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# PARSI JUNCTION

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Committed to Transparency and Accountability

## EVERY BENEFICIARY DESERVES TENANCY NO MORE THREATS! NO MORE BLACK MAIL!

Yesterday's Parsi Times of 21st May 2022 carries a page titled "L&L -TO-TENANCY FOR ALL-NOT JUST THE RICH' SAYS TRUSTEE KERSI RANDERIA" which is full of distortions, deliberate misconceptions, fabrications and misleading statements in an attempt to stop this beneficial right of conversion to all Licensees so that they can be terrorized (as was the case from 2015-2020).

### STAMP DUTY

In the Parsi Times, he refers to is the very high Stamp Duty payable for this Conversion which the beneficiaries will have to bear. This is deliberate misinformation to keep Licensees away from becoming Tenants. **Please note the Stamp Duty Payable will range from Rs. 2 Lakhs to Rs. 5 Lakhs at highest and hence this is a false bogey being created by Kersi Randeria so that Licensees do not opt for Tenancy.**

**Since Godrej Baug lands were freed under ULC in 1984 with rent to be charged, we have been advised that Contractual Tenancy with Clauses to protect the Parsi ONLY Covenant can be executed for all eligible Licensees or in the alternative the lease route be incorporated especially for Godrej Baug licensees so that Stamp Duty is minimized as per ULC order of 1984.**

We are surprised that the Managing Committee of Godrej Baug have not approached the BPP to take full advantage of this conversion which will protect them and their families forever, especially since stamp duty payable will not be more than Rs. 5 Lakhs for anyone.



If Kersi Randeria is genuinely in favor of conversion of Leave and Licenses to Tenancy than he should stop taking superfluous objections to the conversion and join Armaity and her group and ensure that all poor Licensees, especially those residing at Nirlon Parsi Colony, Contractor Baug, Panthaky Baug, Kharegat Colony, Gamadia Colony, Captain Colony Bharucha Baug, DPC, and Godrej Baug are first given Tenancy and thereafter the rest.

### CONVERSION FOR EVERYONE

Secondly, the Conversion of Leave and Licence to Tenancy resolved in February 2022 was initially ONLY for all those Licensees who have been allotted flats free by the BPP. Licensees who have paid deposits or donations were kept out of its purview in the initial stage.

Yet the wily Kersi Randeria interprets it that it is only for conversion of licensees who have been allotted on RSD to convert their deposits to Donation and hence only for the Rich. This is a blatant lie if not a deliberate misinterpretation of the Resolution of Conversion of LL to Tenancy of ONLY licensees given flats for free under Merit Rating Scheme. In fact, this is nothing but negative campaigning from Kersi Randeria.

Hence Community should not believe this deliberate attempt to misguide the community and every licensee who was allotted a flat free of cost has the right to convert it to tenancy – free of cost! In fact, the three cases which were resolved for conversion after the passing of the resolution on 22nd March 2022 were all beneficiaries who were allotted flats free of costs not under the RSD or Donation. Kersi Randeria though aware of the above, yet is misleading the community. **He has thereafter got a Stay on conversion of Leave and Licenses to tenancy from the CEC.**

Kersi Randeria wants a commitment from the Unity Team that Conversion be done first for the poor and then the rich. This is exactly what Armaity and her Unity Team want! Yet a deliberate misguidance is being very cleverly done so that Licensees do not go for conversion but remain as Licensees who can be threatened and blackmailed as hitherto.

Community members do not get swayed by this false and clever strategy that this Conversion is only for rich. This is a ploy to distract the community from the positive work done by Mrs. Tirandaz, Viraf Mehta and Xerxes Dastur.

**LET US LEAVE THE DECISION TO THE COMMUNITY TO DECIDE WHETHER ALL ELIGIBLE LICENSEES SHOULD BE CONVERTED TO TENANCIES STARTING FROM THE POOR FIRST AND NOT LET THE LIKES OF KERSI RANDERIA HOODWINK THE COMMUNITY INTO BELEIVING OTHERWISE.**



## WHY IT IS IMPERATIVE THAT MRS. TIRANDAZ CONTINUE AS CHAIRPERSON ?



Armaity Rustom Tirandaz

The future of the BPP and the community is at stake. As this paper has said earlier, this election is all about POLICY.

- Policy to ensure safety of the community from threats and blackmail

- Policy to convert all eligible leave and licenses to tenancy

- Policy to allow encashment of tenancy rights
- Policy to permit automatic transmission of tenancies etc. by administration
- Policy to involve elected Colony Association in all welfare activities of their Baugs
- Policy to auction High Value flats till funds required

The two groups contesting this election have different views on these policies. The UNITY GROUP led by Mrs. Tirandaz has assured the community that it will:

- Ensure no licensee will be threatened with eviction and no false proceeding filed against him
- Ensure that all eligible leave and license are converted to tenancy
- Tenants shall be given the right to encash their tenancies on sharing basis
- Tenants will be permitted to automatically include the names of their Parsi children and spouse on the rent receipt without interference from Trustees.
- Ensure safety to all beneficiaries

The other group of candidates are led by Kersi Randeria.

- Kersi Randeria has brought a stay on conversion of leave and licenses to tenancy
- He does not believe that a tenant should be allowed to encash his tenancy rights but he feels the tenant should return the keys of the flat to the BPP - FREE OF COST
- He believes in increasing service charges on beneficiaries
- He believes in stopping auction of all flats

In 16 months of leadership, Mrs. Tirandaz has accomplished more than the previous majority of Trustees accomplished in 63 months.

A vicious campaign is being circulated on whatsapp that Mrs. Tirandaz is not fit to be chairperson. These messages are being circulated by the same group of people led by Kersi Randeria who would benefit from spreading such false information against Mrs. Tirandaz. These people seem to be worried that once Mrs. Tirandaz gets re-elected, she with her team will infact change the face of the BPP for the good, finally exposing the rot that had set into the BPP.

By converting all leave and licenses to tenancy, the opposition will have no threat over beneficiaries. They will have no way to blackmail them with eviction from homes.

With this, the community will be safe again.

Mrs. Tirandaz is a leader who does not shout or intimidate beneficiaries but instead listens, ponders and decides!

Voters are requested to vote wisely for their own safety and protection and vote for the Unity Team under the leadership of Mrs. Tirandaz.

## WILL YOU SURRENDER YOUR LOCKED CONTRACTOR BAUG FLAT FOR FREE MR. DAARA PATEL?

In the name of TRANSPARENCY, will Mr. Daara Patel surrender his flat in Contractor Baug for free which has been locked for **15 years!** This locked flat can be given to a Parsi for Free!

Kersi Randeria in his Parsi Times article of May 21, 2022 claims that

### PARSI TIMES

at the forefront... as a result of which I have sometimes been tough with people, who hoard two or three trust houses or who insist on being compensated lakhs of rupees for these accommodations which were given to them or their ancestors, free of cost, many years ago, and in which they have prospered.

I've generally been tough with those, who despite being extremely wealthy and/or are settled abroad, feel entitled to be compensated for charity flats.

he has "been tough with people, who hoard two or three trust houses and who insist on being compensated lakhs of rupees for these accommodations...". However, here we have a candidate who is on Kersi Randerias panel, hoarding his second flat which has been locked for 15 years at N. Contractor Baug. This was raised by residents of Contractor Baug stating that Mr. Patel is happily residing at Dadar Parsi Colony but has also a 2RK BPP flat on ground floor in Contractor Baug locked for the last 15 years. **This is also HYPOCRISY at its finest by Mr. Kersi Randeria.**

Daara Patel advocates transparency, accountability and the aim to reduce litigation. Then, would it not be apt for him to lead by example and give up his locked flat to the BPP.

Mr. Patel is currently on a panel led by a candidate Trustee who is not in

favour of converting leave and licenses to tenancy. This Trustee is also not in favour of encashment of tenancy rights to be shared equally with the Tenant. This means, he expects beneficiaries to voluntarily give back the keys to their locked flats to the BPP free of cost failing which the BPP should initiate expensive litigation against the beneficiary. Yet, in this case, Mr. Patel has a flat locked and is seeking to encash his tenancy rights over this flat.

The family of Dara Patel originally resided at Room No. 3, Banaji House, N. Contractor Baug, Mahim. The rent receipt stands in the name of his father Mr. Bahadur K. Patel. After his demise, his son Dara Patel settled in his own flat at Dadar Parsi Colony and the Contractor Baug flat remains locked.

In fact, in 2015 when Dara Patel had contested those elections, most of the Contractor Baug residents opposed his candidature for keeping his flat locked and unoccupied for more than 15 years depriving a poor Parsi a flat. We were informed that time to time when a complaint is made of this locked flat, his daughter comes over for a few days to show it is occupied and then goes back.

In the statement made in Kersi Randeria's article, should not Daara Patel be called upon to surrender his flat at Contractor Baug for free so that a needy beneficiary on the Merit Scheme can be allotted this flat for free.

If Mr. Patel were to surrender his flat, we are certain he will win the goodwill of his colony at least as well as the community. Till such time, it is important that all candidates should be hauled up for making promises to the community which they may not be able to fulfil.



Mr. Daara Patel





## SHOULD CONTESTANTS WITH ONGOING CRIMINAL PROCEEDINGS BE ALLOWED TO CONTEST?

The community should be given a complete disclosure of every candidate contesting the election as during election time a lot of false promises and commitments are made by candidates, who after getting elected, forget all about these promises.

Today, there are 15 candidates contesting. We have analysed their candidatures threadbare. **What has come as a complete shock is that out of the 15 candidates, 2 candidates have ongoing criminal proceedings against them.**

What is surprising is that we have learnt that these 2 candidates together have around 4 ongoing criminal cases against them and other NCs filed.

### CRIMINAL CASES AGAINST KERSI RANDERIA



#### CRIMINAL CASE 1

FIR No. 227 of 2016 was filed against Kersi Randeria on 8th September 2016 by MRA Marg police.

After investigation the police filed Chargesheet on 19th MAY 2017 being Criminal Complaint No. 385/PS/2017 for having committed offence u/s 323, 337 and 506 of Indian Penal Code for intimidation, assaulting and causing hurt.

Kersi Randeria was arrested and released on Bail of Rs. 20,000/-. These proceedings are underway.

#### CRIMINAL CASE 2

An FIR No. 233 of 2016 was filed by MRA Marg police against Kersi Randeria on 11th September 2016 for outraging the modesty and insulting a lady.

After investigation the police filed Chargesheet on 15th May 2017 being Criminal Complaint No. 384/PS/2017 against Kersi Randeria of having committed offence of U/S 509 of the Indian Penal Code.

Kersi Randeria was arrested and released on Bail of Rs. 20,000/-. These proceedings too are underway.

Interestingly, at the eve of elections, Kersi Randeria moved a Discharge Application/ Stoppage of Proceedings u/s 258 of CrPC in both the Criminal Complaints on 4th April 2022. On 21st April 2022, the matter was adjourned to 17th June 2022 **without any Orders or decision on his Application for Discharge/Stoppage.**

#### CRIMINAL CASE 3

Aside from the two criminal trials ongoing above, **an FIR has also been lodged against Kersi Randeria by Vikram Jagdale for not returning the booking amount of Rs. 30 lakhs** taken in 2015 for a flat in a slum development project. This FIR is also pending adjudication.

It is also reported by the poor slum dwellers of Jivdaya Co Op Housing Society that their transit rent running into Crores has not yet been paid by Ambuja Construction of Kersi Randeria for which their Application before Slum Rehabilitation Authority is still pending.

**Further, there is also a NC that has been filed against Mr. Kersi Randeria for threatening one resident from Marzban Colony at Gilder Lane.**

### CRIMINAL CASE AGAINST FARHAD HOZDAR



Following an investigation, the Girgum Magistrate Court has issued criminal proceedings be initiated against Farhad Hozdar for cheating the residents of Godrej Baug.

**Criminal Investigation Case number 23/SW/2020 is ongoing against Mr. Hozdar for offences u/s 420 r/w 34 of the Indian Penal Code and u/s 66 and 67 of Maharashtra Public Trust Act. Process has been issued against Farhad Hozdar for the above offenses**

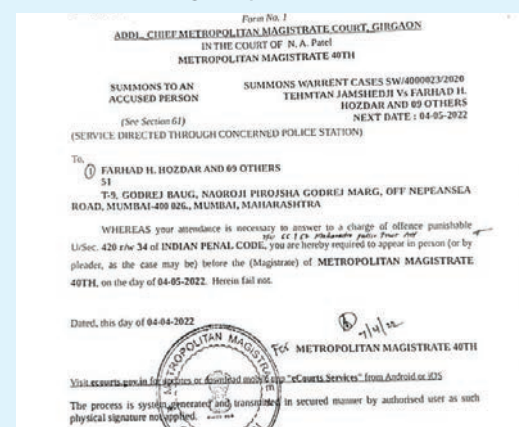
**and a summons for his attendance in Court is issued against him and the police are within their rights to seek Mr. Hozdar's attendance before the Magistrate on the next date on which he will be compelled to be released on bail or will be arrested if he does not apply for bail.**

We have annexed in a separate box the two Orders dated 4-4-22 issued by the 40th Magistrate Court at Girgum against Farhad Hozdar.

Further it is ironic that while the whole of Godrej Baug is in favour of conversion of all Licensees to Tenants, Farhad Hozdar is supporting a group led by Kersi Randeria who is opposed to conversion and has obtained

a stay on the Conversion from the Election Commission.

Voters need to also realise that both the candidates above against whom criminal proceedings are underway are contesting from the same group.





## SOLICITORS & CA APPROVE CONVERTING L & L TO TENANCY

**The BPP is the landlord of 4350 homes. Of these homes:**

**- 2464 homes are on tenancy basis which is 57% and**

**- 1792 homes are licensees which is 41%.**

This means, as on date there are nearly 1800 Parsi Licensees who are under the sword of the Trustees.

The community knows there are some who thrive on threatening Licensees and want them to live under fear so that they follow DIKTATs of these people.

On 22nd February 2022, when the landmark decision to convert all eligible leave and licenses to tenancy was passed by the Board of Trustees comprising of Armaity Tirandaz, Viraf Mehta and Xerxes Dastur, one Trustee - **Kersi Randeria who was present dissented and then left the meeting.** Thereafter, he complained of this resolution to the Hon'ble Bombay High Court who did not interfere and then to the Election Commission who directed a stay on future conversions till the elections.

**Kersi Randeria the only person in our community who has complained on this resolution and brought about a stay on future conversions till the end of the elections.**

Today, at election campaigns this same person

who in the Board Room opposes conversions in public claims that he is in favour of converting Leave & Licenses to Tenancy. That is an election gimmick and the record will speak for itself. For 5 years when Kersi Randeria was in majority in the BPP – not once did he ever propose to convert all or even one Leave & License to Tenancy.

Today the BPP is in possession of legal and audit opinions all clearly stating that conversion of eligible leave and licenses to tenancy is permitted.

### LEGAL ADVISERS & AUDITORS CONFIRM CONVERSION IS ALLOWED

EXCERPT FROM OPINION OF MULLA & MULLA dated February 14, 2022

**Mulla & Mulla**  
& Craigie Blunt & Caroe  
Advocates, Solicitors and Notaries

"In view of the discussion above, we do not see any impediment in the Trustees of the BPP converting the existing leave and licenses into tenancies..."

EXCERPT FROM OPINION OF DSK LEGAL dated February 28, 2022

**DSK Legal**  
True Value, True Values

"Hence, in our view there are no impediments under the MPT Act (Maharashtra Public Trust Act) to the implementation of the proposal of the Querists to convert the existing tenements given on L&L basis into monthly tenancies"

EXCERPT FROM VIEW OF KALYANIWALA & MISTRY LLP dated March 29, 2022

**KALYANIWALA & MISTRY LLP**  
CHARTERED ACCOUNTANTS

"Hence, there is no tax implication if the Parsi Punchayet provides contractual tenancies to the needy and deserving members of the community without accepting lease deposits"

Some people enjoy the power the position of Trustees gives them. Some use the position well whilst others misuse it by threatening beneficiaries with eviction. Today, in every meeting we attend we hear the fear of people who have been threatened with eviction on the most frivolous grounds. This is the sad reality of matters in the community!

Many Licensees have been warned of eviction if they criticize or speak against a certain Trustee. In fact, a former office bearer of Godrej Baug was the victim of such diktats from Kersi Randeria as personally conveyed by him to Mrs. Maharukh Noble which has led her to fight for every such just cause.

Converting Leave and Licenses to tenancy is not a lollipop but a necessity to safeguard every beneficiary from the rot in the BPP. Safeguards have been put in place. All that is left is to have the right candidates elected as Trustee to ensure this resolution is passed for eternity!

## FACTS V/S LOLLIPOPS

Let us break down election promises made in 2015 by Viraf Mehta and Kersi Randeria to know first hand – who is fulfilling promises and who is giving the community Lollipops.



### VIRAF MEHTA

In 2015, Viraf Committed to Amend the Scheme of Elections. In his article dated September 26, 2015, he said he would amend the Scheme to:

- reduce the term from 7 years to 5 years.
- All trustees would come together and go together eliminating mid-term elections
- Have an election commission appointed to over-see the election
- Convert eligible Licensees to Tenancies

He fulfilled these commitments when Viraf Mehta along with Armaity Tirandaz and Xerxes Dastur filed the Application before the High Court seeking to amend the Scheme of Elections.

Mind you, these proceedings were filed by Viraf Mehta along with Armaity Tirandaz and Xerxes Dastur against Kersi Randeria who did not then consent to the Application to amend the Scheme.



### KERSI RANDERIA

Now let us talk about Lollipops.

In October 2015, during Kersi Randeria's election campaign, he put a carrot before the community of the BPP

of selling Heritage TDR and earning the BPP Rs. 1500 Crores.

He was in complete majority of the BPP from 2015 – 2020. However, let the record show that Kersi hoodwinked the community as his proposal to monetize TDR was never possible. It was only an election LOLLIPOP.

**HE RAISED ZERO FUNDS FOR THE BPP BUT ONLY SPENT ALL THE CAPITAL RAISED BY THE PREVIOUS BOARDS.**

SATURDAY, 3 OCTOBER, 2015

**PARSI TIMES**

EXCERPT FROM PT EDITION DT. 3/10/15 OF KERSI RANDERIA

**The BPP could approach the Heritage Committee and the Corporation for availing TDR for the undeveloped area. (TDR is the Transfer of Development Rights – i.e. One is allowed to transfer or sell to a third party the quantum of FSI that one has not been able to consume),**

**This TDR is known as the Heritage TDR and can be used in what is known as the island city. No other TDR can be used in the island city and therefore heritage TDR commands a large premium and is currently valued at around 30,000/- rupees a square foot.**

**If we have 50,000 sq mtrs which converts to approximately FIVE LAKH square feet then at the present market rate we could generate approximately 1,500 crore.**

**THIS IS JUST AN OUT OF THE BOX IDEA**





# “KOM NO MANAS - AAPRO RUMY ZARIR”

Rumy Zarir has been actively involved in community affairs and welfare since years. He has always been very modest and humble in his approach. It's time we must regard his outstanding efforts made towards our community.

Thoothi Agiary is one of the most beautiful Agiary situated on a very attractive location facing the Arabian Ocean. It's a lovely, spacious and serene Agiary where one can pray peacefully.

In the year 2017 Thoothi Agiary was in trouble. The adjoining society started encroaching on our Agiary premises in various ways. They started with encroaching on our parking space outside the Agiary, with the result our humdeens were not getting car parking when they came for prayers. But this was just the beginning. They started tiling the ground belonging to us at their expense. Things did not stop there they also constructed a security cabin and a sliding gate right at the entrance of the compound.

All this was done with an ulterior motive to slowly start claiming the land belonging to our community on the pretext of making so many expenses to refurbish and modernize the land.

Whatsapp messages had started spreading on this matter and as soon as Rumy Zarir heard that our property is in danger, he sprung into action. It did not sit well with him to know that our community land is in trouble. He approached the Panthaki of the Agiary- Late Percy Bhadha who in turn introduced Rumy to the Managing Trustee- Mrs. Aramaity B. Vachha. Rumy got to know all the details from her then and decided to go all out to help sort this issue.



**ILLEGAL** security cabin of Om Vikas Tower Society at Thoothi Agiary.... **NOW DEMOLISHED**



He quotes that “ just because we are a quiet community doesn't mean we are cowards too. When the time comes we can, and we will fight till the end to protect and preserve what is ours. “ That is exactly what he did.

Rumy Zarir immediately approached the BMC 'D' ward, as he thought it very necessary to take prompt action. He did not rest till action was taken and he got the illegal security cabin and piling work of the sliding gate demolished which was built on our premise and also remove the tiles afixed by them on the grounds covering our parking area. This was done at the expense of the encroaching society.

Most of you may not know that right outside Thoothi Agiary on the main road was a newspaper stand for the general public. This stand was misused during nighttime and in the morning, there would be liquor bottles strewn in our Agiary compound. This was causing another kind of nuisance to the Agiary premises. Rumy Zarir got this stand also removed hence putting an end to the nuisance.

**Our dear community members should know that it was not an easy task to demolish the illegal construction. It takes great courage to completely demolish the illegal structures and reclaim our property in its original state again. All this effort taken by Rumy Zarir was commendable. Despite all the hurdles and lots of pressurizing tactics Rumy Zarir stood his ground in claiming what was belonging to his community.**

You all will be happy to know that our car parking spaces are also secured now, thanks to Rumy Zarir we can freely park our cars while we pray.

Our Agiary compound had no boundary wall and hence a new fencing was required, after urging the BMC and several follow-ups with

them, Rumy managed to get permission to build a fence bifurcating the Agiary compound and the main road.

In the pictures below one can easily tell how much illegal encroachment had taken place.

RUMY ZARIR has given selfless and dedicated service to the community members by shielding our properties and land since decades.

You must also know this very important fact that Rumy Zarir is not doing this to showcase his good work to the community members during election time but he has been doing commendable community service ever since, and will continue to do so.

Edawalla Agiary is situated at Marine Lines in South Mumbai.

In 2018 the BMC 'C' Ward passed an order to build a public toilet which was touching our Agiary's exterior wall.

A gentleman - Mr. Cyrus Behram Irani (residing at Grant Road) got to know about the BMC order and he approached Rumy Zarir with this issue. This was a matter of grave concern and they (Cyrus Behram Irani & Rumy Zarir) immediately agreed to help save our Fire Temple property.

Rumy Zarir and Cyrus Behram Irani represented the community and argued that the toilet next to the fire Temple will affect the sentiments of the Humdeens who come to worship the sacred fire.

In January 2019, the order was cancelled and they ensured that the toilet was never constructed.

We want to thank him for all the efforts taken in preserving and protecting the rights of our small but yet striking community.

**Vote for Candidate No 11 - RUMY ZARIR**



Newspaper reading stand in front of Agiary causing nuisance... **NOW REMOVED**





## I WILL DEFEND THE BENEFICIARY FROM VINDICTIVE LITIGATION FOR FREE



**Maharukh Noble**

During this campaign I have visited our residents in colonies, house to house and at our meetings.

I am saddened with what I have seen and heard from beneficiaries in private and from some of the brave who have spoken openly.

We Parsis used to be fun loving, brave and caring. **Unfortunately, all that I have heard from beneficiaries is the fear in them. At every meeting they plead to us to bring about a change that will help us end this fear of the beneficiaries from the Trustees.**

After meetings, I spoke with Armaity, Viraf and Xerxes to understand the truth behind the concerns of the beneficiaries. I have also made personal discrete inquiries as to why people are worried and why are they upset and scared to approach the BPP.

What I am about to share is the harsh realities of our colonies which has come as a shock to me but may not surprise many of the readers as this conduct seems to be rampant in every colony and baug.

People are scared. They worry that if they raise their voice against certain of the present BPP Trustees they will be targeted. This would mean anything from public shaming, calling to meet certain Trustees for a warning, filing of legal notices, non-renewal of licenses, and filing of legal proceedings for eviction or worse case all of the above.

### This is unacceptable!

Our residents are the beneficiaries of the BPP. The Trustees are the custodians for the beneficiaries and are elected to serve the beneficiaries.

The stories I have heard from residents from nearly every colony shocks me! This is not what our community is made of. A few rotten apples are trying to rot our community from within, and this must stop! People cannot and must not be threatened with non-renewal of licensees or filing of eviction suits. It is really disappointing when sitting Trustees use their might to intimidate beneficiaries and instil fear within them. Trustees who threaten beneficiaries with evictions and non-renewal of licenses are not trustee material and must never be elected/re-elected.

**IF ELECTED, I COMMIT THAT THERE WILL NEVER BE ANY KIND OF VINDICTIVE LITIGATION ON ANY BENEFICIARY. BENEFICIARIES WILL BE FREE TO CRITICIZE AND PRAISE ANY TRUSTEE OPENLY. THERE WILL BE COMPLETE TRANSPARENCY IN ALL ACTIONS OF THE BPP. THIS WILL ENSURE THERE IS NO VINDICTIVE LITIGATION OR THREATS TO OUR BENEFICIARIES.**

**I COMMIT THAT WHETHER I AM ELECTED OR NOT, IF ANY TRUSTEE ATTEMPTS VINDICTIVE LITIGATION ON ANY BENEFICIARY, I WILL PERSONALLY PARTICIPATE IN THOSE PROCEEDINGS AND HELP THE BENEFICIARY.**

Today I contest as an independent and will continue to remain independent in my thoughts, views and decisions. However, I feel that the group with which I contest is the right group because they do not partake in threats and blackmail against our beneficiaries. Mrs. Tirandaz, Viraf and Xerxes have

already paved the way to end the torment faced by licensee by agreeing to convert all leave and licenses to tenancies. They too believe that the BPP is for the beneficiaries and that is why I am today on a group with them along with Rummy Zarir.

On inquiry I am told that over 40% of all homes of the BPP are licensees. Certain Trustees want to continue with granting only leave and licenses and not tenancies. We need to ask why? If the Parsi only covenant can be protected then why must any person remain a licensee. Why must any person live at the whims of Trustees.

The decision to enter into leave and licensees may have been done by Trustees in their wisdom 25 years ago. However, in those times Trustees were good intentioned and cared for the beneficiaries. They didn't threaten to evict them because they didn't like them. No one in their wildest dreams would have thought that certain Trustees today would misuse their power and blackmail and threaten beneficiaries with non-renewal of licenses for their own agenda! Times now have changed. We have safeguards we can put in place to legally protect our Parsi Only Covenant which was the only reason in the first place tenancies were stopped back in the day. Now, there is no need to revert to leave and licenses and going forward it is my view that all allotments should be by way of tenancy only.

My conversations with residents from Godrej Baug and Nirlon have truly upset me. I threw my hat in the fray as Trustee to do good for the community. However, I have realised that before doing good we need to remove the rot that has settled into our system. Only then can the trust in the BPP be regained which will then lead to the prosperity of the BPP and our community.

I've been associated closely with Viraf since our time as organizers of ZYNG (Zoroastrian Youth for the Next Generation) in 2009. Viraf has been extremely proactive with the youth of the community and has supported numerous activities and events.

He is someone who the youth can relate to and associate with and understands how to get across to them on a grassroots level.

Since 2015, as a BPP Trustee, he's been very hands on with various colony issues and is one of the first people that reaches whenever there is a problem. He is a phone call away when it comes to helping people and never shies away from answering questions or making changes.

I wish Viraf all the best for these elections and am sure his next term as a trustee will be more productive.

**Hoshaang Gotla, Founder, XYZ**



**Dr. Porus Turner**  
President, A. H. Wadia  
Baug Housing Society



**Zerick Hosi Dastur**  
Founder – Zerick Dastur  
Advocates & Solicitors



**Adille Sumariwalla**  
President of the Athletics  
Federation of India



**Rishad Byramjee**  
Managing Director  
Casby Group



**Dr. Behram Bunshah**  
Eminent Physician



**Vispi Irani**  
Chairman, Bharucha Baug  
Youth Association





I have had the privilege to be part of the Tirandaz family ever since my childhood, spending days on end at their home. Being good friends with Faredoon, Behram & Darayus introduced me to Armaity aunty & Rustom uncle.



The most Selfless, Just & Helpful individuals I have ever know. Their doors always open to any person, irrespective of religion, who wanted help. Needless to mention the several acts they performed in the interest of the community at large!

We have many philanthropists, lawyers, big & small business owners, etc, etc! What we need is someone like Armaity who can be the guiding light, someone with a strong moral compass, who can steer our community in these times, thru choppy waters, to our intended destination.

**Sheroy Homi Daver**  
**Hon Secy of MEJCRA**

We have known Armaity Aunty for a long time. Her long record of community service, passion for helping others and integrity make her an ideal candidate for the post of Trustee of the Bombay Parsi Panchayat. -



**Firdosh Pooniwalla**  
**Advocate**

Armaity Rustom Tirandaz is a profile in courage. She is calm competent and does not play on sentiment.

She is a qualified physiotherapists from K.E.M. hospital and has been associated with several social causes – The Jai Vakil School for the handicapped for over 13 years and the Bai Sakarbai Petit Hospital for 18 years. She is the Jt. Hon. Secretary of the S.E.C school. She is the Chirman of the ladies committee of the Ladies committee of the Parukh Dharamshalla and helps to manage the staff and budgets to ensure the upkeep of the Dharamshalla.

## WE WHOLEHEARTEDLY SUPPORT



Candidate  
#3

**Armaity Rustom Tirandaz**

Armaity Tirandaz is a woman of few words, who does more and speaks less. Humble kind and straightforward. She has indeed done more for the less fortunate and the elderly than most would know. She has been instrumental in shaping the future of the community, and taking it into the next generation. A woman of courage wisdom and thought. **Keep Walking Armaity**



**Cyrus Bharucha, Founder, Pixels inc**

She upholds right values and is determined to the best for the community. She is committed to stand in the face of adversity. She is a capable, honest, trustworthy candidate befitting the B.P.P. post of Trustee. She is a perfect role model for the community women to scale higher and higher with dignity, grace, acumen and ability.



**Zinobia Adajania**

Dear Community members

I, Boman Irani, take pride in whole heartedly endorsing my dear friend Armaity Rustom



Tirandaz's, candidature for Trusteeship of the Bombay Parsi Panchayet. This is my second endorsement for Armaity and I now have greater faith in her abilities, as she has already proved me right. She has remained a dignified trustee all these years and maintained her character and qualities of integrity and honesty. She is a gentle natured person, but she has a powerful calling to serve the community. There is a determination in her to do all that is positive. And if a woman is determined she can move mountains. I believe that despite being the oldest trustee, she has been the wisest and strongest, as she has stood her ground with great poise through all the storms at the BPP.

Her intentions of fair mindedness and trying to create and maintain peace at the BPP, have lead me to believe, that the institution will be more than well served with a lady of Armaity's strength of character. I hope that under her guidance as a Chairwoman, the BPP will be put back on the pedestal where it belongs.

**Boman Irani**

Armaity Aunty has a highly credible track record of selfless community work and has done a fantastic job as the Chairperson of the BPP in her one and half year term. Her integrity and ability to get work done are important as well. She has worked well with the other trustees and without a doubt our community needs her on the board for the efficient functioning of the BPP.



**Rayo Banajee, 8 Time National Formula Racing & Karting Champion**

**Director - Rayo Racing & IndiKarting**

## WE STAND FIRM BEHIND VIRAF MEHTA 99

Viraf Mehta has been a silent but consistent supporter of Wings and ZPL, just like he has for several community events. He's always accessible and ready to help in any way he can, when the interest of the youth in the community is involved. His involvement, support and aid is unconditional and ever motivating. Wings and ZPL is grateful. Thank you Viraf



**Team Wings Stands Behind Viraf Mehta**



**MARZI PESTONJI**



**SHIAMAK DAVAR**



# A COMMON MINIMUM PLAN FOR THE WELFARE OF THE COMMUNITY

We stand before you to usher in an era of peace & prosperity with **KOM-NI-UNITY!**

We are a mix of young and elderly. Experienced and youthful. Social service oriented and professional. Each one of us is independent thinking like minded individuals with the common 'Goal To Serve Our Beneficiaries and The Community'. We intend to make no promises which we will not fulfil & here below is our Common Minimum Plan for the next 5 years and beyond, which will set the path for our future generations to come.

We are three sitting Trustees who since December 2020 have come into majority i.e. just 16 months, and since then fulfilled various promises that had been given by all Trustees 7 years ago and some even before. In fact, from October 2015 to December 2020, The Majority Trustees were there for 63 months during which there has been stagnation within the BPP and an implementation of anti beneficiary and anti BPP policy, bringing BPP to near bankruptcy.

## From October 2015 – December 2020

- Service charges were increased.
- Crores spent on legal fees including for inter-se disputes among Trustees
- Auctioning of high value flats stopped
- Encashment of tenancy rights of every tenant of every flat on sharing basis stopped
- No donations into the accounts of the BPP
- Purchase of low value flats from sale proceeds of high value flats stopped
- There was Vindictive Litigation, There were threats to licensees of eviction
- Needlessly paid over Rs. 5 Crores to the BMC for Land Under Construction Property Tax from 2016 plus Rs. 35 Lakhs to a 'Liaisoning Agent'

## PARALYSIS OF WELFARE SCHEME

Various Welfare Schemes operational within the BPP had commenced in the early 90s. In fact, the Second Child Incentive Scheme (which grants ₹3,000 per month for the second child till the child is 18) and Third Child Incentive Scheme (which grants ₹5,000 per month for the third child till the child is 18) has been unchanged since [1999]. Today ₹3,000 and ₹5,000 per month for child welfare does not stand for much in comparison to the rising costs of living. It is proposed to substantially increase this incentive once our cash flow improves.

Our elderly continue to be forced to come to the BPP and seek doles. A change must be brought to increase the amounts offered and to eliminate the need to come and physically meet each of the Trustees.

## FEAR WITHIN THE COMMUNITY

Today, there is a sense of fear within the community. Police complaints filed, residents threatened, people abused and assaulted, beneficiaries arrested, legal notices and eviction suits filed.

They are worried to speak against the Trust or Trustees for if they do, action will be taken against them. This must stop! The BPP is for the beneficiaries. It is our commitment to ensure that the BPP is for everybody and the fear of intimidation from certain BPP Trustees must not continue.

It is for this reason that the three Trustees had passed a resolution to convert all eligible leave and licensees to tenancy so that there is no fear of eviction by the Trustees.

## BPP MADE TO BLEED TO THE BRINK OF BANKRUPTCY

With no plans to raise funds, then majority trustee had no revenue generations scheme & insted let the coffers of the BPP dry up, Below are the expenses of the BPP.

## NO FALSE PROMISES. ONLY OUR ROADMAP FOR THE NEXT 5 YEARS

### UNITY TEAM



## BPP EXPENSES

THE CURRENT FIXED COST OF THE BPP IS ₹24 CRORES A YEAR. Following is the break-up:

Staff Salary	₹ 14.4 Crores
Benefits for Second Child	₹ 1 Crore
Benefits for 3 rd Child	₹ 24 Lakhs
Doles to the pool	₹ 88 lakhs
Security For the Buags	₹ 1.45 Crores
Building Repairs, Maintaining Doongerwardi, Maintaining Parukh Dharamshala, Electricity, Property Tax, Water Charges, Staff Insurance	₹ 1.5 Crores
Other expenses (legal fees, maintaining gardens, properties, agiayaries etc	₹ 4.53 Crores
Running cost for the Doonger-wadi	₹ 3.75 Crores a year (of which ₹ 2.86 Crores is just salary)
Running cost for Parukh Dharamshala	₹ 1.57 Crores a year (of which ₹ 1.17 Crores is just salary)

## ADDITIONAL VARIABLE EXPENSES (From 2015 TO 2021):

674 students given educational aid

₹ 2.1 Crores with an average of aid given to 112 students a year

268 individuals given medical aid

₹1 Crore with an average of aid given to 45 persons a year

## INCOME OF THE BPP

BPP'S INCOME IS ONLY ₹13.6 CRORES A YEAR

Rent	₹ 6.6 Crores
Interest Income from our corpus created from the Deposits	₹ 7 Crores

Expenses of ₹24 Crore less Income of ₹13.6 Crores leaves a shortfall of ₹10.4 Crores.

Moreso, the BPP currently has over ₹10 cr in outstanding payments.

## WHAT WE STAND FOR - OUR COMMON MINIMUM PLAN

Come December 2020, the BPP had a new Chairperson in Mrs. Armaity Tirandaz who along with Viraf Mehta and Xerxes Dastur passed the following:

- They have passed a resolution to convert all eligible leave & licenses to tenancy to remove the sword over the heads of all Licensees (unfortunately a stay is operational till the end of the elections, pursuant.
- To a complaint by Kersi R.
- They have ensured illogical service charges against beneficiaries are removed.
- They have amended the Scheme of Elections thereby ensuring the term of a Trustee is limited to five years from seven years and maximum two terms with a maximum of 10 years instead of 21 years.
- They have introduced a Code of Conduct which is enforceable at the elections.
- Established a COVID relief plan for all people in need rather than insist on elections.
- Stopped paying Land Under Construction Property Tax and instead sent a legal notice to the BMC seeking a refund.

Apart from the above, this team has a plan for the future. The plan involves compassionately providing a sense of safety and comfort to the beneficiaries.

We, under the leadership of Mrs. Tirandaz have formulated a Common Minimum Program in the interest of the Beneficiaries of the Trust. If elected in majority, we commit to fulfil the following during the term :

## 1. CONVERSION OF ALL ELIGIBLE LEAVE & LICENSEES TO TENANCY

Three Trustees of our team have already passed a resolution to convert lawful

Leave and Licenses to Tenancies on 22nd February 2022. This team commits to take this forward and sticks by this commitment.

In fact, the BPP has already approved the conversion of three beneficiary licensees to that of tenancy. However, thereafter unfortunately, Kersi Randeria filed a Complaint with the Chief Election Commissioner and got a stay on further conversions.

Ofcourse Govt levy of Stamp Duty and Registration charges will have to be paid which will not exceed ₹ 5 lakhs in almost all cases as per advice given to us by Rent Act experts. Information in relation to this will be disclosed once we are certain there is no senseless opposition or vindictive stay sought to be brought on this resolution. If a beneficiary is unable to pay the stamp duty and registration charges, then he can continue as a licensee.

Every Resident of every Baug and Colony, be he a Tenant or a Licensee will now have the right of Encashment of the Tenancy value of his flat which was hitherto denied prior to the Chairmanship of Mrs. Tirandaz to Licensees.

## 2. ENCASHMENT OF TENANCY RIGHTS

No beneficiary will be forced to hand over their keys to the BPP for free or for a pittance as compensation. In the last decade around only 4-5 persons have.

This team realises the reality of this since the Government has made Pugree legal since 1999 and hence we will allow encashment of tenancy rights of every Tenant in BPP and Wadia Baugs who want to migrate or vacate for any reason. Since all Licensees can be converted to Tenancy, this means that every occupant, will be allowed to enjoy a share in the encashment of tenancy rights of his flat. The sharing basis of the transfer fee on encasement of tenancy rights to the tenant depends on the requirements and other factors of the Tenant, and can vary





between 20% - 50% of the transfer fees. Allowing this legal mode, it ensures that the outgoing tenant does not illegally induct someone into the flat or does not keep it locked for years on end. This also ensures there is no unnecessary litigation by the BPP against beneficiaries.

### 3. REMOVAL OF SERVICE CHARGES & REDUCTION OF PARKING CHARGES

When Armaity Tirandaz came into majority in the present Board, her first act was to remove the levy of extra service charges of ₹750/- per month per household that had been imposed on the community residents from February 2017, regardless of the size of the flat or whether any services were given to that colony/building.

If for any reason, there is a need to increase service charges in the future, it will be only after consultation with the community and the Baugs. Service charges must be based on colony to colony/ house to house and cannot be a one size fits all charge on all residents in every flat and colony. It will be a consultative exercise between the BPP and each colony.

With costs of rising fuel & injection, the 10% yearly increase in parking charges shall also be considered & if possible reduced or removed. Of course any increase in Property Taxes, Water Charges, Govt. Levies or any other Statutory charge will be recovered at actuals.

### 4. SETTLING OF LITIGATION

We intend to immediately set up a 'Conciliation Panel of Parsi Advocates' to help the BPP settle all outstanding litigation against our beneficiaries unless there are gross violations.

There will be NO threats to Licensees of eviction or non-renewal of licenses and there will be no vindictive litigation as has been the case prior to 2020.

On settling cases, we are hopeful that more households will be made available for our deserving withing the community.

### 5. AUCTION OF HIGH VALUE FLATS

This team believes that auction of all High

Value Flats is a better mode for raising funds than increasing service charges or recovering other costs on beneficiaries. Instead of gifting one Parsi family (no matter how deserving), a gift of a large flat worth a few crores, the team feel it may be more judicious to auction such a flat and use its proceeds to help a hundred Parsi families by offering them aid, doles, medical or education help, etc. This mode of raising funds was upheld by the Division Bench of the Small Causes Court in a case of a Khareghat Colony resident, and was in fact advised by Justice Kathawala himself.

### 6. PURCHASE OF LOW VALUE FLATS FROM PROCEEDS OF HIGH VALUE FLATS

Since flats in Nowroz Baug, Jer Baug and other low value flats are exempted from the policy of Auction of High Value Flats, this Team will compensate any resident of Nowroz Baug, Jer Baug or low value flat at ₹2000/per sqft, if a beneficiary desires to vacate their flat for any reason. This way, the BPP will get control of the flat and will be able to allot it absolutely free to a deserving Parsi family as per the Merit Rating Scheme from the proceeds of auction of high value flats.

### 7. TRANSMISSION OF TENANCY

In the past, beneficiaries were forced to visit the BPP and meet with each Trustee (individually and together) for a simple transmission of tenancy from parent to child or husband to wife.

**We intend to eliminate this, by authorising the administration to carry out such transmission of tenancy provided all legal formalities are complete. In fact, this system is already in effect under the Chairmanship of Mrs. Tirandaz. Legal transmissions are a matter of right.**

Hence, beneficiaries can seek legal transmissions directly with the BPP administration and no need to seek consent of each Trustee individually.

### 8. NO FAVOURS TO FRIENDS & FAMILY

All allotments will be as per the Merit Rating Scheme with no favours to friends, relatives

or family members. All allotments & Merit Rating list will be published on the BPP website.

### 9. LITIGATION COSTS FOR DISPUTES BETWEEN TRUSTEES

The Trustees on this panel in the scheme of election got approved that all legal fees for inter disputes between Trustees will be borne by the Trustees personally.

The team commits that no matter the situation, for all disputes between Trustees, the BPP will not be made to incur any legal fees of any kind, which hitherto was misused by the early majority trustees.

### 10. POWER TO BAUG ASSOCIATIONS & COMMITTEES

The team will launch a proposal that will encourage and empower Baug Associations and Committees to devise new means to generate revenue on a sharing basis between the BPP and the Associations and Committees, from use of the grounds and open spaces for movie and ad shooting, wells and bore pumps, hoardings, etc.

### 11. SAFEGUARDING DOONGERWADI & BPP PROPERTIES

The team gives an unconditional undertaking to assure the community the protection of all Trust properties. The Doongerwadi and the system of Dokhmenashini shall be safeguarded with all vigour and might.

### 12. TRANSPARENCY

The team strongly advocates transparency. The team will ensure transparency in all allotments as per Merit Rating Scheme. The team will endeavour to publish Reports and the Annual Profit and Loss Statement as well as Balance Sheet of the BPP in the Parsi media and BPP website.

The team shall hold an Anjuman Committee meeting every year and if not possible for any reason, they shall visit colonies over the weekends to receive feedback and updates.





### 13. HEALTHCARE & CRECHE FACILITY & LIFTS

We will strive to put in place a comprehensive group **HEALTH INSURANCE PLAN** so that we can look after the community. This plan would be free for the poor in the community and subsidized for the lower middle class.

This will enable us to take advantage of better facilities such as maternity plans with neo natal care etc. This is the need of the hour now as majority of our community members live north of Dadar and they are not able to take advantage of our two community hospitals: Parsi General and Masina.

We will inquire with each colony association on the feasibility of setting up creche facilities in each colony for the betterment of young working parents. This will only be possible with the co-joint effort between the BPP and the colony associations. Where creches are not viable, the BPP could reimburse full or part of the creche payments made by a working couple.

We have experienced that fourth floor occupancies of all our baugs find it extremely difficult to climb four flights of stairs to their flats. Once we are able to generate sufficient funds, we intend to provide lifts where feasible on a 50-50 sharing basis with the occupant.

### 14. SENSE OF PROFESSIONALISM

On our team are professionals who will strive to run the BPP in a professional manner. The BPP can be involved in encouraging entrepreneurship and enterprise within the community. All of this is possible once the finances are in better condition.

Our team will endeavor to create a 20 year, 15 year and 5 year road map for the community as a whole. The BPP being the apex body of Parsi Zoroastrians in the World needs to play a key role to ensure our social fabric is retained at all costs. The BPP should play the role of bringing together the various Parsi, Irani charities which exist to bring around a

holistic approach for the betterment of the community.

Further, this Board will encourage youth centric bodies and events such as HPY, ZYNG etc.

### HOW WILL THE BPP GENERATE FUTURE FUNDS

Whilst our Common Minimum Plan chalks out our plan for the next term, it is critical that we also share our thoughts on the possibilities of various redevelopment that are possible with the right team in place.

**These projects may take more than 5 years. However, it is our endeavour to kickstart a few of them during the next term so that the future Trustees do not have a financial crunch as the BPP is in today.**

The first project we intend to take up is the Nirlon Colony redevelopment which will provide maximum flats for allotment for free of any deposit and the completion of the Godrej Baug ownership building, as they will provide the BPP with a mechanism to raise funds.

In the past, similar projects (such as Spenta, Aderbad) have earned the BPP sufficient funds to assist the BPP to devise various beneficial schemes.

### WHAT WE STAND AGAINST

We undertake and commit to be held accountable if we commit any of the deeds below.

#### We unitedly stand against:

- Intimidation and mistreatment of beneficiaries.
- BPP paying legal fees for disputes between trustees
- Stopping auctioning of flats
- Forcing people to pay service charges or else face eviction cases
- Unnecessary litigation
- Against being rude to beneficiaries
- Threatening licensees with eviction
- Making beneficiaries wait at the BPP office for hours on end
- Illogical increase of service charges
- Stopping of projects because of personal grudges
- Disbanding organizations due to ego and politics (eg: shutting down of ZYNG)

PROJECT	NUMBER OF FLATS WHICH CAN BE CONSTRUCTED	APPROXIMATE COST OF CONSTRUCTION (AS ON MAY 2022)	FLATS GIVEN FOR FREE	FLATS SOLD TO PARSIS	REVENUE GENERATED BY BPP
Godrej Baug Ownership Building	50 flats	₹25 Crores	NIL	50 flats	₹100 Crores
Nirlon	200 flats	₹60 Crores	150 Flats	50 flats	₹50 Crores
Dhunbai Wadi	60 flats	₹20 Crores	30 flats	30 flats	₹30 Crores
Navroz Baug	100 flats	₹40 Crores	50 flats	50 flats	₹50 Crores
Bharucha Baug	100 flats	₹40 Crores	100 flats	NIL	NIL
PALMLANDS	100 flats	₹40 Crores	50 flats	50 flats	₹50 Crores

From the above, the Godrej Baug ownership building alone, if progressed in a right manner will earn sufficient revenue to recommence incentives for second child; third child; medical aid; doles etc.





## ALL ROUND SUPPORT FOR ERVARD XERXES VISPI DASTUR

Dear All,

I have worked with Xerxes Dastur since the new version of the Youth wing in Wzcc was formed.

He has been and continues to be an incredible Mentor to the Youth wing and to many young people in our team including me. I have seen his undying passion for Wzcc and entrepreneurial development for the youth of our community. His experience merged with his youthful energy is exactly what is needed to bridge the gap between the youth and the seniors.

One of his finest qualities is to go out of his way in connecting and networking people to create win-win opportunities. I have grown my business and network immensely thanks to his leads and support.

Regards,

**Jehaan A.Kotwal**  
CEO - JFK Transporters Pvt Ltd



Have known Xerxes for a long time. He is the right kind of person who should represent our community at the BPP. The BPP by virtue of being our community apex body needs young professionals like him who can take the community forward. I fully endorse xerxes vispi dastur and wish him all the best for the future.

**Dr. Jamshed J. Bunshah**  
Orthopaedic Surgeon



Xerxes is a conscientious and hardworking professional. He is easily approachable and helpful. He has had a wonderful first term in which he has fulfilled his election promises and is always available for the common man. I endorse his candidature for the BPP.

**Dr. Behram Bunshah**

I've known Xerxes since before we were both involved in community affairs. And as elected leaders of our organizations we have had the chance to collaborate on everything from the Global Working Group (GWG), the Gen Z Survey and at WZCC both in India and globally. I've found Xerxes' even keel and moderate and pragmatic approach to problem solving a much needed quality in a community leader. His ability to go across the aisle and get things done is a rare commodity in the polarized environment that our community finds itself.

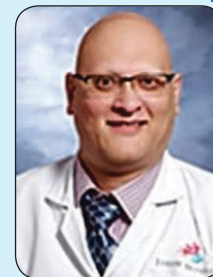
**Arzan Sam Wadia Architect**, Associate,  
Director of Information Technology, Digital Design and Digital Media Architect.

COOKFOX Architects, President FEZANA



I have known Xerxes since my school days. he was dynamo then and is even more so today. when he sets his mind on a task i have always seen him complete and achieve what he wants. He is scrupulously honest and very hard working. my father Mr. Fali A Poncha (who with his vast experience in many fields , could assess people very well) saw all these good qualities in him and encouraged him to stand for trusteeship at the Bombay Parsi Punchayet. He has the best interests of the community at heart always. He is very successful in his profession and brings his financial and legal acumen to whatever task he undertakes and despite his busy schedule he makes time to help others. Our community will be well served if he is elected as a trustee at the Bombay Parsi Punchayet.

**Dr. Fali F. Poncha. MBBS, MD**  
General Medicine, DNB - Neurology



Xerxes Dastur is a consummate professional who would be a huge asset for the community on the BPP Board. Xerxes's expertise of dealing with various myriad businesses and finding solutions for them will help take our community forward. I would like to endorse Xerxes for a second term at the BPP as I believe he can make a difference for our community. Best Regards .

**Marzi Pestonji**



By stepping down 3 years ahead of his tenure, Xerxes Dastur has proven that he can be a good team player while being fiercely independent. In 2018 I had whole heartedly supported Xerxes and am happy that he has lived up to expectations despite hostility in the board. Your vote for Xerxes and the team will ensure stability to deliver progress for the community. Best wishes to Xerxes.

**Phiroze Amroliwalla**, Community Activist.



Friends, Mr Xerxes Dastur stands again for elections to serve our community. He's not only qualified enough for this position but also very capable with his pragmatic approach towards large issues our community is struggling with. His allinclusive nature makes him unique and he's very independent in his thought process. He's also extremely capable of working in tandem with whosoever else comes along as fellow colleague trustees. He's been a great mentor and guide to my business too consistently and many more Zoroastrians like me have benefited from his entrepreneur mentoring programmes. Because of all the above i endorse him for his second term so that he can fulfil his manifesto leading the community upwards and forward.

**Mr. Mickey Mehta**,  
Holistic Guru.



*Percy Master*

Date : 11<sup>th</sup> May' 2022

To Whomsoever It May Concern

Xerxes Vispy Dastur, a Chartered Accountant by profession and a partner in V.S. Dastur & Co. is a very experienced and talented individual with an in-depth knowledge of charitable trust and income tax laws. He has already completed a term as BPP Trustee and has done a lot of work for the Zarthusti Community. Xerxes Dastur has also been a Member of WZCC (World Zarthusti Chamber of Commerce) for over a decade and has held several positions as a Director. His father Vispy Dastur, a thorough gentleman and always helping the community through his Parsi Association has been known to me for a long time..

Xerxes Dastur beside a businessman is also handling innumerable, Major Trusts and is an expert in Trust work. His experience and competence will be a big help for the Bombay Parsi Panchayat. We need professionals of competence to help this premium organization of our community.

Xerxes is also a very good orator and can speak on various topics of interests. He is a great promoter of the youth wing of WZCC and comes out with new ideas to promote the younger generation of our community. This is actually the need of the hour.

If we want to have good trustees in Bombay Parsi Panchayat I will recommend Xerxes Dastur as the right candidate.

*Percy M. Master*  
Capt. Percy M. Master

Global President - WZCC & Chairman of Master Groups

25, Sterling Tower, Jamnabai, Mumbai - 400 007. Tel. : 2367 0322





## DOES KERSI RANDERIA DESERVE A SECOND TERM?

The Editor, Parsi Junction.

Dear Sir,

I repeat what I had stated in my earlier articles that my recommendations are my own choice based on experience, emails, whatsapp messages, recordings etc. and are not necessarily the views of Parsi Junction. They are NOT meant to denigrate or run down any other candidate. With the exception of Kersi Randeria with whom I have major differences on ONLY his policies and actions as a trustee which I have spelt out in a separate column, I have no grudge against any of his panel members. My best wishes to them!

1. **Planned to use Doongerwadi lands for installing Garbage processing plant.**
2. **Actively encouraged inter-married lady to stand for Trusteeship**
3. **Denied a poor senior citizen a meal from the BPP kitchen set up during the pandemic because it was requested by Amroliwalla**
4. **Forced a "one size fits all" steep increase of Rs.750/- pm in service charges to compensate for recovering losses suffered by BPP for frivolous litigation and for favours done by Randeria to friends and relatives.**
5. **Denied Minutes of meeting, documents etc to fellow trustees Armaity and Viraf and wasted 80 lakhs of BPP funds defending act in Court!**
6. **Monopolised the Parsi print media and thus denied true facts from you, the voter**
7. **Issued notices and filed cases against occupants of locked flats while himself transferred Kaka's vacant flat in the Contractor Charity building of BPP at Byculla to his mother's name and added the name of nephew for future gains though both live in Godrej Baug!**
8. **Allotted flat valued 60 lakhs in Godrej Baug to relation of lady partner for only 8 Lakhs**
9. **By misleading co-trustees, allotted flat worth 60 lakhs to crony Advocate K. Irani despite Irani having flat in Petit Trust. The Deposit of Rs.40 lakhs promised by Randeria on behalf of Irani is not paid to B.P.P. for several years**
10. **To reciprocate for this favour done by Randeria, Adv.Kaikhushru Irani now prints "POL KHOL" when required to defame Mehta and family.**
11. **Paid Rs.35 Lakhs to a go-between agent to settle tax issue with MCGM for Godrej Baug multi storey ownership building with no result. Waste of B.P.P. funds!**
12. **Collects 100% repair charges for repairing buildings, refunds only 50% on "payable when able basis".**
13. **Created a new post of Jt. Dy. CEO for Shernaz Khambatta, offered her a choice**



By Phiroze Amroliwalla

**of flat and instead of a Service flat, allotted big flat in Cusrow Baug worth 4 Crores.**

**14. Encourage and allow transmission of tenancy to favoured few but offered Leave & License to others.**

**15. Accepted 30 lakhs from one Vikram Jagdale in 2014/15 for booking a flat in his slum-redevelopment project, saying "he was a Parsi, and we Parsis do not cheat" and then in 2019 when Jagdale approached the BPP board, Randeria denied saying it was only a loan!**

Below I will state why all of the "Magnificent Seven" that I completely support deserve your Vote!

For the first time in the history of the BPP this team offers a "Formidable Feminine Front" under the leadership of sitting Chairperson Armaity Tirandaz. The community has an opportunity to bring in Unity and Harmony in the Board by voting in the complete team.

To begin with our present Chairperson Mrs. Armaity Tirandaz, I am reminded of her line: "What we do for ourselves dies with us. What we do for others, lives on." This describes her philosophy! She adds:

"The Trustees are elected by the beneficiaries to serve the beneficiaries. To serve as a trustee is a privilege and not prestige."

"I am a team player who works for what is correct and honest. I have proved myself as an independent thinking individual on this current BPP Board which is of most importance."

"You can outsource many things, but not the spirit of service, the integrity to uphold the right values, and the determination to do your best".

The above alone are good and valid reasons to reelect this polite and dignified lady who has proven that she can stand up to pressures. And for that she needs 'a cohesive team of trustees' And to my mind the other members mentioned below are the ones to make that team.

Next is Mr. Viraf Mehta, perhaps the youngest and yet very mature who has provided the required support to the Chairperson alongwith Xerxes Dastur in an otherwise hostile atmosphere. Viraf, despite his busy professional schedule, makes himself available for the community whenever the need arises. Whether it is about issues affecting our Doongarwadi, or co-ordinating with the BMC and local authorities. Khareghat colony residents will all vouch for him for his prompt help whether it is water supply pipe replacement or any other

grievance. He has saved many from incurring huge expense. Above all Viraf is a team player which is very desperately required in the new board after the earlier experience.

Mr. Xerxes Dastur the third member from the present sitting trustees is the last one to come on board. Though in the early months some in the community felt that he needed to push more aggressively, Xerxes over a period of time demonstrated that his soft exterior was an illusion and he proved to be a pillar of strength to Armaity and Viraf and it was mainly his ability to maneuver skilfully some difficult issues which has helped BPP overcome many a difficult hurdle. He, by offering to give up his balance term of over 3 years has not only kept his election promise but also saved more than 40 Lakhs of community funds by avoiding another election.

From the first time aspirants it was rather unfortunate that an unsuccessful and futile attempt was made to stop Ms. Maharukh Noble from contesting. To my mind this attempt was made to settle scores and was in retaliation because an aspiring lady from the opposing camp had to withdraw. I must say that Maharukh very calmly came out unscathed. This demonstrates that she has the courage and confidence required to stand up to pressures and assert herself. After all she has been serving our community for several decades without the glare of any publicity unlike some others who talk more and work less.

About Rummy Zarir what impresses me most is his statement "I FEEL THE PAIN FOR I HAVE GONE THROUGH IT TOO". So true! This should touch a chord among those from our community who suffer the most. A trustee apart from having unimpeachable integrity also needs to be sensitive to the needs of others who are from our weaker sections of society. Rummy like Viraf will be an asset for he too is well versed in dealing with MCGM and other government authorities at the grass root level also and the trust needs such men who can get things done. Rummy would be a welcome valuable asset to the team!

Now for Ms. Zuleika Homavazir! This lady has already accomplished what no other candidate could! In the face of a hostile and adverse situation she turned the tables and very successfully almost compelled the inter-married lady candidate who was supported very skilfully by Kersi Randeria, to withdraw her candidature at the very last moment. The issue of our Khandhidas too was resolved by her. She will most positively be an asset to the earlier referred to members.

Earlier in my email to Anahita, which was printed by the Parsi Junction a week ago, I have elaborated in great detail why I chose to support her. Anahita has clarified that she will work with anyone who is on the board as long as it is in sync with her philosophy. I see no reason why her objectives would differ with this teams'. I therefore maintain my support for Anahita Desai who I believe deserves to join this team so that they may accomplish their common goal.

My best wishes to all,

**Phiroze Amroliwalla**





# Professor Dr. Zuleika Homavazir "FOR THE PEOPLE!"

## TOGETHER WE CAN BUILD A STRONGER AND PROSPEROUS PUNCHAYET!

Dear Community Members,

The Bombay Parsi Punchayat (BPP) as the apex body of our Community can play a pivotal part in envisioning the future of our community, and contributing to the upliftment, betterment and rejuvenation of all our members. Sadly, for reasons most of us are aware of, this has never happened in the manner intended.

I take pride in being born and married into our Zoroastrian Community, which is known for its tradition of success, leadership and contribution to society and more so an unmatched contributor to the development of this Country. However in recent times, we see that we have lost our competitive edge.

With the deeply rooted affiliations I have, with our Community, I am very concerned that our true potential is not being realized through the leadership it requires, and, I have therefore decided to offer my candidature for the post of "Trustee".

I am very confident that, with my extensive qualifications, vast related administrative experience, deep sense of commitment, robust values, and courage of convictions, I can make an extremely impacting contribution in making the BPP play the leadership role it was intended to do.

-Prof. Dr. Zuleika Homavazir

## ROLE OF BPP AS A LEADERSHIP BODY OF THE COMMUNITY

It will be my endeavor to ensure the Board spends wisely, works for the lower and middle strata of the Community and protects the interest of all and promotes common welfare which is the need of the hour to restore the mutual trust between the Community and the Board.

## MY VISION FOR OUR FUTURE

With over a decade of experience as an administrator, and to demonstrate the courage of my convictions to take head-on any issues regarding mismanagement, corruption I could identify, voice my objections and set right a number of anomalies at the BPP over the past one year.

1. Ensured the Board did not take the electorate for granted by allowing consensus favoured candidates to walk into the boardroom, overriding Adult Franchise.
2. Ensured the BPP updates its electoral voters list.
3. Ensured the BPP followed GST norms for all cash receipts.
4. Questioned the illegal tenancy granted to the favoured few as also demanded implementation of tenancy for all.
5. Brought before the Community, the recent policy decisions of the Board demanding transparency from Trustees.
6. Succeeded at the Honourable High Court against the wrongful disqualification decision by the existing Trustees.



Dr. Zuleika Homavazir

7. Demanding amendments to the scheme of elections and the mandatory code of conduct.
8. Firmly fought against the tyranny of those who tried tarnishing my image, an advocate eventually had to tender an Unconditional apology at the Bar Council.
9. Objected to the candidature of inter-married Parsi Woman contesting the elections, which eventually led to her withdrawal.

## 8 POINT ROADMAP FOR THE BPP

### 1. HOUSING:

- Our Community members have been forced to convert their tenancy rights to leave and license whilst transferring the flat in the name of next of kin is against principles of natural justice. This unethical practice has to stop.
- A few of our Community members are under constant threat since the family may get evicted once the term of Leave and License ends unless they bow down to the BPP.
- The convenient excuse given to abstain Tenancy is to avoid stamp duty. The stamp duty issue should be taken care by providing clarity with realistic projections as per ready reckoner and depreciation.
- Maintenance of buildings cannot be charged to a Leave & License flat holder however the Leave & License flat holder is forced to pay for maintenance.

It will be my endeavor to ensure equal protection of law and facilitate tenancy to Community members through due process of law.

### 2. WELFARE OF OUR DASTURJIS

- We must strengthen funds towards our Dasturjis for their family welfare.
- Encourage the next generation to adopt priesthood by providing attractive incentives.

### 3. CARE FOR OUR ELDERS

- A convalescent home with medical facilities for the elderly is the need of the hour especially for those who do not have children/ family members. Parsi lying-in hospital can be redeveloped into one such home through the generosity of our donors.
- Review the need-based subsidies

### 4. OPEN-DOOR POLICY

- We must stop mismanagement of Trust funds.
- We must avoid discrimination and implement "One Policy for All".

I will vigorously pursue bringing an open-door policy, with access to periodic updated financial reports, to

ensure accountability and transparency of all decisions at the Board, with the Community.

### 5. BUILDING THE FUTURE OF OUR YOUTH

- Our forefathers ventured into business creating wealth, the benefits of which we reap to date. We have been known to be a Community to give great Business Leaders to this Country. We should strive to create more business leaders.

### 6. TIMELY RESOLUTION OF COMMUNITY & LEGAL ISSUES

- Curb mismanagement and maladministration in the affairs of properties. Failure to submit waiver application for lease renewal of our baugs since 2016 has created a liability to pay crores (with interest) to the Collector of Mumbai.

It will be my endeavor to:

- o Implementation of time-bound resolution of problems in each property.
- o Prevent mismanagement and maladministration in the affairs of properties.

### 7. SAFEGUARDING OUR DOKHMENASHINI SYSTEM

I will strive to:

- Encourage research to making our Dokhma system more effective for each one of us. The project that was stalled nearly a decade back, I shall try and revive the same.
- Protect the Doongerwadi properties at all cost.

### 8. POLICY DRIVEN INITIATIVES

- Conduct an independent financial audit for clarity on assets and liabilities of the BPP.
- Create an MIS (Management Information System) through automation of records for effective functioning of the Board.
- Review of policies and addendums to Trust Deeds, and change reports submitted to the Charity Commissioner.
- Policy of Tenancy and subsidies to beneficiaries.
- Stop "Different Policy for Different People"

## KNOW YOUR CANDIDATE PROFILE

### • ACADEMIC QUALIFICATION

- o Doctorate in Business Management (Ph.D)
- o Masters in Business Administration (MBA)
- o Masters in Commerce (MCOM)
- o Bachelors of Management Studies (BMS)
- o Bachelors of Law (LLB)

Awarded the prestigious Dorabji Tata Merit Scholarship for all academic pursuits

### • CAREER:

- o Currently, Director, Internal Quality Assurance and Professor, Business Administration, ATLAS SkillTech University.
- o Member on the Board of Management, Professor, Wilson College. Nominated on a number of statutory bodies. Administrator of seven professional programs, International collaborations, Examinations.
- o Lead roles at Pfizer Ltd., Novartis Ltd., Holcim





(South Asia) IT Services Ltd.

- o Awarded "The Learning Agility Award" at Novartis India Ltd. and "Best Employee Award" at Holcim (South Asia) IT Services Ltd.)

#### • WELFARE WORK

- o Founder of "Help Our People Elevate" with 12 years of uninterrupted Community Service to the lesser privileged, the poor of society.
- o Member on Board of Terry Fox India Committee to financially aid Tata Memorial Hospital for Cancer Research to the tune of over Rs. 15 Crores each year and create cancer awareness at National and International levels. Facilitating free treatment to the needy.
- o Financial help for the needy children of Parsi families along with career guidance and financial support for further studies.
- o Financial help to old age homes.
- o Financial Aid of over INR Three Lakhs and relief work for earthquake affected Nepal in association with the Indian Red Cross Society.
- o Flood relief work for Kerala in association with the Indian Red Cross Society.
- o Flood relief work for Kolhapur.
- o Annual food distribution and donations for street children and girl's orphanages.

- o Plantation drive in association with Ministry of Forest & Wildlife Department.
- o Donations worth more than INR 2.7 lakhs for the welfare of cancer affected children

#### • RECIPIENT OF NATIONAL AND INTERNATIONAL AWARDS

- o The Outstanding Young Zarathushti Professional of the Year' Global Award by World Zarthushti Chamber of Commerce.
- o The Education Leadership Award for "The Best Professor in Management" awarded by British Broadcasting Company -BBC Knowledge.
- o Dr. A.P.J. Abdul Kalam Lifetime Achievement Award presented by Founder of Jeeva Theological Open University, Chennai.
- o Women of the Future Award 2018 presented by WOTFA Awards.
- o The Female Educationist of the Year Award" by Estrade Education Awards.
- o The Inspiring Leader of the Year Award by BJP Spokesperson, Advisor, Government of Maharashtra, Mrs. Shweta Shalini.
- o India's Eminent Educationist & Management Professor presented by India Education Awards 2018.
- o Mahatma Gandhi Excellence Award presented by Shri Shivraj Patil, Former Governor of Punjab, Ex

speaker of Lok Sabha and Former Home Minister, New Delhi.

- o The Vidya Rattan Gold Medal Award by International Institute of Education and Management, New Delhi.
- o The National Mahila Rattan Gold Medal Award by The Solidarity Council of India, New Delhi. Rashtriya Gaurav Award by India International Friendship Society.
- o Dr. Sarvepalli Radhakrishnan Award by Lions Club.
- o The Rashtriya Shiksha Shiromani Award by Global Achievers Foundation.
- o The Women Empowerment & Societal Development Award under the category The Young Woman Educator & Scholar Award presented by National Foundation for Entrepreneurship Development on International Woman's Day, Coimbatore.

#### YOUR ONE PRECIOUS VOTE TO ME CAN HELP BRING ABOUT A POSITIVE CHANGE

##### CONNECT AT:

I welcome discussions from our Community Members over a call, whatsapp call/ message, facebook messenger between 7am to 10pm. Community Members are welcome to call at 9821033786.

Visit Website: [www.drzuleika.com](http://www.drzuleika.com)

Email: [voteforzuleika@gmail.com](mailto:voteforzuleika@gmail.com)



## BPP CANDIDATE - TEHMTAN DUMASIA

Dear Members of the Community, I, Tehmtan Dumasia am contesting for the upcoming BPP Elections in May 2022. I stand with no group or alliance; I

have been contesting these elections since 2008 as an independent candidate for the betterment of the community. Below are my proposed initiatives that I would like to strive towards to help with the betterment of community.

#### HOUSING

I propose a Point Based System for registered members of the BPP. Members from the community from any age can start volunteering in programs with the BPP to drive up volunteer numbers to collect points. Whether it is in terms of volunteering to clean Agiyari's or helping senior citizens. These points aggravated over years of community service can be rewarded providing higher positions in the housing allotment system (or any other aid) which at times fails to provide housing to the deserving and only to those who can afford it. We must embed a sense of service to help our community and a deserving incentive such as a higher chance for receiving housing or other aid can be the driving force behind.

#### DIGITIZATION OF RECORDS.

There is a dire need to digitize the records of

the BPP to have better access and function of existing records. A mammoth task but one required for the community to advance with the times. In a fast-paced world we cannot rely on paperwork to be still pushed around in files which can get lost or damaged. Deserving youngsters in our community can come forward and lend their resources for use in the panchayat office to complete this task. This digitization can help with collaborating with other trusts and funds to make sure no multiple requests are being made of funds meant for medical aid, educational aid etc.

#### THE BPP APPLICATION/WEBSITE.

The BPP needs to develop an app/website for the community to be updated on current situations, as well as members who would be able to track all their applications made to the BPP. Notices and deadlines for applications as well as the application process whether it be Housing, Medical assistance applications, foreign studies assistance applications etc. Saving time on both ends for the BPP as well as the people applying to the BPP for help. The website/app can also help keep the community informed about the activities the BPP has to offer whether they be voluntary programs or matrimonial events. The same app/website will also provide a matrimonial section for Parsi's to connect with each other, assisted by the BPP where there will also be online events held for Parsi's to connect with each other.

#### PARSI'S FOR A PROGRESSIVE FUTURE PROGRAM

While the BPP runs an extremely successful HPY programme for children who have finished their 10TH standard studies, giving them an insight into meeting more people within the community, offering guidance and friends for life, often it is in their more progressive years where the youth is lost in a more adult world. The Parsis for a Progressive Future Program aims to be an advanced program where Parsi entrepreneurs, business folk and educated members of the community will teach/mentor the younger generations for career guidance and corporate etiquettes eventually giving opportunities to younger parsis to intern/work in their organizations giving them an early influence into jobs or careers they would want to explore.

#### ONE PARSI PROGRAM

We must realize that just like the Bombay Parsi Panchayat there are panchayats in other cities as well. We must have more programs in collaboration with these panchayats to run joint programs where the newer generation must come together in one place and interact with each other. There is a need for members of the community to represent more than a Baug or a City but rather aim to come as representing one community.

**VOTE FOR A PROGRESSIVE FUTURE.  
VOTE FOR INDEPENDENT CANDIDATE  
TEHMTAN DUMASIA.**





# KOM-ni-UNITY

## Aapri Priority!



**XERXES  
DASTUR**



**VIRAF  
MEHTA**



**ARMAITY  
TIRANDAZ**



**MAHARUKH  
NOBLE**



**RUMY  
ZARIR**

**14**

**13**

**3**

**10**

**11**

## BPP TRUSTEE MEET

22 - May	Sun	A. H. Wadia Baug	11.00 a.m
22 - May	Sun	Navroze Baug	7.00 p.m
23 - May	Mon	Jer Baug	7.30 p.m
25 - May	Wed	Dadar Athornan Institute	7.00 p.m
26 - May	Thurs	Rustom Baug	7.30 p.m
27 - May	Fri	Bharucha Baug	7.30 p.m