

Urbana Welfare Association

MINUTES OF MEETING – MOM 2017-02
th
DATE – 9 February, 2017 at T7/ C H

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

P- PRESENT 11, A – ABSENT 3 , E-EXCUSED 7

MINUTES OF MEETING

MC MEETING – 2017 / 02

Date: 9th. February, 2017

Time: 6PM

Venue: Urbana Tower 7 / Community Hall

No	Details	Action by
1	<p><u>Status of Discussion with BNRI & FMC during January-February, 2017.</u></p> <p>KN opened the meeting and stated that several meetings were held with BNRI and Colliers officials during the month of January and February 2017. Discussions were held on various pending and current issues. Latest meeting held on 9th Feb'17 with BNRI officials wherein following points were on the table and BNRI response noted. Major issues status as under:</p> <ol style="list-style-type: none">1. Conveyance Deed, Registration and Stamp Duty: Final discussion on Conveyance Deed between Govt of WB and BNRI ongoing and expected to be finalized in this month. Registration will commence thereafter. In the MoM dated 19 Dec'17, BNRI has incorporated "As per the present norm BNRI being JV with Govt. of WB, Stamp Duty will be payable as per rates specified in the Allotment Letter rate. In recent past, BNRI have got few Bungalow plots registered as per Allotment letter"2. Mutation: Discussions between BNRI and KMC ongoing and expected to be finalized soon3. Opinion on Service Tax: BNRI has approached E&Y again for their opinion post changes in Budget, BNRI expects to get by end of Feb'17.4. Augmentation of AC: BNRI has approached their AC consultant again to re-inspect and submit report for Apartments ranging from 3528 and above..5. WTP: BNRI in liaise with their consultant to improve operational efficiency. Also exploring the possibility to outsource the WTP operation to some expert agency (e.g., Ion exchange). Daily Test is being carried out at site using Kit and fortnightly water test on selected parameters by recognized Test House are planned. UWA Ops & Facilities Grp is continuously monitoring Water tests.6. Lift from Parking to Lobby: Lifts are in operational for T1&7. T1&2 will be ready by April 1st week.7. Cost Components of CAM: BNRI is working on cost components and will involve UWA in due course for computation of CAM.8. Progress of Club: Expected to be ready by July. Although some of the facilities will be ready prior to that but partial usage is not permitted since CC will be granted only after completion of the club in totality.9. Warranty: BNRI has agreed to take up with respective OEM vendor to commence Warranty from CC date where OEM warranty is of one year (e.g., AC), will also explore if it can be extended any further.10. Stray Dogs: As reported by Colliers, 8 stray dogs were captured by KMC team in first week of Feb'17 and they will be visiting after a fortnight to capture the rest dogs.11. Functioning of Lifts: BNRI has agreed to look into issues of Lifts becoming non-functional (in particular T7 and T2) during wind.	
2	<p><u>Holi Milan – 18th March, 2017.</u></p> <p>Holi celebration sub-committee members actively participated in the committee meeting. Very fruitful discussion on various topics took place. Looking forward the same enthusiasm from all MC Members in coming days. Holi Milan committee should consider all factors and decide the event manager and move forward. All MC members should try their best to arrange Sponsorship for this Mega Event.</p>	
3	<p><u>Membership Drive, Annual General Body Meeting (AGM)</u></p> <p>It is unanimously decided that Membership Drive should be launched to enroll more owners as UWA members. For this specific purpose a sub-committee has been formed, AC, RJ, DB are actively working and soon planning reaching out to the owners who are not yet members of UWA. It was also decided to hold AGM as soon as possible after enrolling more members for wider participation by Urbanites, date of AGM to be decided later.</p>	

4	<p><u>Adhar Card Camp</u></p> <p>All members present in the meeting emphasized the importance of having aAdhar Card Camp which will be immensely beneficial to Urbanites. Accordingly it is decided that UWA will organize an Adhar Card camp, preferably onAGM date.TKB will coordinate with Shri. PradipSinha one of our member and to the needful.</p>	
5	<p><u>Bank Reconciliation & Opening a new Bank Account.</u></p> <p>While going through the Membership data it was noticed that lot of individuals are there in our WhatsApp but not yet UWA members. While working on this task it also observed that there are individuals who already paid membership but not reflecting in the members list. Hence it is decided that bank reconciliation is urgently required. AS will liaise with JA and will reconcile bank statement. AC and VB will assist AC in this task.</p> <p>It is also decided that a new bank account will be opened with Bandhan Bank (with NetBanking option) in their nearest branch and will start using this account with immediate effect so that from now onward such difficulties will be eliminated.</p>	
