

# Urbana Welfare Association

## MINUTES OF MEETING - MOM NO 177

DATE - 27th. January, 2021  
Club Urbana - B1 Conference Hall

Time: 7:30pm

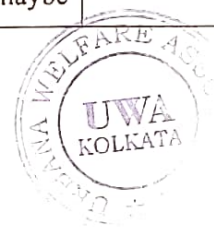
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21					

PRESENT 15, A - ABSENT 0, E - EXCUSED 5



**MINUTES OF MC MEETING HELD ON 27.01 2021**

No	Details	Action by
1	<p><b><u>OPENING OF MEETING:</u></b></p> <p>TKB opened the meeting by welcoming members. TKB stated that MC meeting which was scheduled for 23<sup>rd</sup>. January, 2021 was adjourned du to lack of quorum. Hence this meeting is to be considered as continuation of the same. TKB placed before the house the Minutes of Meeting held on 6<sup>th</sup>. December, 2020. It was unanimously accepted and placed for record. TKB requested SB to chair the meeting.</p>	
2	<p><b><u>SUB-COMMITTEE OPERATIONS IN BRIEF</u></b></p> <p>SB expressed his dissatisfaction for not getting the feedback, on regular basis, from the convenors of various sub-committees and due to this lack of information proper planning and execution are affected. SB suggested that henceforth each sub-committee should submit monthly report by email. The issue was discussed and Members agreed that regular feedback would not only keep other members updated about the overall performance but also will help to determine the course of action to be taken to get best results. SK suggested that it would be easy for convenors to post their feedbacks in committee's whatsapp group instead of by email which was agreed by members. SK also suggested that convenors/co-convenors who were present in the meeting to brief the members about their committees performances.</p> <p><b>Social Services:</b> MA stated that currently there is no plan for any social service event. MA will discuss with the convenor and will revert with their future plan.</p> <p><b>PR committee:</b> SK informed the members that there will be 3 more news letters to be published during the balance tenure of this MC. Initial work already started for the 2<sup>nd</sup> news letter which will be released in February'21. As decided earlier meeting that one strip advertisement in bottom of every page will be there to partially cover the expenses. Two advertisements already confirmed. This was appreciated by all members. Also planning to conduct Kids drawing competition. SK requested all convenors to forward their achievements and future plan in bullet points to be incorporated in newsletter.</p> <p><b>Constitution and By-lays of UWA:</b> SK informed that he is on the task and assured to complete his part within a week time. Once initial draft is ready the same will be shared with members for their review/comments.</p> <p><b>Formation of RWA:</b> SB urged the members to identify residents who are interested to join hands with the team to take it forward. SB stated that a meeting will be held to brief the team members about various steps to be taken during the process of documents and the reasons for doing so in order to convince the owners to get their consents. PS proposed to give more importance to get the consents to increase the number of Owners signature prior to having the meeting. Finally it was resolved that meeting is necessary to be aware of all aspects which will help team members to reply all queries which maybe</p>	





raised by the owners. SB will fix the meeting as soon as possible

**CAM Charges:** SB suggested that AS to take up the task to review the expenses of CAM at least up to November if not till 31<sup>st</sup> December, 2020. AS agreed to complete the review of CAM accounts soon and will share the details with the members at the earliest. PS wanted to know about the possibility of reducing the CAM charges due to substantial savings generated during lockdown period. SB agreed that there was a good savings due to restricted services but equal or more amounts were spend in major CAPEX. Also the insurance premium was increased 100 percent. Thus there are no savings. PS stated that if there is little savings still happening, should we insist on reduction of CAM charges! To which SB and SK opined that we should not.

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**BANK AT URBANA**

SB informed the members that letter of intent was received from Bandhan Bank to setup a branch inside the complex and the same was forwarded to BNRI for further action. BNRI received proposal from ICICI Bank. Although ICICI Bank offer was below than what Bandhan Bank the Promoters, who have a close tie-up with ICICI want to give ICICI an opportunity to match Bandhan Bank as ICICI has a much wider range of services to offer and their lending rates are lower. Now BNRI is negotiating with ICICI Bank for better offer. Meantime BNRI is in a process to convert the place proposed in T6 ground floor, to commercial area. SB is confident that the whole process may be completed by March-April, 2021.

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**ANY OTHER MATTER**

**Request from Tarun Basu to release him for the post of secretary:**

Members discussed on the letter submitted by TKB to release him from the post of Secretary due to his forthcoming tour to USA which may be a long visit. After discussion it was resolved that at this point it won't be desirable to replace any office bearer. Hence agreed that additional signatory will be incorporated to operate bank accounts.

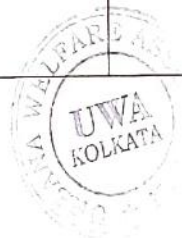
**Bandhan Bank ATM:**

SB informed the members that he agreed with BNRI to allow Bandhan Bank to setup an ATM machine inside the complex at Rs.5000/- rent per month. SR wanted to know how the monthly rent of Rs.5,000/- was arrived. SB stated that as per BNRI the earlier offer received from Bandhan was at Rs.1/- per month. Hence Rs.5,000/- was much better rate and similar to what ICICI had offered in Dec 2019.

**Sudden Demise of Debashish Roy – Security Staff:**

A donation drive was initiated by UWA to help the family. Till date approx. 2.7 lacks collected which may reach up to Rs.4 Lacks. It was resolved that a part of the collected fund to be handed over to the family members in cash to meet their immediate requirements and balance amount to be placed as a fixed deposit in the name of his wife or children. KBM expressed his concern about the way the collection drive was initiated and in future this should not happen.

It was also resolved that in future in similar incidents members should not post any message regarding fund collection at their individual level. UWA MC after having their internal discussion will take appropriate decisions.



**Incident at Central Lawn 23<sup>rd</sup>. January, 2021.**

All members condemned the incident where three boys were directly involved. SB stated that as a disciplinary action that three boys were not allowed to take part in Sports Carnival. SB proposed that after initial investigation it was revealed that son of Tanmoy Basu was not directly responsible, on the day of the incident, although he was part of the quarrel. Hence suggested that his name should be exonerated from the list. SB informed the members the matter was informed to Police by BNRI unofficially, with a suggestion to contact the parents just to caution them that strict action will be taken if such incident happen again. KBM stated that to handle such incident we need to make our security team more powerful. No one should be above the law and no one should insult or abuse security personals. Members agreed to that.

**Apartment Registration:**

SB informed the members that an initiative was started by a group of Owners to get their Apartments registered applying a special circle rate. The matter was discussed with a lawyer brought in by the apartment owners concerned, who requested that UWA help them in the matter. The lawyer is working out the possibility to reduce the circle rate for a specific time period. The notification should come from Government authority. Lawyer is in touch with appropriate authority to get the approval. SB stated that he agreed with the group of Owners that the charges for the legal service will be through UWA by opening an escrow account wherein UWA President will be one signatory and representative of the Owner's group will be other signatory. PS and DG expressed their concern about the unforeseen compliance issues. SB assured the members that all legal compliances will be maintained. SB also stated that 5<sup>th</sup> February 2021 is the deadline to finalise this deal.

**In-house Medical facilities:**

SB informed the members that keeping in mind to provide best in-house medical facilities, a project had been initiated to try and rope in Hospitals directly. Proposals received have been received from AMRI, Fortis and Medica and we were waiting to receive the proposal from Dr. Sudhir Kumar who is currently running the services. SB is reviewing all proposals. Assured the members' full transparency will be available and the offers received will be placed before the Committee for a final decision. The best offer will be considered with maximum benefits to residents as they are more or less of the same standard. SB stated that apparently it appears that AMRI offer is most beneficial. SB is confident that final deal could be concluded max by March'21 first week.

On the above note the meeting was concluded at 9:30 pm

  
Sujit Bhattacharya - President

URBANA WELFARE ASSOCIATION  
  
Tarun Basu - Secretary