

Urbana Welfare Association

MINUTES OF MEETING – MOM 2017-04
DATE – 21st. April, 2017 at T7/ C H

NO			ATTENDANCE		CONTACT NUMBER AND EMAIL	
1	Avinash Malpani	AM	A			
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	P			
7	Jyoti Agarwal	JA	P			
8	Nand Kishore Kothari	NK	P			
9	Arpit Suchak	AS	P			
10	Ravi Shankar Agarwal	RA	P			
11	Anand Chand	AC	P			
12	Vivek Binani	VB	P			
13	Narayan Saraf	NS	A			
14	Rajiv Ganeriwala	RG	P			
15	Manish Chhaochharia	MC	A			
16	Chattar Singh Dugar	CD	A			
17	Rahul Jha	RJ	P			
18	Renu Saharia	RS	P			
19	Deepak Bhartia	DB	P			
20	Debapriya Biswas	DP	P			

P- PRESENT 15, A – ABSENT 4 , E-EXCUSED 1

MINUTES OF MEETING

MC MEETING 04 – 2017 / 02

Date: 21st. April, 2017

Time: 6PM

Venue: Urbana Tower 7 / Community Hall

No	Details	Action by
1	<p><u>Discussion on Cost Components of CAM</u></p> <p>KKN opened the meeting and stated that currently UWA is facing multiple challenges. Apart from various operational issues there are two major issues. They are (a) Deed of Conveyance (b) CAM. PNO expressed his concern about lack of initiatives from BNRI/FMC end on issues like acceptable water quality, WTP operation. Members after lengthy discussion agreed that now UWA should continue the stand that CAM should not be applied unless acceptable water quality, WTP operations are resolved.</p> <p>KKN restored about the meeting on 21 March 2017 wherein MrSureka 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 and insisted to defer applicability of CAM till operational issues including water issues are resolved.</p> <p>In the previous MC Meeting held on 1st April 2017, a subcommittee was formed headed by AM to delve deep into the BNRI cost proposal for CAM, upon comparing the data with other similar Residential complexes at Kolkata as the proposed charges by BNRI is bit high compared to other complexes. The sub-committee was entrusted to work on the BNRI proposal on each item and identify where they are proposing higher and prepare UWA defense to bring down the proposed CAM. Also to propose the representation and control mechanism to monitor performance of the FMC agency. AM was not present in the meeting nor any proposal was made on CAM by the sub-committee. Once again KKN emphasized that UWA should be fully prepared with counter statement and representation proposal and be fully prepared to meet BNRI Management whenever invited by BNRI. Hence it is imperative that proper study should be prepared. Members present discussed in length and agreed the following:</p> <ol style="list-style-type: none">1. AN and JA will do the study with top priority and share amongst the CM members.2. In won't be appropriate to inform UWA members at this stage about the ongoing issue of CAM unless some concrete decision has been reached between UWA and BNRI.3. If BNRI unilaterally issue the bill for CAM, UWA will immediately ask it's members not to pay and will take up with BNRI thereafter. <p>CAM Charges of other complexes need to be compiled and compared head wise to counter BNRI proposal and this has to be done on urgent basis and proposal for representation in FMC, as the discussions with BNRI is expected to happen very soon</p>	
2	<p><u>BNRI Conveyance Deed</u></p> <p>BNRI had informed UWA about the finalisation of the "Conveyance Deed" from Government Authority and that they decided to go with registration of Apartment with few Apt buyers on 21 April 2017 in first lot. KKN requested BNRI to forward the copy of draft Deed which was received from BNRI and shared with CM members, also posted in general groups for review and comments. After internal review, it was noticed that Draft deed was not in alignment with Apt Buyers interest and CM decided that it would be appropriate to inform the members not to register their Apartment based on the Deed proposed by BNRI. Hence TKB intimated the Members stating that apparent review of the draft deed of assignment with the GTC revealed few inconsistencies that are detrimental to the apartment buyer's interest..KKN also asked BNRI for underlying Land and Lease Agreement between Govt of WB which has been received from BNRI and shared with CM members. .</p> <p>It was also unanimously decided that considering the gravity of the issue, legal opinion should be sought for. PNO & RG suggested two Lawyers names. Finally it was agreed that UWA will approach to Mr. Bagaria to get legal opinion on this issue. As the issue is likely to be pursued vigorously and possibly linger for longer tenure, a sub committee headed by RG was formed in which RA, JA and</p>	

	AC were also nominated. All relevant docs have been shared with MrBagaria and first meeting is scheduled on 24 April 2017 which will be attended by RG, JA, RA and KKN on behalf of UWA	
3	<p><u>Annual General Body Meeting (AGM)</u></p> <p>All members agreed that preparation should start for AGM at the earliest. During discussion the following points were raised:</p> <ol style="list-style-type: none"> 1. It should be ensured that proper representations from all seven towers are there. 2. Proper attention to be given that current residents are inducted to the committee subject to their commitments towards UWA. 3. If require total number of M C members may be increased. <p>NK, RC, AC is in the opinion that at present UWA is handling various important issues with BNRI/FMC. Hence it will not be appropriate to have a committee with all new members, to continue the momentum, members who are contributing substantially should continue to be in committee to ensure continuation of UWA policies while some new faces who are active and are committed to the casue of UWA should be inducted to pump more energy in the committee.</p>	
4	<p><u>Durga Puja 2017</u></p> <p>Discussed. Agreed that message should be posted to members groups inviting names who are interested to be a part of the Puja activities. Subsequently it will be revived and necessary sub-committees will be formed in coming days. TKB and DP highlighted that Puja sub committee should be formed at the earliest as for most of Puja committee has been formed and sponsorship finalized as most of the sponsoring companies commit their fund by April end. Therefore the Puja sub committee need to be finalized at the earliest.</p>	

