

URBANA WELFARE ASSOCIATION

MINUTES OF MEETING

DATE: 13th OCT, 2019,

TIME: 11:00 AM


Sl.	Name		ATTENDANCE	CONTACTNUMBERANDEMAIL	
1	Sanjiv Ganeriwala	SG	P	9333495758	sanjiv.ganeriwala@maheshwaree.com
2	Kisor Kumar Nadhani	KN	P	98310 60176	kisor@fusioncharts.com
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20	Kohinoor Mandal	KM	E	98300 46612	kohinoor.mandal@gmail.com
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22	Sujoy Chattoraj	SC	A	93306 38448	
23	Vivek Binani	VB	E	98305 50507	
24	Santosh Mishra	SM	A	98360 00070	
25	Meelan Gupta	MG	A	+1 (469) 216-7064	meelan.gupta@gmail.com
26	Arindam Sil	AS	P	98367 88822	
27	Sutirtha Bhattacharya	SB	A	83348 74567	

P- PRESENT: 11, A – ABSENT: 8, E-EXCUSED: 8



gf.B

MINUTES OF MEETING

No	Description	Action by	Date
	<p><u>AGENDA for meeting:</u></p> <p>1) Tenant and Landlord Committee final implementation of policy. 2) 18-19 Accounts Finalisation and discussions. Also accounts presentation from 1st April to 30th September 3) AGM Date finalisation 4) Electrical and Gas auditor 5) Utilisation of vacant rooms in the tower for convenience store and other utilities 6) Registration of UWA as legal entity 7) Strategy for CAM 8) Launch of Flying and Club and photographic Society 9) Miscellaneous</p>		
	<p>President SG presided over the meeting. Meeting started at 11AM.</p>		
1	<p>Review of Tenant and Landlord Committee final implementation of policy:</p> <ul style="list-style-type: none"> • Tenant profile to be approved by UWA. • MIC to be appointed for each tower for Tenant/Owner issues. • From Owner: 15 days brokerage, renewal 7 days brokerage (11 months) • Form Tenant: 1 month brokerage (11 months) & 15 days brokerage (renewal) • Empanelment of 5 brokers (1 Year) <ul style="list-style-type: none"> ○ Fees @ Rs.50000/= + GST <p>Eligibility criteria for Broker:</p> <ul style="list-style-type: none"> ✓ Statutory registration ✓ Last 3 years IT Return ✓ Past credentials (min 10) ✓ Format for enrollment of broker ✓ Tenant to pay @10000/= ✓ For resale @0.5% (brokerage) for UWA member <ul style="list-style-type: none"> • BNRI to validate all tenants in co-ordination of UWA 		
2	<p>18-19 Accounts Finalisation and discussions. Also accounts presentation from 1st April to 30th September</p> <p>Account is still complete but decided to consult GST experts and get opinion of CA Arun Agarwal and other experts. Committee has asked KN to prepare a query and get opinion from Arun Agarwal & GST Expert (which KN did as per committee decision and was shared with Committee when received)</p>		
3	<p>AGM Date finalization</p> <p>Tentative date is 17th November, provided accounting system is complete</p>		

4	<p>Electrical and Gas auditor</p> <p>Not Discussed</p>		
5	<p>Utilisation of vacant rooms in the tower for convenience store and other utilities</p> <p>An email will be sent to BNRI, to use the vacant rooms for commercial purpose.</p>		
6	<p>Registration of UWA as legal entity</p> <p>Mr. Ankit Chaudhury is handling on this matter.</p>		
7	<p>Strategy for CAM</p> <p>As discussed, CAM charges to be paid as per old rate. BNRI has been requested by email to furnish details of expenditures, to justify the increase of CAM charges, to the satisfaction of CAM committee. We are awaiting for positive response.</p>		
8	<p>Launch of Flying and Club and photographic Society</p> <p>It is in the process of discussion. However it is agreed that camera cannot be used in Flying Club.</p>		
	<p>Meeting was adjourned at 3PM</p>		



For URBANA WELFARE ASSOCIATION

Ganeriwala

President

Secretary

Treasurer

Gopa Bhabani

Secretary

For URBANA WELFARE ASSOCIATION

G. Bhabani

President

Secretary

Treasurer

Sanjiv Ganeriwala

President