

The Cuffeparadian

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Charities and Donations with a Difference is the flavour of the November issue...



They say, “Teach your children charity while they’re young”. Charity plays a very significant role in both Dussehra as well as Diwali, as these festivals signify the victory of good over evil and light

over darkness respectively. Both these festivals have a strong moral and ethical message of spreading positivity by sharing some of our prosperity to the less fortunate around us. Keeping in tune with the spirit of these festivals, Cuffe Parade saw the **Maker Tower A&B Children’s Market**, where young entrepreneurs from these buildings, put up their stalls with sales proceeds directed towards charities like orphanages, animal welfare, and helping the underprivileged.

The children from **Angel Xpress Foundation**, (who are themselves from underprivileged backgrounds) celebrated **Daan Utsav** by making some delicious sandwiches for the working staff of Colaba Woods and neighbouring building security guards. You can read about both these charitable acts on **Pages 4 & 5**.

Another form of charity, and probably the most noble one, is **Organ Donation**. The Secretary and my dear friend Hansu Pardiwala proudly showed me her newly renewed driver’s licence, and quipped, “I’m an Organ Donor! And it says so on my driving licence because I opted for it at the time of renewal!!!”. So, I urged her to interview the NGO ‘Project Mumbai’, to clear the many doubts and misconceptions we have about Organ Donation. You can read the detailed interview on **Page 6**.

Bay View Marina gets a Zen feel of peace, relaxation and tranquillity at the entrance itself, with the beautiful Buddha Statue. A much-needed initiative in today’s world of clutter, noise and fatigue. Read about it on **Page 7**, or better still visit the garden with your family and friends.

Where There’s a Will There’s a Way. The importance of a Will cannot be underestimated. The families of those who have passed away intestate would know the legal and financial difficulties they would have had to go through. We have started a new column ‘**Legal Eagle**’ (**Page 8**), to address many such queries which we may have, but don’t know whom to ask. Write to us at cpainfoletter@gmail.com if you want us to cover any specific topics under this column.

Redevelopment is another very hot topic for discussion. Cuffe Paradian Rajiv Bhasin has very succinctly explained the importance of redevelopment under, ‘**Towards a Better Cuffe Parade**’ feature. You can catch it on **Page 8**.

We started a new feature ‘**Buildings Share Their Success Stories**’ in the October 2023 issue, and we are happy that societies are coming forward to share their stories. You can read about the **Jupiter – Venus By-lane Makeover** on **Page 9**.

‘**Awards and Achievements**’, features our most awarded adman, Cuffe Paradian Ramesh Narayan. CPRA and fellow Cuffe Paradians are always proud to have one such amongst them. Sejal Ghia’s Chaklis make for the perfect Diwali Farsan, under ‘**Recipe Stories**’. You can find both these features on **Page 3**.

Signing off I’d like to say let’s make this Diwali a celebration of light and peace and giving. Light up your homes with the warm glow of *diyas* and say no to crackers.

Maneck Thakkar
Editor - The Cuffeparadian



Dear Friends,

How is it going? I am sure again... Amazing! Last 1 month has been a month of festivals, starting from Ganpathi to Shradh to Navratri... India is just amazing. A country of beauty, talent, culture and amazing energy.

Let’s start from the developments, thanks to the Narwekar’s specially Makarand, our Mafco Square has been beautifully renovated with a cluster of new small shops... It has a small town look like that of Aamir Khan’s “Jo Jeeta Wahi Sikandar” .

Work for relocation and renovation of the hawkers around Maker Arcade is in progress, hoping to see results soon along with the upcoming Fully lit up Astro Turf Football Stadia at the BVM Grounds, which will be a gift to Cuffe Paradians.

Please check out the Buddha Island and Flower Boat in BVM thanks to the efforts of Laura D’souza along with Aarti and Hansu. The walking tracks in BVM and Greens is being re-laid and upgraded thanks to the donations from eminent Cuffe Paradians and also the new paver blocks in Greens, thanks again to Makarand Narwekar and the planned Amphitheatre from our MP Arvind Sawant. We will be soon seeing upgraded Gardens with their own vegetation.

If anyone has some ideas on the problems faced in the 2 lanes of Venus-Jupiter and Iris-Meher Naz, please do come forward so that we can take it to the authorities.

There is a lot of discussion around the **protection of Plots 105 next to Palm Spring and another behind JM-3-Jhulelal Mandir**, so let me inform you all that we had a meeting with our **Speaker Rahul Narwekar and the then Collector Rajiv Nivetkar at Vidhan Bhavan thanks to the efforts of Harshita Narwekar**, wherein we have been assured that these plots will not be encroached upon and as per plans, Plot No. 105 will be implemented and the **JM-3-Jhulelal Plot will be considered for the development of an amazing Waterfront for Cuffe Parade** which we will be a landmark and aesthetically done. Hoping to see results soon.

Let me assure you all that we, along with our elected representatives and the authorities and bureaucrats are working hard to enhance and upgrade Cuffe Parade.

A special mention goes out to our **new Secretary Hansu Pardiwala**, so please give her all your support and also a **special thanks to our ex-Secretary Anand Sheth for all his efforts and work done for Cuffe Parade**.

Our new CPRA Website is under development under the leadership of Nishant Shah so if anyone has amazing pictures of Cuffe Parade or has idea’s please share with him or our Editor Ms. Maneck Thakkar. The soft launch is around Diwali.

Now for our **Bas Kar Mumbaikar campaign**, the cleanliness drive in Cuffe Parade is in full swing; buildings like Sea Lord, Sunflower, Sunita and Persepolis are working whole heartedly to have a clean and beautiful Cuffe Parade which will be an example to Mumbai to become the Top 3 Cleanest Cities of India.

Anyways, we are looking for more volunteers to support our Smart and Amazing Cuffe Parade Plan so please come forward and let’s be part of this Exciting Journey.

Wish you all an Amazing and Prosperous Diwali.

Love,

Manoj Poddar
President
CPRA

AWARDS AND ACHIEVEMENTS



Ramesh Narayan being presented the AFAA Honorary Life Member Award by Srinivasan Swamy Chairman AFAA

Cuffe Paradian Ramesh Narayan does a hat trick of sorts with the bagging of all the 3 awards that AFAA has...

In the Asian Federation of Advertising Associations, (AFAA) Ramesh was honoured with the Special Merit Award at AdAsia Bali in 2017. In 2021 at the AdAsia Macau he was inducted into the AFAA Hall of Fame.

And now on October 25, Ramesh was presented with the AFAA Honorary Life Member Award at the AdAsia Congress, Seoul Korea.

“With this Narayan becomes the only person to be presented all the three prestigious awards that AFAA presents every alternate year at the AdAsia,” said the company statement.

Besides, on 8th October, The International Advertising Association (IAA) Global in New York presented Ramesh the special North Star Medal for outstanding contributions to the field of advertising and marketing,

CPRA and fellow Cuffe Paradians wish to congratulate Ramesh Narayan on these outstanding accomplishments.

RECIPE STORIES

Crispy Chaklis... The Perfect Diwali Farsan

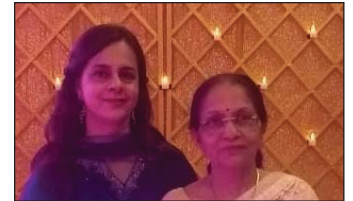


Chakli is a *farsan* (snack) that everyone loves, especially during Diwali time. After an overload of sweets, this adds a yummy salted crunch to the diet.

My mother in law's recipe tried and tested many times, is a hit all over.

Ingredients

- Rice flour 500 g
- Amul butter 100 g (preferably take the 100 g packet)
- 2 tsp of green chili paste
- 2 cups of sour curd
- 2 tsp sesame seeds
- Salt to taste
- Luke warm water
- oil for frying



Sejal with her mother-in-law

Method

- Keep the butter at room temperature.
- Mix it with rice flour properly.
- Add green chili paste, salt, curd sesame seeds, and mix.
- Keep adding a little water at a time and make a soft pliable dough.
- Grease the chakli maker.
- Put the dough and roll out small size chaklis.
- Heat the oil in a pan. It should be at correct temperature. Test the temperature of oil by putting a wooden spoon in the oil. If it starts bubbling, then the oil is at the correct temperature.
- Fry 5 to 6 at a time on medium flame and make them slightly red.
- Drain and keep aside.
- Let all chaklis cool down properly before packing them in an airtight container.
- Enjoy and have a Happy Diwali.

Recipe Submitted by Cuffe Paradian Sejal Ghia

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MTAB Children's Market

Neighbourhood children turn entrepreneurs for a cause close to home

On what would usually be a soporific Sunday morning, the Maker Lounge in Maker Towers A&B was a hive of frantic activity: 18, building children and their families were at the ready for what they hoped would be an onslaught of customers. And as soon as the clock struck 10, they were swamped by an

orderly horde of classmates, friends, family, and neighbours from the community, all eager to see what was on offer.

The children's stalls featured a range of offerings from homemade goodies like cookies, sandwiches, brownies, chocolates and lemonade to craft products like stationery, diyas, bath bombs (fizzing bath salts) candles, and upcycled crayons. Pet parents weren't left out either: they could

purchase dog pull toys made of discarded t-shirts threaded through tennis balls as well as cat toys and treats. Other children decided to take a different tack and offer traditional carnival games like a bean/ring toss, knock-the-cans, and shooting games that used Nerf guns with foam darts. Other innovative offerings: a young magician performing card tricks, and a 9-year-old children's book author selling signed copies of her book. Blind masseurs from the Victoria Memorial

Contd... Page 5



NEIGHBOURHOOD DIARIES

Blind School and also a popular local dosa wala were on site as well, making it easy for families to spend a few leisurely hours at the event.

The price points of all the games and items for sale were deliberately kept low—all less than Rs. 400—in an effort to make the event more inclusive and encourage shoppers to give their business to as many stalls as possible and thereby encourage the children

participating. The overall aim of the market was twofold: give the children a taste of entrepreneurship as well as raise funds for charity. This was achieved by pooling 50% of all proceeds and using the amount for the welfare of the building support staff as well as the labourers carrying out plumbing and facade repairs on the premises. The remaining half was retained by each child to be directed individually towards charities

of their choice—orphans, animal welfare, and helping the underprivileged were popular options, among others.

All in all, the inaugural MTAB children's market was a tremendous success, and the organisers are immensely grateful to their friends, family, and neighbours in the community for their support.

Words - Cuffe Paradian Varun Babbar

Daan Utsav... The Act of Giving!



AXF children excited to celebrate the Daan Utsav

At the Angel Xpress Foundation, we encourage our students to celebrate *Daan Utsav*. What does that embody? A celebration of selflessness, kindness and the act of giving. We at AXF Cuffe Parade celebrated by making our students experience the joy of giving. The students made and distributed 200 Chutney and Jam Sandwiches as a way of thanking people around them who go unnoticed and are under-appreciated. The garden security, cleaners and the *maalis*; as also the watchmen from nearby buildings. It was a real feel-good experience for our students.

Submitted by Cuffe Paradian Sejal Ghia



Children give away sandwiches to the Colaba Woods Garden workers



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Project Mumbai's Shishir Joshi speaks about his Organ Donation '*Har Ghar Hai Donor*' Campaign

Tell us a bit about Project Mumbai - when did you start and what was the thought process behind it?

Project Mumbai may have been started or founded by my colleague **Sanjay Panwalkar** and me, but it primarily is an outcome of the aspiration and hopes of the hundreds and thousands of citizens. Driven so fantastically by my colleagues and team members, it is the passion of the citizens, through volunteering which propels the energy.

Project Mumbai became that catalyst of social transformation which began bringing the three critical elements, Public-Private-People together to reduce trust deficit through the goodness of people around us. That also led us to work making Mumbai the country's kindness capital.

I'm inspired by all the projects and issues you are addressing, but the one that's really close to my heart is the Organ Donation project. Tell us a bit about that, how you started, what's the progress so far and what's your vision for this?

Like so many noble acts of giving, we often hear about pledging to donate organs. Only those who need one, especially in a critical hour, realize the value of a donated organ. Having said that, there are so many myths surrounding organ donation that the negatives spread like a bad virus, resulting in so many precious lives being lost; which would have otherwise been saved! Project Mumbai felt that organ donation should not just be an act of individual giving but that of the entire family, which would thus inspire others. *Har Ghar Hai Donor* was the outcome of that thought process. Today, we have begun this initiative at RTOs, in colleges, schools and across corporates.

There are so many misconceptions regarding Organ Donation, I'll name a few which come to my mind, could you please clarify.

a) I have diabetes and high blood pressure; can I donate my organs?

The test is to medically examine which of the parts of the body that can be donated are not impacted by these medical conditions.

b) I am quite old, is there any age limit for organ donation?

Recently, less than a five-year old's organs were donated and we have also heard of people in their seventies donating. With increased



A houseful attendance at the RTO Organ Donation Awareness Campaign

age, the organs do go through wear and tear, so best is to seek medical advice.

c) Will my family be able to perform my final rites if I donate my organs?

The answer is a BIG YES.

Are there any other queries you come across from people, do share those with us.

First and foremost, if you pledge does not mean someone will come from behind, sneak up to you and take away your organs. No!

The more people come forward to pledge organs, naturally, the illegal trade will diminish and end. More importantly, please do remember, once our life is gone, what are we holding on to? If we pledge to donate, at least others have a chance of living with their loved ones.

Also, I can pledge my organs when I am alive. But the decision to donate (after my death) remains with my family. It is important for families to start discussing these aspects (or giving a life to others) with others in their family. Because, in times of a demise, those left behind may not be in a position to make a coherent decision. Hence, be clear, take families into confidence and remember, today, you have pledged your organs, tomorrow, it could be one such donor whose organs could save the lives of your family members in need.

Contd... Page 7



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INTERVIEW

We are already participating in the Plastic Recyclothon as a community, what are your other projects we can plug in to?

Our effort through Project Mumbai is to inculcate a sense of ownership among citizens towards their city. Our initiatives are also aimed at this theme and purpose. *Agni Rakshak*, is ensuring every building has a few fire trained citizens (we are doing this with the Mumbai Fire Brigade), *Naksha* is mapping Mumbai's roads (and is a volunteer led initiative where school and college students are helping us write the city's cultural history), we are now knowledge partners to make Mumbai a city more friendly for the differently abled and senior citizens, our mental wellness programs run across municipal schools, for persons living in prisons and for the police too (counsellors can volunteer here), we are setting up libraries in municipal gardens--citizens can donate books. Simply worded, with

Project Mumbai, there is something that everyone can do.

This way, we not only build this city stronger through **Public (government), Private (corporates/institutions) People (citizens) partnership but also make this into becoming India's Kindness capital.**

For those who manage to read the entire interview, I would recommend a quick visit to the Project Mumbai website www.projectmumbai.org and for those who wish to volunteer, can write to us on volunteer@projectmumbai.org or for some of you wish to reach out to me directly, can write to me on shishir@projectmumbai.org. We are planning a talk soon, for the many more questions which would have arisen after reading this interview.

Interviewed for The Cuffeparadian by Hansu Pardiwala



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GARDEN UPDATES

Bay View Marina gets a ZEN Gateway...



The Peaceful Buddha Statue at the BVM Garden Entrance

WE are sure everyone must have seen the newly upgraded beautiful island outside BVM. This is thanks to the efforts of the BVM team under the leadership of Laura D'souza and supported by Hansu Pardiwala and Aarti Wadhvani.

This was sponsored by the Queen's Necklace Chapter of JITO. JITO is an NGO working on the 3 Strong Pillars of Economic Empowerment, Seva and Education for the betterment of the Jain Community and Fellow Citizens of India. While celebrating the 75th Year of India's Independence the NGO has pledged to increase the GREEN LUNGS of Cuffe Parade through its Plantation Drive. This island along with a pineapple patch in the Bayview

Marina fruit & vegetable section, is their first step towards this. They have committed to support CPRA for more such initiatives to fulfil their pledge.

CPRA would like to thank Rakesh B. Jain, Chairman & Cuffe-Paradian, Mr. Sunderlal Bothra, Chief Secretary, Vishal Kothari, Treasurer, Puja Kothari, Ladies Wing Chairperson, and Mr. Abhishek Tejawat Youth Wing Chairperson for their generous contribution in making this beautiful *peace space* a reality.

We have a lot more sponsorship opportunities on offer. Please support these initiatives!

For any enquiries you can contact:
Aarti Wadhvani - 9819785649
Hansu Pardiwala - 9821241801

Where There's a WILL There's a Way

A will is a critical legal document dictating the posthumous allocation of an individual's assets and property. When crafting a comprehensive will, several fundamental clauses should be contemplated:

1. **Introductory Clause:** Identifies the document as the testator's last will and testament, providing their name, residence, and legal capacity.
2. **Executor Appointment:** Nominates an executor, the individual responsible for executing the will's directives, managing the estate, settling debts, and distributing assets. Optionally, an alternate executor may be designated.
3. **Asset Distribution:** Explicitly articulates how assets, property, and belongings are to be apportioned among beneficiaries, specifying each beneficiary's share and the method of allocation.
4. **Guardianship Clause:** For parents with minor children, this clause designates the guardian who will assume legal custody and care of the children in the event of the testator's demise.
5. **Specific Bequests:** This clause enumerates particular gifts or bequests intended for individuals, charities, or organizations. Such bequests can encompass items of sentimental value, cash sums, or property.
6. **Residuary Clause:** Addresses assets not covered by specific bequests, clarifying how the remainder of the estate should be distributed.

7. **Debts and Taxes:** Acknowledges existing debts and outlines the process for settling them using estate funds. Additionally, this clause may include provisions for estate tax management, if relevant.
8. **Contingency Plans:** Encompasses provisions for scenarios where beneficiaries or appointed executors are unable to fulfill their roles, ensuring a fallback plan.
9. **Witnesses:** Ensures the will is signed in the presence of impartial witnesses, typically two or more, who verify its authenticity, complying with legal requirements in many jurisdictions.
10. **Revocation Clause:** Clearly states that the current will supersedes any prior wills or codicils, preventing confusion about the testator's most recent intentions.
11. **Date and Signature:** Concludes the will by requiring the testator's signature, placed at the document's end. Witnesses also sign and provide their contact information.



Adv. Vanditta Malhotra Hegde

Submitted by Vanditta Malhotra Hegde
 Managing partner
 VMH & Associates

MOVING TOWARDS A BETTER CUFFE PARADE

Redevelopment.... Need of the hour

Redevelopment is probably the most talked about topic these days. Let us try and understand a few nuances of this hot topic. It is most relevant for both ownership & tenanted properties.

Unfortunately, some unscrupulous builders with the help of corrupt people have duped thousands of property owners and created a fear in the minds of those who wish to go for Redevelopment.

On the other side we have the deteriorating health of buildings which are more than 30 to 40 years old. Indiscriminate alterations and wild elements of nature only add to the deterioration of already weak structures.

Further climate change, security concerns and parking are also issues which we have to keep in mind.

In my experience at present 2 trends have emerged: -

One, to choose a reputed builder and employ good lawyers to tie up all the loose ends &

pray to God that you do not fall into a trap.

The other is **Self-Redevelopment for Societies**, which is strongly propagated by Shri Chandrasekar Prabhu, ex-Chairman of MHADA, who has held many other important positions in his career and has had the experience to work with top builders of our city. He is therefore privy to the ins & outs of the industry. Here the individual unit owner gets more area than offered by the builder, and of a better quality and the Society also gets a healthy corpus to maintain the building in the future, so it is a win-win situation for all the stake holders.

In his videos which are freely available on YouTube, he has explicitly explained how to go about Self-Redevelopment.

Please note, he has already helped hundreds of societies to realise their dreams and **He does not charge a single rupee for his advice.**



It is my wish to invite him to address us at a meeting to be organized by CPRA to enlighten us all about this important topic, which can help us in taking our decision to go for Cluster Redevelopment as mentioned by our CPRA President, Mr. Manoj Poddar in his vision document.

I am sure you are all eagerly looking forward to this event.

God Bless you all and praying that we take the right decisions for a brighter future of Cuffe Parade.

Submitted by Cuffe Paradian Rajiv Bhasin

Jupiter & Venus By-Lane Makeover

For years the by-lane between Jupiter and Venus was an eyesore, with taxis and old junkyard jalopies parked randomly along the stretch. Slum kids and taxi drivers would play cricket and defecate in the corners causing the lane to stink.

Last couple of years it became worse, with drunkards and drug addicts sitting in between the abandoned vehicles, drinking and gambling. It started getting difficult for people, particularly ladies to walk through that lane, especially when it got dark, as the antisocial elements would get more aggressive and pass lewd comments at young ladies passing by. It didn't help that the street lights were perpetually broken & never replaced.

Agitated by this turn of events, the Managing Committees of Jupiter and Venus got together and decided to put an end to this menace.

We started by installing floodlights, which lit up the entire lane after dark, and CCTV cameras on both the building walls, at a height, so that the miscreants couldn't reach out and break them. This resulted in better security. We had earlier complained to the Cuffe Parade police station, on numerous occasions to control this menace. Every time we complained, the police would come and

throw out the miscreants, who would again reappear in a day or two. This became a regular pattern.

Finally, we decided to adopt the lane and start using it for our members' parking, as we had lost all street parking in front of both the buildings, due to the Metro work. So, we rented all the parking spots, in the lane from the BMC and provided parking slots to our members, on rent.

At first, we got help from the Traffic Police to tow away the abandoned vehicles and taxis, and then got the entire lane thoroughly cleaned. We, then hired bouncers for a month to physically evict the antisocial elements and prevent them from returning. It was the Jupiter/Venus Security Agency who managed and continues to manage the By-lane. The clearing of this lane would not have been possible without the help of the Security Agency head, Mr. Ajay Singh, who used his contacts with the Traffic Police, to get this done. **All this was done under the able leadership of the then Hon. Secretary of Jupiter Ms. Tanuja Vaswani and Ms. Medha Patnaik and the Chairman and Hon. Secretary of Venus, Mr. Pankaj Seth and Mr. Ashraf Dastagir. Our erstwhile Corporator Ms. Harshita Narwekar through her contacts helped**



The well-guarded lane maintained by Jupiter and Venus

us in beautifying the walls of the lane. Subsequently, we asked the security agency to patrol the lane on a regular basis and we built a Security cabin for their guards. The lane is now kept clean by our housekeeping staff by sweeping it twice a day. All paid by our 2 Buildings!

The lane is now much cleaner, and safer to walk through. This has benefitted all Cuffe Paradians who had earlier avoided this lane.

My apologies, in case I've missed out anyone's name, and our sincere thanks to all the MC members who made this possible.

**Submitted by Sanyogita Parekh
Venus Apartments**

ECO-FRIENDLY SOLUTIONS

Magic with Plastic

Babita Lucknowala, an environment enthusiast, teaches at The J.B.Petit High School for Girls. Her aim is to, "take tiny steps with tiny people"! She believes that it is these young minds that will bring about a positive change and make our world a better place to live in. Plastic is one of the greatest pollutants and one of the main ones contributed by every home. We search for life in the other planets of the milky way but suffocate our very own blue planet.

BEAT PLASTIC POLLUTION!!! Is the only way forward.

What better way, than to put PLASTIC WASTE to

use! Under her tutelage, the children created an object which was a show stopper at a science exhibition. An eco brick was created using wide mouth plastic bottles of the same size. The bottles were tightly stuffed with plastic bags, plastic straws, sweet and chocolate wrappers. This turned into an amazing, colourful, strong and sturdy brick for building purposes. Seven such bottles were tightly tied to make a stool. These unique stools can be used in gardens, primary classes and at home too.

So, try this DIY activity and share your feedback with us at cprainfoletter@gmail.com

Submitted by Cuffe Paradian Dinavan Mehta



Babita Lucknowala perched on her Eco-Friendly Stool

Ms KITCHEN

Handcrafted Cheese, Dips & More...



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Mriidul A Lakhota

Mobile: 9920537845
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Nancy Lulla

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NIGHT

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7.00pm onwards



Guest Entry: ₹750/-

Dear Cuffe Parade family, through the kind offices of one of our EC Members, CPRA members are being given access to this exclusive event, being held at Sagarmatha, Navy Nagar. The charges are Rs. 750 for entry. The condition for entry is that they need a list of people attending this prior to the event to arrange for entry permits. Please DM Hansu on **9821241801** or Aarti on **9819785649** to book.