

Minutes of the Meeting held on 6th December, 2021 Between the Representatives of Urbana Welfare Association and the Directors of BNRI and Urbana Facility Maintenance at the Conference Room of BNRI Office.

Meeting was attended by :

UWA Represented by

Pradeep Bhatia, President
K.L. Lalani, VP 2
Anjan Bhabani, Jt. Sec. 1
Sourav Roy, Jt. Sec. 2
Sanjeev Nandwani, Advisor

BNRI Represented by

Pradeep Sureka – Director
Rahul Todi – Director
Debjani Mukherjee, Sr. VP
Arpita Dasgupta, Sr. Manager
Ananya De Das, Legal Head

- 1) Formation of RWA – Our proposal for early formation of Resident Welfare Association of the 7 Towers was accepted by the Directors of BNRI. Mr. Sureka ji has directed their Legal Head, Ms. Ananya to look into the same and start the process of formation of RWA of the 7 Towers. Ms. Ananya has asked for a time of a month to get back to us on the issue.
- 2) KMC water supply – The issue was discussed at length. Alongside the efforts being made by BNRI, it was decided that UWA will from its end also take up with the relevant Government authorities for supply of KMC water to our Complex. BNRI will lend us all necessary back end support as also all other support.
- 3) Need further clarity on several deposits being held by BNRI – Sureka ji has said we in the UWA can sit with the Accounts Department and all relevant data can be had from them. The issue of UFM having taken OD of Rs. 400 Lakh against Pledging of Fixed Deposit (against owners Deposit) was also discussed. Their argument was that the OD was taken to meet the shortfall in funds for running UFM. CAM outstanding of over Rs. 160 Lakh is due from the defaulting residents. UFM is to provide UWA the Break up list of CAM defaulters.
- 4) Insurance - Need more clarity on the Insurance Compensation amount received from Tata AIG after Amphan and the Expenditure/Budget allocation and utilisation of the funds. Data can be collected from the Accounts department and all the funds have been utilized. Zero Balance now against compensation amount received.
- 5) Professional Operation of UFM & Better Maintenance and possibility of handing over maintenance to a professional organization like JLL / Colliers – The proposal to appoint JLL / Colliers was strongly opposed by Mr. Sureka ji as it would entail unnecessary cost increase. It was then proposed by us to appoint 2-3 professional Managers to look after UFM to ensure improvement in services. According to them the

CAM charges of Rs. 2.40 per Sq. Feet is insufficient to fund the additional cost. They have wanted increase of CAM to Rs. 3/- per Sq. Feet which was turned down by UWA. It was made abundantly clear by UWA that No increase in CAM charges can be considered without improvement in maintenance. It was highlighted by us that there is serious discontent amongst the residents with regards to the quality of service and maintenance by UFM which was not kindly taken to by Sureka ji.

- 6) Club Operations – It was made clear by Mr. Sureka ji that Club Operations are integral part of UFM and it's Profit/Loss is reflected in UFM P/L account and Balance Sheet.
- 7) Reimbursement of the Club Membership amount of Rs. 1200/- each apartment owner was paying per month for the period the Club was closed due to the pandemic – This request was turned down by Mr. Sureka ji as UFM had incurred additional cost in hosting their staff in the club to provide essential services during the pandemic period under reference.
- 8) Fire Audit – Will be carried out by UFM
- 9) Need for Electric vehicle Charging Stations – Installation of Charging Stations is being considered by BNRI. However the issue is with the Billing Process which needs more clarity.
- 10) Improved Infrastructure in Medical Room – Nearly Completed
- 11) Procurement of Gym Equipment – Will be Expedited by Ms. Arpita
- 12) Beautification of Chaupal Area – Will be looked into.
- 13) Improvement in Pandal Area – Proposal for Covered canopy was turned down.
- 14) Veg Farm & Vegetable vendors to be allowed beyond 31st Dec. in view of pandemic and convenience – Only Sufal Bangla will be allowed beyond 31st December, 2021. Veg Farm will not be allowed to operate beyond 31st December, 2021. If necessary we can look for new vendors.
- 15) Contributions towards Puja & Festivals – Request was turned down. There are huge old uncleared dues of Rs. 69,662.20 from UWA & Rs. 4,65,769/- from UUC as per UFM Ledger Account provided.

It was proposed and accepted that the meeting of UWA & the Directors of BNRI be held on a more regular basis to facilitate better understanding and coordination.

Signatories:

