



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

11TH FLOOR, PRAKASHDEEP BUILDING NO.7, TOLSTOY MARG, NEW DELHI-110001.

Minutes of meeting held on Monday 22nd March 2018 at Society Office.

Location: RWA Office, 11th Floor, Prakashdeep Building, New Delhi.
Date: 22nd March 2018
Time: 4:30pm to 6:30pm

Mr. Ravi Sharma	- Vice President
Mr. Kailash	- Executive Members
Mr. Balbir Mehta	- Executive Members
Mr. Gurmeet Sethi	- Flat Owner (709)
Mr. S C Gupta	- Flat Owner (503 & 504)
Mr. Lalit Sharma	- M/s SPA Insurance Broking System Ltd.
Mr. Rajendra P Chandola	- M/s SPA Insurance Broking System Ltd.
Mr. Ashok Sah	- M/s Sah Enterprises

1. Other source of power backup Option to be find out due to ban on Diesel operated DG Sets.

- Progress of collecting more quotes and detailed information about other sources of power back-up have been discussed and instructed Facility Manager to keep exploring the cost effective solution in this area and in coming future society may take a call as per the situation and government's move towards BAN on diesel operated DG sets.

2. Building insurance value to be increased.

- Insurance consultant M/s SPA Insurance Broking System has been called for meeting to discuss the further course of action after submission of their observation and thorough inspection of society documents related to having ownership rights of common area of Prakashdeep building by the Prakashdeep Flat Owner Welfare Society to take the building insurance. It was discussed and communicated by the insurance consultant that society is fully authorized and in case any claim happened in future same will be honored by insurance companies, Few points which have been discussed as follows:
 - a. There are other risks, Public Liability with Lift Liability Extension that can be considered for coverage
 - b. Office package policy to cover whatever minimal assets are there such as furniture, office equipments and plant and machinery under the ownership of the society. We have agreed

gscw

Ashay

Chandola

Ravi

Ashay

not to touch upon Employee benefit policy as there are no direct employees engaged by RWA and everything is outsourced.

- c. Urgent need for engaging an approved valuer for assessing replacement value of the building during the policy period to ensure right insurance and a method to revisit the values every 3rd year.

Finally, it was agreed that society should increase the insurance value. as per current market re-constructions value. Members have requested insurance adviser to send us the quote for revise value along with adding public liability and lift liability policy and same can be implemented/approved as soon as possible.

3. Building Fire NOC has been initiated- DFS officers has already visited the building and observed the short falls of fire fighting system which needs definite improvements.

- Further to members last meeting held on 17th March 2018, Mr. Balbir Mehta has been requested by all the members to negotiate and finalize the vendor and approve the cost.

Replacement of 14 nos. Fire Doors: Mr. Balbir Mehta and other members met with one of the vendor M/s Pacific Fire Control who is supplying approved fire rated doors and other accessories, members have negotiated the cost from 10, 65,776/- to 5% reducing cost i.e. Rs. 10,12,487/- . Vendor has been asked to provide revised quotation based on re-negotiated price for final approval from the committee.

Electric, Fire & LV shaft to be sealed: It was also one of the major observations of DFS officials as our all 82 nos. shafts found opened. Quotation has been taken from four vendors and out of four M/s Sah Enterprises quote was lowest, hence society members discuss and did further negotiation with M/s Sah Enterprises with his original quote of Rs. 2,92,900/- plus tax and award him contract for negotiated price of Rs. 2,60,000/- plus tax.

4. 2 Nos. Elevators have to be replaced as these are more than 25 years old.

- Facility Manager appraise all the members that out of 5 elevators companies, only 2 of them has submitted their proposal rest three companies will submit quotes within 5-7 days time. Members also would like to know the cost comparison of all the manufacturers to decide.

5. Open parking water proofing work and terrace parapet wall repairing work.

- Structural consultant Mr. Piyush Arora is preparing BOQ to invite tender, he has seen the site and based on the requirement interested contractors are also visiting the site. In few days time this task will be finalized and order will be awarded to lowest bidder with the consultation of Mr. Piyush Arora and after final approval of Mr. Balbir Mehta (Executive Member) .

6. Adjoining property matter (Due to digging of plot Prakashdeep building has some serious cracks which may be dangerous for building in near future).

7. Members feels that now society should give legal notice to the plot owner and Govt. department therefore, they instructed Facility Manager to co-ordinate with President sir and request him to issue Legal notice with color photographs of damaged area of our property as soon as possible.
8. **Recently renovated Washroom floor tiles have some deficiencies.**
 - Work is under progress, vendor is collecting material as approved by the members and soon it will be fixed in the washroom.
9. **Ramp with side railings has been discussed and approved for the people who are physically challenged.**
 - Society members' seen the area and asked vendor to submit proper drawings of SS railings with all measurement and sample.

