



Annual Report 2023-24

Alaktika Housing
Complex New Town



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Message from The President Alaktika Housing Complex

Dear Alaktikans,

We all know the main objective of the Association is to maintain and develop the common areas and the common assets of this housing complex efficiently and as far as possible in most economic manner.

We were able to celebrate the following activities since the last AGM

- i) Flag hoisting ceremony on Independence Day followed by patriotic songs.
- ii) Annual sports was held on 26th January 2024 along with Republic Day Celebrations.
- iii) Bengali new year was celebrated on 15th April,2023 in the Central Park in a befitting manner.
- iv) Birthday of Rabindranath Tagore was celebrated on 9th May,2023 in the Central Park.

The Association had been in touch with various government agencies (HIDCO, NKDA, New Town P.S. etc.) throughout the year. We have attended all the meetings to highlight all the problems that are being faced by the residents.

After the installation of Solar Power Generation System, the electricity bill has come down drastically in the common area. So, I hope the Board will give importance to extend the Solar Power System.

After the last AGM, 10 nos. of Board meeting and 1 SGM was held.

I am extremely thankful to the Board Managers as they have been co-operative in implementing the decisions adopted in the monthly Board meeting and will continue to expect more co-operation from them in future.

I draw the kind attention of all residents towards the health of Alaktika Towers, as ages are increasing there will be more need for civil repair work. The challenge for the forthcoming board would be to anticipate such repair work and allocate funds for these works.

During the period under review, we have lost many respected personalities in our complex. We pay our respectful homage to all of them. I regret to inform about the sad demises of following residents of Alaktika Housing Complex.

*Late Subha Mukherjee(Flat No. 2C- 203)

*Late Manjula Sengupta (Flat No. 2E-402)

*Late Shoramji Das Tabriwal (Flat No. 1E-201)

*Late Madhusudhan Mukherjee (Flat No. 1B-103)

*Late Ashish Choudhury (Flat No. 1B 405)

*Late Rajendra Prasad Pathak (Flat No. 2D 403)

*Late Bimalendu Das (Flat No. 1F 901)

My heartfelt condolences to the members of the bereaved families. May the departed souls rest in peace.

I once again thank all residents and supporting staffs because without their day to day support it would not have been possible for us to maintain cleanliness, peace etc. I share my best wishes to all of them and their families.

With Regards,

Sd/- Arabindo Adhikary

President

28th April, 2024

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.

Notice for the 14th A.G.M.

ALAKTIKA HOUSING COMPLEX, NEW TOWN
RAJARHAT, ACTION AREA II-D, P.O. NEW TOWN A/II, KOLKATA - 700161
TELEPHONE NO. 033-40620274, 033-40653023
Website: www.alaktika.in ✦ e-mail: alaktikahc@gmail.com
REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

No.: AGM/2024-25


Dated: 28/04/2024

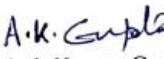
NOTICE FOR THE 14TH ANNUAL GENERAL MEETING

The **14th Annual General Meeting** of the Association of Alaktika Housing Complex, New Town, is proposed to be convened on **19th May, 2024 (Sunday) at 10.00 A.M. at Hall 'B' of Alaktika Housing Complex** vide sub rule (2) of rule (5) of The W.B. Apartment Ownership Bye-Law, 2022 to transact the following businesses:-

1. Welcome address by the President.
2. To consider & adopt the Secretary's Report for the Financial Year 2023-24.
3. To consider & adopt the Annual Accounts along with Auditor's Report of the Financial Year - 2023-24.
4. To consider & adopt the Annual Maintenance Budget for the Year 2024-25 including fixation of share of "Common Expenses" as defined under rule 22 (chapter V) of The W.B. Apartment Ownership Bye-Laws, 2022 and Fund for Future Maintenance.
5. To accord an in principle approval for extension of the capacity of existing Solar Plant installation to achieve further savings in electricity expenses.
6. Any other point with the approval of the Chair.

All members of the Association are requested to attend & participate in the **Annual General Meeting**. If the quorum for the AGM is not fulfilled on the scheduled date, the meeting shall be adjourned, and the adjourned meeting shall be held on **26th May, 2024 (Sunday) at 10.00 A.M. at the same place of Alaktika Housing Complex** vide sub rule (5) of Rule (5) of The W.B. Apartment Ownership Bye-Laws, 2022. No quorum will be required in the adjourned meeting and no separate notice will be issued for the same.


Arabindo Adhikary
President


Ashok Kumar Gupta
Secretary

Distribution:

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

Secretary's Report

At the outset of the 14th AGM, I would like to extend my greetings to all the residents for keeping faith on the board of managers and extending their full support to serve you better, I would also like to express gratitude to the present board of managers for extending their supporting hands in a smooth discharge of my duties. Here are some of the major works carried out during the financial year 2023-2024.

Contract Renewal & AMC

- Existing facility and security services contract has been renewed after review of performance.
- AMC for gardening and electricity maintenance has been renewed after review of performance.
- AMC work order for fire system and maintenance has been renewed after review of performance.
- AMC work order for CCTV maintenance and intercom system maintenance has been renewed after review of performance.
- For Lift AMC, renewal finalized for the period of 3 years for 2023-2026.
- AMC for Pest control has been renewed after review of performance.
- Somnath Ray & Associates, CA has been re-appointed as auditor for the FY 2023-2024.

Maintenance Work

- Lift license has been renewed for three years 2023-2026.
- Portico in front of D towers flooring work was done along with the raising of height of manhole cover to resolve the issue of water logging.
- Ground floor of lift lobby of 2D, 2B,1B,1C towers has been polished on trial basis, the work has since been discontinued due to unsatisfactory result. Alternate options are being explored.
- CO2 fire extinguisher refilling has been done of all Towers, Pressure Testing was also done for all CO2 cylinders.
- Fire Mock drill was done on monthly basis with our in-house staff.
- CCTV cameras are being installed in all the Lifts.
- Termite pest control has started, 2D and 3D buildings have been completed. Rest to be done during next year.
- Water supply pipeline replaced by in-house resources between 2D & 3D tower as old pipe line was damaged and civil work is also complete.
- HIG generator painting work completed.
- For the first time all the water tanks have been cleaned mechanically

On-Going Work

- Outside Building Repair work for all the towers has been started.
- Outside garage (car parking) pillar repair work started along with painting to avoid rust.
- LIG generator painting work in progress.

New Facilities / Replacements

- 10 numbers of Lift batteries replaced.
- A Portable ladder (10 feet) procured.
- Procurement of new Table Tennis board with 4 nos. Table Tennis Bat & 10 nos. Table Tennis Ball.
- One hooter has been installed at gate No. 5.
- Sufficient lights has been provided between gate No. 4 and 5.
- Up gradation of Security Hut of Gate no. 5.
- 30 nos. chair and 4 nos. table procured.
- New Display Unit procured for monitoring CCTV at Security Point Gate No 3.

Miscellaneous

- Poila Baisakh was celebrated on 15th April 2023.
- Rabindra Jayanti was Celebrated on 9th May 2023.
- 77th Independence Day celebration was held on 15/08/2023.
- Republic Day celebrations was held on 26/01/2024 along with Annual sports.
- Carom Tournament was organized within the complex in guidance of the sports committee.
- Letter was sent to NKDA requesting them to take action for unauthorized parking in front of gate no.3.
- Email was sent to the Competent Authority inviting him to visit our Complex for an interactive session.
- Revised Form A declaration has been submitted along with the application of Form B in compliance with the provisions under the West Bengal Apartment Ownership Act, 1972 amended in 2015 and as per advice of the Competent Authority.
- Representation has been submitted to Police Commissioner, Bidhannagar for taking action against unauthorized car parking in front of Gate No. 1, 2 & 3 to ensure convenient access to the society.

Thanks and Regards

Sd/- Ashok Kumar Gupta
Secretary
28th April, 2024

Budget for FY 2024-25

Current Maintenance Budget Break-up

Budget Head	Remarks	2024-25 (Proposed Budget)	2023-24 (Estimated Expense)	2023-24 (Budgeted)	2022-23 (Budgeted)	2023-24 (Projected Surplus)
Lift Maintenance	Same as last year	13,10,824	13,10,824	12,66,053	14,05,278	-44,771
Generator Manintenance	Same as last year	1,40,110	1,40,110	1,43,685	1,52,108	3,575
Fire Fighting System Maintenance	5% increase	6,39,905	6,09,433	6,75,519	5,81,787	66,086
Fire Fighting Refill	No Increase on Actuals	85,490	1,95,490	88,193	75,590	-1,07,297
Facility Management	Breakup as below	45,73,267	43,84,875	42,37,429	42,29,219	-1,47,446
Civil Maintenance	Breakup as below	4,39,978	3,69,315	5,02,132	5,01,541	1,32,817
Electrical/CCTV/Intercom Maintenance & Consumables	5% increase	7,37,088	7,01,989	6,30,323	5,98,590	-71,666
Generator - Diesel	5% increase	16,849	16,047	18,165	31,500	2,118
Electricity charges (Individual Blocks)	Same as last year (Breakup as below)	7,07,500	7,07,500	6,84,000	6,32,745	-23,500
Electricity charges (Common Area)	Add - Rs. 328111/- for Solar Cell Payback (Breakup as below)	4,16,714	4,16,714	4,16,714	4,16,714	0
Staff Salary including ex-gratia	Increase	1,84,900	1,72,900	2,06,140	1,69,290	33,240
Misc. Expenses	Breakup as below	2,74,856	2,67,049	2,64,929	2,68,310	-2,119
Total		95,27,482	92,92,246	91,33,283	90,62,672	-1,58,963

Detailed Break-up (Maintenance)

Facility Management Breakup						
Housekeeping / Plumbing	on actuals, 5% increase	17,33,845	16,51,281	16,13,299	15,85,880	-37,982
Security	on actuals, 5% increase	22,22,662	21,16,821	20,02,751	20,45,262	-1,14,070
Gardening	on actuals, 5% increase	5,00,780	4,76,933	5,05,399	5,06,273	28,466
Pest Control	same as last year budget	79,980	1,03,840	79,980	55,803	-23,860
Water Supply	same as last year budget	36,000	36,000	36,000	36,000	0
Total		45,73,267	43,84,875	42,37,429	42,29,219	-1,47,446

Maintenance - Civil Breakup						
Water Tank Cleaning	Enhanced process, twice a year	64,000	41,800	29,385	25,368	-12,415
Sewerage / pump Cleaning	(same as last year budget)	33,150	0	33,150	33,150	33,150
Other repairs	5% increase	3,21,578	3,06,265	3,92,355	4,15,723	86,090
Spare Parts and Misc.	same as last year budget	21,250	21,250	47,242	27,300	25,992
Total		4,39,978	3,69,315	5,02,132	5,01,541	1,32,817

Electricity Charges (Common Area) Breakup	2023-24 (Estimated Expense)	Electricity Charges (Individual Blocks) Breakup	2023-24 (Estimated Expense)	2022-23 (Budgeted Expense)
ALAKTIKA COMMON METER	3,500	A Type	7,500	10,000
HIG COMMON METER	26,638	B Type	1,91,000	1,90,000
MIG COMMON METER	11,465	C Type	1,88,000	1,84,000
LIG COMMON METER	14,000	D Type	1,81,000	1,74,000
MIG/LIG SERVICE METER	33,000	E/F Type	1,40,000	1,26,000
Total	88,603	Total	7,07,500	6,84,000

Misc. Expenses Breakup						
Conveyance	same as last year	3,940	3,940	4,367	1,323	427
Telephone & Internet	same as last year	28,716	28,716	32,246	27,343	3,530
Printing, Stationery, Medical & Misc. Office expenses	same as last year	1,05,094	1,05,094	1,07,413	1,27,637	2,319
Meeting Expenses	same as last year	12,491	12,491	16,927	2,494	4,436
Legal & taxes	same as last year	7,000	7,000	12,143	7,560	5,143
Bank Charges	same as last year	2,661	2,661	3,782	1,433	1,121
Postage	same as last year	570	570	1,737	966	1,167
Audit Fee	same as last year	28,500	28,500	21,557	20,444	-6,944
Festival Funding	10% increase	85,885	78,077	64,759	24,037	-13,318
Total		2,74,856	2,67,049	2,64,929	2,13,236	-2,119

Future Planned Maintenance

It is proposed to discontinue the existing practice of collecting contribution based on estimated future expenditure of periodic and major nature which cannot be met out of regular maintenance budget. A minimum level of reserve to take care of future maintenance should be maintained to take care of one-time cost of repairs and painting of building, replacement/major repairs of lifts, road, fire equipment, water tank etc. (details in table below). Accordingly, it is proposed to keep the following minimum of limit of corpus reserves as under so that the Association does not meet immediate problem of funds to meet such expenditures which otherwise cannot be met out of yearly collection of maintenance charges: **LIG: Rs. 10 lakhs; MIG: Rs. 60 lakhs; HIG: Rs. 1.3 crores.** Interest on investment of funds available against future maintenance reserve will continue to be credited to respective future maintenance reserves.

Expense Head for Bare Minimum Critical Items	LIG	MIG	HIG	Total
External Repair and Painting (one full round)	5,55,144	22,95,286	42,87,592	71,38,022
Lift Replacement (4 for HIG, 1 for MIG)	0	10,00,000	40,00,000	50,00,000
Road Repair (one full round)	85,234	5,41,634	12,06,947	18,33,815
Fire Equipment Replacement (1 full set)	0	13,18,097	18,12,384	31,30,481
Water Tank Replacement	1,00,000	0	0	1,00,000
Total	7,40,378	51,55,017	1,13,06,923	1,72,02,318
Suggested Minimum Balance Limit (10% Contingency, rounded)	10,00,000	60,00,000	1,30,00,000	2,00,00,000
Future Maintenance Fund (As per Audit 2023-24)*	11,91,405	62,79,475	1,59,99,389	2,34,70,269

* Including Receivables

In case any expenditure is incurred out of any corpus reserve leading to a reduction in reserves below the minimum limit fixed, the amount of such shortfall will be collected from the concerned flats through an **additional charge under the Common Area Maintenance Budget** in installments over a **maximum period of 5 years** depending on the amount of such shortfall so that the additional burden is kept to the minimum level possible.

Fixation of Maintenance Charges - FY: 2024-25

<u>Budget Head</u>	<u>Calculation Basis</u>	F	E	D	C	B (w garage)	B (w/o garage)	A	Total
No. of flats	Actual Number	4	32	81	81	80	64	48	390
Builtup Area (Sqft)	Actual Number	3482	2108	1400	1070	860	860	406	424782
No. of Lifts	Actual Number	4	6	6	6	4	4	0	20
No. of Firefighting apparatus	Actual Number	40.3	60.3	60.3	60.3	80.5	80.5	6.5	248
<u>Maintenance Fee Calculation</u>									
AMC - Lift	<i>Lift Share</i>	7,282	7,282	4,855	4,855	1,821	1,821	0	13,10,824
AMC - Generator	<i>Area Share</i>	1,149	695	462	353	284	284	134	1,40,110
AMC - Fire Fighting System	<i>Area Share except LIG</i>	5,498	3,328	2,210	1,689	1,358	1,358	0	6,39,905
Fire Fighting Apparatus Refill	<i>Firefighting Apparatus Share</i>	386	386	257	257	193	193	47	85,490
Facility Management	<i>Area Share</i>	37,488	22,695	15,073	11,520	9,259	9,259	4,371	45,73,267
Maintenance - Civil	<i>Area Share</i>	3,607	2,183	1,450	1,108	891	891	421	4,39,978
Electrical Maint., CCTV Maintenance & Consumables	<i>Area Share</i>	6,042	3,658	2,429	1,857	1,492	1,492	704	7,37,088
Generator - Diesel	<i>Area Share</i>	138	84	56	42	34	34	16	16,849
Electricity charges (individual blocks)	<i>On Actual Meter Consumption</i>	3,889	3,889	2,235	2,321	1,326	1,326	156	7,07,500
Electricity Charges (common area)	<i>Area Share</i>	3,416	2,068	1,373	1,050	844	844	398	4,16,714
Staff Salary	<i>Area Share</i>	1,516	918	609	466	374	374	177	1,84,900
Misc-Expenses	<i>Area Share</i>	2,253	1,364	906	692	556	556	263	2,74,856
Total		72,663	48,551	31,915	26,210	18,432	18,432	6,687	95,27,482
Less - 2023-24 Maintenance Surplus	<i>As per 2022-23 payment share</i>	-727	-583	-384	-316	-221	-221	-80	-1,13,866
	Total	73,390	49,133	32,299	26,526	18,652	18,652	6,766	96,41,348
Total Annual Maintenance	<i>Rounded up to Rs.10</i>	73,390	49,130	32,300	26,530	18,650	18,650	6,770	96,41,510
Quarterly Installment	<i>Rounded up to Rs.10</i>	18,350	12,290	8,080	6,640	4,670	4,670	1,700	96,52,320
Annual One-time Payment	<i>3.5% Discount, rounded up to Rs.10</i>	70,840	47,440	31,190	25,640	18,030	18,030	6,570	93,16,350
Increase from 2022-23	<i>(Rs.)</i>	16,120	3,220	2,030	1,650	1,260	1,260	500	6,71,040
Increase from 2022-23	<i>(%)</i>	28.15	7.01	6.71	6.63	7.25	7.25	7.97	7.48
<u>2022-23 Figures</u>									
Total Annual Maintenance	Total	57,270	45,910	30,270	24,880	17,390	17,390	6,270	89,70,470
Quarterly Installment	<i>Rounded to '10</i>	14,320	11,480	7,570	6,220	4,350	4,350	1,570	89,73,560
Annual One-time Payment	<i>3.5% Discount, rounded to '10</i>	55,280	44,320	29,230	24,010	16,800	16,800	6,070	86,62,360

Maintenance Surplus Breakup (As per Audit, 2023-24)	
Surplus Before Tax	17,08,162
Less: Interest on Corpus Investment	10,06,879
Less: Income Transferred to Development Fund	4,95,430
Less: Budgeted Savings in Electricity Expense on account of solar plant	3,19,719
Actual Surplus as per Audit for adjustment in budget of 2024-25	-1,13,866

Expenditure from Future Maintenance Fund in 2023-24

- External Repair (LIG) – Rs. 1,29,018
- External Repair (HIG) – Rs. 59,591

Expenditure met out of Reserve Fund (2023-24)

- Sports and Recreation – Rs. 42,247
- PVC Chair and Table – Rs. 19,800
- Civil Maintenance (Lift Lobby Painting) – Rs. 3,83,935

Planned Expenditure to be met out of Reserve Fund (2024-25)

- Legal & Consultancy Expenses towards revision of Form A declaration
- Termite Treatment of Buildings
- CCTV in Lifts
- RFID enabled Boom Barrier at Gate

Intimation towards Maintenance Charges Payment (FY: 2024-25)

Maintenance Charges Payment (2024-25)						
(In Rs.)	A	B	C	D	E	F
Quarterly Payment	1,700	4,670	6,640	8,080	12,290	18,350
Annual One-time Payment (with Discount)	6,570	18,030	25,640	31,190	47,440	70,840
Annual One-time Payment (w/o Discount)	6,770	18,650	26,530	32,300	49,130	73,390

Note:

1. *Quarterly Payment Option* – up to **30th June 2024, 14th Aug 2024, 15th Oct 2024 and 15th January 2025** without any late fee.
2. *Annual Payment Option (with Discount)* – up to **30th June 2024** without any late fee.
3. *Annual Payment Option (without discount)* - up to **14th Aug 2024**, without any late fee.

Intimation towards Future Planned Maintenance Payment (FY: 2024-25)

	A	B	C	D	E/F
Annual Payment	NIL	NIL	NIL	NIL	NIL

Note: All existing dues should be cleared by 30th June 2024.

For payment via Net Banking (NEFT/RTGS)

Pl. indicate name, flat no. and purpose (i.e., Sri yyy 1A101 Maintenance 2023-2024 / Corpus 2023-2024) [this is mandatory]

Name of Account ALAKTIKA HOUSING COMPLEX, NEW TOWN

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

Account No **223101000000174** for Maintenance Fund - Savings Account

223102000000096 for Future Maintenance Fund (**LIG – A type**) - Current Account

223102000000097 for Future Maintenance Fund (**MIG – B type**) - Current Account

223102000000098 for Future Maintenance Fund (**HIG – C, D and E/F type**) - 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

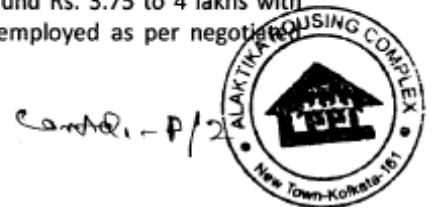
Kolkata - 700161

Receipt will be issued from the association office only after realization

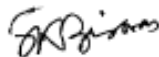
MINUTES OF 13th AGM (2022-2023)

13th AGM of Alaktika Housing Complex held on 28/05/2023 at 10:00 AM at the space in the ground floor below Hall 'A' of Alaktika Housing Complex. This was held following a meeting originally summoned on 21st May, 2023 which got adjourned due to lack of quorum, vide subrule 5(5) of Chapter 11 of W.B. Apartment Ownership By-Laws, 1974. Total 54 members attended the meeting. The meeting proceeded agenda wise and the following points were discussed.

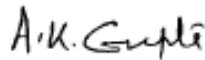
- 1> The President convened the meeting at 10-30 AM and welcomed all the participating members of the Association.
- 2> 2 minutes silence was observed in memory of residents of Alaktika Housing Complex and other notable person, who departed for heavenly abode last year.
- 3> The returning officer announced the names of the Elected Board Managers of new committee.
- 4> The Secretary presented the Secretary report for the Financial Year 2022-23 of the Association. The same was proposed by Mr. Ashok Banerjee, seconded by Mr. Chowdhury and accepted by the house after some discussions on important points.
- 5> Hall booking for marriage or other purposes were discussed in details. Strict adherence to rules and regulations will have to be exercised and the same to be conveyed to the party while booking and following the same during the actual function. An interest free returnable caution money deposit of Rs. 10,000/- will have to be paid by the party in advance. Any damages during the function within the same amount will be adjusted accordingly. Any higher damages, however, will have to be borne by the party in actuals without any limit and dispute. Members present requested a letter to be issued to member/members who found violating the rules of hiring the hall for marriage or for any other purposes.
- 6> Audit report of the financial year 2022-23 was placed before the house. The acceptance of the Audit Report was proposed by Mr. Tapan Ghosh & seconded by Mr. V. K. Singh. The report was accepted by the members present.
- 7> Recently a letter was issued from competent authority based on the complaint raised by F-Block boarders on the enhanced area usage compared to E-Block establishment. The same was discussed in details and the revised maintenance for the year 2022-23 and 2023-24 was placed in the house. For maintenance budget, as per the order from Competent Authority, the payment share for different flat types was calculated as per Form A. The maintenance budget was accepted by house after proposal by Mr. Akhil Kapoor and seconding by Mr. Tapan Ghosh.
- 8> The annual maintenance payment share among different flat types using form A was discussed at length among members and since this was done as per latest order from Competent Authority, it was decided that it has to be followed.
- 9> However, some members raised the issue of discrepancy between the Competent Authority orders of Form A based calculation and 2015 order of built-up area based calculation. There was a proposal that board can go to competent authority and appeal to reconsider the order stating the discrepancies as above. However, this was not accepted by the house. It was decided that this difference of amount compared to earlier criteria of calculation however may be contested by aggrieved persons, if anyone, directly with competent authority or higher.
- 10> Intimation for future planned expenditure (corpus Fund) budget for the year 2023-24 was placed in the house. The same was discussed and then accepted by the house after proposal by Mr. Akhil Kapoor and seconding by Mr. Tapan Ghosh.
- 11> The secretary informed the house that the painting of the lift lobbies of all floors has been ongoing from development fund. The approx. cost will be around Rs. 3.75 to 4 lakhs with complete paint material bought by association and labours employed as per negotiated standard daily labour rate of Rs. 480 per day.



- 12> There were suggestions from members to improve upon look and feel of the ground floor lift lobbies, on which the board responded that it can be done only if there sufficient funding – however the current budget does not cater for it. It was suggested to display instructions by the side of Gym in central ground and improve The Island in front of #D unit.
- 13> There were also suggestions to cultivate Medicinal plants inside our complex and to start a mini library. This can be reviewed by board based on feasibilities.
- 14> Mr. Souvik Ghosh and his wife jointly raised few serious issues pertaining to intimidation by Gaurav Singha Ray (Flat 2B-905) to other ladies and children of the complex. The house condemned the matter and the owner of Flat 2B-905 apologized on behalf of his son and assured of not repeating such incidents in future.
- 15> There were suggestions to shift the garbage disposal from Gate-4 to Gate-5 which can be reviewed by board.
- 16> There were suggestions to clean-up and organize the parking places – the board can review and implement necessary steps.
- 17> It was suggested that our staff be suitably covered with suitable health insurance scheme – the board can review existing insurance support of the staff can suitable steps.
- 18> It was suggested to improve safety of all electrical junction boxes within our complex – the board can review this.
- 19> The payment of cost of the lift damage in 2B caused by water leakage from Flat No. 2B-807 was discussed. Initially the house was of the opinion that the whole repair cost would be borne by the flat owner Mr. Supratim Das. However, towards the end of the meeting, Mr. Das appealed to the house for partial waiver – the house decided to consider it on sympathetic grounds and instructed Mr. Das to submit an application to the board for suitable review.
- 20> In the light of significant savings coming from the installation of the solar power plants, it was suggested that board to explore installation of more solar.
- 21> The Meeting ended with Vote of Thanks to the Chair.



Swapan Kumar Biswas
President



Ashok Kumar Gupta
Secretary



Minutes of SGM

ALAKTIKA HOUSING COMPLEX, NEW TOWN
STREET NO.674, ACTION AREA II-D, P.O. NEW TOWN AA-II, KOLKATA - 700161
TELEPHONE NO. 033-40620274, 033-40653023
e-mail: alaktikahc@gmail.com
REG. NO. 19A, OF 2010 DT. 7TH JULY 2010

PRESIDENT
Arabindo Adhikary

VICE PRESIDENT
Swapan Kr. Panda

SECRETARY
Ashok Kr. Gupta

ASST. SECRETARY
Susmita Dasgupta
Tapan Kr. Ghosh

TREASURER
Somendra Pratap Singh

ASST. TREASURER
Sandeep Kr. Bose

MANAGERS:

Akhil Kapoor
Amar Kr. Shaw
Amit Kr. Ghosh
Aninda Dasgupta
Anup Kr. Nandy
Anupam Goswami
Arpan Pal
Asim Kr. Basu
Asis Kr. Goswami
Atish Ch. Sinha
Bhabatosh Bhawal
Chitralekha Ghosh
Dilip Kr. Das
Lovely Bose
Mrinmay Biswas
Partha Choudhury
Partha Sarathi Basu
Prabir Das
Prabir Kr. Dey
Rajesh Pathak
Rakesh Kumar
Ram Tarak Jaiswal
Rina Saha
Rupam Shyam
Samir Kr. Nath
Samir Kr. Ray
Dr. Samrat Basu
Sanjay Tiwari
Satyaki Ranjan Haldar
Siddhath Sharma
Sitangshu Kr. Saha
Sonali Kadam
Sougata Ghosh
Suchita Nandi
Supriti Kr. Ghosh
Suresh Ch. Sarangi
Swapan Kr. Biswas
Swapan Kr. Pradhan
Syed Mohd Zafar
Uttam Pal
Vibhuti Bhushan Gupta

ALAKTIKA HOUSING COMPLEX, NEW TOWN

MINUTES OF THE SPECIAL GENERAL MEETING OF THE MEMBERS OF ALAKTIKA HOUSING COMPLEX, NEW TOWN HELD ON 7TH APRIL, 2024 AT AA-II-D, P.S. ECO PARK, KOLKATA-700161.

As per the agenda detailed in the notice for the Special General Body meeting circulated on 15/03/2024, the meeting was held on 31st March, 2024 but no business as per agenda could be conducted due to lack of quorum and hence the meeting was adjourned. The adjourned meeting was held on 7th April, 2024.

Members Present: As per signed attendance sheet annexed.

The meeting was chaired by Mr Arabindo Adhikary, President.

The Chairman welcomed the members to the meeting and briefly explained the purpose and importance of the meeting.

Thereafter, there was a brief power point presentation by Mr A. K. Nandy, Board Manager giving the background and details for submission of application in Form 'B' and an amended declaration in Form 'A' as required under the amended provisions of the West Bengal Apartment Ownership (WBAO Act).

The salient points discussed were as under:

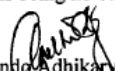
1. As per the prevailing provisions under the WB Apartment Owners Association, 1972 a declaration in Form 'A' had been submitted by M/S Bengal Peerless Housing Development Company LTD. (based on Power of Attorney obtained from the members) in 2009 inter alia showing percentage share of individual interest in the common areas and facilities based on the prices of the flats (as per section 10 of the WBAOA, 1972)
2. An amendment of the said section took place in 2015-16 inter alia changing the basis of computation of individual interest in the common areas and facilities based on built-up area.
3. In order to comply with the above amendment, the earlier submitted Form 'A' needs an amendment at the earliest.
4. Further as part of the process of amendment an application is also required to be made in Form 'B' (As per sub-rule(1) of Rule 5 of the WB Apartment Ownership Rules, 1974) along with the amended declaration in Form 'A'.
5. The format and the details of the applications were shown and explained to the members. It was informed that the built-up areas of the flats have been considered as mentioned in the original Form 'A'.

After deliberations the following resolutions were passed unanimously:

"RESOLVED THAT the consents of the members present be and are hereby accorded to file an application in Form 'B' along with an amended declaration in Form 'A', as presented in the meeting, to the Competent Authority."

"RESOLVED FURTHER THAT the President of the Association be and is hereby given the authority to sign/execute the applications and all other documents in connection with the same."

There is being no other issue, the meeting ended with vote of thanks to the Chair.


(Arabindo Adhikary)
President
Date: 07/04/2024

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.

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 in the following 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. It is a read-only group called Alaktika-Official – interested people may send their WhatsApp number to alaktikahc@gmail.com
- Important notices, in addition to being put in the Notice Boards and in website, are also circulated in the Google Group and WhatsApp group.

The Secretary,
Alaktika Housing Complex, New Town,
P.O. Hatihara,
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 – 700161**

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:

TENANT ID CARD

Photograph to be stamped & signed by
Housing Society
office Bearer (s)
Resident Association
Office Bearer (s)

1. Name (Block Letter) : _____
2. Age : _____
3. Gender : _____
4. Present Address : _____

5. Address where He/ She is a Tenant : _____
and since how long has the tenant been
Staying _____

6. Identification Proof with relevant details : _____

7. House / Flat Owners Name, Address : _____
& Contact. No. _____

(Signature of tenant)

(Signature of owner)

(Signature of office bearer
of Resident Welfare Association)

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								

BROKER'S PROFILE

Photograph to be stamped & signed by
Housing Society office
Bearer (s) Resident
Association Office
Bearer(s)

- 1. Name (Block Letter) : _____

- 2. Age : _____

- 3. Address
Present Address _____

Permanent Address _____

- 4. Area of Operation : _____

- 5. Contact No. : _____

- 6. Identification Proof of the Broker and details of the same : _____

- 7. Recommended by : (i) _____
Contact. No. _____
(ii) _____
Contact. No. _____

(Signature of broker)

(Signature of office bearer
of Resident Welfare Association)

LANDLORD / TENANT PROFILE FORM

To
The Officer-in-Charge,

.....
.....
Bidhannagar Police Commissionerate.

Affix
Tenant's
Photograph
here

Landlord Details

1. Name :
2. Age :
3. Address :
4. Police Station :
5. Occupation :
6. Contact No :
7. ID Proof and No :

Gender (M/F/O) :

The following is the profile of my residential tenant:

Tenant Details

- 1) Category (New/ Old) :
- 2) Name :
- 3) Age :
- 4) Father/ Guardian Name :
- 5) Contact No :
- 6) Gender (M/F/O) :
- 7) TD Type :
- 8) ID No :
- 9) Name of all Residents with Age and Relation :
- 10) Occupation :
- 11) Office/ Institution Name :
- 12) Office/ Institution Address :
- 13) Office/ Institution Phone No:
- 14) Permanent Address :
- 15) Previous Residential Address :
- 16) Address of Rented Premises :
- 17) Name of the PS of Rented Premises. :
- 18) Expected period of Stay :
- 19) Accommodation Period :
- 20) Reference (1) Name :
- 21) Address & Phone No :
- 22) Reference (2) Name :
- 23) Address & Phone No :
- 24) Date of Occupation :

(Signature of tenant / landlord)



**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 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. plus Security Deposit of Rs. 10000/- (Refundable)

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 should clear all his/her dues before applying for booking.
14. Security Deposit will be refunded after recovery of damages / losses and non-compliance (if any).
15. Booking can be done maximum six months in advance.
16. A.C. charge is provided for only 6 hours. Additional charges will be paid extra pro rata basis, if A.C is run more than 6 hours.
- 17. 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.

Resident Guidelines

Security

Security Personnel Distribution

Peak hours – 7:00 am to 10:00 am and 7:00 pm to 11:00 pm

- 4 security personnel to be posted in Gates 3 and 2 including Supervisor
- 1 security personnel to be posted in Gate 5
- 1 security personnel to move between Gate 1 and Gate 4

Other times – 11:00 pm to 7:00 am and 10:00 am to 7:00 pm

- 3 security personnel to be posted in Gates 3 and 2 including Supervisor
- 1 security personnel to be posted in Gate 5
- 1 security personnel to be posted in Gate 1
- 1 security personnel to be posted in Gate 4

Duty of Security posted in Gates 01/04

1. Continuous Surveillance by moving around the roads by the side of 1B/2B/ in front of Gate 01, in front of blocks 1A/2A/3A, roads in front / behind of blocks 1E/2E from time to time, visual surveillance all the time
2. Opening/closing of Gate 4 during garbage collection by NKDA
3. Make sure pets do not commit nuisance on the roads / any other place of the complex
4. Guiding temporary parking of guest/outsider's vehicle and monitoring speed of vehicle inside complex

Duty of Security posted in Gate 05

1. Open gate only for residents going out or coming in on foot from 7:00 am to 10:00 pm and relock immediately
2. Visual Surveillance in the roads behind 1C/2C/3C, by the side of 3C/2E/3D during the above time
3. Continuous Surveillance by moving around the roads behind 1C/2C/3C, by the side of 3C/2E/3D from time to time (7:00 pm to 7:00 am)
4. No cars / two-wheelers / cycles or outsiders to be allowed in Gate 5
5. Make sure pets do not commit nuisance on the roads / any other place of the complex

Duty of Securities posted in Gate 03 (and 02)

A. Responsibility of Supervisor –

1. For vehicles entering Alaktika
 - I. Entering the vehicle number of incoming vehicles through gates as communicated by respective gate securities.
 - II. If the vehicle is without Alaktika car sticker, then vehicle needs to be stopped to ask for destination and allowed only after confirmation with the concerned resident via Intercom.
 - III. If the vehicle number coming is known beforehand by the residents, they can inform the supervisor of the same in advance over intercom – this will speed up the entry process.
 - IV. Residents not having car stickers should be requested to get Alaktika car stickers issued for their cars from Alaktika Facility Manager and get it displayed prominently on their windscreens. Same holds good for two wheelers.
 - V. Use CCTV camera to check if outside cars are going to the right building / parking in the right place
2. For regular vendors

- I. Check the Identity Cards of regular vendors like (a) Milkman, (b) Paper Vendors, (c) Car Washing Labors, (d) Maids, (e) Scrap material collectors before allowing them in after keeping the Identity Cards Deposited
 - II. Housekeeping and Gardening vendors should sign in the logbook before entrance and exit
 - III. Return the Identity cards when the above people leave Alaktika premises after due security checkup
3. For other outsiders (food or courier delivery, cable TV, other service personnel)
 - I. If any food delivery or courier delivery comes, then Supervisor should confirm from the resident over Intercom, ask for Identity Cards issued by their companies, keep the identity card deposited and allow the delivery person to go to the respective flat
 - II. To track the delivery person over CCTV to ensure that they are going to the right flat
 - III. If in doubt / new person coming, can ask one of the securities to accompany the delivery person. It should be ensured that not more than one unaccompanied unknown person is allowed at a time,
 - IV. Return the identity cards when they go out of Alaktika premises
 4. For other outsiders (guests visiting flats)
 - I. Supervisor should confirm from the resident over Intercom and allow the guest to go to the respective flat
 - II. To track the delivery person over CCTV to ensure that they are going to the right flat
 - III. On owner request, can ask one of the securities to accompany the person

B. Responsibility of Other Security persons -

1. For Vehicles entering Alaktika
 - I. To open and close the Gate No. 03, as when required.
 - II. To inform the Supervisor the registration no of the Car/Motor Cycle etc. for entering in the Log Book for the day.
 - III. Check for the Alaktika sticker in vehicles.
 - IV. For vehicles without stickers, ask the driver about the destination flat, ask the car to be parked at place without blocking the gate and inform the supervisor about the destination flat for confirming over Intercom
 - V. To make sure that all outside cars with drivers are parked outside the gate after dropping off the guest.
 - VI. Self-driven outside cars (after due confirmation from the resident) can be allowed to park at suitable vacant place within the complex without inconveniencing anybody
 - VII. Not to allow Truck small/big to enter the premises, unless specially permitted by the Secretary or President of the Society.
 - VIII. Physically check outside cars when they go out without any resident/guest on-board
2. For regular vendors
 - I. Direct all regular vendors (Milkman, Paper Vendors, Car Washing Labor, Maids, Scrap materials, House-keeping, and Gardening) with identity cards to the supervisor.
 - II. Not to allow regular vendor without identity card to come with in premises.
 - III. To remind all the regular vendors that while leaving the premises to take their identity card. There should be physical checking when they leave. Gate pass should be asked from flat owner if the vendor is carrying anything out
3. For other Outsiders and Guests
 - I. Direct all outsiders without identity cards (including food delivery, courier delivery, guests) to Supervisor

II. Accompany outsiders to relevant flats if asked by Supervisor

4. Miscellaneous

- I. After 12:00 clock midnight all the in-coming should enter the timing along with Flat No. in a separate register maintained for the purpose (for both vehicles and people coming in on foot)
- II. To keep outside of main gate no -3 outside an encroachment free one (not allow any car or people block the entrance)
- III. To keep a vigilant eye against the misuse of water in the JalaSatra.
- IV. Make sure pets do not commit nuisance on the roads / any other place of the complex

Common

- Since the Intercom is fully functional, mobile phones can be used only as a backup in case of Intercom faults / residents not available in their flats. All non-functioning of Intercom along with the flat numbers should be reported to the office
- ID card Issuance process – should be issued by Alaktika Facility Manager only after getting all relevant identity and address proof documents
- All security should have basic knowledge regarding fire-fighting.
- They will be alert regarding alarm bell sound and will take quick action
- One security will be do rounds inside complex at night from 11:00 pm to 5:00 am every hour and also during afternoon (1:00 pm to 4:00 pm)
- Supervisor should log any unnatural incidents happening in the register and inform the Alaktika office of the same
- No service vendor other than regular authorized ones (as in section A2 and A3 for Gate 3) with ID card issued, should be allowed to enter the complex at any time
- Entry of Brokers should be allowed after proper authorization by the flat owner only during specified timings (Saturday, Sunday and public holidays - 10:00 am to 5:00 pm) and their number should be restricted (not more than 2-3 people at a time). Their movements should be tracked via CCTV
- For any renovation work for flats, it is mandatory to inform the association and obtain prior permission.
- If workers need to enter the complex for interior work in flats, the flat owner should inform the Facility Manager at least one day in advance with required identity proofs and obtain temporary permission to enter the complex. Security should ensure that there is no noise due to interior work in the flats between 1:30 pm to 4 pm. No work should be done after 6:00 pm and before 8:00 am. Night stay of workers is not allowed.
- Overnight parking of Visitor vehicle is not allowed unless there is written request from the flat owner – however this should be allowed only as exception and not on a regular basis.
- Residents moving furniture inside or outside should obtain prior permission from Facility Manager. The vehicles should not be allowed in or out without the gate pass obtained after permission.
- In case the corresponding resident is not available in their flats, the courier material can be kept at the Security Point after confirmation from the resident over phone.
- All residents should adhere to the recent Security Advisory issued by Police as outlined below.
- All residents are advised not to feed birds and pets in common places
- All pet owners are requested to ensure that the pets are properly laced while roaming within the complex, they should not be let free to soil around within the complex.
- All residents are requested not to throw garbage from their windows / doors to maintain cleanliness.

New Facilities Added

- Biometric Attendance has been implemented for all the Staff personnel
- App based No Broker hood has been implemented for tracking visitors and other facilities.



**Security Advisory for
Resident Welfare Associations in
Bidhannagar Police Commissionerate**



GUIDELINES

- ❖ Each housing complex must submit a complete profile of the complex to the respective Police Stations (Proforma enclosed).
- ❖ Data of all Flats / Residents / Owners / Tenant must be made available to the concerned Police Stations by the Resident Welfare Association/ Committees.
- ❖ Broker's profile has to be submitted to respective police stations by the Residence Welfare Association (Proforma enclosed).
- ❖ Residents of the Housing / Owners under Bidhannagar Police Commissionerate area wishing to lease / rent out their flats, must also submit a Tenant Profile Form (proforma attached) to the respective police stations and this needs to be routed through each complex / building association body. In case of standalone buildings, the house owner shall submit the said form himself / herself (Online submission of such forms can be done through our website <http://bidhannagarcitypolice.gov.in/>). There will be a police verification of the Tenants by Bidhannagar Special Branch latest within 10 days of receipt of the Tenant Profile Form from Resident Welfare Association. The onus of pursuing and gathering the relevant data from the owners shall be on the Resident Welfare Association and its office bearers.
- ❖ Tenants in the Housing Society should ideally be issued a tenant ID Card (sample enclosed). Persons staying with the tenants must submit their photo ID card / other details to the Resident Welfare Association Office. Details of visitors to a tenant or flat owner's premises within the housing complex must also be maintained separately in a register at the complex's entry gate by the private security guards engaged.
- ❖ CCTVs should be installed at all the entry and exit gates of the complex with provision of digital storage capacity of 30 days.
- ❖ In all residential complexes / housing societies, visitors' register needs to be maintained very carefully. In case of any doubt or entry of any suspicious elements, the security guards must alert the Resident Association Office / Housing Society office-bearers, who in turn must report the matter at once to local Police Stations. The visitors' register should be scrutinized by the Resident Welfare Association and local Police Station once a week.
- ❖ ICs of the PSs shall hold a meeting with the office bearers of Resident Welfare Association once a week.
- ❖ Zonal DCPs shall organise such security review meetings once a fortnight.

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.

Resident Directory

No.	Flat No.	Owners' Name	Email	Intercom Number
1	1A-G01	ARSHAD ALI / AMINA KHATOON	arshadali2006@gmail.com	110
2	1A-G02	MIRA DUTTA	sujoydutta1942@gmail.com	418
3	1A-G03	SUBHAS CHANDRA PANDEY		132
4	1A-G04	JOSHOJIT MUKHERJEE	vibgyorpost@gmail.com	
5	1A-101	RUMA GHOSH	ruma_bu@rediffmail.com	
6	1A-102	ADHIR CHAKRABORTY	anju_chakraborty@hotmail.com	246
7	1A-103	PRABIR DAS	prabirkrdas@gmail.com	133
8	1A-104	SITANGSHU SEKHAR DUTTA / ALOKA DUTTA	dolonb13@gmail.com	402
9	1A-201	ARPITA DAS / KRISHNENDU DAS	krisnendu1613.das@gmail.com	325
10	1A-202	ADRISH BISI	adrisbisi@gmail.com	134
11	1A-203	ASHIS KUMAR PAUL / MITALI PAUL		
12	1A-204	SHIKHA CHAKRABORTY		320
13	1A-301	PROSENJIT SAHA	prasenjitsaha7274@gmail.com rubikundu3@gmail.com	136
14	1A-302	SOMENDRA PRATAP SINGH	spsingh370@gmail.com	245
15	1A-303	MOZAMMEL TARAFDER / KHABIRON BIBI		399
16	1A-304	SUDHA PANDEY	sarveshpandey74@gmail.com	135
17	2A-G01	VIJAY KUMAR SINGH	vijaybindu2001@yahoo.co.in	137
18	2A-G02	MAHAMMED ALI	md_aly@yahoo.com	386
19	2A-G03	VARSHA SHARMA	Jsroverscs@yahoo.com	138
20	2A-G04	SWASTIMOYEE DAS	bimaldas4bimaldas4930@gmail.com	350
21	2A-101	PRABIR DAS	prabirkrdas@gmail.com	141
22	2A-102	BITHIKA CHOWDHURY	family.member555@gmail.com	
23	2A-103	MIRA MUKHERJEE	kaushik_dvc@yahoo.co.in kkm.laltu.68@gmail.com	
24	2A-104	MAHESH VADDI	samirdey1962@gmail.com	139
25	2A-201	SUNIL KUMAR SINGH		
26	2A-202	SANJEET KUMAR GHOSH	sanjeet.ghosh@gmail.com	140
27	2A-203	TANUJ KUMAR BISWAS	tanujbiswasnadia@gmail.com	
28	2A-204	SATARUPA MANDAL		333
29	2A-301	RAVINDRA SHAH	ravi.shah9870@gmail.com	401
30	2A-302	LAKSHMI KANT GHOSH		319
31	2A-303	DAYANAND PATHAK / ADARSH PATHAK	adarshpathak@rediffmail.com	
32	2A-304	RAJESH PATHAK	spathak_1966@redifmail.com	172
33	3A-G01	PARTHA SARATHI BASU		272
34	3A-G02	CHANCHAL PYNE	accounts@taiml.co.in	365
35	3A-G03	BADAL MANDAL	Badalmandal42@gmail.com	321

36	3A-G04	SHEKHAR CHAKRABORTY	toontuni77@gmail.com	423
37	3A-101	RAJESH CHAKRABORTY	amarbhattacharya70@gmail.com	180
38	3A-102	ABHIJIT GHOSAL	avijit201453@rediffmail.com	181
39	3A-103	SYED MOHD. ZAFAR	tabassumzafar@rediffmail.com	182
40	3A-104	RANJAN KUMAR SRIVASTAVA	drranjansrivastava@rediffmail.com info@renaissancehospital.in	
41	3A-201	ARUNABHA GHOSH	mailboxarunabha@gmail.com	330
42	3A-202	CHHIBI SANTRA		
43	3A-203	SUDEEP KUMAR MANDI	sudeepmandi.1910@gmail.com	179
44	3A-204	BISWANATH SAHA		
45	3A-301	RABINDRA NATH RUDRA		176
46	3A-302	RUMA KUMARI		269
47	3A-303	DHARMENDRA KR. PANDEY	dkp005@rediffmail.com	177
48	3A-304	PRABIR PAUL	prabirpaul.pp@gmail.com	178
49	1B-101	LALITA KHAITAN		378
50	1B-102	TAPAN KUMAR GHOSH / TAMA GHOSH	tk.29ghosh@gmail.com	229
51	1B-103	MADHUSUDAN MUKHERJEE / APARNA MUKHERJEE	m.mukherjee.665@gmail.com	250
52	1B-104	SAURABH LAHIRI	saurabh_669@yahoo.co.in	314
53	1B-105	ARUN SANKAR CHATTERJEE / KALPANA CHATTERJEE		287
54	1B-106	SUBRATA ROY		382
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58	1B-202	CHITRALEKHA GHOSH	chitralekhaghosh54@gmail.com	
59	1B-203	MRINMAY BISWAS / MANJU BISWAS	mrinmaybiswas_203@yahoo.com	258
60	1B-204	MRINMAY BISWAS / MANJU BISWAS	mrinmaybiswas_203@yahoo.com	286
61	1B-205	BISAKHA KUNDU / SWAPAN KR. KUNDU	dattarelay09@rediffmail.com	256
62	1B-206	PINAKEE DEY	pinakeedey@gmail.com	247
63	1B-207	ARUP KUMAR MALLICK / BRATATI MALLICK	arupm69@yahoo.com	257
64	1B-208	BIJAY KRISHNA GHOSH	bijaykrishnaghosh@yahoo.in	432
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67	1B-303	SUDIPTA GHOSH / MANJUSHREE GHOSH	dgpsudipta@yahoo.com	220
68	1B-304	ARABINDA PAL	arabindapal2014@gmail.com arabindapal1968@gmail.com	227
69	1B-305	BAL BHADRA MISHRA		254
70	1B-306	PURNIMA DAS		289

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72	1B-308	PARTHA CHOUDHURY / SOMA CHOUDHURY	parthapapan@gmail.com	255
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82	1B-502	SWAPNIL KR. GUPTA / RANJANA GUPTA	swapnilgpt@gmail.com	226
83	1B-503	MITTRA MITRA		396
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94	1B-606	SWAPNA ROY / SAYANTI ROY	iamsayantiroy@gmail.com	
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101	1B-705	SOMNATH DEY		322
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107	1B-803	BANDANA KAR		
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109	1B-805	SOUMYA JYOTI SARKAR / AMITA SARKAR	sarkarsoumyajyoti@yahoo.com	339
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111	1B-807	SEMANTI GHOSH	semanti.ghosh@gmail.com	303
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117	1B-905	OM PRAKASH PATHAK / KRISHNA PATHAK	omprakashpathak48@yahoo.in	
118	1B-906	MOUSUMI BISWAS / BIDYUT KANTI BISWAS	bidyut.biswas@hotmail.com mous_4945@outloke.com	
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120	1B-908	DILIP KUMAR DAS		337
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123	2B-103	KANHAIYA CHOMAL / RADHA CHOMAL	kchomal@hotmail.com	115
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126	2B-106	ASHISH OJHA	asish_3k_2000@yahoo.com	351
127	2B-107	SONALI KADAM		238
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131	2B-203	PAULAMI MUKHOPADHYAY	Puplu81@gmail.com	
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133	2B-205	BABY ROY CHOWDHURY / PABITRA ROY CHOWDHURY	pr_chowdhury@rediffmail.com	193
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135	2B-207	SOUMYA MUHURI	soumyarec_2k1@yahoo.com	407

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137	2B-301	SAMIR KUMAR NATH		189
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141	2B-305	SOMENDRA PRATAP SINGH	spsingh370@gmail.com	397
142	2B-306	KANAILAL MAITY / SANTANU MAITY	santanumaity09@gmail.com	196
143	2B-307	MUKESH KISHANPURIA	mukesh@kishanapuria.in	292
144	2B-308	SOURAV DAS	svkdas98@gmail.com	332
145	2B-401	SHASHI SHARMA	casiddharth1991@gmail.com	187
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149	2B-405	ANUTOSH CHATTERJEE	anutosh.chatterjee@rediffmail.com	145
150	2B-406	SUPRITI KUMAR GHOSH / KRISHNA GHOSH	supritighosh1234@gmail.com	400
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153	2B-501	DIPESH PAUL / SUKLA PAUL	paul.dipesh@gmail.com	371
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157	2B-505	KAKOLI RAY	raykakoli2k@rediffmail.com skbpersonal@rediffmail.com	298
158	2B-506	GOBIND KHAITAN		199
159	2B-507	RADHARANI MANNA	radharanimanna@gmail.com	198
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164	2B-604	URITI SRIKANT PATNAIK	u.srikant.patnaik@gmail.com	421
165	2B-605	SUNIL SINGH	sunilsag@rediffmail.com	364
166	2B-606	ARUP KUMAR SARKAR / SUBHRA SARKAR	aksarkar619@gmail.com	344
167	2B-607	BABITA AGARWAL		429
168	2B-608	NAMITA NANDI	nilofersen@gmail.com	241
169	2B-701	RAM TARAK JAISWAL / RAVI SHANKAR JAISWAL	ramtarakjaiswal2016@gmail.com	183

170	2B-702	SAMIR KUMAR KAR / DEBJANI KAR	debjanik1@gmail.com	368
171	2B-703	NIVEDITA GHOSH	sriftindia@gmail.com	379
172	2B-704	NEELANJANA BHATTACHARYA(SEN)	nilan19ethnic@gmail.com	
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174	2B-706	ATISH CHANDRA SINHA / REENA SINHA	atishsinha7@gmail.com	204
175	2B-707	TAPAS CHAKRABORTY / GOPA CHAKRABORTY		305
176	2B-708	BIJAN KUMAR CHAKRABARTI / SUBHALAXMI CHAKRABARTI	rishichak@gmail.com	240
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179	2B-803	SITANGSHU KUMAR SAHA / SWAPNA SAHA	sitangshu65@gmail.com	294
180	2B-804	ARATI RAKSHIT		398
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182	2B-806	SANDEEP KUMAR BOSE / LOVELY BOSE	oltas2000@gmail.com	206
183	2B-807	SUPRATIM DAS	supratimrifle@gmail.com	299
184	2B-808	PROBAL SENGUPTA / MAITRAYEE SENGUPTA	probal@gg.iitkgp.ernet.in	207
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186	2B-902	BANGASRI CHAUDHURY	anindita.chaudhury08@gmail.com	210
187	2B-903	NIRMAL KUMAR AGARWAL		117
188	2B-904	TARADAS BANDYOPADHYAY	taradasbandy@gmail.com	456
189	2B-905	G.M SINGHA RAY / PIYA SINGHA RAY	dr.gmsray@yahoo.com	304
190	2B-906	SAMRAT BASU	smartbasu@yahoo.com	209
191	2B-907	ANUPAM GOSWAMI	agoswami.ind@gmail.com	208
192	2B-908	KUMARDEB BANERJEE / SHIKHA BANERJEE	shikhabanerjee101@gmail.com	
193	1C-101	ASIM KUMAR BASU / RINA BASU	asimbasu@rediffmail.com	277
194	1C-102	PIYALI SARKAR	dhiraj.sarkar@tcs.com drpsar1974@gmail.com	
195	1C-103	SUBHANJAN ACHARJEE		390
196	1C-201	RAJESH MAHANTY	rmahanty@gmail.com	270
197	1C-202	GAUTAM BISWAS / MEENAKSHI BISWAS	gautamb.dgp@gmail.com	
198	1C-203	ARABINDO ADHIKARY / RAKHI ADHIKARY	arabindoadhikary@gmail.com	369
199	1C-301	SWAPAN KUMAR BISWAS / ALO BISWAS	Skbiswas29@gmail.com	267
200	1C-302	NITISH CHANDRA DHAR		281
201	1C-303	PRABIR KUMAR DEY	pkdey2505@gmail.com	221

202	1C-401	MANJULA BHATTACHARYA / SAIENDRANATH BHATTACHARYA	swastikb@gmail.com	412
203	1C-402	SURANJAN CHATTERJEE / KRISHNA CHATTERJEE	suranjan303@gmail.com krch1949@gmail.com	280
204	1C-403	ASIS KUMAR GOSWAMI / ANINDITA GOSWAMI	akg23201@gmail.com	
205	1C-501	SITAL ROY /SUBHADRA ROY	sital@Intecc.com	380
206	1C-502	ARUP KUMAR NANDI / NABANITA NANDI	arupn444@gmail.com	174
207	1C-503	ASHUTOSH ACHARYYA / SUCHATA ACHARYYA	d75dinesh@gmail.com madhupa.acharyya@theheritageschool.org	307
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210	1C-603	UDAYAN CHATTERJEE		259
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213	1C-703	AMIT KUMAR	info.hbpl@gmail.com	175
214	1C-801	TAPAS KUMAR SAHA	sahatkial@gmail.com	
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218	1C-902	KRISHNA DAS DEBNATH / MANASI DEBNATH		279
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220	2C-101	KALYAL GHOSH / MILI GHOSH	bholakalyan@gmail.com	236
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226	2C-301	SAI SUBHARAKANTA BRAHMA	saisubhrakant@gmail.com	151
227	2C-302	ISHA SEN	Sen-isha84@gmail.com isternss@outlook.com	411
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1	1C-203	Arabindo Adhikary	President	369
2	3D-101	Swapan Kr. Panda	Vice President	148
3	1D-603	Ashok Kr. Gupta	Secretary	482
4	2D-202	Susmita Dasgupta	Asst. Secretary	126
5	1B-102	Tapan Kr. Ghosh	Asst. Secretary	229
6	1A-302	Somendra Pratap Singh	Treasurer	192
7	2B-805	Sandeep Kr. Bose	Asst. Treasurer	205
8	1B-403	Akhil Kapoor	Member	361
9	3D-503	Amar Kr. Shaw	Member	376
10	3D-103	Amit Kr. Ghosh	Member	131
11	1D-402	Aninda Dasgupta	Member	463
12	3D-401	Anup Kr. Nandy	Member	273
13	2B-907	Anupam Goswami	Member	208
14	1E-601	Arpan Pal	Member	243
15	1C-101	Asim Kr. Basu	Member	277
16	1C-403	Asis Kr. Goswami	Member	
17	2B-706	Atish Ch. Sinha	Member	204
18	1B-507	Bhabatosh Bhawal	Member	217
19	1B-202	Chitralkha Ghosh	Member	
20	1B-908	Dilip Kr. Das	Member	337
21	2B-806	Lovely Bose	Member	205
22	1B-203	Mrinmay Biswas	Member	286
23	1B-306	Partha Choudhury	Member	255
24	3A-G01	Partha Sarathi Basu	Member	272
25	2A-101	Prabir Das	Member	141
26	1C-303	Prabir Kr. Dey	Member	221
27	2A-304	Rajesh Pathak	Member	172
28	1B-506	Rakesh Kumar	Member	215
29	1B-701	Ram Tarak Jaiswal	Member	183
30	2B-601	Rina Saha	Member	184
31	2C-803	Rupam Shyam	Member	235
32	2B-301	Samir Kr. Nath	Member	189
33	3C-903	Samir Kr. Ray	Member	168
34	2B-906	Dr. Samrat Basu	Member	209
35	1B-407	Sanjay Tiwari	Member	218
36	3D-803	Satyaki Ranjan Haldar	Member	
37	1D-703	Siddhath Sharma	Member	103
38	2B-803	Sitangshu Kr. Saha	Member	294
39	2B-107	Sonali Kadam	Member	238
40	3C-603	Sougata Ghosh	Member	166
41	3D-903	Suchita Nandi	Member	266

42	2B-406	Supriti Kr. Ghosh	Member	400
43	2D-503	Suresh Ch. Sarangi	Member	453
44	1C-301	Swapn Kr. Biswas	Member	267
45	3D-301	Swapn Kr. Pradhan	Member	129
46	3A-103	Syed Mohd Zafar	Member	182
47	1D-201	Uttam Pal	Member	370
48	1B-703	Vibhuti Bhushan Gupta	Member	301

SUB-COMMITTEES FOR THE YEAR 2023-26

	<u>Sub-Committee</u>	<u>Members</u>	<u>Flat No.</u>	<u>Intercom No</u>
1	Budget	Arpan Pal (Convenor) Asim Kumar Basu S.P.Singh Uttam Pal Sandeep Kumar Bose	1E -601 1C -101 2B-305 1D-201 2B-805	243 X 397 370 205
2	Security & Tenant Verification	Bhabatosh Bhawal (Convenor) S. P. Singh Anup Kumar Nandi Swapn Kumar Panda Partha Choudhury Mrinmay Biswas	1B -507 2B-305 3D-401 3D-101 1B-308 1B-203	217 397 273 148 255 258
3	Gardening & Landscaping	Swapn Kumar Biswas (Convenor) Sougata Ghosh Sanjay Tiwari Anup Kumar Nandi Suresh Chandra Sarangi	1C-301 3C-603 1B-407 3D-401 2D-503	267 166 X 273 453
4	Civil	Amit Kumar. Ghosh (Convenor) Akhil Kapoor Supriti Kumar Ghosh Rakesh Kumar	3D-103 1B-403 2B-406 1B-506	131 361 400 215
5	Electrical./Fire/Generator/Lift/ Pump	Tapan Kumar Ghosh(Convenor) Swapn Kumar Panda Samir Kumar Nath Rupam Shyam Atish Chandra Sinha	1B-102 3D-101 2B-301 2C-803 2B-406	229 148 189 235 204
6	Purchase & Tender	Sucheta Nandi (Convenor) Swapn Kumar Biswas Anupam Goswami Anup Kumar Nandi Suresh Chandra Sarangi Syed Mohd. Zafar	3D -902 1C-301 2B-907 3D-401 2D-503 3A-103	266 267 208 273 453 X
7	Sports	Amar Kumar Shaw (Convenor) Sitangshu Kumar Saha Prabir Kumar Dey Rina Saha Siddharth Sharma	3D-503 2B -803 1C-303 2B-601 1D-703	376 294 221 184 103
8	Cultural	Samir Kumar Ray(Convenor) Sonali Kadam Chitralekha Ghosh Samir Kumar Nath Lovely Bose	2B-107 1B-202 2B-301 3C-903 2B-806	238 X 189 168 206
9	Housekeeping work supervision	Anup Kumar Nandi (Convenor) Akhil Kapoor Swapn Kumar Pradhan Asis Goswami Dilip Kumar Das Partha Sarathi Basu Rajesh Pathak	3D-401 1B-403 3D-201 1C-403 1B-908 3A-G01 2A-304	273 361 129 X X X 172
10	Website Management	Arpan Pal (Convenor) Anindya Dasgupta Uttam Pal Sougata Ghosh Sandeep Kr. Bose	1E -601 1D -402 1D-201 3C-603 2B-805	243 463 370 166 205

11	CCTV & Intercom	Tapan Kumar Ghosh(Convenor) Arpan Pal Prabir Kumar Das Uttam Pal Vibhuti Bhushan Gupta	1B-102 1E-601 2A-101 1D-201 1B-703	229 243 370 301 X
12	Health & Safety	S.P.Singh (Convenor) Sitangshu Kumar Saha Dr.Satyaki Ranjan Haldar Rupam Shyam Dr Samrat Basu Dr.Ram Tarak Jaiswal	2B-305 2B-803 3D-803 2C-803 2B-906 2B-701	397 294 X 235 209 183
13	Community Hall Booking	Swapan Kumar Biswas (Convenor) Akhil Kapoor Supriti Kumar Ghosh Atish Chandra Sinha Susmita Das Gupta	1C-301 1B-403 2B-406 2B-706 2D-202	267 361 400 204 126
14	NoBroker Hood	Rupam Shyam(Convenor) Uttam Pal S.P.Singh Sandeep Kr. Bose	2C-803 1D-201 2B-305 2B-805	235 301 397 205

- The President (1C-203, 8984625204, 369) & Secretary (1D-603, 9433113108, 482) will be ex-officio members of all the sub-committees.
- As per decision of the Board Manager's meeting held on 04.06.2023. Sri Arpan Pal, 1E-601 was elected as the Co-ordinator for internal communication with the Flat owners of Alaktika Housing Complex, New Town on behalf of the Board of Managers 2023-26.

Attendance on 10 BOM meeting held during the FY 2023-24

SL No	FLAT NO	NAME OF THE BOARD MEMBER	1st BOM meeting 04/06/23	2nd BOM meeting 02/07/23	3rd BOM meeting 06/08/23	4th BOM meeting 03/09/23	5th BOM meeting 01/10/23	6th BOM meeting 05/11/23	7th BOM meeting 03/12/23	8th BOM meeting 07/01/24	9th BOM meeting 04/02/24	10th BOM meeting 10/03/24
1	1B-403	AKHIL KAPOOR	P	P	A	P	A	P	P	P	A	P
2	3D-503	AMAR KUMAR SHAW	P	P	P	A	A	A	P	P	A	P
3	3D-103	AMIT KUMAR GHOSH	A	P	P	P	P	P	P	P	P	P
4	1D-402	ANINDYA DASGUPTA	A	A	P	A	A	A	A	A	P	A
5	3D-401	ANUP KUMAR NANDY	P	P	P	A	A	P	P	P	A	P
6	2B-907	ANUPAM GOSWAMI	P	P	P	A	A	P	P	P	A	P
7	1C-203	ARABINDO ADHIKARY	P	P	P	P	A	P	P	P	P	P
8	1E-601	ARPAN PAL	P	P	P	P	A	A	P	P	A	P
9	1B-702	ASHOK KUMAR GUPTA	P	P	P	P	A	P	P	P	P	P
10	1C-101	ASIM KUMAR BASU	A	P	P	P	A	P	P	P	P	P
11	1C-403	ASIS KUMAR GOSWAMI	A	A	A	P	P	P	A	P	A	P
12	2B-706	ATISH CHANDRA SINHA	A	P	A	P	A	A	A	A	A	A
13	1B-507	BHABATOSH BHAWAL	P	P	P	P	A	P	A	P	A	A
14	1B-202	CHITRALEKHA GHOSH	A	A	P	A	P	A	A	P	A	A
15	1B-908	DILIP KUMAR DAS	A	A	A	A	A	A	A	A	A	A
16	2B-806	LOVELY BOSE	P	P	P	P	P	P	P	P	A	P
17	1B-203	MRINMAY BISWAS	A	A	P	A	A	A	A	A	A	A
18	1B-308	PARTHA CHOUDHURY	P	A	P	P	P	A	P	A	P	P
19	3A-G01	PARTHA SARATHI BASU	A	A	A	A	P	A	P	A	P	A
20	2A-101	PRABIR DAS	A	P	P	A	A	A	A	A	A	P
21	1C-303	PRABIR KUMAR DEY	A	A	P	A	P	P	P	P	P	P
22	2A-304	RAJESH PATHAK	A	A	A	A	A	A	A	A	P	A
23	1B-506	RAKESH KUMAR	A	A	P	P	A	A	A	A	P	A
24	2B-701	RAM TARAK JAISWAL	A	A	P	P	P	P	P	P	P	P
25	2B-601	RINA SAHA	A	A	A	A	A	A	A	A	A	A
26	2C-803	RUPAM SHYAM	A	P	A	P	A	A	A	A	P	A
27	2B-301	SAMIR KUMAR NATH	A	A	P	P	A	P	P	A	P	P
28	3C-903	SAMIR KUMAR RAY	A	P	P	P	A	P	P	P	P	A
29	2B-906	SAMRAT BASU	A	A	A	A	A	A	A	A	A	A
30	2B-805	SANDEEP KUMAR BOSE	P	P	P	P	P	P	P	P	P	P
31	1B-407	SANJAY TIWARI	A	A	A	A	A	A	A	A	A	A
32	3D-803	SATYAKI RANJAN HALDAR	P	A	A	A	A	A	A	A	A	A
33	1D-703	SIDDHARTH SHARMA	A	A	P	A	A	A	A	A	A	A
34	2B-803	SITANGSHU KUMAR SAHA	A	P	P	P	P	A	P	P	P	P
35	1A-302	SOMENDRA PRATAP SINGH	P	P	P	P	A	P	A	A	P	P
36	2B-107	SONALI KADAM	P	A	P	A	A	A	A	A	A	A
37	3C-603	SOUGATA GHOSH	A	P	P	P	A	P	P	A	A	A
38	3D-902	SUCHITA NANDI	A	A	A	P	A	P	A	P	A	A
39	2B-406	SUPRITI KUMAR GHOSH	A	A	A	A	A	A	A	A	A	A
40	2D-503	SURESH CHANDRA SARANGI	A	P	A	P	A	P	P	A	P	P
41	2D-202	SUSMITA DASGUPTA	P	P	A	P	A	A	A	A	A	A
42	1C-301	SWAPAN KUMAR BISWAS	P	P	P	A	A	P	P	P	A	A
43	3D-101	SWAPAN KUMAR PANDA	A	P	P	P	P	P	P	P	A	P
44	3D-201	SWAPAN KUMAR PRADHAN	A	P	P	A	A	P	P	P	P	A
45	3A-103	SYED MOHD ZAFAR	A	A	P	P	A	P	A	A	A	P
46	1B-102	TAPAN KUMAR GHOSH	P	P	P	P	P	P	P	A	A	P
47	1D-201	UTTAM PAL	P	P	P	A	P	A	A	P	P	A
48	1B-703	VIBHUTI BHUSHAN GUPTA	A	A	A	A	A	A	A	A	A	A

P – Present, A - Absent

Important Communications

HO-23012(11)/8/2023-APARTT CELL-Dept. of HO

7504204/2024



GOVERNMENT OF WEST BENGAL
HOUSING DEPARTMENT,
APARTMENT CELL,
NEW SECRETARIAT BUILDING, (1ST FLOOR, 'A'-BLOCK),
1, KIRAN SANKAR ROY ROAD, KOLKATA-700001.

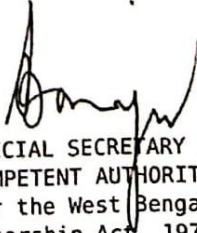
No.: HO-23012(11)/8/2023-APARTT CELL-Dept. of HO Date:08-04-2024

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

To: Mr. Arabindo Adhikary, President,
Alaktika Apartment Owners' Association (Registration No. 19A of 2010).
Email: *alaktikahc@gmail.com*

Sub: Guidance regarding assessment of Common Area Maintenance Charges.
Ref: His email, dated, 21-03-2024.

With a reference to the subject mentioned above, he is hereby informed that, the Association shall collect the Common Area Maintenance Charges on the basis of the value of each apartment. In case of computing the same on the basis of the area of each of the apartments, the Association shall amend the Declaration already accepted in Form A by submitting Form-B to the Competent Authority . On getting approval from the Competent Authority for such amendments, there shall be no bar to any Member of the Association for availing the facilities and amenities of the Housing Estate.


SPECIAL SECRETARY &
COMPETENT AUTHORITY
under the West Bengal
Apartment Ownership Act, 1972

Government of West Bengal

Housing Department
Law & Statutory Cell
New Secretariat Buildings
1, Kiran Shankar Roy Road
Kolkata 700001

Email:- cawbaoa1972@gmail.com

HO-23012(11)/8/2023-APARTT CELL-Dept. of HO

Dated 19.05.2023

Order

This Authority received an email dated 12/04/2023 along with few attachments appended thereto from **Mr. Bipul Ranjan Sarkar, Mr. Ashok Shaw, Mr. Dipak Agarwal and Mrs. Asha Shaw**, all being members of **Alaktika Apartment Owners' Association**, an Association formed and registered under the West Bengal Apartment Ownership Act, 1972 having Registration No. **19A of 2010** wherein they stated there is sudden hike in maintenance charges for members residing in F-Type Flats of Alaktika Housing Complex which is illegal.

The President of the Association and the complainants were directed to appear before the undersigned for a hearing on 19.05.2023. All the parties appeared before the undersigned and made their respective submissions. Heard them and examined the relevant documents including the accepted Form A.

As per West Bengal Apartment Ownership Bye-laws, 2022 all the Associations are legally duty bound to prepare a budget for the current Financial Year and place it before the members in Annual General Meeting (AGM) in the month of May every year for deliberations, discussions on it and passing the budget with or without any modifications. After the budget is passed all the members are legally duty bound to pay with respect common area maintenance according to the percentage of common area owned by him and as declared in Form A before the Competent Authority. Therefore, no member shall be asked to pay with respect common area maintenance any amount other than his share of percentage in common area as declared in Form A to recover the total amount of expenditure stated in the duly passed budget.

In view of the legal position narrated herein above the sudden hike in maintenance charges for members residing in F-Type Flats of Alaktika Housing Complex is not in accordance with law.

The complaint dated 12.04.2023 is hereby disposed of.

Sd/- Debasis Ghosh, WBS

Competent Authority
under the West Bengal Apartment Ownership Act, 1972

Copy forwarded for necessary information and actions:-

1. **President**, Alaktika Apartment Owners' Association
2. **Mr. Bipul Ranjan Sarkar**, Member, Alaktika Apartment Owners' Association
3. **Mr. Ashok Shaw**, , Member, Alaktika Apartment Owners' Association
4. **Mrs. Asha Shaw**, , Member, Alaktika Apartment Owners' Association
5. **Mr. Dipak Agarwal**, , Member, Alaktika Apartment Owners' Association



(Debasis Ghosh)

Competent Authority
under the West Bengal Apartment Ownership Act, 1972

ALAKTIKA HOUSING COMPLEX, NEW TOWN
STREET NO. 674, ACTION AREA II-D, P.O. NEW TOWN AA-II, KOLKATA - 700161
TELEPHONE NO. 033-40620274, 033-40653023
e-mail: alaktikahc@gmail.com

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

old

PRESIDENT
Swapan Kr. Biswas

VICE PRESIDENT
Samir Kr. Nath
Swapan Kr. Panda

SECRETARY
Ashok Kr. Gupta

JOINT SECRETARY
Arabindo Adhikary

TREASURER
Somendra Pratap
Singh

JOINT TREASURER
Prabir Kr. Dey

MEMBERS:
Aninda Dasgupta
Arpan Pal
Asim Kr. Basu
Bipul Ranjan Sarkar
Krishna Das Debnath
Mrinmay Biswas
Partha Sarathi Basu
Pinakee Dey
Prabir Das
Rakesh Kumar
Dr. Samrat Basu
Sitangshu Kr. Saha
Sonali Kadam
Suchita Nandi
Syed Mohd Zafar
Tapan Kr. Ghosh
Vijay Kr. Singh

Ref: ALK/EPPS/F-17/23-24

Date: 08/04/2023

To
The Officer in Charge,
Eco Park Police Station,
New Town, Kolkata

Doc No. 10/04/23
Date

Dear Sir,

Re: Lodging of Police complaint on account of theft

We would like to lodge a police complaint against the following two incident of theft occurred inside our housing complex situated at AA-2D, Road No. 674, New Town. The first incident of theft occurred on 13.02.23 at around 2:25 AM wherein one brass coupling of Fire hose pipes kept inside a box installed inside the boundary wall was found to have been stolen. The said theft had been captured in our CCTV where from it can be seen that a person came inside the housing complex climbing the boundary wall cutting the barbed wire fencing thereon. The thief broke the boxes and fled with the brass coupling. The CCTV footage can be shared with when required.

The Second incident of theft occurred on 27.03.23 at night for which exact time could not be ascertained in the absence of any CCTV footage as this area is not under CCTV coverage wherein another two brass coupling were stolen, one by cutting from house pipes kept inside a box installed inside the boundary wall and another one removing from hydrant pipe. In this case also the thief must have entered inside the housing complex by climbing the boundary wall and again cutting the barbed wire fencing thereon.

This is a very serious issue. Apart from the monetary loss on account of these thefts, the lives and properties of the residents living in the complex have been put to high risk since in the absence of these couplings; replacement of which takes some time; much needed water cannot be reached/arranged in the case occurrence of fire at any place in the housing complex. Unless some action is immediately taken, we apprehend recurrence of more thefts in future.

In view of this, we would request you to kindly register the police complaint and start an investigation so as to prevent the thefts of this nature in future.

With thanks and regards.
Yours sincerely,

A.K. Gupta
Ashok Kr. Gupta
Secretary

2433113108

ALAKTIKA HOUSING COMPLEX, NEW TOWN

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

TELEPHONE NO. 033-40620274, 033-40653023

e-mail: alaktikahc@gmail.com

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

PRESIDENT
Arabindo Adhikary

VICE PRESIDENT
Swapan Kr. Panda

SECRETARY
Ashok Kr. Gupta

ASST. SECRETARY
Susmita Dasgupta
Tapan Kr. Ghosh

TREASURER
Somendra Pratap Singh

ASST. TREASURER
Sandeep Kr. Bose

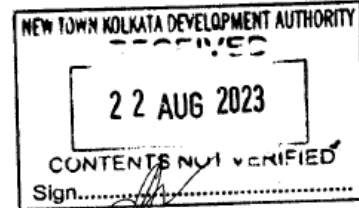
MANAGERS:

Akhil Kapoor
Amar Kr. Shaw
Amit Kr. Ghosh
Aninda Dasgupta
Anup Kr. Nandy
Anupam Goswami
Arpan Pal
Asim Kr. Basu
Asis Kr. Goswami
Atish Ch. Sinha
Bhabatosh Bhawal
Chitralekha Ghosh
Dilip Kr. Das
Lovely Bose
Minmay Biswas
Partha Choudhury
Partha Sarathi Basu
Prabir Das
Prabir Kr. Dey
Rajesh Pathak
Rakesh Kumar
Ram Tarak Jaiswal
Rina Saha
Rupam Shyam
Samir Kr. Nath
Samir Kr. Ray
Dr. Samrat Basu
Sanjay Tiwari
Satyaki Ranjan Haldar
Siddhath Sharma
Sitangshu Kr. Saha
Sonali Kadam
Sougata Ghosh
Suchita Nandi
Supriti Kr. Ghosh
Suresh Ch. Sarangi
Swapan Kr. Biswas
Swapan Kr. Pradhan
Syed Mohd Zafar
Uttam Pal
Vibhuti Bhushan Gupta

Ref:ALK/NKDA/F-17/22-23

Date: 21/08/2023

To,
Shri Debashis Sen,
The Chairman,
New Town Kolkata Development Authority,
Action Area I, New Town,
Pin Code 700 156



Dear Sir,

Re: Congestion of Road No. 674 with cars/two-wheelers.

We would like to draw your kind attention to the regular pains being faced particularly by the residents of Alaktika Housing Complex and Srachi Green Wood Sonata both of which have a number of gates on Road No. 674.

2. This is a small road but is always found lined with a number of cars and two wheelers on both the flanks and the problem has become more acute due to three automobile repairs shop unauthorizedly operating on this road who keep the cars awaiting repairs on the side of the road days together to carry out the repair work. As a result of this congestion residents living in these two housing complexes have to sustain a lot of pain in walking and driving along this road with the fear of accident occurring at any time.

3. The students of these two housing complexes have to board the school buses and get down from the school buses on this road and while crossing the road accident like near a Behala school may occur any time as per our apprehension.

4. Keeping the above in view, we are drawing your kind attention in advance so that the residents do not have to lament after occurrence of an accident caused on account of crowding of the road on both the sides with vehicles leaving only a minimum space for movement of men and vehicles.

5. We would request you to kindly consider the issue with gravity, arrange for an onsite inspection of the road and take needful action on an urgent basis so as to keep the road clear of the vehicles including evicting the automobile repairs shop operating on this small but busy road.

With thanks and regards,
Yours faithfully,

(ARABINDO ADHIKARY)
PRESIDENT M-8984625204



Copy to : The Commissioner of Police, Bidhannagar - for information and necessary action please.

The Officer in Charge, Eco Park Police Station - Do -

Important Telephone Numbers

Association	Landline	Mobile	Intercom
Office	40620274 / 40653023	7595044405	200
J. Chakraborty (Office)		9433907451	
Security Gate (2/3)	40066423	7595044401	100
Gate No-5		7595044404	203
FM Office (Mr. Jagabandhu Pramanik)		7595044403	201
Water / Electricity		7595044402	202

Hospitals

IPGMER SSKM Hospital	- 22041100
R G Kar Medical College	- 25557656
Calcutta Medical College	- 22123741/3853
NRS Medical College	- 22897122
Institute of Child Health	- 98308 97576 / 9433895019
Ramakrishna Seva Prathisthan	- 24753639
Shambhunath Pandit	- 23022800
Apollo Gleneagles Hospital	- 23203040 / 2122, 1066
Fortis Hospital	- 66276800
Medica Hospital	- 9152162173
RN Tagore Hospital	- 9152165541
Peerless Hospital	- 24622394
Belle View Nursing Home	- 9152154735
Nightingale	- 9152790567
Woodlands	- 24567075
BM Birla	- 24567777
Ruby Hospital	- 39871800
Charnock Hospital	- 40500900
Zoom Healthcare	- 25708428
AMRI Salt Lake	- 66147700 / 66063800
Anandalok	- 92521698
Columbia Asia	- 39898969
Ohio Heart Hospital	- 6602 6602
Tata Medical Center	- 6605 7000
Narayana Hospital	- 9152362503

Blood Bank

Central Blood Bank	- 23510619 / 20
Medical College	- 28640392 / 9934208632
Association of voluntary blood donor's Association	- 22271022

Other Medical Support

Ambulance	- 102
NKDA WhatsApp Bot	- 7439605026
NTFN COVID Helpline (Oxygen, Vaccine, Ambulance, Medicine)	- 8929808963
NKDA 24x7 COVID Helpline	- 18001037652
Dr. Subhankar Chakraborty (Sunday at Alaktika Doctor Chamber & on-call)	- 9831068040

Nursing Agency (Associated with North City Hospital)
- for Oxygen support and other help - 9831719463

Police / Fire Station / Electricity

POLICE HELPLINE - 100
NEW TOWN POLICE STATION - 23246076
P.S.In-Charge, NEW TOWN POLICE STATION - 9073343335
Eco Park Police Station - 29623333 / 6292121108
Cyber P.S. - 2359-5589
Women P.S. - 2367-0006 / 9073343343
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
WBSIEDCL - 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

AWARDS and ACCOLADES



Glimpses of Activities and Events



Ganesh Puja (First Occasion), Durga Puja (Gents Group), Carrom Competition, Durga Puja (Ladies Group), Cultural Programme



Republic Day celebration, Independence Day celebration, Ganesh Puja (Ladies Group), Sabeki Alpona, Pundap Alpona

AUDITOR'S REPORT AND
ANNUAL ACCOUNTS

2023-24



Somnath Ray & Associates
CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT
ALAKTIKA HOUSING COMPLEX, NEW TOWN

We have audited the financial statements of Alaktika Housing Complex at Street No 674, Action area II-D, P.O.-New Town, AA -II, Kolkata - 700 161, which comprise the balance sheet as at 31 March, 2024, and the Income and Expenditure Account for the period then ended .

These financial statements are the responsibility of the management of Alaktika Housing Complex, New Town. Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether these financial statements are free from material misstatement.

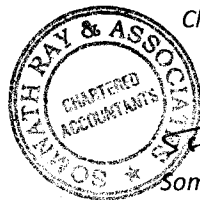
An audit includes examining, on a test basis, evidence supporting the amounts and disclosures made in the notes on accounts as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion.

We further report that :-

1. We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purposes of our audit.
2. The aforesaid accounts dealt with by this report are in agreement with the books of accounts maintained by the Association.
3. In our opinion and to the best of our information and according to the explanations given to us, read with our observations / comments annexed hereto, the said accounts give a true and fair view, in conformity with the accounting principles / practices consistently followed by the Association:
 - a) In the case of the Balance Sheet, of the state of affairs of the Association as at March 31st, 2024;
 - and
 - b) In the case of the Income and Expenditure Account, of the excess of Income over Expenditure of the Association for the year ended on that date.

Belghoria
April 29, 2024

For & on behalf of
Somnath Ray & Associates
Chartered Accountants
F.R.N : 324411E



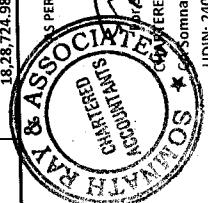
Somnath Ray
Somnath Ray, Proprietor
Membership No : 059817
UDIN : 24059817BKPLF1818

ALAKTIKA HOUSING COMPLEX NEW TOWN
Rajaratn Action Area-III, P.O. Hatlaga, Kolkata-700161

Income and Expenditure Account for the year ended 31st March, 2024

Expenditure	2023-24		2022-23		Income	2023-24		2022-23	
	Amount (₹)	Amount (₹)	Amount (₹)	Amount (₹)		Amount (₹)	Amount (₹)	Amount (₹)	Amount (₹)
To Maintenance Expenses					By Income from Members				
Civil Maintenance (Schedule-13)	3,04,375.00		3,56,686.00		Maintenance Charges from Owners (Schedule-21)	91,01,050.00	89,73,560.00		
Electrical Maintenance (Schedule-14)	9,52,026.00		8,44,730.00		Community Hall Booking - A (Members)	36,000.00	34,000.00		
Facility Management (Schedule-15)	41,57,488.00		39,37,855.00		Community Hall Booking - A (GF) (Members)	1,87,000.00	8,000.00		
Fire Fighting System (Schedule-16)	8,04,923.00		7,50,467.00		Community Hall Booking - B (Members)	12,000.00	1,41,000.00		
Generator Maintenance (Schedule-17)	1,40,110.00		1,43,685.00		Collection For DG Rental	1,20,000.00	30,000.00		
Lift Maintenance (Schedule-18)	13,10,824.00	76,69,746.00	14,46,918.00	74,80,341.00	Shifting Charges from Flat Owner	9,430.00	1,04,000.00		
					DG Backup Charges	1,50,818.00	429.00		
					Late fees for Maintenance Charges		93,426.00		
To Others Expenses					By Others Income				
AGM Expenses	4,210.00		11,750.00		Commercial Renting	1,43,000.00	1,35,001.00		
Audit Fees	25,000.00		25,500.00		Sale of Scrap Cycle	11,000.00			
Bank Charges	3,325.02		4,207.46		Interest on Savings Bank (Schedule-22)	41,932.00	44,415.00		
Cultural Program	73,679.00		64,759.00		Interest on Fixed Deposit (Schedule-23)	14,59,928.00	11,48,525.00		
Out of pocket Audit Expenses	3,500.00		4,159.00						
Conveyance Expenses	3,940.00		6,446.00						
Computer Maintenance	4,500.00		5,000.00						
Donation & Subscription	5,000.00		5,19,001.00						
Depreciation	4,40,251.00		17,300.00						
Diesel Consumed	16,047.00		1,87,554.00						
Discount on Maintenance Charges	1,63,370.00		7,80,985.00						
Electricity Charges	7,96,103.00		7,000.00						
Electric Expenses	3,609.00		2,500.00						
Filling Fees (Schedule-19)	7,000.00		4,371.00						
Medical Aid			36,000.00						
Meeting Expenses	8,281.00		11,760.00						
Water Supply Charge (NKDA)	36,000.00		4,252.00						
Miscellaneous Expenses	11,760.00		1,654.00						
Office Expenses	5,557.00		47,480.00						
Spare parts & Misc	9,490.00		44,200.00						
Postage Charges	570.00		1,79,400.00						
Printing and Stationery	47,228.00		38,010.00						
Puja Ex-Gratia	47,700.00		2,678.60						
Puja Ex-Gratia	47,700.00								
Salary	1,64,400.00								
Telephone Charges (Schedule-20)	28,716.00	19,11,950.02							
Website Maintenance Charges	2,714.00								
		16,90,461.98							
		1,12,72,158.00							
		6,45,786.00							
		1,443.00							
		11,81,495.98							
Total		18,28,724.98			Total		18,28,724.98		12,25,947.94
To Excess of Income over Expenditure c/d					By Excess of Income Over Expenditure b/d				
					By, Excess Provision for 2020-21				
To Provision for Current year Tax									
To Provision for Previous year Tax									
To Interest on Income Tax									
* Surplus (Transferred to General Fund)									

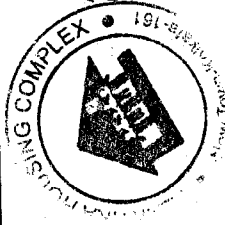
AS PER OUR REPORT ON EVEN DATE



Somendra Pratap Singh
Somendra Pratap Singh
Treasurer

A.K. Gupta
Ashok Kumar Gupta
Secretary

Arabinda Adhikary
Arabinda Adhikary
President



Place: Kolkata
Date: 29-04-2024

Somnath Ray & Associates
Chartered Accountants (FRN324411E)
Somnath Ray, Proprietor (MRN 059817)
UDIN: 24059817BKCP1818

ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IID, PO. Hatiara, Kolkata-7000161

SCHEDULES FORMING PART OF BALANCE SHEET

Particulars	As on 31.03.2024		As on 31.03.2023	
	Amount (₹)	Amount (₹)	Amount (₹)	Amount (₹)
SCHEDULE- 1:- CORPUS FUND (Reserved for Future Maintenance)				
Corpus Fund (HIG)				
Opening Balance		1,40,92,887.55		1,23,93,727.17
<u>Add: Received During the year</u>				
Corpus Fund Collected during the year	14,43,600.00		13,49,100.00	
Late Fees during the year	7,728.00		25,630.00	
Interest on Corpus (Net of Tax@39%)	5,14,764.36	19,66,092.36	3,78,286.38	17,53,016.38
		1,60,58,979.91		1,41,46,743.55
Less: Utilisation for Fire Coupling Replacement				53,856.00
Less: Utilisation for Civil Maintenance (Building)		59,591.00		
Closing Balance (A)		<u>1,59,99,388.91</u>		<u>1,40,92,887.55</u>
Corpus Fund (MIG)				
Opening Balance		53,22,430.48		41,74,646.27
<u>Add: Received During the year</u>				
Corpus Fund Collected during the year	8,35,200.00		9,50,400.00	
Late Fees during the year	14,880.00		13,728.00	
New DG Connection			50,000.00	
Interest on Corpus (Net of Tax@39%)	2,35,982.77	10,86,062.77	1,69,560.21	11,83,688.21
		64,08,493.25		53,58,334.48
Less: Utilisation for Fire Coupling Replacement				35,904.00
Less: Utilisation for Civil Maintenance (Building)		1,29,018.00		
Closing Balance (B)		<u>62,79,475.25</u>		<u>53,22,430.48</u>
Corpus Fund (LIG)				
Opening Balance		9,80,773.15		7,77,175.10
<u>Add: Received During the year</u>				
Corpus Fund Collected during the year	1,59,900.00		1,61,940.00	
Late Fees during the year	10,694.00		13,006.00	
Interest on Corpus (Net of Tax@39%)	40,037.35	2,10,631.35	28,652.05	2,03,598.05
		11,91,404.50		9,80,773.15
Closing Balance (C)		<u>11,91,404.50</u>		<u>9,80,773.15</u>
Corpus Fund (A+B+C)		<u>2,34,70,268.66</u>		<u>2,03,96,091.18</u>
SCHEDULE- 2:- GENERAL FUND				
Balance at the Beginning		48,24,419.45		54,03,367.15
<u>Add: Surplus from Income & Expenditure A/c during the year</u>				
	11,81,495.98	11,81,495.98	3,62,275.94	3,62,275.94
		60,05,915.43		57,65,643.09
Less: Transfer to Corpus Fund Interest on Corpus Fund Investment (Net of Income tax)	7,90,784.48		5,76,498.64	
Less : Transferred to Development Fund	4,39,660.00		3,64,725.00	
		12,30,444.48		9,41,223.64
		47,75,470.95		48,24,419.45
<u>Add : Development Fund A/c closed as on 31-03-2024</u> (as per Board decision)		4,33,878.00		
Balance at the End		<u>52,09,348.95</u>		<u>48,24,419.45</u>



Arabindo Achary
President

Ashok Kumar Gupta
Secretary

Somendra Pratap Singh
Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IID, PO. Hatiara, Kolkata-7000161

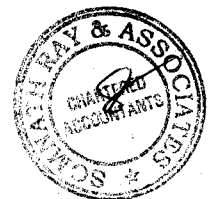
SCHEDULES FORMING PART OF BALANCE SHEET

Particulars	As on 31.03.2024		As on 31.03.2023	
	Amount (₹)	Amount (₹)	Amount (₹)	Amount (₹)
<u>SCHEDULE- 3:- DEVELOPMENT FUND</u>				
Balance at the Beginning		4,40,200.00		2,74,175.00
<u>Add: Incomes transfer to Development Fund</u>				
i) Commercial Renting-Others (Net of Tax)		87,230.00		77,296.00
ii) <u>Community Hall Rent from Members</u>				
Community Hall Booking - A (Members)		36,000.00		34,000.00
Community Hall Booking- A (GF) (Members)		-		8,000.00
Community Hall Booking- B (Members)		1,87,000.00		1,41,000.00
iii) Shifting Charges from Flat Owner		1,20,000.00		1,04,000.00
iv) DG Backup Charges		9,430.00	4,39,660.00	429.00
		<u>8,79,860.00</u>		<u>6,38,900.00</u>
<u>Less: Development Expenses</u>				
i) Civil Work, Garden		-		63,000.00
ii) Outdoor Exercise Tools		42,247.00		1,35,700.00
iii) PVC Chair & Table		19,800.00		-
iv) Civil Maintenance (Painting)		3,83,935.00		-
		<u>4,45,982.00</u>		<u>1,98,700.00</u>
Balance (Excess Expenses)		4,33,878.00		4,40,200.00
Less : Development Fund A/c closed and Tr. To General Fund (as per Board decision)		<u>4,33,878.00</u>		
Balance at the End				<u>4,40,200.00</u>
<u>SCHEDULE- 4:- SECURITY DEPOSITS</u>				
Security Deposits-B.B Consortram		44,549.00		44,549.00
Security Deposits-Global Security and Facility Services		1,63,483.00		1,63,483.00
Security Deposits-Electro Fire Protect Engineering & Consultancy		17,700.00		17,700.00
Security Deposits-Hall Booking		40,000.00		
Security Deposits-Unitech				42,772.00
		<u>2,65,732.00</u>		<u>2,68,504.00</u>
<u>SCHEDULE- 5:- ADVANCES FROM MEMBERS</u>				
Excess Received From Flat Members		79,049.00		80,038.00
Maintenance Charges Refundable		3,447.00		3,447.00
		<u>82,496.00</u>		<u>83,485.00</u>
<u>SCHEDULE- 6:- OUTSTANDING EXPENSES</u>				
Audit Fees Payable		25,000.00		25,000.00
TDS E-Filing Fees payable		1,000.00		1,000.00
Telephone Expenses		3,236.00		740.00
Water Supply Charges Payable		9,000.00		9,000.00
AMC- CCTV charges payable		17,700.00		
		<u>55,936.00</u>		<u>35,740.00</u>
<u>SCHEDULE- 7 :- PROVISION FOR CURRENT YEAR'S TAX</u>				
Current Income Tax		6,45,786.00		5,67,614.00
Less: Advance Income Tax Paid		3,40,000.00		2,90,000.00
TDS		1,45,993.00	4,85,993.00	1,14,654.00
Net Provision for Tax / (Advance Tax & TDS)		<u>1,59,793.00</u>		<u>1,62,960.00</u>

Arabindo Adhikary
President

Ashok Kumar Gupta
Secretary


Somendra Pratap Singh
Treasurer

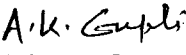


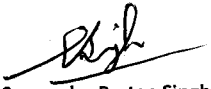
ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IID, PO. Hatihara, Kolkata-7000161

SCHEDULES FORMING PART OF BALANCE SHEET

Particulars	As on 31.03.2024		As on 31.03.2023	
	Amount (₹)	Amount (₹)	Amount (₹)	Amount (₹)
<u>SCHEDULE- 8 :- RECEIVABLE FROM MEMBERS</u>				
Corpus Fund Receivable		6,75,500.00		2,59,740.00
Corpus Fund Late Fee Receivable		1,74,310.00		2,35,452.00
Maintenance Charges Receivable		6,14,741.00		5,00,381.00
Maintenance Charges Late Fee Receivable		3,24,387.00		2,69,827.00
		<u>17,88,938.00</u>		<u>12,65,400.00</u>
<u>SCHEDULE- 9:- ACCRUED INTEREST ON FIXED DEPOSITS</u>				
Fixed Deposit-Maintenance Fund		62,352.00		46,988.00
Fixed Deposit-Security Deposit		3,007.00		2,397.00
<u>Fixed Deposit-Corpus Fund</u>				
i) HIG	7,35,395.00		2,72,093.00	
ii) MIG	3,11,299.00		1,63,941.00	
iii) LIG	50,440.00	10,97,134.00	30,220.00	4,66,254.00
		<u>11,62,493.00</u>		<u>5,15,639.00</u>
<u>SCHEDULE- 10:- CASH AT BANK</u>				
<u>Bank Account- Maintenance Fund</u>				
State Bank of India A/c- 647		4,38,999.25		6,74,552.25
Indian Overseas Bank A/c-174		<u>2,67,337.47</u>	7,06,336.72	<u>53,555.75</u>
				7,28,108.00
<u>Bank Account- Corpus Fund</u>				
Indian Overseas Bank A/c-612		5,153.42		26,950.42
Indian Overseas Bank A/c-096		1,37,789.84		31,291.84
Indian Overseas Bank A/c-097		5,45,143.26		1,84,860.28
Indian Overseas Bank A/c-098		<u>36,27,347.67</u>	43,15,434.19	<u>48,971.39</u>
			<u>50,21,770.91</u>	<u>2,92,073.93</u>
				<u>10,20,181.93</u>


Arabindo Adhikary
 President


Ashok Kumar Gupta
 Secretary

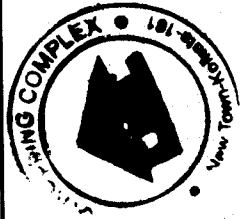

Somendra Pratap Singh
 Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IID, P.O. Hatiara, Kolkata-7000161

SCHEDULE- 11:- PROPERTY, PLANT AND EQUIPMENT AS ON 31ST MARCH, 2024

Property, Plant and Equipment	Rate	Opening W.D.V as on 01.04.2023	Additions/Deletion			Depreciation for the year			Closing W.D.V as on 31.03.2024
			More than 180 Days	Less than 180 Days	Total Addition	More than 180 Days	Less than 180 Days	Total Depreciation During the yr	
Air Conditioner	15%	2,07,692.00	-	-	-	31,154.00	-	31,154.00	1,76,538.00
CCTV Surveillance Camera	15%	7,46,585.00	-	-	-	1,11,988.00	-	1,11,988.00	6,34,597.00
Ceiling Fan & Tube light	10%	23,783.00	-	-	-	2,378.00	-	2,378.00	21,405.00
Computer & Printer	40%	20,976.00	-	-	-	8,390.00	-	8,390.00	12,586.00
Contraction Partition Wall	10%	68,157.00	-	-	-	6,816.00	-	6,816.00	61,341.00
Doctor's Chamber	10%	12,145.00	-	-	-	1,215.00	-	1,215.00	10,930.00
Facility Office	10%	11,299.00	-	-	-	1,130.00	-	1,130.00	10,169.00
Fire Coupling Hose	20%	20,667.00	-	-	-	4,133.00	-	4,133.00	16,534.00
Fire Hose Box	10%	38,802.00	-	-	-	3,880.00	-	3,880.00	34,922.00
Floor Washing Machine	15%	2,640.00	-	-	-	396.00	-	396.00	2,244.00
Furniture & Fixture	10%	40,439.00	-	-	-	4,044.00	-	4,044.00	36,395.00
Glow Sign Board (Dev. Assets)	10%	58,630.00	-	-	-	5,863.00	-	5,863.00	52,767.00
Intercom Telephone (Dev. Assets)	15%	1,87,241.00	-	-	-	28,086.00	-	28,086.00	1,59,155.00
Kids Play Equipment	15%	25,346.00	-	-	-	3,802.00	-	3,802.00	21,544.00
Kitchen	10%	1,22,971.00	-	-	-	12,297.00	-	12,297.00	1,10,674.00
Lamp Shade ,Bottom	10%	51,520.00	-	-	-	5,152.00	-	5,152.00	46,368.00
Office Filing Cabinete	10%	8,873.00	-	-	-	887.00	-	887.00	7,986.00
Porta Cabin	10%	34,827.00	-	-	-	3,483.00	-	3,483.00	31,344.00
Pump	15%	39,537.00	-	-	-	5,931.00	-	5,931.00	33,606.00
Television	15%	11,278.00	-	-	-	1,692.00	-	1,692.00	9,586.00
Wheel Waste Bin	15%	55,581.00	-	-	-	8,337.00	-	8,337.00	47,244.00
Wooden Cabinet	10%	42,515.00	-	-	-	4,252.00	-	4,252.00	38,263.00
Solar Power Plant	15%	12,32,969.00	-	-	-	1,84,945.00	-	1,84,945.00	10,48,024.00
GRAND TOTAL		30,64,473.00	-	-	-	4,40,251.00	-	4,40,251.00	26,24,222.00



(Signature)
Arabindo Adhikary
President

(Signature)
A.K. Gupte
Ashok Kumar Gupta
Secretary

(Signature)
Somendra Pratap Singh
Treasurer

ALAKTIKA HOUSING COMPLEX, NEW TOWN

Rajarhat Action Area-IID, PO. Hatiara, Kolkata-7000161

SCHEDULE- 12:- FIXED DEPOSITS WITH INDIAN OVERSEAS BANK AS ON 31ST MARCH, 2024

Fixed Deposits (Corpus Fund)						
Account No.	Date of Investment	Date of Maturity	Fund Type	Holding (%)	Principal Value (₹)	Accrued Interest as on 31.03.2024
4000001727	26-Aug-23	26-Dec-24	Corpus (HIG)	100%	5,83,726.00	20,615.00
4000002966	30-Jul-23	30-Jul-25	Corpus (HIG)	100%	8,24,357.00	34,248.00
4000003692	03-Aug-23	3-Aug-24	Corpus (HIG)	100%	13,28,486.00	51,863.00
4000006352	31-Mar-20	7-Apr-24	Corpus (HIG)	100%	11,71,000.00	91,092.00
111500138	02-Apr-20	2-Apr-25	Corpus (HIG)	72.09%	3,99,892.00	98,138.00
4000006709	11-Apr-23	28-Jun-24	Corpus (HIG)	100%	67,71,452.00	4,39,439.00
				(A)	1,10,78,913.00	7,35,395.00
4000002967	30-Jul-23	30-Jul-25	Corpus (MIG)	100%	6,97,724.00	28,987.00
4000003693	03-Aug-23	3-Aug-24	Corpus (MIG)	100%	8,08,642.00	31,570.00
4000001729	26-Aug-23	26-Dec-24	Corpus (MIG)	100%	4,37,796.00	15,461.00
4000006353	31-Mar-20	7-Apr-24	Corpus (MIG)	100%	6,98,000.00	54,298.00
111500138	02-Apr-20	2-Apr-25	Corpus (MIG)	24.27%	1,34,629.00	33,040.00
4000006711	31-Mar-23	28-Jun-24	Corpus (MIG)	100%	22,79,694.00	1,47,943.00
				(B)	50,56,485.00	3,11,299.00
4000001728	26-Aug-23	26-Dec-24	Corpus (LIG)	100%	92,862.00	3,280.00
4000002968	30-Jul-23	30-Jul-25	Corpus (LIG)	100%	1,24,152.00	5,158.00
4000003695	03-Aug-23	3-Aug-24	Corpus (LIG)	100%	1,15,519.00	4,510.00
4000006772	11-Apr-23	28-Jun-24	Corpus (LIG)	100%	3,41,907.00	22,189.00
4000006356	20-Jan-23	7-Apr-24	Corpus (LIG)	100%	1,33,000.00	10,347.00
111500138	02-Apr-20	2-Apr-25	Corpus (LIG)	3.64%	20,192.00	4,956.00
				(C)	8,27,632.00	50,440.00
TOTAL (A+B+C)					1,69,63,030.00	10,97,134.00

Fixed Deposits (Maintenance Fund)						
Account No.	Date of Investment	Date of Maturity	Fund Type	Holding (%)	Principal Value (₹)	Accrued Interest as on 31.03.2024
4000007150	13-Feb-24	18-Apr-24	Maintenance	100%	6,12,663.00	-
4000000955	19-May-23	19-May-24	Maintenance	100%	6,88,028.00	35,515.00
4000003564	27-May-23	27-May-24	Maintenance	100%	5,33,503.00	26,837.00
					18,34,194.00	62,352.00

Fixed Deposits (Security Deposit)						
Account No.	Date of Investment	Date of Maturity	Fund Type	Holding (%)	Principal Value (₹)	Accrued Interest as on 31.03.2024
4000003006	14-Aug-23	14-Aug-24	Security Deposit	100%	80,733.00	3,007.00
TOTAL					80,733.00	3,007.00



Arabindo Adhikary
Arabindo Adhikary
President

A.K. Gupta
Ashok Kumar Gupta
Secretary

Somendra Pratap Singh
Somendra Pratap Singh
Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IID, PO. Hatiara, Kolkata-7000161
SCHEDULES FORMING PART OF INCOME & EXPENDITURES

Particulars	Year Ended 31st March, 2024	Year Ended 31st March, 2023
<u>SCHEDULE- 13:- CIVIL MAINTENANCE</u>		
Civil Maintenance	3,04,375.00	3,56,686.00
	3,04,375.00	3,56,686.00
<u>SCHEDULE- 14:- ELECTRICAL & GENERAL MAINT. INCL. CONSUMABLES</u>		
AMC-Electrical Maintenance	4,51,200.00	4,33,200.00
AMC-CCTV Maintenance	35,400.00	-
AMC-Intercom Services	64,550.00	61,950.00
Electrical Consumable Goods	70,445.00	84,933.00
Electrical Maintenance Charges	23,726.00	3,800.00
Repairing & Spare Of CCTV	33,640.00	-
Repairing & Spare Of Submersible Pump	7,925.00	28,830.00
Garden Maintenance	66,533.00	94,932.00
House Cleaning Materials	98,614.00	94,353.00
Termite Treatment	26,240.00	-
Pump Repairing	28,353.00	19,142.00
Water Tank Cleaning Expenses	41,800.00	19,590.00
AC Repairing & Maintenance	3,600.00	4,000.00
	9,52,026.00	8,44,730.00
<u>SCHEDULE- 15:- FACILITY MANAGEMENT</u>		
AMC-Gardening	4,10,400.00	3,86,400.00
AMC-Housing Keeping	15,52,667.00	14,99,029.00
AMC-Pest Control	77,600.00	74,400.00
AMC-Security Services	21,16,821.00	19,78,026.00
	41,57,488.00	39,37,855.00
<u>SCHEDULE- 16:- FIRE FIGHTING SYSTEM</u>		
AMC-Fire Service	2,16,412.00	2,15,232.00
AMC-Fireman Services	3,82,320.00	3,58,720.00
Fire Extinguisher Refilling	1,95,490.00	88,193.00
Fire Equipments	10,701.00	88,322.00
	8,04,923.00	7,50,467.00
<u>SCHEDULE- 17:- GENERATOR MAINTENANCE</u>		
AMC-Generator Maintenance	90,256.00	30,085.00
Generator Operating Charges	1,000.00	2,500.00
Repairs & Servicing of DG Sets	48,854.00	1,11,100.00
	1,40,110.00	1,43,685.00



Arabindo Adhikary
Arabindo Adhikary
 President

A.K. Gupta
Ashok Kumar Gupta
 Secretary

Somendra Pratap Singh
Somendra Pratap Singh
 Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IIID, PO. Hatiara, Kolkata-7000161

SCHEDULES FORMING PART OF INCOME & EXPENDITURES

Particulars	Year Ended 31st March, 2024	Year Ended 31st March, 2023
<u>SCHEDULE- 18:- LIFT MAINTENANCE</u>		
AMC-Lift Maintenance	12,70,624.00	14,36,718.00
Lift Licence Renewal	31,200.00	10,200.00
Lift Repairs	9,000.00	-
	13,10,824.00	14,46,918.00
<u>SCHEDULE- 19:- FILLING FEES</u>		
Income Tax Filling Fee	3,000.00	3,000.00
Tds Filling Fees	4,000.00	4,000.00
	7,000.00	7,000.00
<u>SCHEDULE- 20:- TELEPHONE CHARGES</u>		
Telephone Charges	7,317.00	7,068.00
Telephone Charges (Mobile)	21,399.00	23,642.00
Telephone Charges (Intercom)	-	7,300.00
	28,716.00	38,010.00
<u>SCHEDULE- 21:- MAINTENANCE CHARGES FROM MEMBERS</u>		
Type- A	67,200.00	3,01,440.00
Type- B	15,61,600.00	25,05,600.00
Type- C	20,12,040.00	20,15,280.00
Type- D	31,88,160.00	24,52,680.00
Type- E	20,04,480.00	14,69,440.00
Type- F	2,67,570.00	2,29,120.00
	91,01,050.00	89,73,560.00
<u>SCHEDULE- 22:- INTEREST ON SAVINGS BANK</u>		
Indian Overseas Bank, A/C No. 174	32,053.00	30,360.00
Indian Overseas Bank, A/C No. 612	4,160.00	4,596.00
State Bank Of India A/C No. 5647	5,719.00	9,459.00
	41,932.00	44,415.00
<u>SCHEDULE- 23:- INTEREST ON FIXED DEPOSIT</u>		
Interest On Fixed Deposit- Corpus Fund (HIG)	8,43,876.00	6,60,693.00
Interest On Fixed Deposit- Corpus Fund (MIG)	3,86,857.00	2,96,144.00
Interest On Fixed Deposit- Corpus Fund (LIG)	65,635.00	50,042.00
Interest On Fixed Deposit- Maintenance Fund	1,58,604.00	1,35,557.00
Interest On Fixed Deposit- Security Deposit	4,956.00	6,089.00
	14,59,928.00	11,48,525.00



[Signature]
 Abhinav Adhikary
 President

[Signature]
 A.K. Gupta
 Ashok Kumar Gupta
 Secretary

[Signature]
 Somendra Pratap Singh
 Treasurer



ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-1D, PO. Hatjara, Kolkata-7000161

DETAILS OF CORPUS FUND RECEIVABLE AS ON 31ST MARCH, 2024

FLAT TYPE	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
Type A	-	3,682.00	700.00	700.00	700.00	700.00	1,200.00	2,100.00	2,700.00	5,400.00	5,600.00	5,600.00	16,500.00	74,800.00	1,20,382.00
Type B	5,500.00	4,290.00	1,700.00	-	1,700.00	1,700.00	5,400.00	4,200.00	5,200.00	5,200.00	5,300.00	15,900.00	19,800.00	1,79,928.00	2,55,818.00
Type C	-	-	-	-	-	-	-	-	-	-	12,800.00	6,400.00	5,900.00	64,000.00	89,100.00
Type D	-	-	-	-	-	-	-	-	-	-	-	-	-	1,15,200.00	1,15,200.00
Type E & F	5,500.00	7,972.00	2,400.00	700.00	2,400.00	2,400.00	6,600.00	6,300.00	7,900.00	10,600.00	23,700.00	27,900.00	42,200.00	5,28,928.00	6,75,500.00

DETAILS OF MAINTENANCE CHARGES RECEIVABLE AS ON 31ST MARCH, 2024

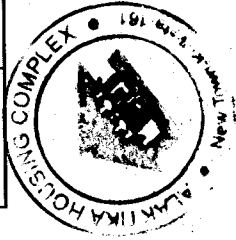
FLAT TYPE	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
Type A	-	-	4,000.00	4,160.00	4,480.00	5,200.00	4,960.00	4,960.00	6,200.00	12,320.00	12,960.00	12,960.00	12,560.00	18,200.00	1,02,960.00
Type B	-	-	-	5,980.00	12,920.00	14,000.00	13,721.00	13,600.00	15,600.00	16,080.00	16,760.00	20,950.00	52,200.00	64,890.00	2,46,701.00
Type C	-	-	-	-	-	-	-	-	-	-	-	-	-	93,150.00	93,150.00
Type D	-	-	-	-	-	-	-	-	-	-	-	-	-	1,71,930.00	1,71,930.00
Type E & F	-	-	4,000.00	10,140.00	17,400.00	19,200.00	18,681.00	18,560.00	21,800.00	28,400.00	29,720.00	33,910.00	64,760.00	3,48,170.00	6,14,741.00

DETAILS OF CORPUS FUND LATE FEE RECEIVABLE AS ON 31ST MARCH, 2024

FLAT TYPE	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
Type A	-	11,046.00	2,016.00	1,848.00	1,680.00	1,512.00	2,304.00	3,528.00	3,888.00	6,480.00	5,240.00	3,024.00	4,950.00	-	47,516.00
Type B	17,160.00	12,349.00	4,794.00	-	3,434.00	3,026.00	8,748.00	5,796.00	5,928.00	4,680.00	3,474.00	8,586.00	6,732.00	-	84,707.00
Type C	13,213.00	11,528.00	-	-	-	-	-	-	480.00	120.00	11,520.00	3,456.00	1,770.00	-	42,087.00
Type D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Type E & F	30,373.00	34,923.00	6,810.00	1,848.00	5,114.00	4,538.00	11,052.00	9,324.00	10,296.00	11,280.00	20,234.00	15,066.00	13,452.00	-	1,74,310.00

DETAILS OF MAINTENANCE CHARGES LATE FEE RECEIVABLE AS ON 31ST MARCH, 2024

FLAT TYPE	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
Type A	-	-	10,994.00	9,952.00	10,344.00	10,764.00	7,669.00	7,669.00	8,370.00	12,442.00	11,016.00	7,710.00	4,646.00	2,275.00	1,03,851.00
Type B	-	-	-	13,216.00	25,711.00	24,520.00	21,814.00	18,360.00	16,666.00	14,069.00	8,016.00	18,700.00	21,576.00	8,065.00	1,90,713.00
Type C	-	-	-	-	-	-	-	-	1,175.00	462.00	-	-	-	11,302.00	12,939.00
Type D	-	-	-	-	-	-	-	-	-	-	-	-	-	16,884.00	16,884.00
Type E & F	-	-	10,994.00	23,168.00	36,055.00	35,284.00	29,483.00	26,029.00	26,211.00	26,973.00	19,032.00	26,410.00	26,222.00	38,526.00	3,24,387.00



Arabin
Arabin Das
Secretary

A.K. Gupta
Ashok Kumar Gupta
Secretary

Somendra Pratap Singh
Somendra Pratap Singh
Treasurer




ALAKTIKA HOUSING COMPLEX, NEW TOWN
Rajarhat Action Area-IID, PO. Hatiara, Kolkata-7000161
PAN: AABAA6871B

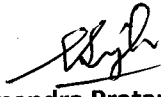
Computation Of Total Income For The Year Ended 31st March, 2024

Assessment Year: 2024-25

PARTICULARS	AMOUNT (₹)	AMOUNT (₹)
INCOME FROM OTHER SOURCES		
<u>Interest Income</u>		
Interest on Fixed Deposit	14,59,928.00	
Interest on Savings Bank	41,932.00	15,01,860.00
<u>Others Income</u>		
Recovery of Electricity Charges	-	
Commercial Renting-	1,43,000.00	
Income from Sell of Scrap Cycle	11,000.00	
	-	1,54,000.00
Total Income		16,55,860.00
Total Income (Rounded off)		16,55,860.00
Tax on Total Income		4,96,758.00
Add : Surcharge		1,24,190.00
Add: Education Cess		24,838.00
		6,45,786.00
Less: Advance Tax	3,40,000.00	
Less: Tax Deducted at Sources	1,45,993.00	4,85,993.00
Tax Payable/ (Refundable)		1,59,793.00


Arabindo Adhikary
President

A.K. Gupta
Ashok Kumar Gupta
Secretary


Somendra Pratap Singh
Treasurer

