect that the changed address has been taken on record.


4. In these Bye Laws unless there is anything repugnant to the subject or context, the expression the Act means 'Orissa Apartment Ownership Act, 1982' and amendments thereto. The Rules means the 'Orissa Apartment Ownership Rules 1992' and its words and expression defined in the Act and used in these Bye Laws shall have the same meaning as assigned to them in the said Act and the Rules.


OBJECTS

5. The objects are the same as defined in Part II Para 2 of the Memorandum of Association.

APARTMENT TO BE TRANSFERABLE AND INHERITABLE


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer



e common areas and facilities in proportion to possession of for completion of the project. The ownership vested with the Association.

ELIGIBILITY CONDITIONS FOR MEMBERSHIP

7. A person to be a member of the Association shall satisfy the following eligibility conditions:

- (i) He/She who owns an apartment and has taken possession of it in Kendriya Vihar Phase II, Begunia Barehi, Bhubaneswar-751028 and has executed respective declarations pursuant to the Bye-laws and in consonance with the provisions of Orissa Apartment Ownership Act, 1982;
- (ii) He/She who is competent to contract as per Indian Contract Act 1872;

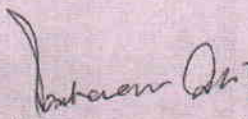
PROVISION FOR JOINT MEMBERSHIP


8. Joint Membership can be granted on the production of registration certificate to the effects that the ownership title belongs to the two members. However, for the voting right, both the members shall make a declaration in writing that the person whose name stand first in the Membership Register shall have the right to vote and the second member will not have voting right. All liabilities will be borne jointly and severally by both of them.

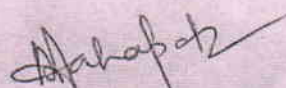
MEMBERSHIP FOR MINOR AND PERSONS OF UNSOUND MIND


9. A minor or person of unsound mind can be admitted as member through their guardian or legal heir/ representative only in cases of inheritance of deceased members on production of death certificate and legal heir certificate. The members so admitted will enjoy such rights and liabilities as are laid down for other members except the voting rights which will remain suspended till she/ he attains majority or certified to be of sound mind.

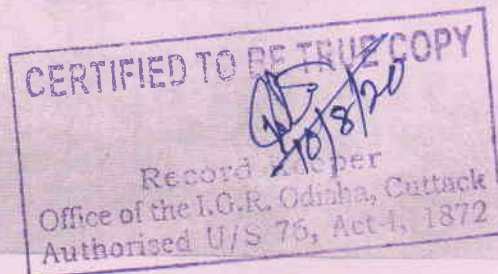
PROCEDURE FOR GRANT OF MEMBERSHIP


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer





- 10. Every person seeking membership shall submit an application to this effect and shall sign a declaration that he/she shall abide by the Rules and Regulations of the Association.
- 11. Every member on admission shall pay a sum of Rs. 100 as admission fee and Rs. 1000 as member's deposit which shall not be returned to the member in any case.
- 12. The person's application in prescribed format by the Committee for membership shall be placed before the committee by the Secretary in a meeting of the Committee for acceptance by majority after recording it in the proceeding register. The person on becoming member shall be deemed to have acquired all the rights and incurred the obligations and liabilities of a member of the Association.
- 13. The committee in the event of refusal for grant of membership to any person shall record the reasons in the proceeding register and shall communicate to the persons giving reasons as to why his/ her membership has been rejected by the committee. Thereafter, the person is entitled to appeal before the appropriate authority in Bhubaneswar jurisdiction.

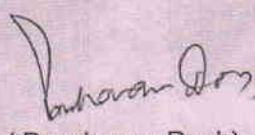

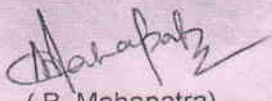

EXPULSION OF MEMBER


- 14. Any member of the Association may be expelled by the Managing Committee on any one or more of the following grounds:
 - (i) if He/She has been a persistent defaulter in respect of dues of the Association;
 - (ii) If He/She has willfully deceived the society by making any false statement or submitting false documents to obtain the membership of the Association;
 - (iii) If he/she has brought disrepute to the Association by his misconduct or has done any other act, that is detrimental to the interest of Association and has adverse impact on peaceful living in the campus and its proper working;

Provided that no such resolution shall be passed unless the member concerned has been given a show cause notice to explain his stand and the explanation is deliberated upon by the managing committee;

Provided that a resolution has been passed by the committee on a majority vote. After the expulsion letter is served on the member, he/she will be entitled to appeal before the available legal forum in Bhubaneswar jurisdiction.

CEASING OF MEMBERSHIP

 (Panchanan Dash) President	 (J. Patro) Vice President	 (B. Mahapatra) Secretary	 (R.N. Tripathy) Treasurer
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15. A person ceases to be member on the following grounds:

- (i) On his/her death;
- (ii) For lack of confirmation of his/her membership;
- (iii) On acceptance of his/her resignation;
- (iv) On expulsion by the Association;
- (v) On selling out the flat, the date of sale deed will be taken for date of ceasing of membership.

16. A person on ceasing to be a member of the Association shall have no claim on the reserve fund, or any other fund and property of the Association.

TRANSFER OF OCCUPANCY RIGHTS

17. No transfer of share or interest of a member in occupancy rights shall be effective unless the transferee is a legal heir or nominee or prior permission of the Association in the form of No Objection Certificate (NOC) has been taken by the transferor; and

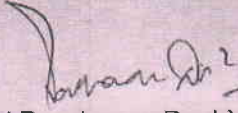
- a) dues of the Association are paid or transferred to the transferee with the consent of the Association; and
- b) the transferor vacates and gives possession of the flat to the transferee; and
- c) the transferee applied and acquired membership of the Association.


CAPITAL

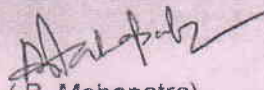
18. The Capital of the Association shall comprise of:

- a) One time Corpus Fund received from the CGEWHO;
- b) The member's deposit @ Rs.1000 per member;
- c) Realized profits or interest;
- d) Donations and Grants if any;
- e) Capital fund received from members if any;
- f) Other funds in the nature of capital if any;

ANNUAL BUDGET FOR NEW PROJECTS, MAINTENANCE, REPLACEMENT AND


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President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer





ESTABLISHMENT

19. The Committee shall prepare the budget for the ensuing year that will include both Capital expenditure for the new works and projects and revenue expenditure for maintenance of the buildings, machinery and equipments and establishment expenditure and place it for approval of the General Body to be held the month of February /March, well before the next financial year. The expenditure statement for the current financial year also be placed for approval of GBM.

ANNUAL MAINTENANCE CONTRACT

20. Annual Maintenance Contract (AMC) for machinery and equipments needing regular maintenance shall be made by the committee prior to the expiry of existing contract and the list of such contract with the contracted amount shall be part of the Annual Budget.

REPLACEMENT FUND

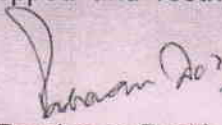
21. In order to replace machinery and equipments after certain time period of life, such as Lifts, Fire System, Generators and sub stations etc. the Association shall create a replacement fund with contribution from the members on annual basis and the fund so collected from members shall be utilized for the defined purpose with the approval of the General Body. The Fund shall be kept in fixed deposits and without the approval of the General Body it shall not be withdrawn and utilized for any other purpose.


MAINTENANCE FUND

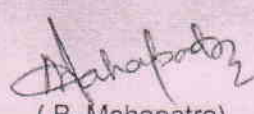
22. The Association shall collect contribution from members monthly/ quarterly/ annually as decided by the Committee/ General Body towards maintenance of the building and running the establishment. Interest from the Capital Fund , partly or fully as approved by the General Body may form part of the maintenance fund.

23. Delayed payment shall attract penal interest of 12 percent per annum or any higher rate as decided by the General Body.

24. Non- payment of contribution for maintenance of building and running establishment by a member continuously for six months shall automatically attract fulfillment of conditions for defaulter and in that case interest shall be capitalized every month with effect from seventh month. The Committee shall take necessary steps to recover the dues if required, by filing a court case. However, prior to that show cause notice shall be issued to the default as to why electricity supply and water should not be stopped and restriction imposed on access to common area and use of common


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property and facilities. In spite of that if dues are not cleared, then the committee shall file case in the court for recovery of dues from the member. Even if the flat remains locked, the member who has taken possession of flat shall have to contribute the monthly maintenance.

25. Maintenance fund not likely to be utilized immediately shall be invested with a view to generate interest. Ideally, while Capital Fund should be kept in fixed deposit till the time it is required for utilization for the defined purpose, Maintenance Fund should be kept in Swipe Account in the bank to maximize the interest.

CONDITIONS FOR CEASING TO BE MEMBER

26. A member who has sold his flat with prior permission of the Association on registered power of attorney or registered agreement for sale or by registered sale deed shall cease to be member of the Association from the date of sale of flat. The purchaser having registered power of attorney or registered agreement for sale or registered sale deed as the case may be, shall apply for membership of the Association by paying transfer fee of Rs. 20,000 (D Type), Rs. 15,000 (C Type) and Rs. 10,000 (B Type), member's deposit money of Rs. 1000 and admission fee of Rs. 100 as per the provision of Bye laws. The Committee shall grant membership to the applicant after being satisfied that the applicant fulfills all required conditions to be member of the Association. In the event, the committee rejects the application; the applicant will be entitled to appeal before the appropriate forum.

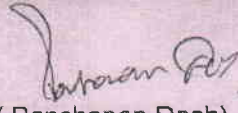
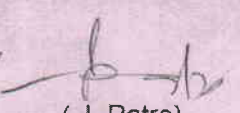
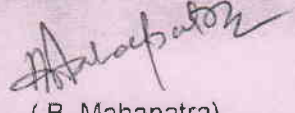
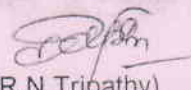
FORFEITURE OF DEPOSIT MONEY BY MEMBER AND SET OFF OF DUE

27. The Association shall have the right to set off any money due on any account from a deceased member which he owes to the society or stand surety to the society co consideration of financial condition of the family of the member.

POWERS AND FUNCTIONS OF GENERAL BODY AND ITS MEETING

28. The final authority in the Association shall vest in the General Body of members on all matters of the Association; provided that a committee duly elected or selected by the General Body shall exercise such powers as may be provided or specified in the Bye Laws.

29. The duties and powers of the General Body are:

			
(Panchanan Dash) President	(J. Patro) Vice President	(B. Mahapatra) Secretary	(R.N. Tripathy) Treasurer

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- (i) To elect, suspend, remove members of the managing committee, President, Vice President, Secretary and Treasurer;
- (ii) To consider report of the committee on any matter;
- (iii) To consider the Audit report, inspection report, Inquiry report relating to the affairs of the Association;
- (iv) To amend Bye Laws of the Association ;
- (v) To fix the terms and rate of penal interest on defaulters;
- (vi) To fix the monthly contribution by members for maintenance of assets and running establishment of the Association
- (vii) To decide the manner in which development and welfare measures are to be carried out for the Association;
- (viii) To decide the terms and conditions on which flats are to be leased and the Dos and Don'ts to be followed by the residents;
- (ix) To frame Rules of Business and Regulations and procedures for transaction of business of Association;
- (x) To consider any other business brought forward by the Committee.

30. The Annual General Body Meeting of the Association shall be held within 180 days of completion of the financial year to consider and approve (a) Audit report; (b) The progress report of the works initiated or the Action Taken Report of the decisions taken by the General Body in the previous meetings; (c) Any other matter which may be brought forward by the committee.

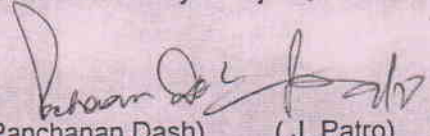
31. The Special General Body meeting may be called by the committee at any time on the requisition of one fifth members of the total members of the Association to consider matters of urgent nature OR by the committee with agenda items which require approval of the General Body.


32. For meeting of the **General Body**, notice shall be given through email with one copy pasted on the notice board of the office.

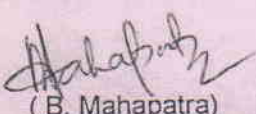
33. For **Annual General Body** meeting the notice shall be given to the members regarding date time and place and the agenda items at least 21 days in advance subsequently followed by the detailed agenda.

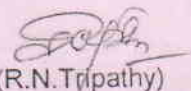
34. The presence of one third of the total members will form Quorum to begin deliberations of business. If quorum is not complete, then GBM will be adjourned for an hour and reassemble to transact business irrespective of the quorum.

35. Each member shall have one vote. The President shall have a casting vote in case of tie on any subject, the casting vote shall be applied to ensure majority voting.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer

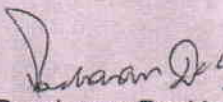


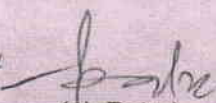


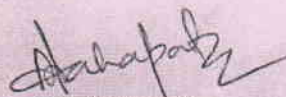
36. No proxy voting shall be allowed. No member shall be allowed to vote who is in default. In case of joint member, the first member shall vote, if he/she is absent, the second member shall be allowed to vote only on written application to the President in advance.
37. No matter shall be discussed in the General Body which has not been included in the Agenda; provided that the President may in case of emergency permit discussion on such matter when the majority of the members present so desire.
38. The meeting shall be chaired by the President and in his absence, the Vice President.
39. All business discussed and decisions taken in the General Body shall be recorded in the proceeding register within seven working days which shall be signed by the President and Secretary of the Association. No individual view expressed in the General Body shall be recorded, except the decisions taken on majority.

MANAGING COMMITTEE

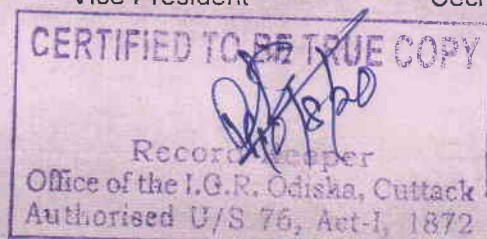
40. The Managing Committee (hence forward known as Committee) shall consist of a President, Vice President, Secretary and Treasurer and one member from each Block (total 15 Blocks). Efforts should be made to give representation to Lady members.
41. The term of the Committee shall be for three years from the date of assumption of office. President, Vice President, Secretary, and Treasurer shall not be eligible to hold the post consecutively for more than two terms.
42. In the event of any casual vacancy/ vacancies arising out of resignation, death, or disqualification of an executive member or members, the Committee shall co-opt member from the designated block/ constituency who will work for the remaining period of the tenure of the committee and will enjoy the same status as elected member in the committee including voting right.
43. In the event of any casual vacancy arising out of resignation, death, and disqualification of President, the Vice President will carry on business till the next General Body meeting when the issue shall be placed before the General Body to either ratify the arrangement made by the Committee or decide electing afresh a President who will continue to work for the remaining period of the term of the committee. If the casual vacancy arises in the case of Vice President, Secretary or Treasurer, the Committee shall assign the business to one of the members and carry on the work till the next General Body meeting when the issue shall be placed before the General Body


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer





to either ratify the arrangement made by the Committee or decide electing afresh the office bearer in the place, who will continue to work for the remaining period of the term of the committee.

44. A member shall be removed from the Committee on proven charge of misconduct for which the committee may pass a resolution by majority vote. The casual vacancy created out of removal of the member shall be filled up by co-option of a member from that constituency for the remaining period of the term of the committee.

45. The President, Vice President, Secretary and Treasurer shall be removed on proven charge of misconduct by the General Body passing a resolution by majority vote. The General Body shall elect another office bearer to fill up the casual vacancy who will continue for the remaining period of the term of the committee.

46. Each member of the Committee shall have one vote and the President shall have casting vote.


47. Meeting of the committee shall be held at least once in a month and in addition, when necessary. Secretary shall issue the notice with agenda items for consideration.


48. All decisions in the committee shall be taken on majority basis. Minutes shall be written and recorded in the minutes Book with signature affixed by those participated in the discussion.

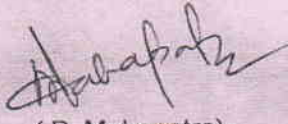
49. Notice for the meeting shall be given by the Secretary in advance at least two days in advance through email and a copy pasted on the Notice Board of the office. For any emergency meeting, it can be arranged in short notice through email or in social media like WhatsApp.


50. A member of the Committee shall cease to hold office in any of the following events:


- (i) Disqualified to be member of the Association;
- (ii) Applies for insolvency or is declared insolvent;
- (iii) Becomes of unsound mind ;
- (iv) If convicted;
- (v) Carries on business in the society contrary to the objective of Association;
- (vi) If indulges on corrupt practice abusing his position in the Association;
- (vii) Resigns and his resignation is accepted by the Committee;
- (viii) Becomes a defaulter in the Association.


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President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N.Tripathy)
Treasurer

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EXPENDITURE TO BE AUTHORIZED

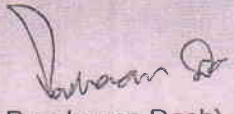
51. Every expenditure whether it is through cash transaction or cheque payment shall be approved by the Committee. The Committee shall in its monthly meeting pass the expenditure. A consolidated list of all transaction will be prepared by the Treasurer for the previous month which will be placed before the Committee for approval.


52. The expenditure for the previous month duly approved shall be pasted on the notice board and webcast for information of members.

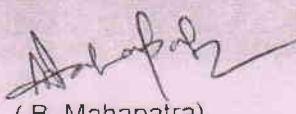
POWERS AND FUNCTIONS OF THE COMMITTEE


53. The Committee shall exercise all powers except those reserved for the General Body subject to regulations and restrictions laid down by the General Body, and in particular the following powers and duties:

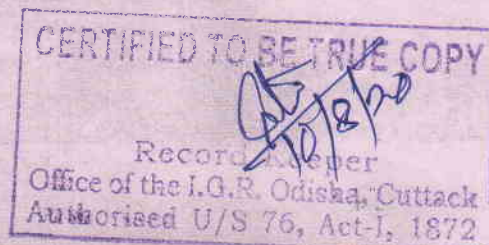
- (i) To observe the prescribed procedures, Act, Rules, Regulations, and provisions of Bye laws;
- (ii) To maintain true and accurate account of all money received and spent;
- (iii) To keep the registers of members correct and up to date;
- (iv) To prepare and lay before the General Body the annual profit and loss account, audited balance sheet;
- (v) To examine the account, sanction contingent and other expenditure and supervise the maintenance of the prescribed registers;
- (vi) To keep the accounts of assets and liabilities;
- (vii) To take necessary action on the inspections of authorities;
- (viii) To admit new members and issue new shares and transfer old shares;
- (ix) To arrange for recovery of dues;
- (x) To convene the General Body meetings in accordance with the Bye Laws;
- (xi) To undertake contracts on behalf of the Association and make payments;
- (xii) To invest the funds of the Association;
- (xiii) To appoint, suspend, punish and dismiss the employee of the Association and fix their remuneration and frame service Rules;
- (xiv) To comply with the provisions of Govt. Acts, Rules and Regulations concerning with the management of the Association;
- (xv) To arrange for the custody of books, registers and other documents on the affairs of the Association;
- (xvi) To decide the manner of execution of works and its allotment to members of the Committee and members;
- (xvii) To carry development, construction work in the manner as may be decided by the General Body;
- (xviii) To co-opt Members against the casual vacancies of the Committee arising out of resignation, removal, death, disqualification etc.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer





54. The Committee shall exercise prudence and due diligence of ordinary man and shall be responsible for any loss sustained through act contrary to the provisions of Act, Rules and Bye Laws.
55. No member shall receive any remuneration from the Association as member of the committee.
56. No member shall appropriate any benefit from the Association by deciding in favour of himself being part of the committee.
57. All business discussed shall be recorded in the proceeding register and members present shall affix signature on it.
58. The Committee may appoint Sub- committee with members of the committee and outside experts on the subject when need arises and take decisions or submit report to the General Body for taking decision on affairs of the Association.

DUTIES AND RESPONSIBILITIES OF PRESIDENT

59. The President shall have the general and overarching control and supervision over everything relating to affairs of the Association in the absence of the GBM. He is the Chief Executive in the Association. All activities in the Association shall be and deem to be in the name of the President. He shall preside over the meetings of committee and general body meeting of the Association and shall provide the pivotal link between Association and outside.

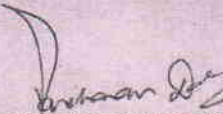
DUTIES AND RESPONSIBILITIES OF VICE PRESIDENT

60. Vice President in order of protocol in the Association is next to President and shall have the same duties and responsibilities of President in his absence.

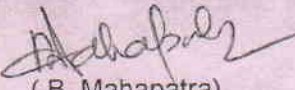
DUTIES AND RESPONSIBILITIES OF SECRETARY

61. The following responsibilities shall be delegated by the Committee to the Secretary:

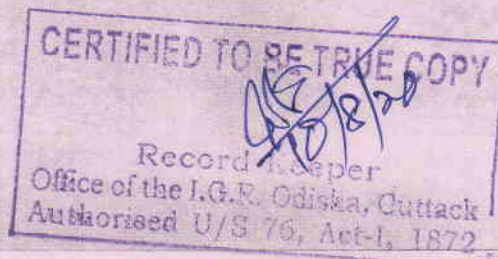
- (i) He will be the head of the office;
- (ii) He will keep the Books of Accounts, Registers, Audit Reports, Proceeding Books in safe custody and prepare and file returns and statements to the Government;
- (iii) All communications will be issued under his signature, except where the President decides to communicate following certain protocol. He will get the


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer





- (iv) Audit of the accounts completed in time for consideration of AGM. He will issue notice for the meeting of the Committee and General Body in consultation with the President and shall prepare the Agenda for the meeting. He will draft the minutes of the meeting and will get it approved from the Presiding Officer/ Chairman and will take into record in the Proceeding Registers.
- (v) Once the decisions are taken by the committee he, on behalf of the Association, will be the nodal and authorized person to sign contracts with the parties, particularly in the cases of Annual Maintenance Contract, hiring persons for office and other works;
- (vi) He is the Record Officer of the Association according to Record Management and shall follow the schedule of record keeping. Whosoever may be keeping, these records of office shall always be deemed to be in Secretary's custody. He shall be responsible for their safe delivery to his successor after making a list of documents handed and taken over.

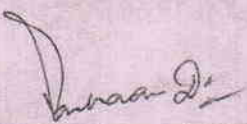
DUTIES AND RESPONSIBILITIES OF TREASURER

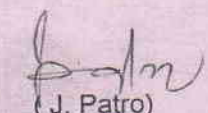
62. The following items of works will be the duties and responsibilities of Treasurer:

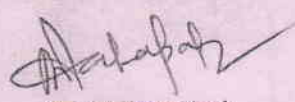
- (i) He will keep or cause to be kept all Books of Accounts, Vouchers and shall prepare or caused to be prepared Annual Profits and Loss Accounts, Receipts and Disbursement Account and the Balance Sheet.
- (ii) Whosoever may be writing the Books of accounts, these shall always be deemed to be in Treasurer's custody and he shall be responsible for their safe delivery to his successor after making a list of documents handed and taken over.
- (iii) He will supervise Audit to be completed and will provide all necessary clarification to the Auditor.


POWER OF WITHDRAWAL OF FUND

63. President, Secretary and Treasurer shall be vested with power of withdrawal of money the from bank on joint signature of at least two signatories. For operational point of view, normally Secretary and Treasurer shall be authorized by the committee for withdrawal of fund with joint signature from the bank. However, on emergency situation, if one of them is not available, President may, along with other sign the cheque for withdrawal.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer

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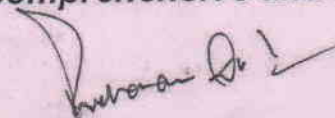
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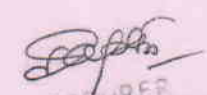
**MEMORANDUM
OF
KENDRIYA VIHAR APARTMENT OWNERS'
ASSOCIATION, PHASE II (KV AOA- II)
BHUBANESWAR, ODISHA - 751028**

PREAMBLE

WE, THE OWNERS OF THE APARTMENTS OF KENDRIYA VIHAR PHASE II HOUSING PROJECT located in BeguniaBarehi, Tamando, Bhubaneswar, Odisha 751028, having solemnly resolved in its General Body Meeting held on August 3, 2019 in its campus Community Centre to form an Apartment Owners' Association (AOA), known as Kendriya Vihar Apartment Owners' Association Phase II (in abbreviated form to be known as KV AOA-II) and after due deliberations, adopted the Memorandum of Association of KV AOA-II along with its Bye Laws, Rules and Regulations. We pledge to promote harmony among all and foster the spirit of mutual cooperation brotherhood and ensure noninterference in the rights of others while enjoying one's own for the success of the Association as an instrument of self governance, and will make sincere efforts to achieve the goals of providing a secure, sustainable and affordable quality living through a system of comprehensive and responsive resident service.


PRESIDENT
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR


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

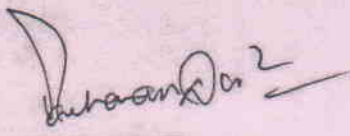

TREASURER
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR

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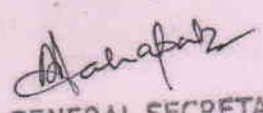


PART - I
NAME AND ADDRESS OF ORGANISATION

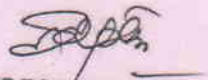
Name of the Society	KendriyaViharApartment Owners' Association Phase II (KV AOA- II)
Location of Registered AOA and Office Address	KendriyaVihar Apartment Owners' Association Phase II (KV AOA-II)BeguniaBarehi, Bhubaneswar, Odisha 751028
Area of Operation of AOA	<p>It is an Association of Apartment Owners of 240 flats in KendriyaVihar Phase II consisting of 112 B type flats (2BHK), 64 C type flats (3BHK) and 64 D type flats (4BHK) along with one car parking attached with each flat constructed by Central Government Employees Welfare Housing organization, an autonomous organization under the Ministry of Housing and Urban Affairs, Government of India. The Association will operate in all related welfare activities with the objective that residents get services for a secure and quality living in the campus.</p> <p>Besides, in particular, it will keep the buildings and its associated assets such as stilt parking, common area assets, DG set, Lifts, boundary wall, parks, electric sub-station, drinking water supply line, Sewage Treatment Plant, roads etc in good conditions through timely maintenance.</p>


PRESIDENT

KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, PH-II
BHUBANESWAR



GENERAL SECRETARY

KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, PH-II
BHUBANESWAR


TREASURER

KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, PH-II
BHUBANESWAR

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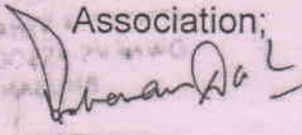
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Office of the I.G.R. Odisha, Cuttack
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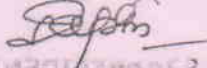
PART- II

AIMS AND OBJECTIVES OF KVAOA - II

2. The aims and objectives of the KV AOA - II are as follows:
- I) To protect the legitimate rights, privileges and interest of the members, without being prejudice to anyone. The members of the Association shall be dutybound to foster the spirit of brotherhood, mutual cooperation and ensure noninterference in the right of others while enjoying their own;
 - II) To be governed by the Bye Laws duly approved and adopted by the General Body and registered according to the provisions of the Act;
 - III) To follow established procedure and practice dealing with the Government and other authorities on litigation/ legal/ developmental matters as required from time to time for any common purpose having financial impact on members and negotiate and take such steps and decisions as deemed necessary for the common good of the Association;
 - IV) To carry out activities concerning social, developmental, recreational, health and medical, for benefits of the residents
 - V) To provide security, maintenance, repair, replacement, and improvement of the society building and capital infrastructure of the Association;
 - VI) To use the expertise of the retired Govt. officers to provide various services to the Society.
 - VII) To carry out timely service contracts with the service providers who are engaged for maintenance and upkeep of the building, machines and instruments of the Association;
 - VIII) To keep the capital fund in fixed deposits or in any other safe mode of investment or go for safe investment of fund with the objective of maximizing return;
 - IX) To frame Rules, Regulations and Administrative Procedures and follow practices and carry out amendments thereto with the approval of the Competent Authority for smooth functioning of the Association;

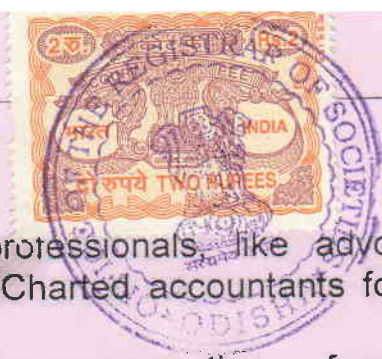

PRESIDENT
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR


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


MEMBER
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR

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- X) To engage the services of the professionals like advocate, architects and structural engineers, Chartered accountants for the common good of the Associations;
- XI) To collect subscription, charges, compensation, from the members, from time to time and utilize it for the specific purposes as approved by the Competent Authority;
- XII) To become member of any other organization or federation with similar objectives for furtherance of common good of the Association;
- XIII) To accept grants, donations and other forms of assistance from public or private bodies or their representatives for furtherance of common good of the Society;
- XIV) To do such acts, services and things as may be considered necessary for or incidental thereto for the welfare of the Association.

LIST OF OFFICE BEARERS

Sl. No	Name S/Shri	Occupation	Designation	Signature.
1.	Panchanan Dash	Retired Govt. Officer	President	<i>Panchanan Dash</i>
2.	Jagannath Patra	Retired Govt. Officer	Vice President	<i>J Patra</i>
3.	Banshidhar Mahapatra	Retired Govt. Officer	General Secretary	<i>B Mahapatra</i>
4.	Niranjan Rout	Retired PSU. Officer	Joint Secyary.	<i>N Rout</i>
5.	Rabindra Nath Tripathy.	Retired Govt. Officer	Treasurer.	<i>R Tripathy</i>
6.	N.K.Pal	Retired Govt. Officer	Member.	<i>N.K. Pal</i>
7.	J.J.Patra	Retired Govt. Officer	Member.	<i>J.J. Patra</i>
8.	G.V.Rao (G. Yogiswara Rao)	Labour Commissioner (P.A.)	Member.	<i>G.V. Rao</i>
9.	S.Biswal.	Retired Govt. Officer	Member.	<i>S Biswal</i>
10.	Jaganath Mishra	Retired Govt. Officer	Member.	<i>J Mishra</i>
11.	Suresh Ch. Das	Retired PSU Engineer.	Member.	<i>Suresh Ch. Das</i>
12.	Brahmananda Brahma	Retired Govt. Officer	Member.	<i>B Brahma</i>
13.	B.K.Pradhan	Commander, BSF	Member.	<i>B.K. Pradhan</i>
14.	Umashankar Mishra	Retired Govt. Officer	Member.	<i>U Mishra</i>
15.	Mrs. Jaishree Panda.	All India Radio	Member.	<i>J Panda</i>

Panchanan Dash
PRESIDENT
 KENDRIYA VIHAR APARTMENT
 OWNERS ASSOCIATION, PH-II
 BHUBANESWAR

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

R Tripathy
TREASURER
 KENDRIYA VIHAR APARTMENT
 OWNERS ASSOCIATION, PH-II
 BHUBANESWAR

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 Authorised I.G.R. Patna

LIST OF OFFICE BEARERS, GOVERNING BODY



Sl.No	Name S/Shri	Father's Name. S/Shri	Address	Occupation	Designation	Signature
1.	Panchanan Dash	Bijay Ram Das	D-5/74	Retired Govt. Officer	President	
2.	Jagannath Patra	Narayan Patra	D-7/108	Retired Govt. Officer	Vice President	
3.	Banshidhar Mahapatra	Late Lava Mahapatra	D-7/107	Retired Govt. Officer	General Secretary	
4.	Niranjan Rout	Late Bhagaban Rout	B-12/83	Retired PSU. Officer	Joint Secreary.	
5.	Rabindra Nath Tripathy.	Uma Nath Tripathy	C-6/86	Retired Govt. Officer	Treasurer.	
6.	N.K.Pal	Natabar Pal.	C-6/93	Retired Govt. Officer	Member.	
7.	J.J.Patra	Krushna Chandra Patra	D-6/84	Retired Govt. Officer	Member.	
8.	J.Rao.	G.V Rao	B-14/219	Labour Commissioner	Member.	
9.	S.Biswal.	Nilamani Biswal	C-6/92	Retired Govt. Officer	Member.	
10.	Jaganath Mishra	Late BhavGrahi Mishra	D-7/112	Retired Govt. Officer	Member.	
11.	Suresh Ch. Das	Bandhu Charan das	B-9/140	Retired PSU Engineer.	Member.	
12.	Brahmananda Brahma	Kaiashch. Brahma	D-4/55	Retired Govt. Officer	Member.	
13.	B.K.Pradhan	Dibakarpradhan	D-5/67	Commander, BSF	Member.	
14.	Umashankar Mishra		C-6/95	Retired Govt. Officer	Member.	
15.	Mrs. Jaishree Panda.	Sashi Bhusan Panda	c-8/114	All India Radio	Member.	

(Handwritten signature)

TREASURER
KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION Bhubaneswar

(Handwritten signature)

PRESIDENT
KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, PH-II Bhubaneswar

(Handwritten signature)

GENERAL SECRETARY
KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION, PH-II Bhubaneswar

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LIST OF MEMBERS IN THE GENERAL BODY



Sl.No	Name S/Shri	Father's Name. S/Shri	Address	Occupation	Designation	Signature.
1.	Panchanan Dash	Bijay Ram Das	D-5/74	Retired Govt. Officer	President	
2.	Jagannath Patra	Narayan Patra	D-7/108	Retired Govt. Officer	Vice President	
3.	Banshidhar Mahapatra	Late Lava Mahapatra	D-7/107	Retired Govt. Officer	General Secretary	
4.	Niranjan Rout	Late Bhagaban Rout	B-12/83	Retired PSU. Officer	Joint Secretary.	
5.	Rabindra Nath Tripathy.	Uma Nath Tripathy	C-6/86	Retired Govt. Officer	Treasurer.	
6.	N.K.Pal	Natabar Pal.	C-6/93	Retired Govt. Officer	Member.	
7.	J.J.Patra	Krushna Chandra Patra	D-6/84	Retired Govt. Officer	Member.	
8.	J.Rao.	G.V Rao	B-14/219	Labour Commissioner	Member.	
9.	S.Biswal.	Nilamani Biswal	C-6/92	Retired Govt. Officer	Member.	
10.	Jaganath Mishra	Late BhavGrahi Mishra	D-7/112	Retired Govt. Officer	Member.	
11.	Suresh Ch. Das	Bandhu Charan das	B-9/140	Retired PSU Engineer.	Member.	
12.	Brahmananda Brahma	Kaiashch. Brahma	D-4/55	Retired Govt. Officer	Member.	
13.	B.K.Pradhan	Dibakarpradhan	D-5/67	Commander, BSF	Member.	
14.	Umashankar Mishra		C-6/95	Retired Govt. Officer	Member.	
15.	Mrs. Jaishree Panda.	SashiBhusan Panda	c-8/114	All India Radio	Member.	

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

Bharam Das
PRESIDENT
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR

S. S. Patra
TREASURER
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION
BHUBANESWAR



DOCUMENTS /REGISTERS TO BE KEPT PERMANENTLY

64. The following documents/ registers of the Association shall be permanently preserved in the Office under safe custody of Secretary:

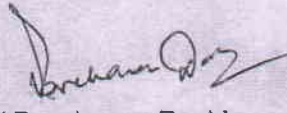
- (i) Registered Memorandum of Association and the Bye Laws with seal
- (ii) Membership Register showing the name, address, occupation, date of admission, date of termination and Name of the Nominee
- (iii) Cash Book
- (iv) Ledger Account for Each member
- (v) Accounts showing Monthly contribution
- (vi) Assets Register showing all properties purchased/ disposed out by the society
- (vii) Pass Book of Bank
- (viii) Annual Audit Report
- (ix) Proceeding Book of General Body and Managing Committee
- (x) Land and Building Documents, including approval from regulatory Agencies
- (xi) Lift Worthiness certificates for each lift from the Regulatory Agency
- (xii) Fire Fighting System Certificate from Regulatory Agency
- (xiii) Electricity Sub Station Papers form the Regulatory Agency
- (xiv) Building Plan approval and Completion Certificate and Environmental Clearance papers from Regulatory Agencies
- (xv) Diesel Generator set papers
- (xvi) Any other Document specified by the Committee

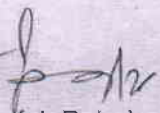
AUDIT

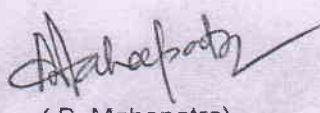
65. The accounts of the Association shall be audited at least once a year by a registered auditor prescribed by the Government for such Associations within 120 days from end of April by when the account for the previous financial year is made up. The Committee shall pay the audit fee to the Auditor on completion of the audit. Audit shall be completed and AGM shall approve the Audit Report, prior to the election of the committee in the year when it is due.

INSURANCE OF THE BUILDING, MACHINERY, EQUIPMENTS AND WORKMEN COMPENSATION INSURANCE

66. The Association shall insure the building, machineries and equipments and no. of workmen engaged in the hazardous work of the Association every year.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N.Tripathy)
Treasurer

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Authorised U/S 75. Act. I. 1977



PROCEDURE FOR ELECTION OF THE COMMITTEE

67. The Committee shall meet at least 60 days in advance of the date of expiration of its and take a resolution fixing the date, time and venue for convening the General Body for conduct of election of its successor committee.

68. The Committee shall appoint a Returning officer other than the members to conduct election

69. For conduct of election the Returning Officer shall be given a consolidated remuneration of Rs. 5000 (Rupees five thousand only). The schedule of election shall be designed in such way all other processes are completed well in time and the election is held on the scheduled General Body meeting day.

70. The notice for the election shall be given through email and speed post and a copy pasted on the notice board of the office for information of members.

71. The committee shall publish electoral list at least thirty days in advance and give notice to all to clear the dues on or before the date of filing nomination. If the defaulting members clear the dues on or before the date of filing of nomination, they will be eligible for voting, otherwise the Committee will publicize the final electoral list for election just on the previous evening of the day of filing nomination.

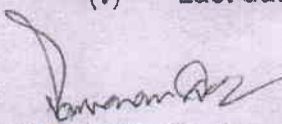
72. The members who are eligible can only be proposer, seconder.


73. Each block will form a constituency for block representative. The representative member from each block shall be elected from the members of that block only. If there is no contest, the name of the block representative will be published before the election. If there is contest, the election will be held on the day of election and only the block members present will cast the vote for electing their representative.

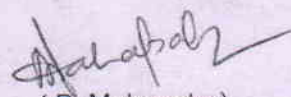
74. There shall be direct election for the post of President, Vice President, Secretary and Treasurer and all eligible voters from all blocks present in the meeting shall vote.

75. The returning officer shall follow the following schedule of election:

- (i) Last date of filing nomination
- (ii) Last date of withdrawal of nomination
- (iii) Last date for scrutiny of nomination
- (iv) Date of displaying the list of Contestants
- (v) Last date of receipt of postal ballot


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer



- (vi) Date of General Body for election
(vii) and Counting and declaration of result

76. Election shall be conducted on non transferrable secret ballot. The Returning Officer shall permit postal ballot on request through email and the member can vote by downloading the ballot paper and then after putting the seal can upload to the Returning Officer by email attachment who will download the attachment and take into counting on the day of counting. However, any email received after closing hour of the election can not be taken into record. 84. The result of the election shall be recorded in the General Body proceeding book in which the returning Officer shall affix his/ her signature. The result will also be displayed in the notice board and Website of the Association.

77. In case of tie, the Returning officer shall declare the election result by tossing a coin in the presence of the candidates.

78. After the election is declared, the ballot papers and other records shall be handed over to the Secretary for safe custody of the documents.

AMENDMENT OF BYE LAWS

79. Every proposal of the committee for amendment of Bye Laws shall be approved by the General Body in two third majority of the members present and voting in the General Body.

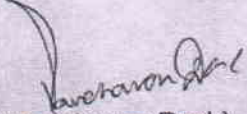
80. No amendment of Bye Laws shall be valid unless such amendment has been registered or deemed to have been registered under Orissa Apartment Ownership Act 1982.

81. The registered Bye Laws and its subsequent amendment shall be kept permanently by the Association.

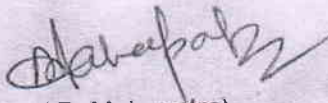
DISPUTE RESOLUTION

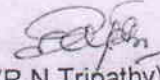
82. Any dispute relating to constitution or business of the Association, arising between members or person claiming through a member or between Association and the Committee or between any officer, member or servant of the Association past or present shall be first referred to a committee specifically formed by the General Body where the decision of the committee will be final and binding to the parties.


POWER TO MAKE RULES OF BUSINESS


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer

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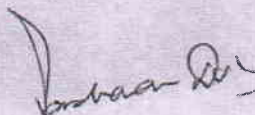


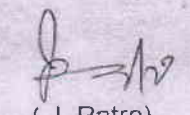
83. The Committee with the approval of the General body may make Rules of business for carrying on the work of the society and may make addition, alteration and deletion of certain provisions, keeping in view the overall welfare of the Association.

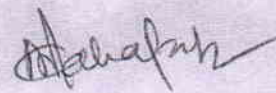
84. The Committee may make and prescribe various forms and format of application for simplification of administrative procedure and practice.

RULES AND REGULATIONS

85. Every member shall sign an agreement with the Association adhering to the specified standard norms of living in a multi storied apartments, and follow the Rules and Regulation as specified as annexed.


(Panchanan Dash)
President


(J. Patro)
Vice President


(B. Mahapatra)
Secretary


(R.N. Tripathy)
Treasurer

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P-24/29

KENDRIYA VIHAR APARTMENT OWNER'S ASSOCIATION
Kendriya Vihar-Ph-II, Opp: Hyundai Show room, Begunia Barahi
Tomando, Bhubaneswar-751028, Tel: 9861071343.
kendriyaviharbbsr.com , e-mail: kendriyaviharbbsr@gmail.com

Ref No.1003/General/KV-II/2019-20

Dated: 04/02/2020



AFFIDAVIT

I Banshidhar Mahapatra, Son of Lava Mahapatra, aged 66 years residing at D-7/107, Kendriya Vihar, Bhubaneswar, in the capacity of General secretary solemnly affirm and state that all the Governing body members are not related to one another.

Banshidhar Mahapatra
(B.Mahapatra)

General secretary,
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR

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Banshidhar Mahapatra
Records Keeper
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Authorised U/S 76, Act-1, 1872



P-25/29

Date
03/08/2019

FORMATION OF MANAGEMENT COMMITTEE/AJA OF BHUBANESWAR PH-II PROJECT

SL NO	NAME OF THE BENEFICIARY	REGD NO	BLOCK/FLAT NO	Signature	Nos provided
1	Nirvanjan Rout	BSB0197	B 12/183	[Signature]	01
2	Nayendra Kumar Pat	BSL0088	C 6/93	[Signature]	01
3	Sarbeswar Biswal	ASC0329	C 6/92	[Signature]	01
4	S.S. MISHRA	-	C 6/119	[Signature]	01
5	B. Mahapatra	-	C 7/107	[Signature]	01
6	R.N. Tripathy	-	C 6/186	[Signature]	01
7	T. PATRO	DD0641	D-7/108	[Signature]	01
8	M. Parida	BSB0025	D-12/4, D-5	[Signature]	01
9	Pankaj Kumar Dash	DS 304	D 2/21	[Signature]	01
10	B. BRAHMA	BSD 114	D 4/55	[Signature]	01
11	Ramakanta Sahu	ASC-309	C-7-1117	[Signature]	02
12	A.P. Ghosh	BSB-0750	D 8/114	[Signature]	01
13	J.J. PATRA	ASD 0761	D-6/84	[Signature]	01
14	Bijay Kumar Pradhan	BSD 0229	D 5/67	[Signature]	01
15	B. SAHU	-	D 4/60	[Signature]	01
16	U. S. Misra	BSC0027	C 6/95	[Signature]	01
17	Geetika Acharya	-	D/8 85	[Signature]	01
18	Dr. Raghunath Pradhan	BSD 0246	D 5/49	[Signature]	01
19	A.C. Mahapatra	BSB 0154	B 13/202	[Signature]	02
20	Jayashree Panda	ASC 067	C-8/114	[Signature]	01
21	Jaganmohan MISHRA	BSD 0509	D-7/117	[Signature]	01
22	Saurav Pradhan	DSB 0770	B-9/120	[Signature]	01
23	Pratik Ram Nayak	BSB 0302	B-12/184	[Signature]	02
24	Bimal Kumar Malapatra	BSD 0352	B-14/209	[Signature]	01
25	Dekha Thakur	BSD 0287	D 7/101	[Signature]	01
26	H. S. Saha	-	C 3/112	[Signature]	01
27	S. K. Nayak	BSB 0067	B-9/143	[Signature]	01
28	BHARAT KUMBHAR	BSB 0064	C/115	[Signature]	01
29	Bishunprasad Chidara	BSB 0735	D/10/151	[Signature]	01
30	Ashraya Ku Ashraya	BSB 0343	-	[Signature]	01
31	Lathi Bhuvan Chidara	BSB 0736	B-8-113	[Signature]	01
Ph-II 32	G.D. Panigrahi	-	B-5/69	[Signature]	01
33	Dr. P. Sahoo	-	C 3/43	[Signature]	01
34	K.K. Patra	-	C 3/36	[Signature]	01
35	-	-	-	-	-
36	A.K. Das	-	B 7/107	[Signature]	01
37	S.N. Patra	-	D 8/83	[Signature]	01
Ph-II 38	B.D. SAHU	-	B-1/122	[Signature]	01
39	B.D. Sahu	-	B/112/7	[Signature]	01
40	Sricharan Patra	-	C 2/25	[Signature]	01
41	Dharmendra	-	-	-	-
42	U. Mishra	-	C-4/51	[Signature]	01
43	-	-	-	-	-
44	P.K. Mishra	-	B 4/55	[Signature]	01
45	Pratik P. Patra	-	C 1/54	[Signature]	01
46	-	-	-	-	-

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Attested
 R. S. Patnaik
 आर. एस. पटनायक, व.सां.अं.
 R. S. Patnaik, SSO
 एन एस एस.ओ. (क्षेत्र), भारत सरकार
 भुवनेश्वर (FOD), Govt. of India
 भुवनेश्वर/Bhubaneswar

PRESIDENT
 KENDRIYA VIHAR APARTMENT
 OWNERS ASSOCIATION, PH-II
 BHUBANESWAR







Page / 13
 GENERAL SECRETARY
 KENDRIYA VIHAR APARTMENT
 OWNERS ASSOCIATION, PH-II
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KENDRIYA VIHAR APARTMENT
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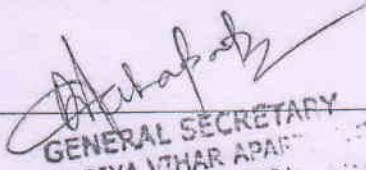








26/29

LIST OF OFFICE BEARERS, GOVERNING B...

Sl.No	Name S/Shri	Address	Occupation	Details of Social Work done	
1.	Panchanan Dash	D-5/74	Retired Govt. Officer.	Former Secretary MSME, Govt. of Odisha. Now President, Forum for Enterprise Development. Working for promotion and development of MSME and self employment of youth in Odisha.	
2.	Jagannath Patra	D-7/108	Retired Govt. Officer.	Retired as Additional Director General, Army Head Qrs. Also worked as Registrar Central Administrative Tribunal. Teaching Yoga to the residents.	
3	Banshidhar Mahapatra	D-7/107	Retired Govt. Officer.	Officer of Indian Statistical Service. Previously Secretary and President of Regency intercity Co-op-Soc., Ahmedabad. Worked as Secy, Utkal Statistics Alumni Association from 2016-2018.	
4.	Niranjan Rout	B-12/83	Retired PSU. Officer.	Retired from Rourkela Steel Plant and took active part in social and cultural service.	
5.	Rabindra Nath Tripathy.	C-6/86	Retired Govt. Officer.	Studied Physics and worked in the Department of Atomic Energy as DGM. Chairman of UCIL credit co-op Society at Jadugoda, Jharkhand.	
6.	N.K.Pal	C-6/93	Retired Govt. Officer	By profession Geologist. Retired from Geological Survey of India as Director.	

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 GENERAL SECRETARY
 KENDRIYA VIHAR APARTMENT
 OWNERS ASSOCIATION
 BHUBANESWAR



7.	J.J.Patra	D-6/84	Retired Govt. Officer	Working in Survey of India, Bhubaneswar as a senior class-I officer Bhubaneswar. Member of Statistics Alumni of utkal University.	
8.	J.Rao.	B-14/219	Labour Commissioner	Working in Labour commissioner office. Presently looking after the cleanliness of Kendriya Vihar.	
9.	S.Biswal.	C-6/92	Retired Govt. Officer.	Retired from Indian Air force (ARC) in defence Ministry.	
10.	Jaganath Mishra	D-7/112	Retired Govt. Officer.	Retired as Director, from NIC, Ministry of information Technology, Govt. of India.	
11.	Suresh Ch. Das.	B-9/140	Retired PSU Engineer.	Retired as senior engineer from Steel Authority of India, Rourkela Steel Plant.	
12.	Brahmananda Brahma.	D-4/55	Retired Govt. Officer.	Belongs to Indian Economic service(I E S). Worked in various capacities in senior position and retired in the rank of additional secretary to Govt. of India.	

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

8-20/29


13.	B.K.Pradhan	D-5/67	Commander, BSF	Working as Asstt.commander in Border security Force.	
14.	Umashankar Mishra	C-6/95	Retired Govt. Officer	By profession Geologist. Retired from Geological Survey of India as Director. Organise seminars and sports activity in the states of Gujarat, Maharastra, and Andhra Pradesh.	



A. Babbar
GENERAL SECRETARY
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR

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P-29/29

15.	Mrs. Jaishree Banda.	C- 8/114	All India Radio	Working in All India Radio in the Librery and Information science department.	
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M. Babbar
GENERAL SECRETARY
KENDRIYA VIHAR APARTMENT
OWNERS ASSOCIATION, PH-II
BHUBANESWAR

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19A

Kendriya Vihar Apartment Phase II
15A



KENDRIYA VIHAR APARTMENT OWNER'S ASSOCIATION
KendriyaVihar-Ph-II, Opp: Hyundai Show room, BeguniaBarahi
Tomando, Bhubaneswar-751028, Tel: 9861071343.
kendriyaviharbbsr.com , e-mail: kendriyaviharbbsr@gmail.com

Ref No.1003/General/KV-II/2019-20

Dated: 10/02/2020

To
The Additional District Magistrate
Bhubaneswar.

Sub: Regarding Registration of Kendriya Vihar Apartment Owners' Association Phase-II,
Bhubaneswar.

Sir,

Further to my letter of even no. dated 07/02/2020, kindly find the back ground behind construction of Phase-I and Phase-II by Central Government Employees Welfare Housing Organisation (CGEWHO) under Ministry of Housing and Urban affairs necessitating formation of Apartment Owners' Association ,KendriyaVihar Phase-II.

CGEWHO had acquired 10 acres of land sometime in 2004-05 for construction of dwelling units (flats) of various categories for Central Govt. employees. Because of poor response, the scheme was then opened to Central PSUs and State Govt. employees. It completed construction of 496 flats in two phases i.e phase-I with 256 flats of category A,B, C and D and Phase-II with categories of only B, C and D. Phase I completed in 2014 and was handed over to their beneficiaries and they formed their own association known as KendriyaVihar Resident Welfare Association .

Phase-II construction started in the later part of 2014 with as much as 50% more cost having three categories of flats and completed in 2018 and almost all flats handed over by 2019. As per the brochure issued by CGEWHO to Phase-II in 2014-15 there was a provision for forming phase-II Apartment Owners' Association which was supposed to be merged with phase-I for forming a joint association. The then Project management Committee member of phase-II convened a meeting of phase-II beneficiaries on 23/03/2019 and in the meeting it was overwhelmingly supported to form a separate Association. Minutes of the meeting giving detail reasons for forming a separate Association is attached as Appendix-A. Accordingly, the CGEWHO was requested to consider to permit formation of separate Association for phase-II in supersession of the provision in the brochure.

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10/02/20



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(PTO)



CGEWHO considered the merits of forming a separate association for phase-II and conducted the election on 3rd August at Bhubaneswar and conveyed the result along with the sanction for forming a separate Association in their letter No. A 406/3 dated 05/09/2019 attached as Appendix-B (Particularly in para 2.a to 2.d) and intimated to the office bearers of both phases.

The above back ground information for association is for your kind information and necessary action.

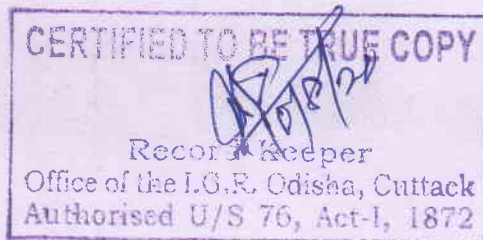
Encl:

1. Minutes of the PMC member of 23/03/2019 as Appendix-A.
2. Letter dated 26-03-2019 to CGEWHO conveying the decision for separate association as Appendix-B
3. Letter from CGEWHO dated 05/09/2019 on formation of Association and its executive Body members ,its registration and obtaining PAN/TAN etc. as Appendix-C.
4. Copy of Bhubaneswar Phase-II Brochure.

B. Mahapatra
(B. Mahapatra)

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

Ph - 8895268046.
8917510433





KENDRIYA VIHAR, PH-II.

MINUTES OF THE MEETING OF KV-II BENEFICIARIES HELD ON 23/03/2019 (SATURDAY)

As scheduled a meeting of Phase-II members was held on 23rd March 2019 at 10.30 AM in the ground floor of KV community hall. The meeting was chaired by Shri B. Mahapatra, elected member of phase-II Project management Committee (PMC). The chairman opened the discussion stating that CGEWHO HQrs has been insisting PMC to facilitate formation of Apartment Owners Association (AOA) and there after handing over the flats and transfer of corpus fund at the earliest.

Also he stated that the main issue that has been cropped up is that whether Phase-II will be merged with Resident Welfare Association of Phase-I, that has been functioning for the last five years. He also pointed out that in the WhatsApp forum majority have already opined to have independent RWA of Phase-II. He requested each member present in the meeting to express his / her opinion before going for other agenda points. Only two members out of the total members present expressed their opinion in the favour of merger of Ph-II with Ph-I on the consideration that it will be administratively not feasible to have two RWA in the same campus with certain common facilities like community hall, STP, security arrangement with one gate.

However all other members present opined in favour of Independent RWA for Phase-II on the following grounds.

1. RWA, Ph-II can be registered under Society Registration Act of Govt. of Odisha. There is no restriction to have two or more RWAs in the same locality or construction by same builder.
2. The bye laws of Phase-I is neither exhaustive nor comprehensive and lacking of transparency. Bye laws being the Governing Constitution for smooth functioning of any RWA and encompasses with provisions to ensure the elected executive body for self-governance with utmost transparency. Here in case of Phase-I the bye laws are lacking of these provisions and not acceptable to Phase-II members.
3. Phase-I buildings were completed 5-6 years back and it needs urgent repair involving heavy maintenance expenditure. Whereas Phase-II buildings are new and there will be zero or minimum maintenance for the coming 4 to 5 years. If there is one RWA

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- phase-II members continue to bear the burden of maintaining Phase-I buildings for no reason. It is quite irrational to merge two different setups one old and other new so that Ph-II members continue to suffer financially for the rest of their life, just because CGEWHO intends to have one RWA for the reason best known to them.
4. There was a suggestion to form one RWA but fund management will be separate. It was concluded that Society Act does not permit to prepare two balance sheets. Further in the long run with present bye laws of phase-I there will be fast depletion of funds of phase-II when there is no demand for maintenance of ph-II buildings.
 5. With respect to common facilities like STP, Community hall ,securityetc, the expenditure will be shared and not pose any problem.

In view of the above it was decided that as majority of members are in favour of independent RWA with separate bye laws, Shri Mahapatra, PMC member will write to CGEWHO conveying the decision of phase-II and requesting the Chief Executive Officer for independent RWA. The Bye laws of Phase-II is under preparation and will be completed soon. The job of preparing the Bye Laws entrusted to an experienced retired senior officer of Govt. of India, who has similar experience in heading a housing society.

CONSTRUCTION OF ROAD.

There was a lengthy discussion by the members present for a permanent road either by CGEWHO or Govt. of Odisha. Majority view was that the PMC from beneficiaries side should write to CGEWHO for road with culvert near KV for facilitating taking over of the flats and other amenities of phase-II. The culvert near KV is the burning problem and it should be constructed in such a manner to handle heavy flow of water during rainy season.

STP.

STP was situated near the entrance gate adjoining Ph-II D type flats. There is sound pollution due to running of heavy duty motor and foul smell too. The smell can be controlled by using proper chemicals and sound can be minimised by regular maintenance. Both the things will be taken care of by the PIC from April. Regarding covering of STP it was decided to cover it from Ph-II corpus fund as CGEWHO failed to do it in spite of several requests and reminders.

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Greenery and Environment:

It was decided that ShriMahapatra, PMC member will write to DEO, Khurda requesting him for free plantation in the campus.

Checking of Construction defects during Defects Liability Period (DLP):

It was pointed out that members should check their flats thoroughly regarding defects in plumbing, electrical and civil work. These defects can be pointed out to the project office before Nov-2019 , so that they will be in a position to repair within the defect liability period i.e up to November 2019. These defects unless identified and repaired in time by CGEWHO will result in huge personal expenditure to be borne by the individual. It was decided that if any member failed to do so and brings such defect to the notice of the RWA, it will not be possible for RWA to rectify the defects as it involves huge expenditure. It will be the sole responsibility of the member concerned to repair himself.

CCTV :

CCTV installation in the campus has become essential for safety of the campus. It was unanimously decided to use our corpus fund for installing CCTV near lift, stair case, boundary wall etc. ShriMahapatra will write to CGEWHO for early installation.

EPBX

For facilitating contact with gate and other residents in emergency, it was decided to have intercom facility to each and every house. CGEWHO will be communicated to install this facility from the corpus fund of Phase-II.

SEPARATE TOILETS FOR LADIES AND GENTS AND ALSO DRIVERS OF GUESTS.

Although there exists a separate toilet in D-7 block, it is exclusively used by watchman in the gate. There are many maid servants engaged by residents and for their convenience it is necessary to have separate toilets. This matter was discussed and agreed to have two separate toilets for drivers and maids.

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PHASE-II, KHURDA

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Mahapatra



SOLAR INVERTER FOR FLATS.

Individual flat owners are currently going for installing inverters for ensuring nonstop electricity. A suggestion was made that solar inverters are best option. It was decided that the matter will be explored and if technically and financially feasible, steps will be taken for installing it.

PATHWAYS IN THE PARK.

It was decided to have path ways with soil on the top, so that aged people can have their morning and evening walk freely.

OPEN GYM.

Provision for open gym could be explored out of MPLAD fund or CSR funds for the residents.

CORPUS FUND.

The corpus fund that will be transferred to RWA approximately one Crore or more. Basically this fund is a capital fund and cannot be utilised for day to day maintenance of the society. At best the interest accrued to the capital fund, which is revenue to RWA can be utilised for maintenance purpose. Since CCTV and Intercom are a capital investment to the project, it has been proposed for adding to the capital structure of the project with majority of the members supporting such investment. Once CGEWHO is communicated with this decision, it will follow the prescribed procedure.

The chairman thanked the members who spared their time for attending the meeting and taking part in the discussion. The meeting was ended with cordial exchange of views among the beneficiaries present.

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Member - P.M.C.
P-4/4

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Banshidhar Mahapatra, ISS (Rtd.)
Bangalow No. HIG 130, Sector-1, Niladri Vihar
Bhubaneswar-751021.

Phone(R): +918895268046.
(M): +919917510433.
E-mail: bmahapatra2000@yahoo.com

Member, PMC, Kendriya Vihar, Bhubaneswar, Ph-II

Date: 26/03/2019.

To,
The Chief Executive Officer
CGEWHO, New Delhi.

Sub: Conditional Occupancy certificate vs formation of managing committee of AOA for Bhubaneswar Ph-II housing scheme.

Sir

We had a general body meeting of Ph-II beneficiaries on 23rd March in the community hall of KV and it was decided by the majority that there will be no handing over or taking over now as conditional occupancy of the local authority is there and there are some incomplete work which was brought to your notice vide my letter dated 11th Feb. 2019.

Also majority of the beneficiaries favoring for a separate RWA and corpus fund of ph-II should be utilized for development of Ph-II infrastructure only. The reasons for a separate RWA is attached as Annexure-I.

The road with culvert near the KV gate is a burning issue. As monsoon is arriving in early June, Ladies, Children and old people will face lot of difficulty due to over flowing of water near KV gate. Kindly arrange to construct a culvert near the KV gate with sufficient capacity for draining of excess water as well as solve the approach road problem as stipulated by BDA.

Monsoon is nearing very soon. An early action highly solicited.

Yours faithfully

(B. Mahapatra)

Member, PMC, Bhubaneswar, Ph-II.

Encl: Annexure-I. (One Page)

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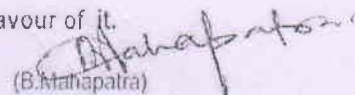
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Annexure-I


1. The by-laws of Phase-I are neither comprehensive nor exhaustive and not acceptable to members of Ph-II. Society By-law is the Governing constitution for smooth functioning of any RWA with provisions to ensure self-Governance with utmost transparency for the elected executive committee. The phase-I by-laws lack of all these things. A comprehensive by law is under preparation for phase II and will be available to you shortly.
2. Phase-I buildings were constructed about 5 to 6 years back and it needs huge repairing and maintenance cost in comparison to that of Phase-II, which is new and does not require maintenance for the coming 5 to 6 years. If there is one RWA then phase-II members will bear the burden of maintaining Phase-I buildings and continue to suffer financially for the rest of the life just because CGEWHO intends to have one RWA.
3. It is possible under Odisha Society Registration Act that Kendriya Vihar Ph-II can be registered as separate entity with separate elected office bearers and separate fund management..
4. Separate fund management in single RWA not possible as there will be a single Balance Sheet under the Govt. of Odisha Society Registration Act. In the long run this will result fast depletion of Phase-II funds for upkeep and maintenance of old Phase-I buildings.
5. Common facilities like Community Hall, STP ,Gate etc can be managed by equally sharing of expenditure by both the phases .

In view of the above it was decided to have independent RWA with separate by laws as the majority of members of Ph-II are in the favour of it.


(B. Mahapatra)

Member, PMC, Bhubaneswar Phase-II.


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CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (CGEWHO)
Head Office : 6TH FLOOR, 'A' WING JANPATH BHAWAN NEW DELHI-110 001
Website : www.cgewho.in ; E-Mail : cgewho@nic.in

No.A-406/3

BY SPEED POST

Date : 05-09-2019

To,
All beneficiaries of Bhubaneswar (Phase-II) Housing Scheme.

Subject : Formation of EC members of AoA of CGEWHO's Bhubaneswar (Phase-II) Housing Scheme.

Sir/Madam,

This is in continuation of CGEWHO's letter of even no dated 12th July 2019 for formation of Executive Committee of Apartment Owners Association for Bhubaneswar-II project held on 03/08/2019 (Saturday) at 10:00 Hours at Kendriya Vihar Complex. The elected and nominated members are as under :

Type	Total flat(s) (in Nos)	Type-wise Member-Representative to be elected or nominated by the EC.
1	Sh Panchanan Dash (BSD0304)	President
2	Sh Jagannath Patro [BSD0641]	Vice President
3	Sh Banshidhar Mahapatra (BSD0534)	General Secretary
4	Sh Niranjana Rout (BSB0197)	Jt Secretary
5	Sh Rabindra Nath Tripathy [BSC0349]	Treasurer.
6	Sh Suresh Chandra Das (BSB0184)	MEMBERS
7	Ms Jaishree Panda [BSC0627]	
8	Sh Jagannath Mishra [BSB0509]	
9	Sh Uma Sankar Misra [BSC0027]	
10	Sh G Yogeswar Rao [BSB0063]	
11	Sh Sarbeswar Biswal [BSC0329]	
12	Sh Narendra Kr Pal (BSC0088)	
13	Sh B K Pradhan [BSD0229]	
14	Sh Brahmananda Brahma (BSD0114)	
15	Sh J J Patra [BSD0761]	
	Total (240)	TOTAL REQD 15, 06 ELECTED UNOPPOSED; 09 NOMINATED ON THE SAME DAY

2(a). As per CGEWHO Rule, the Society/Association, will administer the colony, look after its maintenance, attend to common property and provide guidelines for civic standards. The Society/Association will be governed by its bye-laws, that has been web-published by CGEWHO.


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P.T.O.



(b) The proposed Apartment Owners Association, will aim at framing of its by-laws under the local state/UT laws, register the same with the appropriate competent authorities, apply for allotment of PAN/TAN & GST, if applicable, for Maintenance Charges and open a bank account.

(c) The duly elected Committee will take over all the common areas/services/facilities of the project within 6 months of its constitution—a period during which CGEWHO will maintain the residential complex and debit the actual maintenance expenses so incurred to the Apartment Owners' Association account.

(d) On completing the formalities of registration of the Association with the competent authority, the Committee would be required to convene a General Body meeting of all the beneficiaries to elect and constitute a regular Executive Committee.



Yours faithfully,

M K Maity

Deputy Director (Administration)

For Chief Executive Officer

CC to

1. Md. Gousal Azam, PM-BBSR (Ph-II) Project	For extending all possible help and co-operation to the newly formed AoA of Bhubaneswar-II Project
2. Shri Banshidhar Mahapatra, General Secretary, Kendriya Vihar Apartment Owners' Association Phase-II Begunia Barehi, P.O. Jalna, [Nr C V Raman College] Bhubaneswar 752 054	Please be informed that as per para-3.1 of Technical Brochure issued to all beneficiaries of Phase-I & II QUOTE Community centre with central hall, toilet, kitchen etc has been planned in ground+1 storeyed configuration. The large multi-purpose hall provided in the community centre can also be used for indoor recreation activities. Four convenience shops are provided to cater to daily needs of the residents. The community centre shall be common for both the phases i.e. Phase-I & II. UNQUOTE. Accordingly, the office bearer(s) of the association of two phases are requested to have a meeting to finalize the modalities of sharing of the community centre, mutually, as suited to your requirement.
3. President/Secretary, Kendriya Vihar Apartment Owners' Welfare Association Phase-I Begunia Barehi, P.O. Jalna, [Nr C V Raman College] Bhubaneswar 752 054	
4. Chairman/Secretary, Bhubaneswar Development Authority, Odisha.	For kind information.

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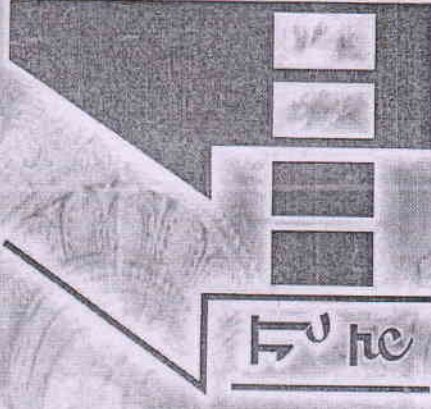
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केन्द्रीय सरकारी कर्मचारी कल्याण आवास संवाहन
Central Government Employees Welfare Housing Organisation

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

TECHNICAL BROCHURE

Bhubaneswar Housing Scheme



BHUBANESWAR (PHASE-II)

Project office : Beguniabarai, Near C.V. Raman Engineering College, Bhubaneswar.

Head Office : 6th Floor, 'A' Wing Janpath Bhawan, Janpath, New Delhi - 110001.

Tel. No. : 011-23717249, 23739722, 23355408, Fax : 011-23717250

E-mail : cgewho@nic.in Visit us at : www.cgewho.in

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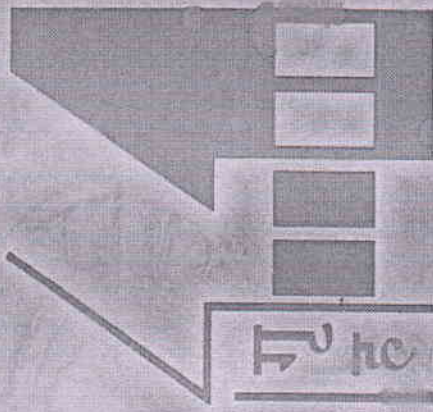


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Central Government Employees Welfare Housing Organisation

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

TECHNICAL BROCHURE

Bhubaneswar Housing Scheme



BHUBANESWAR (PHASE-II)

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1.0 ABOUT THE ORGANIZATION

- 1.1 Central Government Employees welfare Housing Organization (CGWEHO) has been set up under the aegis of the Ministry of Housing & Urban Poverty Alleviation, Government of India, to undertake Group Housing schemes for Central Government Employees throughout the country on "no profit - no loss" basis. The Organisation has been registered as a society under the Societies Registration Act, XXI of 1860, in July 1990.

2.0 PROJECT DESCRIPTION

✓ 2.1

The project is located at Beguniabarai, Bhubaneswar in Khurda District near C.V. Ramana Engineering College. Bhubaneswar, Land measuring 10 Acres, 119 Deci was acquired and possession of the land was taken for development of Phase I & II. The project is being undertaken in two phases Phase-I consisting of 256 DUs has been completed. Phase-II of the project has been taken up consisting of 240 DU and after completion of phase-II, the whole complex shall be amalgamated as one to be named as Kendriya Vihar - I Bhubaneswar

2.2

The project comprises 3 types of Dwelling units, i.e. Type - 'B' (Two Bedrooms and a Drawing & Dining), Type - 'C' (Three Bed rooms and Drawing & Dining) and Type - 'D' (Three Bed Room, One Servant Room and a Drawing & Dining). All the blocks been designed in Silt + 4 floors configuration

2.3

The road network is designed to provide an access to each block. Open park and proper landscaping has been provided.

✓ 2.4

The combined complex of phase I & II is secured by a Compound Wall and Security Gate.

3.0 CENTRAL AMENITIES

✓ 3.1

Community Center with Central Hall, toilets, kitchen etc. has been provided in Ground +1 storeyed configuration. The large open purpose hall provided in the community centre can also be used for indoor recreation activities. Four Convenience Shops are provided to cater to daily needs of the residents. The community centre shall be common for both the phases i.e. Phase-I & II.

3.2

The complex is landscaped to give aesthetically pleasing green environment.





4.0 WATER SUPPLY AND SEWERAGE

4.1 The water requirement of the whole complex will be met with bore wells, Bore wells having submersible pumps of required capacity, shall be provided. Water supply system is designed to have main under ground tank, water treatment plant and supply to dwelling units through overhead tanks. Water is also directly supplied to the kitchen of each dwelling unit, during the pumping hours.

4.2 Storm water drainage and sewerage disposal system will be developed within the site along with a sewage treatment plant & rain water harvesting system.

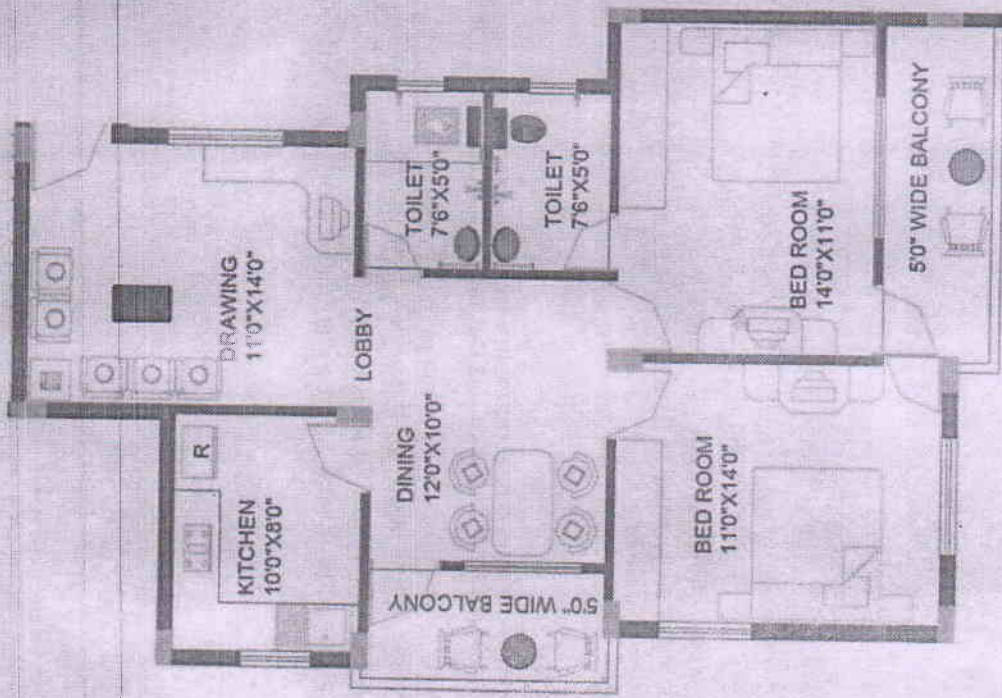
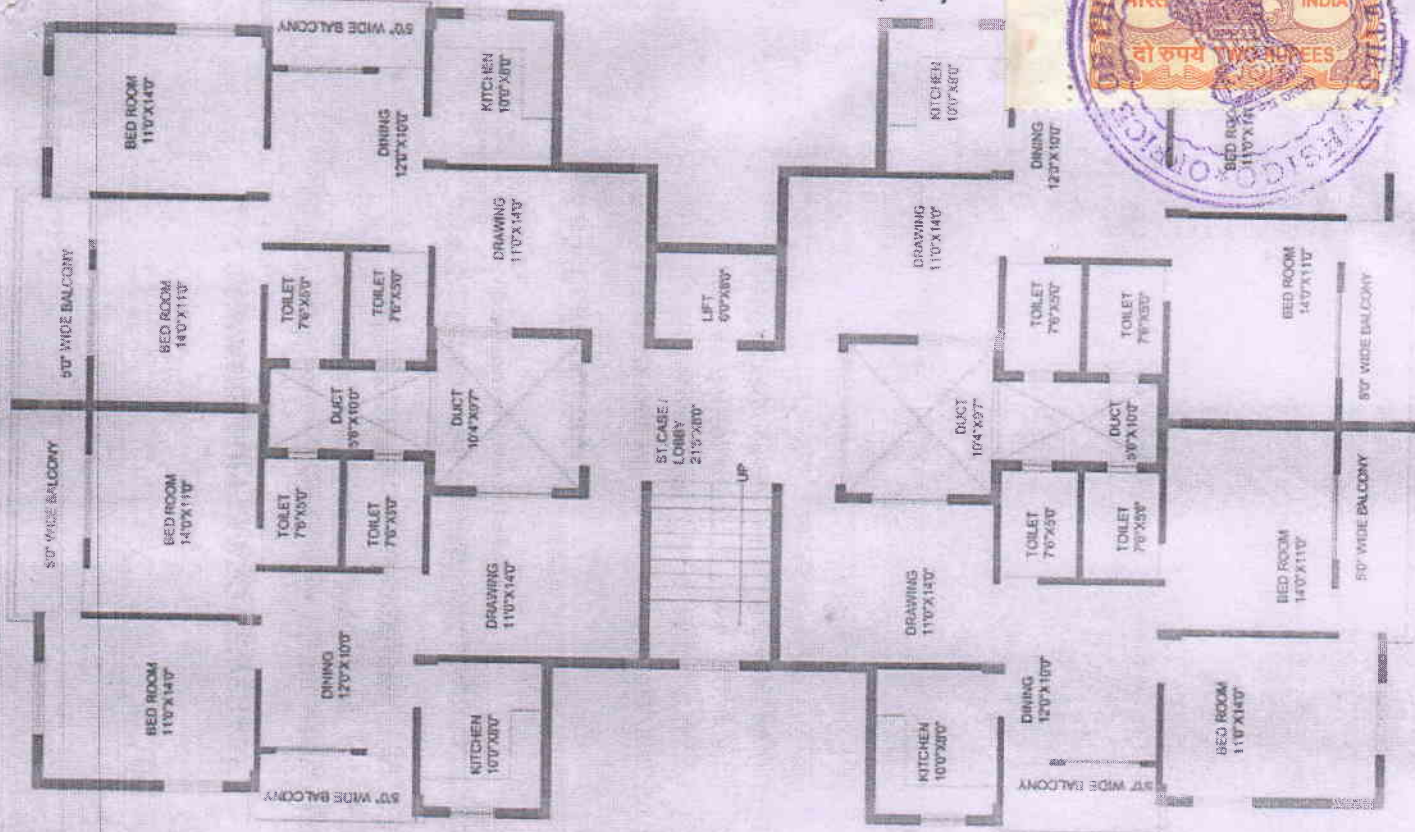
5.0 ELECTRICITY

5.1 HT power will be supplied to the complex by CESU. Electrical sub-stations are designed to have HT supply converted to LT supply by transformers. Power shall be supplied to individual dwelling units from sub-stations through feeder pillars. Adequate lighting is provided for streets, pathways, park areas etc. on completion of project. Beneficiaries, after taking physical possession of their respective dwelling unit with shall have to apply directly to CESU to obtain their electricity connection.

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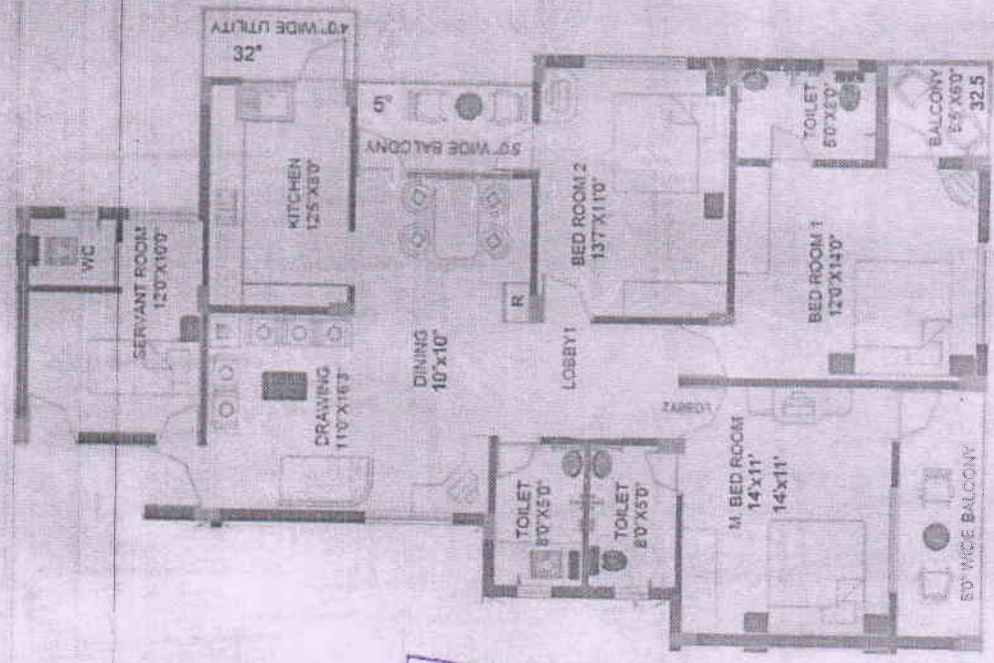
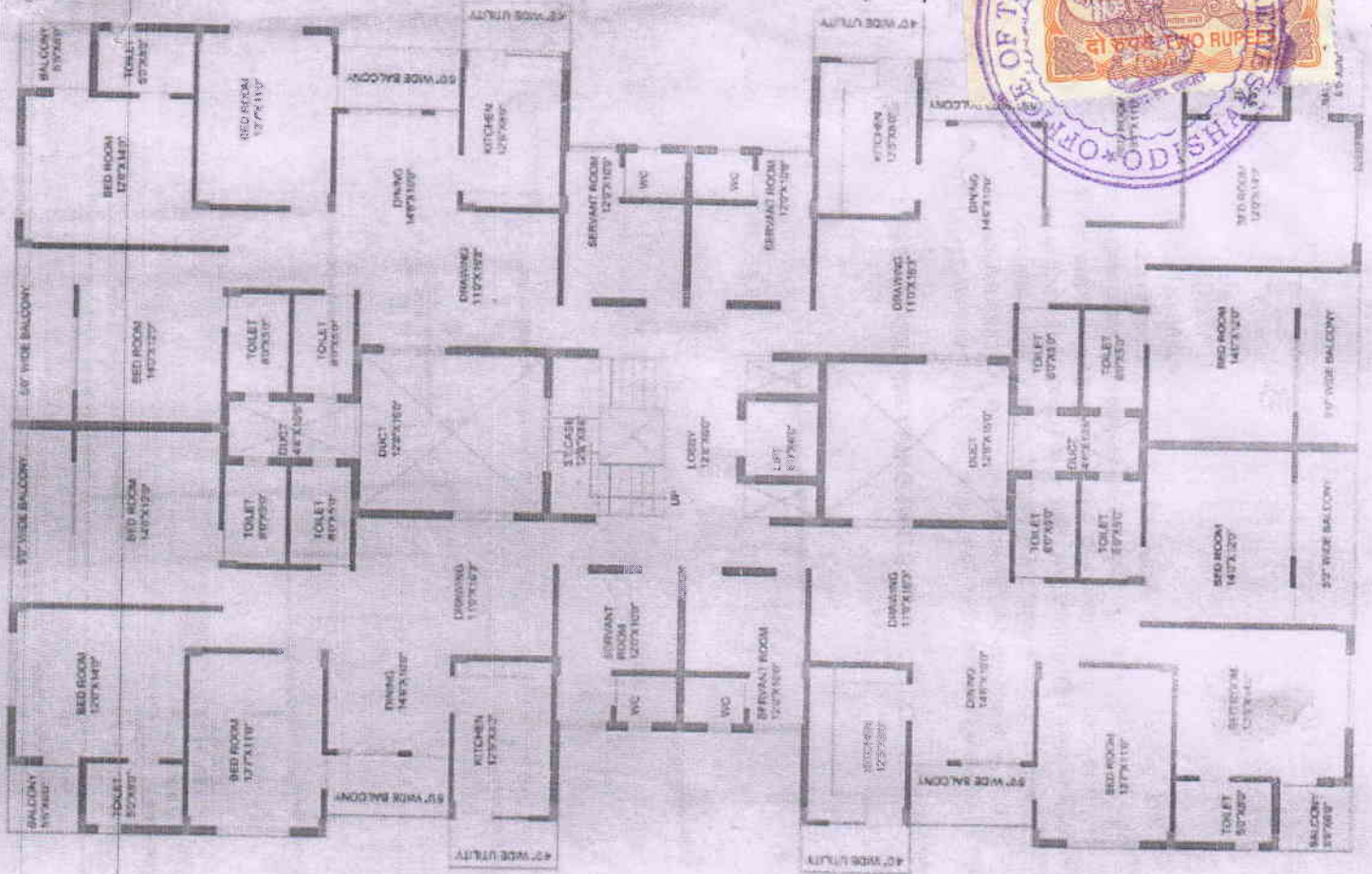


6.0 PLANS OF DWELLING UNITS 'B' - BLOCK

112 Dwelling units of Type 'B' have been planned in 7 blocks with 16 dwelling units in each block, designed in still + 4 floors configuration. The unit comprises living cum Dining room with balcony, two bed rooms (one with attached toilet & balcony), kitchen and one common toilet. Provision of space for washing machine has been made. 1 Lift of 6 passenger capacity has been provided in each block. Still floor shall be used as parking.

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6.3 PLANS OF DWELLING UNITS 'D' - BLOCK

64 Dwelling units of Type 'D' have been planned in 4 blocks with 16 dwelling units in each block, designed in stilt + 4 floors configuration. The unit comprises Living cum Dining room three bed rooms (two bed with attached toilets and balcony), one common toilet, kitchen with a balcony in addition to a servant room with an attached w.c.. 1 Lift of 6 passenger capacity has been provided in each block. Stilt floor shall be used as parking.

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BASIC SPECIFICATIONS

DWELLING UNITS

	TYPE - B	TYPE - C	TYPE - D
a) Internal Wall of DUS	Oil bound distemper	Same	Same
b) External wall finish	Cement paint	Same	Same
c) General floor finish	Vitrified tile flooring	Same	Same
d) Toilets, W.C. & bath	Non skid ceramic tile flooring	Same	Same
e) i) Kitchen	glazed tile dado upto 2.1 m		
ii) Kitchen platform	Non skid ceramic tile flooring	Same	Same
f) i) Door shutters	Granite platform		
ii) Window shutters	Flush Doors	Same	Same
g) i) Door frame	Aluminum		
ii) Window frame	Wooden frame	Same	Same
h) Electrical wiring	Aluminium frame		
i) Telephone Points	Copper wiring in concealed PVC conduits	Same	Same
j) T.V. Antenna Points	Three points	Same	Same
	Three points	Same	Same

CERTIFIED TO BE TRUE COPY
 Record Keeper
 Office of the I.G.R. Odisha, Cuttack
 Authorised U/S 76, Act-1, 1872

NOTE : The specifications are tentative and may be changed depending upon local requirements

CO	FOI	Rs.	P.
Application no. Copies.....		0.59	
Searching fee.....		1.10	
Extra fee.....		108.00	
Application fee.....			
Number of:			
Folio-108 XI-25		135.00	
Xerox 2 sets		108.00	
Extra fee		7.00	
		1	
		<hr/>	
		359.69	
Rupees Three hundred and nine paise sixty five			
Date 10/8/20	Officer in Charge of Revenue Record		
Date 10/8/20	Office of the I.O.R.		

Umesh Chandrapati
10/8/20