

ECOS ASSOCIATION OF APARTMENT OWNERS

ECOS, Jatragachi, PS-Eco Park, PO-Ghuni, New town, Kolkata-700161
Registered under West Bengal Apartment Ownership Act, XVI of 1972

Registration No. 005272024 of 2024

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MINUTES OF THE BOARD MEETING (MEETING SL. NO. 11) OF THE MANAGERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SATURDAY, 12th JANUARY, 2025 AT 7:30 P.M. AT ECOS CLUB HOUSE THROUGH OFFLINE MODE.

BOARD MEMBERS PRESENT:

Sl. No.	Name of the Members
1.	Mrs. Maitrayee Dey-Chairperson
2.	Mr Anup Sarkar-Secretary
3.	Mr. Manish Shaw-Treasurer
4.	Mr. Raj Kumar Pandey, Vice-President
5.	Mr. Soumya Sarkar, Asstt. Secretary
6.	Mrs. Mausumi Sen, Asstt. Secretary
7.	Mr. Praveen Mishra, Asstt. Treasurer
8.	Dr. Santanu Basu Ray, Manager
9.	Mr. Indrajit Chaudhuri, Manager
10.	Mr. Rajat Mitra, Manager
11.	Dr. Reet Mukhopadhyay, Manager
12.	Mr. Subhadip Shaw, Manager
13.	Mr. Kunal Vora, Manager
14.	Mr. A N Mazumdar, Manager
15.	Mr. Tanimesh Ghosh, Manager
16.	Mr. Goutam Deb, Manager
17.	Mr. Sayan Chatterjee, Manager
18.	Dr. Ajay Kr. Arya, Manager
19.	Dr. Sanjit Singh, Manager
20.	Mr. Mrinal Sarkar, Manager
21.	Mr. Sanjay Patel, Manager
22.	Mr. Nasib Jha, Manager
23.	Dr. Tamal Das, Manager
24.	Mr. Debanjan Das Chowdhury, Manager

1. CHAIRMAN

Ms. Maitrayee De, President; took the Chair.

2. QUORUM

As the proper quorum was present, the Chairman declared the meeting to be in order and started the proceedings of the meeting.

3. NOTICE OF THE MEETING

The Notice and the Agenda of the meeting were taken as read with the consent of all the Managers present at the meeting.

4. CONFIRMATION OF THE MINUTES OF THE BOARD MEETING DATED 28th DECEMBER,2024

Minutes of the last Board Meeting dated December 28,2024 were confirmed by the members of the Committee and noted by the Chairperson.

5. Outcome of the 1st CAM realization camp at ECOS by the Builder for the period w.e.f. October,2021 to July,2024.

It was discussed in the meeting regarding the CAM realization camp. 26 owners were present in the 1st Camp held on 12.01.2025 at 4:00 PM and two owners were on call to sort out their problems with the builder for CAM dues and concluded successfully.

Out of 26 owners, only 3 owners, namely Mr. Ankit Mangal, Dr. Partha Nandi and Mr. Mrinal Sarkar raised concern that the Association has taken the decision regarding payment of Rs.0.60 paise for the period October,2021 to September,2024 without discussion or intimation with the owners and they were not aware of this decision, whereas, the decision has been taken after General Meeting between owners & the builders on 02.10.2024 followed by Handover Committee discussion, Board Meeting dated 17.11.2024, wide circulation on 17.11.2024 through AAO Official whatsapp group and the SGM dated 08.12.2024. It is also mentioned in the instant Board Meeting by Mr. Mrinal Sarkar and Kunal Vora that only 10 persons were present in the Board meeting to take this decision. Which is a wrong statement, because the decision was taken with more than quorum (16 members) in the Board Meeting and 19 (Nineteen) Board Members were present on that very day, thereafter sharing the Minutes of the Meeting to all the 48 Board Members and nobody was raised any objection against the Minutes before finalization. Also shared the detailed discussion of the Board Meeting dated 17.11.2024 with all the Members/owners of the Association on 17.11.2024 for feedback but none of the members/owners were objected on this regard. Lastly, in the SGM dated 08.12.2024 it was finalized, wherein Mr. Mrinal Sarkar also present.

It was also discussed that if majority of the Board Members decided anything and approved in the SGM, that can't be disobey by any Board Member, however, there may be any conflict of individual and he/she cannot be provoked other owners and hence the decision on CAM for Rs. 0.60 for the period w.e.f. October,2021 to September,2023 has been taken after observing all formalities, which were accepted by the house.

It was also decided to mention the name of the attendees in the Minutes of the Meeting in every occasions.

Further, it was discussed regarding withhold of Corpus fund on account of CAM dues and the interest on Corpus fund & CAM deposits. One or two members raised the issue that Corpus fund cannot be withhold on account of CAM dues and the builder should refund the interest on Corpus fund & CAM deposits.

In this regard, it is stated that as per Agreement for sell, it is clearly mentioned that all the deposits including Corpus fund are interest free and the promoter has rights to meet up the shortfall of maintenance cost from the Corpus fund also. However, it was decided to take a legal opinion in this regard as there was no information regarding interest and corpus withhold. Accordingly, Mr. Kunal Vora and Mr. Parveen Mishra take the responsibility to arrange physical conference with the advocate on least cost basis within 7 days from the instant Board Meeting (dated 12.01.2025) i.e. 19.01.2025. Whatever may be the outcome of the conference either took place or not, another Board Meeting will be held on 25.01.2025 regarding interest on Corpus fund and Corpus deposit, which were accepted by the house.

It is also informed that the builder is ready to handover another Cheque amounting to **Rs.1 Cr.** on the day of signing the handover letter which has already been shared in the Board group and discussed in the Board meeting.

6. Action taken by the Association in connection with the alteration of the exterior areas of some owners.

It was decided in details and requested to the concerned owner to provide the relevant pages of the registered deed to take a decision. Also, the matter has been referred for Legal opinion.

7. Defaulter list for the month of January, 2025.

Defaulter list prepared for the month of January,2025 which will be shared as per Bye- laws, which were accepted by the house.

8. Review the Clubhouse fees and flat selling charge.

The matter was not discussed in details due to paucity of time. It will be discussed in the next meeting, which was accepted by the house.

9. Arrangement for Republic Day & Saraswati Pujo.

All the necessary arrangement for the Republic Day & Saraswati Pujo has been taken by the Cultural Committee.

10. Details of the Income & Expenditure Statement for 31st Night and approval thereof.

The matter was not discussed in details due to paucity of time. It will be discussed in the next meeting, which was accepted by the house.

11. Issue raised by Mr. Sanjay Patel with the permission of the President.

The matter of Visitors parking was discussed. In this regard, it is stated that as per available verbal information, there were 8 visitors parking and as on date also the number is same, however, the question raised by Mr. Sanjay Patel that “Can the builder change the demarcation of the Visitors parking?”. As there is no legal documents with the Association, the same has been once again sought from the builder, which is not yet received, however, that can be got during the time of Handover the property. The same also referred for legal opinion, which is accepted by the house.

12. NEXT MEETING DATE

It was decided to hold the next meeting on 25th January, 2025.

13. VOTE OF THANKS

There being no other business to transact, the meeting ended at 9:30 p.m. with a vote of thanks to the Chair.

DATE OF ENTRY: 12.01.2025

PLACE: ECOS

Maidrayee De

CHAIRMAN