

## **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**

Email:ecosassociation@gmail.com

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**MINUTES OF THE BOARD MEETING (MEETING SL. NO. 19) OF THE MANAGERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 03<sup>rd</sup> AUGUST, 2025 AT 11:00 A.M. AT ECOS CLUB HOUSE THROUGH OFFLINE MODE.**

### **BOARD MEMBERS PRESENT:**

<b>Sl. No.</b>	<b>Name of the Members</b>
1.	Mrs. Maitrayee De, President
2.	Mr. Anup Sarkar, Secretary
3.	Mr. Mrinal Sarkar, Vice-President
4.	Mr. Raj Kumar Pandey, Vice-President
5.	Mrs. Shalini Sen Gupta, Vice-President
6.	Mr. Tanimesh Ghosh, Treasurer
7.	Mrs. Mausumi Sen, Asstt. Secretary
8.	Mr. Indrajit Chaudhuri, Manager
9.	Mr. Sukanta Chakravarty, Manager
10.	Dr. Santanu Basu Ray, Manager
11.	Dr. Tamal Das, Manager
12.	Dr. Reet Mukhopadhyay, Manager
13.	Dr. Ajay Kr. Arya, Manager
14.	Mr. Ashish Narayan Mazumdar, Manager
15.	Mr. Subhadip Shaw, Manager
16.	Mr. Vikash Sinha, Manager
17.	Mr. Sayan Chatterjee, Manager
18.	Mr. Debanjan Das chowdhury, Manager
19.	Mrs. Piyali Ghosh, Manager
20.	Mr. Vikash Sinha, Manager
21.	Mr. Kunal Vora, Manager

1. **CHAIRMAN**

Mrs. 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. **Independence Day 2025 celebration**

We are going to celebrate Independence Day, 2025. The programme details have already been circulated through the official ECOS AAO WA followed by ECOS Residential WA group. Rs.25000/- is allowed from the cultural fund to celebrate Independence Day including breakfast and Kids activities as shared. The flag will be hoisted by the President of the Association, which were accepted by the house.

5. **Approval of the rest room of the technicians etc. and cost thereof.**

It was proposed to set up the Association room in the existing technician room at ground floor, Tower-4, which needs to set up a technician room and accordingly it was proposed to set up the technician room at the basement near tower-3 staircase by ACP sheet, which were accepted by the house. 2 quotations were also collected from the market to set up the new technician room, the quoted rates are mentioned below out of which the L1 rate i.e. Rs.34000/- was also accepted by the house.

Name of the Vendor	Quoted rate in Rs.
1. Punita Sharma	61000/- (L-2)
2. Bhai Bhai Enterprise	34000/- (L-1)

6. **Set up of the Association Room in the present technician room at Tower-4**

In reference to the point no.5, it was proposed to repair & paint the Association Room at Tower-4 with best quality materials and purchase of 2 executive chairs, 10 normal good quality chairs, Tables, Almirah, Vault, AC, lights, Grills, door lock etc. for the Association room, for which the exact expenditure will be made at least cost basis, which were accepted by the house.

**7. Outcome of the Amicable settlement on the incidents occurred on 27.06.2025 and action thereof.**

As mentioned in the Board Meeting dated 06.07.2025 at Point No.6, the outcome of the amicable settlement and letter addressed to the President/Secretary issued by Md Nasim, Mrs. Afsana Chowdhury, Mrs. Afruja Khatoon & Mrs. Wahida Parween were read out in the meeting and it was proposed that if any repetition of the similar type incidents in future will lead to Police complaint against the respective owners immediately, which were accepted by the house.

Further, it was discussed that Mr. Kalo Baran Mahapatra and Mrs. Kamlesh Kaur have not taken any initiative to maintain the peace & harmony at the Society. It was decided to talk with Mrs. Kamlesh Kaur in this matter to take final call. Mr. Kalo Baran Mahapatra also trying to disturb the communal harmony at the Society by highlighting temple issue repeatedly. So that necessary precaution may be taken to safeguard the society, which were accepted by the house.

**8. CAM dues pending with the builder and act as per Notice dated 30.04.2025**

In reference to the Notice dated 30.04.2025, it was discussed that the Association has already given enough time to settle the dues with the builder, but after lapses of considerable time, the same is not settled by some owners causing financial loss of the Association on account of interest per month Rs.33000/- approx. Accordingly, it was proposed to charge interest as per the Notice dated 30.04.2025 from the bill w.e.f. August,2025 to materialized the interest loss of the Association on account of shortfall of Corpus deposit and decided to levied interest on the dues lying with the builder on pro-rata basis to the respective owners at the rate of the SBI FD interest rates from time to time . The tower-wise CAM dues are as under:

TOWER	DUES in RS.
1	651676/- (H-4)
2	1131457/- (H-2)
3	2126749/- (H-1)
4	713939/- (H-3)

Further, it was also discussed that to end the long pending dues, the Association will ask to the builder to take necessary arrangement for taking the Power of Attorney after observing all formalities as mentioned in the Handover letter to take appropriate legal action by the Association against the defaulters as deemed fit, which were accepted by the majority of the house. Mrs. Mausumi Sen & Mrs. Shalini Sengupta were not agreed with the decision of levied interest on them as they were clear their dues within a day, but Mr. Kunal Vora also raised concern on this but without any specific reason or justification.

**9. Restriction to participate in the future election as and when conducted in respect of the CAM defaulters with the builder as well as with the Association**

It was proposed to restrict the above-mentioned defaulters with the builders as well as the Association in the future election as when conducted unless or until clear his/her dues prior to that as per Bye-laws, which were accepted by the house.

**10. Unauthorized play of Cricket & Football in the multipurpose court and compliance of SOP.**

Issue raised by some owners regarding playing cricket at the multipurpose play area which is designated *for basket ball hoop, Volley Ball, Skating, Kabbadi, Karate etc. as per Registered Deed followed by the clarification issued by the JLL on 08.08.2023 with the approval of Mr. Amit Tekriwal, Chairman, Amit Realty Pvt. LLP, the Developer that the infrastructure of the Multipurpose Play Area is not for Cricket game.* Accordingly, the matter was discussed in the meeting without documents. During discussion, the President clearly mentioned that the said play area is not for Cricket, subsequently, Dr. Tamal Das along with some other owners raising concerned over the security and damage of the flat owners as well as the common areas & facilities. As regard, to avoid damage some proposal came in the house to change the infrastructure of the Multipurpose Play Area which is cost effective and approval required from the General Meeting subject to applicability of the same as per Registered Deed and Bye-laws. Also, question comes that if there is any physical harm of any owner, then who will be responsible. Dr. Arya also raised question to ensure safety of the owner 1<sup>st</sup>. After deliberations, it was proposed to discuss the matter of infrastructure of the Multipurpose Play Area in the next SGM based on the applicability of the same as per Registered Deed and Bye-laws. Further, it was proposed to control the nuisance at the Multi-Purpose Play Area, it should be ensured that the noise level will be as per norm and the time for opening the Multipurpose Play Area will be from-

**08.00 AM to 12 noon & 05.00 PM to 09.00 PM**

**The lights of the Multipurpose Area will also be switched off at 10:00 PM**

Further, it was also discussed that the final decision will be taken on this matter in the next SGM/AGM.

**11. Approval of the cultural activities except approved events for giving Banquet Hall free of cost.**

The matter of cultural activities except approved events of the Association has been discussed and decided to the following activities, the Association will provide the Banquet Hall free of cost, which were accepted by the house.

1. Rabindra-Nazrul Sandhya
2. Rudrabhishek &
3. Teez

**12. Permission of the President/Secretary is mandatory to use common amenities & areas for free uses**

It has been decided in the house that no activities in the common areas and facilities by any owner/ group of owners will be allowed without formal approval of the President & Secretary,

which were accepted by the house.

**13. Legal Notice dated 22.07.2025 of Mr. Kalo Baran Mahapatra and decision accordingly**

A legal Notice dated 22.07.2025 was received from Mr. Kalo Baran Mahapatra, Flat No.106, Tower-4 on the Existing Hanuman temple at the North corner of ECOS with request to serve the same to all the Board Members through the Secretary, accordingly, the same was served by the Secretary and discussed in the meeting to prepare the reply as well other legal matter in this regard, a legal team may be formed comprising the following members which were accepted by the house.

1. Mr. Vikash Sinha
2. Dr. Ajay Kr. Arya
3. Mr. Kunal Vora

It was also decided to defend the legal matters raised by Mr. Kalo Baran Mahapatra, Advocate may be engaged and the cost of legal expenditure should be clubbed in the CAM.

**14. Appearance of the Advocate on the hearing dated 06.08.2025 before the Competent Authority of the Housing Board.**

It was proposed to appear in the hearing before the Special Commissioner & Competent Authority, advocate will be engaged and some Board Members will also be present as per their convenient within time in the office of the CA, which were accepted by the house.

**15. Incidents report and action accordingly against Mr. Kalo Baran Mahapatra**

An incident was occurred on 22.07.2025 at the FM office due to non-accepting of the request of Mr. Kalo Baran Mahapatra, as there is no S.O.P. of the FM to provide the desired information without approval of the Board. During the incidents, Mr. K B Mahapatra threatened the FM and his team. The copy of incident report is attached. Accordingly, the house decided to lodge a Police Complaint on the incident dated 22.07.2025 made by Mr. Kalo Baran Mahapatra.

**16. Issuance of legal notice to Mr. Kalo Baran Mahapatra & Mr. Sovan Mahapatra as approved in the Board meeting dated 18.05.2025 and the AGM dated 01.06.2025.**

The legal Notices will be served to both Mr. Kalo Baran Mahapatra & Sovon Mahapatra for their illegal alteration of flats as well as if there are any flats in similar type of alteration or occupancy of common lobby prior to formation of the Association, the Association may ask permission of the developer from the respective owners, which were accepted by the house.

**17. Review the maintenance cost due to additional legal expenditure**

*As the Association is receiving several legal Notices from Mr. Kalo Baran Mahapatra & Sovon Mahapatra, there might be a compulsion to enhance the CAM on account of additional expenditure of legal matter, and the CAM will be reviewed very soon, which were accepted by the house.*

**18. Inspection update of the respective sub committees.**

It was requested to update the inspection, but except the team lead by Mr. Mrinal Sarkar, no one has responded. Besides, Mr. Suknata Chakravarty has requested to change his team to conduct the inspection. The matter needs to take on priority basis and request all to inspect for better of the services as well as to save the image of the Board.

**19. Briefing of the Newly engagement of the SG as well as new agreement with the entire facility management team.**

Newly engaged team has been conducted an introduction session with the owners for improving the services at ECOS successfully on 27.07.2025, wherein they have noted all the concerned of the owners and act accordingly.

**20. Tendering resignation without proper justification and without following procedure.**

It has been decided that any one can right to tender his/her resignation, but the same should be in proper manner and content should be impartial. If there is any grievance, the member should approach before the Grievance redressal committee.

**21. Miscellaneous**

1. The AMC or repairing works if any should be done under the surveillance of the concerned AMC team, accordingly, we need much more careful in this matter.
2. The Board has justified the price of 15 units of electricity used by Mr. Manmeet Singh S/o-Mrs. Kamlesh Kaur in the common area. Anybody who uses energy outside his/her own meter has to pay up and no further communication in this regard need to entertain, which were accepted by the house.

**22. NEXT MEETING DATE**

It was decided to hold the next meeting in the month of September, 2025.

**23. VOTE OF THANKS**

There being no other business to transact, the meeting ended at 02:00 P.M. with a vote of thanks to the Chair.

*Maidraya S. K.*

**CHAIRMAN**

**DATE OF ENTRY: 03.08.2025**

**PLACE: ECOS, KOLKATA**