

**AIRPORT CITY FLAT OWNERS'
ASSOCIATION**

***EXTRA ORDINARY
GENERAL BODY
MEETING 2022-23
Date -11-Feb-23***

1. Agenda Point : Maintenance, Cultural, Painting collection Details

I. New Maintenance charges for 2023-24

The executive committee in a meeting dated 09.02.2023 decided that following proposals based on the trend and pattern of expenditure incurred in the current financial year 2022-23,

Proposal A: we need to increase the maintenance charges by **Rs. 0.15**.

The present rate of **Rs. 1.10 per sqft.** for residential property.

The present rate of **Rs 2.75 per sqft** for commercial property.

New rate will be Rs. 1.25 per sqft for residential property and

New rate will be Rs 3.00 per sqft for commercial property.

EGM Date-11-02-2023

MOM -- The House has APPROVED Rs. 1.25/- per sqft for the year 2023-24

MOM -- The House has APPROVED Rs. 3.00/- per sqft for the year 2023-24

The break-up is provided below:

Head	Expenses for 2022-23				Budget 2023-24			Remarks
	Budget Value	Actual Expenses	Expected Expenses in Feb & March	Total	Fixed cost (Salaries, Maintenance charges, AMC)	Indicative cost based on historical expenses	Total	
AGM Account	3000	2752	1000	3752		3940	3940	
Audit Expenses	12000	10000	0	10000	12000		12000	
Bank Charges	413	1181	500	1681		1765	1765	
Bonus/exgracia	44600	48600	0	48600	51030		51030	
CCTV	25000	20000		20000		25000	25000	
Computer, Printer	20000	5348		5348		5615	5615	
Donation		8000		8000		8400	8400	
Diesel Generator (AMC + Diesel)	17000	0	14160	14160	14000	3000	17000	AMC due in Feb 2023
Electricity Account	420000	381146	70000	451146	449703	24000	473703	
Fire Extinguisher	15000	9086		9086	10000	4000	14000	
Garden Account	220800	188485	35000	223485	206640	24000	230640	
Gymnasium Account	16000	13060		13060		16000	16000	
Legal	15000	13400	40700	54100	100000	150000	250000	25000 for Hazarduware case per quarter and 150000 for registration
Lift Maintenance + License	328920	60000	30000	90000	99000	50000	149000	As per latest Govt norms lift license has been renewed for 3 years
Lift Upgrade		261200		261200			0	
Mandir Expenses	134000	150845	10000	160845	66000	74000	140000	
Office Expenses & Misc	120000	61407	19160	80567	37800	71470	109270	
Repair & Maintenance	164400	273138	10000	283138	0	286795	286795	
Enhancement to infrastructure		98000		98000		365500	365500	Date-11-02-2023 MOM -- The House has APPROVED
Security Account	1043736	945635	270000	1215635	1276417		1276417	
Sweeper Account	314400	285928	51000	336928	321300	12000	333300	
Total Expenses	2914269	2837211	551520	3388731	2643890	1125485	3769375	
CASH Balance as on 11-Feb-2023								
CASH in SB account(Bank Of Borada)	509088		551520				509088	
CASH in SB account(State bank of India)	51944						51944	
CASH in FIXED Deposite(unspent maintenance fund)	365000						365000	
CASH in FIXED Deposite(Reserve Fund)	475000						0	Rs. 475000/- Reserve fund is not included in financial year 2023-24
Total CASH in hand previous year for the year 2023-24							374512	
Total residential Sq Ft							188441	
Residential collection						Rate @1.25	2826615	Date-11-02-2023 MOM -- The House has APPROVED Rs. 1.25/- per sqft for the year 2023-24
Total Commercial Sq Ft							4655	
Commercial Collection						Rate @ 3	167580	Date-11-02-2023 MOM -- The House has APPROVED Rs. 3.00/- per sqft for the year 2023-24
Total Collection + Balance							3368707	
Shortfall							-400668	

*The above figures are indicative in nature & rough estimates. Final figures will be available post annual audit.

Details of Enhancement of expenditure

Sl No#	Work Items	Rate	Qty	Total	EGM 2022-23 Approval amount	EGM 2022-23 Approval Status
1	Water Tank	28500	5	142500	142500	APPROVED
2	Central Water distribution System			350000	175000	Partially APPROVED
3	Water Meter auto stop system	8000	6	48000	48000	APPROVED
4	Association Registration as mandated by Govt			150000		APPROVED AND INCLUDED IN LEGAL EXPENSES
5	Fire System					
5.1	Ladder	200000	1	200000		
5.2	Emergency Fire Exit (2 nd floor in each block)	50000	12	600000		
5.3	Conversion from normal fuse system MCB fuse system	2000	184	368000		
6	Complex beautification			350000		
				2208500	365500	

II. Proposal for Rebate & late fine for Maintenance charges

- No changes in the existing late fine charges.

2. Agenda Point : Maintenance, Cultural, Painting collection Status for 2021-22

I. Maintenance charges for 2022-23 updates and dues

Current Year Maintenance Amount Collected –Rs 2501071.00

Current Year Maintenance Amount Due – Rs 152022.00

Prev Year Maintenance Amount due –Rs 869604.00

Current Yr. Late Fine Due = Rs. 28865.00

Prev. Yr(s). Late Fine Due = Rs. 8091.00

Jan-Mar(2019) Mtce. Due = Rs. 10402.00

II. CFA charges for 2022-23 updates and dues

CFA Amount Collected – Rs. 380948

CFA Amount Due – Rs. 55000

Prev Year CFA Amount Due - Rs. 122199

III. Painting charges till Jan 23 collection and dues

- Painting charges collection till 31-Jan-23:.

Total Collection stipulated : Rs 2703344

Painting Amount Collected – Rs 2469726

Painting Amount Due – Rs 233618

3. Agenda Point: Change in By-Law

- Defaulters and Tenants should not be allowed to hold any portfolio roles in any of the engagements under ACFOA. E.g Member of any committee, club or social events.

--EGM Date-11-02-2023

MOM -- The House has APPROVED

4. Misc

- **Below information as agreed on 3rd-Sept-2022 in Executive committee members meeting.**

New members has been added after APPROVAL from Executive committee meeting held on 3rd-Sept-2022

Mr. Dipu Sarkar	Mr. D.K. Ghosh	Mrs. Anindita Guha Roy
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New Vice-President has been selected in our Executive committee meeting held on 3rd-Sept-2022

Mr D.K. Ghosh	Mr. Samir Baran Saha
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- **Advertisement from other vendor inside ACFOA complex**

Do's and Don't related to advertisement will be discussed and concluded during AGM

- **Due List as on 15th-Feb-2023**

S/N	Flat_Owner's_Name	Block No.	Flat No.	Square Foot Area	Rate	Current Yr(Mtce) Charge	Current Yr(CFA) Charge	Prev. Yr(Mtce) Charge	Prev. Yr(CFA) Charge	Jan-Mar 2019(Mtce) Charge	Painting Charge	Current Late Fine	Prev. Others/Late Fine	Total Charge	Current Mtce Paid	Prev. Yr(Mtce) Paid	Jan-Mar 2019 Mtce Paid	Current CFA Paid	Prev. Yr(CFA) Paid	Painting Paid	Current Yr(L) Paid	Prev. Yr(L)/Other Paid	Total Paid Amount	Total Due
1	Gautam Guha	2	C3	888	4.4	44222	2600	0	2600	0	0	0	0	46222	44222	0	0	0	0	0	0	0	44222	6000
2	Arunabrata Roy	3	A2	1114	1.1	14705	2500	0	4999	0	0	0	0	22204	14705	0	0	0	0	0	0	0	14705	7499
3	Supratim Saha	3	B4	867	4.4	44444	2600	0	46300	0	0	0	0	26244	44444	0	0	0	0	0	0	0	44444	47600
4	Amitava Shankar Ghosh	3	D4	1136	1.1	14982	2500	0	0	0	15890	1136	227	34734	14982	0	0	2500	0	0	0	0	17482	17252
5	Bhaskar Jyoti Bose	4	B1	1066	1.1	14071	2500	229936	11500	3358	14924	2558	2345	281192	0	0	0	0	0	0	0	0	0	281192
6	Jayanta Roychowdhury	4	D3	1067	1.1	14084	2500	0	0	0	14938	0	0	31522	14084	0	0	2500	0	14938	0	0	16585	14937
7	Raj Shekhar Sinha	5	A2	1067	1.1	14084	2500	0	2500	0	14938	0	0	34022	14084	0	0	2500	0	14938	0	0	31522	2500
8	Sumit Das	5	B1	1066	1.1	14071	2500	0	0	14924	0	0	0	31495	14071	0	0	0	0	14924	0	0	28995	2500
9	Manab Biswas	5	B3	1066	1.1	14071	2500	0	2500	0	1279	2878	0	23228	14071	0	0	2500	2500	0	0	0	19071	4157
10	Soumitra Sen	6	B3	905	1.1	10626	2500	0	2500	0	11270	0	0	26896	10626	0	0	0	0	0	0	0	10626	16270
11	Sukumar Saha	6	B4	905	1.1	10626	2500	0	0	0	11270	81	0	24477	10626	0	0	2500	0	0	81	0	13207	11270
12	Ramsundar Roy	7	A4	978	1.1	12910	2500	0	0	0	13692	2347	2641	34090	2900	0	0	2500	0	13692	0	0	19092	14998
13	Anindya Dasgupta	7	B4	1128	1.1	14890	2500	0	0	0	0	2707	0	20097	2143	0	0	0	0	0	0	0	2143	17954
14	Purusuttam Kankani	7	C3	1105	1.1	14586	2500	35140	5000	0	15470	2652	0	75348	0	0	0	0	0	0	0	0	0	75348
15	Hari Narayan Mishra	7	C4	1105	1.1	14586	2500	0	0	0	0	332	0	17418	14586	0	0	2500	0	0	0	0	17086	332
16	Deepak Sen	8	A1	978	1.1	12910	2500	31102	2500	0	13692	2347	0	65051	0	0	0	0	0	0	0	0	0	65051
17	Tapas Bhattacharya	8	B1	1128	1.1	14890	2500	0	3400	0	15792	0	0	36582	14890	0	0	2500	3400	0	0	0	20790	15792
18	Land Lord	8	B3	1128	1.1	14890	2500	243312	15300	3663	15792	2707	0	298064	0	0	0	0	0	0	0	0	0	298064
19	Land Lord	8	C3	1105	1.1	14586	2500	238352	15300	3481	15470	2652	0	292341	0	0	0	0	0	0	0	0	0	292341
20	Sudeep Chowdhury	8	C4	1105	1.1	14586	2500	0	13300	0	0	0	0	30386	14586	0	0	0	0	0	0	0	14586	15800
21	Rabindra Nath Bandyopadhyay	9	A4	900	1.1	11880	2500	0	0	0	0	2160	0	16540	0	0	0	0	0	0	0	0	0	16540
22	Tarun Kumar Das	9	C4	1066	4.4	43938	2600	0	2600	0	0	0	0	48938	43938	0	0	0	0	0	0	0	43938	6000
23	Manas Nandi	10	A2	1538	1.1	20302	2500	0	0	0	461	0	0	23263	20302	0	0	2500	0	0	0	0	22802	461
24	Sobitri Dyuti Dutta	10	B3	1275	1.1	16830	2500	20273	2500	0	17850	3060	0	63013	0	16830	0	0	2500	17850	3443	0	40623	22390
25	Sudip Kumar Mitra	10	C3	878	1.1	11590	2500	0	2500	0	12292	0	0	28882	11590	0	0	0	0	0	0	0	11590	17292
26	Tapti Sengupta	10	D3	798	1.1	10534	2500	0	0	0	11172	1915	0	26121	8000	0	0	0	0	11172	0	0	19172	6949
27	Chandrani Dasgupta	10	D4	798	1.1	10534	2500	72063	11500	2514	11172	1915	0	112198	0	11314	2514	0	0	11172	0	0	25000	87198
28	Sukumar Saha	10	G4	1236	1.1	16315	2500	0	2500	0	17304	124	0	38743	16315	0	0	0	0	0	124	0	16439	22304
29	Jinie Sen	11	B4	867	1.1	11444	2500	27570	2500	0	12138	2081	0	58233	0	0	0	0	0	0	0	0	0	58233
30	Shamistha Sarkar	11	C1	888	4.4	44222	2600	0	2600	0	0	0	0	46222	44222	0	0	0	0	0	0	0	44222	6000
31	Subhas-Chandra Sarkar	11	D1	1136	4.4	44982	2600	0	2600	0	0	0	0	49982	44982	0	0	2600	0	0	0	0	47482	2600
32	Abhishek Mukherjee	11	D4	1136	4.4	44982	2600	0	6000	0	0	0	0	22482	44982	0	0	0	0	0	0	0	44982	2600

**Secretary
Airport City Flat Owners' Association**

