

Parsi Junction
 IS NOW ON
WHATSAPP
 9321425733




For Private Circulation Only

PARSI JUNCTION

Committed to Transparency and Accountability

Sunday, 1 May 2022

► Volume 1 ► Issue 131
 ► Year 2 ► Copy 131 ► Pages 12



VIRAF D. MEHTA

THE TIME FOR CHANGE IS NOW! - BPP TRUSTEE VIRAF D. MEHTA

The Term Of A Trustee Is Now 5 years!

I am privileged to be part of a group of five like-minded individual persons all with a common goal - **TO SERVE THE COMMUNITY UNITEDLY.** For far too long the BPP has been embroiled in a bitter boardroom and courtroom battle because for some personal egos. But I happy to say that we want to change that. For us community comes first!

But unfortunately that is not the case for all.

Un-named messages on certain Whatsapp groups very easily pin the blame on us Trustees without bothering to ascertain the truth in the matter. Many have asked me why I don't clarify all the various misconceptions that float around against Mrs. Tirandaz, Xerxes and myself. My response is simple: I will let my work do the talking. I don't need paid employees to sit on their phones and spread lies against us as eventually the truth always prevails! If I were to start responding to these false attacks on me, members of the board and even against our families all my time would be wasted on doing just that.

We as independent thinking like minded individuals that have brainstormed together to lay out a road map for the BPP. Its not a perfect plan as no plan is perfect. However, our intentions are honest and simple. We aim to serve the community and do what is best for most of them.

As a team, we don't believe in threats or whatsapp attacks on persons and families. We believe an election is to be fought on policy and nothing more. Many times, despite the good we try to do, we get hurled with abuses.

The community is aware that in the early part of our term Mrs Tirandaz and I had to move the Hon'ble High Court just to ascertain our basic rights as Trustees to be able to access the accounts, case files and minutes of our Board meetings. Unfortunately, lakhs of community funds were wasted on mindless litigation by the then majority Trustees and the price of which was borne by the community. While this should never have happened in the first and I hope and pray it never happens again to anyone. All Trustees are elected by the community and must be treated equally. Even the Chairman is one amongst equals.

Today, we have 2 factions contesting the elections (and rest independent). There are serious differences between the two sides on POLICY, MANNERISM, SENSE OF COMPASSION etc.

People who know us know our work. People who read these false messages will

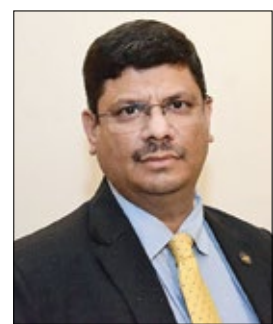
soon know the truth from the falsehoods. Today, our Chairperson in one of the most dignified Trustees ever to be Trustee of the BPP. She is mocked and ridiculed. Yet – she is undeterred in her service to the community. Xerxes is a pillar of support for this Board and with his arrival, the BPP saw an immediate change. He supports the cause for serving the community and we have seen him talk the walk. Mrs. Maharukh Nobel needs no introduction. She is independent and shares strong views on safeguarding our community. The same views shared by us all. Finally, Rummy Zarir, the only person in our community who is always available and will be an unbeatable asset for the community.

We are all tired of the in-fighting. Everyone is looking for peace and the opportunity to work and serve. Today, I proudly stand shoulder to shoulder with a team of honest, hardworking individuals who all share a common goal and are confident of achieving this goal in the next 5 years.

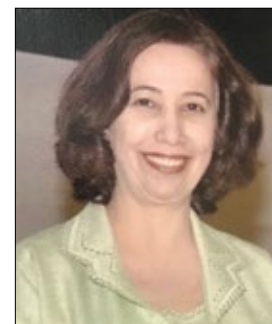
My request do not be swayed by false propaganda. Understand the truth. See a team that will work for you with honest intentions and the assurance to serve the community.



Armaity Tirandaz



Xerxes Dastur



Maharukh Noble



Rummy Zarir



QUALIFICATIONS & QUALITIES YOU CANNOT BEAT!

- Xerxes Vispi Dastur



An innovative and result oriented professional with hands on and global experience in finance, accounting, taxation, management audits and internal audits, business process off-shoring, project management, process management and strategic planning, for start-ups and growth organizations. Proven skills through the setting up of green-filed organizations for clients that entailed the development and the implementation of an entire gamut of business processes bringing significant value to clients.

Core Competencies

- Technical Knowledge
- Complete Solution Provider
- Corporate Governance
- Organisational Restructuring
- Project Management
- Strategic Business Planning

PROFESSIONAL EXPERIENCE

V.S.Dastur & Co. Chartered Accountants
(a Plante Moran alliance partner) 1994-Present
D. J. Jasavala & Co. Chartered Accountants

Consulting Partner

Head of a team of young Professionals, responsible for the consulting, Internal Audit and Tax practice of the Firm

Key Achievements:

- Started the Consulting arm of the Firm in 1994
- Instrumental in commencing various services for a diverse group of National and International Clients such as
 - o Citibank NA
 - o Broadvision Inc.
 - o Broadvision Systems India Private Limited
 - o Interwave Communications Inc
 - o Bowne Inc.
 - o Swiss Reinsurance Company
 - o Swiss Re Shared Services India Pvt. Ltd
 - o Swiss Re Services India Pvt. Ltd.
 - o Scottish Trade International (Scottish Chamber of Commerce)
 - o Chartered Institute of Management Accountants, UK(CIMA)
- Comprehensive Solutions to Clients such as
 - o Guidance on Regulatory Frame work.
 - o Software Technology Parks(STPI) and Export Oriented Units (EOU) Regulations
 - o Obtaining of Appropriate permissions from RBI,FIPB, SIA
 - o Commencing Operations
 - o Scrutiny of Joint Venture Partners
 - o Advice on Double Taxation Treaties
 - o Commercial Documentation and Contracts
 - o Employee Screening
 - o Employee Recruitment
 - o Business Plan Implementation
 - o Setting up and running end to end Accounting and Finance Solutions
 - o Taxation Services dealing with Income Tax, Wealth Tax, Gift Tax, Service Tax,
 - o Competitor Analysis

- o Outsourced CFO services
- o Administration of Family Offices
- Setting up a Retiral Funds Audit Division which has done various Audits and Assignments for the Retiral Funds for various Prominent Organisations such as :
 - o Tata Sons
 - o Tata Services
 - o Tata Consulting Engineers
 - o Rallis India
 - o Jardine Fleming India
 - o Tata AIG Risk Management Services
 - o Team Lease

EDUCATION

Fellow Institute of Chartered Accountants of India

Passed the Final Exams for the Institute at the First Attempt before the mandatory Articleship period was over (1991-1994)

Bachelor of Commerce (B.Com)

Hansuram Rijnhumal College of Commerce of Economics, Mumbai (H.R.)
First Class, (1986-1991)

Indian Secondary Certificate Examination (I.C.S.E)

Greenlawns High School, Breach Candy, Mumbai
First Class (1986)

DIRECTOR

PMGS India Private Limited
Uniloy Plastic Machinery Private Limited
Ultimate Performance India Private Limited
Social Capitalism Foundation
SPIG Cooling Towers India Private Limited

EXTRA CURRICULAR ACTIVITIES

Current Positions Held

- Trustee of the Bombay Parsee Punchayet
- Chairman of the Mumbai Chapter of the World Zarthusti Chamber of Commerce
- Board Member (India) of the World Zarthusti Chamber of Commerce
- International Board Member of the World Zarthusti Chamber of Commerce
- President of the Bombay Parsee Association
- Trustee - The Ripon Club
- Chairman of the Managing Committee - The Ripon Club
- President of the Sir Ness Wadia Pavillion
- Honorary Treasurer of the Rustom Baug Association
- Advisor to XYZ (Xtremely Young Zoroastrians)
- Chairman – The Excelsior Theatre & Office Premises Co-operative Society Ltd

11/10 Rustam Baug, Byculla, Mumbai – 400027, India
Email: dasturxerxes@gmail.com. Tel. (R) + 912223755595,
Cell +919820084449



Your 24x7 BPP Trustee Candidate - RUMY ZARIR

**RUMY ZARIR**

Today, we have Rummy Zarir contesting for the BPP Election. He is known by most of you as YOUR GO-TO MAN who is always at your service 24x7.

He is someone who will work for our community right from the ground level, all the way to the topmost level to fight for what is right.

He has been a silent but dedicated worker since decades. He did not wish to publicize his work/social service, but at the same time he never stopped doing good work. A man who has a friendly, humble and humanistic approach has come up the hard way and faced several challenges to this date.

Today he is the proud CEO of The Zoroastrian Building Fund. We know Rummy Zarir for his 'never give up' attitude. A person like RUMY ZARIR is the need of the hour.

MESSAGE FROM RUMY ZARIR

Dear members of the community

I know how eager our community is to elect a fresh set of Trustees to administrate BPP, and nurse it back to its past glory and to see the community grow and prosper. I also know that my community members look forward to a BPP Board, bringing in positive changes. In that direction, I not only want to see the change but would like to be the change ... be the change for YOU.

I come from an ordinary, middle-class family. We have faced hardships and overcome hurdles every step of the way, and therefore, can relate to the problems faced by many. In spite of several difficulties in the growing years, I have, however, over a period of time, accomplished a lot through hard work and single-minded devotion to the tasks at hand.

If elected, I will assist our community members to the best of my ability, fully understanding their present agony and frustration of having knocked at the BPP doors several times, but to no avail. I will ensure that no one has to wait for long hours outside the BPP office, and everyone will be given a fair chance, in addressing their problems judiciously.

I am an independent thinker, and I will respond to an issue based on the problem of each individual, bearing in mind the larger interest of our community.

I firmly believe that because of any internal clash of ideas or bias, our community should not suffer, and our good intent to serve should not be stalled. If such a situation arises then I will be obligated to safeguard our community needs and interest. For

instance, in the year 2018 when the Pall-Bearers (khandiyas) of Doongerwadi went on strike and refused to assist with the last rites, I volunteered as a Pall-bearer to ensure that there was no hitch during the last rites of the deceased.

During the peak of the pandemic, when people were confined to their homes, I was one of the few Zarathostis, who stepped out every single day to help my community members with their daily necessities like groceries, vegetables, fruits, medicines, etc. for whomever, wherever and whenever needed. I could not bear the thought to sit indoors knowing that my community members were suffering due to unavailability of essential services. I did all this on my own accord, with the single-minded purpose to serve my dear community, and also strangers, regardless of whether they approached me or not.

I also volunteered, as a social worker, with the Bombay Parsi Panchayat during the pandemic as I wanted to reach out to maximum people. I have gone door to door supplying daily needs to 25- 30 families consistently for months during the peak lockdown period.

I was felicitated with the '100 Most Impactful Corona Warrior Award' by Social Talks in association with Indian Drug Manufacturers' Association (IDMA) for services rendered during the lockdown to the society at large.

Once elected, I will personally devote time to visit our Baugs / Colonies on regular if not monthly basis, to check on any grievances, so that the concerned committee members or tenants do not have to visit the BPP office for small issues. I will be your voice to the Board, to help resolve the issues as I firmly believe that every problem has a solution.

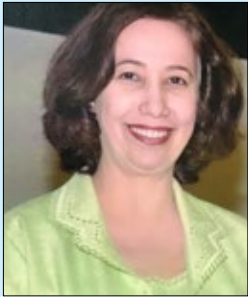
As the Chief Executive Officer of the Zoroastrian Building Fund, my responsibilities in managing matters vary from interfacing with several Government / Municipal agencies and Charity Commissioner's Office, to securing and monitoring the day-to-day upkeep of the Trust properties spread in different parts of the city.

Having shared my thoughts and approach, I would request my dear community members to give me a chance to serve on our apex body, BPP.

I am at your service today, tomorrow and always. I wish to remain well connected with my dear community members and assure you that I am and shall always be available 24/7.



MAHARUKH NOBLE - BPP CANDIDATE



Maharukh Noble

I AM INDEPENDENT IN MY VIEWS AND BELIEFS!

This election is my first election. I do not hail from a political family.

My intention is not to be political but to be elected as a Trustee as I know I have capabilities to serve the community. I

am here to look after the wellbeing of the community.

There are certain ideas I have for the BPP and my ideas are in sync with the work done by Armaity, Viraf and Xerxes.

They work in a manner, which I appreciate and acknowledge.

I will do what I feel is correct and what I feel is best for the community.

I am known to be an independent person with independent thoughts.

I have a vision which I wish to fulfil in my

term if elected as Trustee. My intention is to fulfil these commitments and the only way to do so is by having like-minded individuals on Board sharing the same ideologies.

I am contactable to each person at any time. Please feel free to reach out to me and I would love to hear what it is that the community needs and how I can be of service to each of you.

Regards,

Maharukh Noble

Reach out to me on

☎ **88504 09526**

TRADE THE STOCK MARKET

Expert advice by Champion Tiger Vispi Irani

Welcome to my weekly round up of stock markets.

Last Last week we had stated that the NIFTY will have a range of 17600 on the upside and 16300 on the downside with a bias on the downside. Exactly to our call the NIFTY remained in that range with upsides of 17377 and downside for the week being 16888.



Tiger Vispi Irani

Till the NIFTY doesn't go above the 17500 levels dont expect the NIFTY to trade positive for the week and expect the NIFTY to test lower levels of 16898 and 16247 on the downside.

Where my individual calls are concerned again this week I will give two sell calls.

Now lets come to our two sell call for the week:

First one was on Canara Bank at 233 levels and it showed a low of 226. Thats about 3% returns for the week. Our second sell call was on Bank of Baroda at 111.5 and that showed a low of 109 which works out to about 2 % returns for the week.

Now lets come to our market call for the coming week:

Expect the NIFTY to remain in a trading range of 17700 on the upside and 16300 on the downside with a sell side bias.

First sell call will again be on Canara Bank at 230 levels for downside till 219. My second sell call will be on Bharat Electronics at 239 for downside targets of 224 for the week.

My long term buy call will be on Titan at 2466 for about 15% appreciation from current prices in the next six months.

Happy Investing!

Team champion tiger

These are my personal views and full discretion should be used on ones part Vispivis@yahoo.co.in

NOTICE

Due to unavoidable circumstances the FOZAWAC All-Parsee Table-tennis tournament which was to be held at the Sir Ness Wadia Pavilion at Rustom Baug on 7th and 8th May is now postponed to 14th and 15th May.

The last date for submitting entries is now 9th May.

Please submit your entries to Hoshang Katrak on 9820998070.



NOWROZ BAUG REDEVELOPMENT PROJECT

THIS IS NOT A LOLLIPOP

Residents of Navroz Baug want redevelopment. However, its been stuck because of red tape.

Following are the Excerpts of the letter dated 24th Sept. 2013 written by **ROHINTON J MEHTA** to all the Tenants of Nowroz Baug after the meeting of all Tenants on 24th March 2013 with the Chairman Dinshaw Mehta and all BPP Trustees along with Mr. Nusli Wadia, his son Ness Wadia, Dhun Gagrat and others from Wadia Committee:

“India’s most renowned Architect Mr. Hafeez Contractor and his team with tremendous hard work and highest skills designed the most elegant four 45 storey Towers along with podiums and other excellent amenities, like 20000 sq.ft. Clubhouse with swimming pool, a medical centre, old age centre, a crèche for children, shopping arcade, children’s playground, adult playground for football and cricket and much more. Audio and Video of Hafeez design project was shown and all the audience was very happy.

The Chairman Dinshaw Mehta addressed the audience and encouraged the Nowroz Baug tenants to join hands, work shoulder to shoulder and cooperate to make this Project a success. It was made clear by the Chairman that the proposal being outlined by the Architect was final and non-negotiable if the project was to succeed. Most nobly to our surprise Mr. Nusli Wadia spoke so softly and wisely to explain that the Nowroz Baug tenants would have much more area and facilities than what they are enjoying now. He was so courteous that he accepted to have a complete round of Nowroz Baug and walked with Ness Wadia and others to see what magnificently 100 years back his ancestors built such a beautiful Baug.

After the meeting in the Question Answer session, the Tenants and Committee members were free to ask one question and they were answered by the Chairman along with Trustee Jimmy Mistry.

The Trustees very kindly agreed to accept all the Leave Licensees as also legal heirs of the demised parents as permanent tenant and they all will be given Ownership rights by choice. If any of the Tenants wants to remain as Tenant that is also accepted. Trustees also agreed to give 25% more built up area as well as Corpus inclusive of Society Maintenance charge and all the relevant municipal taxes for 20 long years.

The Trustees were thereafter served a letter that a new Committee has been appointed and to negotiate fresh terms



of redevelopment with them. This obviously has created suspicions in the minds of the Wadia Committee as well as the Trustees who do not now seem to be rightly interested in taking the project forward.

For the redevelopment we surveyed the whole of Nowroz Baug grounds, all the 13 buildings, recreation club, mall’s quarters, transformers and electrical installation area, underground water tanks, pump houses and structure of overhead tanks opposite C and D blocks. We surveyed the size of each and every flat with digital electronic computerized Theodolite. The survey team worked for days and did excellent job and gave us 3 sets of total drawings along with CD which we gave to BPP, Architect Hafeez Contractor and Nowroz Baug Maintenance and Development Committee. All the heavy expenses for the above was borne by Rohinton Mehta and family.

This project is designed to rehouse 355 Tenants with 25% more area and about 600 more flats from which 200 flats will be allotted to those on Merit rating waiting list and the balance 400 flats will be for sale. Thus almost a 1000 Parsi families will have a chance to live together in harmony.

Please sincerely think for our children and their future. The community should understand that BPP is doing everything to promote housing as a first priority for our dwindling community.

AAMIN.

ROHINTON JAMSHEDJI MEHTA”

SUMMARY OF THE PROJECT:

Estimated Cost of Construction of 4 Towers = 401 Cr

- Tower 1@Rs. 3000/ sq ft (120 rehab Flats and 80 Sale Flats)
- Tower 2@Rs. 3300/ sq ft (134 Rehab Flats and 56 Sale Flats)

- Tower 3@Rs. 3600/ sq ft (104 Rehab Flats and 96 Sale Flats)
- Tower 4@Rs. 3900/ sq ft (190 Sale Flats)
- Estimated Cost of Construction of Car Park = 59 Cr
- Estimated Cost towards MHADA = 37 Cr.
- Estimated Cost towards Fungible FSI = 125 Crore
- Estimated Cost towards Staircase Premium = 41 Cr
- Estimated Revenue = 1105 Crore
- Tower 1 -80 Flats Sold@Rs. 22500/ sq ft = 169.76 Cr
- Tower 2- 56 Flats Sold@Rs. 24750/ sq ft = 105.68 Cr
- Tower 3- 96 Flats Sold@Rs. 27000/ sq ft = 251.10 Cr
- Tower 4-190 Flats Sold@Rs. 29250/sq ft = 577.98 Cr

REVENUE LESS COSTS = 442 Crores

There is an opportunity for the BPP to change the face of Navroz Baug. If the right Board is elected, there is a possibility that this project can commence new homes can be created for the residents of Navroz Baug and also the opportunity for Parsis to purchase new flats in one of the most sought for areas of Mumbai.

AREA STATEMENTS OF NOWROZ BAUG

	Sq. Ft.
1. Total Plot Area	239736.66
2. R. G. As Per Dp	37436.34
3. R. G. (After Hand Over Considered i.e. 330.22 Sq.m. From Total Road Set Back of 728 Sq.m.)	33881.86
4. R.g. As Per Site Survey (Actual)	30604.44
5. Net Plot Area (1-2)	205854.80
6. Permissible Fsi (33/7)	3
7. Total Fsi Area (5X7)	617564.40
8. Total Fsi With Fungible Fsi 35%	833711.93
9. Total Existing Carpet Area Without Verandah	187507.72
10. Total Existing Carpet Area With 30% Extra	243760.87
11. Total Existing Carpet Area With Verandah	227082.86
12. Total Rehab Carpet Area Proposed	265751.45
13. Total Rehab Built Up Area Proposed	318901.74
14. Total Sale Built Up Area Proposed (8-13)	514810.19
15. 15% Layout R.g.	37053.86

Tower	Apts / flr	Carpet Area/flr	FSI/Flr	Total Flrs	FSI of bldg	Const Area	Cost/ sqft	Cost
1	5	4300	5267.5	40	210700	294980	3000	88.49 Cr
2	5	3700	4532.5	38	172235	241129	3300	79.57 Cr
3	5	4100	5022.5	40	200900	281260	3600	101.25 Cr
4	5	5200	6370.0	38	242060	338884	3900	132.16 Cr
		TOTAL			825895	11,56,253		401.48 Cr



A week in the life of Armaity Rustom Tirandaz

The electioneering for the trusteeship of the BPP has begun in earnest and I am one of the candidates who wishes to continue to serve this august body and the community. Social service is meant to be a silent service and not done for any accolades and self-appraisements. Giving the best of oneself for the most benefit to others makes one feel privileged that the infinite and eternal spirit has given the responsibility for doing His bid. But an important part of the electioneering process revolves around the candidates giving enough information about themselves for the voter to make an informed



decision, for whom they should vote. So I decided to pen down a week in my life and my accomplishments over the years.

I am now in my late 70's but I am blessed with excellent health. I love to drive myself wherever I go in my Maruti. I ensure I attend to all my calls and emails regularly. I am a retired person and all my efforts throughout the years are towards social service and the development of our community. The list of responsibilities I attend to mentioned below are enough bonafide of my mental faculties and my service to our community.

EVERY MORNING

I begin every day with prayer, meditation and light exercises, followed by projecting good positive thoughts for the day ahead.

MONDAY

A typical week would begin with my visit to the Parukh Dharamshala, where I am currently



the Chairperson of the Ladies Committee. Our Ladies Committee is a group of positive and result oriented women who ensure that the care given to the elderly there is of utmost priority.

The responsibilities of the committee encompass everything from raising funds to managing the staff and budgets to ensuring the upkeep of the Dharamshala. After the meeting is concluded I make my rounds to meet each inmate and spend time in conversation to help lift their spirits.

I return home by late afternoon and dedicate myself with all the reading and tasks required to be accomplished before the BPP meetings for Tuesday. I coordinate with the staff to make sure that the Minutes of meeting to be passed and the Agenda for the BPP meetings are in order.



TUESDAY

On this day my energies are dedicated solely for the BPP. Although, the meeting is normally set to commence at about 4:30pm I make sure I read all the required files before the meeting. I reach the office by 3:30 pm before the meeting begins to sign documents, cheques, to discuss specific queries with the staff, I also verify any doubts from my notes I have prepared from the day before, etc.

Our BPP meetings normally go on till 11pm and beyond. The role of Trusteeship is a 24/7 responsibility and the organizational machinery of the BPP has many issues that need to be tackled through the week. Under my chairmanship, with the support of my other colleague trustees,

to ensure quick resolution of lighter issues we have used email as a mode to make quick decisions without having to wait for a weekly Tuesday meetings.

Being the current Chairwoman of the BPP, I feel a deep sense of responsibility to point out that the BPP staff, who work long hours under pressure, have supported us Trustees and are an invaluable asset to the smooth functioning of the BPP.



WEDNESDAY, THURSDAY, FRIDAY & SATURDAY

For the rest of the work week, I ensure that I visit at least one of the following places: Parsi General Hospital, Gamadia Health Unit, Gamadia Boys Hostel, J.J. Parsi Ward and Masina Hospital.

Elderly care in our community is an important problem that needs to be tackled. And although we have institutions to care for them, their mental health is a cause for concern. Loneliness is darkness the elderly face every day and bringing a light to their lives by spending time with them brings me the greatest satisfaction. I encourage every individual reading this to spend time with their neighbours and bring a light into their lives and make them feel like someone cares for them.

As Trustees, we always have colonies and associations to meet and issues to resolve. Most times the issues of colonies are resolved by peaceful discussion and understanding of perspectives. But these are time consuming affairs and patience, leadership and conflict resolution abilities are qualities each one of us Trustees needs to be mindful about.





SUNDAYS

My Sundays are never idle and I am happy about that. I love what I do and it never feels like a chore to serve. I have a family which I am proudest of and grandkids who keep me occupied all through the day. My lunches are feastful and my nap on Sundays is consequential.

MY SERVICE TO THE COMMUNITY

1. I am currently the Chairwoman and serving my second term as a trustee of the Bombay Parsi Panchayet the apex body of the Parsi Irani Zoroastrian community of the world.

2. I am an Executive committee member of the Dadar Matunga Parsi Zoroastrian Association where we help the poor for education, medical aid and doles.



3. I am a life member and the Joint Secretary on the B.J. Home committee.

4. I am the President of the Senior Citizens Group of the Five Gardens, Dadar, Wadala & Matunga, where we have over 5 hundred members.

5. I am an Executive committee member of the Patuck Poly Technique.

6. I regularly visit several other institutions to volunteer my time and services, namely: Dosibai



Home, Ackworth Leprosy Home, Sakarbai Petit Hospital for animals and J. J. Dharamshala

7. I am the President of the V.D. Theosophical Lodge and a life member in the Blavatsky Lodge.

8. I am the nodal representative of the BPP in the Jiyo Parsi Project funded by the Central Government in partnership with the Parzor Foundation.

9. I am also a member in the Inner Wheel Club of Bombay Main.

10. I am the Joint Honorary Secretary in the Society for the Education of the Challenged (SEC) Schools.

11. I am a member of the Assisted Local Management of the Dadar Parsi Colony, meant to address the grievances of the community residents of Dadar.

12. I am active in animal welfare and am also associated with the Sakarbai Petit Hospital at Parel. I have been on the hospital committee from the year 1990. Along with my sons, we have been feeding more than 30 stray animals in my area everyday for the past 25 years.

So, if you are still wondering, why I am doing all that I do at this age, my answer is simple:

Service makes me feel purposeful, positive and productive. "Honesty and Service before Self" have always been the mottos in the Tirandaz household and it was imbibed into the whole family by my late husband Rustom.

I am proud that my daughter in law Pearl and both my sons Fareedon and Darayus and even my grandson Rustom exude the same principles. I feel that life fills me with great energy when I am able to do what I believe I was meant to do.



Some critics have mocked my efforts and my dedication to the community. But I never thought it fit to run to the cosmopolitan presses. All the more it makes me realise that many need help, and I feel more empowered and compelled to bring a positive change. I am an independent minded individual and I use my logic and reasoning in my decision making rather than being brash and brazen. I have been criticized for being silent. But there is strength in being able to control emotions and not be aggressively reactive. That is just part of my personality and I have learnt a lot over the years.

I have never been impulsive in my decision making and I have never shied away from making any of the important decisions as a Trustee of



the BPP. I never feel intimidated or bullied into submission by aggression and taunts. I work silently and I am more of a listener and I prefer to let my work speak for itself.

My late husband Rustom and myself came from humble backgrounds but born perhaps to help whoever and whenever required, unstintingly giving all without any reservations. I was the shadow who followed him, supported and encouraged him in his endeavours – So I am eternally grateful for the spark of "Service before self" that was kindled in me.





DR. ZULEIKA HOMAVAZIR - BPP CANDIDATE

KNOW YOUR CANDIDATE PROFILE FOR BPP ELECTIONS 2022

TOGETHER WE CAN BUILD A STRONGER AND PROSPEROUS COMMUNITY

Background: Born to a middle-class family, to both Zarthusti parents and married into the Zoroastrian fold, I take great pride in my Family Virtues, Community Traditions and Religious Values. With these values ingrained in me, I shall strive with zest and zeal to bring back the past glory and promote a happier and prosperous Community.

Academic Qualification:

- Doctorate in Business Management (Ph.D.)
- Master of Business Administration (MBA)
- Master of Commerce (MCOM)
- Bachelor of Management Studies (BMS)
- Bachelor of Law (LLB)

Awarded the prestigious Sir Dorabji Tata Merit Scholarship for all academic pursuits.

Career:

- Currently, Director, Internal Quality Assurance and Professor, Business Administration, ATLAS SkillTech University.
- Served Member on the Board of Management, Wilson College and Professor for 13 years. Nominated on a number of statutory bodies. Head of seven professional programs, international collaborations and Examinations.
- Lead roles at Pfizer Ltd., Novartis Ltd., Holcim (South Asia) IT Services Ltd.

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

Research Scholar, Author, TEDx Speaker:

- Curated programs for PMMMNMTT (Teacher's Training), Ministry of New Delhi.
- Published research papers in prestigious national and international journals - Asia Pacific Journal of Research in Business Management, International Journal of Research in Social Sciences (IJSS), International Journal Of Advances And Scholarly Researches In Allied Education, International Research Journal of Human Resource and Social Sciences, International Journal of Research in Economics and Social Sciences (IJRESS), UGC approved journals, Scopus Indexed Journals.
- Curator for TEDx.

Awarded 'The Best Research Paper' award by the University of Mumbai in 2018.



Welfare Work:

- Founder of "Help Our People Elevate", served continuously for 12 years for the betterment of the lesser privileged, the poor of society.
- Member, Board of Terry Fox India Committee to financially aid Tata Memorial Hospital for Cancer Research to the tune of over Rs. 15 Crores and create cancer awareness at National and International levels. Facilitating free treatment to the needy.
- Arranging financial help for the needy children of Parsi families along with career guidance and financial support for further studies.
- Financial help to old age homes and girls orphanage homes.
- Financial Aid of over INR Three Lakhs and relief work for earthquake affected Nepal in association with the Indian Red Cross Society
- Flood relief work for Kerala and Kolhapur in association with the
- Plantation drive in association with Ministry of Forest & Wildlife Department.
- Donations worth more than INR 2.7 lakhs for the welfare of cancer affected children.

Recipient of National and International Awards:

- 'The Outstanding Young Zarathushti Professional of the Year' Global Award by World Zarthushti Chamber of Commerce.
- The Education Leadership Award for "The Best Professor in Management" awarded by British Broadcasting Company -BBC Knowledge
- Dr. A.P.J. Abdul Kalam Lifetime Achievement Award presented by Founder of Jeeva Theological Open University, Chennai
- Women of the Future Award 2018 presented by WOTFA Awards
- The Female Educationist of the Year Award" by Estrade Education Awards,
- The Inspiring Leader of the Year Award by

BJP Spokesperson, Advisor, Government of Maharashtra, Mrs. Shweta Shalini

- India's Eminent Educationist & Management Professor presented by India Education Awards 2018.
- Mahatma Gandhi Excellence Award presented by Shri Shivraj Patil, Former Governor of Punjab, Ex speaker of Lok Sabha, and Former Home Minister, New Delhi,
- The Vidya Rattan Gold Medal Award by International Institute of Education and Management, New Delhi,
- The National Mahila Rattan Gold Medal Award by The Solidarity Council of India, New Delhi,
- Rashtriya Gaurav Award by India International Friendship Society,
- Dr. Sarvepalli Radhakrishnan Award by Lions Club
- The Rashtriya Shiksha Shiromani Award by Global Achievers Foundation.
- 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.

I desist different policies for different people which leads to favouritism. Hence many a times, I have voiced my objections and pursued legal recourse against practiced discrimination and wrong policy decisions by the Board. A man is judged by his actions and not his words. As the saying goes "Actions speak louder than words".

Please do judge my candidature by my past actions and performance in the future. **I will strive to ensure that 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 leaders.**

The values of honesty, transparency, reliability, trust and involvement of the Community members will be the core principles driving the administration of the Board.

My footsteps will always be guided by our Zoroastrian tenets of Good Thoughts, Good Words and Good Deeds.

Dr. Zuleika Homavazir

For the People!

Connect at: www.drzuleika.com

Email: voteforzuleika@gmail.com

Mobile: 9821033786



EMPOWERING MOBEDS TRUST LAUNCH



The morning of the auspicious Khorshed Roj and Adar Mah, Saturday the 23rd of April 2022, was a historic and path breaking one.

The Team of Empowering Mobeds held it's Inaugural function to officially launch The Empowering Mobeds Trust at the Dadar Athornan Institute.

The propitious day began at 9.30am with the Madressa children performing a Jashan to seek the blessings of Ahura Mazda to steer this project onto a promising start.

The programme was held in the DAI hall and it was a full house.

The occasion was graced by mobed sahebs, madressa parents, Panthakies of various agiaries, various resource professionals who very kindly have lent their valuable services by conducting training programmes for EM, the generous donors who have supported the cause of EM and of course the erstwhile dream team of EM.

On the dias were the Vada Dasturji of Udvada Khurshed Dastoor, Vada Dasturji Meherji Rana of Navsari Keki Ravji, the Chairman of the WZO Trust Funds, the founder of EM the impeccable Mr. Dinshaw Tamboly who has been a constant motivating force and the Principal of DAI Ervad (Dr.)Ramiyar Karanjia.

The programme was hosted by Team EM member Ervad Kaizad

Karkaria who is the Manager of Rustom Faramna Agiary.

The session began with the chanting of a Humbandagi which was led by Team EM member Ervad Hormuz Dadachanji, the Panthaki of Mithaiwalla Agiary.

Speakers :-

Mr.Dinshaw Tamboly - He spoke about how EM was Binaifer Sahukar's brain child, he cradled the idea seed and vehemently lent his support from it's fledgling journey which began in 2017, untill it's inception in an official capacity In the present day EM had evolved gaining recognition as an officially registered Trust body.

Dastoorji Khurshed Dastoor - spoke about how he believed in the idea of EM from day one and encouraged it because he endorses the fact that performing prayer ceremonies and rituals is the primary duty of mobeds.

However he insists at all round development of mobeds and encouraged all to engage various skills for overall progress and development.

Dasturji Meherjirana Keki Ravji - spoke of his vast decades of experience of prayers and rituals and laid emphasis on the correct pronunciation of words in our prayers. He reiterated that it is indeed very important. He recalled how since the days of yore, the pay scale was meagre for mobeds but

how in the present day that situation has changed and is improving due to the efforts of many supporters and the philanthropic donors like the WZO and the movement by team EM. Ervad Dr. Ramiyar Karanjia - The extremely well learned Principal of DAI

spoke about how DAI and EM have collaborated on various occasions and conducted training programmes for the madresa kids in order to encourage a better and more smarter breed of mobeds for the future. Many snippets from the Holy Vendidad scripture were shared pertaining to mobedi. He also enlightened us on the heirachy and differences in the titles of Ervad/ Mobed/Dastoorji.

Team EM member Ervad Meher Modi spoke on how the illustrious journey of EM began and the various sessions and programmes of training were held in the past years and the many collaborations that EM has had with various other Parsi groups like the XYZ, Jiyo Parsi, Return to Roots, HPY and DAI.

He elaborated about the future plans and programmes that EM is looking forward to implementing for the brighter future and progress of our young mobeds.

Team EM member, Special Educator Mrs Kashmiria Kakalia took to the stage to introduce the Dream Team of the core members and their credentials :-

Dinshaw Tamboly, Binaifer Sahukar, Kashmiria Kakalia, Erv Dr. Mazda Turel, Erv Kaizad Karkaria, Erv Hormuz Dadachanji, Erv Meher Modi, Erv Porus Katrak, Erv Kerman Fatakia, Erv Khushru Makihatana, Erv Firdaus Pavri, Erv Sheherazad Pavri, Erv Shahvir Panthakee.)

The founder EM member who envisaged the idea of Team EM,

Mrs Binaifer Sahukar who is a counsellor and Psychotherapist came up on stage to give the most eloquent and gracious thanksgiving speech ever heard. She took the opportunity to vociferously thank all the resource professionals, the generous donors, the supporters and the participants of the programme of Empowering Mobeds Trust.

The function ended on a melodious note with "Chaiyye Hame Zarthosti" and "Jana Gana Mana" followed by a sumptuous Lunch by Caterer Jimmy Gadiwalla.



Reported by:
Ervad Firdaus R. Pavri





BPP ELECTIONS : PART 3

The Editor,

Parsi Junction.

In my earlier column, I had stated that I will elaborate the reasons for my support to sitting Chairman Armaity Tirandaz, sitting Trustees Viraf Mehta and Xerxes Dastur, aspiring lady candidates in alphabetical order Anahita Desai, Maharukh Noble and Zuleika Homavazir and last but not the least Rumi Zarir thus terming them "The Magnificent Seven". The one common thread that runs with this team is that they are true Zoroastrians in letter and spirit: Thoughts, Words and Deeds!

By inference what I mean to state is that I do not have any personal knowledge of the other 10 candidates and their contribution to community affairs so far. I am not aware of any community work done by the others hitherto and hence difficult to judge what they will now do.

However I have very clearly stated that **I DO NOT SUPPORT any candidate who associates or aligns with a sitting trustee, Kersi Randeria, who has failed on his promises during his six years in office and not practised what he preaches through his paper. As the saying goes, men are known by the company they keep!**

In his own Parsi Times dated March 19, 2022, Randeria claims that **"We were able to cater to the needs of our less-privileged beneficiaries and give houses to the deserving."** Readers please judge for yourselves: Randeria due to his animosity towards me and in order to settle scores with me REFUSED TO PROVIDE A FREE MEAL, FROM THE BPP KITCHEN SET UP BY THE TRUSTEES DURING THE PANDEMIC, TO A SENIOR PARSI RESIDENT Mr. BODHANWALA OF MALEGAMWALA BUILDING, MAHIM, AND WHOSE FLAT WAS TO HAVE REVERTED ULTIMATELY TO THE BPP AFTER HIS DEMISE. THE LATE BODHANWALA WAS NOT EVEN DISTANTLY RELATED TO AMROLIWALLA SO WHY THIS ILL-TREATMENT TO BODHANWALA? Is this his way of catering



Phiroze Amroliwalla

to the "needs of our less-privileged?"

I HAVE KNOWN RANDERIA AS AN ACTIVIST. I DO NOT HAVE ANY PERSONAL ISSUES WITH THIS TRUSTEE AND WHAT HE DOES IN HIS PERSONAL LIFE. BUT I WILL CONTINUE TO VOICE MY DIFFERENCES WHEN IT AFFECTS HIS ROLE AS A TRUSTEE OF THE BPP and its resultant harm to this institution and its beneficiaries.

He has the temerity to ask if a "candidate will follow the donor's will or will he /she work in the interest of their family and friends". AS A SITTING TRUSTEE WHO ADVISES OTHERS TO SURRENDER THEIR LOCKED FLATS TO THE BPP, MAY I ASK WHY HAS HE NOT DONE SO? INSTEAD HE MANAGED TO TRANSFER HIS LATE KAKA'S FLAT IN CONTRACTOR BUILDING, BYCULLA, A BPP CHARITY BUILDING, TO HIS MOTHER'S NAME AND ADDED HIS NEPHEW'S NAME WHEN THEY BOTH LIVE IN ANOTHER CHARITY FLAT AT GODREJ BAUG!

FURTHER THOUGH HE CLAIMS TO BE A MULTIMILLIONAIRE, WHY IS HE NOT BUYING A FLAT FOR HIS SISTER BUT ALLOWS THEM TO TAKE ADVANTAGE OF A CHARITY FLAT IN GODREJ BAUG WHICH COULD HAVE HOUSED A DESERVING PARSI FAMILY.

WHY HAS HE ALLOTTED A FLAT TO HIS LADY PARTNER'S NEPHEW WORTH Rs. 50 LAKHS FOR A DONATION OF ONLY Rs. 8 LAKHS? WHY HAS HE ALLOTTED A FLAT IN PALMLANDS, CONTRACTOR BAUG MAHIM TO ADVOCATE KAIKHUSHRU IRANI, MARRIED TO A CATHOLIC, AFTER THE LATE JAMSHED SALAMAT IRANI THREATENED TO REVEAL SOME INFORMATION IN HIS

AUDIO TAPE IN 2018?

RANDERIA WAS AWARE THAT ADVOCATE IRANI HAD FALSELY CLAIMED HE WAS DISHOUSED FROM HIS PREVIOUS HOME IN A PETIT CHARITABLE FLAT AND THANKS TO RANDERIA, IRANI NOW HAS TWO FLATS OF TWO CHARITY TRUSTS.

WHY HAS RANDERIA NOT PAID THE 40 LAKHS DEPOSIT THAT HE HAD PROMISED TO PAY BPP ON BEHALF OF IRANI FOR THE FLAT ALLOTTED TO IRANI IN PALMLANDS? Is this how this trustee "protects, sustain and improve our trust properties? Can such a trustee, as per his own definition, be called as one "beyond reproach, in terms of corruption and malpractices, vis-a-vis our trust funds and properties"?

While my previous columns have drawn a wide range of support from my community, there seems to be one, soon to be ex-trustee, my erstwhile friend Dadrawala, who appears to suffer some memory lapse. He in his mentor's typical fashion tries to deflect the community's attention from the real issues at hand!

In a message posted by him and received by me through a contact, Dadrawala has imputed motives to my recommendations of "THE MAGNIFICENT SEVEN" and ventures to suggest (keeping in mind my flats) that I have recommended those names waiting for a "dream board", who may let me encash one or may be all three and migrate to Canada. Whenever I have highlighted Randeria's highhandedness, Randeria and his cronies raise the issue of my three 1BRK flats lawfully acquired by my family decades before Dinshaw Mehta became a Trustee.

I ask Noshir Dadrawala have I ever once asked him, my friend of 35 years, to help me encash my flats? If I did not do so then, than why should I have to wait for a "dream board" to allow me to encash the Tenancy value of my flats, now allowed by the Govt., when, twice in private meetings and once at the Grand Maratha Hotel in



Armaity Tirandaz



Xerxes Dastur



Viraf Mehta



Maharukh Noble



Rummy Zarir



Dr. Zulekha Homavazir



Anahita Desai

May 2017, in the presence of Noshir and the late Zarir Bhathena, I was offered by Randeria in very clear terms to help me encash my flats and settle down in Toronto. He not only made that offer to encash my flats for sale, but also suggested that I could keep one flat for my visits to Mumbai. If I was that desperate for money, would I not have accepted that offer then itself rather than "wait for a dream board"?

If genuinely Randeria was concerned about my family having three flats, why did he offer to encash its Tenancy values in private meetings with me when publicly he demonstrates his dissent for the auction of flats?

I would like to emphasise that I did not accept Randeria's offer for I did not want any favours nor did I want to withdraw my protest against the unjust increased service charges. I have always asserted my rights and won, and I shall do so now too irrespective of a "dream board"!

Randeria was NOT doing me any favour, because by his own admission, my father-in-law's flat at Khareghat colony was in August 2013 minuted by the then board for transfer to the highest bidder as per the then prevailing rules.

I then refused Randeria's offer to help me encash, so why should I now wait for a "dream board" when Randeria offered me on a platter? What I fail to understand is, who is Randeria to decide unilaterally and indiscriminately, without any laid down norms or rules and without consultation with other members of the board to dole out favours to his chosen ones?

Noshir forgets that my protests for the steep increase in service charges was one of the main reasons for Randeria's animosity towards me. I was protesting the steep increase in service charges of

Rs.750/-, on behalf of those who could not afford as well as because the demand was beyond the scope of the Rent Act and was therefore unlawful.

How can Noshir forget that at my suggestion and request he came to meet Dinshaw Mehta, late Parvez Driver and me at the Gaylord restaurant in May 2017 (which was prior to the Grand Maratha meeting), to discuss this issue of the increase. He did agree to have the same reviewed and promised all of us that he would reduce the increase to Rs. 350/pm from Rs. 750/ pm.

Despite Noshir and the late Zarir agreeing to lower the increase, Randeria succeeded in bulldozing his own majority panel members. At this meeting at Gaylord, Noshir also raised the issue of the sale of a flat in Ness Baug, in which both the buyer and seller were known to Noshir, and he argued in favour of pushing through that deal involving 4 crores! For meeting Dinshaw and me, Noshir was humiliated and was referred to as supporting the "enemy of BPP". Despite this humiliation, before Kersi Randeria, Noshir is like a puppet and shuts up at Kersi's command.

Most of my differences with Randeria are as a Trustee of the BPP and are due to his high-handedness on policy which I have published repeatedly over the last few years and summarised again in the Parsi Junction issue no.115 of January 9, 2022. I have kept Noshir abreast whenever Randeria has been up to his tricks, and if his memory has failed him, and if he so desires, I can help him refresh it!

Messrs Randeria and company a word of unpalatable and unsolicited advice: Your repeatedly resorting to false allegations about my 3 flats mainly at election time no longer works. Please remember that I am NOT a candidate but Randeria you are! You

have attempted to throw mud alleging the flats are given to my family by Dinshaw Mehta and hence I am returning his favour now, have been proven a lie. Dinshaw was not even a trustee when our forefathers were allotted these flats in 1954 when the buildings were built. YOUR LIE WAS NAILED. You then alleged that Amroliwallas DON'T pay rent, when the reality was that you unauthorisedly and verbally instructed custodians appointed by you NOT TO ACCEPT RENTS IF OCCUPANTS REFUSED TO PAY THE STEEP INCREASE IN SERVICE CHARGES.

The fact is that the equation in the board changed after Zarir Bhathena's demise and Yazdi's resignation. Thereafter the illegal demand of the increased service charges was discontinued by the Majority decision of Armaity, Viraf, Xerxes and the silent consent of Noshir too. It was Noshir who was the first to inform me and congratulate me for spearheading the protest against this steep increase! As soon as we were informed of this, the Amroliwallas promptly settled all legally payable dues. Not only that, we also donated a total of Rs.50,000/- to the BPP and the security system.

Since I did not succumb to Randeria's offers and threats, he went on to vengefully and shamefully refuse a free meal during the pandemic to a A SENIOR PARSI ZORASTRIAN. Unfortunately this senior gentleman passed away and his flat has reverted to the BPP.

Sorry dear readers for this diversion from my earlier objective to elaborate why I chose the "Magnificent Seven". I assure you next week I will be writing on the constructive work done by the candidates recommended by me.

Phiroze Amroliwalla



ERV. ZERICK DASTUR FIRMLY STANDS BEHIND BPP TRUSTEE VIRAF MEHTA



ERV. ZERICK H. DASTUR

I have known Viraf Mehta for a number of years and I support his candidature as Trustee of the Bombay Parsi Panchayat for the forthcoming elections.

What stands out in the case of Viraf is that throughout his tenure as Trustee, and despite his busy professional schedule, he has always made himself available for the community and has been extremely responsive whenever the need arises. This includes attending to the regular duties of the Trust, attending to issues affecting our Doongarwadi, co-ordinating with the BMC and local authorities from time to time and various other activities helping those in need. As a result of his track record he

enjoys the confidence of all sections of the community including the youth.

Viraf has entered community service at a very young age and continues to do so with purpose and dedication. As a result, he has made huge sacrifices at a professional level in order to be able to serve the community and fulfil his duties as Trustee. Viraf has actively executed his duties, not out of compulsion but by virtue of his desire of service.

Viraf truly deserves the support and trust of the community and I wish him all the very best for all his endeavours.

- *Ervad Zerick Hoshi Dastur*



VIRAF D. MEHTA

- Zerick Dastur is a Proprietor of a Law Firm, practicing in the field of dispute resolution, litigation, arbitration, and securities law. Zerick is a triple Gold Medalist from Mumbai University. He recently completed his Martab ceremony and is a fully ordained Priest.
- He represented the community and spearheaded the case concerning the Wadiaji and Anjuman Atash Behrams against the Mumbai metro corporation before the Hon'ble Bombay High

Court and the Hon'ble Supreme Court of India. The case brought the community together and related to their core religious beliefs.

- He also represented the community before the Supreme Court of India in the case concerning the last rites of Zoroastrians who succumb to Covid-19 through the traditional Dokhmeneshini system which was approved by the Supreme Court. His representation on all community matters is on a probono basis.

Have Lost your Voter ID?

Damaged your Voter ID?

NEED A DUPLICATE BPP VOTER ID?

May, 15 2022 is the **LAST DAY** to apply for a Duplicate BPP Voter ID

If you don't vote, you can't blame anyone else when things go wrong.

Volunteer Telephone Numbers:

7977001081 / 8369721881 / 8850377894

Our volunteers provide a door-to-door service. All you need to do is provide a passport size picture and a photo id and the volunteers will take care of the rest.

For the tech-savvy, please scan the **QR code** and simply enter the required data and attach a photo ID. Our volunteers will then reach out to you for your signature and handle the rest.

Both these services are being provided to you **FREE OF COST**.

All you have to do is give two minutes of your time.



Scan the QR Code