

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 ADJOURNED SPECIAL GENERAL MEETING (MEETING SL NO. 05) OF THE MEMBERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 7TH DECEMBER, 2025 AT 04:00 P.M. AT ECOS CLUB HOUSE THROUGH OFFLINE MODE.

MEMBERS PRESENT ON 30.11.2025 DURING DISCUSSION:

Sl. No.	Name of the Members
1.	Mrs. Maitrayee Dey, President
2.	Mr. Anup Sarkar, Secretary
3.	Mr. Tanimesh Ghosh, Treasurer
4.	Mr. Mrinal Sarkar, Vice-President
5.	Mrs. Shalini Sengupta, Vice-President
6.	Mrs. Mausumi Sen, Asst. Secretary
7.	Mr. Sayan Chatterjee, Asst. Treasurer
8.	Dr. Sanjit Singh, Manager
9.	Mr. Indrajit Chaudhuri, Manager
10.	Mr. Kunal Vora, Manager
11.	Mr. A N Mazumdar, Manager
12.	Mr. Sukanta Chakravarty, Manager
13.	Mrs. Piyali Ghosh, Manager
14.	Mr. Vikash Sinha, Manager
15.	Dr. Reet Mukhopadhyay, Manager
16.	Mr. Anirban Gupta, Manager
17.	Mr. Rajat Mitra, Manager
18.	Mr. Subhodip Shaw, Manager
19.	Mr. M K Sinha
20.	Mr. Suwendu Sarkar
21.	Md Nasim
22.	Mr. Vijay Kumar
23.	Mr. Debashis Chatterjee

24.	Mr. Sovan Mahapatra
25.	Mr. Kalo Baran Mahapatra

MEMBERS PRESENT ON 07.12.2025

Sl. No.	Name of the Members
1.	Mrs. Maitrayee Dey, President
2.	Mr. Anup Sarkar, Secretary
3.	Mr. Tanimesh Ghosh, Treasurer
4.	Mr. Raj Kumar Pandey, Vice-President
5.	Mr. Sukanta Chakravarty, Manager
6.	Mr. Kunal Vora, Manager
7.	Dr. Tamal Das, Manager
8.	Mr. Vikash Sinha, Manager
9.	Mr. A N Mazumdar, Manager
10.	Mr. Sukanta Chakravarty, Manager
11.	Mr. Abhijit Halder, Manager
12.	Mrs. Chandni Guha Roy
13.	Mr. M K Sinha
14.	Md Nasim
15.	Mr. Sovan Mahapatra
16.	Mr. Kalo Baran Mahapatra
17.	Mr. Debashish Chatterjee
18.	Mr. Biswarup Ghosh
19.	Mr. Rajat Mitra, Manager
20.	Mr. Seshadri Samaddar
21.	Mr. Vijay Kumar

1. CHAIRMAN

Mrs. Maitrayee De, President took the Chair.

2. QUORUM

It was noted that, the SGM of ECOS Association of Apartment Owners was scheduled to be held on November 30, 2025 at 04:00 p.m. at the ECOS Club House. However, due to lack of adequate quorum the aforesaid meeting was adjourned to the next week, at the same place, day and time i.e., December 07, 2025 at 04:00 p.m. at ECOS Club House as per the West Bengal Apartment Ownership Bye-laws, 2022. The notice of the adjourned meeting dated 30.11, 2025 was given to the members of the Association through official Whatsapp, Nobrokerhood platform & mail, and also it was stated that as per the bye-laws if at the adjourned meeting, quorum is not present within half-an- hour from the time appointed for holding meeting, the members present shall be the quorum. Hence, the Chairperson 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 Members present at the meeting.

4. CAM dues pending with the builder as well as with the Association.

The Association has taken several initiatives to amicably settle the disputes with the builder, resulting, the Association has got refund of **Rs.2.56 Crores** of Corpus Fund out of **Rs.2.97 Crores**. The Association, in several occasions requested to the owners to produce NOC from the builder for no dues, but the same is not yet submitted a few owners which causes **Rs.37.76 lakh** Corpus fund dues and the rest amount of Rs.4 lakh in hand will be transferred by the builder. Due to non-settlement of disputes, if any, the association has been losing interest on Rs.37.76 lakh, Besides, the said owners have been taking the benefit of refunded corpus fund interest. A letter has already been issued to the builder in November,25 to refund rest corpus fund against the CAM collection and handover the relevant documents for taking action against the CAM/Corpus defaulters by the Association as per laws. But the reply of the said letter has not been received. Accordingly, a reminder will be issued to the builder to resolve the matters immediately.

In the meantime, it was proposed to take basic initiative against the defaulters with the builder as well as the Association that-

1. **The default owners will not be eligible for booking banquet hall.**
2. **The default owners will no longer be a member of the board with effect from publishing the MOM.**
3. **The default owners will not be eligible for participating election/selection as a Board Member.**
4. **All others effective measures has already been taken like stop lift services, garbage collection, visit the flat for selling/rent out etc. will continue.**
5. **At last legal action will be initiated.**

Further, the dues with the Association, considering request of some owners to give exemption from penalty & interest, the Board was taken a decision for exemption of 50% penalty & interest for the FY2025-26 in respect of the defaulters who have paid partly the CAM dues. But the owner is not

flexible with that and the FM team faces huge difficulties and series of queries from one of the owners. On hearing and discussing the problems which faced by the Association, it was decided that no exemption will be allowed to any defaulters and hence all the defaulters will pay the dues as per invoices with immediate effect.

5. Fire System rectification/upgradation.

To rectify & upgradation of Fire Hydrant System, it was approved in the Board Meeting dated 23.11.2025 to float the tender within 5th December,2025 with 10 days' time for bid submission to explore the work. Accordingly, a committee for preparation of scope of work and NIT consisting the following members-

1. Mr. Sukanta Chakravarty
2. Mr. Alope Bikash Chattopadhyay

Also, formed tender evaluation committee consisting of the following members-

1. Mr. Sukanta Chakravarty
2. Mr. Alope Bikash Chattopadhyay
3. Mr. Vikash Sinha
4. Mr. Tanimesh Ghosh

The cost involvement for the said work will be approx. **Rs.1.25 lakh**, which was approved by the house.

6. Upgradation & replacement of media filter etc. for water softening System & RO Plant.

The same procedure will be followed as per Point no.5 to execute the water softening & upgradation system. The same committee will evaluate the tender which will be published soon. Since the RO plant is too much expensive as well as OPEX cost is also too high, installation of RO System has not considered at this stage. The cost involvement for upgradation of water treatment plant will be approx. Rs.2.50 Lakh, which is also approved in the house.

7. Installation of Solar System for all the residents and convert ECOS a Green Society.

The ownership of the City meter and Block-wise meters have been changed to the name of the Association after vigorous persuasion with the WBSEDCL over phone & physical meeting and submission of requisite documents. Now the Association can apply for net-metering Solar PV Panel System for all the towers to cover all common electric consumption as well as all individual flats, if the Policy allowed. In this regard, it is stated that we have already functionalize our long pending installed Solar System at Tower-3 w.e.f. May,2025 as per earlier solar system which causes a remarkable cost benefits of Rs.15000/- (Rupees Fifteen thousand only) average per month as per history of the electric consumption in respect of the City Meter. Association moto is to make our Society a GREEN SOCIETY.

In view of the above, it was decided to install Solar PV Panel for common areas as well as also explore for all the owner's individual uses with a charge payment, if possible, subject to considering all pros & cons for the best of the ECOS, which were accepted by the house.

8. Swimming Pool repairing status.

Delay in functioning the swimming pool is the concern of all, but the reason for delay is beyond the control. As you are all aware that the repairing work has been conducted by the Builder, the vendor who was engaged for complete the work by the builder has left the work in the mid of his commitment without informing. Subsequently, another vendor has been engaged after following all the formalities, resulting additional delay to run the swimming pool. Now the newly engaged vendor doing well as per their schedule and it is expected to complete the work within December,2025.

9. Installation of CCTV in each floor.

The proposal for installation of CCTV in each floor was not accepted by the house.

10. Placement of big dustbins in each floor.

The proposal for placement of additional dustbins in each floor was not accepted by the house. It was also proposed to place another dustbin beside the tower entry gate, if required.

11. NEXT MEETING DATE

It was decided to hold the next meeting in the month of May, 2026 (Tentative).

12. VOTE OF THANKS

There being no other business to transact, the meeting ended at 05:30 p.m. with a vote of thanks to the Chair.

Maitrayee S. K.

CHAIRMAN

DATE OF ENTRY: 07.12.2025

PLACE: ECOS, KOLKATA