

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 ADJOURNED ANNUAL GENERAL MEETING (MEETING SL. NO. 01) OF THE MEMBERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 01st JUNE,2025 AT 11:30 AM AT ECOS CLUB HOUSE THROUGH OFFLINE MODE.

MEMBERS PRESENT ON AGM DATED 25.05.2025:

| Sl. No. | Name of the Members |
|----------------|--|
| 1. | Mrs. Maitrayee Dey, President |
| 2. | Mr. Anup Sarkar, Secretary |
| 3. | Mr. Praveen Mishra, Asst. Treasurer |
| 4. | Mr. Indrajit Chaudhuri, Manager |
| 5. | Mr. Abhijit Haldar, Manager |
| 6. | Mr. Subhadip Shaw, Manager |
| 7. | Mr. Sayan Chatterjee, Manager |
| 8. | Mr. Debanjan Das Chowdhury, Manager |
| 9. | Mr. Vikash Sinha, Manager |
| 10. | Mr. Mrinal Sarkar, Manager |
| 11. | Dr. Sanjit Singh, Manager |
| 12. | Mr. Sanjay Patel, Manager |
| 13. | Mr. Sajid Anwar |
| 14. | Mr. Biswarup Ghosh |
| 15. | Mr. Debashish Chatterjee |
| 16. | Mohammad Nasim |
| 17. | Mr. M K Sinha |
| 18. | Mr. Rahul Kumar |
| 19. | Mr. Abhinay Chandra Dhar |

MEMBERS PRESENT ON ADJOURNED AGM DATED 01.06.2025

| Sl. No. | Name of the Members |
|----------------|--|
| 1. | Mrs. Maitrayee Dey, President |
| 2. | Mr. Anup Sarkar, Secretary |
| 3. | Mr. Manish Kedia, Vice-President |
| 4. | Mr. Raj Kumar Pandey, Vice-President |
| 5. | Mrs. Shalini Sengupta, Vice-President |
| 6. | Mr. Soumyadeb Sarkar, Asst. Secretary |
| 7. | Mrs. Mausumi Sen, Asst. Secretary |
| 8. | Mr. Praveen Mishra, Asst. Treasurer |
| 9. | Mr. Indrajit Chaudhuri, Manager |
| 10. | Mr. Sayan Chatterjee, Manager |
| 11. | Mr. A N Mazumdar, Manager |
| 12. | Dr. Santanu Basu Ray, Manager |
| 13. | Mr. Vikash Sinha, Manager |
| 14. | Mr. Sanjay Patel, Manager |
| 15. | Mr. Mrinal Sarkar, Manager |
| 16. | Mr. Debanjan Das Chowdhury, Manager |
| 17. | Dr. Sanjit Singh, Manager |
| 18. | Dr. Tamal Das, Manager |
| 19. | Mr. Abhijit Haldar, Manager |
| 20. | Mr. Nasib Jha, Manager |
| 21. | Mr. Rajat Mitra, Manager |
| 22. | Mr. Kushal Banerjee, Manager |
| 23. | Mrs. Piyali Ghosh, Manager |
| 24. | Mrs. Piyali Dutta, Manager |
| 25. | Mr. Subhadip Shaw, Manager |
| 26. | Mr. Goutam Deb, Manager |
| 27. | Mr. Abhishek Banerjee, Manager |
| 28. | Mr. Kunal Vora, Manager |

| | |
|------------|-----------------------------------|
| 29. | Mr. Anirban Gupta, Manager |
| 30. | Mr. Dipak Kr. Mazumdar |
| 31. | Mr. Kinkar Chowdhury |
| 32. | Mr. Pradip Kr. De |
| 33. | Mr. Rahul Kumar |
| 34. | Mrs. Kamlesh Kaur |
| 35. | Mr. Santanu Ghosh |
| 36. | Mr. Rajesh Jaiswal |
| 37. | Mr. Seshadri Samaddar |
| 38. | Mr. Ansuman Gupta |
| 39. | Dr. Ankita Raj |
| 40. | Mr. Jaiprakash Oraon |
| 41. | Mohammad Nasim |
| 42. | Mr. M K Sinha |
| 43. | Mr. Dilip Samanta |
| 44. | Mr. Mukesh Kumar Mittal |
| 45. | Mr. Soumitra Dasgupta |
| 46. | Mr. Sadananda Bhundari |

1. CHAIRMAN

Mrs. Maitrayee De, President took the Chair.

2. QUORUM

It was noted that, the Annual General Meeting (AGM) of ECOS Association of Apartment Owners was scheduled to be held on May 25, 2025 at 11:30 AM 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., June 01, 2025 at 11:30 AM at ECOS Club House as per the West Bengal Apartment Ownership Bye-laws, 2022. The notice of the adjourned meeting dated June 01, 2025 was given to the members of the Association 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. TO CONSIDER THE ANNUAL REPORT OF THE BOARD.

The Annual report for the FY2024-25 (W.e.f. August,2024) of the Board was placed before the members attended in the meeting and discussed in details. The copy of the Board Report is attached at Annexure-I, which was accepted by the house anonymously.

5. TO CONSIDER THE AUDIT REPORT AND THE AUDITED ANNUAL FINANCIAL STATEMENT OF ACCOUNTS.

Audit Report and the audited annual financial statement of accounts for the FY2024-25 (w.e.f. August,2024) as audited by RAY & RAY has been placed before the house and discussed in details. The copy of the Audit report & the audited annual financial statement of accounts is attached Annexure-II, which were accepted by the house anonymously.

6. TO CONSIDER AND APPROVE THE ANNUAL BUDGET FOR THE FY2025-26.

The annual budget for the FY2025-26 has been proposed in the house which is attached at Annexure-III and the same was approved by the house anonymously.

7. DETERMINATION AND ASSESSMENT OF MONTHLY CONTRIBUTION TO BE MADE IN THE FY2025-26 FOR THE MAINTENANCE OF THE COMMON AREAS BY EACH APARTMENT OWNERS.

Based on the budget as mentioned at point no.7, the monthly contribution for the FY2025-26 has been reduced from Rs.4.10 to Rs.3.85 per Sqft to maintain the common areas by each apartment owners and the cost of Rs.3.85 per Sqft per month will be effective from June,25 till further review, which were approved by the house anonymously. Please see the Annexure-III.

8. TO CONSIDER THE REBATE ON CAM AS PER PAYMENT FREQUENCY LIKE ANNUALLY, HALF-YEARLY & QUARTERLY.

Due to insufficient response and to avoid complexity on account of rebate to the advance payment based on the payment cycle, it was proposed to not to implement the concept of rebate option which were accepted by the house anonymously.

9. REFUND STATUS OF CORPUS FUND & NOC AND ACTION THEREOF.

The Corpus fund of Rs.2.09 Crores were refunded during the FY2024-25 and as on 21.05.2025 total refunded received to the tune of Rs.2.40 Crores. It was further discussed regarding submission of NOC, as the Association is losing interest per month due to non-refund of balance corpus fund, after expiry of the time frame i.e. 31.05.2025, the respective owners will pay the shortfall of the interest which has already been approved in the Board Meeting dated 20.04.2024 and subsequently issued notice vide no. Notice/ECOS AAO/OLD CAM/2025-26 dated 30.04.2025. Considering the mutation issue, the said time limit has been further extended to 15.06.2025 to submit the NOC.

10. TO CONSIDER THE FESTIVALS AND SUBSCRIPTION THEREOF FOR THE FY2025-26.

It was proposed to approve the following festivals as approved in the Board Meeting dated 18.05.2025, and all the owners shall contribute the subscription voluntarily as decided. The proposed subscription of Rs.5,000 excludes the cost of food for Durga Puja, and a review has been requested to determine possible reductions, with the final amount to be announced

soon and there will be option to pay in monthly instalment, which were accepted by the house.

1. Independence Day
2. Ganesh Chaturthi
3. Durga Puja
4. Lakshmi Puja
5. Kali Puja
6. Diwali Night
7. Iftar Party
8. 31st Night
9. Republic Day
10. Saraswati Puja &
11. Holi

11. SPREADING FALSE INFORMATION THROUGH THE OFFICIAL AAO GROUP AS WELL AS MAIL DATED 27.04.2025 BY MR. KALO BARAN MAHAPATRA, T-4/106 AND CLAIMING RESIGNATION.

Mr. Kalo Baran Mahapatra vide communication dated 27.04.2025 through mail as well as circulated in the official group of the Association wherein requested to record about the legal notice dated 02.04.2025 reached to the Association official prior to SGM held on 13.04.2025 and the Association to obtain legal opinion on the said subject matter is missing.

In this connection, it is also stated by Mr. Mahapatra that the Association officials failed to bring to the notice of the members on the date of SGM about the said legal notice for the reason best known to them. Such act of denial mindset by responsible Association officials holding public office is not acceptable.

Further stated that the Association officials deliberately keep silent in order to achieve their goal. Email reference is enclosed for your ready reference.

In view of the above, Mr. Mahapatra strongly feel, the elected Association official has no moral right to hold such responsible position & should resign immediately from the said post.

In this regard, it was clarified in the meeting that the Association has not received any legal Notice from Mr. Mahapatra as he mentioned in his mail dated 27.04.2025 till 27.04.2025. A mail received from Mr. D. K. Mukherjee, Advocate on 28.04.2025 forwarding therewith a letter dated 02.04.2025 addressed to the Competent Authority with a copy to the Association. So the question does not arise to discuss the matter and record in the Minutes of the SGM dated 13.04.2025.

As the mail received on 28.04.2025 from the advocate followed by the CA on 22.05.2025, the matter was discussed in the adjourned AGM dated 01.06.2025 and it was decided that an advocate will be engaged to prepare a point-wise reply to the CA, which were accepted by the house.

Further, received a Writ Petition before the High Court; Mr. Kalo Baran Mahapatra-vs-State of West Bengal & Ors against the inaction of the CA and other parties are the Association, the Board & the President. The said Writ petition will come in daily cause list on 09.06.2025. In this regard, it was also decided to engage advocate to appear before the court on behalf of the respondent no.3,4 & 5, which were accepted by the house.

Since the engagement of the Advocate cause an extra expenditure beyond the maintenance which will enhance the burden of the CAM cost in future, which suffers loss of

all the owners as well as the Association and as per Bye-laws, if loss incurred by the individual, the said loss should be paid by the concerned owners and also a general appeal will be made to all the owners to be careful from the concern person to safeguard the Society from legality and to maintain an amicable environment at ECOS & avoid legal expenditure to reduce the CAM, harassment of the office bearers/Association, which were accepted by the house.

It was further decided to take legal action against Mr. Kalo Baran Mahapatra for spreading false information & provoking the owners and trying to damage the communal harmony in the society, which were accepted by the house.

12. THE REPRESENTATION OF MR. ASHISH NARAYAN MAZUMDAR ON HIS TERRACE MODIFICATION FOR TAKING FINAL DECISION AS PER BYE-LAWS.

Mr. Ashish Narayan Mazumdar vide mail dated 23.05.2025 informed that he will dismantle his structure from his terrace and requested to drop the agenda point from the list of the ensuing AGM, accordingly, the house accepted the request and drop the agenda from the list.

13. MISCELLANEOUS

- (a) Construction of ATM Room and the cost involvement in this regard has been approved by the house anonymously.
- (b) Purchase of GYM equipment & Kids Play articles has been approved.
- (c) Main Gate repairing has been approved.
- (d) Explore the solar power for all the electricity consumption at ECOS common areas as well as individual flats were approved.
- (e) Filling the outside of the Northgate with debris & fertile soil to maintain beautification is approved.
- (f) Introduction of ECOS own Website after observing all formalities.
- (g) Integrate valve system in the Fire Pipeline and cost of which was approved etc.

14. NEXT MEETING DATE

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

15. VOTE OF THANKS

There being no other business to transact, the meeting ended at 2:00 PM with a vote of thanks to the Chair.

Maitrayee Ma

DATE OF ENTRY: 01.06.2025

CHAIRMAN

PLACE: ECOS, KOLKATA

REPORT 2024-2025



MAY
25, 2025

ECOS Association
Management Committee - The ECOS

Welcome and Gratitude

Dear Members,

As we gather here today, I would like to extend my heartfelt gratitude to each one of you for your unwavering support and active participation in shaping the vibrant and thriving community we share. Your trust and collaborative spirit have been instrumental in making our association a beacon of unity and progress. A special thank you to our Board Managers for their invaluable guidance and to our dedicated Maintenance Team for ensuring smooth day-to-day operations, which allows us to enjoy our peaceful living environment.

1. Year of Peace and progress

The year gone by has been one of significant peace and progress. We have witnessed remarkable growth in collaboration among residents, which has allowed us to face challenges with resilience. Stronger bonds and adaptability have become the pillars of our community, ensuring that we continue to thrive together, overcoming obstacles and embracing opportunities for improvement. The spirit of camaraderie and mutual respect has enriched our association, and I am proud to lead such a dynamic and engaged community.

2. Water is Life - Our Top Priority

Water management remains one of our most significant priorities. Due to the limited municipal supply, we have been heavily dependent on groundwater and a recycled water system. However, these sources come with their challenges, particularly the high cost of maintenance, which includes expenses for borewells, pumps, water treatment plants (WTP), and sewage treatment plants (STP). The electricity consumption for these systems further contributes to high operational costs.

Appeal to Residents:

To ensure sustainable water usage, we urge all members to be mindful of their water consumption. Please report any leakage or wastage immediately so that we can address these issues promptly and minimize unnecessary water loss. Your cooperation in this matter will significantly reduce our operational costs.

3. Financial Responsibility s The Road Ahead

This year, we have successfully placed most of our key services under Annual Maintenance Contracts (AMCs), ensuring long-term cost efficiency and reliability. We are also in the final stages of securing our long-awaited Fire License, which will be valid for the next three years, further enhancing the safety and security of our community.

Our financial outlook remains steady, and we are committed to responsible management of all resources to continue improving the quality of life in our society.

4. Common Area Maintenance (CAM) & Security

As a gated community, maintaining discipline and following community guidelines is paramount. Indiscipline not only disrupts harmony but also leads to increased costs in security, housekeeping, and general maintenance. Our CAM collections have remained steady, and we have been able to recover a portion of long-standing dues.

Request to All Residents:

We kindly ask for your continued support in ensuring timely payment of CAM charges. Regular contributions are essential to the seamless functioning and upkeep of our society's facilities and services.

CAM Reduction: We managed to reduce the CAM charges from ₹4.20 + ₹700 to ₹3.90 for the period from October 2023 to July 2024. If this reduction was not accepted, residents would have had to pay ₹5.60 with GST.

SGM Agreement on CAM: After discussions, the CAM rate was set at ₹3.60 from October 2021 to September 2023, lower than the builder's original claim of ₹3.85.

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 C Rs.25 lakhs in pipeline and balance also be materialized as per laws.

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.

5. Clarification on Past CAM Dues (Sep-21 - Jul-24)

There have been ongoing discussions and negotiations with the builder regarding outstanding dues. I urge all members who have any disputes or concerns about their dues to either clear them promptly or provide proper documentation to substantiate that such dues are not payable or fall under the builder's responsibility. This will ensure that the financial obligations of all residents are clear and settled efficiently.

6. Key Achievements in Builder Negotiations

I am pleased to report several successes in our negotiations with the builder:

- **Demand Withdrawal:** The builder has withdrawn a claim for ₹1.54 Crores related to WBSEDCL XLPE cabling reimbursement.
- **Corpus Fund Refund:** Due to reduced builder claims such as CAM dues, Electricity cost etc., the association is entitled to a refund of ₹2,97,61,500/-. So far, ₹2.40 Crores has been refunded as on 21.05.2025 and Rs.4.5 lakh is in pipeline. The balance amount is yet to receive.

7. Achievements Accomplished:

1. Sufal Bangla (Prior to the Association)
2. Removal of transformer from main gate. (Prior to the Association).
3. Completed the process of handover the property successfully of statutory compliances.
4. Changed 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.
5. On several persuasions, the builder provides balance Intercom devices for the rest of the owners (Approx-92).
6. Implementation of app-based payment and society management system.
7. Open Northgate for full day access and the written approval for the land is yet to received.
8. Pipelined Gas connection is in the final stage and installed very soon.
9. Medical help and ambulance service accessible at ECOS easily.
10. Successful completion of ECOS Festivals 2024-25 and published e souvenir as well as the hard copy of the souvenir on 30th March of 2025 during the Board Meeting distributed by Mrs. Joyita Chaudhury, Convenor of the Souvenir Committee.
11. Several times arranged Mutation Tax collection at ECOS free of cost. Which earlier required to pay Rs.1500/- per owner on each occasion.
12. Long pending Solar power is partially operational w.e.f.19.05.2025, resulting the owners will get the benefit.
13. Helped to get refund of actual deposits of the owners from the builder and many owners have successfully received the refund.
14. After written communication C discussion with the NKDA Officer, outside of the North Boundary wall is being cleaned by NKDA on call basis.
15. Collection of Advertisement and trying to further reduce the CAM. Presently, one monthly basis income has been generated from Advertisement.
16. Proper utilization of manpower and rationalization of post causes reduction of maintenance expenditure.
17. 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.
18. Solar Lights Installation: After vigorous persuasion with the local body, 30 watts solar Street lights have been installed in a zig-zag pattern across the streets.
19. Install modern gate operating system-Boom barrier and successfully implemented hassle free entry-exit by car.

8. Achievements in-pipeline (WIP):

1. Water Supply from NKDA: We have been putting in every possible effort to secure a consistent water supply from NKDA, and we are optimistic about the positive outcome soon.
2. Garbage Collection, Pest Control Services: These essential services will begin shortly by the Panchayet officially to improve hygiene and the overall living environment.
3. Once City meter ownership is changed, the Solar power will run in full fledge.
4. ECOS Premises Acquisition: We are in the process of acquiring the ECOS premises under HIDCO's consideration, a project that will bring significant benefits to our community.
5. Construction of ATM room: Initiative has been taken for the development of the Area for all the residents surrounding areas.
6. Official ECOS Website: We are excited to announce that our society's official website will be launched soon, offering a platform for better communication and information sharing.

G. Closure of FY24-25 and Statutory Audit:

The A/Cs of the Association has been closed successfully and accordingly completed the Annual audit of the Association for the FY2024-25 by RAY & RAY, CA Firm within 25.05.2025 (before AGM) which has already been shared to the Board Members.

10. Community Living - Celebrating Together

We celebrated all major festivals in the past year, reinforcing the spirit of unity and togetherness. These celebrations have fostered a sense of belonging, and we look forward to continuing this tradition with even more enthusiasm this year. Your participation makes these events successful, and we encourage everyone to join in.

11. New Initiatives for Better Living

To further enhance the quality of life within our community:

- Boom Barriers Installed: These have been installed at key entry points to improve vehicle management and elevate the standard of security within our community.
- Distribution of auto sensor kit for all vehicles has been done.

Security & Discipline: Ensuring strict adherence to community guidelines and maintaining discipline will continue to be a top priority.

12. A Thoughtful Appeal

I encourage all members to show empathy and respect towards our facility and housekeeping staff. Their dedicated service ensures our living environment remains peaceful, clean, and comfortable. Their hard work often goes unnoticed, but it is integral to our daily lives.

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

- 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.
- The main gate height should be increased for security purpose.
- 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.

13. Invitation for Suggestions

On behalf of the Association, I warmly invite all owners to share their thoughts, suggestions, or concerns. Your active engagement is crucial in making our community a better place for all. Together, we can continue to improve our society's facilities and services.

14. Salute to Our Armed Forces

In closing, I would like to express our deepest respect and gratitude to the Indian Armed Forces for their unwavering dedication and service to the nation. Their courage and sacrifices protect our freedoms, and we stand proud as citizens of this great country.



25-MAY-2025

Maitraye De

Warm Regards,
Maitraye De

ECOS ASSOCIATION OF APARTMENT OWNERS

**AUDITED FINANCIAL STATEMENT
FOR THE YEAR ENDED
2024-25**

RAY & RAY
Chartered Accountants
Kolkata, Mumbai, Delhi, Bangalore, Chennai

RAY & RAY

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To,
The Members of
ECOS ASSOCIATION OF APARTMENT OWNERS

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **ECOS ASSOCIATION OF APARTMENT OWNERS**, which comprise the Income and Expenditure Account for the year and then ended and Balance Sheet as at 31st March 2025, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as 'financial statements').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements of the Association give the information in accordance with the generally accepted accounting principles and the applicable Accounting Standards issued by the Institute of Chartered Accountants of India and give a true and fair view of the state of affairs of the Association as at March 31, 2025 and of its financial performance for the year then ended.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India (ICAI). Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India (ICAI) and we have fulfilled our other ethical responsibilities in accordance with these requirements and the *Code of Ethics*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Association in accordance with the applicable accounting standards and laws. This responsibility includes maintenance of adequate accounting records for safeguarding the assets of the Association and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation, and maintenance of adequate internal control, that were operating effectively for ensuring the accuracy

and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Association's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the Association to express an opinion on the financial statements.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the result of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

Further to our comments above, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Association so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Income and Expenditure Account dealt with the report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the relevant applicable accounting standards.
- (e) The Association does not have any pending litigation which would impact its financial position in its Financial Statements.
- (f) The Association does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- (g) (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts, no funds have been advanced or loaned or



invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Association to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Association ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Association from any person(s) or entity(ies), including foreign entities ("Funding Parties") except Members, with the understanding, whether recorded in writing or otherwise, that the Association shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(iii) Based on such audit procedures we have considered reasonable and appropriate in the circumstances; nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

For Ray & Ray
Chartered Accountants
FRN: 301072E

Amitava Chowdhury
(AMITAVA CHOWDHURY)
Partner
Membership No. 056060
UDIN: 25056060BMGBSN5925



Place: Kolkata
Date: 21-05-2025

ECOS ASSOCIATION OF APARTMENT OWNERS
BALANCE SHEET AS AT 31ST MARCH 2025

| LIABILITIES | NOTE NO | AMOUNT (Rs.) | AMOUNT (Rs.) | ASSETS | NOTE NO | AMOUNT (Rs.) | AMOUNT (Rs.) |
|----------------------------------|---------|------------------|------------------|--------------------------------|---------|--------------|--------------------|
| <u>CAPITAL FUND</u> | | | | <u>FIXED ASSETS</u> | | | |
| CAPITAL FUND (INTRODUCTION) | | 10,000 | | | BS - 8 | | 57,140 |
| Add: SURPLUS FOR THE FY 24/25 | | <u>15,64,606</u> | <u>15,74,606</u> | | | | |
| <u>CORPUS FUND</u> | | | | <u>CURRENT ASSETS</u> | | | |
| ECOS CULTURAL FUND | | | | SUNDRY DEBTORS | | | |
| SUNDRY CREDITORS | BS-1 | | | DUES FROM MEMBERS | BS - 4 | | 13,10,194 |
| DUES TO MEMBERS | BS-5 | | | ADVANCE TO CREDITORS | BS - 2 | | 99,047 |
| CURRENT LIABILITIES & PROVISIONS | BS-3 | | | UTENSILS (CULTURAL ACCOUNT) | | | 6,616 |
| | | | | <u>INVESTMENT</u> | BS - 6 | | 2,06,00,000 |
| | | | | | | | |
| | | | | <u>CASH & BANK</u> | | | |
| | | | | STATE BANK OF INDIA | | 12,02,576 | |
| | | | | STATE BANK OF INDIA (CULTURAL) | | 12,242 | |
| | | | | CASH IN HAND (CULTURAL) | | 2,548 | |
| | | | | PETTY CASH | | 66 | |
| | | | | CASH IN HAND | | 4,098 | |
| | | | | | | | 12,21,530 |
| | | | | <u>LOANS & ADVANCES</u> | | | |
| | | | | PREPAID EXPENSES | BS - 7 | 1,90,978 | |
| | | | | GST INPUT | | 88,387 | |
| | | | | TDS RECEIVABLE | | 52,381 | |
| | | | | ACCRUED INTEREST ON FD | | 1,11,934 | |
| | | | | | | | 4,43,680 |
| | | | | | | TOTAL | 2,37,38,207 |
| | | | | | | | |

Accompanying notes forming part of the financial statements
 In terms of our report attached

FOR RAY & RAY
 CHARTERED ACCOUNTANTS
 Firm's Registration No: 301072E

For ECOS ASSOCIATION OF APARTMENT OWNERS

Maitrayee Sarker
 President

Amitava Chowdhury

(AMITAVA CHOWDHURY)
 Partner
 Membership No. 056060

Place: Kolkata
 Date: 21/05/2025

For ECOS ASSOCIATION OF APARTMENT OWNERS

op *S*
 Secretary



For ECOS ASSOCIATION OF APARTMENT OWNERS

AM
 Treasurer

ECOS ASSOCIATION OF APARTMENT OWNERS

Income & Expenditure Account for the Financial Year ended on 31/03/2025

| INCOME | NOTE NO | AMOUNT (Rs.) | AMOUNT (Rs.) |
|--|---------|--------------|--------------------|
| Income: | | | |
| CONTRIBUTION FROM MEMBERS: | | | |
| Maintenance Charges | | 1,01,71,151 | |
| Banquet Hall Charges | | 1,45,000 | |
| Admin Charges | | 54,000 | |
| OTHER COLLECTION FROM MEMBERS: | | | |
| Damage Charges | | 6,000 | |
| Penalty fee | | 49,621 | |
| Delay Payment Charges (DPC) | | 72,000 | |
| OTHER INCOME: | | | |
| Misc Income | | 7,110 | |
| Interest on Fixed Deposit | | 5,22,044 | |
| Interest on Recurring Deposit | | 1,700 | |
| TOTAL INCOME | | | 1,10,28,626 |
| | | | |
| | | | |
| EXPENDITURE | NOTE NO | AMOUNT (Rs.) | AMOUNT (Rs.) |
| Facility Charges | | 12,24,065 | |
| Housekeeping Charges | | 18,50,826 | |
| Security Services | | 22,67,373 | |
| Electricity Charges | | 13,77,080 | |
| Building Insurance | | 49,758 | |
| STP & WTP | | 1,69,710 | |
| Swimming Pool Maintenance | | 1,12,627 | |
| Annual Maintenance Charges | Note 1 | 4,16,204 | |
| Repairs & Maintenance Charges | Note 2 | 6,99,978 | |
| Office & Administrative Charges | Note 3 | 3,89,304 | |
| Cultural Expenses | Note 4 | 19,098 | |
| Depreciation | BS-8 | 10,621 | |
| Audit Fees | | 26,000 | |
| Interest on TDS | | 321 | |
| ITC Reversal for Exempted Service | | 8,51,055 | |
| TOTAL EXPENDITURE | | | 94,64,020 |
| Excess of Income Over Expenditure | | | 15,64,606 |
| | | | 1,10,28,626 |
| | | | |

Accompanying notes forming part of the financial statements
In terms of our report attached

FOR RAY & RAY
CHARTERED ACCOUNTANTS
Firm's Registration No: 301072E

For ECOS ASSOCIATION OF APARTMENT OWNERS

Maithrayee de
President

Amitava Chowdhury

(AMITAVA CHOWDHURY)
Partner
Membership No. 056060

For ECOS ASSOCIATION OF APARTMENT OWNERS

shp *c*
Secretary

Place: Kolkata
Date: 21/05/2025

For ECOS ASSOCIATION OF APARTMENT OWNERS

Abhijit
Treasurer



ECOS ASSOCIATION OF APARTMENT OWNERS
Note Forming Part Balance Sheet as at 31/03/2025

Note BS - 1
SUNDRY CREDITORS

| Particulars | Amount (Rs.) |
|---|------------------|
| JONES LANG LASALLE BUILDING OPERATION LIMITED | 1,65,790 |
| PRIME FACILITY SERVICES | 1,43,575 |
| GROUP 3 SECURITIES | 2,88,177 |
| ECOSCIENCE PEST MANAGEMENT PVT. LTD. | 31,900 |
| NARAYAN SOLUTIONS | 46,400 |
| SPJ WATER ENGINEERING | 32,414 |
| R.S FIRE CONTROL | 15,080 |
| MANIKA ORDER SUPPLIER | 2,656 |
| NOBROKER TECHNOLOGIES SOLUTIONS PRIVATE LIMITED | 4,000 |
| PARVIOM TECHNOLOGIES PVT. LTD. | 17,284 |
| PRATISRUTI INFOTECH PRIVATE LIMITED | 2,65,889 |
| THE REGAL ENTERPRISE | 4,585 |
| ECOS CULTURAL A/c | 2,250 |
| Total | 10,20,000 |

Note BS - 2
ADVANCE TO CREDITORS

| Particulars | Amount (Rs.) |
|---------------------------|-----------------|
| SCHINDLER INDIA PVT. LTD. | 99,047 |
| Total | 99,047 |

Note BS - 3
CURRENT LIABILITIES & PROVISIONS

| Particulars | Amount (Rs.) |
|----------------------------------|-----------------|
| SGST-RCM-Output | 48,768 |
| CGST-RCM-Output | 48,768 |
| Central GST | 4,510 |
| State GST | 4,510 |
| TDS Payable | 31,994 |
| Deposit for Fit-out (refundable) | 10,000 |
| Advance from Customer | 7,040 |
| Liability for Expenses | 52,059 |
| Total | 2,07,649 |

For ECOS ASSOCIATION OF APARTMENT OWNERS For ECOS ASSOCIATION OF APARTMENT OWNERS

AP C
Secretary

Mantrayya
President

For ECOS ASSOCIATION OF APARTMENT OWNERS

AP M
Treasurer



Note BS - 4
DUES FROM MEMBERS

| Particulars | Amount (Rs.) |
|---|-----------------|
| BLOCK-1-1102-Abhishek Khetan | 6,685 |
| BLOCK-1-1203-Dr Plaban Mukherjee , Debarpito mukherjee & Paroma Mukherjee | 1 |
| BLOCK-1-202-Anita poyer sadique | 1 |
| BLOCK-1-203-Mr Anusmit Mazumdar | 1 |
| BLOCK-1-301-Mr Ritesh sarkar | 20,233 |
| BLOCK-1-303-M/S. Eloquent Exim Private Limited. | 1 |
| BLOCK-1-501-Mr Kashif Khan | 98,072 |
| BLOCK-1-502-Anima Mishra & Praveen Mishra | 1 |
| BLOCK-1-602-Swarnadeep Nandy | 6,215 |
| BLOCK-1-603-Ronita Chakravarty , Ronita Chakravarty & Sukanta Chakravarty | 1 |
| BLOCK-1-703-Dr Sanjit Kumar Singh & Dr Chanchal Sharma | 1 |
| BLOCK-1-801-Tabish Sheikh | 10,119 |
| BLOCK-1-802-Ms. Khyati Talwar | 20,062 |
| BLOCK-1-803-Mr Soumyarup Roy | 1 |
| BLOCK-1-903-BLOCK-1-903 | 1 |
| BLOCK-2-101-Mr.Chandra Majumdar | 966 |
| BLOCK-2-1101-BLOCK-2-1101 | 33,996 |
| BLOCK-2-1102-Rekha Jha & Mr Nasib Jha | 10,046 |
| BLOCK-2-401-Mr Sujoy Kanti Ghosh , Sujoy Ghosh & Mr Sujoy Kanti Ghosh | 18,986 |
| BLOCK-2-402-Sanjay Kumar Agarwal & Kavita Agarwal | 33,495 |
| BLOCK-2-403-Md Abu Soiab | 20,086 |
| BLOCK-2-502-Mukesh Kumar Mittal | 21,347 |
| BLOCK-2-603-Nandini Mukhopadhyay & Debjani Bandopadhyay | 1,142 |
| BLOCK-2-701-Abhijit Dutta | 34,859 |
| BLOCK-2-702-Shantanu Bhattacharya & MrShantanu Joytiranjan Bhattachariya | 10,048 |
| BLOCK-2-802-Narendra Agarwal | 20,096 |
| BLOCK-2-803-Ashish Bajaj | 11,416 |
| BLOCK-2-901-Mrs Babita Mittal | 20,617 |
| BLOCK-3-1004-Mr Kunal Vora & Vijay Vora | 2 |
| BLOCK-3-1006-Mrs. Kamlesh Kaur | 830 |
| BLOCK-3-102-Mrs Uma Ghosh | 214 |
| BLOCK-3-104-Prakash Karira | 21,726 |
| BLOCK-3-105-Mr Satrajit Das | 22,500 |
| BLOCK-3-1101-Mrs Tanturupa Kundu Banerjee & Mr Kushal Banerjee | 1 |
| BLOCK-3-1102-Mrs Sohini Sasmal | 4,346 |
| BLOCK-3-1104-Mr Sayan Chatterjee | 2 |
| BLOCK-3-1105-Mr kamalesh Majumder | 3,544 |
| BLOCK-3-1106-Priyanka Bhattacharya & Aparna Bhattacharya | 1 |
| BLOCK-3-1201-PAMPA ROY , Saudamini Sahoo & Mr Avik Roy | 1 |
| BLOCK-3-1204-Jay Kumar Agarwal & Sourav Rameka | 12,458 |
| BLOCK-3-203-Mr Amardip Jaiswal , Amardip Jaiswal & Sudha Jaiswal | 5,644 |
| BLOCK-3-204-Mr Aloke Bikash Chattopadhyay | 2 |
| BLOCK-3-205-Rajeshwar Singh | 8,693 |
| BLOCK-3-301-Mr Biswarup Ghosh | 5,608 |
| BLOCK-3-303-Ms Sunaina Mangal | 25,319 |
| BLOCK-3-304-Shraddha Mangal , Mrs Shraddha Mangal & Ankit Mangal | 1 |
| BLOCK-3-306-Mr Omprakash Choubey | 17,408 |
| BLOCK-3-401-BLOCK-3-401 | 28,477 |
| BLOCK-3-402-Mr. Atul Singh | 4,347 |
| BLOCK-3-404-BLOCK-3-404 | 16,391 |
| BLOCK-3-405-JSR Realcon PVT LTD | 36,048 |
| BLOCK-3-501-Jaiprakash Oraon & Mr Jai Prakash Oraon | 2,744 |
| BLOCK-3-502-Satabdi Goswami Bhattacharjee | 15,376 |
| BLOCK-3-601-Mrs Mayaitraie Chakraborty | 1 |
| BLOCK-3-603-Mrs. Namita Mondal & Mr. Kalipada Mondal | 1 |



For ECOS ASSOCIATION OF APARTMENT OWNERS

For ECOS ASSOCIATION OF APARTMENT OWNERS

For ECOS ASSOCIATION OF APARTMENT OWNERS

President

| | |
|---|------------------|
| BLOCK-3-604-Vikash Kumar Sinha | 2 |
| BLOCK-3-605-Mr. Karana Kar Shaw | 45,509 |
| BLOCK-3-606-Cashmira Prmanik | 1 |
| BLOCK-3-701-Abhijit Das & Abhijit Das | 5,614 |
| BLOCK-3-704-Somrhitu Kundu | 1 |
| BLOCK-3-705-Mr Souvik Roy | 4,667 |
| BLOCK-3-801-Avijit Saha | 8,087 |
| BLOCK-3-804-Mr Prosenjit Das & Debarati Das | 2 |
| BLOCK-3-805-Mr Bishnu Pada Paul | 170 |
| BLOCK-3-901-Dr Ananyabrata Das (BLOCK-3-901) | 11,227 |
| BLOCK-3-902-Rituparna | 45,501 |
| BLOCK-3-903-Ishika Debnath | 65,599 |
| BLOCK-3-905-Ms. Janice Lee | 4,346 |
| BLOCK-3-906-Riktam Bhowmick | 57,339 |
| BLOCK-4-1001-Tuhin dutta | 48,677 |
| BLOCK-4-1003-Mr. Subir Mukherjee | 3,605 |
| BLOCK-4-1005-BLOCK-4-1005 | 23,920 |
| BLOCK-4-1007-Ms. Angelica Young | 4,715 |
| BLOCK-4-102-Paromita Das & Anirban Gupta | 3,606 |
| BLOCK-4-103-Mrs. Salini Sen Gupta & Mr. Tamoghna Gupta | 10,814 |
| BLOCK-4-105-Rahul Kumar & Raj Kishore | 5,060 |
| BLOCK-4-106-Mr. Kalo Baran Mahapatra | 1 |
| BLOCK-4-1102-Parthasarathi Sikdar & Sunita Sikhdar | 18,739 |
| BLOCK-4-1103-BLOCK-4-1103 | 38,740 |
| BLOCK-4-201-Mr Vivekananda Ghosh | 12,930 |
| BLOCK-4-202-Munmun Hazra & Mr Deshbandhu Hazra | 576 |
| BLOCK-4-207-Sampa & Anup Sarkar | 4,715 |
| BLOCK-4-302-Mr Mirza Asif Begg | 182 |
| BLOCK-4-303-MR. SACHCHIDANANDA SAMANTA | 4,418 |
| BLOCK-4-304-Ms Rumi Mitra | 4,695 |
| BLOCK-4-306-BLOCK-4-306 | 23,545 |
| BLOCK-4-402-Mr. Khushbu Dutta Gupta & Mr. Suhit Dutta | 2 |
| BLOCK-4-404-Samik Banik & Sankar Banik | 9,390 |
| BLOCK-4-406-Soumitra Dasgupta | 1 |
| BLOCK-4-407-Mr. Pradip Kumar De | 8,740 |
| BLOCK-4-502-Sangeeta Deb & Gautam Deb | 2 |
| BLOCK-4-505-Mrs Nancy Jaiswal | 9,430 |
| BLOCK-4-506-Mr. Mohan Kumar Sinha & Mrs. Archana Kumari Sinha | 1 |
| BLOCK-4-507-BLOCK-4-507 | 18,860 |
| BLOCK-4-602-Mr. Kumarjit Dutta & Mrs. Soma Sarkar | 14,418 |
| BLOCK-4-603-Ayana Raha, Mitra Raha & Debojoty Raha | 2 |
| BLOCK-4-605-Pallavi Mitra & Chiranjib Das | 9,430 |
| BLOCK-4-606-Mr. Santanu Ghosh & Mrs. Chirashree Chakraborty | 1 |
| BLOCK-4-703-Mrs Sonali Sinha & Rajesh Kumar | 1,619 |
| BLOCK-4-704-Ajit Kumar Basak & Mr Subhajit Basak | 4,695 |
| BLOCK-4-705-BLOCK-4-705 | 48,862 |
| BLOCK-4-706-Mehebub alam | 38,488 |
| BLOCK-4-803-Sadananda Bhundari | 2 |
| BLOCK-4-804-Sanjay Bhattacharya & Sutapa Bhattacharya | 4,122 |
| BLOCK-4-805-Mr. Shyamankur Das & Mrs. Priyanka Das | 9,430 |
| BLOCK-4-806-Debasish Chatterjee, DEBASHIS CHATTERJEE & Saradia Chatterjee | 1 |
| BLOCK-4-807-Tanimesh Ghosh | 4,620 |
| BLOCK-4-901-Mr. Ananta Kumar Jena & Mrs. Suparna Jena | 40,893 |
| BLOCK-4-902-Sampa Chakraborty | 2 |
| Total | 13,10,194 |



For ECOS ASSOCIATION OF APARTMENT OWNERS

A. R. & R.
Treasurer

For ECOS ASSOCIATION OF APARTMENT OWNERS

A. R. & R.
Secretary

Maithreyee S.
President

Note BS - 5
DUES TO MEMBERS

| <i>Particulars</i> | <i>Amount (Rs.)</i> |
|---|-------------------------|
| BLOCK-1-1003-Mr Anirban Mukherjee | 1,702 |
| BLOCK-1-101-Joyita Chaudhuri & Mr Indrajit Chaudhuri | 1 |
| BLOCK-1-1201-Mr Supriya Ray & Sharmistha Roy | 1 |
| BLOCK-1-1202-Mrs Madhumita Basu Roy , Mr Santanu Basu Ray & Saumit Basu Roy | 10 |
| BLOCK-1-201-ABHINOY CH DHAR , Akash Dhar & ABHINOY CH DHAR | 1 |
| BLOCK-1-601-Manoj Buxani | 1 |
| BLOCK-1-702-Farhat Aman & Halima Aktari | 22 |
| BLOCK-1-901-Mr Soumen De | 1 |
| BLOCK-2-103-Suvendu Datta | 3 |
| BLOCK-2-1103-Dr Debabrata Joardar | 14 |
| BLOCK-2-201-Mr Sayan Mitra | 1 |
| BLOCK-2-202-Dr Ajay Arya & Susmita Guha | 6 |
| BLOCK-2-301-Malabika Datta & Manas Datta | 1 |
| BLOCK-2-302-Hardik Bothra , Kanak & Sharnam Bothra | 3 |
| BLOCK-2-501-Mr Sahil Talwar & Mr. Sanjay Talwar | 1 |
| BLOCK-2-601-Tarit Dasgupta | 1 |
| BLOCK-2-801-Afruja Khatoon & Afruja Khatoon | 1 |
| BLOCK-3-1003-Tamal Das , Dr Kaberi Das , Dr Kaberi Das & Debdoot Das | 2 |
| BLOCK-3-1203-Mr Manish Kumar Shaw & Anjali Upadhyay | 2 |
| BLOCK-3-1206-Ms Pooja Singh & Amit Kumar Singh | 4 |
| BLOCK-3-202-Mr Debasish Gupta | 14 |
| BLOCK-3-403-Mr Ansuman Gupta & Koyeli Gupta | 2 |
| BLOCK-3-406-Afruja Khatoon , SK Shanti Dwa & Afruja Khatoon | 2 |
| BLOCK-3-506-Mrs. Ahana Chatterjee | 64 |
| BLOCK-3-703-Mr. Sudipta Paul | 2 |
| BLOCK-3-806-Mrs Aparna Sen | 12,108 |
| BLOCK-4-204-Mrs. Moni Raj & Mr. Vivek Raj | 70 |
| BLOCK-4-604-Munmun Hazra | 163 |
| BLOCK-4-801-Mr. Avik Saha | 343 |
| | 14,546 |

For ECOS ASSOCIATION OF APARTMENT OWNERS

Manjushree
President

For ECOS ASSOCIATION OF APARTMENT OWNERS

Ami
Secretary

For ECOS ASSOCIATION OF APARTMENT OWNERS

AMM
Treasurer



Note BS - 6**INVESTMENT**

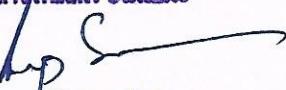
| Particulars | Amount (Rs.) |
|-------------------------|--------------------|
| FIXED DEPOSIT A/C. 8950 | 30,00,000 |
| FIXED DEPOSIT A/C. 9644 | 30,00,000 |
| FIXED DEPOSIT A/C. 0296 | 35,00,000 |
| FIXED DEPOSIT A/C. 4421 | 5,00,000 |
| FIXED DEPOSIT A/C. 7732 | 54,00,000 |
| FIXED DEPOSIT A/C. 7551 | 50,00,000 |
| RECURRING DEPOSIT | 2,00,000 |
| Total | 2,06,00,000 |

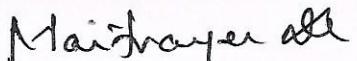
Note BS - 7**PREPAID EXPENSES**

| Particulars | Amount (Rs.) |
|----------------------------|-----------------|
| PREPAID BUILDING INSURANCE | 97,897 |
| PREPAID LIFT AMC | 93,081 |
| Total | 1,90,978 |

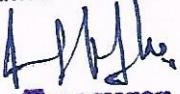
For ECOS ASSOCIATION OF APARTMENT OWNERS

For ECOS ASSOCIATION OF APARTMENT OWNERS


 Secretary


 President

For ECOS ASSOCIATION OF APARTMENT OWNERS


 Treasurer


Note: BS- 8

ECOS ASSOCIATION OF APARTMENT OWNERS

| Description of Assets/ Block of Asset | Opening Written down value (Rs.) | Sales realisation during the year | Additions during the year | Actual Cost/Net Written down Value (Rs.) | Rate | Depreciation during the year | | | | | | |
|--|---|--|---------------------------|--|--------|--------------------------------|--------------------------------|--|--|--|-------------------------------------|--------------------------------|
| | | | | | | More Than 180 Days (Rs.) | Less Than 180 Days (Rs.) | On opening Written down Value (Rs.) | On additions More than 180 days (Rs.) | On additions Less Than 180 days (Rs.) | Additional Depreciation (Rs.) | Total Depreciation (Rs.) |
| FURNITURE AND FITTINGS: | | | | | | | | | | | | |
| Furniture | - | - | 4,300 | - | 4,300 | 10% | - | 430 | - | - | 430 | 3,870 |
| Electrical Fittings | - | - | 22,995 | - | 22,995 | 15% | - | 3,449 | - | - | 3,449 | 19,546 |
| CCTV CAMERA | | | | | | | | | | | | |
| COMPUTERS | | | | | | | | | | | | |
| Computer/Laptop | - | - | 10,805 | 29,661 | 10,805 | 15% | - | - | 810 | - | 810 | 9,995 |
| TOTAL | - | - | 27,295 | 40,466 | 67,761 | 40% | - | - | 5,932 | - | 5,932 | 23,729 |
| | | | | | | | | 3,879 | 6,742 | - | 10,621 | 57,140 |

For ECOS ASSOCIATION OF APARTMENT OWNERS

M. A. Khan

For ECOS ASSOCIATION OF APARTMENT OWNERS

A. W. Khan

For ECOS ASSOCIATION OF APARTMENT OWNERS

A. W. Khan

President

Treasurer

M. A. Khan

Secretary



ECOS ASSOCIATION OF APARTMENT OWNERS

Note Forming Part Of Income & Expenditure Account for the Financial Year
ended on 31/03/2025

Note 1

ANNUAL MAINTENANCE CHARGES

| Particulars | Amount (Rs.) |
|---------------------------|-----------------|
| LIFT AMC CHARGES | 3,01,329 |
| FIRE AMC CHARGES | 52,000 |
| PARKING & GATE MANAGEMENT | 39,000 |
| ERP & GATE MANAGEMENT | 20,625 |
| CCTV AMC CHARGES | 3,250 |
| Total | 4,16,204 |
| | |

Note 2

REPAIR & MAINTENANCE CHARGES

| Particulars | Amount (Rs.) |
|----------------------------------|-----------------|
| REPAIRS & MAINTENANCE | 3,94,022 |
| GARDEN EXPENSES | 1,10,595 |
| GARBAGE COLLECTION EXP. | 37,493 |
| FUEL EXPENSES | 29,959 |
| FREIGHT CHARGES | 2,500 |
| ELECTRICAL EXPENSES | 34,475 |
| COMMON AREA MAINTENANCE EXPENSES | 18,434 |
| PEST CONTROL | 72,500 |
| Total | 6,99,978 |
| | |

Note 3

OFFICE & ADMINISTRATIVE EXPENSES

| Particulars | Amount (Rs.) |
|-----------------------|-----------------|
| PROFESSIONAL FEES | 1,94,900 |
| GENERAL EXPENSES | 1,57,815 |
| TEA & TIFFIN | 3,384 |
| TELEPHONE EXPENSES | 2,437 |
| PRINTING & STATIONERY | 7,310 |
| CONVEYANCE | 2,090 |
| BANK CHARGES | 3,303 |
| BOOKS & PERIODICALS | 18,065 |
| Total | 3,89,304 |
| | |

Note 4

CULTURAL EXPENSES

| Particulars | Amount (Rs.) |
|------------------------------|---------------|
| CHRISTMAS CELEBRATION | 17,598 |
| INDEPENDENCE DAY CELEBRATION | 1,500 |
| Total | 19,098 |
| | |



For ECOS ASSOCIATION OF APARTMENT OWNERS

Signature

Secretary

For ECOS ASSOCIATION OF APARTMENT OWNERS

Signature

President

For ECOS ASSOCIATION OF APARTMENT OWNERS

Signature

Treasurer

ECOS ASSOCIATION OF APARTMENT OWNERS

Significant Accounting Policies of Accounts for the Financial Year ended on 31/03/2025

1. Basis of preparation of financial statements:

These financial statements have been prepared in accordance with the generally accepted accounting principles (GAAP) under the historical cost convention on accrual basis unless otherwise stated. These financial statements have been prepared in all material aspects in accordance with the accounting standards issued by Institute of Chartered Accountants of India.

The Accounting policies adopted in the preparation of these financial statements are generally consistent with those applied in previous year.

2. Use of estimates:

The preparation of financial statement in conformity with the Indian Generally Accepted Accounting Practices ("GAAP") requires the management to make judgements, estimates and assumptions on a reasonable and prudent basis taking into account all available information that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities as on the date of the financial statements and the amount of revenue and expenses during the reported period. Although these estimates are based on the management's best knowledge of current events and action, uncertainty about these assumptions and estimates could result in an outcome that may require a material adjustment to the carrying amount of assets or liabilities in future periods.

3. Fixed Assets:

Fixed assets are recorded at their Written Down Values, i.e., cost less depreciation thereon. Subsequent expenditure related to an item of Fixed Assets is added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

4. Depreciation:

Depreciation on Fixed Asset is provided on the written down value method as per Income Tax Act, 1961. Depreciation is provided on pro-rata basis for addition / disposal of assets.

5. Investment:

Investments are stated at Cost.

6. Revenue Recognition:

The financial Statement cover the financial year 2024-25. Revenue primarily consists of common area maintenance Charges, banquet hall booking, administrative surcharge etc. These revenues

For ECOS ASSOCIATION OF APARTMENT OWNERS

For ECOS ASSOCIATION OF APARTMENT OWNERS

AMP S



Manikayee S.

along with other receipts, have been appropriately recognized and recorded. Revenue is recognized on an accrual basis.

7. Provisions & Contingencies:

Provisions: Provisions are recognised when there is a present legal or a statutory or constructive obligation as a result of past events and it is probable that there will be an outflow of resources to settle the obligation and a reliable estimate of the amount of the obligation can be made.

Contingencies: Contingent liabilities are recognised only when there is a possible obligation arising from past events due to occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Association where a reliable estimate of the obligation cannot be made.

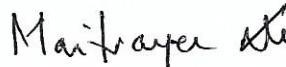
Contingent assets are not recognised in the financial statements.

For ECOS ASSOCIATION OF APARTMENT OWNERS


AP
Secretary



For ECOS ASSOCIATION OF APARTMENT OWNERS


Maitrayee *Ma*
President

ECOS ASSOCIATION OF APARTMENT OWNERS

Note Forming Part of Accounts for the Financial Year ended on 31/03/2025

1. Background

ECOS Association of Apartment Owners (ECOSAAO) is a housing society located at the ECOS, 238-240, Jatragachi, Newtown, Rajarhat, Kolkata – 700161. The Association was registered on 30/01/2024 by the competent authority under the West Bengal Apartments Ownership Act, 1972. The AIN Number of the association is 012185231000102.

2. Account Maintenance

The audit encompasses the current Financial Year during which all relevant books of account have been duly maintained.

3. Going Concern

The financial statements have been prepared on a going concern basis.

4. Capital Fund

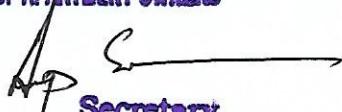
The Capital Fund consists of a Corpus Fund of Rs. 2,09,00,000 collected from Developer, Opening Capital Fund is Rs 10,000, Cultural Capital Fund is Rs 21406 and surplus of income over expenditure is Rs 15,64,606.

5. Meetings

The association regularly holds Board Meetings as required by its "Bye Laws" as on the following dates:

1. 21 July, 2024
2. 08 December, 2024
3. 31 May, 2024
4. 23 June, 2024
5. 31 July, 2024
6. 25 August, 2024
7. 15 September, 2024
8. 20 October, 2024
9. 17 November, 2024
10. 28 December, 2024
11. 12 January, 2025
12. 23 February, 2025
13. 30 March, 2025

For ECOS ASSOCIATION OF APARTMENT OWNERS


Secretary



For ECOS ASSOCIATION OF APARTMENT OWNERS


President

6. Current Liabilities

Current Liabilities include amounts due to various vendors. Advance Cam Charges of Rs 14,546 received from various residents.

7. Current Assets

Current Assets include CAM charges receivable from residents totalling Rs.13,10,194.

8. Cash and Bank Balance

Cash Balances as on 31st March 2025 amounting to Rs.6,712 has been certified by the management.

9. Income Tax

Income Tax on surplus of Association for the year 2024-25 will be paid before the due date of filing the income tax return and the same will be adjusted from Capital Fund in the Financial Year 2025-26. Accordingly, no provision for income tax has been made in the accounts of the association for the year 2024-2025.

10. Contingent Liabilities

There are no contingent liabilities of the Association.

11. Others

The Audited accounts of the Association as mentioned for the year 2024-25 includes the audited accounts of ECOS Cultural Fund for the year 2024-25.

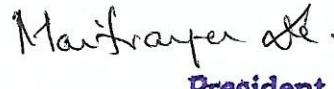
12. These being the first year of operation disclosure of previous year figures does not arise.

For ECOS ASSOCIATION OF APARTMENT OWNERS


Secretary



For ECOS ASSOCIATION OF APARTMENT OWNERS


President

| CAM REVIEW FOR THE FY2025-26 | | | | |
|------------------------------|----------------------------|-----------------------------|---------------|--|
| Heads of expenditure | Estimated expenditure (Rs) | Income other than CAM | Average (Rs.) | Estimated Budget Expenditure for the FY2025-26 (C) |
| | (A) | | (B) | |
| Security | 42,19,014 | BANQUET HALL CHARGES | 217500 | 4219014 |
| Facility Management | 22,74,925 | ADMIN CHARGES | 81000 | 2274925 |
| HK, technical etc. | 34,39,761 | DAMAGE CHARGES | 9000 | 3439761 |
| B-Check of DG Set | 39488 | Penalty fee | 107266.5 | 39488 |
| Digiset AMC | 32233 | Delay Payment Charges (DPC) | 108000 | 32233 |
| R & M | 240000 | MISC INCOME | 28792.5 | 120000 |
| AC AMC | 118000 | Solar Power savings | 360000 | 118000 |
| Building Insurance | 1,24,475 | Total | 911559 | 124475 |
| Lift AMC | 340000 | | | 340000 |
| Electricity | 20,71,036 | | | 2071036 |
| HK rent | 99120 | | | 70000 |
| HK materials | 60,000 | | | 48000 |
| Garbage | 60000 | | | 60000 |
| Boom barrier rent | 99,120 | | | 99120 |
| CCTV AMC | 63720 | | | 63720 |
| Petty cash | 84,000 | | | 84000 |
| Swimming pool AMC | 2,09,317 | | | 209317 |
| WTP & STP AMC | 3,15,406 | | | 315406 |
| Gardener | 1,32,000 | | | 132000 |
| Fire system repairing | 1,40,000 | | | 140000 |
| Fire AMC | 99,120 | | | 99120 |
| Gym equipment | 36,500 | | | 8640 |
| Kids play repairement | 25,000 | | | 7500 |
| Gate repairing | 60,000 | | | 60000 |
| GYM glass etc. | 1,20,200 | | | 120200 |
| Salt for WTP | 60,000 | | | 48000 |
| TV for SG maingate | 15,000 | | | 15000 |
| Bucket for HK | 3,360 | | | 3360 |
| Solar Installation cost | 45,000 | | | 45000 |
| Stationary | 10,000 | | | 10000 |
| Diezel | 60,000 | | | 50000 |
| Pest control | 99120 | | | 99120 |
| ECOS Website | 25,000 | | | 20000 |
| Nobrokerhood | 18,437 | | | 0 |
| Tank cleaning | 44000 | | | 44000 |
| EPBOX AMC | 42480 | | | 42480 |
| Total | 1,49,24,832 | | | 14672915 |

| | | | | |
|---|-------------|--|------------------------|-------------|
| Expenditure after adjustment with the others income (A-B) | 1,40,13,273 | | | 13761356 |
| Per month average expenditure | 11,67,773 | | Estimated Budget (C-B) | 1146780 |
| CAM Area (Sqft) | 297615 | | | |
| CAM per month/Sqft | 3.92 | | CAM w.e.f. June,25 | 3.85 |
| ATM ROOM Cost | 200000 | | | |

