

# ALAKTIKA HOUSING COMPLEX, NEW TOWN

## Minutes of 14<sup>th</sup> Annual General Meeting (2023-2024)

14<sup>th</sup> AGM of Alaktika Housing Complex, New Town was held on 26/05/2024 at 10:00 AM at Hall 'B' of Alaktika Housing Complex. This was held following a meeting originally convened on 19th May, 2024 which got adjourned due to lack of quorum, vide article 5(5) of Chapter II of W.B. Apartment Ownership By-Laws, 2022.

### **Members Present:**

As per attached attendance sheet.

**The meeting proceeded agenda wise and the following points were discussed.**

1. The President welcomed the members for attending the 14<sup>th</sup> AGM of the Association.
2. Mr Anup Nandy, a board Member narrated how members present in the meeting could improve upon the effectiveness of the meeting by raising issues and suggestions instead of mere criticising during the proceedings of the meeting. Mr Nandy also mentioned that the members of the BOM have to spend a lot of their personal time to discharge various duties of the Association in the interest of the residents to facilitate/ensure a peaceful and smooth living in the complex and none of them has any personal interest behind being associated with the BOM.
3. A one minute's silence was observed in memory of residents of Alaktika Housing Complex and other notable persons who have departed for their heavenly abodes during the last year.
4. Mr Ashok Kr. Gupta presented the Secretary's Report for the Financial Year 2023-24 of the Association. After discussions on the report, the same was proposed by Mr Ashok Banerjee, seconded by Mr Asim Basu and accepted by the house.
5. Audit report of the annual accounts for the financial year 2023-24 was placed before the house. Clarifications sought by Mr K G Nandy and others were provided by the Secretary. The acceptance of the Audit Report was proposed by Mr Akhil Kapoor & seconded by Mr Tapan Ghosh. The report was accepted by the members present.
6. Annual Common Area Maintenance Budget for the financial year 2024-25, as had already been circulated to the members, was discussed in detail and thereafter the same was accepted without any modification. The acceptance of the budget proposal was proposed by Mr V K Singh and seconded by Mr Prabir Das.
7. Discontinuing the existing practice of collecting contribution from the members every year for future maintenance and the rationale behind keeping a minimum reserve towards Future Maintenance jobs, , both planned and unplanned was presented and accepted. Based on the proposed framework no contribution towards future maintenance fund was required to be collected from the members for the financial year 2024-25 as the current fund position is higher than the stipulated reserve for all type of flats viz. LIG, MIG and HIG.
8. Mr Singha Roy (residing at 2B-905) and Mr V.K. Singh (residing at 2A-G01) expressed their doubts about the implementation of revised Form-A which has been already



been applied through Form-B. House assured them that all the actions are being taken by the Association as per the West Bengal Apartment Ownership Act, 1972 with its latest amendments and also as per guidance received from legal officer in Competent Authority office.

9. As raised by Mr K.G. Nandi residing at 2D-802, percentage share used for calculation also needs to be indicated in budget in future.
10. Display of Defaulters' list needs to be restricted on a single location as against the present practice of two locations at the Main Gate alone. Display of the same on other locations will continue as per the present practice.
11. The members accorded in principle approval for the purchase of additional Solar panels to augment the existing installed solar system and utilize it to its full metered capacity to cover lift and common areas. In case no fund is available from Maintenance Reserve Fund, available money against Future Maintenance Fund may be utilized.
12. Members approved Future Maintenance fund to be utilised towards purchase and installation of Boom Barrier. Payback criteria for the same is to be decided in the next Board meeting.
13. Parking and issue of boom barrier tags of two wheelers were discussed. Two-wheelers are to be parked at the garages allotted to the respective apartments. Only one two-wheeler parking will be allowed on request for those apartments without garage.
14. Hiring of the Community Hall 'A' at a subsidised rate towards celebrating small functions by the members was discussed and accepted in principle. A suitable guideline will be prepared by Board Members for a six-hour (or less) slot at rate of around Rs.2000/- or Rs.2500/- per slot without changing the present rate of Rs.5000/- per day towards general usage by any member of our society.
15. It was decided that the Lobbies of all units would be rectified/beautified with Tile/Granite by using funds out of respective Future Maintenance Fund.
16. It was decided that Community Hall rectification/beautification and sound proofing would be done by using funds out of Future maintenance fund.
17. It was decided that administrative approvals are to be taken in writing towards Individual Apartment Modifications (Moderate to Major) through Board before start of the work.
18. There being no other points to discuss, the Meeting ended with Vote of Thanks to the Chair.



Arabindo Adhikary  
President



Sl. No.	Name of Owner	Flat no.	Mobile no.	Signature with date
01	Ashok Kumar Gupta	1B-702	9433113108	A.K. Gupta.
02	Ashok Kr. Bandyopadhyay	1B-701	7974668345	
03	K. G. Nandi	2D/802.	9831618184	
04	A. K. B. Das	1C-101		
05	Dr. G. M. Singha Ray	2B-905	9836453051	
06	Vijay Kumar Das	2A G 01	9902332030	Vijay Das.
07	S. K. Bora	1C-301	9874162477	S.
08	A. C. Sinha	2B-706	8697939493	A. C. Sinha
09	PRABIR DAS	2A-101	+917603086536	Prabir Das
10	Serit Kr Das.	2D-101	9434705206	Serit.
11	Arpana	1E-601	9830112553	
12	M BISWAS	1B 203	9836607659	
13	Amit Kumar Ghosh	3D 103	9434071957	
14	<del>Prabir Das</del>	<del>3D-401</del>	<del>9836453051</del>	<del>Prabir Das</del>
15	Rupam Shyam	2C-803	8697565088	Rupam Shyam.
16	Kunal Kanti Kona	3D-202	9831532041	Kunal
17	Bhabatosh Bhawal	1B-507	9748557061	
18	Tapan Kr Choudh.	1A-508	9433672933	

Sl. No.	Name of owner	Flat no.	Mobile no.	Signature
19	Arabinda Adhikary	1C-203	8986625204	Arabinda
20	P. K. Dey	1C-303	7541970931	P. K. Dey
21	K. Bagchi	2D-801	9930077647	K. Bagchi
22	Ashish Kr	2D 901	9733761967	Ashish
23	S. K. Pradhan	3D-201	8961522693	S. K. Pradhan
24	Ashutosh Kumar	7B-403	9831174634	Ashutosh
25	S. K. PANDA	3D-101	9727741040	S. K. PANDA
26	Partha choudhury	1B/308	9667053865	Partha
27	Soni Choudhury	3D/802	11	Soni
28	Samir Kumar Roy	3C/903	7000763988	Samir
29	Sangeeta Ghosh	3C/603	9830013268	Sangeeta
30	Syed Mohd Zafar	3A-103	9681710056	Syed
31	Partha Banerjee	3A-901	8240780703	Partha
32	Susanta K Datta	1B-801	9051199221	Susanta
33	Subir Dey Sarkar	2E-602	7090577909	Subir
34	Sybil Datta	3D702	8420344083	Sybil
35	Lovely Bose	2B-806	8052311110	Lovely
36	Pradyut Kanti Ghosh	2C-903	9477158843	Pradyut

Sl. No.	Name of owner	Flat No.	Mobile No.	Signature with date
37	SANDHAR KUMAR ROSE	2B-801	9674969019	Sandhar K. R.
38	Amar Kumar Shew	3D-503	9831276488	
39	Uttam Pal	1D/201	9830301046	
40	S P SINGH	1A-302		
41	Subarna Chakraborty	1B-408	8420710824	
42	K.D. Debnath	1C-902	8910791488	Debnath.
43	B. K. Choudhary	2B/208	9339835426	
44	Suresh Sarangi	2D/503	9733230490	
45	Sitangshuki Saha	2B-803	9830637810	
46	Amrampam Goswami	2B-907	9836670004	
47	Chitralekha Ghosh	1B 202	9830321386	
48	Nivedita Ghosh	2B-703	9332615474	
49	Subarna Jay Sarkar	2E-602	983034313	S. Jay Sarkar
50	Dr Suparna De	1C 903	9434459114	SDe
51	Manjha Biswas	1B-204	9123850372	
52	Nirmalya Chakraborty	1D-601	9830609047	
53	Gouranga Mookherjee	2D-603	9434017385	
54	Dipesh Paul	2B-501	8016080364	
55	ASIS KRISHNAN	1C/403	995326447	

Sl. no

Name of the owner

Flat no

Mobile no

Signature

56

James W. Wall

2B/301

9830852680

[Signature]

57

Krishnendu Das

3D/601

9831543398

[Signature]

58

R. N. Rudra

3A-301

9874802663

[Signature]

59

Tarna Ghosh

1B 102

9433672933

[Signature]

60

Suparna Das

2B407

9831549097

[Signature]

61

SAMRAT BACU.

2B-906

9830088926

[Signature]

62

G. MITRA

1C/701

7044115502

[Signature]

63

S. Chaudhuri

1B/405

9830177945

[Signature]

64

Swapnil Kumar Gupta

1B/502

9163220940

[Signature]

65

Ranjana Gupta

1D/603

9432108920

[Signature]

66

Subhasch. Pandey

1A 603

9477304152

[Signature]

67

President's Meeting

Close with vote of Thank

IE (302)

[Signature]

[Signature]

26/5/2024

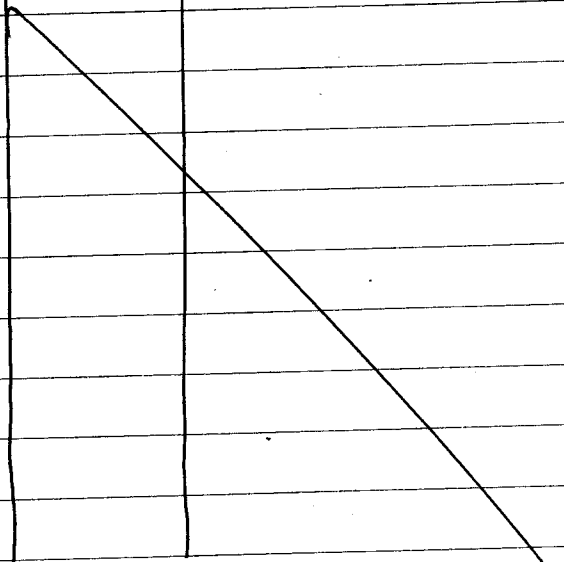
68

Leela Barwal

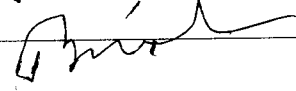

2E-102

9332262105

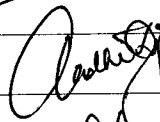
[Signature]



Attendance for 11th AGM (Adjourned)

	Name	Roll No.	Mobile no.	Signature
69	Bal Bhadra Mishra	1B-305		
70	Sudhakar Jaha	2B-802	9162743008	

~~Closed~~

  
28/5/24