

**Minutes of 15th AGM Meeting Held on Sunday, 25th May, 2025 at
the Community Hall B**

Agenda 1: Welcome address by the President

1. President in his inaugural speech welcomed all the members. He also expressed concern regarding the deteriorating harmony amongst the residents. He appealed to everyone to be patient, have friendly relationship and help each other to live peacefully.
2. To start the proceedings President paid respect to the departed souls from Alaktika Housing Complex within the last one year and a one minute silence was observed.
3. Mr. A. K. Nandi expressed his individual opinion corroborating the concerns expressed by the president and appealed to all to be respectful to each other including the board members and be helpful in making the complex more beautiful taking into account the fact that the board members providing voluntary services.

Agenda 2: To consider & Adopt the secretary's Report along with Annual Report for the financial year 2024-25.

- 1) The Secretary's Report was placed before the house along with the highlights of activities done in the financial year 2024-2025 for discussion.
- 2) Secretary's Report was accepted by the house after being proposed by Mr. A.K. Banerjee and seconded by Mr. A.K. Basu.

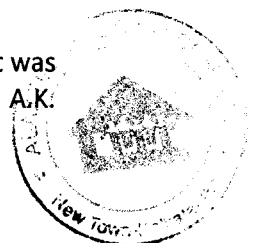
Agenda 3: To consider & Adopt the Annual Accounts along with Audit Report for the financial year 2024-25

1. Annual Accounts along with the Auditors' Report were placed before the house for discussion. Points were raised by Mr V. K. Singh and others regarding increase in legal expenses, development fund balance transfer to general fund, bank balance etc. Secretary Mr. A.K. Gupta replied to all the points to the satisfaction of the members.
2. Accounts and the Auditors' Report were adopted by the house after having been proposed by Mr. A. K. Shaw and seconded by Mr. A.K. Banerjee.

Agenda 4: To consider & Approve the Annual Budget for the financial year 2025-26, including fixation of shares of common expenses on the basis of valuation of the apartment as per declaration in Form A.

1. It was decided that Festival function expenditure will continue to be included in the Association budget instead of proposed transfer of the same to the Puja Committee from 2026-27.
2. It was also decided that miscellaneous expenses, when exceeds budget will be compensated from the contingency fund.
3. In response to queries on why there are different maintenance charges for the same type of flat, it was explained that this is due to different buying values of flats as recorded in the current Form A that was done by Peerless in 2009.
As per latest CA order, we are supposed to follow CAM charges distribution as per this prevailing Form A till it is amended by applying in Form B (to change from flat valuation to flat area) which the association is currently trying to do.
4. After discussion it was decided that the members who would get refund against payment made for the previous financial year i.e. 2024-25 due to revision of CAM charges would have to pay CAM charges for 2025-26 after adjustment of the refund due to them pending collection of dues from the remaining members for 2024-25. Total amount yet to be collected from the members is around Rs. 2 Lakhs approx. The amount has to be met out of General Fund for a temporary period. It was expected that balance amount would be collected well within the current financial year.
5. Budget for the Financial Year 2025-26 prepared based on Form A was discussed in detail. It was approved by the house after having been proposed by Mr A. K. Basu and seconded by Mr. A.K. Shaw.

Chakraborty



Agenda 5: Update about revision of Form A

1. Some of the members asked for clarity on the issue of Form B modification to Form A. It was decided that a separate meeting would be held in this regard on 31.05.2025 at 11:00 A.M. for all residents who needs further clarification on this.
2. The house was informed that out of the required 196, 152 members have signed the Joint Power of Attorney required for submission to the Competent Authority.

Agenda 6: Approval of Outside building painting work.

1. Mr. K.K. Konar expressed that he was not informed prior to the starting of repairs to the outside of his flat, also the quality of repairing work was not proper. His points were responded by the Secretary Mr. A.K. Gupta.
2. Mr. A.K. Nandi informed the house that the external repairs of all the buildings were almost complete. Anyone who finds anything left is requested to inform immediately for closure.
3. Secretary Mr. A.K. Gupta informed the members that the painting work of all the buildings is planned to start after Kali Puja, expenditure for the same will be met out of the Future Planned Maintenance Fund. Democratic process of colour selection will be done by sample painting on walls, selection will be done based on voting by majority.
4. Iron net fencing around Alaktika building, like that of Greenwood Sonata, from 5 no. Gate to 1 no. Gate needs to be done for security purposes.

Agenda 7: Any other point with the approval of Chair.

1. Gourab Singha Ray pointed that the scratches was being made in his car by the children playing in the area. He proposed that a separate area may be identified within the complex a play area. Parents need to take care in this regard, to ensure that no such cases happen in future.
2. Issue on tenant of 1B-205 continuing to stay without proper rent agreement and refusing to vacate, leading to legal issues was discussed. Mrs. Sulagna Dey Sarkar (2E-602) alleged that Mr. Gourab Singha Ray had been writing against ladies of Alaktika in WhatsApp group, in support of the tenant who is refusing to vacate. She also blamed Mr. Gourab Singha Ray helping and supporting the tenant. Mrs. Lovely Bose (2B-806) also questioned how a person could continue to write improper and provoking comments in WhatsApp social media, particularly in the 'Alaktika' group comprising of all residents of Alaktika, about the Board, Secretary and President. Mrs. Manju Biswas (1B-203) remarked that writing such abusive language in a community group like 'Alaktika' was highly insulting, one should be careful of the choice of words and views that are being expressed, even false news are being propagated to create a false opinion.
3. President informed that Mr. Gourab Singha Ray had also been exerting external pressure through local councillor.
4. Mr. Gourab Singha Ray apologized for his actions and assured that he would prevent himself from writing improper comments in the WhatsApp group henceforth.
5. Mr. A.K. Banerjee proposed for patch work needed for the roads within the complex for in order to improve the longevity.
6. Mr. Bagchi also added that the Secretary's report should encompass works which could not be taken up this year due to any reason, uncompleted works like protection of central park, pending work of granite flooring at ground floor corridor.
7. Mr. A.K. Banerjee appreciated work done by Board and cultural committee in particular.

The AGM concluded with Thanks to the Chair.


(Arabindo Adhikary)
PRESIDENT

