

UWA



Urbana Year 2022-23: At A Glance

Since last 4 terms, post-election the new UWA committee assume charge and starts working from August and continue till July in next year, hence all activities like utsav, sports as well revenue & expenses are planned for 12 months period from Aug to July and accordingly budgeted for the Urbana Year (UY).

Therefore, performance at a Glance for Urbana Year 2022-23 (Aug'22-July'23), from the date of taking over charge till handing over is being presented.

Record in UWA's History

Highest **Surplus** after Tax :
Rs 12 lacs

Highest **Fixed Deposits** :
Rs 20 lacs

Highest **Interest on FDs** :
Average 7.75% pa

Highest **Cash & Bank Balance** :
Rs 7 lacs

Highest Investment in
Community Welfare

Highest Issues of **Newsletter** :
8 & 1 special

Max number of **Facade Cleaning** :
2/3 times

First Time in UWA's History

Reward & Recognition
Program

Felicitation of Past Presidents
and **Founders**

Induction of
Tower Co-Ordinator

Hasya Kavi
Sammelan

Decorative Plants around fountain
round the year

Access to Committee MoM
to all UWA Members

Official e-mail id for PST under
urbanawa.com



PRESIDENT'S NOTE

In early July'22, when I had offered myself as a candidate for *UWA President* for UY 2022-23, my *Mission* and *Vision* was shared. When we assumed charge in the end of July'22, it became our Team's *Vision* and *Mission* - we made sincere effort to accomplish.

MY MISSION IN UWA

- Expedite formation of Owners Association for T 1-7, and Federation for the common services.
- Ensure additional infra to be made by Promoters for the 3 new Towers
- Minimum Inconvenience to existing residents during construction of new Towers.
- Quality Facilities and Quality Life@Urbana

Apartment Owner's Association formation was our priority. Upon taking charge, in early Aug'22, we identified and discussed with multiple lawyers/consultants to understand the precise roadmap for Association formation, next met the Competent Authority (CA) to get complete clarity.

We had multiple meetings with BNRI Directors and officials, got their full support in submission of application in *Form A* for formation of Owner's Association, which has been accepted by the Competent Authority on 10 May'23. Now, the Urbana Apartment Owners in a general meeting need to declare *formation of the Association* by adopting *Name for the Association*, post which registration certificate will be issued by Competent Authority. Thus, our mission to **expedite the formation of the Owners Association** stands fulfilled.

We discussed with BNRI and ensured necessary **additional infra** including Parking, Gym, Play-arena etc. for the upcoming 3 new Towers.

We had discussions with BNRI to **minimise inconvenience** to existing residents - Project area barricaded; separate gate made for all vehicular movement for the 3 new Towers.

We thoroughly focused on all-round improvement on the **Infrastructure & Maintenance** front.

- **Aesthetics & Hygiene** - upgradation & improvement of all the elements from **Gate to Flat**
- **Healthcare** - Tie-up with Ruby Hospital for support. In case of emergency, Ambulance within 30 minutes and priority care. On regular basis, availability of qualified Doctor at Medical room in morning & evening shift without charge. We also have trained

Nurse, Oxygen cylinders, ECG machine etc. at Medical room.

- **Safety, Security and Traffic Management** - MyGate majorly implemented, new CCTV in the Basement & Driver's room, Smart Barriers, Cones & Chain, RFID for smooth vehicular traffic management.
- **Community Welfare**: Numerous initiatives for Support Staff, neighboring residents and Urbanites.

Complete details shared in various issues of Newsletters (link: <https://urbanawa.com/newsletter>), gist in Annual issue (link: <https://urbanawa.com/newsletter/UWA%20Annual%20Edition%2022-23.pdf>). Also covered in the AGM MoM (link: https://urbanawa.com/link/AGM_230723_MoM.pdf).

UFM shared update on Infrastructure & Maintenance in their *Annual Performance Report* in 3rd week of July'23.

We worked as a well-knit cohesive Team, from Tower Captains & coordinators to Convenors, UWA Committee to UFM Team; got full support from BNRI Project in technical matters. BNRI Management also extended support whenever sought - Tower lobby renovation and Children ride installation etc. done by them. The success mantra of the Team was close integration, synchronization, proper systems & processes, co-ordination, open communication and above all mutual trust that enabled us to work as a focused Team to deliver faster results.

To strengthen the foundation of UWA, as an Institution, we set a long-term vision and invested huge amounts of time, energy, thought and resources in formulating proper systems and processes, including Charge Handing over to succeeding team to maintain continuity. Our stress was on financial discipline, contain expenses within Budget, Communication, Transparency and building repository for future by proper documentation. Many initiatives undertaken this year to lay a strong foundation - details appended in the appendix to AGM MoM.

From my last 7 year's association with UWA, I can confidently boast that the UWA Committee 2022-23 was the most active team UWA ever had, as each member enthusiastically participated and contributed hugely and the Team deserves every appreciation.

We thoroughly focused to accomplish our mission '**Quality facilities and Quality Life@Urbana**'

MY VISION IN UWA

Urbana - the Best Place to Live@Kolkata

Urbana is famed for its community - built over the years. Numerous events with large participation did the wonder, each event is thoroughly enjoyed. In recent past, Urbana has become equally popular for its numerous sporting activities. Mega events like *New Year or Urbana Premier League* became *Talk of the Town*, envy to many housing complexes in the City. With such vast open area & beautiful landscaping, decent infrastructure, lively community with unparalleled bonhomie, all unanimously agree: **Urbana - the Best Place to Live@Kolkata**.

Thank you,

Kisor Kr Nadhani

UWA President 2022-23

SECRETARY'S REPORT



During Urbana Year (UY 2022-23), i.e., Aug'22 to July'23, we organised numerous utsav, events, sports activities, and many community welfare initiatives. Being a three-time Secretary of UWA, I don't have any hesitation to admit that this Committee is the best committee I ever worked with. At the beginning we set our goals & silently worked to achieve maximum success. My following report will speak for itself.

EVENTS DURING UY 2022-2023

- 15th August – 75 years of Indian Independence, Azadi ka Amrit Mohotsav
- 6th August, 2022- Covid Vaccination Drive
- 29th September, 2022 – Inauguration of Urbana Library
- 22nd September, 2022 and April'23 - Fire Drill
- 1st November, 2022 - Gopashtami
- 20th November, 2022 - Treasure Hunt
- 26 January 2023 - Republic day
- 4 February, 2023- Panel discussions on Budget

UTSAV

Khuti Puja	Janmashtami
Ganesh Chaturthi	Mahalaya
Anandomela	Durga Puja
Laxmi Puja	Rangoli Competition
Kali Puja	Diwali
Deep Utsav	Christmas
Lohri	Saraswati Puja
Hasya Kavi Sammelan	Holika Dahan
Basanto Utsav	Rangotsav
Hanuman Janmotsav	Poila Baisakh
Souvenir Launch	

SPORTS ACTIVITIES:

- Under Khelo Urbana series, various sporting competitions were organized from time to time with active participation by residents.
 - 1: 24-25 Sept'22: Chess, Carrom, Pool game, Swimming
 - 2: 15-18 Dec'22: Table Tennis, Squash, Lawn Tennis
 - 3: 1-2 April'23: Badminton
 - 4: 24-25 June'23: Basketball
- UPL Premier League 4.0 from 10th to 15th Jan'23
- Annual Sports Day on 29th January 2023
- Urbana Football Frenzy 2.0 was held from 28th to 30th April, 2023

COMMUNITY WELFARE

The committee was very much focused on community welfare.

- On the occasion of Durga Puja and to bring smiles on the faces of all staff under UFM, 365 sarees were distributed.
- 45 children from NGO visited Durga Puja and had lunch at community hall.
- All UFM staffs were provided with take-away Bhog packets on Ashtami.
- 1500 blankets were distributed amongst the needy locals during the extreme cold in the month of January'23.
- Note Books and Stationery distributed to 204 students of Anandapur Free Primary School
- 2 Water Purifiers donated to school
- Additional 9 Tables and 10 chairs procured for Towers for use by residents.
- Medical Bed and ECG Machine provided at Medical Room
- 9 Wheel chairs added at Towers, Medical Room and Club.
- 2 new Benches provided to each driver's room by UWA.
- UWA provided smart Barriers, Cones and Chain for better in-campus traffic management.

In monetary terms, the value of the above works out to approximately Rs. 8 lacs.

TRANSPARENCY, DOCUMENTATION AND COMMUNICATION

UWA being an Association of Persons, every effort has been made to maintain utmost transparency, proper documentation, compliance, and communication.

- Expert Report on GST applicability on the subscription paid for various Utsav by residents.
- Quotation from 7 vendors were received for (a) Decorator items (b) Graphic designing.
- Budget for Utsav and Admin approved upon thorough discussions.
- Guidelines for Event was presented, discussed and approved.
- MoM for Committee meeting uploaded at UWA website, members can access.
- Publication of monthly/ bi-monthly Newsletters covering all aspects – 8 issues
- Rewards & Recognition held on 22/7/23 to motivate good performers.
- All Discussions, mails and MoM with BNRI has been uploaded for access by UWA Members
- All AGM, EGM and Committee meeting MoM are uploaded and accessible by UWA Member
- All Souvenirs are also available on the website.

Thus, all UWA records & documents, IP are digitally stored at UWA website and accessible by UWA members.

Last but not the least, I would like to mention that our team has taken up certain important tasks which are directly related to the well-being of the residents, but due to time constraints those remain as "Open/pending Items" which I am sure the new MC will pursue and close appropriately.

- EV Charging
- Mobile Network at Basement
- PA/Hailing system for Driver
- MyGate – remaining features

Thank you.

Tarun Kr Basu

UWA Secretary 2022-23

TREASURER'S REPORT



Financial Performance over 12 months (Aug'22-Jul'23)

As the committee hand/change over happened at the end of July'22, so Urbana Year 2022-23 started from Aug'22 and ended in July'23. The Audited Report in the last AGM was for the period till March'23 only.

Sharing below Key Stats for 12 months for UY 2022-23 (Aug'22 to July'23)

KEY STATS			
Description	Urbana Year 22-23	Previous Year (21-22)	Variance
Surplus (after Tax) for 12 months	1200697	167368	1033329 [7.17x]
Closing Surplus handed over to next team	781483	-381103	1162586
Fixed Deposits	2090567	1562033	528524 [1.34x]
Cash and Bank Balance Handed Over	741675	303197	438478 [2.44x]

Appending below *Income and Expenses Statement* for the period 1st April'23 to 31st July'23 (cut-off date for accounting purpose), closing of UY 2022-23.

URBANA WELFARE ASSOCIATION			
REGD. OFF. ROOM NO. 225, CENTRE POINT BUILDING 21 HEMANTA BASU SARANI KOLKATA - 700 001 Pan No. AAAAU8106E			
Income and Expenditure Statement			
1-Apr-23 to 31-Jul-23			
Particulars	1-Apr-23 to 31-Jul-23	Particulars	1-Apr-23 to 31-Jul-23
Direct Expenses- Utsav	40,069.00	Sales Accounts	
<i>Pohela Boishakh</i>	<u>40,069.00</u>	Direct Incomes - Utsav	1,95,384.09
Indirect Expenses- Admin	1,55,576.35	Deep Utsav Revenue	41,762.71
GST Expenses	350.00	New Year Revenue	7,627.00
BANK CHARGES	229.99	Car Display- Poila Baishakh.	35,000.00
Banquet Hall Charges	8,000.00	Poila Baishakh	<u>1,10,994.38</u>
Conveyance	1,800.00	Indirect Incomes - Admin	2,82,483.00
DIGITAL TV-Display	55,000.00	Bank Interest	1,048.00
ELECTION EXPENSES 2023	12,000.00	Fd Interest	85,435.00
Medical Room - Exp	6,461.97	Advertisement Charges - Admin	25,000.00
Meeting expenses	8,605.69	Digital Promotion	1,60,000.00
Newsletter Expenses	31,300.00	Membership Fees (Income)	<u>11,000.00</u>
Printing & stationery expenses	15,680.00	Sports Revenue	14,33,558.58
REWARDS & RECOGNITION	49.50	Football Frenzy	11,40,000.00
ROUND OFF	(-)0.80	Advertisement Charges - Basketball Tournament	1,35,084.00
TALLY SOFTWARE	3,600.00	BASKETBALL REGISTRATION	36,440.68
Website Expenses	<u>12,500.00</u>	Football Frenzy - Registration Income	<u>1,22,033.90</u>
Sports Expenses	9,23,296.89		
BASKETBALL TOURNAMENT EXPENSES	2,01,651.50		
COMMISSION ON CARD PAYMENT	1,585.00		
COMMISSION ON CARD PAYMENT (WITH GST)	2,430.00		
Football Frenzy Expenses	<u>7,17,630.39</u>		
Excess of income over expenditure	7,92,483.43		
Total	19,11,425.67	Total	19,11,425.67

Income and Expenditure Stmt for last 4 months of 2022-23 as on Cut-off date

Note: Membership Fees (Income) amounting to Rs 11000 excluded from the *Income* since it will be transferred to Membership Fees under Capital A/c. Thus Net Surplus for the 4 months period (Apr-Jul'23) is Rs. 781483 (792483-11000). UFM got payment for 2 Digital promotion directly, hence no further dues to UFM for Digital promotion.

For reference, Income & Expenses statement for similar period for previous year, i.e., 1/4/22 to 23/7/22 (cut-off date) as shared by Debabrata Ghosh, UWA Treasurer for UY 2021-22 during hand over is appended below:

URBANA WELFARE ASSOCIATION REGD. OFF. ROOM NO. 225, CENTRE POINT BUILDING 21 HEMANTA BASU SARANI KOLKATA - 700 001 Income and Expenditure Statement 1-Apr-2022 to 23-Jul-2022			
Particulars	1-Apr-2022 to 23-Jul-2022	Particulars	1-Apr-2022 to 23-Jul-2022
Direct Expenses	9,79,456.46	Direct Incomes	6,73,715.00
Aadhar Camp	1,400.00	Voluntary Contribution	50,800.00
Banquet Hall Charges	35,000.00	Advertisement Charges	4,67,486.43
Election Expenses 2022	36,045.00	Sale of Food Coupon	1,55,428.57
Football Frenzy	4,67,276.46		
Jumba Event	8,400.00	Indirect Incomes	20,298.00
Pohela Boishakh	3,24,339.00	Bank Interest	265.00
Racquet Carnival	1,06,996.00	FIXED DEPOSIT INTEREST	20,033.00
Indirect Expenses	95,660.21	Excess of expenditure over income	3,81,103.67
GST Expenses	800.00		
BANK CHARGES	17.70		
CONSULTANCY & SERVICES CHARGES	3,400.00		
Conveyance	150.00		
EGM	12,987.12		
General Expense	3,689.37		
Interest on Income Tax	8,140.00		
Internet Expense	2,557.00		
Meeting expenses	5,429.00		
Printing & stationery expenses	1,990.00		
ROUND OFF	0.02		
Suraj Salary	45,000.00		
Website Expenses	11,500.00		
Total	10,75,116.67	Total	10,75,116.67

Computation of Surplus for the Urbana Year (Aug-July)

Description	UY 2021-22	UY 2022-23
Surplus as on 31st March - as per Audit Report	797196	67655
Surplus/Deficit for next 4 months, i.e., Apr- July of next FY- handed over	-381103	781483
Net Surplus (in Books) for 12 months Aug-July: excl. op bal. received	416093	849138
Actual Surplus for 12 months: Aug-July (Cl. Bal – Op. Bal) - Before Tax		1230241

Appropriation/Reconciliation:

Description	UY 2021-22	UY 2022-23
Actual Surplus for 12 months: Aug-July – (Before Tax)	416093	1230241
Income Tax (outgo) during FY – as per Audit Report	-248725	-29544
Net Surplus for 12 month's period: Aug-July – (After Tax)	167368	1200697
Less: Opening deficit set-off		-381103
Less: Transferred to Member's Fund (in the Balance sheet)	-548471	-38111
Surplus/Deficit Closing balance handed over to the next team in July	-381103	781483

Our focus was on financial discipline. So, we maintained separate budgets for three major heads. These are Utsav, Sports and Administration and tracked revenue and expenses for each major head as per the budget that we had prepared.

From beginning of 2022-23, the UWA leadership had firm long-term view that UWA being an entity with continuity, management committee teams might change but the entity shall continue year after year, hence planned with longer vision and left on table Rs 7.81 lacs as *Surplus* for the 2023-24 team, although our team inherited a *Deficit* of 3.81 lacs when it took charge in July'22.

During the UY 2022-23, surplus of Rs 12.30 lacs before Tax and transfer to membership.

Fund was generated after grand celebration of as many events, numerous world class sporting events, 8 issues of illustrative Newsletters, glittering RRR ceremony awarding 70 recipients and honoring Past Presidents & Founder members, highest investment in Community in UWA's history.

Shown below are the Income, Expense, Surplus/Deficit during the last 4 months of 21-22 and 22-23 (Apr -Jul).

Sub-Head	2021-22 (Apr'22-July'22)			2022-23 (Apr'23-July'23)		
	Income	Expenses	Surplus/Deficit	Income	Expenses	Surplus/Deficit
Admin	106543	168764	-62221	271483	155576	115907
Utsav	165598	324339	-158741	195384	40069	155315
Sports	409068	574272	-165204	1433558	923297	510261
Total Surplus/Deficit			-381103			781483

The Surplus of 7.81 lacs by Team 2022-23, has been handed over to Team 2023-24 with specific objective (shared with UWA 22-23 Committee Members and UWA 23-24 President, Secretary, Treasurer):

- The entire surplus of 5.10 lacs on account of Sports is from Football Frenzy, hence shall exclusively be spent on outdoor sports (e.g., UPL, Football Frenzy) during 2023-24.
- The Surplus on Admin and Utsav heads totaling to 2.71 Lacs are meant for (a) expenses pertaining to formation of Apartment Owners Association (e.g., Meeting, Election etc.), if any (b) Community Services (c) any leftover to be added to Member's Fund at end of FY 2023-24.

Cash & Bank Balance – higher amount invested in FD at high rate of Interest.

Earlier, the Fixed Deposit was with Union Bank of India where the return was low. In Jan'23, Funds were transferred from Union Bank to Bandhan Bank, in Jan'23 a Fixed Deposit for Rs 10 lacs with Bandhan Bank was made for 600 days @7.5% pa. In June'23, another FD for Rs 10 lacs booked for same period at a higher RoI of 8% pa, thus a fixed annual income of 1.55 lakh towards Interest from FD. When we assumed charge, FD was worth Rs 15 lacs which increased to Rs 20 lacs in 22-23.

URBANA WELFARE ASSOCIATION			
REGD. OFF. ROOM NO. 225, CENTRE POINT BUILDING 21 HEMANTA BASU SARANI KOLKATA - 700 001 Pan No. AAAAU8106E			
Balance Sheet			
1-Apr-23 to 31-Jul-23			
Liabilities		Assets	
as at 31-Jul-23		as at 31-Jul-23	
Capital Account	25,87,470.68	Current Liabilities	1,618.73
LEGAL FUND	40,000.00	Duties & Taxes	1,12,898.41
MEMBER'S FUND - SURPLUS	11,47,130.32	Provisions for Exp	(-)56,000.00
MEMBERSHIP FEES	3,84,000.00	Sundry Creditors	(-)11,127.00
RESERVE & SURPLUS	10,16,340.36	Library Cash	(-)10,790.00
Loans (Liability)		PROVISION FOR TAX (FY 22-23)	(-)29,544.00
Branch / Divisions		TDS Payable (2023-2024)	(-)3,595.00
Suspense A/c		TDS Payable (22-23)	(-)223.68
Excess of income over expenditure	7,92,483.43	Fixed Assets	2,46,990.54
Opening Balance		CHAIRS	1,08,599.06
Current Period	7,92,483.43	COMPUTER (ITC 18%)	9,482.18
		E.C.G Machine	44,000.00
		FAN Purchase	29,977.44
		PRINTER (ITC 18%)	930.74
		Redmi Mobile	9,349.15
		Tables @ 18%	44,651.97
		Investments	20,90,567.00
		FIXED DEPOSIT	20,90,567.00
		Current Assets	10,40,777.84
		Loans & Advances (Asset)	2,42,147.69
		Sundry Debtors	56,953.56
		Cash-in-hand	7,208.60
		Bank Accounts	7,34,467.99
Total	33,79,954.11	Total	33,79,954.11

We left a Cash & Bank balance of Rs 7.41 lacs while handing over to 2023-24 team, thus an incremental growth of appx 9.66 lacs in FD + Bank + Cash balance, compared to the balance we got in July'22 from previous team.

Date	Cash and Bank Balance	Fixed Deposit	Total
Jul'22	3.03	15.62	18.65
Jul'23	7.41	20.90	28.31
INCREASE			9.66

(Figures in Lacs)

Hence, in the coming days, the return from Fixed Deposit will be more due to larger amount of Fixed Deposit, as well higher rate of interest. Team 2022-23 had focused on long term and generation of higher revenue in future.

URBANA WELFARE ASSOCIATION			
REGD. OFF. ROOM NO. 225, CENTRE POINT BUILDING 21 HEMANTA BASU SARANI KOLKATA - 700 001			
Balance Sheet			
1-Apr-2022 to 23-Jul-2022			
Liabilities		Assets	
as at 23-Jul-2022		as at 23-Jul-2022	
Capital Account	25,35,359.04	Current Liabilities	68,019.71
LEGAL FUND	40,000.00	Duties & Taxes	76,838.71
MEMBER'S FUND - SURPLUS	11,47,130.32	Sundry Creditors	(-)-8,819.00
MEMBERSHIP FEES	3,70,000.00		
RESERVE & SURPLUS	9,78,228.72	Fixed Assets	1,60,604.70
		CHAIRS	1,09,949.10
		COMPUTER (ITC 18%)	3,770.28
		FAN Purchase	30,089.88
		PRINTER (ITC 18%)	1,551.24
		Tables @ 18%	15,244.20
		Investments	15,62,033.00
		FIXED DEPOSIT	15,56,978.00
		ACCRUED INTEREST ON FD	5,055.00
		Current Assets	3,63,597.96
		Loans & Advances (Asset)	4,100.00
		Sundry Debtors	56,300.00
		Cash-in-hand	1,095.29
		Bank Accounts	3,02,102.67
		Excess of expenditure over income	3,81,103.67
		Opening Balance	(-)-5,48,470.79
		Current Period	3,81,103.67
		Less: Transferred	5,48,470.79
Total	25,35,359.04	Total	25,35,359.04

Addition to Fixed Assets during 2022-23:

- Chair & Table (for Tower), Computer, Fan etc. - Rs. 65785
 - ECG Machine (for Medical Room) - Rs. 44000
- Total - Rs. 109785

Highest Investment in Community Welfare:

Besides organising various events, utsavs, sports, and activities, we also made a substantial investment and donation for community welfare.

Assets gifted to UFM/Medical Room/Towers:

- 40 Smart Barriers, 40 Cones, Chain (for traffic Mgmt) - from UPL 4.0 Rs. 210984
- 14 Benches (for Driver Room) - from NYE Fund worth Rs. 49711
- Nine Wheelchairs at Medical Room, Towers and Club (by Rotary Club of Kolkata Yuvi)

- Medical Bed - 1 (by Urbanite)

School, Support Staff & Neighbours:

- Blankets to residents in adjoining localities - 1500 (from UWA Admin and NYE fund & Urbanites)
- Water Purifier to school - 2 Nos (from NYE fund)
- Stationery to Students of Anandapur FP School - 204 students (from NYE fund)
- Saree to UFM Staffs - 365 Persons (from Durga Puja fund)

Before concluding, I thank all my fellow Committee members for their rock-solid support.

Thank you,

Sunil Kumar Singhania

UWA Treasurer 2022-23