

Kendriya Vihar Apartment Owners Association Phase-II
Annual General Meeting
23 March 2025

Minutes

In the absence of the President Col(Retd.) Dr.SK Jena, Vice-President Shri Mihir Chand Mallick, KVAOA P-II chaired the meeting. Due to lack of quorum, the Chairman adjourned the meeting for one hour. At 11.00A.M. the meeting got under way with sixty-four members (list enclosed) in attendance. The Chairman welcomed the members and asked the Secretary to read the annual report.

The Secretary, in his report, presented a detailed account of activities of the association during the year 2024(copy enclosed). The house gave its post-facto approval to the enhanced monthly maintenance fees of INR 1220, INR 1280 and INR 1340 for B, C, and D type of flats, respectively, that came in to force with effect from 01.04.2024.

The treasurer, Shri Sarbeswar Biswal presented the receipts and payment accounts of the association from 1st April 2023 to 31st March 2024 which got the approval of the AGM. Shri R.K. Mishra, member of the Executive Committee and Shri B. Brahma suggested that the Audit Report need be circulated among all the members through e-mail. before seeking their approval. Shri R.K. Mishra further suggested that the annual audit report should be prepared by July every year and circulated among the members. The ITRs for the FY 2023-24 and 2024-25 were in circulation among the members before the AGM on 23.3.2025

Action: Annual Audit Report for the FY 2023-24 was mailed to all the members on 26.03.2025

Discussion on agenda items: The house reassembled after lunch to discuss the listed agenda.

A. Policy on Tenants: After a brief introduction by the Secretary on the matter, the house extensively deliberated on the issue. Many members were of the view that CGEWHO(builder) has built the flats across the country for central government employees to reside in them and not to be used for commercial purpose. Another group of members who are in job opined that a part of housing loan they have raised should be met with the rent received from the property. After a prolonged and heated discussion on the subject, members gave some valuable recommendation, which are enumerated below:

- (a) **Tenant Police Verification** report from the local Tamando Police Station should be submitted to the society before occupying the flat.
- (b) Photos and Adhar(ID proof) of family members.
- (c) Tenants are not required to pay any security deposit to the society.

Whether, flats should be let out to students (both male and female) and working-bachelors or not was hotly debated. While many members strongly objected to letting out flats to students and bachelors, others felt that both students and bachelors should be allowed to live in the campus. With no consensus in sight, it was decided to settle the matter through voting.

- (i) **Fortyone** members voted that students and working bachelors ***not to be allowed.***
- (ii) **Fifteen** members voted that students and working bachelors ***to be allowed.***

Action: To be taken by the Management Committee

B. Water problem/scarcity in KVAOA P-II: Introducing the subject before the members, the Secretary urged all the inhabitants to use water judiciously and cautioned the residents of severe shortage in the summer months. Keeping in mind the gravity of the problem caused by steady fall in the Ground Water Table, the AGM, unanimously, decided to go for an extra borewell. The house decided to explore the possibility of a separate pipeline to one bathroom which perpetually receives less water in comparison to the adjacent bathroom. Members suggested that the treated water generated by the STP can be utilized for gardening.

Action: Management Committee

C. Painting of Fifteen Towers, Fifteen Elevators and Boundary Wall:

The house felt the need of coloring of the fifteen blocks along with the fifteen elevators which have suffered extensive corrosion effect. The boundary wall has been severely weakened over the years due to cyclones. The house decided to call for tenders to take up the work.


Action: Management Committee.

D. Common area encroachment: Majority of the members cleared the common areas off their personal belongings. Few members defy by linking it with issues beyond Management's control.

D. Access of residents to roof top: The AGM decided that the roof top keys of the blocks be handed over to the respective block representatives who will ensure that no common property on the roof suffers damage.

E. Resignation letter of the Secretary: Shri Mihir Chand Mallick, Vice-President and Chairman of AGM informed the house about the resignation submitted by Shri Narendra Kumar Pal, Secretary, KVAOA P-II on health ground. Members, citing the bye-laws, asked the Chairman to forward it to the Management Committee for needful.

F. Vote of thanks: Shri Mihir Chand Mallick, Vice-President and Chairman of the AGM profusely thanked all the members for their wholehearted participation in making the proceedings interesting and purposeful. He appreciated the efforts of the members of AGM Committee in making every one happy with nice arrangement and sumptuous food. Before declaring the meeting, the Vice-President duly acknowledged the service rendered by the staff members of KVAOA P-II in making the meeting a great success.

A handwritten signature in black ink, appearing to read 'N.K. Pal', with a horizontal line drawn underneath the name.

N.K.Pal
Secretary