

Urbana Facility Maintenance Private Limited

Points Discussed with Urbana Team and the Owners' Representatives on 24th May 2018 at 4:30 PM at Urbana Board Room

Present:

Urbana Management represented by:

1. Mr. P. K. Sureka - Director
2. Mr. R. K. Bachawat - Director
3. Ms. Devjani Mukherjee – Senior Vice President, Sales & Marketing
4. Mr. Avijit Bose – Assistant Vice President, Contracts
5. Mr. Durgadas Sarcar – General Manager, Administration
6. Ms. Arpita Dasgupta – Senior Manager, Customer Care & Hand Over

Apartment Allottees represented by:

1. Mr. R. S. Agarwal – T3/ 2901
2. Mr. U. S. Mukhopadhyay – T4/0802
3. Mr. Jyoti Agarwal – T7/ 3406
4. Mr. Pradeep Bhatia – T1/2004
5. Mr. N. Saraf – T2/ 3202

1. Smelly Water:

BNRI informed that they are changing the whole 'Ringman Network' and then switchover to main supply to Towers. During 'Switch Over' they require a long shutdown of the main water supply line. However, Apartment allottees representative suggested 'Source By Pass Scheme', which may reduce the shutdown time and in future ensure uninterrupted supply of water to tower during maintenance. BNRI assured that they will take the opinion of technical experts and also involve Apartment Allottees representative for their opinion.

2. Windows:

BNRI is very much concerned about recent happenings. BNRI has contacted window expert from France, to review the best solution and also informed that the experts have already suggested some solutions. BNRI is confident about achieving a permanent solution.

3. Lifts:

Recent malfunctioning of the Club House Lift has been checked and identified. Necessary action has been taken by the manufacturer.

Additional safety – installation of intercom and additional hooter at all the towers, Reception area and Club House Reception shall be undertaken in consultation with the manufacture.

Possibilities of CCTV in all the lifts including the ones at the Towers and basement parking area shall be discussed with the manufacturers.

4. In Technical Meetings, Apartment Allottees representative to be invited for their opinion

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5. Uneven Basement Staircase to Parking area:

BNRI will take appropriate remedial action

6. CAM Charges:

Apartment Allottees representative requested BNRI to start the CAM charges for T3, T4 & T5 from October, 2018

7. Vehicle Parking:

Apartment allottees representative requested BNRI that Residents' vehicles shall not be parked in visitors' parking. Clamping of vehicle tyres will also be done if necessary. In case of violation, a Fine of Rs. 1000/ (one thousand only) per day to be imposed on the violator.

8. Registration:

BNRI requested to increase the frequency of Flat Registration

9. Further Transfer of Lease:

Apartment allottees representative requested BNRI not to 'charge for transfer of lease', as per MOM held on 30/04/2017 and they had then given the undertaking, then.

10. Club Readmission Charges:

BNRI proposed that if Club Maintenance fee are unpaid for 3 months, 'Readmission Charges' should be levied. Apartment Allottees representative requested the 'time limit' be increased to 6 months.



A handwritten signature in blue ink, appearing to be "S. S. S.", with a horizontal line underneath.