

Urbana Welfare Association**MINUTES OF MEETING- MOM NO 04**DATE - 23rd. July, 2020

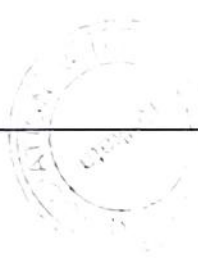
Virtual Meeting 5:30 pm

NO			ATTENDANCE		CONTACTNUMBERANDEMAIL	
1	Sujit Bhattacharya	SB	P		9830062917	sujit1449@gmail.com
2	Pradeep Bhatia	PB	E		9339744212	pradeepbhatia20@gmail.com
3	Avinash Malpani	AM	P		9331000140	hmplaza@gmail.com
4	Tarun Kumar Basu	TKB	P	JAN	9163689662	tkbasu2000@yahoo.com
5	Swaminathan Ramani	SR	P	SR	9831020601	s.ramani222@gmail.com
6	Mamta Agarwal	MA	P	MA	9830057410	mamta.agarwal64@gmail.com
7	Ashesh Paul	AP	P		9163975111	asheshpaul@yahoo.com
8	Ashis Dutta	AD	P		9433492934	Ashidatta783@gmail.com
9	Archana Sinha	AS	P		9163164510	mail2dr.archana@gmail.com
10	Amitava Banerjee	AB	P		9433218459	amitava.banerjee.1961@gmail.com
11	Anand Saraf	AS	P	A Saraf	9830616949	saraf.anand@gmail.com
12	Hemant Raj Lodha	HL	P		9903569766	hemant@pucoatings.in
13	Kalpajeet Basu Mallik	KBM	E		9051044344	ceo@genesiskolkata.in
14	Meelan Gupta	MG	E		+971551894780	Meelan.gupta@gmail.com
15	Neha Tbrewal	NT	P	Neha	9830358660	Nehatibrewal178@gmail.com
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17	Sanjay Doogar	SD	P		8910850993	sanjay_doogar@yahoo.com
18	Sushil Khaitan	SK	P		9830050116	skhaitan@ashokaworld.com
19	Suvashis Mukherjee	SM	E		+31624150105	msuvashis@yahoo.com
20	Vikram Saha	VS	P	Vikram	9920021076	vikramsaha@gmail.com
21	R. K. Jalan	RKJ	P		9830402904	rkjalan55@yahoo.co.in

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



MINUTES OF MC MEETING HELD ON 23.07 2020

No	Details	Action by
1	<p><u>Opening of the meeting:</u> SB opened the meeting by welcoming all MC meeting. MoM for meeting held on 17th. July 2020 was placed before the members and approved.</p>	
2	<p><u>Briefing on Repair & Maintenance meeting with UFM :</u> AB Convener of M&R team briefed the committee A virtual meeting was held with UFM team. Ms. Arpita Das Gupta and Mr. Prasn Das were present on behalf of UFM and eight (8) members from UWA. Following points were discussed: (A) Status report on Windows, Floors, and False ceilings damaged during Amphan cyclone. (B) Status of Mosquito Repellent Machines (C) Status of Garbage Shoots (D) Disinfection of all floors in all towers (E) Uprouted plant during Amphan to be replanted. Virtual meeting was very successful. All the issues were discussed at length. After due deliberations UWA proposals to resolve these issues were agreed in principal by UFM. UFM will revert after consultation with their higher officials. Members felt that such meeting should be attended by higher officials also in order to take decision during the meeting itself. SK stated that M&R covering wider spectrum area. Hence it is advisable to invite volunteers in the team to attain all avenues. SB in concluding the discussion advised members to allow sometime for UFM to change their style of work and assured that UFM will act positively.</p>	
3	<p><u>DIGITAL INITIATIVES :</u> AS stated that Gaurav Vimal, who was nominated as convener, expressed his inability to take up the responsibility. But he confirmed that he will extend full cooperation to the team in all respect as and when needed. AS informed the members that the team is working on redrafting advertisement related</p>	

traffic. Also reviewing the contract terms of current advertisement going on in all seven towers lobby. This exercise will be over soon. Members will be updated accordingly. In this context SR stated that he is pursuing with M/s. Enkon for a very good deal of sponsorship and expecting to be finalised very soon. All members appreciated his initiative.

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BANK / ATM:

SB informed that Last year Bandhan Bank provided sponsorship worth of Rs.5 lacs for Kali Puja and Deeputsav on the basis of an assurance from the then President that they would be allowed to install an ATM in Urbana Complex. Subsequently on being approached for rental agreement for the space it will occupy, SB was told that Bandhan offered Re1/- per month. It appears that no written documents are available in support of this proposal and though monthly meetings were held by the UWA Committee, such an important issue was never brought up and approved at the Committee level. Due to reasons unknown to current committee, the ATM machine was not installed prior to the lockdown starting, but now both, the past President and Bandhan have been pressurising for an agreement to be signed. In fact the past President has messaged several of the Committee members on the subject stating that the UWA Committee had given a commitment to Bandhan.

SB also mentioned that from information he had been given by UFM / BNRI, ICICI bank has shown interest and indicated that monthly rent could be in the range of Rs.15K for an ATM. Further that, ICICI were also keen on opening a Branch within the complex.

UWA current MC took the initiative to explore the possibility of an ATM inside the complex.

SB indicated that he had received a proposal from ICICI to use the in-house advertising facility and had requested them to give a proposal. On receipt of the same an appropriate decision will be taken.

SB informed that in the meantime HDFC bank also approached and shown their interest. They visited Urbana. SB and AS had a meeting with them. As per the discussion it appears that HDFC offer may be more lucrative financially. As per the discussions which are at a very early stage since it was the first sitting, it is possible that the benefit to UWA directly / indirectly could be to the tune of 70 lacs, spread over a 3 year period towards sponsorship of events / festivals in Urbana plus maintenance of central lawn and the fountain roundabout. HDFC Require around 1000 – 1500 sq ft space for which they would also pay rent. The representatives advised they would discuss with their HO in Mumbai and revert during the week commencing 27th July.

It was unanimously resolved that after receiving both the offer, comparative study will be made and appropriate decision will be taken by MC.

AP informed that he got a call from past president of UWA who advised that current MC should consider the proposal of Bandhan Bank since UWA agreed (no documents available) to give first preference to Bandhan Bank.

Although no documents are available to this effect, it was agreed by MC that before finalising the deal UWA will approach Mr. C.S. Ghosh MD of Bandhan Bank, presenting the offer received from two banks

	with an option to accept same terms and condition falling which UWA will go ahead with best offer for the benefit of Urbanites.	
5	<p><u>SOCIAL SERVICE:</u></p> <p>SB stated that last year's team did an excellent job in social service. MA was actively involved in that team. MA is nominated as Convenor for current year. After discussion it was resolved that MA will be in touch with members of previous team who were directly involved and request them to join current team which will enable them to fulfil their balance commitment as well as do plan for current year's programme.</p>	
6	<p><u>HANDOVER STATUS & ACTION :</u></p> <p>SB referred the messages received from past Treasurer imposing conditions on account of handing over balance financial documents to current MC.</p> <p>(A) Balance financial documents will be handed over to President or Treasurer and not anyone else.</p> <p>(B) Prior handing over the balance documents current committee shall give the ex-Treasurer a blank cheque for him to transfer of funds total amounting to 1.4 Lacs towards liabilities which includes out standings for GST, I T, TDS and accounting/ consultancy.</p> <p>SB informed that of the balance available in the UWA account, an amount of Rs.1 Lac is due for payment related to Kali Puja account. Hence, to ensure this Committee has the correct picture where liabilities are concerned, it is essential that this Committee be given the final statements and auditor's report and signed balance sheet before any payment is made. It was resolved that AS in consultation with SR will draft a letter and will be forwarded to Sonika Ji as response from UWA MC. It was agreed that SK and SR will speak with the past President to try and resolve the issue.</p>	
7	<p><u>Utsav sub-Committee</u></p> <p>AP expressed his inability to be the convenor of Puja committee.</p> <p>Few names were proposed by members. HL proposed the name of Pradeep Bhatia. He also stated that as agreed earlier convenor of any subcommittee should be from MC only. After discussion it was agreed that Prasad Banerjee will be the suitable person to carry out this responsibility and PB will be co convenor.. Also it was agreed that SB will contact Prasad Banerjee and convince him to take up this position.</p>	
8	<p><u>TOWER CAPTAINS ELECTION</u></p> <p>SB agreed to define the rules for TC. SB stated that election /selection should be over max by middle of next week.</p> <p>A team is formed with SB, TKB, VS, AS.</p>	
9	<p><u>Medical emergency facilities:</u></p> <p>PKS raised the issue of having immediate attention to have medical emergency facilities for the residents. Minimum arrangements should be there such as Oxygen cylinder etc. Existing medical room can be used for this purpose. Considering current COVID 19 pandemic.</p>	

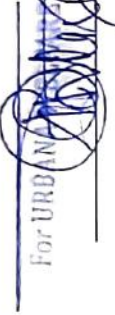
It was resolved that proper study to be done and appropriate action to be taken in right direction.



President

URBAN ASSOCIATION

Secretary Treasurer



For URBAN ASSOCIATION

President Secretary Treasurer

