

COSMOPOLIS RESIDENTS WELFARE ASSOCIATION

At / Po : Dumduma, P.S. Khandagiri, Bhubaneswar - 751019, Khurda, Odisha
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Ref. No. 33/2019-20.....

Date 6/10/19.....

MEETING OF THE GENERAL BODY HELD ON 14-09-2019

An Emergency meeting of the GENERAL BODY of the CRWA was held at 07.00 PM on 14-09-2019 with the President on the chair. The above member signatories were present in the meeting.

The President, CRWA welcomed all the Esteemed Members present in the meeting and expressed his pleasure to appraise the august Body relating of the issue of Occupancy Certificate in favour of The Cosmopolis Housing Project, Dumuduma to the Builder BEBL Pvt.Ltd and its developments till that day. He also informed the Body about his discussion with the authorities of the BDA and the Chairman of BEBL Pvt. Ltd Mr.SanjeevSrivastav on 09-09-2019 as following:-

- a. That the Builder insists on paying interest on IFMS subject to the condition that he be allowed to sell some surface parking spaces to which he (President) did not agree.
- b. That the Builder has no objection in setting the transformer of CESU consumership in the name of the CRWA.
- c. That the Builder has no objection on the proposal of the Temple Committee for construction of a Temple in the Cosmopolis Complex. But he was non-committal about the financial support for this endeavor.
- d. That the construction of boundary wall stretching from East to West can only be taken up by the Builder after measurement of land by the BDA Amin since the Builder has donated a strip of land to the BDA measuring Ac 0.2605. for widening of the water passage back to the Cosmopolis Complex. The President also informed the GB that this may be done by the BDA shortly after receiving a formal requisition from the Builder as he continues to be the owner of the land on which the whole structures of Cosmopolis stands. The President requested some members of the CRWA having sound knowledge on revenue matters, land records and the technicality of land measurement to be present on the spot on the day of measurement at short notice. The GB had a nod to it.
- e. The President informed the GB that on his intervention the BDA has issued a "Show Cause Notice" to the Builder vide Letter No.21162/BDA, Dt. 10-09-2019 after a lapse of one and half year with a copy to CRWA regarding issue of

Occupancy Certificate in favour of Cosmopolis Apartment. The GB expressed its satisfaction over it with a clap.

- f. The President informed that the Builder has assured to obtain Fire NOC for the Cosmopolis for issuance of "Occupancy Certificate" by the BDA.
- g. On the issue of construction and sale of Store Rooms in basement by the Builder, the President informed the GB that out of 40 such Store Rooms the BDA contemplates to compound 31 Store Rooms and demolish the rest under. It was decided in the GB that these Store Rooms could only be owned and used by the Flat Owners of Cosmopolis not by any outsiders.
- h. Over the issue of construction of a new Meter Room and shifting of the Electrical Sub-Station / Transformer there is no objection if the sub-station continuous to be where it is now. The GB unanimously accepted the proposal of the President.
- i. Regarding the area of parking in The Cosmopolis the President informed the GB that the Planning Member of BDA is insisting on to know the exact area left and earmarked by the Builder for parking in Cosmopolis Complex as per the norms / stipulation of BDA before proceeding further for final approval of the Project and issue of Occupancy Certificate. Since the matter is directly linked to the interest of all the Flat Owners and Transfer of Ownership of Fund, Land and the infrastructure of the Complex to the CRWA. The President urged the GB to form a Committee taking members with technical expertise and experience to be present and supervise the measurement of Parking Area in the Cosmopolis Complex by the Builder at 11.00 AM on 15-09-2019. The GB unanimously nominated a 10 membered Expert Committee under the Chairmanship of Prof. J.K Pani for the purpose.

Expert Committee:-

1. Prof. J.K. Pani
2. Mr.Pradip Chandra Sahoo
3. Mr.Pruthijit Mohanty
4. Mr.Sanjog Kumar Mohapatra
5. Mr.Debendra Kumar Mishra
6. Mr.Lagnajit Dash
7. Mr.Saroj Kumar Samantaray
8. Mr.Arun Kumar Sarangi
9. Mr.Pranoy Swain
10. Mr.Balaji Patra

The meeting ended with a note of thanks to the Chair and the esteemed members present in the meeting.

K.P. Padhy
18/9/2019
(Mr.Pramod Kumar Padhy)

General Secretary

Ratnakar Baral
18/9/19
(Mr.Ratnakar Baral)

President