

Charge Handing Over by UWA President 2022-23 to UWA President Elect 2023-24

1, Health Services

With 5000+ daytime population, including many senior citizens and children at Urbana, Healthcare was one of the top priorities for the UWA team 2022-23.

In 1st fortnight of April'23, upon multiple rounds of discussions and personal visit to Ruby Hospital, a Tie up with Ruby Hospital was done.

- **Emergency Medical Help:** For any emergency, e.g., cardiac problem, snake bite or fatal accident, golden hour is most important. Ruby Hospital, being the closest one, have assured us to send **Ambulance within 30 minutes** of call and provide emergency services. Ruby is also offering Doctor's visit at Apartment on call. Oxygen cylinders, ECG facility available at our Medical Room.
- A **General Physician** from Ruby Hospital visits in the morning and evening session, for free consultation to all residents, domestic help, support staff at Medical Room.

Following proposal was confirmed by UWA President vide mail sent to Souvik Roy on 13 April'23 and they commenced services wef 14/4/23. Mail dated 17 April'23 Souvik Roy is having all the trail mails.

1. Ambulance on-call within 30 minutes, please share contact details of your 'Quick Response Team'
2. At our Medical Room, you will be providing us experienced General Physician (MBBS) from 9-11 AM and 5-9 PM daily. As we already have an ANM for the day hours, for the evening slot, you will additionally be providing Nurse also. The services of General Physician and Nurse will be complimentary who will be examining residents, support staffs and domestic help, free of charge.
3. Specialist Consultants in the discipline of ENT, Nephrology, Orthopedics etc. will be visiting our Medical Room and shall be charging in the range of Rs 500-700/consultation. Please note that many Urbanite Doctors specialist in different discipline visit and provide consultancy at Medical Room which will be continuing as it is. As there are 2 Doctors' cabin, simultaneously 2 Doctors can examine patients.
4. Please share details of dedicated Helpdesk for Urbanite Patients to take care on priority basis for hassle free OPD consultations, Admissions and Discharge. - 9831580000/ 9748457200
5. Home visit by specialist Doctors (on prior intimation) on reasonable charge basis.
6. No deposit at the time of admission
7. 20% discount on OPD charges, Bed charges, investigations and OT, ICU etc charges for Urbanite patients.
8. 20% Discount on Medicines and pharma items and free home delivery within 1 hour of order.
9. 20% discount on Health check-up packages

Please note that privacy of Urbanites should be strictly maintained and no un-solicited calls or any sort of promotional mails/messages should be sent to them.

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URBANA PREMIUM CARE

- ✓ For any medical requirements please contact 9831580000 / 9748457200
- ✓ Home visits of specialty Doctors will be organized on prior intimation @ Rs. 1500/- per visit
- ✓ 20% discount on medicines and other pharmaceutical items and home delivery of medicines will be done within 2 hours of placing an order from 8am to 8pm. Orders placed after 8pm will be delivered after 8am on the following day
- ✓ Ambulance on call within 30 minutes
- ✓ Free consultation by our Experienced General Physician will be available from 9am to 11am and 5pm to 9pm daily along with a Nurse in the evening slot



URBANA PREMIUM CARE

- ✓ Consultation of Specialist Consultants in the discipline of ENT, nephrology, Orthopaedics etc. will be chargeable @ Rs. 500 - 700 per consultation
- ✓ Dedicated helpdesk for Urbanites for hassle free OPD consultations, Admission and Discharge
- ✓ Home visit by Specialist Consultants (on prior intimation) which will be chargeable
- ✓ Zero deposit on admission in the hospital
- ✓ 20% discount on OPD charges, Bed charges, investigations, OT charges and ICU charges etc. for Urbanites
- ✓ 20% discount on Health Check Up Packages



Above creative was provided by Ruby Hospitals which was shared with Urbanites during April'23

Since number of patients visiting Medical Room was falling and became quite low in the evening session, Ruby mgmt. approached to revise visiting timing of GP wef 15/6/23 to 9-11 AM and 5-6 PM daily and no nurse will be visiting in the evening session since our Nurse Priya Dey is available till 6 PM.

URBANA

RUBY GENERAL HOSPITAL
NABH Accredited Multispecialty Hospital

Additional information
for the residents of
URBANA

Doctors from Ruby Hospital
will be available in
Urbana Medical Unit
daily from 9 am to 11 am
and 5 pm to 6 pm
w.e.f. 7th June, 2023.

24x7 Helpline: **033 6601 1800** | www.rubyhospital.com

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Ruby Hospitals Contacts:

Junior Level: John (9903117730), e-mail: janmahammadmondal@rubyhospital.com

Senior Level:

Souvik Roy
DGM - Marketing
9748457200, 9674491243.(Whatsapp)
e-mail: souvikroy@rubyhospital.com

Arindam Samanta
Director - Marketing, Finance & Legal
arindamsamanta@rubyhospital.com

Enrolment for **Urbana Platinum Card**

Ruby Hospital management is insisting to enrol Urbanites to avail the privilege offered under the *Urbana Premium Care* on production of Card or even by quoting the reference at Hospital.



Form to be filled at: <https://forms.gle/HUHFtHA7iNgkdZGq8>

Medical Room:

We have following at Medical Room:

- 5 Oxygen Cylinders with 4 sets of valves
- 2 Medical Beds at 2 Doctor's cabin
- 1 Fridge
- 2 Sofa
- 1 Blood Pressure checking machine
- 1 Blood Sugar testing device
- 1 ECG machine
- 1 Wheelchair

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We also have consumables like Injection, Bandage, test strip for blood sugar testing, medicines required for first aid. In recent past, UWA procured these from its fund since the quality supplied by UFM earlier was not up to the mark.

Sister Priya Dey (6291584144) working hours: 9 AM to 6 PM, weekly off: Thursday

Medical Room Intercom: 200005

Urbanites Doctors visit on prior appointment.

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2. Stench Issue

Residents frequently complaint of a bad stench/foul smell at bathrooms, more prevalent in Tower 2 and Tower 6. Though UFM replaced pipes in shaft vent multiple times but even after few days similar situation arises since fitment work is still going on many apartment and instances of solid particular like Bricks falling through shaft and damaging the pipe is quite common.

At UWA's continuous persuasion, UFM and BNRI Project team had inspected the site jointly and submitted a Report suggesting possible solution. A copy of the Report is shared herewith. As pilot Project, it has been executed it in one shaft in Tower 3 and being observed for few days. If successful, , it will be replicated on all shafts in all Towers where stench is strong. Since for making Doghouse, a hole has to be made in the ultimate roof, steps are being taken cautiously.

This is being executed under the supervision of BNRI Project team. So, regular follow-up to be made to get it executed in all shafts where there in stench issue, in particular Tower 2 and 6, at the earliest.

As an interim step UFM has agreed to:

- place mesh net in the shaft, just below the apartment where fitout work is ongoing to arrest fall of objects like bricks etc that cause damage to pipeline in lower floor.
- apply plaster inside the shaft wall

UFM has to be followed up to do the above on priority.

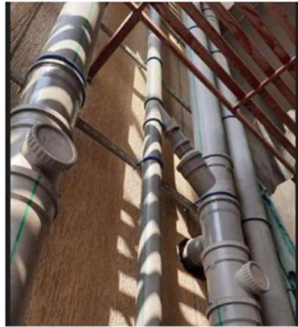
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PROJECT: URBANA HIGH RISE RESIDENTIAL PROJECT AT KOLKATA

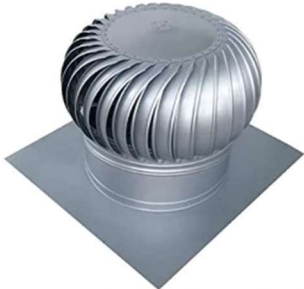

ATTENDEES :

- Mr. Amit Kumar Bhattacharya (VP for BNRI)
- Mr. Sujit Majumdar (From BNRI)
- Mr. Gour Sunder paul (Designer from BNRI)
- Mr. Shankar Prasad Mukherjee (GM for UFM)
- Mr. Sujoy Majumdar (Senior Magnager Operations from UFM)
- Mr. Abhishek Porwal (PHE Designer From Pankaj dharkar and Associates (MEP consultant)
- Mr. Mukesh Mishtry (Tehical head From Pankaj dharkar and Associates (MEP Consultant)

SITE VISIT REPORT

S.no.	Description (Review /Observation)	Remark / Site Images / Suggestions
A	Drainage System	
1	<p>As per Current design and executions, All Vent Pipe connection from Soil line is connected with 50mm Horizontal connection with vertical Vent Riser Pipe, hence at time of maintencene or changes in apartment toilet fixture, All solid particles (eg. Brick / tiles etc) Break this horizontal vent Pipe connection. Due to this reason bad smells happen in core shaft.</p>	<ol style="list-style-type: none">1. To Minimize and reduce the break in horizontal line , we recommended to Plan vent connection in vertical pattern instead of Horizontal (This is recommended whenever possible because all towers occupied.2. GI Sheet to be recommended in shaft during the interior work start within the flat hence debris / brick not break the horizontal vent Pipe. 
2	<p>All shaft Planned inside the toilet area , No any ventilation and No any shaft close floor to floor hence foul smell travels each floor.</p>	<ol style="list-style-type: none">1. For Optimize this foul smell, we recommended Industrial type louver fan at terrace level which is release the some amount of foul smell from Shaft.

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		 <ol style="list-style-type: none"><li data-bbox="850 548 1349 632">2. We recommended to Plan Studor / Maxi vent in every 8 to 10 floor to optimize the bad smells in shaft.<li data-bbox="850 638 1300 722">3. Studor P.A.P.A (Positive Air Pressure Attenuator) Recommended for optimize / reduce foul smell. 
3	All shaft covered at terrace level hence we recommended to create a proper Dog House at terrace level for proper venting of Plumbing Shaft.	

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3. Water Issue

A. Water Supply line Issue

In the same meeting, issues at Water Supply line was also discussed, and improvement was suggested by the Project team.

Plumbing Smart.		
B	Water Supply System	
1	Schematic to be shared for review the location of PRV System	
2	According to Water Test Report , TDS is very high hence blocking generate in vertical lines . we will check with the line cleaning system	
3	We recommended to change the zoning system of of main water distribution downtakes. At present the single big Pipe Header is distribute the approx. 10 floors .	<ol style="list-style-type: none">1. For this type of high rise building , We recommended zoning system for Max. 6 floors and separate downtake for each flat column hence our pipe dia reduce and the ratio of horizontal vs Vertical Line to be balanced.2. For this configurations , our PRV Size to be reduce.

Monitoring & follow-up required to ensure proper & timely execution of the above.

B. Potable Water Supply from KMC to Urbana

In the meeting with BNRI Directors on 16 March'23, ([https://urbanawa.com/link/Minutes_of_the_Meeting-BNRI, UFM and UWA-16th March 2023.pdf](https://urbanawa.com/link/Minutes_of_the_Meeting-BNRI,_UFM_and_UWA-16th_March_2023.pdf)), UWA MC members insisted for ensuring filtered water supply from KMC to which BNRI responded "BNRI is regularly pursuing with KMC in this regard". Hence regular follow-up with BNRI is must.

4. Conversion of Leasehold Land to Freehold

During meeting with BNRI Directors on 16 March'23, ([https://urbanawa.com/link/Minutes_of_the_Meeting-BNRI, UFM and UWA-16th March 2023.pdf](https://urbanawa.com/link/Minutes_of_the_Meeting-BNRI,_UFM_and_UWA-16th_March_2023.pdf)) BNRI indicated that the matter of conversion is under active consideration with GoWB and expected to be notified soon. BNRI offered to facilitate documentation for conversion by individual owners when requested.

Upon such notification, UWA team need to ensure Owners get all help & cooperation from BNRI for such conversion who wish to opt for.

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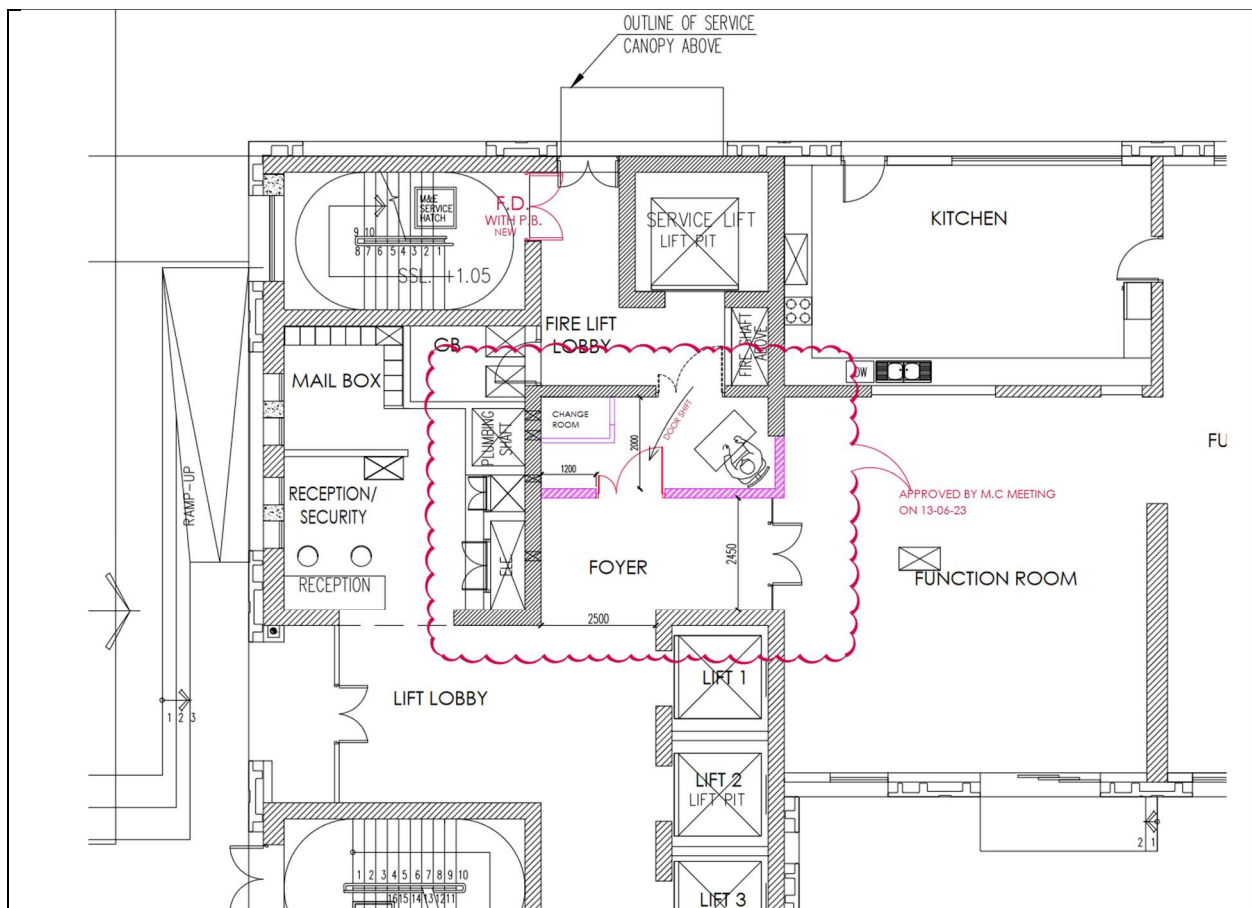
5. Annual Leasehold Rent

During meeting with BNRI Directors on 16 March'23 (https://urbanawa.com/link/Minutes_of_the_Meeting-BNRI,_UFM_and_UWA-16th_March_2023.pdf), BNRI informed that during first 30 years of Lease, the lease rent is higher which BNRI confirmed they will pay the annual rent to Government till 2027 directly and thereafter shall formulate appropriate modus operandi for payment of lease rent for balance 69 years which will be very nominal.

6. Shifting of Security Stations at Tower 2 and 3

To ensure neat & tidy front reception desk, Lady Security Guard desk & frisking was moved from front reception to backgate in all Towers. At Tower 2 and 3, it became too congested upon setting up LSG station besides the existing Security desk for vendors/labours, near the Service lift.

Accordingly, the matter has been discussed with UFM and BNRI Project team to alter the area near Community Hall foyer to set up a Security Station as per appended drawing, which has been approved at BNRI MC meeting held on 13 June'23. This has also been shared with all the UWA committee members on 13 June'23.



Drawing showing the proposed alteration

UFM need to be pursued to get it executed at the earliest to ease the congestion at Tower 2 and 3.

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7. Digital Revenue/Assets

During Utsav months, i.e., Durga Puja to New Year, UWA does not share any revenue with UFM out of digital revenue as the entire revenue goes to respective Utsav account.

Other than the Utsav period, UFM gets 50% revenue from digital promotion revenue earned by UWA. Here is a summarized statement of Digital Revenue till date.

UWA DIGITAL TEAM REVENUE FOR UTSAV 2022-23												
Sl No.	Start Date	COMPANY	SPONSOR STALL @ 40K	SOUVENIR @ 20K	DIGITAL TV	TOTAL	GST 18%	TOTAL INCOME	Duration for Digital TV display	Ending Date	Share	UFM Share Amount
1	06.08.22	Nakshi Creation			10000	10000	1800	11800	2 months	31.12.22	UWA:UFM	5000
2	01.08.22	Rachanas Creation			5000	5000	900	5900	1 month	31.08.22	UWA:UFM	2500
3	25.08.22	Sootra (Ganerival)			5000	5000	900	5900	1 month	24.09.22	UWA:UFM	2500
4	27.08.22	C.C. Saha Pvt. Ltd.			30000	30000	5400	35400	3 months	31.12.22	Utsav promotion	0
5	25.08.22	Reema Mondal			20000	20000	3600	23600	3 months	31.12.22	Utsav promotion	0
6	14.09.22	Aminia		20000	30000	50000	9000	59000	3 months	31.12.22	Utsav promotion	0
7	14.09.22	Bearing House		20000	39322	59322	10677.96	70000	3 months	31.12.22	Utsav promotion	0
8	01.10.22	Nakshi Creation	40000	20000	30000	90000	16200	106200	3 months	31.12.22	Utsav promotion	0
9	24.09.22	Aditya Finance	40000	20000	30000	90000	16200	106200	3 months	31.12.22	Utsav promotion	0
10	15.09.22	Reliable Digonostic		20000	30000	50000	9000	59000	3 months	31.12.22	Utsav promotion	0
11	21.09.22	Elegant decoration Pvt. Ltd.		50000	10000	60000	10800	70800	3 months	31.12.22	Utsav promotion	0
12	21.09.22	Bhawani group Raunak Agarwal			50000	50000	9000	59000	12 months	20.09.23	UWA:UFM	25000
13	24.09.22	Jaypore			30000	30000	5400	35400	3 months	31.12.22	Utsav promotion	0
14	28.09.22	BTK SHALU AGARWAL	40000	20000	16271	76271	13728.78	90000	3 months	31.12.22	Utsav promotion	0
15	28.09.22	AM associate sponsor			20000	20000	3600	23600	3 months	31.12.22	Utsav promotion	0
16	01.10.22	Otobix technologies pvt ltd.	30000		20000	50000	9000	59000	12 months	30.09.23	Utsav promotion	10000
17	24.09.22	Maitri Livelihood Services pvt ltd			35000	35000	6300	41300	3 months	31.12.22	Utsav promotion	0
18	29.09.22	Apollo 24x7 associate sponsor			20000	20000	3600	23600	3 months	31.12.22	Utsav promotion	0
19	29.09.22	BP Risk Advisors			20000	20000	3600	23600	3 months	31.12.22	Utsav promotion	0
20	30.09.22	The bay suits			50000	50000	9000	59000	3 months	31.12.22	Utsav promotion	0
21	01.10.22	Mbazar			30000	30000	5400	35400	3 months	31.12.22	Utsav promotion	0
22	01.10.22	Zandar ply			30000	30000	5400	35400	3 months	31.12.22	Utsav promotion	0
23	01.10.22	SBI			30000	30000	5400	35400	3 months	31.12.22	Utsav promotion	0
					590593	770593	138706.7	909300				45000

UWA DIGITAL TEAM REVENUE FOR 2023-24												
Sl No.	Start Date	COMPANY			DIGITAL TV		GST 18%	TOTAL INCOME	Duration for Digital TV display	Ending Date	Share	UFM Share Amount
1	01.01.2023	Reliable Digonstic for 1 year			50000		9000	59000	12 months	31.12.2023	UWA:UFM	25000
2	01.01.2023	AM for 1 year			50000		9000	59000	12 months	31.12.2023	UWA:UFM	25000
3	01.04.2023	Swiggy			10000		1800	11800	1 month	30.04.2023	UWA:UFM	5000
4	06.06.2023	Jash Jewellers (Lime Light)			10000		1800	11800	1 month	05.07.2023	UWA:UFM	5000
5	15.06.2023	Yellow Marketing (Luxury Furniture)			50000		9000	59000	12 months	14.06.2024	UWA:UFM	25000
6	04.07.2023	Yellow Marketing (Estillo)			50000		9000	59000	12 months	03.07.2024	UWA:UFM	25000
					220000		39600	259600				110000

Total UWA Digital Team Revenue

810593

FREE ADS for NEW YEAR & DEEP UTSAV

Valentine
Apollo Hospital
AAUM
Steller
Sindhachal

Mr. Pradeep Kumar Sinha (9830177345), convener of Digitization has shared the above.

In the above table, the date till which the promotion should run on TV is mentioned (Ending Date) and UWA team must ensure that the promotion run during the entire period without any disruption to honour the commitment made.

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Here is the current Commercial Promotion Packages Tariff



COMMERCIAL PROMOTION PACKAGES

FULL SCREEN display of 10 to 15 secs CLIP/VIDEO at Peak hours.
(Video can be changed/updated per month)

DIGITAL PLAN

Single Unit (Max Duration - 1 Month) : Rs. 10,000 + 18% GST.
3 Units Pack (Max Duration - 3 Months) : Rs. 20,000 + 18% GST.
6 Units Pack (Max Duration - 6 Months) : Rs. 30,000 + 18% GST.
12 Units Pack (Max Duration - 12 Months) : Rs. 50,000 + 18% GST.

[For 12 Units Pack we will display the Commercial on our UWA's Website, Sovereign Page, Facebook, Instagram and Youtube.]

WOMEN EMPOWERMENT PACKAGE : RS. 5000/- + GST (DURATION 1 MONTH)

OFFER FOR AIRTIME ON DIGITAL DISPLAY SCREENS AT LOBBY OF ALL 7 TOWERS OF URBANA & AT CLUB URBANA.

CONTACT PERSON -

Pradip Kumar Sinha	9830177345	Nikhil Kothari	9831125740
Sujay Chattaraj	9830322252	Sushanta Mallick	9830052522
Rajiv Ganeriwala	9333598389	Archit Sonika	9902767900

Website:

URL: www.urbanawa.com

It's maintained by Digital Googly

Key Information:

Domain renewed till 8 May'24, Server Rental for Hosting the website and AMC paid till 8 May'24. Also paid for following 5 mailboxes:

- info@urbanawa.com
- web@urbanawa.com
- president@urbanawa.com
- Secretary@urbanawa.com
- Treasurer@urbanawa.com

The last 3 mailboxes are the official mail id of PST, while info@urbanawa.com is being used for feedback from Urbanites and web@urbanawa.com is used by web administrator (currently Mr Pradip Kr Sinha).

A copy of last paid Bill is shared herewith for reference and record. The next renewal will fall due in the first week of May'24 and must be done before expiry to continue the domain urbanawa.com.

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Digital Googly
PAN No. : AABFW9041N
P534, Hemanta Mukhopadhyay Sarani,
Southern Avenue
Kolkata West Bengal 700029
India
GSTIN 19AABPW9041N1ZK

TAX INVOICE

Bill To

Urbana Welfare Association

225 Center Point, 21 Hemant Basu Sarani
Kolkata
700001 West Bengal
India
GSTIN 19AAAAU8106E1ZK

Invoice#	DG/23-24/072
Invoice Date	01/05/2023
Due Date	01/05/2023

Place Of Supply: West Bengal (19)

#	Item & Description	HSN/SAC	Qty	Rate	CGST	SGST	Amount
1	AMC 1 year (8 to 15 no update in 1 year) urbanawa.com Period (08.05.2023 to 08.05.2024)	9983	1.00 1	5,000.0 0	450.00 9%	450.00 9%	5,000.00
2	Domain For 1 year urbanawa.com Period (08.05.2023 to 08.05.2024)	9983	1.00	1,000.0 0	90.00 9%	90.00 9%	1,000.00
3	Hosting For 1 year urbanawa.com Period (08.05.2023 to 08.05.2024)	9983	1.00	4,000.0 0	360.00 9%	360.00 9%	4,000.00
4	Email For 1 year info@urbanawa.com web@urbanawa.com president@urbanawa.com secretary@urbanawa.com tresarer@urbanawa.com Period (08.05.2023 to 08.05.2024)	9983	5.00	500.00	225.00 9%	225.00 9%	2,500.00

Looking forward for your business.

Sub Total 12,500.00

This is a computer generated original Invoice and does not require any signature

CGST (9%) 1,125.00

SGST (9%) 1,125.00

Total Rs.14,750.00

Total In Words: **Rupees Fourteen Thousand Seven Hundred Fifty Only**

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8. MyGate

MyGate installed their demo module and provided support to Urbana from Sep 2020, free of cost service till Oct-22 (Period of 25 months). Thereafter wef 1 Nov'22. it was converted to commercial license, as detailed in their mail dated 22 Nov'22, being trail mail dated 23/3/23 from Shubham Jaiswal, MyGate to UFM GM. – salient features listed below, being forwarded to UWA President Elect 23-24.

Commercials:

- Subscription includes licence, support and Online training.
- INR 1800/- per month per device + GST (18%) extra.
- Payment cycle: Quarterly (Amount Paid in the beginning of the cycle)
- Mode of payment: Cheque / UPI / Paytm / Bank Transfer
- Total number of device being used in the society is 15 Nos (Currently 15 devices are given)

Current device count and Subscription details are given below:

Monthly Subscription: INR 1800 Per Device Per Month * 15 Device * 3 Months = INR 81000 + 18% GST (Quarterly)

The above Subscription includes:

- MyGate guards device (Smartphones) along with 4G SIM and with MyGate guard app loaded = 15 No's
- Complete on-boarding and training process by MyGate team. This includes all future training requirement
- Fully paid monthly bills for SIM cards on all devices
- ERP Platform
- Helpdesk feature
- Biometric Device and installation
- Amenities booking
- Tower Level Deployment of device
- Unlimited download of MyGate app by residents (available on android and iOS)
- Web portal with real time reports for committee members and facility management
- WhatsApp group with residents for real time Q&A

Since ERP Platform as well HelpDesk feature is included in the current subscription, we were regularly insisting UFM to gradually implement the features included in the subscription, to begin with HelpDesk feature, followed by ERP. In our mail sent on 8 May'23, we requested UFM General Manager implement and start using following features that are already available with the MyGate subscription and are of great help to residents.

- Helpdesk
- Message to Guard

Follow up mail was sent on 9th May'23 again which was acknowledged by him on 9 May'23 assuring that they will take up with MyGate and implement at the earliest possible (copy of mail appended)

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7/12/23, 8:56 AM

Webmail: Re: MyGate Features

Re: MyGate Features



From: Sankar Prasad Mukherjee <gm@ufm.net.in>
To: Rahul <rahul@urbana.co.in>
Copy: PRABIR PAUL <paulprabir500@gmail.com>, Manish Hirawat <manish.hirawat@gmail.com>, Secretary <secretary@urbanawa.com>, president@urbanawa.com <president@urbanawa.com>
Date: 09-05-2023 10:49

Dear Rahul,

Please do an assessment and return excess devices as soon as possible. In addition, inform MyGate person to meet us tomorrow morning to discuss their other facilities available in the application.

Thanks & Regards,
Sankar Prasad Mukherjee
General Manager Operation
Urbana Facility Maintenance Pvt. Ltd.
Mobile: (+91) 9836351188
E-mail: gm@ufm.net.in



Project - Urbana.
Bengal NRI Complex Ltd.
783, Anandapur, Madurdaha,
P.O. East Kolkata Township Project,
KOLKATA - 700 107.

From: president@urbanawa.com <president@urbanawa.com>
Sent: 09 May 2023 09:07
To: Sankar Prasad Mukherjee <gm@ufm.net.in>; Rahul <rahul@urbana.co.in>
Cc: PRABIR PAUL <paulprabir500@gmail.com>; Manish Hirawat <manish.hirawat@gmail.com>; Secretary <secretary@urbanawa.com>
Subject: Fwd: MyGate Features

Dear Mr Mukherjee,
For last 5 months, UFM have been paying for 18 handheld devices to MyGate @1500/device, whereas as per our realistic understanding, 12 devices are good enough for smooth operation as under:

- Tower 7
- Main gate: entrance 3, exit 1
- Spare 1

We therefore request to bring down number of devices by returning surplus to MyGate and reduce Billing.
Secondly, these devices are nothing but a smartphone which hardly costs 6-7k/piece to which MyGate inserts a SIM. I recommend to negotiate with MyGate for the their monthly subscription for using their platform while hardware can be procured/owned by UFM - thus the total cost will definitely come down as there is no sense of paying high monthly rental for each device.
Also please implement the HelpDesk and "Message to Guard" features asap, to fully implement wef 1st June'23, as suggested in the trail mail.

Thanks

Kisor Nadhani

----- Original Message -----

Subject: MyGate Features
Date: 08-05-2023 09:57
From: president@urbanawa.com
To: Gm <gm@ufm.net.in>; Rahul <rahul@urbana.co.in>
Copy: Secretary <secretary@urbanawa.com>

Dear Mr Mukherjee,
This refers to our discussions we had yesterday. We discussed of reducing number of devices to as much required to control wasteful cost. We also discussed to implement and use following features that are already available with the MyGate subscription:
"Helpdesk"
Residents shall raise complaint using HelpDesk. Try to migrate all complaints to Helpdesk fully to MyGate by 31/5/23 and from 1st June'23, complaints only MyGate will be attended. This will reduce dependency on manpower as well provide Performance and escalation reports.

"Message to Guard (under Security)"
encourage Residents to use this feature to reduce phone calls by Security, e.g., when cash or kind given to domestic help, an entry will be made by the resident and Guard will release the Domestic Help basis the message and no need to make call on Intercomm again.

https://securemail.com/7_tsk=mail_sate=05_uid=7555_mbox=INBOX_action=print_estate=1

1/2

7/12/23, 8:56 AM

Webmail: Re: MyGate Features

Thanks
Kisor Nadhani

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However, the UFM/associated team seems to be hesitant to implement the useful features of MyGate, as can be seen from the discussions in the UWA Security committee WhatsApp Group.

UWA team must pursue UFM to fully implement MyGate as it's loaded with many useful features and by opting the ERP Platform (which is already included in the current subscription), complete switch from Adda is advised to keep all information centrally as MyGate allows seamless Billing, collection, outstanding reports. MyGate has an excellent feature to send reminders to defaulters, even some configuration option to limit services to the defaulters. So, we highly recommend to switch fully to MyGate and implementing all its useful features. For ready reference, a brochure highlighting its features including ERP is attached.

Contact Persons at MyGate:

Junior Level: Yeasin Ali Sardar, Client Account Manager, 7003699612, yeasin.ali@mygate.in

Senior Level: Shubham Jaiswal, Manager CDG (Kolkata) 79802 57377. shubham.jaiswal@mygate.in

A. Helpdesk

Residents shall raise complaint using HelpDesk. Try to migrate all complaints to Helpdesk fully to MyGate by 31/5/23 and from 1st June'23, complaints only MyGate will be attended. This will reduce dependency on manpower as well provide Performance and escalation reports, track TAT (Turn Around Time), provide more transparency. User Manual for HelpDesk is appended for reference.

B. Message to Guard (under Security)

Encourage Residents to use this feature to reduce phone calls by Security, e.g., when cash or kind given to domestic help, an entry will be made by the resident and Guard will release the Domestic Help basis the message and no need to make call on intercomm again.



Feature in Focus

Helpdesk

Resolving service complaints within your community has never been this easy!

What's in it for you?

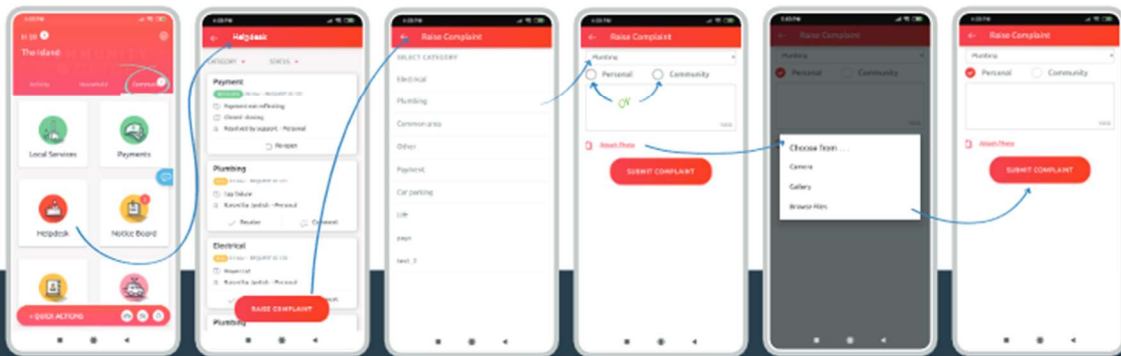
Is that leaking faucet getting on your nerves? Simply raise a complaint on the MyGate app. Raise and resolve complaints quickly and conveniently on the MyGate app.

How does it work?

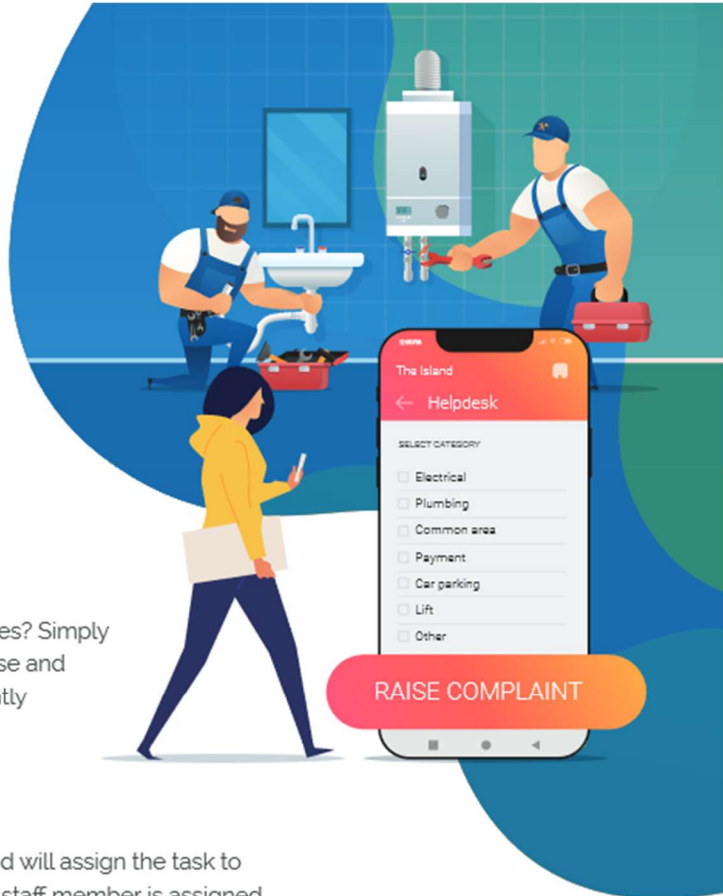
The Admin will be notified immediately and will assign the task to the appropriate society staff. As soon as a staff member is assigned, you will be updated with staff details and an ETA on the app. There's more... you can add comments, attach photos or documents, and reopen a closed complaint, anytime.

How to use it?

1. Tap on the 'Community' tab on your MyGate App and select 'Helpdesk'.
2. Tap on 'Raise Complaint' at the bottom of your screen to lodge a complaint.
3. Select the category of the complaint.
4. Select if the complaint is at a 'Personal' or a 'Community' level.
5. Key in your complaint. You can also attach Photos or Documents to elaborate your issue



For more information go to www.mygate.in



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9. Owner's Deposits

At UWA's persuasion. on 7 June'23, BNRI/UFM shared summarized report of Apartment Owners Deposits - forwarded by GM, UFM

From: Anjan Bardhan <anjan@urbana.co.in>

Sent: 07 June 2023 13:44

To: Sankar Prasad Mukherjee <gm@ufm.net.in>

Subject: Deposits as on 31.3.2023

Deposits for Towers

1. Corporate Tax Deposits – Rs 5.34 Crs
2. Maintenance SD & Int Free SD --- Rs 15.07Crs

TOTAL Rs 20.41 Cr

On 17 June'23, Kisor Kr Nadhani sent following mail to Mr Anjan Bardhan seeking a confirmatory mail that the total non-refundable deposit (MSD and IFSD) by T1-7 Owners amounting to Rs 15.07 Cr will be handed over AoA (T-17) upon it's formation by citing relevant clause from the Agreement for Phase-II (Tower 8-9-10).

From: Kisor Nadhani <kisor.nadhani@gmail.com>

Sent: Saturday, June 17, 2023 1:18 PM

To: Anjan Bardhan <anjan@urbana.co.in>; Sankar Prasad Mukherjee <gm@ufm.net.in>; Ujjwal Kr. Bose <ujjwal@urbana.co.in>; D Nandi <dnandi@urbana.co.in>; Anirban Mitra <anirbanmitra@urbana.co.in>

Cc: hkabra19@gmail.com; secretary@urbanawa.com

Subject: Fwd: Fw: Deposits as on 31.3.2023

Anjan da,

Thanks for your trail mail dated 7th June'23 confirming Maintenance Security Deposit & Interest Free Security Deposit from Phase I (Tower 1 to 7) Apartment Owners at Rs. 15.07 Crs as on 31st March'23.

In the Sale Agreement for Phase II (Tower 8-9-10), under para 11. *MAINTENANCE OF THE SAID APARTMENT*, it is mentioned as under:

1. Maintenance Security Deposit (to be collected by BNRI and later handed over to Association)
2. Interest Free Security Deposit (to be collected by BNRI and later handed over to Association)
3. Corporation Taxes and/or Deposit (to be collected by BNRI and later refunded to the Assignee after Mutation & adjustment of any tax/liability, if any)

So, BNRI's intent is clearly stated above to hand over the MSD and IFSD to Owner's Association upon it's formation.

We request for your confirmation that the Maintenance Security Deposit & Interest Free Security Deposit from Apartment Owners of Tower 1 to 7 at Rs 15.07 Crs will be handed over to Apartment Owner's Association for Phase I (Tower 1 to 7) upon it's formation.

Thanks in advance.

Kisor Kumar Nadhani

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On 27 June'23, Mr Anjan Bardhan replied by e-mail as under.

From: **Anjan Bardhan** <anjan@urbana.co.in>

Date: Tue, Jun 27, 2023 at 6:58 PM

Subject: RE: Fw: Deposits

To: Kisor Nadhani <kisor.nadhani@gmail.com>

Cc: hkabra19@gmail.com <hkabra19@gmail.com>, secretary@urbanawa.com <secretary@urbanawa.com>, Sankar Prasad Mukherjee <gm@ufm.net.in>, Ujjwal Kr. Bose <ujjwal@urbana.co.in>, D Nandi <dnandi@urbana.co.in>, Anirban Mitra <anirbanmitra@urbana.co.in>

Dear Sir,

Please find below the table containing the fund position of three types of security deposits as on 31st May 2023 and the same is self-speaking.

Tower (1-7)

Particulars	Maintenance Security Deposit	Interest Free Security Deposit	Corporation Taxes/Deposits
Rate/Sq. Ft. (Rs.)	20.00	25.00	20.00
Balance as on 31/05/2023 (Rs. in Lakhs)	669.93	837.42	526.50
Receivable as on 31/05/2023 (Rs. in Lakhs)	1.18	1.47	1.18

All the security deposits shall be allocated and distributed amongst the Associations and the Federation, however the mode and manner of the same shall be collectively decided on the formation and operationalization of the Associations and the Federation.

Also, kindly note that the Corporation Tax deposits are refunded to the apartment owners on completion of mutation of their apartments.

To meet the cashflow and working capital requirement, we have obtained an overdraft facility of Rs. 3.60 Crore from ICICI Bank and also have substantial CAM outstanding recoverable from the apartment owners.

Regards,

Anjan Bardhan

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On 27 June'23, Kisor Nadhani, in reply to his mail of 27 June'23 sent the following mail to Mr Anjan Bardhan.
Anjan da,

Thanks for your mail sharing Owner's deposit details as on 31st May'23 and also indicating further amount receivable under these heads (though miniscule).

Again I invite your attention to the Sale Agreement for Phase II (Tower 8-9-10), under para 11. MAINTENANCE OF THE SAID APARTMENT, it is mentioned as under:

1. Maintenance Security Deposit (to be collected by BNRI and **later handed over to Association**)
2. Interest Free Security Deposit (to be collected by BNRI and **later handed over to Association**)
3. Corporation Taxes and/or Deposit (to be collected by BNRI and later refunded to the Assignee after Mutation & adjustment of any tax/liability, if any)

In the Agreement for Urbana Phase-II, formation of *Association* as well *Federation* has been clearly spelt. But as shown above, in unambiguous terms, it's clearly mentioned that MSD and IFSD will be handed over to Association. We could not find any statement that the deposit will be distributed amongst the Associations and Federation.

In same spirit, we surely expect entire amount of MSD and IFSD will be handed over to Association for Phase I (Tower 1-7), upon formation & opening of accounts and there will be no question of any sort of sharing with the Federation. We request a line in confirmation to this extent.

We fully agree with you that Corporation Tax deposits will be refunded to the apartment owners on completion of mutation of their apartments, and as such will not be handed over to Association.

We wish to reiterate that any overdraft taken by UFM has no relation with Owner's deposit. Entire Deposit money must be handed over to Owner's association upon it's formation without any deduction, whatsoever.

Please acknowledge and confirm per return e-mail.

Thanks
Kishor Kumar Nadhani

On 9 July'23, a reminder mail sent to Mr Anjan Bardhan
Hi Anjan da,

Good Morning.

I invite your kind attention to the trail mail of 27th June'23 and still waiting for your confirmation that the MSD and IFSD by Tower 1 to 7 owners in full will be transferred to Apartment Owners Association of Urbana Tower 1 to 7 on it's formation and there will neither be any split of deposits with Federation nor any sort of deduction and full amount of Deposits will be transferred to the Association.

Thanks

Kisor Kr Nadhani

The mail dated 9 July'23 with above mails in trail thread, sent to UWA President Elect 23-24.

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10. Aadhar Camp

At the MC Meeting held on 22nd June'23, request for following from HSBC Bank was place and approved:

- Aadhar Camp on 15 July'23 at Tower Community Hall
- PUC Camp on 15 July'23 near Tower Community Hall
- Home Loan Kiosk on 15 July'23 at Tower Community Hall

They were offered a fee of Rs 25000 for the above.

However, later they conveyed that they have got approval for Rs 20000 which UWA agreed.

Upon Election notification on 27 Jule'23, EO was intimated about the ensuing Aadhar Camp to which he advised to organize the camp after election date, u.e., 16th July'23. Accordingly HSBC was advised to plan and get approval for 22nd July'23. By mail sent on 15 July'23, they have expressed inability to hold on 22nd July and suggesting to do so on 5th August'23.

Since the tenure if 2022-23 is ending, UWA 22-23 team is not in a position to decide on the proposed date of 5th Aug'23. HSBC Bank have conveyed that only Address updation and smart card can be issued at the camp and no fresh biometric registration will be done at the proposed camp at Urbana.

Contact: **Triparna Paul**

AVP - Premier Relationship Manager

Mobile: +91 9874532332 |

Email: triparnapaul@hsbc.co.in

Forwarding the mail received on 15 July'23 with all trail mails.

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11. EV Charging

UFM was discussing with TP SOLAPUR LIMITED (A subsidiary of Tata Power Renewable Energy Limited) for multiple EV Charging Stations in Urbana for which draft Agreement alongwith Addendum was discussed and ready for execution, as mentioned in mail 11 May'23 from GM Legal, his mail with all annexures is forwarded to UWA President Elect 2023-24.

The proposal by UFM was for a charging station in front of each Tower, however initially it was planned to start with charging stations at 2 Towers. A Poll was conducted in Tower Official WhatsApp group in 3rd week of May'23 and the Poll result was as under:

Polls Result

	Yes	No
Tower 1	14	5
Tower 2	0	21
Tower 3	14	4
Tower 4	41	12
Tower 5	27	12
Tower 6	12	16
Tower 7	13	16

In view of hesitation of residents in few Towers, alternate options were also thoroughly explored and discussed with UFM GM on 24/6/23, as listed in mail sent of 26 June'23.

Excerpts from UWA mail dated 26 June'23 to UFM GM.

EV Chargers at Basement Parking:

We discussed at following points:

- Currently EV chargers are installed on wall or pillar near to the concerned residents parking. You said that all chargers are connected to the resident's own meter for which in many instances long wire has been drawn, UFM levies a charge for doing the eclectic connection.

Points discussed:

(a) Please ensure that every EV Charger is connected to the residents meter and not connected to common power point (provided by UFM)

(b) As EV population will be going up with passage of time, a robust plan for EV Charging facility is needed.

The 3rd party (e.g., Tata Power subsidiary) Charging Station proposal at ground floor might have multiple limitations, e.g., (i) each time vehicle need to placed for charging at designated station and move out upon charging - a daily hassle (ii) acceptability in view of higher charges (iii) blocking already stressed parking space near Tower.

The best option can be if residents can charge their vehicle at their own parking space with their charger, as is being currently done. UFM should plan to provide power source nearby at basement, from where the residents need to draw wire to connect their charger. This is very much possible if UFM runs wiring across the basement and install a sub-meter to bill the resident for the power consumed and realise from them. To recover the capex, UFM may levy a reasonable charge as one time installation charges and add a nominal service fee over the actual power cost. This will facilitate easy connection, reduce one-time cost as well recurring cost (as compared to 3rd party charging station). You have agreed to work on this plan and share details soon.

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On 14 July'23, UFM responded as under:

1) Special Prices for Go-Charge EV - MOQ 300 are given below:

a. INR 18500 - 3.3KVA

b. INR 38000 - 7KVA

Wiring charges will be extra as per the final measurement.

2) The quotation details Mitty Enterprises:

a) Supply of EV CHARGE Point, IP-65, 3.3 KW Bluetooth support - Rs. 3150/ unit.

b) Installation of EV charger - Rs. 1500/unit (Including 1 year AMC)

Wiring charges will be extra as per the final measurement.

3) The quotation Details of Joule Point:

a. IP750 60K – 60 kW DC Fast Charger 3-Ø, CCS2, Dual Gun with OCPP 1.6 / 2.0 with all accessories and wiring (At a time two cars can charge and max. charging time - 1 Hr.) -- Rs. 1351000/ set.

Slow charger quotation will send on 17.07.23.

4) The Quotation of ERO EV:

Client: Urbana Maintenance						
S.No	Particulars	UOM	Qty	Model No	Net Rate	Amount
1	Providing & laying - 3.5c *120 sq mm AL AR Cable FRLSH	Mtr	1,000		680	680,000
2	Providing & Laying - 3c*4 sq mm Copper flexible cable FRLSH	Mtr	1,000		181	181,000
3	8 Way VTPN DB DD	Nos	2	507,747	13,744	27,488
4	12 Way TPN DB DD	Nos	4	507,673	7,259	29,035
5	DP Enclosure	Nos	100	507,791	527	52,700
6	32 Amp DP MCB	Nos	100	408,636	412	41,230
7	20/40 Ap 220v mitar	Nos	100		1,756	175,600
Total						1,187,053
Other Terms and Conditions :-						
GST	Extra @18% as per GST Norms					
Payment	30% Advance with order, 50% against delivery, 20% on completion					
Price Basis	Free to your site within 7 Days					
Tolerance	-0.05					
Validity	15 Days					
Installation	Included in the above prices					

Proposal from ERO EV shared by UFM GM on 18/7/23 appended below:

ERO EV	
① Providing & laying - 3.5c x 120 sq mm AL AR Cable (1000 meters)	→ 6,80,000/-
② Providing & laying - 3.5c x 4 sq mm Cu flexible cable (1000 meters)	→ 1,81,000/-
③ 8 Way VTPN DB DD (19 Nos)	→ 1,92,916/-
④ 12 Way TPN DB DD (22 Nos)	→ 2,03,252/-
⑤ DP Enclosure (700 Nos)	→ 3,68,900/-
⑥ 32 A DP MCB (700 Nos)	→ 2,88,400/-
⑦ 20/40 Ap 220V Energy meter (700 Nos)	→ 12,27,200/-
TOTAL	→ 31,93,138/-
Include : EV Charger & Network system from installation	
Exclude : CT Meter with 800 A Breaker Panel	

A copy of mail dated 14/7/23 received from UFM is attached for reference.

It is recommended that options for EV Charging at the owner's parking slot be explored first; in case not feasible, only then alternate be considered. 3rd Party Charging station at different location has multiple limitations as explained above.

12. UFM: Misc. Pending works at Basement & Ors

On 24 June'23, multiple points were discussed with UFM GM, and listed in mail sent to him on 26 June'23. UFM response is shown in blue to each point, mainly (EV Charging dealt with separately, hence omitted from her):

- Mobile Signal
- PA/Hailing System
- Professional Car Washing
- MyGate
- AC in Card Room

It may be mentioned here that enough provision made for Capex in the 'FY 2023-24 Projection' to cover all such capital expenditures.

Mail dated 14 July'23 alongwith trail mails being forwarded to President Elect 2023-24.

Dear Mr Mukherjee,

This refers to our meeting on 24th June'23 where following matters was discussed:

Basement Parking:

Mobile Signal: While Airtel and Vodafone mobile signal is available at basement parking but Jio signal does not reach at all or very poor, thus residents are unable to reach Drivers at Basement.

Solutions we discussed and you agreed: You will ask *Jio* to install boosters across the basement to ensure mobile signal across basement; alternately they should install wi-fi access points across the basement to ensure decent wi-fi to make calls over wi-fi. You are requested to take up with *Jio* management and get it implemented asap.

UFM Response: Jio has taken the documents for network improvement at the Basement Car Parking area. Then they inspected all areas and sent emails to their head office to get permission for the installation of AP with their network system. After getting, approval, they will start the job.

PA/Hailing System: You confirmed that as part of existing fire safety system, speakers are installed across the basement and the fully functional audio system is currently connected with knock room. We discussed to add to the existing PA system, one 'hailing station' at each Tower at/near Security reception to call drivers. You confirmed that a quote of around 3 lac for this purpose was received from a vendor earlier which might come down upon proper negotiation. You agreed to go ahead with proper 'hailing system' in coming weeks and the cost will be charged to 'capex' account under CAM.

UFM Response: Electronic trader solutions submitted the quotation for the PA System equipment which amount is Rs. 388320. After a discussion with them, it has been decided that the microphone will be operated through a network system and the cost will be high. They will submit their revised offer.

Professional Car Wash Service: Besides daily car wash, many residents are calling professional car wash service providers who comes with gadgets, connects to common power source and clean/shampoo car at a hefty charge. With a decent population of high-end cars at Urbana, demand for such service is

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going up. We discussed and suggested to explore allotment of few dedicated parking space to 2-3 such professional agencies and provide power source to bill them for power consumed and a reasonable rental for the space and fix their tariff at much lower than they are charging currently. Thus the power consumed currently can be recovered, UFM can earn rentals as well a nominal service fee and this will reduce cost to the residents (decent savings can be expected)

UFM Response: Work in Progress

MyGate:

You agreed to implement the 'HelpDesk' feature of MyGate without delay for which UFM team should take training from MyGate team.

UFM Response: Date not finalised

[A separate Note 8_MyGate has already been shared]

Card Room AC: You updated that there is leakage in the AC duct at Card room which will be fixed on 26/6/23 on which day Card room will remain closed for this purpose.

UFM Response: AHU unit of card room leakage issue problem solved at 19.06.23 . already card room available from those days.

13. Aamphan Expenses

It was discussed in detail at the MC Meeting #15 held on 22 June'23 – Item # 3 (https://urbanawa.com/link/UWA_MoM_15_22_JUNE_2023_t.pdf).

Subsequent to Mr Kabra's mail sent on 22 June'23 to Mr Anjan Bardhan, on 23 June'23, UWA President had sent a top-up mail to Mr Anjan Bardhan requesting to provide detailed information as sought; follow-up mails were sent by him on 29 June'23 and again on 9 July'23.

On 10 July'23 evening, Mr Anjan Bardhan sent following reply. Mr Kabra shared Mr Bardhan's reply in the CAM sub-committee group, was also shared in UWA Committee group.

"Sorry for the delay in responding to your mail.

Regarding Amphan insurance claim I would like to mention that our the then committee members of UWA were very much informed and involved in the process of lodging the claim. Claim was settled at an amount of Rs 5.43 Cr after through inspection by the surveyor engaged the insurance company. Actual expenditure is Rs 6.29 Cr. All the work orders, name of contractor, nature of work, bill value etc are shared with you in tabular form by Mr Sankar Prasad Mukherjee in his mail dt 7.6.2023. These documents are available in our office for further inspection and verification as well if necessary.

Regards,

Anjan Bardhan"

In his mail, Mr. Bardhan has stated that relevant documents are available at their office for inspection and verification.

He also mentioned "*the then committee members of UWA were very much informed and involved in the process of lodging the claim*". Apparently, he is referring to 2020-21 when the claim was lodged, thereafter settlement amount of Rs 5.43 Cr was received from Insurance Company few months later.

Coincidentally, the then UWA President of 2020-21 is now a committee member in UWA 2023-24 MC team; Mrs Debjani Mukherjee, another committee member in UWA MC 2023-24 team was then representing BNRI during 20-21. Thus, 2 key members who were thoroughly acquainted with the subject matter (lodging of claim, settlement, work & purchase orders and expenses incurred) in 20-21 are now part of the UWA 23-24 MC team.

Further, in the meeting held between BNRI and UWA Executive committee on 6 Dec'21. in which MoM it has been noted '*All funds have been utilised. Zero balance now against compensation amount received*', Mr Pradeep Bhatia had represented UWA MC in the capacity of President and Mr K L Lalani as VP' - both are now part of 2023-24 MC team and again Mrs Debjani Mukherjee who had represented BNRI in that meeting in now part of UWA MC team 2023-24.

Thus, 4 key members who were actively associated with Amphan accounts in 20-21 and 21-22 are now part of the UWA MC Team 2023-24.

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Additionally, Mr Tarun Basu was Secretary during 20-21 and Mr Shyam Sundar Sonika was Secretary during 21-22, both are also part of UWA MC Team 2023-24 as Secretary and Jt. Secretary respectively.

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14. Common Area Maintenance (CAM)

The Actual CAM Revenue & expenditure for 22-23 for Tower 1-7, as shared by UFM and Projection for 23-24 is appended below.

Heads	Tower		
	Actual (22-23)	Projected by UFM	Revised by CAM Team
Outflows	Rs. (In Lacs)	Rs. (In Lacs)	Rs. (In Lacs)
Electricity	314.91	314.91	314.91
Security	246.16	273.05	262.00
Housekeeping	193.93	221.50	204.00
AMC	193.59	207.86	195.00
Repair, Stores & Spares	165.10	165.22	165.22
Interest on O/D	8.52	-	-
Programme Expenses	-	-	-
Garden Works	25.20	28.40	28.40
LPG Domestic	10.32	10.32	10.32
Labour Charges (Golf Cart Drivers Salary)	4.78	4.78	4.78
Insurance Premium - Fire Policy	22.30	24.55	24.55
Pollution Control Fees	9.44	9.44	9.44
Salary & Remuneration	83.75	73.36	73.36
Pest Control + Snake Catcher (Pest Stop)	13.19	13.19	13.19
Nursing Service	-	-	-
Rent for Card Swapping	-	-	-
Card Transaction Charges	-	-	-
Sports & Accessories	-	-	-
Membership Fees	-	-	-
Others (Fuel, KMC Garbage removal, Water Testing, Conveyance, Office Exp. etc.)	34.68	59.95	42.75
Capex	35.66	35.66	35.66
Total (A)	1,361.53	1,442.19	1,383.58
Inflows	Rs. (In Lacs)		
Income from Restaurant	-	-	-
Electricity Recovery	35.70	38.51	38.51
Other Income (Hall hire, Rent, car show, Club Guest Charges etc)	40.27	40.16	45.00
Interest from deposits	114.65	154.41	154.41
Interest on CAM Charges	13.59	-	-
CAM Charges Actual & Required	1,090.04	1,209.10	1,145.65
Total (B)	1,294.25	1,442.18	1,383.58
(B)-(A) Surplus/(Shortage)	-67.27	-	-
Sq. Ft (In Lacs)	33.64	33.64	33.64
Surplus/(Shortage)/Sq Ft	-2.00	-	-
CAM Charges Required /Sq Ft /Katha		2.99	2.84

The proposal of Tower CAM @2.85/sft/month was placed before UWA Committee at its meeting held on 22 June'23 and it was approved wef 1st April'23.

Capex provision of Rs. 35.66 lacs has been made for FY 23-24.

15. Apartment Owners Association (AoA) formation

Application in Form A was submitted for formation Apartment Owners' Association for Urbana Tower 1 to 7 which has been approved by the Competent Authority on 10 May'23 and advised to submit Form 1 for issuance of Registration Certificate.

AoA formation convener Mr Sanjeev Nandwani alongwith President and Secretary had met Mr Debashish Ghosh, the Competent Authority on 6 June'23 when he has kindly agreed to consider extension for submission of Form 1.

Post formation of AoA, they would need hand holding till election of Board of Members and selection of PST of the AoA. UWA team should extend all support to the AoA, in form of financial, administrative and logistic support and do the necessary hand holding to the AoA for smooth transition.