

2nd April 2016

Minutes of Meeting of the 4th Executive Committee Meeting of the Urbana Welfare Association which was held on 2nd April 2016 at 4 PM at Tower House 7th Floor AJC Bose Road, Kolkata

It was great to meet you all and thanks for everyone's participation in the meeting. Special thanks to Mr. Vijay Birla for hosting all of us and for the warm hospitality. Friends who couldn't join us, please note we missed your guidance and point of views. We request you to make all efforts to join our subsequent meetings. A clear road map was finalized to move forward, the details are given below :-

It was attended by the following executive committee members :-

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|----------------------|---|--------------------------|
| 1. President | : | Mr.Avinash Malpani |
| 2. Vice President | : | Mr. Sanjeev Ganeriwala |
| 3. Vice President | : | Mr. Ajay Agarwal |
| 4. Secretary | : | Mr.Meelan Gupta |
| 5. Jt. Treasurer | : | Mr. Tarun Basu |
| 6. Jt. Treasurer | : | Mr. Vijay Birla |
| 7. Committee Member | : | Mr. Arpit Suchak |
| 8. Committee Member | : | Mr. Rajiv Ganeriwala |
| 9. Committee Member | : | Mr. Vivek Binani |
| 10. Committee Member | : | Mr. Subhas Tulsian |
| 11. Committee Member | : | Mr. Ravi Shankar Agarwal |
| 12. Committee Member | : | Mr. Nikhil Kothari |
| 13. Committee Member | : | Mr. Narayan Saraff |
| 14. Invitees | : | Mr. Basant Goenka |
| 15. Invitees | : | Mr.Shyam Sundar Sonika |
| 16. Invitees | : | Mr. Ajay Singhanian |

The meeting was presided over by the President and Secretary . The important points of the meeting were as under:-

1. All the executive committee members congratulated Mr.Nikhil Kothari , Mr.Sanjay Dabriwal, Mr. Manish Chhaochharia and the team for making the "Holi Meet" a grand success within such a restricted time frame.
2. Mr. Avinash Malpani advised the members that we should raise the major burning issues currently for FIT-OUT with the BNRI Management immediately after waiting for a week, we can sought a meeting with the officials of BNRI to resolve the problems :-
 - a. **Identity Cards** : The cost of issue of Identity card is considered to be high and it should be resolved.
 - b. **Working Time** : Currently the FIT Out guidelines require the workers be allowed till 5 pm , Members have advised that the time to be raised till 8pm or 12 Working permission from 8am to 8pm .
 - c. **Car Parking** : There is 2 issue regarding the Car Parking 1) Sale of Open Car Parking 2) Car Parking separately to all the owners.
 - 1 **Sale of Open Car Parking** :There has been restriction from all the members on sale of car parking by the BNRI. It was resolved that members should raise the issue at appropriate forum on sale of open car parking which is illegal as per Supreme Court Order .
 - 2 **Car Parking** : Further, in a 2010 judgment, Nahalchand Laloochand Pvt. Ltd. v. Panchali Cooperative Housing Society Ltd. [AIR 2010 SC 3607], the Hon'ble Supreme Court rejected the argument of a real estate development company that they are entitled to sell garages or stilt parking areas as separate flats to owners who intend to use it as parking facilities. A bench of Justices A K Patnaik and R M Lodha, ruled that builders or promoters **cannot sell parking areas as independent units or flats as these areas are to be extended as "common areas and facilities" for the owners.** Also, the Court said that the developer is only

entitled to charge price for the common areas and facilities from each flat purchaser in proportion to the carpet area of the flat. **Hence BNRI should not charge for Car Parking as it extended as “ Common area and facilities”.**

The update on the judgement can be read under this link : <http://advocateji.com/supreme-court-judgment-on-car-parking-issues>

d. Other Macro issues were discussed :

- i. Geyser Issue :** The area provided for fitting geyser is relatively small and hence we request BNRI to immediately give it in a well-documented engineering note giving models of geysers that fit in.
 - ii. Windows:** BNRI has advised us to increase the opening from current 15 degree to 20 degree with a fitted railing . There has not been any update from BNRI on this status currently.
- 3. Purchase Committee :** The members present discussed the modalities for bulk purchase of common items and finalizing the major suppliers to get a discounted rates. Mr.Vivek Binani is preparing a comprehensive list and all the flat owners are requested to contact him for any purchase related deals and discounts.
- 4. Document:** A detailed email from Mr.Ajay Agarwal will follow on the List of documents required.
- 5. Authorization/ KYC Documents :** It was discussed and finalized that all the flat owner’s to submit the KYC and Authorization documents . Hence all the new members are requested to submit the authorization and KYC documents.
- 6. Project Progress :** It was discussed that all the members to constantly interact with the Urbana Management on the Project Progress and ensure all the individual issues on snags are properly take care by the Urbana Management
- 7. Corpus Fund :** It was mutually agreed that all flat owners were requested to contribute Rs.1000/- towards the corpus fund of the society. The following Member contributed Rs.1000/- as corpus fund for the creating of the society. The same was collected and handed over to Mr.Sankar Chakraborty for formation of the society.

i. Ravi Agarwal	T3-2901
ii. S.C.Jain	T1-1103
iii. S.Jain	T1-1102
iv. Narayan Saraf	T2-3202
v. Gaurav Saraf	T2-3402
vi. Trivani Marketing	T5-2302

Further, it was requested to all the international members to send their contribution to the Bank Account directly for detail please contact Mr.Meelan Gupta
- 8. Community Service :** Mr.Tarun Basu will take the lead in identifying project for Charitable and community service in and around URBANA . It was decided on the occasion of POILA BAISAKH the charity to be done. In the meanwhile Mr.Tarun Basu will visit the place and identify the need.
- 9. Socializing :** It was urged by all the Flat Owners present to socialize and add more members to the WhatsApp, Google group, Facebook Group for the mutual benefit of all the Flat Owners . Further, to request all the flat owners present in meeting or in WhatsApp group, google group, Facebook group to add more and more flat owners. “ UNITED WE STAND , DIVIDED WE FALL”

The meeting ended with vote of thanks to the chair .

