

Points discussed with Urbana Team and the Owners representatives on 01.10.2016 at 1:30 PM at Urbana Board Room

Urbana Management represented by:

- 1 Pradeep Sureka – Director
- 2 R K Agarwal – Director
- 3 Rajendra Bacchawat – Director
- 4 Abhiji Bose – Sr GM Contract and safety
- 5 Debjani Mukherjee – Sr VP
- 6 ArpitaDasgupta – Customer Experience Manager

Apartment allottees represented by:

- 1 AvinashMalpani – T2-0302
- 2 TarunBasu T7-3003
- 3 Sanjiv Ganeriwala T2-2601
- 4 Ajay Agarwal – T7-405
- 5 Meelan Gupta – T7-206
- 6 Narayan Shraff – T2-3302
- 7 P N Ojha – T1-1304
- 8 Ravi Shankar Agarwal- T3-2901
- 9 Vivek Binani- T2-1601

1. Possession Declaration: No declaration on the stamp paper to be signed at the time of possession. The word super built up area is to be mentioned wherever required in the declaration.

BNRI Response: After receiving requests from you, management has decided that BNRI will take the declaration in a plain A4 paper instead of notarized stamp paper w.e.f.

2. Car parking Allocation: Why the Car parking were not done by Lottery system

BNRI Response: BNRI is allotting the Car Parking space (i.e) one car parking for all shall be allotted in Upper/Mezzanine and rest all in the Lower Basement based on the allotment date. This process was agreed by most of the customers as they felt that the same is benefitting all the owners and hence though the draw of lot is mentioned in the GTC , BNRI shall continue the said process of allocation of car parking since it has been agreed by most of the customers.

3.
 - a. KMC Fire Certificate Status – Promised soon its more than 2 month now
 - b. KMC Completion Certificate Status – Promised by BNRI in August 2016 , we are in September 2016 . Kindly update.

BNRI Response: The Fire clearance is done. We have received the fire clearance report and also the completion certificate from KMC.

4. AC issue is still pending – Kindly update the status.

BNRI Response: We have explained the details about the AC's and you have already met with our consultant and also the Aircon Team. However, we shall again speak to our consultant and check the details of the bigger apartments.If required we shall again fix a meeting.

5.
 - a. Club ESCROW Account has not been notified to Urbana Welfare Association till date. We urgently require the account details.
 - b. Also we require the underlying agreement with the bank on the ESCROW Account
 - c. Where is the interest accounted for currently we would like to do a detailed review of the account?
 - d. Plan to set up an Audit by the UWA – **Auditor report shall be sent to you and further to that if any specific query is there the same shall be replied from our end.**

BNRI Response Name of Account:-BENGAL NRI COMPLEX LIMITED ESCROW ACCOUNT

ICICI Bank: RN Mukherjee Branch, Kolkata-700001

Account No: 000605028870

IFSC Code: ICIC0000006

Interest accrued in the escrow account shall be deposited in the UFM account

6. Open Car Parking : - Requesting BNRI to update-

BNRI Response Not yet decided. BNRI has put the request in front of Board of Directors for consideration.

7. Delayed Interest Compensation : Kindly Update

BNRI Response Not applicable. Explained before in all previous meetings. Please refer GTC clause 29.

8. **Window opening from 15 degree to 20 degree** : What is the Status?

BNRI Response: Details mentioned in Annexure-1

Window Steer : Please update the status of improvement?

BNRI Response: Details mentioned in Annexure-1

Window railing : Please update the status of improvement?

BNRI Response: Details mentioned in Annexure-1

AC Cooling : We are still waiting for an answer.

BNRI Response: Please refer point no: 4

9. Status of draft deed of Conveyance?

BNRI Response: Approval still pending with the Government. Subsequent to the approval, the Allottees will be informed for registration

10. UWA has still not received the Architect certificate for 33 acres of open area. Kindly Provide at the earliest.

BNRI Response: Shall be provided

11. Built up area / Carpet Area of each apartment has not been received by the Architect. Kindly Provide the same at the earliest.-

BNRI Response: As discussed earlier, carpet area cannot be provided. However, built up area shall be provided shortly.

12. Extras :

a. Service Tax Opinion to be provided for Extras-

BNRI Response: Still under discussion, we have asked for a detailed report from Ernst & Young

b. Plan to setup an Audit for the Extras by the UWA. – **BNRI Response: Not Discussed**

13. **Water :** Please update the status on the Quality of water and what's the way forward.

BNRI Response: We have already provided the water Test reports. You also have visited the WTP along with our consultants.

14. **List of Documents:** Kindly allow the select committee to review the documents-

BNRI Response: As discussed, All relevant available documents shall be kept with FMC.

15. Club Facilities : In last meeting the BNRI has confirmed the size of the Club to be 1,00,000 sqft , however we received an advertisement material for only 80,000 sqft . We would like to understand what the real number is.

BNRI Response: The club comprises approximately an area of 1,00,000 sqft

16. Video Door Phone : Proof has been provided by various flat owners on the same . Kindly update on the status now.

BNRI Response: We shall provide the same. However, please understand that it will take some time as we need to place the orders and do the needful.

17. RERA 2016 : Kindly send us a detailed Note for non- applicability of the ACT.

BNRI Response: Rule under RERA yet to be come into force in West Bengal.

18. Facilities : General Update

BNRI Response: Shall be discussed in due course of time

19. Telecom Infrastructure : Kindly Update as the choices were provided to Mr.Partho.

BNRI Response: DTH: Tata sky & Airtel will be installed; expected to be completed tentatively by the month of December'16

Digicom has already started their work in the building shaft.

Vodafone is already there in the system. The residents are requested to contact the Facility Team (9073926080- UFM Customer Care) for installation of booster's inside the rooms.

20. Service Tax on Land & Building: Kindly send us a detailed note on Service Tax & Refund of Service Tax paid.-

BNRI Response: Still under discussion, we have asked for a detailed report from Ernst & Young

21. General Issues in Tower –

BNRI Response: We always get back to you with any issues specified by you.

22. Clarity regarding the Land: Not applicable for BNRI.

Annexure-1

Tower	MBR single window 20' opening	MBR single window safety rod	All window stay	Expected Completion Date
1	completed except below mention apartments due to unavailability of keys- 103,104,201,302,503,504,603,1203,1501,1603,1604,1701,1702,173,1704,1802,1803,1804,1902,1903,1904,2003,2102,2103,2104,2401,2402,2502,2503,2703,2804,2801,2902,3002,3102,3202,3203,3303,3304,3602,3604 & 3701	It is in approval stage.	21st. To 40th. Fl. Completed except below mentioned flats- 2102,2103,2104,2401,2402,2502,2503,2703,2804,2801,2902,3002,3102,3202,3203,3303,3304,3602,3604 & 3701. Balance floor will be completed within November.	End of November.
2	1 to 5 floor (both flat) & 602,1301,1601,3301,3302,3401,3402,4201-4301	not done	1 to 5 floor (both flat) & 602,1301,1601,3301,3302,3401,3402,4201-4301	15th december 2016
6	Not yet started. It will be started after approval of safety rod.	Not yet started. It will be started after approval of safety rod.	Not Applicable. Already Provided	
7	completed below mention apartment-2705,3705,605	It is in approval stage.	Not Applicable. Already Provided	

