

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

Email: ecosassociation@gmail.com

MINUTES OF THE SPECIAL GENERAL MEETING (Ref. No. : 07/SGM/ECOSAAO/2026) OF THE MEMBERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 26th JULY, 2026 AT 11:00 AM AT ECOS CLUB HOUSE LOUNGE THROUGH OFFLINE MODE ONLY.

AS PER THE BYE-LAWS, SINCE THE MINIMUM REQUIRED QUORUM OF TWO-THIRDS (2/3) WAS NOT ACHIEVED, THE SPECIAL GENERAL MEETING (SGM) STANDS ADJOURNED. ACCORDINGLY, THE ADJOURNED SGM IS SCHEDULED TO BE HELD ON SUNDAY, 2ND AUGUST 2026, AT 11:00 AM AT THE ECOS CLUB HOUSE LOUNGE, THROUGH OFFLINE MODE ONLY.

ALL APARTMENT OWNERS ARE REQUESTED TO ATTEND THE ADJOURNED MEETING.

OWNER'S PRESENT:

SL No	Name
1	Piyali Ghosh
2	M.K. Sinha
3	Sayan Chatterjee
4	Indrajit Chaudhuri
5	Soumitra Dasgupta
6	Rajat Mitra
7	Rajkumar Pandey
8	Dipak Kumar Mazumder
9	Shalini Sen Gupta
10	Akash Dhar
11	Kunal Vora
12	Debashis Chatterjee

13	Sanjay Patel
14	Ashis Narayan Mazumdar
15	Akash Ghosh
16	Abhishek Khetan
17	Ansuman Gupta
18	Ankit Mangal
19	Rupam Chatterjee
20	Mausumi Sen
21	Debajyoti Raha
22	Wahida Perween
23	Praveen Mishra
24	Mrinal Sarkar
25	Sovon Mahapatra
26	Kamlesh Kaur

CHAIRPERSON

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

Agenda 1 - Budget for 2026-27

Projected Expenses – Approx Rs. 1.66 Crore

Projected Income – Projected income 28 lakhs from other sources including interest on FD.

Balance Rs 1.38 Crore to be collected from CAM

Agenda 2 - CAM projection

CAM charges will stay as-is i.e. **Rs. 3.85/ sq ft plus one time development charges of Rs 7000. Per flat** (payment can be made two instalments). Last date of collection of development charges is by **31st Oct, 2026**

This CAM stays valid till Dec,2026. CAM to be reviewed on Jan,2027

Note: In this option, All FD Interest would be exhausted hence our corpus fund not growing.

Additional Development Expenses

- WTP
- Landscaping
- Cabana & Party Deck Roof Repair
- AC Ledge
- Patch Painting
- Anti Banging for Lift
- Gym equipment
- Misc.

Total Expenses - Approx Rs. 15.11 Lakhs
Per flat one time development charges **Rs. 7000.00**

Agenda 3 - Update on FM tender

- **Tender review ongoing with Vender RIS**
- SOP (Standard operating Procedure) to be enforced. Additional ex-Army officer to be deputed for ensuring the Standard Operating Procedure.

Agenda 4 – Annual Festival Subscription

- This subscription includes all festivals for whole year
- Iftar party expense to be reviewed (if can be increased)
- Lohri/ Makar Sankranti to be added.
- Children's day celebrations to be sponsored by Mausumi Day and Shalini Sen Gupta.
- Total expenses Approx Rs. 25.50 Lakhs
- **Annual subscription amount decided Rs 5000 per flat**

Agenda 5 - Ongoing Maintenance activities by new Board & updates on WTP work

- Water treatment plant work started. All raw materials are procured.
- Expected completion of work by end of August, 2026.
- Parking management will be implemented.
- **Builder's due amount from Owner will be transferred to Association effective from 1st Aug, 2026. After this Association will have rights to take actions (like restricting access to society services) if case due is not settled.**
- If Owner is CAM defaulter for three consecutive months; then society services (for e.g. Cloud House access, lift, garbage cleaning) will be stopped. Also, CAM defaulter will not be able to attend any festivals.

Agenda 6 – Miscellaneous

- Owners are requested to follow rules and regulation to ensure seamless operations and healthy society. If rules are not followed, disciplinary actions will be taken.
- For Rudra Abhishek, Banquet Hall will be used on 9th August,2026.
- For Vivek Ghosh, AC ledge expense to be reviewed.
- As per bye-laws, CCTV's which are installed outside of main door must be removed by the respective owners. This can cause privacy issues for other owners who are staying in same floor.
- Using Banquet Hall's Kitchen will be purely on owner's responsibility. In case if there are any fire or damage in Kitchen, expenses to be bear by respective owner. As per SOP (Standard operating Procedure) agreement has to be signed by owner before accessing Kitchen.
- Proposed to have dedicated community (requesting nominations for this community) to be created for medical emergency related activities. Also provision medical emergency kits.

MINUTES OF THE ADJOURNED SPECIAL GENERAL MEETING

**MINUTES OF THE ADJOURNED SPECIAL GENERAL MEETING (Ref. No. : 07/SGM/ECOSAAO/2026)
OF THE MEMBERS OF ECOS ASSOCIATION OF APARTMENT OWNERS HELD ON SUNDAY, 2nd
AUGUST,2026 AT 11:00 AM AT ECOS CLUB HOUSE LOUNGE THROUGH OFFLINE MODE ONLY.**

OWNER'S PRESENT:

SL No	Name
1	Prasenjit Paul
2	Indrajit Chaudhuri
3	Debashis Chatterjee

4	Ankit Mangal
5	Mrinal Sarkar
6	Sovon Mahapatra
7	Kinkar Choudhury
8	Dipak Kumar Mazumder
9	Vikash Kumar Sinha
10	Afruja Khatoon
11	Debajyoti Raha
12	Mohammad Nasim

CHAIRPERSON

As the President, Mr. M.K. Sinha, was out of town, hence the Vice President Mr. Prasenjit Paul presided over and addressed the meeting on his behalf.

All points discussed in SGM meeting that was scheduled for 26th JULY,2026 were discussed again and was agreed by all owners. Additionally, below mentioned points are newly added in ADJOURNED SPECIAL GENERAL MEETING

Agenda 6 – Miscellaneous

- For Rudra Abhishek, Banquet Hall will be used on 9th August,2026. Mr Kinkar Choudhury objected free usage of Banquet Hall for Rudra Abhishek. Remaining other owner's didn't raise any objection. Based on majority's consent Banquet Hall will be used for Rudra Abhishek on 9th August,2026 as it was discussed initially.
- Mohammad Nasim requested to reconsider or reduce the Banquet Hall charges. Request to be reviewed.

DATE OF ENTRY: 02.08.2026
PLACE: ECOS, KOLKATA

PRESIDENT

(MK Sinha)