

Urbana Welfare Association

MINUTES OF MEETING – MOM 2017-06
DATE – 27th. May, 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	E			
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	E			
15	Manish Chhaochharia	MC	A			
16	Chattar Singh Dugar	CD	A			
17	Rahul Jha	RJ	P			
18	Renu Saharia	RS	A			
19	Deepak Bhartia	DB	P			
20	Debapriya Biswas	DP	E			

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

MINUTES OF MEETING

MC MEETING 06– 2017

Date: 27th. May, 2017

Time: 6PM

Venue: Urbana Tower 7 / Community Hall

No	Details	Action by
1	<p><u>Discussion on CAM</u></p> <p>KKN opened the meeting and stated that there is an indication that much waited meeting with BNRI management would materialize and take place on 30th. May. In this context KKN also stated that CAM might be a part of the Agenda. Hence we have to get ourselves prepared with our facts and figures to place our observations regarding the much higher rates as proposed by BNRI.</p> <p>AC along with KKN reviewed the figures provided by BNRI.</p> <p>AC highlighted the key figures and justifications in support of our claim that BNRI figures are in much higher side. Proposed rate Rs.2.99 per Sq Ft which is a combination of Fixed Cost Rs.1.30 / Sq Ft and Variable cost Rs.1.69 / Sq Ft.. AC elaborated the points which will be placed by us to reduce the per SQ Ft rates. It was also decided that in the meeting AC will be the spokesperson on behalf of UWA. Our strategy will be to delay the CAM implementation.</p> <p>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>	
2	<p><u>BNRI Conveyance Deed</u></p> <p>RA informed to the members that there are three parts of agreements between Govt of W.B. and BNRI for total land measuring about 65 acres. Since Govt. of W.B. handed over the land to BNRI on lease basis hence our deal will be a tri-party agreement. RA also stated that on consultation with two renowned Lawyers it was advised that not to go for conflict with BNRI since there are strong legal points in favor of BNRI. Instead UWA should pursue with BNRI on good understanding and manage to get the modification done. KKN stated that the subcommittee had a meeting with Mr. C. M. Bachhawat ex Finance Secretary on 14 May 2017 and he has agreed to participate with UWA in the meeting with BNRI management. The draft deed of assignment revealed few inconsistencies that are detrimental to the apartment buyer's interest which has to be taken care by BNRI.</p>	
3	<p><u>Formation of Advisory Council and nomination of members:</u></p> <p>TKB stated that UWA is facing various challenges and to meet those UWA require full commitments and involvement from Committee Members. It has been noticed that due to personal / professional commitments some of the current committee members are unable to attend the MC meetings regularly or actively participate in UWA activities. Considering their excellent service and contribution to form this association and to get their continuous support & advise, it is proposed that an Advisory Council be formed that will advise the CM on various issues. After lengthy discussion it was unanimously decided to form the Advisory Council by elevating following committee members and they will cease to be committee members from now:</p> <p>(1) Ajay Agarwal (2) Narayan Sharaf (3) Rajiv Ganerwal (3) C. S. Dugar (4) RenuSaharia (5) AvinashMalpani</p> <p>In view of exemplary services at the time of formation of this association, it is also proposed to induct following members residing overseas to the Advisory Council:</p> <p>(1) Meelan Gupta (2) Subhashish Mukherjee.</p> <p>It was also proposed that eminent personalities such as C. M. Bachhawat, Chandra Sekhar Ghosh be also inducted to the Advisory Council. The MC authorised TKB to seek their consent prior to their induction.</p>	

4	<p><u>Annual General Body Meeting (AGM)</u></p> <p>All members agreed that preparation should start for AGM at the earliest. After discussion it was agreed that 25th. June 2017 AGM will take place. Notification will be done by TKB. The approved Agenda as follows:</p> <ol style="list-style-type: none">1. Presentation of annual report for 2016-20172. Presentation and approval of financial statement for the accounting year 2016-17.3. Appointment of Auditor for the year 2017-184. Any other matter with the permission with the chair .5. Vote of thanks.	
5	<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 subcommittee 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 at beginning of FY. Therefore the Puja subcommittee needs to be finalized at the earliest. Also agreed that this year single committee will be formed to conduct both Durga Puja as well as Diwali celebration. First meeting to be called on 4th June 2017.</p>	
