

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

MINUTES OF THE BOARD MEETING (MEETING SL. NO. 13) OF THE MANAGERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 30th MARCH, 2025 AT 06:30 P.M. AT ECOS CLUB HOUSE THROUGH OFFLINE MODE.

BOARD MEMBERS PRESENT:

Sl. No.	Name of the Members
1.	Mrs. Maitrayee Dey-President
2.	Mr. Anup Sarkar-Secretary
3.	Mr. Manish Shaw, Treasurer
4.	Mr. Manish Kedia, Vice-Prsident
5.	Mr. Raj Kumar Pandey-Vice-President
6.	Mr. Om Prakash Choubey, Asst. Secretary
7.	Mr. Praveen Mishra, Asst. Treasurer
8.	Dr. Reet Mukhopadhyay, Manager
9.	Mr. Sayan Chatterjee, Manager
10.	Dr. Santanu Basu Ray, Manager
11.	Mr. Indrajit Chaudhuri, Manager
12.	Mrs. Kanak Shree Bothra, Manager
13.	Mr. Subhadip Shaw, Manager
14.	Mr. Kunal Vora, Manager
15.	Mr. A N Mazumdar, Manager
16.	Mr. Sukanta Chakravarty, Manager
17.	Mr. Mrinal Sarkar, Manager
18.	Mrs. Afruja Khatoon, Manager
19.	Mr. Vikash Sinha, Manager
20.	Dr Ajay Kr. Arya, Manager
21.	Mr. Sanjay Patel, Manager
22.	Mr. Abhijit Halder, Manager
23.	Dr. Tamal Das, Manager

24.	Mr. Debanjan Das Chowdhury, Manager
25.	Mr. Goutam Deb, Manager
26.	Mr. Tanimesh Ghosh, Manager
27.	Mr. Sanjay Talwar, 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. CONFIRMATION OF THE MINUTES OF THE BOARD MEETING DATED 23rd FEBRUARY, 2025

Minutes of the last Board Meeting dated February 23, 2025 were confirmed by the members of the Committee and noted by the Chairperson.

5. CELEBRATION OF ONE YEAR OF THE ASSOCIATION.

A token celebration has been made upon completion of 1 year of the Association during the Meeting.

6. PUBLISH SOUVENIR OF ECOS FESTIVALS FY2024-25 BY MRS. JOYITA CHAUDHURI.

The 1st Souvenir of ECOS Festivals conducted by the Association in 1st time has been published by Mrs. Joyita Chaudhuri, Convenor of Souvenir Committee and the copies were distributed to all the Board Members and yet to distributed to the subscribers of the festivals & the sponsors.

7. ACHIEVEMENT OF THE ASSOCIATION DURING THE PERIOD AND YET TO ACHIEVE.

The Association in one year since inception (on 20.03.2024) has been completed and are yet to complete (Point no.25-29) the following tasks for the betterment of ECOS as well as the residents of ECOS:

1. Sufal Bangla (Prior to the Association)
2. Removal of transformer from main gate. (Prior to the Association).
3. After logical argument with the builder, the builder force to reduce CAM from Rs.4.20 +Rs.700 to Rs.3.90 during the period October,23 to July,24 otherwise you have to pay Rs.5.60 including GST.

4. Withdrawn the demand of Rs.1.54 Crore on account of WBSEDCL XLPE Cabling actual expenditure reimbursement.
5. After prolonged discussion in the board, handover committee, common owners with the builder at ECOS and requesting to Mr. Tekriwal to waive the project cost expenditure, subsequently, on accepting request, the CAM was agreed in the SGM of Rs.3.60 from October,2021 to September,2023 against the claim of Rs.3.85.
6. Due to the original claim of the builder as mentioned at Point.3, 4 & 5, the Association was eligible to get refund of corpus fund to the tune of Rs.30 lakhs only. You know that the Corpus refund of Rs.2.06 Crores out of Rs.2.97 Crore has already been received & Rs.25 lakhs in pipe line and balance also be materialized as per laws.
7. After taking the maintenance charge by the Association, the CAM has been reduced from Rs.4.60 (As claimed by the builder) to Rs.4.10.
8. Complete the process of handover the property successfully with all statutory compliances.
9. Change the ownership of electricity connection from M/S Amit Realty to ECOS Association in respect of the T-1 to 4 and the City meter, which is under process.
10. Installation of modern technology Boom barrier at the main gate and distributed the auto sensor kit for the vehicles.
11. The builder asked to provide balance Intercom devices for the rest owners (Approx-92).
12. Implementation of app-based payment and society management system.
13. Open Northgate for full day access and the written approval for the land is yet to received.
14. Pipelined Gas connection process is initiated and 1st survey conducted on 26.03.2027.
15. Once City meter ownership is changed, the Solar power will be run immediately and tentatively at the end of April,25 we can use Solar Power.
16. Medical help and ambulance service accessible at ECOS easily.
17. Construction of ATM room will be started from 1st week of April,2025. Target to start ATM service at the end of May,2025.
18. Successfully completion of ECOS Festivals 2024-25 and publish e-souvenir as well as the hard copy of the souvenir will be published on 30th March of 2025 during the Board Meeting by Mrs. Joyita Chaudhury, Convenor of the Souvenir Committee.
19. Several times arrange Mutation & Tax collection at ECOS free of cost. Which was in earlier required to pay Rs.1500/- per owner in each occasion.
20. Helps to get refund of actual deposits of the owners from the builder and many owners have successfully received the refund.
21. After written communication & discussion with the NKDA Officer, outside of the North Boundary wall is being cleaned by NKDA on call basis.
22. Collection of Advertisement and trying to further reduction of CAM. Presently, one monthly basis income has been generated from Advertisement.
23. Proper utilization of manpower and rationalization of post causes reduction of

maintenance expenditure.

24. Smoothly handle the casualties to avoid legal complicity.
25. To get water supply from NKDA, all type of efforts has taken and will get the result soon.
26. After various communications and discussion with the Local authority, collection of garbage and pest control service will be started soon and the Install 30 Watts Solar lights in the Street in zig-zag way.
27. All kind of efforts initiated to acquire ECOS premises under HIDCO, AA- IIE block, which is under active consideration at HIDCO level.
28. Construction of temple at ECOS, necessary compliances and formalities have been completed and some are yet to complete after approval in the SGM. However, there is also scope to discuss if any clarification is required.
29. ECOS Society own website will be published very soon.

8. FEEDBACK OF THE MANAGERS FOR IMPROVEMENT OF THE EXISTING FACILITIES.

The following feedback received from the Managers which were accepted by the house:

1. Install valves in the underground pipeline of the Firefighting System on priority basis to check leakage easily and repair the same for statutory fire compliance which is costing approximate Rs.1.15 lakhs.
2. The main gate height should be increased for security purpose.
3. Exhaustive Medical facility should be discussed once receiving the customized proposal by Genesis Diagnostic Centre, which is already started survey at ECOS and a team of doctors will be reviewed for best services at ECOS.

9. WEBSITE OF ECOS AAO.

It was proposed to launch a ECOS own Website for wide circulation of the Notice, MOM, various Official communications, Forms, payment option for more secure of the data base, which were accepted by the house.

10. CLOSURE OF FY2024-25 AND STATUTORY AUDIT THEREOF.

As already engaged a Statutory Auditor for Annual audit of the A/Cs, accordingly, a plan of action has been fixed that within 10th April, accountant will submit the A/Cs Closure Reports with all relevant documents. Accordingly, Audit will be started. Within 20th GST & TDS return will be completed. Once completion of the same, the Financial Review Committee will review the same for preparation next budget which will be placed in the AGM in the month of May, 2025 (Tentative 25.05.2025), which were accepted by the house.

11. ANNUAL GENERAL MEETING (AGM) WILL BE HELD ON 25.05.2025 (TENTATIVE) OR COMPLETION OF ANNUAL AUDIT WHICHEVER IS EARLIER.

The Annual General Meeting will be held on 25.05.2025 (Tentative) or completion of Annual Audit and Review the budget whichever is earlier, which were accepted by the house.

12. MISCELLANEOUS DISCUSSION:

1. The point raised by the Secretary regarding Board responsibilities & activities, that the Board of 48 Managers is a Govt. Registered Autonomous Body and abide by the Bye-laws of the housing Society framed by the Govt. of West Bengal and amended by time to time. The decision as taken in the Board Meeting with quorum and then circulate draft

Minutes of the Meeting to all the Board Managers through official Board group for information & rectification if any. After that the Minutes finalized. The decision of the Board Meeting is by default the decision of the 48 Board Managers and this is the procedure to frame rules & regulations for the Association. Some cases may be referred to the SGM or AGM for ratification or approval as per the D.O.P. So that If a decision taken in the Board Meeting, the same should be the decision of the 48 Board Managers and they can't write against the decision in the open forum before discussion with President/Secretary or in the Board Meeting. Also, all the Board Managers should be much more aware about the Minutes of the Meeting and clarify to the common owners if required in the same line as mentioned in the Minutes otherwise the image of the Board will be in question.

2. As regard collection or realization of old CAM dues, it was discussed and decided that the Association will focus only NOC from the builder for no dues. In case of unable to produce the NOC, the dues as handover by the builder shall be recovered by the Association and the respective owners will be treated as defaulter and imposes penalty & interest on the dues, followed by withhold services and if necessary legal action will be initiated against the concerned owners.
3. Regarding construction of Temple, it was discussed and decided to call a Special General Meeting (SGM) to discuss the following in details:
 - (i) Approval of the location, plan & design of the temple as already shared through AAO group as per Board Meeting dated 28.12.2024.
 - (ii) Formation of Committee of the temple as approved in the Board Meeting dated 28.12.2024.
 - (iii) Fund arrangement to meetup the budget of construction of temple.
 - (iv) Set Rules & Regulation of the temple.
 - (v) Open separate A/Cs to maintain daily activities of the temple.
3. Form a committee to further action against the Notice dated 30.03.2025 for illegal alteration of the layout of flat by Mr. Kalo Baran Mahapatra, T-4/106.

The above discussions were accepted by the house.

13. NEXT MEETING DATE

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

14. VOTE OF THANKS

There being no other business to transact, the meeting ended at 7:30 p.m. with a vote of thanks to the Chair.

Maibrayee S. K.

DATE OF ENTRY: 30.03.2025

CHAIRMAN

PLACE: ECOS, KOLKATA