

Minutes of the Meeting

DATE: 16th March 2023

Venue: BNRI Conference Room

BNRI Management Represented by:

1. Pradeep Kumar Sureka - Director
2. Mayank Jalan – Managing Director
3. Rahul Todi - Director
4. Ram Krishna Agarwal- Director
5. Rajendra Kumar Bachhawat - Director
6. D Nandi, Sr. VP
7. Ujjwal Kumar Bose, GM - Legal

UFM Management Represented by:

1. Sankar Mukherjee – General Manager (Op), UFM

UWA Represented by:

1. Kisor Kr. Nadhani – President, UWA
2. Tarun Kumar Basu – Secretary, UWA
3. Sanjeev Nandwani – Convener, Association Formation Committee
4. Atanu Ghosh – Member, Association Formation Committee

POINTS DISCUSSED WITH BNRI / UFM TEAM AND UWA

No	ISSUES RAISED BY UWA	RESPONSE OF BNRI/UFM
1	<p><u>FORMATION OF RWA:</u></p> <p>Sanjeev Nandwani, in his opening remarks expressed sincere thanks to the Management of BNRI for taking initiative to form Apartment Owners association for Tower 1 to 7, also separate association for Bungalow and an apex association (Federation) at the top of these associations to manage common services to multiple segments.</p> <p>He presented before the house the observations in three parts:</p> <p style="padding-left: 40px;">a) UWA observations/Status as on date</p>	<p>There will be 3 associations, one for Tower 1-7 (Phase 1), Second for Bungalows and third for Urbana -II (Tower 8, 9 and 10). On top, there will be federation which will manage services enjoyed by multiple associations. The federation will have representation of all the three associations and cost of common services will be allocated to all 3 associations as per agreed formula.</p>

	<p>b) BNRI view c) Future Plan</p>	
<p>2</p>	<p><u>Tower 1-7 Association:</u></p> <p>Draft Form A was received from BNRI which was discussed with UWA MC for their feedback. Four (4) points were highlighted which were conveyed to BNRI with a request to accept the same and modify the draft Form A accordingly.</p> <p>Point # 1 - Current periphery demarcation shown in the drawing marked URB/ASCN-1/001/2023 is only for the Towers 1-7. We suggest that Phase 1 (1-7 Towers) area should cover till the northern boundary wall including the road and open parking space since the maintenance will be done by Tower 1-7 Association that area.</p> <p>Point # 2 - Maintenance of water Supply, Plumbing and sewage system beyond Tower area to be maintained by Federation while all services within Tower area will be managed by Tower association.</p>	<p>BNRI agreed to modify Form A, where required, post discussions</p> <p>Tower area comprises of area around Tower (up to the periphery road) as shown in the drawing marked URB/ASCN-1/001/2023.</p> <p>The Road, all underlying services and areas beyond Road till boundary wall are common to Urbana Project and the same will be used by multiple segments; hence will be managed by Federation. Hence, BNRI did not agree to modify this point.</p> <p>Common Services like Water supply, Drainage, Sewage systems, Road etc used by multiple segments will be managed by the Federation. Form A will be modified suitably.</p> <p>BNRI reiterated that all services including firefighting equipment and MEP items located within the tower blocks will be under the Tower association.</p>

	<p>Point # 3 – From the drawing it appears that the blench of Tower 8, 9 & 10 has encroached the road proceeding to the bungalow area. We believe it might be an error in the drawing.</p> <p>Point # 4 – In Form 'A' there is a mismatch in the language of Nature of Interest with the model deed. Our proposal is the language should be as per the model deed/assignment agreement.</p>	<p>Urbana is an integrated Township project where there will be no internal boundary between segments. BNRI agreed to modify the drawing suitably.</p> <p>BNRI advised GM Legal of BNRI to look into and modify accordingly.</p>
3	<p>Conversion of Leasehold land to Freehold:</p> <p>Urbana land is leasehold under multiple lease deeds, requiring payment of lease rent annually and renewal on expiry of every term upon complying with the terms of the lease.</p> <p>Drawing reference to the notification No.91-UDMA-22012(11)/1/2023-ESTT-TCP SEC-Dept. of UDMA dated 17 Jan'23 GoWB, UWA urged BNRI to take appropriate steps to convert land from Leasehold to Freehold status.</p>	<p>Urbana project land has not been leased out by any Development or Planning Authority, rather the entire Urbana project Land had been leased out to BNRI directly by the GoWB through its Land and Land Reform Department on <u>Long Term settlement basis</u>.</p> <p>Hence the Urbana project Land does not fall under the purview of the referred Notification.</p> <p>However, it is understood that GoWB is considering giving the option of converting Leasehold land to Freehold land.</p> <p>It appears that the matter of conversion is in active consideration</p>

		<p>with GoWB and will require some time to come into effect.</p> <p>Once such Notification is issued by GoWB, owners can convert from leasehold to freehold on payment of required fees.</p> <p>BNRI offered to facilitate the documentation for such conversion by individual owner, when requested.</p>
4.	<p>Potable Water Supply from KMC to Urbana:</p> <p>UWA had a meeting with KMC Executive Engineer, responsible for supply of water. It was understood that once the capacity augmentation of Dhapa filtration plant is ready to function, filtered water supply will be provided to Urbana, but he did not intimate any timeframe.</p>	<p>BNRI Response:</p> <p>BNRI is providing potable water to the residents. However, BNRI is also well aware of necessity of providing filtered water from Dhapa filtration plant. Regular follow-ups are being done by BNRI. Since Urbana's requirement is huge, as per current situation, there is no possibility of filtered water supply by KMC to Urbana in a year or so. BNRI is regularly pursuing with KMC in this regard.</p>
5.	<p>Renovation of Tower Lobby and Lighting in periphery road:</p> <p>a) UWA highlighted that the Lobby of Towers are in a bad shape due to wear and tear for prolonged usage. Urged BNRI to carry out necessary maintenance works to facelift the Lobby.</p>	<p>BNRI Response:</p> <p>a) BNRI has requested UWA to intimate what will be the contribution by UWA on such proposed repair.</p>

	<p>b) UWA drew the attention of the BNRI management that the lighting in the periphery roads around the Towers needs to be improved for the benefits of the residents.</p>	<p>b) BNRI have received proposal from Consultant for improving the illumination level and same is under active consideration and will be taken up in next MC meeting of BNRI.</p>
6.	<p>Green Fencing around Tower:</p> <p>UWA pointed out that the fencing around Towers is made by bamboo sticks which looks awkward. Urged BNRI to replace it with trees to give a decent look.</p>	<p>BNRI Response:</p> <p>BNRI agreed to do the needful and advised UFM to start necessary work early.</p>
7.	<p>Enhancement of Club Facilities, Children Park revamp etc.</p> <p>UWA drew the attention of BNRI to the fact that currently due to increase in number of residents and the ageing of the current gym equipment, residents are facing challenges to avail the club facilities. Similar situation prevailed in the children's park area.</p>	<p>BNRI Response:</p> <p>BNRI is taking stock of the prevailing status of gym as well as children's park. BNRI has already placed order for new gym equipment (respiratory) which will be arriving from USA. Moreover, there will be a gym in Phase II also which shall be open to all residents.</p> <p>BNRI will review the status of children's park and appropriate decision will be taken in due course. BNRI has also requested UWA to intimate what will be the contribution by UWA on such proposed work.</p>
8	<p>Losses incurred by UFM</p>	<p>BNRI Response:</p> <p>Presently UFM is running on losses as the rate of CAM charges remaining same over the last one year. BNRI</p>

		<p>proposes suitable increase in CAM charges for the Financial Year 2023-24 to address such loss.</p> <p>Further UFM will share the accounts statement featuring the loss for the Financial Year 2022-23 with UWA and in turn UWA need to ensure that such loss is duly reimbursed at the earliest, as the same is causing serious cashflow problem for UFM.</p>
9.	<p>Annual Leasehold Rent</p> <p>UWA drew attention towards the fact that annual lease rent payment is a pre-condition for renewal of lease, when first term expires, so requested to clarify BNRI their plan.</p>	<p>BNRI Response:</p> <p>BNRI is paying Lease rent annually as per GTC and Deed of Assignment and will continue to do so. For first 30 years the lease rent is higher, while for remaining 69 years annual rent will be very nominal. BNRI confirmed that they will pay annual rent till 2027 and thereafter an appropriate modus operandi will be formulated by BNRI .</p>
10.	<p>Closure of Meeting:</p> <p>The meeting was concluded with a positive note.</p>	