

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

ANNUAL BUDGET – ECOS 2026–27

Below is the Annual Financial Budget for 2026–27, prepared based on the actual expenses incurred during 2025–26, with an approximate 5% escalation projected for 2026–27 and provision for meeting the minimum wages/salary of all staff as per applicable Government Rules and Guidelines:

Sl No	Item	25-26	26-27	Remarks	Sl No	Item	25-26	26-27	Remarks
1	Facility Mgmt Charges	₹ 1,884,205.00	₹ 2,044,980.00		1	Banquet Hall Charges	₹ 137,000.00	₹ 175,000.00	
2	Housekeeping (NIPL)	₹ 2,817,438.00	₹ 3,256,477.00	Meeting minimum wages standard which was not done till now	2	Administrative Charges	₹ 408,000.00	₹ 400,000.00	
3	Security Service	₹ 3,770,850.00	₹ 4,084,189.00		3	Penalty/Delay Payment Charges	₹ 180,405.00		
4	Electricity Charges	₹ 2,400,658.00	₹ 2,400,658.00		4	Promotion and Campaigns	₹ 156,152.00	₹ 200,000.00	
5	Building Insurance	₹ 141,963.00	₹ 142,000.00		5	Interest on FD	₹ 1,825,445.00	₹ 2,000,000.00	Whole Interest Used in Maintenance
6	AMC - STP/WTP	₹ 238,641.00	₹ 240,000.00		6				
7	AMC - Lift, Fire, Parking, CCTV	₹ 895,525.00	₹ 900,000.00		7				
8	Repairs and Maintenance	₹ 1,614,488.00	₹ 1,620,000.00		8				
9	Office and Admin Charges	₹ 175,841.00	₹ 150,000.00		9				
10	Audit Fees	₹ 30,000.00	₹ 30,000.00		10				
11	ITC Reversal for Exempted Service	₹ 1,658,558.00	₹ 1,700,000.00		11				
12					12				
13					13				
14					14				
15					15				
Total		₹ 15,628,167.00	₹ 16,568,304.00		Total		₹ 2,707,002.00	₹ 2,775,000.00	

CAM COLLECTION CALCULATION – 2026–27

Projected Expense

₹ 16,568,304.00

Total annual expenditure

ECOS Annual Budget 2026–27

Less: Projected Income	₹ 2,775,000.00	Income available toward maintenance
Amount to be collected through CAM	₹ 13,793,304.00	Projected Expense - Projected Income
Average CAM per month	₹ 1,149,442.00	₹ 13,793,304 ÷ 12 months

CAM per sq. ft. = ₹ 13,793,304 ÷ 297,615 sq. ft. = ₹ 46.35 per sq. ft. annually

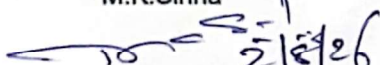
Monthly CAM per sq. ft. = ₹ 46.35 ÷ 12 = ₹ 3.86 (Rounded Off)

Formula: Projected Expense - Projected Income = CAM amount to be collected from residents.

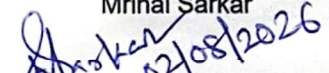
The above CAM rate will remain applicable until December 2026, after which it will be reviewed

This budget was placed and approved by house in Board Meeting Serial No. 29 dated 28th June 2026, and in SGM Serial No. 07 held on 26th July 2026 and the adjourned SGM held on 2nd August 2026.

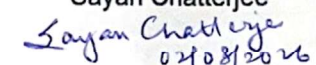
M.K.Sinha


(President, ECOS AAO)

Mrinal Sarkar


(Secretary, ECOS AAO)

Sayan Chatterjee


(Treasurer, ECOS AAO)