

MINUTES OF THE EXTRA ORDINARY GENERAL MEETING OF THE MEMBERS OF URBANA WELFARE ASSOCIATION HELD ON SUNDAY 26<sup>th</sup> JUNE 2022 AT 11:00 AM AT B1, URBANA CLUB, URBANA COMPLEX, 783, ANANDPUR, KOLKATA – 700107



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1. The meeting was attended by 140 members of the association/residents of Urbana Complex as per enclosed attendance records.
2. The quorum being present, the Secretary requested the President, UWA to chair the meeting and declare the same open.
3. Mr. Pradeep Bhatia, UWA President, took the chair, gave his welcome address and declared the meeting as open. Notice convening the meeting was duly read. The President requested Mr. Peeyush Pandey to set the agenda for discussion and Mr. Sanjeev Nandwani to moderate the meeting.
4. Detailed discussions on agenda no.1 i.e. commercial utilization of areas annexed to and forming parts of Tower 1 to 7 of the Urbana Complex were held. Many members expressed their views and suggestions which were noted by the UWA Committee for further discussions and needful implementation. The house formed a common opinion that till time a formal RWA is formed under the WB Apartment Ownership Act, 1972 and the ownership of common areas is vested in such association it would not be prudent for the existing association or its committee to make any permanent changes in the nature and character of the common areas forming part of or annexed to Urbana towers to allow any commercial or otherwise usages of the same (save and except the same being used exclusively for common benefits of the tower residents) without consent of the special majority (defined as 75% of the Urbana Flat Owners). It was also discussed and reiterated in the meeting that the requirement of 75% majority is not for every activity of UWA but only for purpose as set out in the draft resolution in the notice. After detailed deliberations the following resolutions (as modified based on agreed discussions during the meeting) were read, put to vote and approved unanimously :

*"RESOLVED THAT those common areas forming part of or annexed to the residential towers located at Urbana NRI Complex cannot be used for any commercial purpose/activities save and except the same being used exclusively for common benefits of the tower residents. Any change in usages and character of the common areas of the towers for whatsoever purpose(s) (including commercial or otherwise) cannot be done unless and otherwise agreed by special majority of the members i.e. 75% of the flat owners of Urbana Towers.*

*RESOLVED FURTHER THAT any decision, communication, approval, resolutions which are inconsistent to the above resolution be and are hereby rescinded."*

5. Mr. Sanjeev Nandwani, briefed the members about meeting held between UWA Committee, Resident Representatives and one of the BNRI directors on 25<sup>th</sup> Jun 2022 wherein BNRI has agreed to drop the proposals of setting up creche and bank at Tower 5 & Tower 6 which was highly appreciated by the residents.

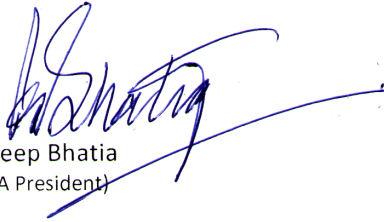
 

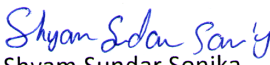
The following suggestion / observations were also noted in the said meeting :

- (a) cordial and dignified communication between and amongst residents and UFM/BNRI teams,
- (b) more structured decision-making process at UWA
- (c) setting up of core teams to deal with BNRI for important issues like CAM & RWA formation etc. With UWA Committee elections every year, such teams generally get changed annually and continuity and sanctity of important information and decisions is lost. BNRI has requested that such teams should have both permanent and revolving members.

The house appreciated the suggestions and recommended the same for implementation by UWA Committee after due deliberations. Mr. Peeyush Pandey, Election Officer, also deliberated on the above and the need for adaption of the structure, rules and regulations of the UWA with changed environment and needs. He proposed that in his capacity as Election Officer, he would be imposing certain terms (subject to discussions and approval with members through UWA forums) on the incumbent committee to ensure transparency and accountability.

- 6. The email from UFM about discontinuation of vegetable vendors from 27<sup>th</sup> June 2022 came up for discussion wherein the house decided that the ongoing services be continued till a formal opinion poll through a secured voting platform is arranged for by UWA. UWA committee was advised to inform the UFM accordingly to continue such services till any further notice from UWA.
- 7. Mr.Sanjeev Nandwani & Mr.Kishor Kumar Nadhani briefed the residents about developments in formation of formal Apartment Owners Association and CAM assessment issues, respectively.
- 8. The meeting ended with a vote of thanks to the moderator(s) and the Chair.

  
Pradeep Bhatia  
(UWA President)

  
Shyam Sundar Sonika  
(UWA Secretary)