



ALAKTIKA HOUSING COMPLEX
NEW TOWN
Annual Report 2018-19

CONTENTS

<u>Serial No.</u>	<u>Item</u>	<u>Page No.</u>
1	Introduction - Message from the President	2
2	Copy of Association Registration Certificate	3
3	Notice for the 9 th A.G.M.	4
4	Secretary's Report	5
5	Budget for the year 2019-20	7
6	Fixation of Maintenance Charges & Corpus Fund (2019-20)	15
7	Audit Report and Audited Balance Sheet 2017-18	16
8	Minutes of the 8 th A.G.M	28
9	Important Updates and Forms	30
10	Resident Guidelines	40
11	Important Communications	42
12	Important Telephone Numbers	49

1. Introduction- Message from the President

One more year has passed and it is time for the Annual General Meeting to look back at the year that has gone by as well as chart the duties for the next year. Alaktika Housing Complex, New Town, is situated in Action Area IID, New Town near City Centre 2. The Housing Complex has been built by Bengal Peerless Housing Development Company – 2008. The Housing Complex consists of 390 flats, having two Community Halls. The Association has been registered under the West Bengal Ownership Act, 1972.

The functional purpose of the Association has been to –

- a) Maintain and develop the common areas of the housing complex perfectly, smoothly, efficiently and economically.
- b) Provide recreational facilities and engagement platforms to all age groups residing in Alaktika thereby promoting group activities, harmony and togetherness.

This annual report outlines the activities and outcome of the different initiatives undertaken during the last one year.

I on behalf of the entire Board of Managers thank all the apartment owners for the help, suggestions and active participation and will always remain the cornerstone of all endeavors of the successive Board of Managers of our Association. We hope that our collective efforts will lead to a better and brighter future for us and more so far our younger generation.

I thank the support staff and share my best wishes for their families. And, to all residents of Alaktika, I wish you, your family and friends' peace, health and happiness.

Thanks and Warm Regards,

Krishna Das Debnath
President

2. Copy of the Association Registration Certificate

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HOUSING
LAW (PROMOTERS) CELL
NEW SECRETARIATE BUILDINGS (3RD FLOOR, C-BLOCK)
1, KIRAN SANKAR ROY ROAD, KOLKATA-1

No.358-HIV/1D-24/2008.

Dated, Kolkata, the 07.07.2010.

From: The Competent Authority under the West Bengal Apartment Ownership Act, 1972.

To
Sri Krishna Gopal Nandi,
Flat No.2D - 802,
Alaktika Housing complex,
Rajarhat New Town,
Kolkata - 700 157.


Subject: Registration of Apartment Owners' Association.

Sir,

With reference to your application in Form No.I under Bye Laws no.3/ (2) I am to state that the Association formed in the general meeting duly held on 02.05.2010 by the Apartment Owners of the premises no. Action area II, Plot No.II B/2, Mouza - Noapara, Rajarhat New Town, 24 - Parganas(North), under the name and style of "**ALAKTIKA HOUSING COMPLEX**", New Town, is hereby registered this day of 7th July, 2010 bearing serial **No.19A of 2010.**

In any future communication, the registration number should be quoted for ready reference.

Yours faithfully,


COMPETENT AUTHORITY

Competent Authority Under
the W.B. Apartment Ownership Act - 1972
(West Bengal Act XVI of 1972)
Govt. of W.B. Housing Dept.

3. Notice for the 9th A.G.M.

ALAKTIKA HOUSING COMPLEX, NEW TOWN
RAJARHAT, ACTION AREA II-D, P.O. HATIARA, KOLKATA - 700157
TELEPHONE NO. 033-40620274, 66036200, 25266969
Website: www.alaktika.in ✦ e-mail: alaktikahc@gmail.com
REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

No.: AGM/2018-19

Dated: 18/12/2018

NOTICE FOR THE 9TH ANNUAL GENERAL MEETING


The 9th Annual General Meeting of the Association of Alaktika Housing Complex, New Town, is proposed to be convened on **17th February, 2019 (Sunday) at 10.00 A.M. at the space in the ground floor below Hall 'A' of Alaktika Housing Complex** vide sub rule (6) of rule (4) of The W.B. Apartment Ownership Bye-Law, 1974 to transact the following business:-

1. To consider & adopt the Annual Report- 2018-19 of the Association and proposals for the year 2019-20
2. To Consider & adopt the Audit Report- 2017-18 of the Association.
3. To consider, approve and adopt Annual Budget for the Year- 2019-20 including Fixation of share of "Common Expenses" as defined under subsection 3(e) of The W.B. Apartment Ownership Act, 1972 and Corpus Fund.
4. To consider and approve the expenditure for the Year- 2018-19
5. Miscellaneous.

All member of the Association are requested to attend & participate in the **Annual General Meeting**. If the quorum for the AGM is not fulfilled, the meeting shall be adjourned, and the adjourned meeting shall be held on **24th February, 2019 at 10.00 A.M. at same place of Alaktika Housing Complex** vide sub rule (10) of Rule (4) of The W.B. Apartment Ownership Bye-Laws. No quorum will be required in the adjourned meeting.


Krishna Das Debnath
President




Ashok Kumar Gupta
Secretary

Distribution:

1. All Members of the Association
2. The Competent Authority, Kiran Shankar Roy Road, New Secretariat Building, Kolkata -700001, for information.

4. Secretary's Report

Dear Members,

On the outset of the 9th AGM, I would like to extend my greetings to all the Alaktikans. I would like to express my heartiest thanks to all the Alaktikans for keeping faith on the Board of Managers and extending their full support to let us serve you better. I would also like to express my gratitude to our current Board of Managers for extending their supporting hands.

Here are some of the details of the work carried out.

Maintenance Updates

Maintenance Contracts and Servicing

- ✓ New Facility management contract given to M/s GS&FS
- ✓ Security services contract issued to M/s Groups
- ✓ Gardening , Electrical, DG Sets & Fire contract renewed with old vendors
- ✓ AMC for CCTV awarded to M/s Unitech, a new vendor.
- ✓ For pest control new contract has been awarded to M/s Rainbow Pest Solution.
- ✓ DG servicing completed. Kirloskar Diesel Engine (Fire) servicing done.

Civil Maintenance

- ✓ Water accumulation in HIG Community Hall Kitchen rectified.
- ✓ Painting of the barbed wire on the fencing and the grills/iron structure in the parking area repaired & painted for extension of longevity.
- ✓ Iron Window grill and Iron staircase handrail of all the buildings painted.
- ✓ Water Fountain Fencing repaired and painted.
- ✓ Parking Roof of C-type buildings repaired
- ✓ 1A Building Roof-top door replaced
- ✓ 1 door of Hall B replaced

Others

- ✓ Light illumination with new fittings completed in all lifts.
- ✓ CCTV coverage and DVR improvement was reviewed and upgraded. Now the periphery roads and internal roads of the campus are covered by 19 CCTV cameras. The old DVR has also been replaced by new high definition capacity DVR with improved, better features with longer storage memory.
- ✓ 2B tower fire alarm system is fixed by the existing vendor. 1B tower's alarm system repair is under process and expected to be completed soon.
- ✓ 3(Three) boxes have been installed in the Campus (2 in front of HIG Pump Room & 1 below Tower 1B) to provide handy & better storage for the Fire and other day to day electrical Equipment.

Beautification of Complex and Activates for Resident Recreation / Well-being

Garden

- ✓ Garden Area Hedge replaced in Central Park,, near 1D, near 1C, around hall A, near 1B/2B tower

- ✓ Stands bearing flower pots installed in the path between Gate 2 & 3 for enhancement of the aesthetic look of the campus
- ✓ Garden was beautified with seasonal flowers.
- ✓ Flower plants planted outside boundary wall and bamboo fencing completed to protect the plants
- ✓ Some Neem, Mango, Jamun and other trees planted in front of our complex

Community Hall

- ✓ Lamination fixed on 2 doors of Hall B and 1 door of Hall A to improve beautification
- ✓ One more 2 ton heavy duty AC machine installed in Community Hall B to ensure better cooling. Two heavy duty AC installed in ground floor of Community Hall A.
- ✓ Marble flooring and painting completed in ground floor below Community Hall A along with bathroom renovation

Others

- ✓ Bengali New Year, Rabindra Jayanti, Independence Day and Republic day celebrated.
- ✓ To keep up the sporting spirit Annual Sports was organized on the occasion of Republic day.
- ✓ Health checkup camp was organized by Apollo Clinic, Chinar Park.

Misc.

- ✓ Appointed Auditor (M/S. Ghosh & Mullick) to audit the accounts for financial year 2017-18
- ✓ LIG roof doors are being kept locked to prevent the doors from getting damaged through repeated opening and closing due to wind.

Ongoing Work

- ✓ Intercom installation Contract finalized.
- ✓ Road repair Contract finalized. However, Board is waiting for financial approval in the AGM as the fiscal involvement is more than Rs10 lakhs.
- ✓ 2 No. of “Alaktika” Signage with better visibility and durability planned
- ✓ More tree planting around the boundary wall being planned
- ✓ Agreement done with M/s ABBIE for 23 digital advertisement cum notice boards in Alaktika (A – 3, B – 4, C – 6, D -6, E – 2, common space - 2). They will pay Rs. 1, 20, 000/- per year.

Suggestions for Consideration next year

- ✓ Maintaining separate accounting and bank account for Development Fund
- ✓ Maintenance of separate fixed deposits for LIG/MIG/HIG Corpus Funds
- ✓ Hall in the ground floor of Community Hall A can be rented without kitchen. The proposed rent is Rs. 2000/- for half a day and Rs. 4000/- for full day.

Thanking you all,

Ashok Kumar Gupta
Secretary

5. Budget for the year 2019-20

Budget Break-up

Budget Head	Remarks	2019-20 (Budgeted)	2018-19 (Projected Actual)	2018 -19 (Budgeted)	(Actual - Budgeted) for 2018-19
Lift Maintenance	5% increase	1,305,200	1,243,048	1,236,048	7,000
Generator Manitenance	Actual Estimate	156,710	250,246	140,899	109,347
Fire Fighting System Maintenance	Actual Estimate	218,240	274,189	197,321	76,868
Fire Fighting Refill	Actual Estimate	80,000	123,110	77,128	45,982
Facility Management	Breakup as below	4,073,440	3,770,859	4,327,254	-556,395
Civil Maintenance	Breakup as below	391,093	357,347	350,499	6,848
Electrical/CCTV Maintenance & Consumables	No increase	595,021	595,021	550,704	44,317
Generator - Diesel	5% increase	26,985	25,700	22,470	3,230
Electricity charges (Individual Blocks)	No Increase, (breakup as below)	585,000	585,000	969,182	70,318
charges (Common Area)	No increase	454,500	454,500		
Staff Salary	10% increase	213,310	193,918	220,000	-26,082
Misc. Expenses	Breakup as below	178,391	169,897	186,965	-17,068
Total		8,277,890	8,042,835	8,278,470	-235,635

Detailed Break-up

Facility Management				Misc. Expenses				
Description	Budget (2019-20)	2018-19 (Projected Actual)	Budget (2018-19)	Description	Budget (2019-20)	2018-19 (Projected Actual)	Budget (2018-19)	
Housekeeping / Plumbing (5% increase)	1,489,001	1,418,096	1,666,091	Conveyance	2,471	2,353	5,350	
Security (10% increase)	2,056,490	1,869,536	2,150,602	Telephone & Internet	26,916	25,634	18,645	
Gardening (10% increase)	407,800	370,727	375,561	Printing, Stationery, Medical and Misc. Office expenses	76,245	72,614	69,010	
Pest Control (10% increase)	84,150	76,500	99,000	Meeting Expenses	4,457	4,245	15,787	
Water Supply	36,000	36,000	36,000	Legal and taxes	4,389	4,180	5,667	
Total Cost	4,073,440	3,770,859	4,327,254	Bank Changes	2,194	2,090	1,527	
				Postage	1,290	1,229	2,395	
				Audit Fee	19,514	18,585	18,585	
Maintenance - Civil				Festival Funding	40,915	38,967	50,000	
Water Tank Cleaning (5% increase)	12,600	12,000	19,467	Total Cost	178,391	169,897	186,965	
Sewerage / pump Cleaning (5% increase)	3,150	3,000	3,150					
Other repairs (10% increase)	349,327	317,570	277,000	Electricity - Individual Blocks				
Spare Parts and Misc. (5% increase)	26,016	24,777	50,882	A type	B type	C Type	D Type	E Type
Total Cost	391,093	357,347	350,499	11,250	164,250	159,000	148,500	102,000

Maintenance Charges Fixation

Budget Head	Calculation Basis	F	E	D	C	B (with car park)	B (w/o car park)	A	Total
Maintenance Fee Calculation									
AMC - Lift	Actuals - Lift Share	7,251	7,251	4,834	4,834	1,813	1,813	0	1,305,200
AMC - Generator	Area Share	788	788	523	400	321	321	152	156,710
AMC - Fire Fighting System	Area Share except LIG	1,151	1,151	764	584	469	469	0	218,240
Fire Fighting Apparatus Refill	Actuals - Firefighting Apparatus Share	361	361	240	240	180	180	44	80,000
Facility Management	Area Share	20,480	20,480	13,601	10,395	8,355	8,355	3,944	4,073,440
Maintenance - Civil	Area Share	1,966	1,966	1,306	998	802	802	379	391,093
Electrical Maint., CCTV Maintenance & Consumables	Area Share	2,992	2,992	1,987	1,518	1,220	1,220	576	595,021
Generator - Diesel	Area Share	136	136	90	69	55	55	26	26,985
Electricity charges (individual blocks)	On Actual Meter Consumption	2,833	2,833	1,833	1,963	1,141	1,141	234	585,000
Electricity Charges (common area)	Area Share	2,285	2,285	1,518	1,160	932	932	440	454,500
Staff Salary	Area Share	1,072	1,072	712	544	438	438	207	213,310
Misc-Expenses	Area Share	897	897	596	455	366	366	173	178,391
Total		42,212	42,212	28,005	23,161	16,093	16,093	6,175	8,277,890
Less - 2017-18 Maintenance Fund Surplus	As per payment share	-98	-98	-65	-54	-37	-37	-14	-19,266
		42,114	42,114	27,939	23,107	16,056	16,056	6,160	8,258,624
Total Annual Maintenance	Rounded up to Rs.10	42,110	42,110	27,940	23,110	16,060	16,060	6,160	8,259,330
Increase from 18-19	Value (Rs.)	2,210	2,210	1,430	1,770	480	480	-20	406,920
Quarterly Installment	Rounded up to Rs.10	10,530	10,530	6,990	5,780	4,020	4,020	1,540	8,265,000
Annual One-time Payment	3.5% Discount, rounded up to Rs.10	40,650	40,650	26,990	22,320	15,520	15,520	5,950	7,977,990

2018-19 Figures									
Total Annual Maintenance		39,900	39,900	26,510	21,340	15,580	15,580	6,180	7,852,410
Quarterly Installment	Rounded to '10	9,980	9,980	6,630	5,340	3,900	3,900	1,550	7,859,400
Annual One-time Payment	3.5% Discount, rounded to '10	38,530	38,530	25,600	20,620	15,060	15,060	5,990	7,587,060
Maintenance Surplus (2017-18) Breakup									
Surplus as per 2017-18 Audit	-49,587								
Development Fund	-68,853								
Net Surplus	19,266								
Yearwise Breakup	Year	F	E	D	C	B(G)	B(WOG)	A	
	2012-13	30360	30360	20160	16176	11664	11664	4236	
	2013-14	34129	30870	21925	18143	11094	10122	4050	
	2014-15	39190	35390	25100	20690	12900	11770	4480	
	2015-16	43710	39300	27420	22300	13990	12680	5170	
	2016-17	42090	37950	26650	21840	13720	12490	4950	
	2017-18	41630	37570	26400	21690	13590	12380	4930	
	2018-19	39900	39900	26510	21340	15580	15580	6180	
	2019-20	42,110	42,110	27,940	23,110	16,060	16,060	6,160	
Yearwise % Increase	Year	F	E	D	C	B(G)	B(WOG)	A	
	2013-14	12.41	1.68	8.75	12.16	-4.89	-13.22	-4.39	
	2014-15	14.83	14.64	14.48	14.04	16.28	16.28	10.62	
	2015-16	11.53	11.05	9.24	7.78	8.45	7.73	15.40	
	2016-17	-3.71	-3.44	-2.81	-2.06	-1.93	-1.50	-4.26	
	2017-18	-1.09	-1.00	-0.94	-0.69	-0.95	-0.88	-0.40	
	2018-19	-4.16	6.20	0.42	-1.61	14.64	25.85	25.35	
	2019-20	5.54	5.54	5.39	8.29	3.08	3.08	-0.32	

Corpus Budget Fixation

Flat Type	A	B	C	D	E/F	Total Cost
Total Duration (years)	15	15	15	15	15	
No. of flats	48	144	81	81	36	390
Painting						
Approx. Painting Area (sqft)	30,000	150,000	90,000	100,000	65,000	
Painting Rate (Rs / sqft)	8.3	8.3	8.3	8.3	8.3	
Patchwork Rate (Rs / sqft)	2.00	2.00	2.00	2.00	2.00	
Frequency in 15 years	2	2	2	2	2	
Total cost of Painting and Patchwork	618,000	3,090,000	1,854,000	2,060,000	1,339,000	8,961,000
Installment per flat per year	858	1,431	1,526	1,695	2,480	
Lift						
No. of Lifts	0	4	6	6	4	
Cost / Lift	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
No. of Lifts to be replaced in 15 years	0	3	3	3	2	
Total Replacement Cost	0	3,000,000	3,000,000	3,000,000	2,000,000	11,000,000
Installment per flat per year	0	1,389	2,469	2,469	3,704	
Generator, Other Infrastructure						
No. of Items	1	1	1			
Cost / Item	550,000	825,000	2,000,000			
No. replaced in 15 years	1	1	1			
Total Replacement Cost	3,375,000					3,375,000
Installment per flat per year	764	382	673	673	673	
Lifting Pump						
No. of Pumps	1	1	1			
Cost / Pump	50,000	150,000	150,000			
Total No. of Pumps replaced in 15 years	2	2	2			
Total Replacement Cost	100,000	300,000	300,000			700,000
Installment per flat per year	139	139	101	101	101	
Fire Equipment and Accessories, Misc.						
No. of Equipment (Pumps, Motors, Fire Hose)	0	1	1			
Cost / equipment	0	25,000	75,000			
Frequency of Replacement in 15 years	0	1	1			
Total Fire Equipment	0	25,000	75,000			100,000
Misc. Painting (Garage, Community Hall, Grill, Boundary wall)	46,764	369,853	834,647			1,251,264
Plumbing	119,414	456,269	723,613			1,299,296
Total	166,178	851,122	1,633,260			2,650,560
Installment per flat per year	231	394	550	550	550	
Others						
Replace / Repair Street Lampposts	75,000					
Road Repair	450,000					
Frequency in 15 years	3					
Total Cost	1,425,000					1,425,000
Installment per flat per year	244	244	244	244	244	
Total Amount to be Collected in 15 years	1,609,563	8,592,276	6,759,022	6,965,022	4,185,677	28,111,560

Total Amount to be Collected in 15 years	1,609,563	8,592,276	6,759,022	6,965,022	4,185,677	28,111,560
Collection in 2010-11 (as per current CORPUS payment)	4,705	5,500	9,975	10,075	13,110	3,113,850
Collection in 2011-12 (as per current CORPUS payment)	3,682	4,290	8,868	8,968	12,000	2,671,212
Collection in 2012-13 to 2015-16 (as per current CORPUS payment)	700	1,700	3,400	3,500	4,800	4,040,400
Collection in 2016-17	1,200	2,700	3,800	3,800	5,200	1,249,200
Collection in 2017-18	2,100	4,200	4,800	5,100	7,300	1,770,300
Projected Collection from 2018-19 for next 7 years	2,721	5,168	6,049	6,300	8,494	17,447,541
Annual Installment rounded to '100	2,700	5,200	6,000	6,300	8,500	2,180,700
Increase from 2018-19	0	0	0	0	0	0

Assumptions

- 1) All costs taken as current price, it is assumed that Cost escalation due to inflation and interest rate cancel each other
- 3) 2 patchwork and 2 full painting jobs in 15 years
- 4) 1 lift in each building and 1 generator in each type (HIG/MIG/LIG) to be replaced in 15 years
- 5) One additional lift to be replaced in 15 years in B type (total 3) to cater for significantly more lift usage in B type
- 6) 2 lifting pump in each type (HIG/MIG/LIG) to be replaced in 15 years
- 7) Fire Equipment to be replaced once in 15 years - in place of submersible pump from previous budgets
- 8) Generator, Other infrastructure, Lamppost - one time cost
- 9) Road repair - 3 times in 15 years
- 10) Adjusted per sqft rate of building external patchwork from Rs. 1 to Rs. 2 as per current quotations
- 11) Adjusted per sqft rate of building external painting from Rs. 8 to Rs. 8.3 as per current quotations
- 12) Added painting / patchwork expense for garage, grill, community hall, boundary wall and plumbing work

Corpus Fund Expenses So Far				
Flat Type	LIG	MIG	HIG	Total
Expenses till 2017-18				
Fire Hose Box	0	0	40,721	40,721
Lifting Pump	50,795	88,542	88,542	227,879
Civil Work	49,084	0	0	49,084
Road Repair	38,478	115,432	158,720	312,630
MIG/HIG Reservoir Upgrade		121,095	88,356	209,451
Building Repair		464,679		464,679
Auto fan/light switch for Lift		21,959	87,834	109,793
Alaktika Direction Baord	583	583	584	1,750
Building Civil Work	25,260			25,260
New Bank Account	2,000	2,000	2,000	6,000
Painting	194,036	1,047,610	2,039,979	3,281,626
Plumbing	126,490	483,307	766,494	1,376,291
Painting (final settlement)	231,188	753,195	1,459,468	2,443,851
Plumbing (final settlement)	3,430	11,174	21,651	36,255
Total	721,344	3,109,576	4,754,349	8,585,270
Fund available in 2017-18 (Audited)				
	222,784	1,264,330	6,709,019	8,196,133
Collection till Nov 2018	114,380	591,063	1,046,163	1,751,606
Total Corpus Fund till Nov 2018	337,164	1,855,393	7,755,182	9,947,739
Planned Expenses				
Road Repair	196,923	590,769	812,308	1,600,000
Total	196,923	590,769	812,308	1,600,000

Development Fund

DEVELOPMENT FUND 2015-16			
Community Hall Rent -A		94000	
Community Hall Rent -B		103000	197,000
Commercial Renting			38,500
Tenant Fee from Flat Owner			208,000
DG Backup Bill			10,974
Total Income			454,474
Less: Excess Expenses(till 2014-15)			
Collected - 853583/-			46,776
Less: Curtain for Community Hall			
Television (Panasonic)			10,200
TV Electrical Material			46,100
AMC for AC maintenance			1,165
Electrical Wiring for Kitchen			10,692
Wooden TV cover Cabinete			2,650
			6,707
			124,290
Net Balance for year			330,184
Overall Balance			330,184
DEVELOPMENT FUND 2016-17			
Community Hall Rent -A		50000	
Community Hall Rent -B		159000	209,000
Commercial Renting			46,000
Tenant Fee from Flat Owner			200,000
DG Backup Bill			23,283
Total Income			478,283
Less: Curtain for Alaktika Office			
20 nos PVC Armless Chair			1,100
Play Equipment for Children Park			12,300
Covering area Recreational Room			79,062
			135,000
			227,462
Net Balance for year			250,821
Overall Balance			581,005
DEVELOPMENT FUND 2017-18			
Community Hall Rent -A		64000	
Community Hall Rent -B		114000	178,000.00
Commercial Renting			29,000.00
Tenant Fee from Flat Owner			110,000.00
DG Backup Bill			15,128.00
Total Income			332,128
Less: Electrical wiring for Sports & Library Room			
Fan & LED tube light fittings for Recreational Room			10,610.00
Wall Clock for Community Hall A & B			13,280.00
Painting interior of C.Hall-B			1,600.00
Painting interior of C.Hall-A			77,171.00
Painting of all Parapit			111,685.00
Rubber Mat			62,305.00
Air Conditioner for Office			8,800.00
AMC for AC maintenance			36,940.00
Park Remodalation			10,800.00
CCTV Upgradation			27,280.00
			40,510.00
			400,981.00
Net Balance for year			-68,853
Overall Balance			512,152

DEVELOPMENT FUND 2018-19 (till Nov 2018)			
Income:			
Community Hall Rent -A		11000	
Community Hall Rent -B		37000	48,000.00
Commercial Renting			46,500.00
Tenant Fee from Flat Owner			94,000.00
DG Backup Bill and Electric Bill			21,963.00
New DG Connection			25,000.00
Total Income			235,463
Expenses:			
Less: HIG Kitchen floor repair			
			5,700.00
Recreational Room Infrastructure			147,270.00
AMC for AC maintenance			10,800.00
MIG/HIG Park Beautification			20,315.00
2 no. Signage (planned)			70,000.00
3 Nos. Air Conditioner installed			
(Two for Recreational Room & one for Community Hall -A)			208,950.00
			463,035.00
Net Balance for year			-227,572
Overall Balance			284,580
DEVELOPMENT FUND 2019-20 (Planned - same as collection in 2018-19 upto Nov)			
Income (same as 2018-19):			
Community Hall Rent -A		11000	
Community Hall Rent -B		37000	48,000.00
Commercial Renting			46,500
Tenant Fee from Flat Owner			94,000
DG Backup Bill and Electric Bill			21,963
New DG Connection			25,000.00
Total Income			235,463
Less: Library Furniture			
			20,000
Gym Equipment*			150,000
Intercom			300,000
			470,000
Net Balance for year			-234,537
Overall Balance			50,043
Note:-			
* Should have a well-defined system/process for maintaining / operating the equipment before actually buying			

6. Fixation of Maintenance Charges & Corpus Fund (F/Y: 2019-20)

Maintenance Charge Payment

	A	B	C	D	E/F
Quarterly Payment	1540	4020	5780	6990	10530
Annual One –time Payment (with Discount)	5950	15520	22320	26990	40650
Annual One –time Payment (without discount)	6160	16060	23110	27940	42110

Note:-

1. *Quarterly Payment Option* - to be paid within first 15 days of start of each quarter i.e. **15th April 2019, 15th July 2019, 15th Oct 2019 and 15th January 2020.**
2. *Annual Payment Option (with Discount)* - to be paid within 15 days of the start of the financial year i.e. **15th April 2019.**
3. *Annual Payment Option (without discount)* - allowed up to **30th June 2019**, without any late fee.

Corpus Fund Payment

	A	B	C	D	E/F
Annual Payment	2700	5200	6000	6300	8500

Note: - To be paid within **30th June, 2019**

For payment via Net Banking (NEFT/RTGS)

Pl. indicate name, flat no. and purpose (i.e. Maintenance 201920) [this is mandatory]

Name of Account **ALAKTIKA HOUSING COMPLEX, NEW TOWN**

Name of Bank: **Indian Overseas Bank, Rajarhat Branch**

Account No **22310100000174** for Maintenance Fund - Savings Account

223102000000096 for Corpus Fund (**LIG**) - Current Account

223102000000097 for Corpus Fund (**MIG**) - Current Account

223102000000098 for Corpus Fund (**HIG**) - Current Account

SWIFT CODE **IOBAINBB015**, **IFSC: IOBA0002231**

Email confirmation will be sent by the society after getting update from the bank. Receipts need to be physically collected later from the society office.

For sending payment via post

Pl. send Crossed Account Payee Demand Drafts/At Par Multicity Cheques / Local Cheques (Kolkata clearing) in favour of **ALAKTIKA HOUSING COMPLEX, NEW TOWN**, payable at Kolkata. Please write your name (Flat Owner's) and flat number on the reverse of the bank draft.

Address for posting -

Secretary, Alaktika Housing Complex

New Town, Rajarhat

Action Area IID, PO. Hatiara

Kolkata - 700161

Receipt will be issued from the association office only after realization.

7. Audit Report and Audited Balance Sheet (F/Y: 2017-18)



Ghosh & Mallick
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF

ALAKTIKA HOUSING COMPLEX, NEW TOWN

Report on the Financial Statements

We have audited the accompanying financial statements of **ALAKTIKA HOUSING COMPLEX, NEW TOWN** which comprise of the Balance Sheet as at 31 March, 2018, and the Income & Expenditure Account and other explanatory information.

Management's Responsibility for the Financial Statements

The management of the Entity is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Entity in accordance with the accounting principles generally accepted in India. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Entity and for preventing and detecting the frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of applicable Acts, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor

H.O. : 79/7B, A. J. C. Bose Road, Kolkata - 700 014
Phone : 2265 8485, 2237 6606, E-mail : gmkmppg@gmail.com



Ghosh & Mallick, Chartered Accountants
Alaktika Housing Complex, New Town, 2017-18

considers internal financial control relevant to the Entity's preparation of the financial statements that give true and fair view, in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Entity has in place an adequate internal financial controls system over financial reporting and operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Entity's Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required to give a true and fair view in conformity with the accounting principles generally accepted in India:

- i) in the case of the Balance Sheet, of the state of affairs of the Entity as at 31 March 2018;
- ii) in the case of the Income & Expenditure Account, of the Deficit for the year ended on that date;

Place: Kolkata
Date: 13th July 2018



For & on behalf of
GHOSH & MALLICK
Chartered Accountants
FR No. 323841E


Kaushick Mallick,
Partner
M No. 058241

ALAKTIKA HOUSING COMPLEX, NEW TOWN
 Street No. 674, Action Area-ID, PO, New Town AA II, Kolkata-7000161

Balance Sheet as at 31st March, 2018

	FY.17-18	FY.16-17	FY.17-18	FY.16-17
Liabilities				
CAPITAL ACCOUNT				
Corpus Fund (Sch - D)	8,196,133.00	8,425,893.00	1,364,958.00	1,432,387.00
General Fund (Sch - J)	4,084,974.70	4,732,563.05	7,075,098.00 2,396,464.00 421,571.00 158,211.00	5,628,237.00 2,008,722.00 952,725.00 892,734.00
			10,051,344.00	9,482,418.00
			224,607.00	276,854.00
			9,288.00 36,230.00 78,380.00 118,230.00 129,680.00 176,850.00 289,100.00	16,800.00 23,652.00 69,430.00 103,160.00 159,630.00 213,250.00 356,260.00
			300.00	900.00
			3,480.00	10,967.00
			12,462,447.00	12,145,708.00



ALAKTIKA HOUSING COMPLEX, NEW TOWN
 A. N. Guha *(Signature)* Secretary
 S. Mallik *(Signature)* Treasurer

Contd.....2

Particulars	FY.17-18	FY.16-17	Particulars	FY.17-18	FY.16-17
Balance b/f	12,281,107.70	13,158,456.05	Balance b/f	12,482,447.00	12,145,706.00
DEPOSITS AND ADVANCES			LOANS AND ADVANCES		
Security Deposits (Ref. Sch-G)	475,998.00	397,533.00	Prepaid to Garuda Power Pvt Ltd	50,578.00	49,295.00
Excess Received From Flat Owners	45,056.00	37,009.00	Prepaid Electricity Charges	2,296.00	89,500.00
Corpus Fund Received in advance (18-19)	265,800.00	140,960.00	Receivable Electricity Charges		2,394.00
Maintenance Charges received in advance (18-19)	1,095,740.00	592,350.00			141,186.00
Maintenance Charges Refundable	3,447.00	3,447.00			
	1,886,041.00	1,171,319.00			
CURRENT LIABILITIES AND PROVISIONS			Cash And Bank Balances		
Current Liabilities			State Bank of India A/c- 647	15,615.75	
Sundry Creditors	115,284.50	87,297.50	Indian Overseas Bank A/c-174	1,379,609.18	1,119,245.18
Audit Fees Payable	17,700.00	17,700.00	Indian Overseas Bank A/c-612	172,908.43	11,640.07
TDS Payable 2017-18	13,133.00		Indian Overseas Bank A/c-096	38,624.54	70,925.54
Outstanding Fire Fighting Exp	3,540.00	3,540.00	Indian Overseas Bank A/c-097	124,556.46	72,178.46
TDS eFiling Fees payable	1,045.00	1,000.00	Indian Overseas Bank A/c-098	103,049.14	893,321.60
Telephone Expenses	1,246.00	1,237.00			
Water Supply Charges Payable	9,000.00	9,000.00	Cash in Hand (as certified)	1,834,343.50	2,166,310.86
	160,948.50	119,774.50		824.70	418.70
Provisions					
Provision For Income Tax for A.Y. 2017-18					
Provision For Income Tax for A.Y. 2018-19	42,392.00				
	42,392.00				
	14,370,489.20	14,453,627.55		14,370,489.20	14,453,627.55

[Signature]
 President

President

[Signature]
 Secretary

Secretary

PER OUR REPORT ON EVEN DATE

[Signature]

Treasurer

GHOSH & MALLICK
 CHARTERED ACCOUNTANTS
 PARTNER, KAUSHICK MALLICK
 FIRM No. 323841E
 MRN: 058214

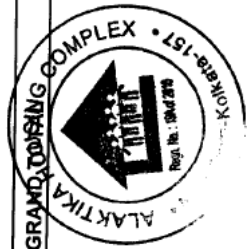


ALAKTIKA HOUSING COMPLEX, NEW TOWN
Street No. 674, Action Area-III, PO. New Town AA II, Kolkata-7000161

(A) Schedule of Fixed Assets as on 31.03.2018

Schedule -A

Sl	Assets	Rate	W.D.V on 01.04.2017	Additions/Deletion			Depreciation for the year			W.D.V on 31.03.2018
				More than 180 Days	Less than 180 Days	Total Addition	More than 180 Days	Less than 180 Days	Total Depreciation During the yr	
1	Computer & Printer	40%	313.00	-	1,557.00	1,557.00	125.00	311.00	436.00	1,434.00
2	Air Conditioner	15%	267,926.00	36,940.00	-	36,940.00	45,730.00	-	45,730.00	259,136.00
3	Pump	15%	93,535.00	-	-	-	14,030.00	-	14,030.00	79,505.00
4	CCTV Surveillance Camera	15%	119,116.00	30,530.00	8,246.00	38,776.00	22,447.00	618.00	23,065.00	134,827.00
5	Television	15%	29,902.00	-	-	-	4,485.00	-	4,485.00	25,417.00
6	Wheel Waste Bin	15%	38,846.00	-	-	-	5,827.00	-	5,827.00	33,019.00
7	Kids Play Equipment	15%	67,203.00	-	-	-	10,080.00	-	10,080.00	57,123.00
8	Furniture & Fixture	10%	38,182.00	34,455.00	-	34,455.00	7,264.00	-	7,264.00	65,373.00
9	Ceiling Fan & Tube light	10%	32,053.00	12,700.00	-	12,700.00	4,475.00	-	4,475.00	40,278.00
10	Porta Cabin	10%	65,533.00	-	-	-	6,553.00	-	6,553.00	58,980.00
11	Doctor's Chamber	10%	22,854.00	-	-	-	2,285.00	-	2,285.00	20,569.00
12	Facility Office	10%	21,261.00	-	-	-	2,126.00	-	2,126.00	19,135.00
13	Fire Hose Box	10%	73,012.00	-	-	-	7,301.00	-	7,301.00	65,711.00
14	Lamp Shade, Bottom	10%	63,609.00	-	-	-	6,361.00	-	6,361.00	57,248.00
15	Glow Sign Board	10%	43,861.00	-	-	-	4,386.00	-	4,386.00	39,475.00
16	Kitchen	10%	231,395.00	-	-	-	23,140.00	-	23,140.00	208,255.00
17	Office Filing Cabinet	10%	16,698.00	-	-	-	1,670.00	-	1,670.00	15,028.00
18	Construction Partition Wall	10%	128,250.00	-	-	-	12,825.00	-	12,825.00	115,425.00
19	Floor Washing Machine	15%	-	7,000.00	-	7,000.00	1,050.00	-	1,050.00	5,950.00
20	Fire Coupling Hose	20%	78,838.00	-	-	-	15,768.00	-	15,768.00	63,070.00
GRAND TOTAL			1,432,387.00	121,625.00	9,803.00	131,428.00	197,928.00	929.00	198,857.00	1,364,956.00



[Signature]
Treasurer

[Signature]
Secretary

[Signature]
President

ALAKTIKA HOUSING COMPLEX, NEW TOWN
Street No. 674, Action Area-IID, PO. New town AA II, Kolkata-700161

(B) Corpus Fund Receivable

	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	Total
Type A	8,400.00	3,600.00	1,400.00	700.00	700.00	700.00	7,364.00	4,705.00	27,569.00
Type B	12,600.00	8,100.00	1,700.00	1,700.00	1,700.00	5,100.00	12,870.00	11,000.00	54,770.00
Type C	4,800.00	3,800.00	3,400.00	-	-	-	-	-	12,000.00
Type D	15,300.00	7,600.00	7,000.00	3,500.00	3,500.00	3,500.00	8,968.00	-	49,368.00
Type E & F	36,500.00	15,600.00	9,600.00	9,600.00	4,800.00	4,800.00	-	-	80,900.00
	77,600.00	38,700.00	23,100.00	15,500.00	10,700.00	14,100.00	29,202.00	15,705.00	224,607.00

(C) Maintenance Charges Receivable

	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	Total
Type A	4,960.00	5,130.00	5,200.00	4,480.00	4,160.00	4,000.00	-	-	27,930.00
Type B	38,400.00	26,240.00	14,000.00	12,920.00	17,420.00	500.00	9,288.00	-	118,768.00
Type C	-	760.00	-	-	-	-	-	-	760.00
Type D	53,700.00	26,680.00	27,440.00	26,230.00	23,480.00	930.00	-	-	158,460.00
Type E & F	192,040.00	118,040.00	83,040.00	74,600.00	33,320.00	30,800.00	-	-	531,840.00
	289,100.00	176,850.00	129,680.00	118,230.00	78,380.00	36,230.00	9,288.00	-	837,758.00

(D) Corpus Fund (HIG)

Balance as on 01-04-2017		6,759,716.00
Add: Received During the year		
(i)	Corpus for the year of 2017-18	1,064,700.00
(ii)	Late Fee for Corpus for the year of 2017-18	58,277.00
(iii)	DG New Connection for the year of 2017-18	42,500.00
(iv)	Interest on Corpus (Net of Tax@30.9%)	264,945.00
		<u>1,430,422.00</u>
		8,190,138.00
Less:	Utilisation for Painting & Repair of Building	1,481,119.00
		<u>6,709,019.00</u>

Corpus Fund (MIG)

Balance as on 01-04-2017		1,365,342.00
Add: Received During the year		
(i)	Corpus for the year of 2017-18	604,800.00
(ii)	Late Fee for Corpus for the year of 2016-17	8,627.00
(iii)	Interest on Corpus (Net of Tax@30.9%)	49,930.00
		<u>663,357.00</u>
		2,028,699.00
Less:	Utilisation for Painting & Repair of Building	764,369.00
		<u>1,264,330.00</u>



President

A.K. Gupta
Secretary

Treasurer



Corpus Fund (LIG)

Balance as on 01-04-2017		300,835.00	
Add: Received During the year			
(i)	Corpus for the year of 2017-18	100,800.00	
(ii)	Late Fee for Corpus for the year of 2016-17	46,969.00	
(iii)	Interest on Corpus (Net of Tax@30.9%)	8,798.00	156,567.00
			457,402.00
Less:	Utilisation for Painting & Repair of Building		234,618.00
			222,784.00
	Corpus Fund (HIG) as on 31-03-2018	6,709,019.00	
	Corpus Fund (MIG) as on 31-03-2018	1,264,330.00	
	Corpus Fund (LIG) as on 31-03-2018	222,784.00	8,196,133.00

(E) Diesel Generator New Connection

	As on 31-03-2018 (Rs.)	As on 31-03-2017 (Rs.)
Balance at the Beginning	-	-
Addition during the year	-	-
Less: Transfer to Corpus	-	-
Balance at the End	-	-

(F) Diesel Generator Upgradation

	As on 31-03-2018 (Rs.)	As on 31-03-2017 (Rs.)
Balance at the Beginning	-	-
Less: Transfer to Corpus	-	-
Balance at the End	-	-

(G) Security Deposits

	As on 31-03-2018 (Rs.)	As on 31-03-2017 (Rs.)
SECURITY DEPOSIT- BAPI BISWAS	-	43,728.00
SECURITY DEPOSIT- DECOR & DECOR	68,688.00	48,250.00
SECURITY DEPOSIT- MINTU SENGUPTA	217,588.00	115,833.00
Security Deposits-B.B Consortram	44,549.00	44,549.00
Security Deposits-ILFS	10,000.00	10,000.00
Security Deposits-Keemee Security & Fire Services	80,000.00	80,000.00
Security Deposits-Starlite Infotech Ltd	5,173.00	5,173.00
Security Deposits-Star Security & Detective agency	50,000.00	50,000.00
	475,998.00	397,533.00

(I) Election Fund Receivable

	As on 31-03-2018 (Rs.)	As on 31-03-2017 (Rs.)
Type A	300.00	300.00
Type B	-	-
Type C	-	-
Type D	-	-
Type E	-	600.00
	300.00	900.00


President

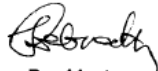

Secretary


Treasurer



	As on 31-03-2018 (Rs.)	As on 31-03-2017 (Rs.)
(J) General Fund		
Balance at the Beginning	4,732,563.05	4,055,652.92
Add: Surplus from Income & Expenditure A/c During the year	-	1,295,717.13
	<u>4,732,563.05</u>	<u>5,351,370.05</u>
Less: Deficit from Income and Expenditure A/c During the year	323,915.35	-
	<u>4,408,647.70</u>	<u>5,351,370.05</u>
Less: Transfer to Corpus Fund Interest on Corpus Fund Investment (Net of Income tax)	323,673.00	618,807.00
Balance at the End	<u>4,084,974.70</u>	<u>4,732,563.05</u>

	FY 2017-18	FY 2016-17
(K) Provision		
Current Income Tax	274,328.00	413,751.00
Less:		
Advance Income Tax Paid	155,000.00	290,000.00
TDS	<u>76,932.00</u>	<u>119,673.00</u>
Provision for Taxation	<u>42,396.00</u>	<u>4,078.00</u>


President


Secretary


Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Street No. 674, Action Area-IID, PO. New Town AA II, Kolkata-7000161

Schedule	As on 31-03-2018 (Rs.)	As on 31-03-2017 (Rs.)
L CIVIL MAINTENANCE		
CIVIL MAINTENANCE	558,461.00	350,273.00
CIVIL WORK, BUILDING	-	-
CIVIL WORK, COMMUNITY HALL	188,856.00	-
CIVIL WORK, PARAPIT	62,305.00	-
CIVIL WORK, PARK	27,280.00	-
SEWERAGE & PUMP CLEANING	8,400.00	16,000.00
WATER TANK CLEANING EXPENSES	24,880.00	52,110.00
	<u>870,182.00</u>	<u>418,383.00</u>
M ELECTRICAL MAINT. & CONSUMABLES		
AMC-ELECTRICAL MAINTENANCE	337,700.00	327,500.00
AMC-AC MAINTAINENCE	10,800.00	-
ELECTRICAL CONSUMABLE GOODS	73,183.00	109,521.00
ELECTRICAL MAINTENANCE CHARGES	76,188.00	22,841.00
PUMP MAINTENANCE	-	-
REPAIRING & SPARE OF CCTV	29,510.00	21,680.00
REPAIRING OF AIR CONDITIONER	-	-
REPAIRING & SPARE OF SUBMERSIBLE PUMP	-	900.00
REPAIRING & SPARE OF JOKEY PUMP	3,990.00	32,266.00
RUBBER MAT	8,800.00	-
	<u>540,171.00</u>	<u>514,708.00</u>
N FACILITY MANAGEMENT		
AMC-GARDENING	300,000.00	298,000.00
AMC-HOUSING KEEPING	1,300,455.00	1,237,018.00
AMC-PEST CONTROL	90,000.00	90,000.00
AMC-SECURITY SERVICES	1,930,190.00	1,716,724.00
GARDEN MAINTENANCE	93,564.00	54,455.00
HOUSE CLEANING MATERIALS	75,580.00	55,900.00
HOUSE KEEPING CONSUMABLE	-	15,647.00
PUMP REPAIRING	1,303.00	-
WATER SUPPLY CHARGE	36,000.00	36,000.00
MISC. AND OTHER EXPENSES	13,636.00	-
	<u>3,840,728.00</u>	<u>3,503,744.00</u>
O FIRE FIGHTING SYSTEM		
AMC-FIRE SERVICE	247,794.00	240,000.00
FIRE EXTINGUISHER REFILLING	10,030.00	1,210.00
FIRE FIGHTING	70,008.00	27,002.00
	<u>327,832.00</u>	<u>268,212.00</u>
P GENERATOR EXPENSES		
AMC-GENERATOR MAINTENANCE	85,423.00	80,456.00
GENERATOR OPERATING CHARGES	2,000.00	1,000.00
PURCHASE & REPAIRING DG BACKUP	245,629.00	83,606.00
	<u>333,052.00</u>	<u>165,062.00</u>
Q LIFT MAINTENANCE		
AMC-LIFT MAINTENANCE	1,172,205.00	1,092,812.00
LIFT LICENCE RENEWAL	6,000.00	6,000.00
LIFT REPAIRS	81,818.00	12,209.00
	<u>1,260,023.00</u>	<u>1,111,021.00</u>



[Signature]
President


A.K. Gupta
Secretary

[Signature]
Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Street No. 674, Action Area-IID, PO. New Town AA II, Kolkata-7000161

Schedule	As on 31-03-2018 (Rs.)		As on 31-03-2017 (Rs.)	
R EXPENSES FROM CORPUS				
PAINTING - HIG	1,459,468.00		2,039,979.00	
MIG	753,195.00		1,047,610.00	
LIG	231,188.00	2,443,851.00	194,036.00	3,281,625.00
		<hr/>		
PLUMBING - HIG	21,651.00		766,494.00	
MIG	11,174.00		483,307.00	
LIG	3,430.00	36,255.00	126,490.00	1,376,291.00
		<hr/>		
		<u>2,480,106.00</u>		<u>4,657,916.00</u>


President


Secretary


Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN

Street No. 674, Action Area II-D, P.O. New Town AA II, Kolkata-7000161

(H) Investments

Type	Bank	Fixed Deposit Numbers	Date Of Investment	As on 31-03-2018		TDS
				Investment	Interest Accrued During The year	
Corpus Fund	Indian Overseas Bank	111400123	31.03.2017	6,699,675.00	426960	42696
	Indian Overseas Bank	111500138	02.04.2015	375,423.00	41452	4145
				7,075,098.00	468,412.00	46,841.00
Maintenance Fund	Indian Overseas Bank	400000955	19.05.2017	500,000.00	29844	2984
	Indian Overseas Bank	400000956	19.05.2017	500,000.00	29844	2984
	Indian Overseas Bank	400000957	19.05.2017	558,671.00	33346	3335
	Indian Overseas Bank	400000278	12.03.2018	663,830.00	43590	4359
	Indian Overseas Bank	111500296	02.07.2017	66,909.00	4758	476
	Indian Overseas Bank	111500297	02.07.2017	107,054.00	7699	770
Total				9,471,562.00	617,493.00	61,749.00

Corpus Fund Investments :-

	As on 31-03-2018		As on 31-03-2017	
	Principle Amount	Accrued Interest	Principle Amount	Accrued Interest
HIG	₹ 7,075,098.00	₹ 421,571.00	₹ 4,057,430.00	₹ 686,825.00
MIG	₹ -	₹ -	₹ 1,365,763.00	₹ 231,191.00
LIG	₹ -	₹ -	₹ 205,044.00	₹ 34,709.00
	₹ 7,075,098.00	₹ 421,571.00	₹ 5,628,237.00	₹ 952,725.00

[Signature]
President

A.K. Gupta
Secretary

[Signature]
Treasurer



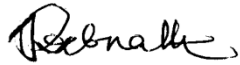
8. Minutes of the 8th A.G.M

Minutes of 8th AGM of Alaktika Housing Complex held on 18/02/2018 at 10.00 AM at Community Hall 'A' following the adjournment of the meeting convened on February 11 2018, due to lack of quorum vide clause 10 of W.B. Apartment Ownership By-Laws, 1974. Total 42 members attended the meeting.

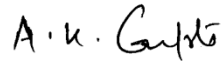
The meeting proceeded with agenda and discussed the following points.

1. Concern regarding attendance of manager's in BOM Meeting – Concern was raised on this issue by the members. In response Secretary has mentioned that prior to every meeting all BOM are notified and requested officially to attend the meeting. However there is no instance of meeting getting deferred due to lack of quorum during the current financial year.
2. House accepted the proposal for repairing the floor of ground floor hall under Community hall A.
3. It was discussed and agreed that the Central Park should not be used for playing/sporting activities on regular basis. Utilization of electricity for any activity/celebration to be done judiciously.
4. M/S Combat, erstwhile fire vendor, was issued the WO in the year 2016-17 to set right/repair the fire alarm system of towers 1B & 2B. The said vendor not only failed to restore the fire alarm system but also damaged the existing working portion of the system, despite receiving the full payment well in advance of his official date of completion certificate.
In view of above the current board decided to withhold the monthly maintenance payment for three months. In retaliation M/S Combat issued legal notice which the board countered legally. The house decided to urge upon Dr. S C Das (Ex Secretary) to negotiate with M/S Combat and resolve the issue keeping into consideration interest of the society. President and Secretary have been requested to communicate with Dr Das regarding the issue.
5. Maintenance of separate account for development fund was approved by house.
6. Road repairing work proposal approved by the house. It was agreed that the repairing work of road repair work should start only after completing the fire line repair to avoid the double cost/effort. The budget of Rs 10 Lakh has been approved by house. SGM will be called if the budget needs to be increased.
7. House authorized Mr. Manish Chakraborty Flat 1B 408 to explore the contract executed with M/S Tata Indicom regarding intercom facility and come out with available options. .
8. Audit report for the year 2016-17 approved by the house.
9. Budget for the year 2018-19 approved by the house.

10. House approved Rs 300/- towards refreshment cost for the monthly BOM meetings.
11. Speed breaker to be placed in different locations in the campus.
12. Playing on road was not considered safe by the house.



Krishna Das Debnath
President



Ashok Kumar Gupta
Secretary

9. Important Updates and Forms

Association Website

www.alaktika.in is our official website and our official email id is alaktikahc@gmail.com. All the members are requested to log on to our official web site to see important announcement & Notices. Any communications may please be made through our official email id given above.

All important communication from society will be posted in the new website notice board, and all members who have accepted the Alaktika Google Group invitation will get email alerts. Residents can communicate using the new website in three ways -

- Communicate directly with Board (complaints or suggestions) by lodging a complaint in the new website under appropriate head or sending a direct email to alaktikahc@gmail.com addressing the president or the secretary – **this is the only official online communication channel that the board will respond to.**
- Residents can start a new discussion thread under the Alaktika Google Groups (need Google Sign-in). This is purely for residents to discuss mutual topics of interest and common problems - (website - <https://groups.google.com/d/forum/alaktika> or email at alaktika@googlegroups.com)
- A WhatsApp group among the residents have also been created – interested people may send their WhatsApp number to alaktikahc@gmail.com

DIFFERENT USEFUL FORMS
TENANCY REQUEST FORM FROM FLAT OWNER

The Secretary,
Alaktika Housing Complex, New Town,
P.O. Hatiara,
Kolkata – 700157.

Subject: **APPLICATION FOR PERMISSION FOR TENANT / PAYING GUEST**

I, the undersigned, Ms./ Mr. _____ being the owner of flat no. _____, and car park no. _____, in Alaktika Housing Complex, New Town, Kolkata – 700157, hereby request you to permit Mr. / Ms. _____ of _____ mobile no. _____ to occupy my aforesaid flat for the period from _____ to _____ as a tenant. I am allowing / not allowing my appointed tenant to occupy my aforesaid car parking space.

I have cleared all the dues of the Association till date.

I am enclosing herewith two copies of the following documents for your perusal.

1. Request from Flat Owner to The Secretary, for letting out the flat.
2. Undertaking from the tenant in the prescribed format pledging to abide by the rules & regulations of the apartment owners' association
3. Bio-data of the tenant as per the proforma enclosed.
4. Two recent passport sized photographs of the tenant.
5. Photocopy of the agreement (notarized)/lease, between the apartment owner and the tenant.
6. Photocopy of any one of the following, having the photograph: Voter ID/ Passport/Aadhar Card/ Office ID
7. Whether the tenant will park his four wheeler/ two wheeler in the allotted parking space. If yes, registration no. of the vehicle _____.
8. Employer certificate.

Thanking you,

Yours truly,

Date:

Signature of the flat owner
Present address of the flat owner:

Place:

Mobile / Telephone no.:
E-mail:

**UNDERTAKING BY TENANT PROPOSING TO RESIDE AT ALAKTIKA HOUSING COMPLEX,
NEW TOWN, KOLKATA – 700157**

Reference: FLAT NO. _____, CAR PARKING SPACE NO.: _____

Flat Owner(s) Name _____

Flat Owners' application dated _____ Sl. No. _____

I, Mr. / Ms. _____ s/o d/o w/o

_____ and permanent resident of _____

_____ hereby

undertake to state that I have read and understood all the rules & regulations that have been framed by the apartment owners' association and are applicable for the residents of Alaktika Housing Complex, New Town. As I will be staying in the above-mentioned flat of the said housing complex, I agree to abide by the same rules & regulations.

Signature of the tenancy applicant

Dated:

Place:

Full name (in block letters)

Mobile No.:

E-mail Id.:

Witness:

Facility Manager / Office Assistant
Alaktika Housing Complex, New Town

Full Name:



**BIDHANNAGAR POLICE COMMISSIONERATE
FORMAT FOR INFORMATION OF FLAT-OWNER / TENANT / PAYING GUEST**

1. Name of the Flat-owner _____ Age: _____
2. Residential Address _____
_____ Contact No. _____
3. Occupation _____

PARTICULARS OF TENANT

1. Name (in block letters) _____ Age: _____
2. Father's / Husband's Name _____
3. Names of family members with relationship _____

_____ Number _____
4. Address of working place _____

5. Contact No. _____ Occupation _____
6. Permanent address _____
7. Name & address of any known person in Kolkata / Salt lake _____

8. a. Identity Proof: _____
b. Residence Proof: _____

Signature of the tenant / paying guest: _____

Sl. No.	Name & Father's / Husband's Name	Age	Occupation	Permanent Address	Address of Working Place / Educational Institution	Type of ID Proof	Name & Address of any known person	Signature
1								
2								
3								
4								



**BIDHANNAGAR POLICE COMMISSIONERATE
FORMAT FOR INFORMATION OF DOMESTIC SERVANT**

Photograph
Of
Servant

1. Name of the Flat-owner _____ Age: _____
2. Residential Address _____
_____ Contact No. _____
3. Occupation _____

PARTICULARS OF SERVANT

1. Name (in block letters) _____ Age: _____
2. Father's / Husband's Name _____
3. Permanent Address _____

4. Present Address _____

5. Contact No. _____
6. Name & address of any known person _____

7. a. Identity Proof: _____
b. Residence Proof: _____

Signature / L.T.I. of the servant:

ALAKTIKA HOUSING COMPLEX, NEW TOWN
REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

FLAT OWNERS' DATA SHEET

FLAT NO.:

PARKING LOT NO.:

1ST OWNER:

NAME:	RECENT PHOTOGRAPH	FULL SIGNATURE
FATHER'S / HUSBAND'S NAME		SHORT SIGNATURE

2ND OWNER:

NAME: X	RECENT PHOTOGRAPH	FULL SIGNATURE
FATHER'S / HUSBAND'S NAME:		SHORT SIGNATURE

PERMANENT MAILING ADDRESS:

ALAKTIKA FLAT

DESIRED ADDRESS FOR CONTACT

--

MOBILE NO(S).	LAND-LINE NO(S).	E-MAIL I.D.

CONTACT DETAILS OF NEAREST RELATIVE:

NAME:	
ADDRESS:	
PHONE / MOBILE NO.:	
E-MAIL I.D.	

DETAILS OF FLAT

.D G. BACK UP: _____ watt.

INTERCOM NO.:

:

ALAKTIKA HOUSING COMPLEX, NEW TOWN
KOLKATA – 7000157
REG. NO. - 19A, of 2010, dated 7TH July 2010

BOOKING OF COMMUNITY HALL

For Office Use

Paid Total Amount: Rs. _____ (Rs. _____)

Cheque No. _____ Drawn on _____ dt. _____

Receipt No. _____

Common area maintenance charges / corpus fund cleared up to _____

Subsequent C.A.M. charges / C/F will have to be paid by _____.

Signature of the office staff:

Sir / Madam,

We hereby provisionally confirm the booking of M.I.G. / H.I.G. Community with / without diesel generator backup (within the permitted limit) on

the Terms and Conditions stated below, in your name:

Mr./Ms..... of flat no.

1. Time: from 8 a.m. to 8 a.m., next day
2. Hall Booking Charges:
 - (a) Rs. per day as charges for maintenance
 - (b) Rs. per day as cost of power
 - (c) Rs. per day as cost of generator back up

Total: Rs.

3. No furniture or electrical fittings will be provided, other than the existing ones.
4. Cooking/lighting of fire is not allowed inside the Community Hall.
5. **Construction of bamboo pandal/temporary structures is not allowed on the terrace of the Community Hall A & B**
6. No sound system that is likely to disturb the residents, are to be operated at any time. No audio system should be used after 9 P.M.
7. Do not fix adhesive tape, gum, glue, etc. on the walls, fans etc. for decoration purpose. Any damage to wall, floor, fittings, sanitary items of the Community Hall should be avoided. The plants and trees inside the housing complex are not to be damaged in any way during decoration. In the event of any damage caused, the users will have to pay the charges for such damage, as may be decided by the Board of Managers of Alaktika Housing Complex, New Town.
8. There is no provision for parking of guests' cars inside the complex.
9. Care should be taken to avoid any disturbance to other residents.
10. The community halls are not meant for boarding/lodging purpose.

11. Community Hall should be cleaned by the user before vacating the same.
12. The pandal structure is to be removed by your appointed decorator at the earliest.
13. The flat owner to whom the hall has been allotted will have to clear all his/her dues to the Association at least 7 (seven) days before the date of allotment. In case of outstanding dues, the hall booking will be cancelled and the booking amount will be refunded by cheque, automatically.
14. A.C. charges is provided for only 6 hours. Additional charges will be paid extra pro rata basis, if A.C is run more than 6 hours.
- 15. Generator will be provided by the Association with hire charge extra, if required. No outside generator hire will be allowed.**

Please collect your Hall Permission slip from the office on _____. The Hall Permission slip is to be submitted to the Facility Supervisor/Security-In-Charge who will hand over the key of the community hall on receipt of the same. You are also requested to hand back the key of the community hall to the Facility Supervisor/Security-In-Charge, after use of the hall is over.

Thanking you,

Authorized signatory,
Alaktika Housing Complex,
New Town

I/We declare and confirm that I/we have read all the rules and regulations related to the booking of Community Hall inside the Alaktika Housing Complex, New Town, shall abide by all the terms and conditions as mentioned above.

.....
Signature and date

Name: _____ Flat No.: _____

I have received the Hall Permission Slip on _____.

.....
Signature and date

Name: _____ Flat No.: _____

Form to be filled up in duplicate, one copy is to be retained by the Association.

10. Resident Guidelines

Security

- 1) Security should be polite in dealing with Residents and Visitors.
- 2) Visitors should be politely addressed by security and requested to produce their valid identity proof. On failure of production of valid identity proof, visitors will be allowed in the complex only after the owner/tenant personally comes and collects them from the Security Point, if verification is not possible by intercom.
- 3) All visitors will be required to make entry in the Visitor Entry Book by writing their name in a legible manner & with the mobile no. The entered name should tally with the identity proof.
- 4) Visitors' vehicles will not be permitted to be parked inside the Campus. They will only be allowed to enter the campus only for alighting of visitors, after which vehicles will have to be taken out of the campus.
- 5) In case any visitor vehicle is required to be kept overnight, written application for the same is to be submitted to the security-in-charge, who in turn will get it approved from the competent authority of the Association. Placement of the visitor's vehicle is completely on the discretion of the security-in-charge, subject to availability of the parking space.
- 6) All vehicles owned by residents are requested to be in possession of Alaktika Car Stickers.
- 7) Vehicles without stickers will be considered as visitor's cars and get the same treatment as met out to visitor's cars.
- 8) If the resident parks his car in somebody else's parking space then he will be required to submit a written NOC from the owner in whose parking the car is to be parked. Failure of submission of such written NOC to the Association will render the car to be given visitor car status, in-spite of the fact that it may be in possession of Alaktika car sticker.
- 9) As every HIG flat have a designated parking space, parking of two-wheelers/bicycles should be restricted to the respective parking slots. Encroachment of common areas will not be permitted. Parking in front of gates, letter-boxes, meter-rooms, fire-fighting apparatus is not permitted.
- 10) Flat owners of MIG buildings having parking space will park their two-wheelers/bicycles in their designated parking spaces. Those flat owners not owning parking spaces will park their two-wheelers/bicycles in areas that will not encroach upon other flat-owners' parking space. They should also not park in front of gates/meter-rooms/fire-fighting apparatus/letter-boxes/notice boards/lobbies.
- 11) All repair work using external workmen should take proper permission from Association Office before allowing them inside the complex. Any work that generates noise and disturbs others – should not be done between 1:30 pm to 4pm. No work should be done after 6 pm and before 8 am. Night stay of workmen not allowed.
- 12) Gate no. 5 may be used by the residents only for entry/exit between 9A.M. and 7 P.M. Visitors, employees, servants, etc. will not be permitted to use this gate. Vehicular movement through this gate is also not permitted. For entry/exit through this gate identity card is mandatory, otherwise the resident will have to sign the entry/exit register.
- 13) All parking space owners are requested not to issue NOC regarding parking space to any person who is not a tenant/flat owner of Alaktika.
- 14) All residents are requested to verify the identity and antecedents of the domestic servants, before employment. It will be advisable to employ somebody whose work identity card has been issued after proper verification, by our security staff.
- 15) If any security related issue arises due to any domestic servant the matter should be reported to the security-in-charge immediately, for black-listing of that person, and for further action.
- 16) Residents are to issue gate pass in the proper format (which will be circulated) whenever their staff/domestic servants have to carry any goods or materials outside the complex. The security staff will allow that person to take out the said item only after verifying the gate pass.
- 17) Any kind of damage or loss within the complex is liable for compensation by the offender.

- 18) Letters of residents delivered by courier/speed-post/ registered post will be delivered at the respective flats when the resident is available. In the absence of the resident, the security personnel will receive such letters only when previous authorization (in printed format) has been given to the security personnel beforehand. No such letter will be accepted by the security personnel without the said authorization. If previous authorization has been given, the security personnel will receive such letters and inform the addressee at the earliest regarding the same.
- 19) Real estate brokers would be allowed only after proper authorization by the flat owner between 6 P.M. and 7 P.M. on weekdays and 10 A.M. and 5 P.M. on weekends (i.e. on Saturday & Sunday).

Housekeeping and Environment

CLEANLINESS IS NEXT TO GODLINESS

- 1) All residents are requested not to throw litter indiscriminately in the complex. Litter bins are placed at different areas for this. The same is applicable for cigarette butts/gutkha pouches, plastic bags, food packets, etc. No material/water/liquids should be thrown inside the lifts as they damage the sensors. Please instruct your visitors/employees/servants regarding the same.
- 2) The daily household garbage should be placed for collection beside the apartment door in closed garbage bags/bins with lid only during the stipulated hours. The scheduled time of garbage collection is from 8.30 AM to 10 AM. Garbage cannot be kept outside in the lobby once collection has been done in that floor.
- 3) Common areas should not be encroached upon by keeping any personal belongings.
- 4) Clothes should not be dried in the lobbies/gardens/public places.
- 5) Residents are requested to keep their domestic pets in their own premises.
- 6) All residents are requested not to sketch graffiti/pencil sketches, etc. on the common area walls/inside the lifts/parked vehicles. The children should also be instructed not to do so.
- 7) Car washing should not be done in the garages as the floors are getting damaged.
- 8) Spitting on the walls, inside the lifts and campus roads is prohibited. Spitting and disposing of waste materials, cigarette butts from the balconies and windows are also prohibited. Please instruct your visitors/employees/servants regarding the same.
- 9) Plucking of flowers, leaves, damage to plants, grass & trees is prohibited.
- 10) The central lawn is a lawn and not a football or cricket field, hence it is not to be used for playing football/cricket or any similar games that is likely to damage the plants or grass carpet. All residents are requested to preserve the beauty of the lawn.
- 11) The residents are requested not to keep their personal effects in the common areas, lobbies or staircase. Keeping personal effects in common areas amount to encroachment.
- 12) The staircase should be vacated of all personal effects, as they are fire escapes, and fire prevention department has already expressed objection regarding this aspect during fire system audit.
- 13) Do not try to flush out solid waste material through the commode, as PHE department has fitted wire mesh at the exit points of the sewer pipes. If these exit points get clogged, the sewerage water would backflow inside the complex.
- 14) **DO NOT** allow kids to cross the fence and enter the space around the fountain pool. The walls of the pool are smooth, and there is no foot-hold or finger-hold that can be used to climb up.
- 15) **DO NOT** feed your pets in the common areas. Please keep your pets confined to your flat. These will not be allowed to roam about in the complex unattended.

These instructions may please be read with the existing norms already in vogue in the housing complex and enumerated in the by-laws of the Association. To strengthen the security of the residents of Alaktika Housing Complex, the Board has decided to introduce an Identity Card for external workers, maid etc. to prevent/restrict the entry of unauthorized persons inside the complex.

It should be every resident's endeavor to keep beloved Alaktika premises neat, clean, and safe for living comfortably, peacefully & harmoniously. Without every resident's c-operation and magnanimity it would not be possible to keep Alaktika Housing Complex clean and beautiful.

11. Important Communications

ALAKTIKA HOUSING COMPLEX, NEW TOWN
STREET NO.674, ACTION AREA II-D, P.O. NEW TOWN AA-II, KOLKATA - 700161
TELEPHONE NO. 033-40620274, 66036200, 25266969
e-mail: alaktikahec@gmail.com
REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

PRESIDENT
Krishna Das Debnath

VICE PRESIDENT
Arabindo Adhikary
Samir Kr. Nath

SECRETARY
Ashok Kr. Gupta

JOINT SECRETARIES
Manoj Kr. Pathak
Bhargoshu Kr. Saha

TREASURER
Somendra Pratap
Singh

JOINT TREASURER
Swapan Kr. Biswas

MEMBERS:
Aninda Dasgupta
Arpan Pal
Ashok Kr. Shaw
Asmita Kr. Basu
Bhargoshu Kr. Saha
Gopal Nandi
Mrinmay Biswas
Pinakhee Dey
Rakesh Kumar
Dr. S. C. Das
Dr. Samrat Basu
Sandeep Kr. Bose
Sonali Kadam
Sucheta Nandi
Susmita Dasgupta
Vijay Kr. Singh

Ref. No.: PHE/01/2018-'19

Dated: 06/04/2018

Mr. Sukumar Das,
Executive Engineer,
Public Health Engineering Department,
Govt. Of West Bengal,
New Town,
Action Area I,
Kolkata -700156.

Subject: Inadequate water Supply

Sir,

We had several discussions over phone related to inadequate water being supplied to our housing complex and you assured us to check and take necessary actions to provide sufficient water supply.

The situation is worsening day by day and residents are facing huge problem. We have personally visited the pumping station of Tank No 11 and observed that water is overflowing and contractor refuse to open the supply valve.

We, therefore, would be extremely grateful if you can personally look in to the matter and help us in solving this problem, by ensuring adequate water supply to our housing complex.

Water being a very basic and utmost necessity requesting you to please deal with this problem on an urgent basis.

Thanking you,

Yours truly,

A. K. Gupta

Ashok Kumar Gupta
Secretary
(Mobile no.9433113108)

Copy to:

1. Chief Engineer (Civi), HIDCO, HIDCO Bhaban, Premises No.35-1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata -700156.
2. Chief Engineer, NKDA, 03, Major Arterial Road, Kolkata -700156.



ALAKTIKA HOUSING COMPLEX, NEW TOWN

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Asim Kr. Basu
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Gopal Nandi
Minmay Biaswas
Pinakee Dey
Rakesh Kumar
Dr. S. C. Das
Dr. Samrat Basu
Sandeep Kr. Bose
Sonal Kadam
Sucheta Nandi
Susmita Dasgupta
Vijay Kr. Singh

Ref. No.: PHE/01/2018-'19

Dated: 06/04/2018

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Public Health Engineering Department,
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ALAKTIKA HOUSING COMPLEX, NEW TOWN

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TELEPHONE NO. 033-40620274, 66036200, 25266969

e-mail: alaktikahc@gmail.com

REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

Ref. No.: PHE/01/2018-'19

Dated: 06/04/2018

PRESIDENT
Krishna Das Debnath

VICE PRESIDENT
Arabindo Adhikary
Sanku Kr. Nath

SECRETARY
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JOINT SECRETARIES
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Dangshu Kr Saha

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Somendra Pratap
Singh

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Arpan Pal
Ashok Kr. Shaw
Asim Kr. Basu
Bhadrakanta Mishra
Gopal Nandi
Minmay Biswas
Pinakee Dey
Rakesh Kumar
Dr. S. C. Das
Dr. Samrat Basu
Sandeep Kr. Bose
Sonali Kadam
Sucheta Nandi
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2. Chief Engineer, NKDA, 03, Major Arterial Road, Kolkata -700156. *ce@nkda.in*

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

RECEIVED

06 APR 2018

CONTENTS NOT VERIFIED

Sig. *JKU*

ce2@nkda.in



O/L

ALAKTIKA HOUSING COMPLEX, NEW TOWN

STREET NO.674, ACTION AREA II-D, P.O. NEW TOWN AA-II, KOLKATA - 700161

TELEPHONE NO. 033-40620274, 66036200, 25266969

e-mail: alaktikahc@gmail.com

REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

PRESIDENT
Krishna Das Debnath

VICE PRESIDENT
Arabindo Adhikary
Samir Kr. Nath

SECRETARY
Ashok Kr. Gupta

JOINT SECRETARIES
Manoj Kr. Pathak
Sitangshu Kr. Saha

TREASURER
Somendra Pratap
Singh

JOINT TREASURER
Swapan Kr. Biswas

MEMBERS:
Aninda Dasgupta
Arpan Pal
Ashok Kr. Shaw
Asim Kr. Basu
Bal Bhadra Misha
Krishna Gopal Nandi
Mrinmay Biaswas
Pinakee Dey
Rakesh Kumar
Dr. S. C. Das
Dr. Samrat Basu
Sandeep Kr. Bose
Sonali Kadam
Sucheta Nandi
Susmita Dasgupta
Vijay Kr. Singh

Ref- ALK/F-03/16-17

Date- 29.10.2018

To,
The Officer-in-charge
New Town Police Station
Dist- 24 Parganas(N)
PIN - 700156
West Bengal

Sir,

We, K.D.Debnath, son Late M K Debnath residing at 1 C/902 of Alaktika Housing Complex, Action Area-IID, New Town, Kolkata-700161 and Ashok Kumar Gupta, son of Shri Ram Chandra Gupta residing at 1B/702, Alaktika Housing Complex, Action Area-IID, New Town, Kolkata-700161, in the capacity of President and Secretary Alaktika Housing Complex, New Town respectively would like to bring to your notice

That since the last 7 years, brass couplings of the fire reels installed in fire hose-box in the different floors of the towers of the campus were being stolen.

That a record of the same had been made with New Town Police Station vide letter dated 04/01/2012

That even after lodging of complaint this campus was facing intermittent theft of Brass couplings.

That during the Durga Puja 2018 there was again an incident of theft of a couple of Brass couplings.

That the security personnel/fire man of the campus was on constant vigil to nab the miscreant.

That at about 11AM on 25.10.2018 one Nadim S.K. , employee of Mason Contractor Allauddin Morol, of Atghara, Kolkata -700136, was caught red handed by the fireman of the campus in the act of opening the glass cover of the fire reel hose box in the 3rd Floor of Tower 2B, of Alaktika Housing Complex, New Town.

That on enquiry it was learnt that Nadim S.K., son of Sk. Mohmad Ali, is the resident of Atghara Fultala, Kolkata -700136.

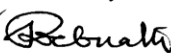
That at the time of the theft the Mason Contractor Allauddin Morol, of Atghara, Kolkata -700136 was also present in the campus.

That on the day of theft during Durga Puja it is observed that Nadim S K was also present in the campus

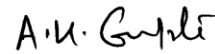
That the approximate loss due to theft of such brass couplings amounted to about Rs. 3.00 lakhs.

In view of above, we would be extremely grateful to you if you may kindly investigate into the matter and book the culprits.

Thanking you
Yours truly,


K D Debnath
President




A.K.Gupta
Secretary

RECEIVED CONTENT
BUT NOT
VERIFIED



16/08/2018

o/c

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Swapan Kr. Biswas
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Dr. Samrat Basu
Sandeep Kr. Bose
Sonali Kadam
Sucheta Nandi
Susmita Dasgupta
Vijay Kr. Singh

Ref: ALAK/TATATEL/18/001

Dated: 12/08/2018

M/s. Tata Teleservices Ltd.
P S Srijan Tech park, 12th Floor,
DN-52 sector-V, Saltlake City,
Kolkata - 700 091

Dear Sir,

This has reference to the agreement dated 10th Feb 2012, that we had executed with TTSL with regards to Intercom facility in Alaktika Housing Complex.

As per the agreement we had paid three years advance rental under which TTSL gave us service till 9th Feb 2015.

Beyond this period, as per the agreement, the revised offer of rental was scheduled to have been fixed by consensus between Alaktika Housing Complex and TTSL. We made due communication to TTSL regarding this and despite repeated efforts, both the parties have failed to reach any consensus, at mutually acceptable rates and terms and conditions.

Under these circumstances, it is proposed to terminate the contract after which, TTSL can take out their equipment from Alaktika Housing Complex.

Thanking You,

Your Truly

A. K. Gupta
Ashok Kumar Gupta
Secretary
Alaktika Housing Complex

TATA TELESERVICES LIMITED
P S Srijan Tech Park, DN - 52, Sector - V
Salt Lake, Kolkata - 700 091

[Signature]

16/08/2018



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e-mail: alaktikahc@gmail.com
REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

Ref: ALAK/TATATEL/18/002

Dated: 01/11/2018

PRESIDENT
Krishna Das Debnath

VICE PRESIDENT
Arabindo Adhikary
Samir Kr. Nath

SECRETARY
Ashok Kr. Gupta

JOINT SECRETARIES
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Sonali Kadam
Sucheta Nandi
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Vijay Kr. Singh

REMINDER 1

M/s. Tata Teleservices Ltd.
P S Srijan Tech park, 12th Floor,
DN-52 sector-V, Saltlake City,
Kolkata - 700 091

Dear Sir,

This has reference to the agreement dated 10th Feb 2012, that we had executed with TTSL with regards to Intercom facility in Alaktika Housing Complex and earlier letter of even number dated 12.08.2018

As per the agreement we had paid three years advance rental under which TTSL gave us service till 9th Feb 2015.

Beyond this period, as per the agreement, the revised offer of rental was scheduled to have been fixed by consensus between Alaktika Housing Complex and TTSL. We made due communication to TTSL regarding this and despite repeated efforts, both the parties have failed to reach any consensus, at mutually acceptable rates and terms and conditions.

Under these circumstances, it is proposed to terminate the contract after which, TTSL can take out their equipment from Alaktika Housing Complex.

Thanking You,

Your Truly

A.K. Gupta
Ashok Kumar Gupta
Secretary
Alaktika Housing Complex



Swapan Kr. Biswas
05/11/18

TATA TELESERVICES LIMITED
P S Srijan Tech Park, DN - 52, Sector - V
Salt Lake, Kolkata - 700 091

ALAKTIKA HOUSING COMPLEX, NEW TOWN
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REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

01/4

PRESIDENT
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VICE PRESIDENT
Arabindo Adhikary
Samir Kr. Nath

SECRETARY
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Sonali Kadam
Sucheta Nandi
Susmita Dasgupta
Vijay Kr. Singh

Ref: ALAK/TATATEL/18/003

Dated: 04/02/2019

M/s. Tata Teleservices Ltd.
P S Srijan Tech park, 12th Floor,
DN-52 sector-V, Saltlake City,
Kolkata - 700 091

Sub: Discontinuation of intercom services – reg

Dear Sir,

This has reference to the agreement dated 10th Feb 2012, that we had executed with TTSL with regards to Intercom facility in Alaktika Housing Complex and our earlier letter of even number dated 12.08.2018 & 01/11/2018.

As per the agreement we had paid three years advance rental under which TTSL gave us service till 9th Feb 2015.

Beyond this period, as per the agreement, the revised offer of rental was scheduled to have been fixed by consensus between Alaktika Housing Complex and TTSL. We made due communication to TTSL regarding this and despite repeated efforts, both written & telephonic, both the parties have failed to reach any consensus, at mutually acceptable rates, terms and conditions.

Incidentally, you may appreciate the necessity of Intercom services in such housing complex as ours to maintain the safety and security of the campus. Under these circumstances, keeping in mind the Safety & Security of the residents of Alaktika Housing Complex, we have disconnected the erstwhile Intercom connection that was made with your equipment and replaced it with our own, newly procured, Intercom System. Accordingly, you are requested to take out the TTSL installed equipment from Alaktika Housing Complex and thus enable this campus to effectively utilise the space for some other fruitful purpose.

Thanking You,

Your Truly

A.K. Gupta
Ashok Kumar Gupta
Secretary
Alaktika Housing Complex

K D Debnath

K D Debnath
President
Alaktika Housing Complex



Received
Sanjay Kumar Das.
06/02/2019
03:51 PM

TATA TELESERVICES LIMITED
P S SRIJAN TECH PARK, DN-52 SECTOR-V
SALT LAKE CITY, KOLKATA-700091

12. Important Telephone Numbers

Association	Landline	Mobile	Intercom
Office	40620274 / 25266969	7595044405	200
Security Gate (2/3)		7595044401	100
Gate No-5		7595044404	203
Facility Manager		7595044403	201
Mr. Sunil Ghosh		9432388202	
Water / Electricity		7595044402	202
TTSL (Intercom) Service	1800-266-1515/3030/69400115		
Hospitals			
IPGMER SSKM Hospital		- 22041100	
R G Kar Medical College		- 25557656	
Calcutta Medical College		- 22123741/3853	
Institute of Child Health		- 98308 97576/9433895019	
Apollo Gleneagles Hospital		- 23203040/2122, 1066	
Charnock		- 40500900	
Zoom Healthcare		- 25708428	
AMRI Salt Lake		- 66147700/66063800	
Columbia Asia		- 39898969	
Ohio Heart Hospital		- 6602 6602	
Tata Medical Center		- 6605 7000	
Blood Bank			
Central Blood Bank		- 23510619/ 20	
Medical College		- 28640392/9934208632	
Association of voluntary blood donor's Association		- 22271022	
Ambulance			
		- 102	
Police / Fire Station			
POLICE HELPLINE		- 100	
NEW TOWN POLICE STATION		- 23246076	
P.S.In-Charge, NEW TOWN POLICE STATION		- 9073343335	
Cyber P.S.		- 2359-5589	
Women P.S.		- 2367-0006 / 8017995003	
BIDHAN NAGAR POLICE CONTROL ROOM		- 2335-8788 / 2341-0465/ 2335- 1287 (F) / 8336973500	
BIDHAN NAGAR POLICE TRAFFIC CONTROL		- 2324-0053 / 9051213100	
FIRE HELPLINE		- 101	
BIDHAN NAGAR FIRE SERVICE		- 2357 5293/ 8584027198/199	
FIRE STATION HEAD QUARTER		- 2252 2222 / 8584027148	
NATURAL DISASTER MANAGEMENT FORCE		- 2262362	
WBSEDCL		- 23372885	
Gas Agencies			
Indane			
Uttarayan Gas Service		- 25727656	
Green Indian		- 25730542	
Gopalpur Indane		- 25195168	
Emergency Call Centre		- 1906 / 9874026702, 9007106111	
Megacity Bharat Gas		- 25707895	
HP Gas		- 25700808	