



KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION
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Managing Committee Meeting 27.10.2024

Minutes

The monthly Managing Committee(MC) meeting of KVAOA P-II for the month of October 2024 was held on 27th at 7.00 p.m. in AOA office. With **twelve** members(list enclosed) in attendance, Col.(Retd.) S.K. Jena, President, KVAOA P-II chaired the meeting and asked the Secretary to initiate the proceedings. The Secretary, in turn, welcomed the members and requested them to be proactive in discussions/suggestion before arriving at consensus.

1. Col.(Retd.) Dr. S.K. Jena-President
2. Mihir Chand Mallick-Vice President
3. Shri N.K. Pal- Secretary
4. Shri S. Biswal-Treasurer'
5. Shri J.J. Patra- Member
6. Shri Bansidhar Mahapatra- Member
7. Shri Niranjana Rout- Member
8. Shri RK Mishra-Member
9. Shri J.P. Mohanty-Member
10. Shri G.N. Khandei-Member
11. Shri Banka Nidhi Sahoo-Member
12. Shri G.Y. Rao-Member

A. Action Taken Report on Previous Meeting Decisions: The status of all the agenda items that were deliberated upon in the previous meeting were discussed in detail.

1. **Selection of an office-manager:** As, the attempts made to recruit an office manager through known contacts did not yeild the desired result, the house decided to
 - (i) To give an advertisement for the post in local dailies.
 - (ii) Through security agency.
2. Provision of additional light along the boundary: The house-committee found the present situation satisfactory and hence, decided against the proposal.
3. Tax paid by Ex-President: Acting on the suggestions put-forward by Shri R.K. Mishra(Member) and PNB, Tamando, the house unanimously decided that Shri P. Das should be asked to file a revised-return with IT for the assessment year concerned.
4. Over-head water tank repair of block C-5 which was delayed due to persistent rain will be taken up soon.
5. Additional **membership fee** INR 1000 could not be reimbursed to five members due to non-availability of UPI supported Registered Mobile Number(RMN).

B. Agenda Items

1. Status of Court cases: The house decided that KVAOA P-II should file an Intervenor-Petition with **Odisha Real Estate Appellate Tribunal (OREAT)** in Appeal No. 97/2024 arising out of Case No.119/2021.
2. The reserved judgement in WP(C) No.30447/2023 in Orissa High Court is still awaited and the our counsel has been asked to do the needful.
3. The house decided against commercial activities being run from residential units and asked the management to issue notice to the landlord/s concerned to stop it.
4. There will be no official Diwali celebration in KVAOA P-II, the house decided.
5. The house took a decision to give "**Diwali Bonus**" to its employees at a rate of 15% of their, respective, monthly salary.
6. The President informed the house that a new security agency will take over with effect from 1.11.2024.
7. Boundary wall fortification and its colouring is to be done for which the house decided to make an estimation of expenditure for approval by the Committee. Regarding painting of the fifteen blocks, the house decided that the matter should be decided in the AGM.

8. Electric panels are to be repaired on priority basis

Outside agenda item/s taken up with the permission of the Chair.

1. Nuisance caused by the stray dogs inside the campus: Sri Banka Nidhi Sahoo, (Member, Executive Body) raised the issue of alleged nuisance being caused by five stray dogs which have entered the campus at different times. Three of them have been living inside the campus since 2016 and have been sterilised by BMC team and are being regularly vaccinated. The house while deliberating over the issue acknowledged the fact that these animals, instinctively, chase down the running cars which they consider their enemies and piss on the car wheels. However, the house was informed of no instance of dog bite in the campus till date. After prolonged deliberation, the house decided to take following measures to deal with the situation:

- (i) Residents/animal -lovers who are feeding the dogs should be asked to do so at a specified location, preferably outside the main gate.
- (ii) Throwing food stuff from balcony is strictly prohibited.
- (iii) It was decided to instruct the security manning the gates not to allow stray dogs entering the campus.
- (iii) The management took the responsibility of re-locating the two non-sterilised dogs and the new-born puppies along with the mother.



N.K.Pal
Secretary, KVAOA, Ph.II