

20<sup>th</sup> February 2016

**Minutes of Meeting of the 1<sup>st</sup> Executive Committee Meeting of the Urbana Association which was held on 20<sup>th</sup> February 2016 at 4 PM , Business Tower ,4<sup>th</sup> Floor , 206 AJC Bose Road .**

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 members :-

- |                   |   |                        |
|-------------------|---|------------------------|
| 1. President      | : | Mr.Avinash Malpani     |
| 2. Vice President | : | Mr. Sanjeev Ganeriwala |
| 3. Secretary      | : | Mr.Meelan Gupta        |
| 4. Jt.Secretary   | : | Mr. P.N.Ojha           |
| 5. Jt.Secretary   | : | Mr. Anand Chand        |
| 6. Treasurer      | : | Mr.Jyoti Agarwal       |
| 7. Jt. Treasurer  | : | Mr. Tarun Basu         |
| 8. Jt. Treasurer  | : | Mr.Vijay Birla         |
| 9. Invitees       | : | Mr. Ravi Agarwal       |

The meeting was presided over by the President and Secretary and was advised to the committee that Mr.R.N. Agarwal has contacted and expressed the desire to resolve the issue as advised by the Urbana Association to the Management.

It was decided unanimously that at least 6 members from the executive committee of the Association will take part in the proposed meeting. However , before taking part in the proposed meeting a proper rely to BNRI to be prepared by Ajay Agarwal.

The office bearer also unanimously decided that importance would be given to certain specific items from the owners where interest of all the apartment owners are covered in all respect which cannot be easily discarded by the URBANA MANAGEMENT from Legal Angle.

The following grievance of the owners / non-compliance of the terms and conditions of allotment , statutory bindings of the promoter group were discussed in details by the office bearers:-

1. Delay in completion of project by about 2 years and resultant compensation to be given to the owners of the flat @18% p.a. as being charged by the promoters for delay in payment of dues by the flat owners
2. No Sale Agreement has been registered with the Apartment Allottees
3. Since 80% has already been paid the Apartment Allottees have finalized that the final payment to be given on final CC/ OC from KMC
4. Our demands should be specific and reasonable , so the BNRI Management does not give lame excuses.
5. 10% of car parking space should be identified for the visitors car parking. The promoters should not be allowed to sell any open car parking
6. Declaration for interior work for fitout – PDC's should not be required or if required cannot be encased without giving 30 days notice.
7. FMC Rules are unacceptable and should be modified
8. Snags to be looked into by BNRI Management and necessary steps should be taken for rectification of the same.
9. Payment of proportionate Corporation Tax should be arise after KMC notice is received by individual apartment Allottees.
10. It is learnt that the FMC has taken over the project wef from 1.1.2016 however the project is not completed as per KMC . Hence all the cost till the completion of the project and issue of CC is done by KMC shall be borne by the BNRI.
11. The promoters to identify an area for conducting the puja .
12. At last the office bearers stressed the need to increase the members.

Further a resolution was passed as under

Resolution for Opening of Bank Account “RESOLVED THAT a Banking Account in the name of the URBANA BENGAL NRI WELFARE ASSOCIATION be opened at Corporation Bank situated at Electronic Complex , Salt Lake Sector V , Branch.

It was further Resolved that Mr. Avinash Malpani, President; Mr.Meelan Gupta , Secretary; Mr.Jyoti Agarwal, Treasurer of the Association ; any two of the above mentioned person to sign the negotiable instrument jointly.

The meeting ended with vote of thanks to the chair.