

# AIRPORT CITY FLAT OWNER'S ASSOCIATION

238/126/3, JESSORE ROAD  
KOLKATA-700 081



Ref. No. .... ACFOA/EGBM/14-15/01

Date : ... 2<sup>nd</sup> Nov'2014

## **MINUTES OF EXTRA ORDINARY GENERAL BODY MEETING HELD ON 02/11/2014.**

### **Agenda Point (1):**

Discussion regarding the Maintenance Charge for the year 2015.

### **Decision :-**

The rate of maintenance charge will remain same i.e Rs.0.90 /- per sq.ft per month for residential and Rs.2.25 /- per sq.ft. per month for commercial.

### **Agenda Point (2):**

Discussion regarding the restructuring of Maintenance Late Fine for the year 2015.

### **Decision :-**

As per the analysis of last two years payment structure of maintenance charge it is understood that rate of late fine on maintenance is very nominal i.e 10 paisa per sq.ft. per month. To collect the maintenance charge on time from all flat owners has become a headache for ACFOA committee. Restructuring of late fine on maintenance charge is very much essential, which is agreed by all in the EGB meeting. So, fine is finalized to increase by 10 paisa per quarter and it will be effected from 1<sup>st</sup> Jan'2015. For the benefit of the flat owners it is decided that up to 31<sup>st</sup> March'2015(i.e 1<sup>st</sup> Quarter), there will be no fine on maintenance charge. The details of new/proposed fine structure is given below with example. e.g. Mr. X has a flat of 1000 sq.ft super build up area. His present and new/proposed fine structures are as follows.

(continued)

Quarter No.	Month	Rate of Fine	Area in sq.ft.	Fine amount in Rs. (Present)	Fine amount in Rs. (Proposed)
1st Quarter	Jan	No Fine	1000	Nil	Nil
	Feb	No Fine	1000	Nil	Nil
	Mar	No Fine	1000	Nil	Nil
2nd Quarter	Apr	10 paisa per sq. ft. per month	1000	1x0.1x1000=100	1x0.1x1000=100
	May	10 paisa per sq. ft. per month	1000	2x0.1x1000=200	2x0.1x1000=200
	Jun	10 paisa per sq. ft. per month	1000	3x0.1x1000=300	3x0.1x1000=300
3rd Quarter	Jul	20 paisa per sq. ft. per month	1000	4x0.1x1000=400	4x0.2x1000=800
	Aug	20 paisa per sq. ft. per month	1000	5x0.1x1000=500	5x0.2x1000=1000
	Sep	20 paisa per sq. ft. per month	1000	6x0.1x1000=600	6x0.2x1000=1200
4th Quarter	Oct	30 paisa per sq. ft. per month	1000	7x0.1x1000=700	7x0.3x1000=2100
	Nov	30 paisa per sq. ft. per month	1000	8x0.1x1000=800	8x0.3x1000=2400
	Dec	30 paisa per sq. ft. per month	1000	9x0.1x1000=900	9x0.3x1000=2700

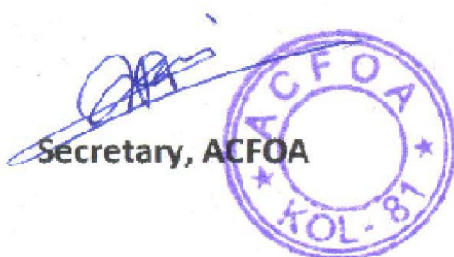
### **Agenda Point (3):**

Discussion regarding the reallocation of Other Activity Charges for the year 2015.

### **Decision :-**

After a marathon discussion on the topic it is decided that the Other Activity charge i.e Rs.1800 /- per flat per year will remain same. It is also decided to reallocate the above fund as shown below.

Head	Present Structure	New Structure
Durga Puja	900	1000
Club	400	300
Kali Puja	350	350
Saraswati Puja	150	150
Total	1800	1800

 Secretary, ACFOA