

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

MINUTES OF EXTRA ORDINARY GENERAL BODY MEETING (EGM)

Date- 20th November 2022

Venue: Club Urbana B1, Multipurpose Hall

Attended by 76 Residents

Item No	BRIEF DESCRIPTION OF ISSUES DISCUSSED AND APPROVED BY GENERAL BODY	By
1.	<p>INTRODUCTION</p> <p>The AGM WAS HELD AT THE B1 auditorium at the Club and was conducted with physical attendance. 76 residents attended the meeting. The Annual General Body meeting convened at 11:00 AM.</p> <p>Tarun Basu, Secretary of UWA welcomes all the members.</p>	Secretary
2.	<p>DECLARATION OF QUORUM</p> <p>Secretary stated that in accordance with sub clause (IX) Clause 11 of Rules & Regulations of the Association, the quorum of this meeting is 21 members present in person or through proxy. Since the quorum is present, accordingly, he requested the President Mr. Kisor K Nadhani to take the chair and declare the meeting open.</p>	Secretary
3	<p>President declared the meeting open.</p> <p>The President heartily welcomed all UWA members.</p> <p>He stated that on 11th November'22 eminent Urbanite Dr. Gyan Dutt Gautama, IAS left for heavenly abode. He was a committee member of UWA during 17-18. President requested to all members to observe 2 minutes silence praying for peace to the departed soul.</p> <p>He welcomed and congratulated all the fellow committee members on the dais for their selfless services to the Urbanites and expressed his sincere thanks to Secretary Tarun da for his superb work, also to Treasurer Sunil ji.</p> <p>He thanked the Convener and Co-conveners for Security who are vigorously pursuing implementation of MyGate and RFID.</p> <p>He stated that due to our continuous persuasion for improved hygienic condition and ensuring quality cleanliness UFM procured scrubbing machine at each Tower.</p> <p>President stated that:</p> <p>For years, façade cleaning was not done, Façade cleaning of Tower 1, 2 and 5 almost complete after which rest of the Towers will be taken up.</p>	President



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	<p>Procurement Assistance team is working well. They helped finalization of procurement of CCTV cameras at reasonable terms. Due to their promptness, Insurance Premium came down from 25.35 lacs in last year to just 16.30 lacs this year for same risk coverage, close to 35% saving.</p> <p>He thanked the entire Tower team who are really working hard to improve quality of services.</p> <p>He urged all Urbanites to join Tata Steel Marathon on 18 Dec'22, those who have not registered yet, requested to enroll soon. Also fill up the Google form to get T-Shirt and few additional perks. This year, we are expecting a 200+ contingent from Urbana.</p> <p>He informed the house that Convener of Utsav Committee Sujay da had undergone a major surgery few days ago and despite being advised complete Bed rest, he came to attend the meeting today, President expressed his thanks to Sujay da.</p> <p>President requested Secretary to present Secretarial report in brief.</p>	
4	<p>Secretarial Report:</p> <p>Secretary stated that the current committee has taken over the charge on 24th July 2022, thereafter the 1st MC meeting was held on 25th July, 2022 and till date MC had eight (8) MC meeting with 75% attendance. Out of 8 MC Meetings, six (6) minutes of meetings already uploaded in UWA website. UWA members can view the MoMs by visiting UWA website www.urbanawa.com. [Users ID: member, PW uwa321], Click About UWA and scroll down "Committee Meeting".</p> <p>To comply with the decision taken at the AGM held on 24th July 2022 the committee have already appointed M/s. Jindal Pankaj & Co as statutory Auditor for FY 2022-2023.</p> <p>To comply with UWA rule book, an Audit and Compliance committee has been constituted comprising of three members who all are financial professionals and residents. They are: (1) Debabrata Ghosh, (2) Dinesh Mehta (3) Anand Chand.</p> <p><u>CSR ACTIVITIES:</u></p> <p>UWA had two charity events which were conducted during Durga Puja.</p> <ul style="list-style-type: none">On 1st October distributed 365 sarees to all support staffs of UFM (Security, HK, Gardeners, Plumbers and Electricians. It was well appreciated by the resident.	Secretary



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	<ul style="list-style-type: none">On 3rd October'22 distributed lunch /Dinner Packs to all UFM support staffs (approx 310 nos). <p>UWA have celebrated Independence Day in a grand manner. Utsavs were conducted in a glorious way. Sports activities started with "Kehlo Urbana" with huge response received from the residents. Club Library renovated and residents are visiting in large numbers.</p> <p>Our vision and mission cannot be achieved without the wholehearted support of members. Our events cannot be accomplished without members' direct participation.</p>	
5	<p>Update on Apartment Owners Association (RWA) formation by Convener:</p> <p>President informed the house that Association formation Convener Sanjiv Nandwani ji has gone to Delhi for professional call. He requested co-convener Anil ji to brief an update.</p> <p>President expressed his happiness with the progress on this front so far and hopeful of submission of Form A in few weeks' times and surely look forward for formation of Association within next 2-3 months as Sanjeev ji is chasing vigorously. The draft rules for Association will be shared with all Owners for their review in due course.</p> <p>Co-convener Anil Ji informed the house that:</p> <ul style="list-style-type: none">Form "A" needs to be filled up and submitted along with all stipulated annexures. <p>The following documents have been received from BNRI</p> <ul style="list-style-type: none">Building PlanCompletion CertificateSite PlanPOA's and the requisite number of KYC's <p>Form E intimation to all the apartments by BNRI is completed.</p> <ul style="list-style-type: none">Check list as required has also been received. <p>All these documents are under scrutiny by the Lawyer.</p> <p>Draft Form "A" is expected to be made ready by Lawyer within couple of weeks.</p> <p>After the draft 'A' coming to us we will be pushing for the registration.</p> <p>Raja Sarogi wanted to know why the draft memorandum not yet circulated to the members for review.</p>	President/ Anil Jhunjhunwala



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	<p>President stated that the steps are:</p> <p>First Form A will be submitted online. Once it is approved then physical Form A will be submitted. Once that is done, on being fully satisfied, the CA competent authority may approve formation of the association. Then, within next 45 days' time, we will have to draft our rules as per guidelines and submit the same under Form 1. President assured once the draft rules are framed, it will circulate the draft rule to all owners for review.</p> <p>President assured the house that 100% transparency will be maintained.</p> <p>President requested Treasurer Sunil Ji to present event-wise Accounts to the august house.</p>	
6	<p>Presentation of event-wise Accounts:</p> <p>Treasurer in his opening remarks stated that the event wise accounts has already been circulated along with revised EGM notification on 17th November'22. If any member having any queries about the accounts statement, the same will be clarified. He stated that total estimated revenue was 1.01 cores. This amount including BNRI amount of Rs.5 Lacks for which invoice yet to raise since as per BNRI invoice should be Rs.5 L inclusive of GST. This issue yet to resolved, discussion is going on. In reply to a question from member, he stated that as of date an amount of Rs.14.74 L is outstanding. Additional amount of Rs.5 Lacs to be added as per the commitment from BNRI for Deep Utsav, Holi etc. In totality there in an outstanding of approx. 20 lacks and balance amount has been realized.</p> <p>Sushil Khaitan ji wanted to know the details of (1) Business Promotion Rs.8 lacs (2) Puja advertisement Rs.23.27 lacs.</p> <p>Treasurer clarified that as per requirement of Zee TV networks the invoice of Rs.8 lacks raised as business promotion, He further explained that Puja advertisement represents the sponsorship amounts for which details already shared.</p> <p>Few members had queries which was clarified by Harish Kabra ji</p> <p>Aninda Palit da expressed satisfaction of compiling and sharing Puja accounts within such short time.</p>	Treasurer
7	<p>Any Other Matter:</p> <p>Ill-use of inappropriate words for lady residents:</p> <p>Anirban Roy Chowdhury pointed out that in recent past a comment was posted by a fellow resident regarding the performance of cultural program performed during Durga Puja which was condemnable. Although the resident seeks a apology from his side still it</p>	



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<p>should be minute that community at large condemn such act and residents should respect the dignity of women in a society. The house unanimously agreed that usage of such inappropriate word should not repeat in future.</p> <p>Activities around Puja Mandap:</p> <p>Members expressed their anguish over certain activities around Puja Mandap.</p> <p>President assured that the committee will be more vigilant in future and ensure such activities does not recur in future.</p> <p>Utsav committee functions under UWA MC, hence President on behalf of the committee assumed responsibility of any unintended act and expressed apology.</p>	
<p>Closure of meeting: The meeting was concluded with a happy note...</p>	

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President

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Secretary