

# Universal Aura Welfare Association

## EGBM

Date 08-Jun-25



“The world’s greatest achievers have been those who have always stayed focussed on their goals and have been consistent in their efforts.”

– Dr Roopleen, Words to inspire the winner in YOU

**Well Begun**

**is**

**half done**

# Universal Aura Welfare Association

## Meeting Agenda

- Opening Address
- Recap of last GBM
- Progress Update
- Q & A
- Closing Remarks

# Recap – Last GBM Action Items

# Universal Aura Welfare Association

## Immediate Actions (From Last GBM)

- Create Company with 3 Directors and EC as initial shared holders (**Complete**)
- Complete formation of Monitoring Committee (**Complete, one report submitted**)
- Payment of RP fee and Operational Creditors (**Ready**)
- Take control of CRM data, Financial statement, physical control of Site, all physical files etc (**Work In Progress**)
- Finalize Developer for project (**Work In Progress**)
- Firm up process for share allocation to rest of members (Pending to be started in **Aug/Sep'25**)

# Universal Aura Welfare Association

## Status Update

### ➤ **Payment of RP fee and Operational Creditors:-**

- Meeting held with RP on 7<sup>th</sup> Jun
- Generally Escrow account is opened during HRERA approval process after license renewal, taken view from RP on possibility of opening Escrow account, this will be followed asap
- CIRP fee expected to be paid in next 3-4 weeks through Escrow Account

### ➤ **Take Over Procedure:-**

- Complete Tally data received, consolidation of records started
- Physical verification of files completed by agency
- Transfer of files from UTT to Our facility pending to be started
- 28 complex files have been taken up for review with RP
- We have received copy of land papers from bank for verification
- Process initiated to change Directors in Universal Buildwell, both directors are from Universal Green as we are unable to find volunteer
- After director change we initiate Asset transfer, legal preparation is progress

### ➤ **Finalize Developer for project**

- Quotation received from 5-6 agency
- EC to finalize agency within this week

# Universal Aura Welfare Association

## Status Update

### ➤ **Buyers Reach Out and Collections:-**

- Demand raised demand for 447 flats and 22 Shops
- Payments made by 331 Flats and 17 Shops, 116 Flats and 5 shops pending to be paid
- Appx. 18Cr (72%) received in auto sweep account (6.8CR pending to be received)
- We shall start issuing payment receipts 14 Jun onwards
- Demand pending to be raised for 54 flats and 1 shop
- Need support from Tower Reps to call members for contribution
- 5-6 members have either signed agreements to sell or pulled in investors to pay future demands

### ➤ **Govt Approvals**

- We have reached out to departments in last two weeks, in contact with DTP, STP, CTP offices to understand the process and options available to us

# Agenda Items for Approval

# Universal Aura Welfare Association

## Agenda Items for Approval

S. No.	Agenda Item	Approval Status
1	Sognohome Expenses upto 5L per month (Office Rent, Maintenance and supplies, office staff, CC TV)	Approved
2	Payment of CIRP Cost	Approved
3	Approval for consultant fee for Developer evaluation (Fee 12-20 Lakh)	Approved

Q & A

# Universal Aura Welfare Association

## Minutes Of Meeting

### ➤ **Payment of RP fee and Operational Creditors:-**

- Updates were shared with members about meeting with RP and our plan to make payments after opening Escrow Account

### ➤ **Take Over Procedure:-**

- Members provided updates about current progress and that tally data is available to us, consolidation of data from backups is being done and we will soon reconciliation process for individual members with help of office staff
- Members were also requested to volunteer to be Director for Universal Buildwell if anyone is keen, we shall continue to move forward with the help of two directors from Universal Green

### ➤ **Finalize Developer for project**

- An update was provided on this subject and open questions were clarified.

### ➤ **Buyers Reach Out and Collections**

- An update was share with all members with a plan to extend this reach out further, tower representative were requested to help

### ➤ **Govt Approvals:-** A short update on initial approach was shared with members

### ➤ **Agenda for Approval:-** Three items were put forward for approval and approved unanimously

### ➤ Meeting was concluded with app one hour of questions and answer session.