

# ALAKTIKA HOUSING COMPLEX, NEW TOWN

RAJARHAT, ACTION AREA II-D, P.O. NEW TOWN AII, KOLKATA - 700161

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REG. NO. 19A, OF 2010 DT. 7<sup>TH</sup> JULY 2010

No: SGM/2025-26

Date: 09/11/2025

## **NOTICE FOR INVITING SPECIAL GENERAL MEETING**

The Board, in the meeting held on 09/11/2025, decided that a Special General Meeting of 'Alaktika Housing Complex, New Town', will be held on **Sunday, the 23rd November, 2025(Sunday) at 11.00 am at the Community Hall- 'C' (Ground floor of Hall-A) of Alaktika Housing Complex, Action Area IID, New Town, Kolkata - 700161** vide sub rule (1) of rule (6) of the West Bengal Apartment Ownership By-Laws, 2022 to transact the following business:

1. Financial approval for Exterior Painting of Alaktika Building including Balcony, Car Park, Boundary Wall, Community Hall 'A' & 'B', Common Toilet and Security Room. Explanatory note for the same is attached here with.

All members of the Association are requested to attend & participate in the **Special General Meeting**. If the quorum for the SGM is not fulfilled on the scheduled date, the meeting shall be adjourned, and the adjourned meeting shall be held on next Sunday, 30th November, 2025(Sunday) at 11.00 A.M. at the same place of Alaktika Housing Complex. No separate notice will be issued for the same.

  
Arabindo Adhikary  
President

### **Distribution:**

1. All Members of the Association
2. All Notice Board of the Association
3. The Competent Authority, Kiran Shankar Roy Road, New Secretariat Building, Kolkata -700001, for kind information.

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REG. NO. 19A, OF 2010 DT. 7<sup>TH</sup> JULY 2010

No.: SGM/12/2025-'26

Dated: 23/11/2025

**NOTICE FOR Adjourned SPECIAL GENERAL MEETING**

The Special General Meeting of the Association of Alaktika Housing Complex, New Town, was scheduled on **23rd November, 2025 (Sunday)** at 11.00 A.M. at the Community Hall 'C' (Gr. Floor of Hall-A) of Alaktika Housing Complex vide sub rule (2) of Rule (5) of The W. B. Apartment Ownership Bye-Laws., 2022

In the absence of the quorum, the meeting has been adjourned, and the adjourned meeting shall be held on **30<sup>th</sup> November, 2025 (Sunday)** at the **same time & same place**, vide sub rule (5) of Rule (5) of The W. B. Apartment Ownership Bye-Laws, 2022. No quorum will be required in the adjourned meeting.

All members of the Association are requested to attend & participate in the **Adjourned Special General Meeting.**

  
Arabindo Adhikary  
President

Distribution:

1. All Members of the Association
2. All Notice Boards of the Association
3. The Competent Authority, Kiran Shankar Roy Road, New Secretariat Building, Kolkata- 700001- for information.

Explanatory Note to Agenda No.....1..... of the Special General Meeting to be held on 23/11/2025 :

1. Repairs and painting of the ENTIRE buildings of Alaktika were last carried out in the year 2017.
2. With the passage of time of about 8 years and also the building becoming old a large number of major cracks/leakages had been noticed. It was decided to repair the same before taking up the next painting job which had already become due Accordingly, major repairs of all the buildings have been carried out at a total cost of Rs. 14.33 lakhs in the FY 2024-25 & 2025-26.
3. In the last AGM it was decided to take up the exterior painting job after the Kali Puja so that it could be completed well before the coming monsoon.
4. Accordingly, quotations were invited from the five reputed vendors. After site visit and inspection, they submitted their quotations. – Both techno commercial and price.
5. All of them were asked to give presentation,( technical and commercial) wherein they have inter alia mentioned the status of the buildings, their method of working and type of paint they would be using to meet our requirement.
6. Post presentation they have submitted revised price quotations at unit rates with estimate quantities in square feet. Total value vis a vis warranty period are mentioned as under::

Name of the vendor	Total Price (Rs.)	Warranty Period (Years)	Annualised value over warranty period (Rs.)
Birla Plus	9403555	9	933728
Berger Paints	8827304	8	1103413
Nerolac	7364849	9	818317
Asian Paints	6980781	9	775642
Dulux	6548863	8	818608

7. Out of five vendors, the Board in its meeting held on 9<sup>th</sup> November, 2025 selected M/S Asian Paints, being L1 and technically competent. In this connection it may be noted that Dulux (L-2) did our last painting job and their performance was not found to be satisfactory to most of the members
8. The approximate expenditure as per L-1 offer for the painting including minor repair will be approx. Rs.69.80 lacs. With break-up as under:  
LIG- Rs. 3.30 lacs  
MIG-Rs. 22.87 lacs  
HIG-Rs. 43.64 lacs
9. All the expenses will have to be met out of respective Reserves for Future Maintenance (erstwhile called Corpus). The available fund as on 31.03.2025 is as follows :  
LIG-Rs. 12.3 lacs  
MIG-Rs. 61.35 lacs  
HIG- Rs.160 lacs
10. As per minutes of the SGM held on 18<sup>th</sup> June 2017, for expenditure out of Corpus exceeding Rs. 10 lacs, prior approval has to be obtained from the members in a general meeting. Since the approximate expenditure will be more than 10 lacs, the proposal is being placed to the members for their kind perusal, consideration. And approval.

  
(Arobindo Adhikary)

PRESIDENT