



AkankhaRadhachura Association ofApartmentOwners
Street # 626, New Town Action Area IIC, Kolkata –
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Telephone: 033 40443898
Registration No.004042023 of 2023

Dated 02nd June2024

AGM Meeting Resolutions

Minutes of the Annual General Meeting of AkankhaRadhachuraAssociation of Apartment Owners, held at Community Hall and also Online on 26th May, 2024 and subsequentSpecial General Meeting held on 02nd June'2024.

The meetings were chaired by our honorable President, Mr.Shyamal Kiron Bose, and attainted by owners whose list is appended below,

❖ 26th May 2024:

Sl. No.	Flat No.	Full Name
1	T2/7B	Swapna Agarwal
2	T3/6B	Sushim Choudhury
3	T1/2A	Manoj Kanti Sensarma
4	T4/4B	Dilip Kumar Pal
5	T3/9B	Biyas Mahapatra
6	T1/1F	Parnab Nandy
7	T1/4B	Subodh Chandra Paul
8	T1/1E	Dr. Subhasish Roy
9	T1/1A	Sasmit Chakma
10	T3/9F	Shyamal Kiron Bose
11	T3/6C&7C	Dipanwita Dey
12	T1/5C	Arunav Ghosh
13	T1/5E	Prabir Kumar Guin
14	T4/2B	Amalansu Sekhar Pramanik
15	T3/5E	Dheya Banerjee
16	T4/7D	Sarbari Dutta
17	T1/7F	Atanu Chatterjee
18	T4/3B	Jawed Al Masud
19	T1/4E&4F	Sudipta Bardhan
20	T1/5A&5B	Ardhendu Sarkar
21	T1/8B	Dibyadyuty Paul

Sl. No.	Flat No.	Full Name
22	T4/4D	Rudra Chakraborty
23	T3/6E	Santosh Kumar Roy
24	T4/6A	Ruby Sarkar
25	T1/2F	Saibal Basu
26	T1/9B	Nabanita Das
27	T1/9D	Caroline Gidwaney
28	T2/3C	Yogesh Chettri
29	T2/5E	Gopa Mukhopadhyay Pal
30	T2/6E	Sampa Das
31	T2/7A	Shekhar Kumar Poddar
32	T2/7C	Sujata Majumdar
33	T2/7D	Ankit Mehrotra
34	T2/9E	Chandra Sekhar Mukherjee
35	T3/4A	Dr. Snehasish Basu
36	T3/4B	Santanu Mondal
37	T3/5F	Gitasri Bandana Sengupta
38	T3/6D	Nayanangshu Banerjee
39	T3/9A	Somasis Maji
40	T4/2D	Banalata Biswas
41	T4/6F	Gyandeo Sinha
42	T4/8B	Amit Kumar Sinha



❖ 02nd Jun 2024:

Sl. No.	Flat No.	Full Name
1	T1/4B	Subodh Chandra Paul
2	T4/4D	Rudra Chakraborty
3	T1/1A	Sasmit Chakma
4	T3/9B	Biyas Mahapatra
5	T1/1E	Dr. Subhasish Roy
6	T3/9F	Shyamal Kiron Bose
7	T4/2B	Suvashis Pramanik

Sl. No.	Flat No.	Full Name
8	T1/9B	Nabanita Das
9	T2/7B	Swapna Agarwal
10	T2/7E	Swapan Kumar Mukherjee
11	T2/9E	Chandra Sekhar Mukherjee
12	T3/4A	Dr. Snehasish Basu
13	T3/8E	Mahua Roychowdhury
14	T4/6A	Ruby Sarkar

The following resolutions are passed and summarized below,

Sl. No.	Agenda	Resolution
1	To review the CAM Charges	<ul style="list-style-type: none"> CAM charges versus Actual spending were discussed. CAM charges to be increased by Rs 0.25p per sq.ft. effective from July'24. New CAM charges for year 2024-25 to be Rs. 2.75/ sq. ft. Provision of annual increase of 10% in CAM charges per sq.ft, subject to review.
2	Creation of Reserve Fund to meet unforeseen expenses	<ul style="list-style-type: none"> Discussed the need of corpus fund to tackle unforeseen and high expenditures (such as Lift, CCTV, and Generator etc.) Rs 0.25p per sq.ft. was proposed additionally for the corpus fund. However, the proposal was voted against in the AGM. Fund for corpus cannot be created due to non-increase of CAM charges beyond the budgeted expense. A high Expenditure cost to be collected as One-time, equally amongst owners, as and when the need arises.
3	Bengal Shelter Corpus fund refund status	<ul style="list-style-type: none"> Bengal Shelter gave 22 conditions for corpus refund. Some of them were against the interest of Radhachura Association Association consulted with Lawyers and responded to BS drafting the conditions suitable to the Association. Regular close follow-ups and meetings to continue to get the corpus refunded. Association to pay for the Lawyer and legal expenses to be incurred for the same.
4	Appeal for voluntary donation for society development work	<ul style="list-style-type: none"> Voluntary donations for the betterment of the society are welcomed. Proposals are also welcomed from Society members for Fund generations such as campaigns/promotions/ Ads etc. Donors to be recognized in Radhachura campus.
5	Comparative Analysis of collection of CAM dues after last AGM & decide additional measures for recovery	<ul style="list-style-type: none"> Comparative analysis of CAM collection presented and approved. Legal provisions to be exercised against the large defaulters Association to pay for the Lawyer and legal expenses to be incurred for the same.
6	Update on Balcony extension	<ul style="list-style-type: none"> A formal letter for extension of balcony has been sent to NKDA authority. Awaiting feedback.

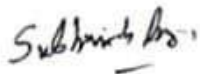


7	Miscellaneous / Any other issue	<p>Community Hall rent to be charged as follows,</p> <ul style="list-style-type: none"> • Owners, <ul style="list-style-type: none"> ✓ Rs 6,000 for less than 12 hours ✓ Rs 8,000 for more than 12 hours for the Day • Tenants. <ul style="list-style-type: none"> ✓ Rs 8,000 for less than 12 hours ✓ Rs 12,000 for more than 12 hours for the Day • There will be no per hour based bookings. • Lawn of the Radhachura, to be rented, for Rs10,000 for less than 12 hours and Rs. 18,000 for more than 12 hours for the Day. No hourly rates are applicable. • Insurance: <ul style="list-style-type: none"> ○ Fire: Building Fire Insurance to be explored. ○ Natural Calamity: Building Insurance against natural calamity to be explored. • President and Secretary of the Association are authorized by the Owners to collect security deposit amount lying with the Bengal Shelter. • The Owners having outstanding CAM charges with Bengal Shelter prior to Association take over, if failed to pay dues within 30th June 2024, shall be levied interest @ 18% annual w.e.f 01/07/2024. • Rs.100/- per night to be collected from guest car, staying more than 4hours or overnight in Radhachura campus.
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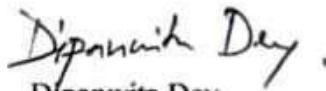
For & on behalf of Akankha Radhachura Association of Apartment Owners



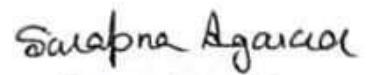
Shyamal Kiron Bose
President



Dr. Subhasish Roy
Vice-President



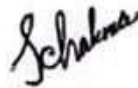
Dipanwita Dey
Secretary



Swapna Agarwal
Joint-Secretary



Suvashis Pramanik
Treasurer



Sasmit Chakma
Joint-Treasurer

