

Minutes by Tarun Basu
MC MEMBERS 2016-2017

Urbana Welfare Association

MINUTES OF MEETING – MOM 2017-01

DATE – 5th January, 2017 at T7/ C H

NO			ATTENDANCE		CONTACT NUMBER AND EMAIL	
1	Avinash Malpani	AM	P			
2	Kisor Nadhani	KN	P			
3	Sanjiv Ganeriwala	SG	E			
4	Ajay Agarwal	AA	E			
5	Tarun Basu	TKB	P			
6	Prabhu Nath Ojha	PO	P			
7	Jyoti Agarwal	JA	P			
8	Nand Kishore Kothari	NK	P			
9	Arpit Suchak	AS	P			
10	Ravi Shankar Agarwal	RA	P			
11	Anand Chand	AC	E			
12	Vivek Binani	VB	P			
13	Narayan Saraf	NS	P			
14	Rajiv Ganeriwala	RG	P			
15	Manish Chhaochharia	MC	P			
16	Chattar Singh Dugar	CD	P			
17	Rahul Jha	RJ	P			
18	Renu Saharia	RS	P			
19	Deepak Bhartia	DB	P			
20	Debapriya Biswas	DP	P			
21	Amrita Maitra	AM	E			

P- PRESENT 17, A – ABSENT 0 , E- EXCUSED 4

MINUTES OF MEETING

MC MEETING – 2017 / 01

Date: 5th. January, 2017

Time: 6PM

Venue: Urbana Tower 7 / Community Hall

No	Details	Action by
1	<p><u>Status of Discussion with BNRI & FMC during December, 2016.</u></p> <p>KN opened the meeting and stated that two meeting were held. One with BNRI in the month of December 2016. One with BNRI Directors and Officials on 19th December'16 and another one jointly by FMC (Collier) & BNRI Officials on 22nd. Dec'16. Both the MoM received by UWA. MoM of 19th Dec already circulated amongst the MC members and input awaited from Members for drafting UWA response to the same. MoM of 22nd Dec meeting received only few days back which was reviewed by PNO & DB. PNO requested TKB to circulate the same to MC members immediately. KN also informed BNRI officials confirmed having received the 1st draft of Conveyance Deed from WB Govt and they are working on that. BNRI hopes to finalise the Conveyance Deed within next 1-2 months and BNRI will be able to start Registration of the apartments of Phase 1. Stamp duty is still a gray area as though BNRI Directors verbally re-confirmed that stamp duty will be payable as per rates stated in the Allotment Letter but BNRI is not confirming the same in writing. Most of the lawyers expressed apprehension that the Stamp Duty is always payable as per prevalent Circle Rate as on date of Registration and Urbana cannot be an exception. So until Registration, Stamp Duty Rate will remain unknown and therefore Registration is a top priority for Flat Buyers.</p> <p>WTP: PNO briefed the members about the outcome of the meeting held on 22nd Dec'16. Water quality tested by SGS. In the report some parameters were found in higher side which was discussed in detail with BNRI Consultant and it was found that major problems are lies with the operators. BNRI consultant Mr. P.K. Chakroborty also agreed on that. Log sheet should be maintained properly. BNRI agreed to look into the operational side carefully and take corrective measure by setting SoP. Also greed that monthly test will be carried out by BNRI until there is substantial improvement in water quality. After one month both parties will check the improvement of the quality.</p>	
2	<p><u>Setting future roadmap and goals for next 3 months.</u></p> <p>(A) To follow up closely with BNRI to expedite and ensure that apartment registration and Conveyance Deed be over maximum by first quarter of 2017</p> <p>(B) To follow up with FMC (Collier) closely to improve their activities and standard.</p> <p>(C) Various UWA sub-committees to be restructured with due consultation with members.</p>	
3	<p><u>Drive to include all apartment owners to join UWA</u></p> <p>KN stated that there are about 650 apartments in phase 1. We have to have master plan in place to ensure that maximum Urbanites join UWA so that we can achieve the magic figure</p>	

	<p>of 50% of total apartment owners to get the registration done by BNRI for apartment owners. Various proposals were discussed and considered. KN requested all the members to come forward with appropriate plan which will be adopted by UWA and proceed accordingly.</p>	
4	<p><u>Strategies for Interest Claim</u></p> <p>A meeting was held on 1st January 2017 noon at the residence of Lawyer Mr. Prasanto Banerjee. Meeting attended by KN, TKB & AC. Detailed discussions took place. A questioner was submitted to the lawyer who replied all the points which were explained by TKB in the meeting. Considering the advice of lawyer as well the possibility of completing registration by first quarter of 2017 it was unanimously agreed that it would be appropriate to wait till the registration is over since individual buyers have two years' time limit to claim interest and other related costs. . But in the meantime owners should officially communicate with BNRI perusing for registration which is very vital post full payment.</p> <p>Since UWA cannot file any legal proceeding on it's own for issues like Compensation for Delay, therefore it was also unanimously decided that UWA will return the amounts received from members on account of Legal Fund since in near future UWA do not envisage any major legal expenses. Accordingly JA is being requested to prepare the list of the members' paid towards legal fund and proceed to refund the same.</p>	
5	<p><u>Registration of UWA and plan for AGM</u></p> <p>RA informed that the documents are ready for signature which will be given to TKB for obtaining the signatures and return back to RA for further action. Every effort should be made to submit documents for registration under Societies Act at the earliest.</p>	
6.	<p><u>Others:</u></p> <p>(A) One of our Committee member Mrs. Amrita Maitra submitted her resignation via mail dated 03-01-2017 expressing her inability to continue as a MC member due to her professional commitments. The subject was discussed and decided to accept her resignation but UWA will involve her in UWA activities as usual.</p> <p>(B) To keep UWA transparency intact and maintain high moral ground, it was unanimously decided that a "Code of Conduct" shall be maintained amongst MC members. No Committee or sub-committee Member should have any sort of Professional dealings (other than trading activities), directly or indirectly with UWA members or Urbana flat owners.</p> <p>(C) Holi Meet – After discussion it was unanimously decided that a grand Hooli Milan will be held on 18th March (Saturday). The event coordinators will be Mr. Rahul Jha and Mr. Manish Chhaochharia.</p> <p>(D) Next monthly MC meeting will be held on Thursday 9th February, 2017.</p>	

