



শেল্টার কো-অপারেটিভ হাউসিং সোসাইটি লিমিটেড
SHELTER CO-OPERATIVE HOUSING SOCIETY LTD.

(REGD. NO. 15/CMAH OF 2001 DATED 23.05.2001)

77CC/2, ANUPAMA HOUSING COMPLEX, PHASE-II, VIP ROAD, KOLKATA - 700 052

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Ref No : SCHSL /ADMN -1 /221 /2025 -26 / 187

Date : 04.04.2025

Shri /Smt.
Flat No

Subject : Maintenance Charges for financial year 2025 -26 (i e from 1st April ' 2025 to 31st March '2026)

Dear Sri/Smt

As per the decision in the 22nd Annual General meeting held on 30.03.2025, the Annual maintenance charges @ Rs 1.63 per sq ft per month for one year (2025 -26) has been fixed and for AA and CC blocks these amounts are as follows

Type of flat	Annual Maintenance charges @ per sq ft per month	ANNUAL MAINTENANCE CHARGES for FY 25-26	Last date of payment for Annual Maintenance charges.
AA	Rs 1.63	28167	30.04.2025
CC	Rs. 1.63	17213	30.04.2025

The last date for payment of maintenance charges is 30.04.2025 and payment received after 30/4/25. a late payment charges @2% per month will be levied . The maintenance charges will be collected online or at society office (flat no 77CC/02) during working hours from 10 A.M TO 7 P.M .

In addition to above AMC, an additional amount of Rs2000 (Two thousand) only per flat will be collected from all members for complete overhauling of water treatment plant.

In terms of the decision of the 7th HGM (dated 14.03.2021), tenancy charges for letting out of flat will be charged @ 10% of the annual rent collected from the tenant by the owner.

All member are requested to pay the maintenance charges along with others dues (if any)as mentioned below positively within the stipulated date , to facilitate us to provide uninterrupted services.

A	Maintenance Charges from 1st April -2025 to 31 st March -2026 for AA Block		
B	Maintenance Charges for 1stApril -2025 to 31 st March -2026 for CC Block		



C	Tenancy Charges for 1st April -2025 to 31st March -2026 for letting out flat @10% of the total rent received.		
D	Outstanding Maintenance charges for earlier period along with penalties etc.		
E	Outstanding charges for road repair/exterior painting /Generator installation charges with late payment if any (up to March 2025).		
F	Overhauling of water treatment plant	2000	00
	Total payable amount		

The payment of Rs..... may be paid by A/C payee cheque or demand draft in favour of "Shelter Co-operative Housing Society Ltd." payable at Kolkata. Alternatively, it can be transferred online to the society Bank A/C through NEFT as mentioned below. Members are requested to indicate their names and flat nos at the back of the instrument /cheque or in remark column in case of bank transfer.

SL NO	NAME OF THE BANK	NAME OF THE BRANCH	SAVING BANK A/C	IFSC CODE
01	State Bank of India	Koyla Vihar, VIP Road	64047484810	SBIN 0040711
02	Indian Overseas Bank	Tegharia	153601000000309	IOBA 0001536
03	Axis Bank Ltd.	Airport	920020064637805	UTIB 0000410

It has been also decided in AGM to collect the subscription Rs 3000 (Three Thousand) only per flat for Durga puja and other festivals for financial year 2025 -26.

All members are requested to pay the puja subscription along-with Annual maintenance charge in the above bank account and on receipt of the same, society will transfer the amount to Shelter Abashik Puja Committee bank account.. Separate Money Receipt for the above amount will be issued by the puja committee.

In case of on line transfer, you may please share the screen shot of the payment to Sri Asoke Kumar Kundu , Treasurer (mobile No 9433005273) for proper identification of the remitter.

Your kind cooperation is solicited

Biswarup Saha
Secretary

Copy to :-

- 1) All members (by hand/ by speed post /e-mail
- 2) All Notice Boards and website (shelteranupama.org)



[Signature]
Biswarup Saha
Secretary