

**AIRPORT CITY FLAT OWNERS'
ASSOCIATION**

ESTD-2010

*EXTRA ORDINARY GENERAL BODY
MEETING (FY 2025-26)*

Date: 15-Mar-2026

This Extra-Ordinary General Body Meeting (EGM) is being conducted today to place before the House the budgetary provisions to be made and other important issues for discussion with regard to the forthcoming FY 2026-27.

Brief report: -

The present Committee had undertaken some priority development works as stated below:

1. Replacement of remaining 14nos overhead water tanks for Blocks 5,6,10 and 11 have been completed. Now the entire complex overhead tanks (28 nos) have been totally replaced.
2. CCTV network has been fully functional / restored entirely at all vital points along with additional coverage of entry point to each block.
3. Society registration process is complete, but the result is withheld for the time being due to 2-3 final hearings to be conducted by the concerned registration authority. Hoping for the outcome within next couple of months (as per version of our advocate).

The Executive Committee, in its meeting held on 12.03.2026, decided that following proposals based on the trend and pattern of expenditures incurred during the current financial year 2025-26, needs to be taken up for discussion with positive consideration of the House.

Agenda for the meeting are as follows:

1. Review of Maintenance Rate

The Executive Committee have deliberated on the captioned issue in detail and have proposed that there is a need for an enhancement of the maintenance rate, in order to meet the rising trend of recurring expenditures.

The Executive Committee has left it to the House to take a decision, which would be final and binding.

Present rate of Maintenance collection is as follows -

Residential Property @ Rs. 1.35 x 189308 sq ft x 12 months = Rs. 3066790.

Commercial Property @ Rs. 3.10 x 4713 sq ft x 12 months = Rs. 175324.

Total = Rs. 3242113.

15/3/2026 - MOM:- The House has approved there is no change in the residential (Rs. 1.35) and commercial (Rs. 3.1) property for the year 2026-27

Comparative Budgetary Analysis

Expenditure Head	Expenses for 2025-26			Expenses for 2026-27	
	Actual Expenses	Expected Expenses in Feb & March	Total Annual expenditure	Projected increase 15% for FY 2026-27	Projected expenditure increase @ 15% for FY 2026-27
AGM / EGM Account	2340	1000	3340	501	3841
Audit Expenses	13500	15000	28500	4275	32775
Aqua guard Account	0	1500	1500	225	1725
Bank Charges	599	15	614	92	706
Ex Gratia	76280	0	76280	11442	87722
CCTV Maint.	15000	2000	17000	2550	19550
Computer Maint.	1300	700	2000	300	2300
Club expense	45706	0	45706	6856	52562
Donation	12004	1501	13505	2026	15531
Diesel Generator (AMC + Diesel)	16050	1000	17050	2558	19608
Electrical Maintenance including electric bills	468988	75000	543988	81598	625586
Fire Extinguisher (AMC + Refilling)	9086	0	9086	1363	10449
Garden Account	241890	19050	260940	39141	300081
Legal (Case)	3000	0	3000	0	75000
Legal (Registration)	20000	0	20000	0	75000
Lift Maintenance (AMC + License)	121210	5000	126210	18932	145142
Mandir Expenses	201786	7500	209286	31393	240679
Office Expenses & Misc.	7140	5500	12640	1896	14536
Repair & Maintenance	196640	20000	216640	32496	249136
Pest Control	30000	1000	31000	4650	35650
Infrasucture development and Enhancement (Water tank)-2025-26 -- Rs. 193760/- ** Lift painting for 2026-27 -- Rs. 100000/-	193760	7500	201260	0	200000
Security Account	940119	204881	1145000	0	1145000
Safai Account	331905	32500	364405	54661	419066
Gymnasium Maint. (Upgrade)	0	0	0	0	20000
Total Expenses	2948303	400647	3348950	296954	3791644
CASH Balance as on 10-Mar-2026	12148				
CASH Balance in Bank of Baroda *	1102394				
CASH Balance in State bank of India	162097				
Total cash in HAND (Un-utilized maintenance fund)	1276639	875992			875992
Un-utilized maintenance fund in FIXED Deposit format (BOB, Airport city)	600000				600000
Reserve Funds in FIXED Deposit format (BOB, Airport city)	400000				
Total DUE as on 31-03-2026 from 10 flat owners	841008	225000			
Total residential Sq. Ft	189308				
Residential collection (Rate @ 1.35 per month)	1.35				3066790
Total Commercial Sq. Ft	4713				
Commercial Collection (Rate @ 3.10)	3.10				175324
Projected Total Collection + Balance					3242113
Surplus / Shortfall					701462
Excepted CFA collection for the year 2026-27	184	2500			460000

*Includes Misc. Receipt Collection as of date: Rs. 156675.

NB: The above figures are indicative in nature and rough estimates. Final figures will be available post annual audit.

2. Review of CFA

The Executive Committee has proposed CFA should remain unchanged The House could discuss and take a final call on this issue. (Present CFA – Rs. 2500 for each individual flat)

3. House Property Insurance

The Executive Committee has proposed for House (flat) Property Insurance, which is an essential requirement in the present prevailing circumstances and therefore wants the House to take up this issue seriously.

4. Provision for Fire Safety and Emergency Exit Norms

The Executive Committee has proposed to take up this issue since it is lingering for quite some time. The House needs to discuss this issue in detail.

5. Misc. Issues

- a. **Replacement of individual flat main switch to MCB Model (Estimated total cost Rs. 250000/-).
- b. **Rooftop treatment of all blocks (Estimated total cost $15*11*5500=907500+25000=932500/-$).
- c. **Common earthing procedure for all blocks (Estimated total cost Rs. 250000/-).

Note: - To complete above works per flat you need to pay Rs. 7500/-(approx).

15/3/2026 - MOM: -

1. **The House has approved one time collection for per flat Rs. 7500/- to execute the below mentioned work. Payment due time line 30-September-2026**
 2. **Football and cricket will be played in the backside ground (near block-7 and block-11). 4ft fencing will be install in the backside ground with single entry to make sure to stop entering pets and destroying the hygiene of the ground.**
- d. **Complex insurance for the year 2026-29 (Estimated cost Rs. 300000/-).
 - e. **Inter block connection for emergency exit (Estimated cost Rs. 1000000/-).

6. Present Status of Maintenance, CFA, Late Fine and Painting Collection as of date

I. Maintenance Collection

Jan-Mar (2019) / Previous / Current Year Maintenance Amount Collected – **Rs. 3662658**

II. CFA Collection		
Current / Previous Year CFA Amount Collected		– Rs. 470600
III. Late Fine Collection		
Current / Previous Year Late Fines Collected		– Rs. 10932
IV. Painting Collection		
Painting Amount Collected		– Rs. 35362
	Total	Rs. 4179552

Major Defaulter List as on 15th Mar 2026

Flat Owner Name	Block No#	Flat No#	Amount Due till 15-Mar-2026
Sri Amalesh Chakarbrotty**	1	C4	26622
Sri Arunabrata Roy	3	A2	39062
Sri Bhaskar Jyoti Bose	4	B1	349560
Sri Tridip Borah	7	D2	20985
Sri Rajyashri Sarkar	7	A2	20985
Sri Puroshottam Kankani	7	C3	145945
Sri Sanjib Kumar Patra**	10	D1	17583
Smt Chandrani Dasgupta	10	D4	151580
Smt Jimi Sen**	11	D4	18886
Nadim International**	2	Comm.	49800
Total Amount Due Rs.			841008

15/3/2026 - MOM: -

1. Discuss with hazarduari hotel to start maintenance charges for their occupied property in Block-9 ground floor.
2. Discuss with Nadim to pay the maintenance charges.
3. Fencing 4' (4 feet) backside park for playing football and cricket.
4. Synthetic grass in backside park for kids.



Dulal Saha,
Secretary, ACFOA