

ECOS ASSOCIATION OF APARTMENT OWNERS

ECOS, Jatragachi, PS-Eco Park, PO- Ghuni, New town, Kolkata-
700161 Registered under West Bengal Apartment Ownership Act, VI
of 1972

Registration No. 005272024 of 2024

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**MINUTES OF THE BOARD MEETING (MEETING SL. NO. 29) OF THE MEMBERS OF ECOS
ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 28th JUNE, 2026 AT 10:00 AM AT
ECOS CLUB HOUSE LOUNGE THROUGH ONLINE and OFFLINE MODE.**

MEMBERS' PRESENT:

SL No	Name
1	Kunal Vora
2	Debanjan Choudhary
3	M.K. Sinha
4	Indrajit Chaudhuri
5	Soumitra Dasgupta
6	Rajat Mitra
7	Rajkumar Pandey
8	Mausumi Sen
9	Shalini Sen Gupta
10	Akash Dhar
11	Vivek Ghosh
12	Dr. Sanjit Singh
13	Sanjay Patel
14	Ashis Narayan Mazumdar
15	Prasenjit Paul
16	Abhishek Khetan
17	Ansuman Gupta
18	Ankit Mangal
19	Sayan Chatterjee

20	Munmun Hazra
21	Nasib Jha
22	Sovon Mahapatra
23	Piyali Ghosh
24	Praveen Mishra
25	Mrinal Sarkar

CHAIRPERSON

The meeting was initiated by President Mr. MK Sinha to conduct the meeting's agenda.

I. Agenda 1 - Proposal for a one-time settlement window for all CAM defaulters, including a 50% waiver on interest/penalty charges.

- The Board approved a 50% waiver on the interest component of CAM dues. No waiver shall be applicable to the principal amount.
- The Board has approved that all outstanding CAM dues must be cleared by 31 July 2026.
- Mr. Ankit Mangal will be responsible for communicating with and following up with CAM defaulters. Mr. Ashis Mazumdar will assist in the communication and recovery process.
- The implementation of NoBrokerHood and the activation of WhatsApp-based communication for CAM payment reminders will be taken up for discussion in the next Board Meeting.

II. Agenda 2 - Obtaining attornment from the Developer for collection of pending dues and recovery of the Corpus Fund

- Association would take legal action on legal rights
- Association would collect all damage to recover the builder here
- Association would try to collect the due once Builder gives the right
- The Board has approved that all outstanding dues must be cleared by 31 July 2026.

III. Agenda 3 - Adoption of a policy for termination of services where CAM dues remain unpaid to the Association for three consecutive months.

- The Board has approved with the decision to for termination of services where CAM dues remain unpaid to the Association for three consecutive months.
- The list of defaulters will be displayed on the respective tower's noticeboard.

IV. Agenda 4 - Status of tenant profile verification.

- As of today, the Facility Manager (FM) has confirmed that Police Verification Reports have been obtained for 35 tenants.

- The FM will conduct a comprehensive survey across ECOS to collect details of all tenants and verify the availability and validity of their latest Police Verification Reports.
- The FM will submit a consolidated report covering all tenants and their Police Verification status by 15 July 2026. Prasenjit Paul will follow-up to ensure this task is completed seamlessly.

V. Agenda 5 & 6 - Approval of the Budget for FY 2026-27 & CAM projections for FY 2026-27.

- Proposal to keep CAM charges same with additional one-time development charges of Rs.7000.
- CAM charges would be reviewed after 6 months based on expenses.
- Discussion to happen for Club house CAM charges to be kept separately.

VI. Agenda 7 - Discussion on ongoing issues related to visitor parking.

- Detailed discussion on details of car parking and visitor parking to happen.
- In Tower 1, two visitor parking are required.
- For owner of Tower 4,306 parking will be arranged.
- Parking of two-wheeler, cycle would be discussed in next meeting.

VII. Agenda 8 - Miscellaneous

- The Board agreed to introduce regulations governing the installation of CCTV cameras by flat owners to ensure compliance with society guidelines, privacy requirements, and security standards.

DATE OF ENTRY: 28.06.2026
PLACE: ECOS, KOLKATA

PRESIDENT


(MK Sinha)