

KAMAL RESIDENCY APARTMENT OWNER'S ASSOCIATION

(Registered under West Bengal Apartment Ownership Act – 1972)

Registration No. 31 A of 2011

Date : 27.08.2018

RESOLUTIONS OF THE GENERAL BODY MEETING HELD ON 19TH AUGUST- 2018 AT THE COMMUNITY HALL, KAMAL RESIDENCY; GREEN PARK; NARENDRAPUR, KOLKATA – 700 103

A General Body Meeting was held on 19th August 2018 at the Community Hall, Kamal Residency, Green Park, Sonarpur Station Road, Kolkata – 700 103. The GB Meeting was chaired by **Mr. Pradip Banerjee, President, KRAOA.**

The following points were discussed and resolution taken as under:

1. As far as receivable amount from the Flat Owners on account of exterior painting is concerned few points were brought into the notice of GB. Status of payments receivable/ received from the Flat Owners can be categorized as follows:
 - Received in one go (@ Rs.15/- per sq. ft.) or in instalments as per the stipulated time.
 - Received @ Rs.15/- after the decided date i.e. 31st December'15.
 - Received @ Rs.16/- after 31st March'16 without any Interest & Penalty.
 - Partly paid
 - Not Paid at all

After a lot of discussions and deliberations following have been resolved:

- ✓ **Those who have paid @ Rs.15/- per sq. ft. after 31st December'15 balance @Rs.1/- per sq. ft. should be treated as unpaid balance amount.**
 - ✓ **For all unpaid Balance amounts, Interest @ 1.5% p.m. & Penalty @ Rs.100/- p.m. will be charged. But total amount of Interest and Penalty should not exceed the amount of principal unpaid amount.**
 - ✓ **All unpaid balance amount till 30th September'2016 will be transferred to the regular Maintenance account.**
2. Necessity of preparation of SOP (Standard Operating Procedure) was discussed and agreed by all members present. A Committee consisting of 4 persons have been formed to finalize the draft SOP.

Committee Members are as follows:

1. Sh. Arun Kumar Bhattacharya
 2. Sh. Kanailal Poddar
 3. Sh. Sajal Kanti Kar
 4. Sh. Sovon Banerjee
3. Fixed Drivers should have Identity Cards issued by KRAOA.

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4. All the Overhead Water Tanks should have individual valve station to isolate the damaged Tank immediately to ensure normal water supply without delay. House gladly approve the approximate cost **Rs.70,000/-** for valves, pipes and labour charges etc. for all remaining Blocks as done in Red Block.
5. A Sub-meter will be installed in common source of electrical power to Community Hall so that the actual consumption can be registered when the Hall is booked by the resident for their own use.

While booking the community hall by the resident for their own use, electricity charges will be levied @ Rs.16 /- per unit for the actual units consumed (as per the Sub-meter) during the period of booking, with immediate effect.

6. Regarding underground reservoir, action to be taken for estimation. Association also move to consumer court so that we can get some compensation from our Promoter for their incomplete work.

President

Secretary