

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. 22) OF THE MANAGERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 23rd NOVEMBER, 2025 AT 07:00 P.M. AT ECOS CLUB HOUSE THROUGH OFFLINE & ONLINE MODE.

BOARD MEMBERS PRESENT:

Sl. No.	Name of the Members
1.	Mrs. Maitrayee De, President
2.	Mr. Anup Sarkar, Secretary
3.	Mrs. Shalini Sengupta, Vice-President
4.	Mr. Raj Kumar Pandey, Vice-President (Online)
5.	Mr. Tanimesh Ghosh, Treasurer (Online)
6.	Mr. Soumyadeb Sarkar, Asstt. Secretary
7.	Mrs. Mausumi Sen, Asstt. Secretary
8.	Mr. Indrajit Chaudhuri, Manager
9.	Mr. Manish Shaw, Manager (Online)
10.	Mr. Rajat Mitra, Manager
11.	Dr. Tamal Das, Manager
12.	Mr. Vikash Sinha, Manager
13.	Dr. Santanu Basu Roy, Manager
14.	Mr. Ashish Narayan Mazumdar, Manager
15.	Dr. Reet Mukhopadhyay, Manager
16.	Mr. Goutam Deb, Manager
17.	Mr. Sayan Chatterjee, Manager
18.	Mr. Anirban Gupta, Manager
19.	Mrs. Piyali Dutta, Manager (Online)
20.	Mr. Subhadip Shaw, Manager
21.	Mr. Abhijit Halder, Manager
22.	Mr. Sukanta Chakravarty, 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. Fire System rectification/upgradation.

It was proposed to float tender within 5th December, 2025 with 10 days' time for bid submission to explore the work. Accordingly, it was proposed to form a committee for preparation of scope of work and NIT consisting the following members-

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

It was also proposed to form the tender evaluation committee consisting of the following members-

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

The above proposals were accepted by the house.

5. Installation of Heat Pump in the Swimming Pool.

It was proposed to discuss the matter once the Swimming pool ready for use and functioning smoothly at least one year, then the matter will be reviewed in the Board, which was accepted 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.4 to execute the water softening & upgradation system. Since the RO plant is too much expensive and the matter of water supply from the NKDA is yet to get, the same has not been considered at this stage.

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

After a prolonged persuasion, all the tower Meters and the City Meter ownership has

been changed from builder to the name of the ECOS AAO, we are now eligible for applying Solar Panel System at ECOS. In this regard, it is stated that the WBSEDCL has implemented the Net-metering system. Accordingly, the Association will approach to the WBSEDCL for installation of Solar PV panel to reduce the cost of power consumption. We have already operationalized the existing Solar System w.e.f. May,2025, resulting the cost of power consumption for the City Meter has been reduced approx. Rs.15000/- (Rupees Fifteen thousand only) average per month.

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. Reply of the letter dated 12.11.2025 of Dr. Tamal Das.

The letter dated 12.11.2025 was read out during the meeting and point-wise replied, which is as under-

1. The decision will be taken as per Bye-laws Clause No.28 (a) and based on the merit on case-to-case basis. Action has been taken against Mr. Kalo Baran Mahapatra for violation of Bye-laws Clause No.28 (a) and alter the interior wall.
2. A letter dated 04.02.2025 has already been issued to all the owners with the approval of the Board Meeting dated 12.01.2025 with request to take necessary action as per Deed, Bye-laws & SOP for removal, if any unauthorized extension in the common areas or alteration of any exterior/interior part of the flat and aesthetic view within 10 days from the communication, otherwise, the Association will take necessary action at your own cost. The same can be implemented by the Board subject to verification of the Permission either from the builder or the Association.
3. No one dragging any person to any particular case or person, because we are all good neighbor. The Board decision should be rational under the purview of the Bye-laws.
4. The matter will be handled as per Bye-laws.
5. The matter regarding reconsidering the issue in future already explained in the Minutes of the Board Meeting dated 30.10.2025.

Suggestions from any Board Member or Member of the Association is welcome at any stage for the betterment of ECOS. Regarding legal threat, that can come anyways and should be handle accordingly.

The concern of Dr. Tamal Das has been discussed also in the open forum of the Board and hence the matter is closed.

9. 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.

10. Parking related matter.

As regard concern of Visitor's parking near Tower-1, the matter has been resolved for the time being and will be finalized after meeting with the builder by the Board soon.

11. SGM scheduled to be held on 30.11.2025 at 04:00 PM onwards.

It was proposed to conduct a SGM on 30.11.2025 at 04:00 PM for approval of the expenditures as mentioned in the Board Meeting agenda and issues like dustbin & CCTV Cameras.

12. Snacks for the SGM.

It was proposed to arrange snacks on the day of SGM with a cost of per packet Rs.100/-, which was approved by the house.

13. Celebration of 31st Night, 2025.

Not discussed due to lack of time.

14. Miscellaneous

It was proposed to refer all the legal cases to the legal team. In this connection, it was stated that a legal team was formed to prepare reply of the legal notice of Mr. Kalo Baran Mahapatra. To defend all types of legal matter, a new committee may be formed consisting of the members who can give time for that. Accordingly, propose to form a new committee headed by Mr. Vikash Kr. Sinha and the same will be formed in the next Board Meeting, which was accepted by the house.

15. NEXT MEETING DATE

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

16. VOTE OF THANKS

There being no other business to transact, the meeting ended at 09:00 P.M. with a vote of thanks to the Chair.

Maitrayee Ma.

CHAIRMAN

DATE OF ENTRY: 23.11.2025

PLACE: ECOS, KOLKATA