

Urbana Welfare Association

MINUTES OF MEETING – MOM 2017-04
DATE – 1st. April, 2017 at T7/ C H

NO			ATTENDANCE		CONTACT NUMBER AND EMAIL	
1	Avinash Malpani	AM	P			
2	Kisor Nadhani Ganeriw	KN	P			
3	Sanjiv Ganeriwala	SG	P			
4	Ajay Agarwal	AA	E			
5	Tarun Basu	TKB	P			
6	Prabhu Nath Ojha	PO	E			
7	Jyoti Agarwal	JA	P			
8	Nand Kishore Kothari	NK	E			
9	Arpit Suchak	AS	P			
10	Ravi Shankar Agarwal	RA	A			
11	Anand Chand	AC	E			
12	Vivek Binani	VB	P			
13	Narayan Saraf	NS	P			
14	Rajiv Ganeriwala	RG	P			
15	Manish Chhaochharia	MC	A			
16	Chattar Singh Dugar	CD	P			
17	Rahul Jha	RJ	A			
18	Renu Saharia	RS	A			
19	Deepak Bhartia	DB	P			
20	Debapriya Biswas	DP	P			
21	Amrita Maitra	AM	E			

P- PRESENT 12, A – ABSENT 4 , E-EXCUSED 5

MINUTES OF MEETING

MC MEETING 04 – 2017 / 02

Date: 1st. April, 2017

Time: 6PM

Venue: Urbana Tower 7 / Community Hall

No	Details	Action by
1	<p><u>Discussion with BNRI on Cost Components of CAM</u></p> <p>KKN opened the meeting and stated the following: Though meeting with BNRI Directors was scheduled on 9 March 2017 but was postponed by BNRI as Mr Sureka had to leave early on that day. UWA requested for an early meeting for discussions of all pending issues soon but as other BNRI Directors were not available, a meeting with Mr P K Sureka was scheduled on 21 March 2017. During the meeting on 21 March 2017, Mr Sureka did not agree to discuss the pending Project & Operation issues as the other Directors were not present in the meeting but wanted to share only the assumption for computation of operational expenses to which UWA members did not agree. UWA members categorically informed that all pending issues including operational issues like acceptable Water quality, WTP operation, lift functioning have to be resolved first and without any further delay. Once trial & commissioning is fully done, tested and run satisfactorily without any issues for a certain period, only thereafter CAM can be considered for billing on residents. UWA members categorically made it clear that CAM should not be applied wef 1st April 2017 as BNRI had proposed since most of the decisions taken in meetings held on 19 Dec 2016 and 22 Dec 2016 have not yet been implemented by BNRI and water quality is still not acceptable.</p> <p>Mr. Soumitra Chakraborty (T7/1803) presented before the committee the detailed workings of CAM applicable to the residents of Hiland Park. The data found to be very helpful for UWA while comparing the data of BNRI. He also highlighted that at Hiland park, RO Unit is installed at each Tower Overhead which supplies drinking water to each Apartment. Consumption over 750 Ltrs/month by any Apartment is billed to limit consumption only for drinking purpose. At Hiland Park, tenants are charged @50p/sft higher over owners.</p> <p>The working by BNRI on cost components were distributed to the members present in the meeting discussed and debated at length. Members broadly identified components which seems to be apparently higher and need to be delved deep to ascertain actual cost.</p> <p>It was unanimously agreed that there is a need to form a subcommittee for CAM to analyse the data provided by BNRI and discuss in details of head wise expenses and compare with other large sized complexes of Kolkata to keep the initial maintenance cost minimal.</p> <p>Accordingly the subcommittee was formed under the chairmanship of PP Mr. Avinash Malpani with to delve into the BNRI proposal and compare with other large complexes of Kolkata to ascertain the actual head wise maintenance cost. The following members were nominated for the CAM subcommittee to assist AM to take forward discussions with BNRI on CAM components: Mr Anand Chand Mr Jyoti Agarwal And AM will be free to choose other members for the subcommittee and intimate CM.</p> <p>It was unanimously agreed that the taskforce headed by AM will start verifying the data provided by BNRI and prepare a comprehensive comparison note for proper discussion with BNRI. Data so far available shows CAM charges by complexes of same developers are as under: - South City @ 2.00/sft - Elita Garden Vista @ 2.15/sft CAM Charges of other complexes need to be compiled and compared headwise to counter BNRI proposal and this has to be done on urgent basis as the discussions with BNRI is expected to happen very soon. It was also agreed that the sub-committee will formulate a proposal on the representation in the FMC Board and suggest mechanism to check maintenance cost and proper utilization of CAM realized from Apartments. The sub-committee will propose members who will be</p>	

	part of FMC Committee and sub committees to look after various aspects of GMC and ensure cost control.	
2	<p><u>Service Tax Refund demand</u></p> <p>Mr Ajay Agarwal had forwarded a Note along with Term Sheet of 1 very reputed Bangalore based Developer where the Apartment price was split into 2 components: (a). Land and (b) Construction. The said Developer charged Service Tax only on Construction and Land part was exempted from Service Tax. Similarly Service Tax was not charged by them on Electricity or DG set connection. As AA has been pursuing Service Tax matter with BNRI since very long, in the CM meeting on 19 March 20q7, it was unanimously agreed upon that AA will take up with BNRI immediately and ask BNRI to split Apartment price into Land and Construction and demand for refund of Service Tax on Land component, Further BNRI should be asked not to charge on Electricity and DG as these are not services provided by BNRI, rather deposits/reimbursements and refund Service Tax charged by them on these components. All the members again requested AA to take up with BNRI the Service Tax issue without any further delay as AA has built very strong case against BNRI and with apt follow up BNRI is bound to refund the inappropriate Service Tax charged by BNRI.. AA is therefore again requested to take up Service Tax issue with BNRI immediately as the refund to each Apartment buyer will be quite substantial</p>	
