



KANARA CATHOLIC ASSOCIATION

ESTD 1901 : REGISTERED UNDER THE SOCIETIES ACT XXI OF 1860 AND BOMBAY PUBLIC TRUST ACT 1950

ADMIN OFFICE: KCA Hall & Hostel, Yuvakalaya, Veronica Road, Bandra, Mumbai 400 050

REGD OFFICE: 14 Noble Chambers, Janmabhoomi Marg, Fort, Mumbai-400001

TEL: 26421037 / 26431584 E-MAIL: contact@kcamumbai.org WEBSITE: www.kcamumbai.org

Notice:

A Special General Body Meeting of the members of the Kanara Catholic Association will be held at **5.00 pm** on **Saturday, December 8, 2018**, at the Ground Hall at the KCA Premises in Bandra (W), Mumbai.

Agenda:

To discuss and approve the following projects proposed to be taken up by the newly elected Managing Council:

1. PROJECT 'YUVAKALAYA 50'

KCA will be celebrating the golden jubilee of our Yuvakalaya building next year. The date has not been finalized as yet. We intend inviting the Cardinal to preside over the function and the date will be fixed after checking with him. The premises will be painted and spruced up for the occasion.

2. 'KANARA KAFE' AT THE KCA

To start a Kanara Kafe in the ground floor erstwhile mess room and adjoining open space and the first floor kitchen room to serve genuine Kanara Cuisine and help in the furtherance our cultural traditions

3. AIR CONDITIONING THE GROUND FLOOR HALL

After due consideration for more than a year and taking into consideration the views of a large number of our senior citizen members who have been finding it difficult to climb up to the first floor air conditioned halls to attend all KCA functions, the Managing Council proposes to air condition the ground floor hall and slightly upgrade the adjacent corridor.

Detailed explanatory statements for each of the Agenda items are provided as part of this Notice.

Sd/-

Merwyn D'souza

Hon. Secretary, KCA

Date: November 22, 2018

Note:

If there is no quorum of 30 members at 5.00 pm, the meeting will be adjourned till 5.30 pm on the same date as provided in the Rules & Regulations. The adjourned meeting will commence at 5.30 pm at the same venue and transact the business on the Agenda, regardless of the number of members then present.

Explanatory Statement:

Item 1: PROJECT 'YUVAKALAYA 50'

Our Yuvakalaya Building with the KCA Hostel & Hall will be celebrating its Golden Jubilee in 2019. Over the past 3 years, the Managing Council has overseen substantial repairs to various areas of the building, as communicated in various issues of the KCA Newsletters (Amchi Khobor) as well as the website.

You have also seen the improvements in the compound, the open spaces around the building and the building itself. The place has also been given the greening effect. Such repairs and improvements were essential to maintain the building in good condition.

The total amount spent from the Repair fund over the last 3 years is around Rs 72 lacs as approved at the SGM held on Aug 28, 2016, the AGM held on Sep 25, 2016 and AGM held on Sept 3, 2017. Detailed information on the same is available in the audited financial statements and Notes to Accounts contained in the Annual Report booklets.

The amount of Rs 30 lacs approved at the last AGM has been spent on repairing/painting the hostel rooms and repairing the terrace slab. This has been done at a lower cost than estimated earlier. The condition of the terrace slab, which over the years had been temporarily repaired by putting additional layers over existing ones, had to be completely removed and then recast. We are especially grateful to Adrian Correa, Merwyn D'Souza and Vernon Alvares for spending many hours supervising the repairs and keeping the cost within the budgeted amount.

We now have Rs.18 lakhs balance left in the Building repair fund. We intend to spend this on the following:

- Painting of the outside of the building and the compound walls: Rs. 10 lakhs
- Painting of the inside walls later after dealing with all the cracks in the walls and beams : Rs. 4 lakhs.
- Shifting the electric switch boards and carrying out the required electric repairs : Rs 4 lakhs.

Hence the total budget for the above is Rs. 18 lakhs.

Expenses will be in compliance with the Rules & Regulations of the KCA and other applicable laws including the Bombay Public Trust Act and Income-tax Act.

The Managing Council recommends to the members to authorize the proposed repairs & painting upto a sum of Rs 18,00,000 lacs to be spent from the Building repair fund.

Item 2: 'KANARA KAFE' AT THE KCA

The repairs carried out as shared above and the other administrative measures that have been carried out during last 3 years have gradually increased the income generated over the years but not in a substantial way. This is because of some basic defects in the building, like not having a lift to the air conditioned rooms etc.

We are now looking seriously at different measures to take up projects which will bring benefits to the members and at the same time generate income from the unused spaces at our premises which are under-utilized. This is one such project- and the Managing Council has formed a team of 4-5 KCA Life members who have been working on this project for the past 5-6 weeks.

The erstwhile Hostel mess room (approx. 700 sq.ft carpet area) on the ground floor of Yuvakalaya had been only partly used in the past. During the last 8 months it has been rented out for functions.

On an average KCA has been earning these last six months, an income of around Rs. 21,000/- per month. We intend to rent it out to a contractor at a concessional rate of 1/3 market value to prepare and serve genuine Kanara cuisine to members of KCA, at a discount at around 30% off the menu.

After inviting offers from five well-known caterers, we have had discussion with a contractor who has offered to do the needful and made an offer which has been accepted in-principle by the Managing Council, subject to approval of the general body at this SGM meeting.

The following are the some of the benefits of this project:

- Shutting down the canteen run by the KCA itself which had no required licences to run a Kitchen, was unpopular with the residents of the hostel and some members of KCA as expressed during the AGM.
- We believe now that the hostel rooms have been upgraded and we will start seriously marketing the hostel rooms, having a contractor to run the Kanara Kafe who is ready to provide standard meals to the residents at agreed prices and the availability of tasty Kanarite food, will enhance the attraction of Yuvakalaya to youngsters from Kanara.
- At present we have 24 residents and we firmly believe the hostel will run full to its capacity of 30 once this Kanara Kafe starts functioning, further enhancing the income from the hostel rooms..
- Besides the persons who are visiting Yuvakalaya to play games, Housie, the gym, Yoga and other activities will have ready food and beverages available. We are happy that these activities and the income generated from the same have increased along with the income.
- The bigger attraction is for members of KCA to have a ready source of tasty Kanara food and beverages available at the premises itself. This will attract more members and their guests to visit Yuvakalaya especially in the evenings.
- More importantly as we are giving the premises to the contractor at a concessional rate of estimated 1/3 the market price, the contractor has agreed to give the KCA members food at a concessional rate of 30% below their official menu price. It will be in a separate menu. They will have to produce their KCA member card to get this concession.
- Members will be able to take away the food parcels to their homes at concessional rates. They will have to produce their KCA member card when ordering the food. Some of the more popular Mangalorean cuisine will be available on advance order.
- Members could also order food for delivery at home. There will be a cap to the amount that can be ordered and there may be a minimum of order required. The members will have to directly register themselves with the contractor for such home delivery service.
- The contractor has promised to provide authentic Mangalorean cuisine to KCA members living in Bandra and the surrounding suburbs. We have at least two members from the special team - who are connoisseurs of Mangalorean cuisine and can be depended upon to see the required authentic dishes will be cooked and supplied.
- Membership for KCA is bound to increase if such services are offered to its members. We believe the visits of KCA members to Yuvakalaya will also increase
- All the necessary permissions to run the Kanara Kafe will be obtained by the contractor at their cost. They will also bear the furnishing and painting costs.
- On an average, as stated above, KCA earns Rs.21,000/- per month from this mess area on ground floor and nothing from the kitchen area on the first floor. By renting out this built up area along with the adjoining ground of around 800 sq. feet, we expect the average income to go up to around Rs. 1,04,000/- per month.

- A suitable lease and license agreement for 5 years with a 6% year escalation cost as per government of Maharashtra format approved by our legal adviser will be signed. There will be an Interest free deposit of 3 months rent returnable at end of agreement kept with KCA.
- KCA will not be spending any money on this project.

The Managing Council recommends to the members to provide it an enabling' resolution authorizing the negotiation and finalization of the contract for a period of 5 years with the shortlisted vendor

Item 3: AIR CONDITIONING THE GROUND FLOOR HALL

The demand of our senior citizen members for a lift to go up to the first floor air conditioned halls has been growing. **This is main consideration for taking this decision of air conditioning the ground floor hall.** The following points are also put forward for consideration:

- The average income of renting the hall for the last 6 months has been just Rs. 35,500-40,000 per month. This is dismally low for a hall as big as this.
- Except for a few winter months, the hall is hot and humid when filled with people which is a big handicap
- We have been advised by our bulk booking customers and others who rent the hall, that since it is not an air conditioned hall, the functions have to close by 10 pm due to noise restrictions and other regulations.
- It is expected that besides functions like marriages, parties etc, the hall will also be used for various cultural events, music programs, theatre etc once it is air-conditioned
- We have been advised that if the place is air conditioned, the rates can be raised gradually, especially for the weekends. We have conservatively estimated the income to go up by around Rs. 75,000 - 1,00,000 per month.
- Once we air condition the hall and upgrade the next door corridor, we can market and advertise the hall more effectively.
- The estimation for air conditioning the hall and putting false ceiling between the deep beams on top is around Rs. 15,00,000/-
- At the same time we would like to slightly upgrade the next long corridor and renew the defective and leaking curved cover. This is estimated to cost around Rs. 2,00,000/- only.
- The total amount of Rs. 17,00,000/- will be spent from the general reserves. We estimate this investment will be recovered within two years.

Note on Installing a Lift vs Air-conditioning the Hall

- Given the changes in regulations, it is not easy at this stage to obtain the required permission from the authorities to install a suitable lift for 6 persons.
- The cost of putting up such a lift is around Rs. 27,00,000/-. Though we are keeping this option open for a later day, for the time being we are taking the less expensive option of air-conditioning the ground floor hall

The Managing Council recommends to the members to authorize the investment for Air-conditioning of the ground floor Hall upto a sum of Rs 17,00,000 lacs to be spent from the reserves & surplus.