

Minutes of adjourned SGM meeting held on 30th November, 2025 at the Community Hall- C

1. The President welcomed all the members present in the House.
2. The Secretary told that as this SGM is held in lieu of SGM scheduled to be held on 23/11/2025 and adjourned due to non-fulfilment of required quorum, it need not require any quorum. The meeting proceeded as under: -
3. The Secretary told that there was only one agenda in the SGM "Financial approval for Exterior repair and painting of Alaktika Building". For that five vendors had submitted the quotations out of which one vendor M/s. Asian Paints was approved by the Board in the meeting held on 9th November, 2025. The details had been provided in the Explanatory Note attached to the Notice for the SGM. Thereafter, the Secretary requested Mr. Anup Nandy, a board member, for giving a presentation.
4. Mr. Anup Nandy, presented a PPT inter alia:

a. Five reputed paint manufacturing co. namely Birla Opus, Berger Paints, Asian Paints, Nerolac Paints and Dulux Paints submitted the quotations on our request. Then they were asked to give PPT (technical and commercial) before the Board. After careful evaluation/scrutiny, one single vendor namely Asian Paints Ltd. were selected.

b. Problems observed on the building, methodology to repair and paint, work flow chart, work schedule, quality of paint etc.

c. Total cost break up :

Civil repairing - Rs. 4,50,000

Painting of exterior building - Rs. 50,73,490

Balcony painting - Rs. 3,92,425

Total - Rs. 59,15,915

Add - 18% GST

Total - Rs. 69,80,781

Cost of major repair already completed :

Labour - Rs. 11,03,370

Material - Rs. 3,29,464

Total - Rs. 14,32,834

Break up of further approx. expenditure for painting and minor repair :

LIG - Rs. 3.30 L

MIG - Rs. 22.86 L

HIG - Rs. 43.64 L

Total - Rs. 69.80 L

Available reserve in future maintenance fund (as on 31.03.2025) :

LIG - Rs. 12.35 L

MIG - Rs. 61.35 L

HIG - Rs. 160.18 L

The House unanimously approved the financial matter.

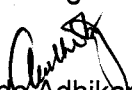
5. Mr. Mrinmoy Biswas and Mr. Ashok Bandopadhyay asked whether putty to be applied to the window glass. The Secretary replied that it would have to be discussed with the vendor.

6. Mr. Iftikar Ali Biswas raised the point that 9 years' warranty means nothing if some money is not retained up to 9 years. Mr. Asim Basu, Mr. Arpan Pal, Mr. S.K. Sarangi, and few others told it is not applicable anywhere. The President and the Secretary told that no vendor would agree to such retention of money till the warranty period. Mr. Nandy informed that as per notarised Agreement, Security Deposit is to be returned after issuance of warranty certificate by the vendor after the completion of the job.

7. After deliberations the members unanimously approved the proposal for carrying out painting along with minor repairs of the buildings by M/s. Asian Paints out of money available under the Reserve for Future Maintenance as proposed by the Board.

8. The House selected three colours for the painting of Alaktika Buildings out of five showed to them, which would be painted on a wall as a sample on the back of 1D, 2D, 3D for better understanding. Finally one would be chosen on the basis of voting.

The meeting ended with a vote of thanks to the Chair.


Arabinda Adhikary
President

