

4<sup>th</sup> June 2016

**Minutes of Meeting of the 6<sup>th</sup> Executive Committee Meeting of the Urbana Welfare Association which was held on 4<sup>th</sup> June 2016 at 4 PM at Gallery , 4B Russel Street , Kolkata**

It was great to meet you all and thanks for everyone's participation in the meeting. Special thanks to Mr. Ramjit Ray for hosting all of us and for the warm hospitality. Friends who couldn't join us, please note we missed your guidance and point of views. We request you to make all efforts to join our subsequent meetings. A clear road map was finalized to move forward, the details are given below :-

It was attended by the following executive committee members :-

- |                      |   |                          |
|----------------------|---|--------------------------|
| 1. President         | : | Mr.Avinash Malpani       |
| 2. Secretary         | : | Mr.Meelan Gupta          |
| 3. Jt.Secretary      | : | Mr.P.N.Ojha              |
| 4. Treasurer         | : | Mr.Jyoti Agarwal         |
| 5. Jt. Treasurer     | : | Mr. Tarun Basu           |
| 6. Committee Member  | : | Mr. Arpit Suchak         |
| 7. Committee Member  | : | Mr.C.S.Duggar            |
| 8. Committee Member  | : | Mr. Ravi Shankar Agarwal |
| 9. Committee Member  | : | Mr. Nikhil Kothari       |
| 10. Committee Member | : | Mr. Ramajit Ray          |
| 11. Committee Member | : | Mr.Subhas Tulsian        |

The meeting was presided over by the President and Secretary. The important points of the meeting were as under:

1. **MOM :**
  - a. Urbana Welfare Association have raised 28 issues with the BNRI from time to time , out of which 14 items have not yet been resolved by the BNRI Management to our members satisfaction. Further, the directors have not signed the MOM despite our repeated request. It was decided after the First AGM , the 14 pending points to be placed before the BNRI Official again for a proper resolution to these important issues, including payment of interest for delay in completion of the project.
  - b. Further as per the RERA Regulation the apartment owners have 5 years to raise the issue with the builders about the substandard quality.
2. **Membership Drive :** Arpit Suchak , Rajiv Ganeriwala, Tarun Basu, Nikhil Kothari, Nidhi Goenka, Narayan Saraff, Ravi Shankar Agarwal have actively taken up the membership drive and will be calling all the members and appraising about the activities of the Association along with the payment of membership fees and the Authorization for the Committee Members and we have by now able to achieve 200 paid members. Jyoti Agarwal ,Ravi Shankar Agarwal & Narayan Agarwal were appreciated on their wonderful follow-up and quick response. All the committee members appreciate their efforts.
3. **Collection :** Mr.Jyoti Agarwal ,Treasurer has advised that Rs.2.20 Lakhs has been collected as part of the corpus fund for the association as on date.
4. **Website Development:** Ajay Agarwal, Meelan Gupta, Tarun Basu ,Kishore Nathani & Narayan Saraf will work on the Website Development and it was planned to get an initial draft ready by 11<sup>th</sup> June 2016 . It was further decided that the cost should be borne by the Association.
  - a. **Advertisement :** All Committee members were requested to arrange for advertisers on the website on a yearly basis . Mr.Nikhil Kothari & Mr.Vivek Binani from the purchase committee will discuss with the listed vendors for advertisement on the website.
5. **General Meeting:** It was decided to held the GM on 11<sup>th</sup> June 2016
6. **AC Cooling .:** Nikhilji updated with the issue of AC Cooling and that since the area is as per thumb rule is 1ton for 100 sqft, minimum tonnage required is 20 tons for 2500 sqft flat , however the AC installed is of lower tonnage which was been a serious point of discussion. Mr.Nikhil Kothari advise the members that in our next meeting /mail we should ask for the complete technical details on how it was justified to the AC

Cooling and Air Circulation. Nikhil is working on a detailed questionnaire which will be submitted to BNRI on AC Cooling and Air Circulation issue.

7. **Water** : Mr.P.N.Ojha and Mr.Debopriyo Biswas was requested to inspect the Water filtration plant and check the Technical details and to submit a detailed observation to the committee to take it forward to the BNRI management.
8. **Final Possession**: Further, it was advised to all the Owners of Urbana to kindly raise their issues in writing by email to BNRI ( Bengal NRI Complex Ltd) before taking final possession . The major issues which has to be addressed are as follow :-
  - a. Request for Completion Certificate issued by KMC
  - b. Request for Interest Claim @18%p.a till the date of Completion Certificate issued by KMC
  - c. Infrastructure such as Road, Street Lights,Garbage , Generator , Stairs, Hall Rates should be completed in all respects.
  - d. Telecom Infrastructure : Provision for vendor for Cable, Internet, Phone, Mobile and their alternatives to be provided
  - e. Lift in the towers should be working properly
  - f. There was incident of false ceiling and glass breakage in Tower 1 & 7 during the strong winds blow recently. It was advised to raise with BNRI to arrange for a permanent fix rather than a temporary solution as this can pose a threat when the project is handed over to FMC
  - g. Supply of Video Door Phone
  - h. Provision for proper club facility with all the amenities which has been committed by BNRI.

At the end of the meeting it was it was requested to Mr.Tarun Basu to organize the URBANA WELFARE ASSOCIATION – 1<sup>st</sup> AGM in Tower 1 Community Hall on 11<sup>TH</sup> June 2016 at 3pm .

The meeting has ended with the vote of thanks to the chair and particularly to Mr.Ramjit Ray who provided the space and refreshment for convening the meeting.