



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

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

Minutes of Annual General Members Meeting held on 16.03.2019 on the 11th Floor at Prakash Deep Building, 7 Tolstoy Marg, New Delhi-110001 at 11.30 a.m.

Quorum: - As per attendance sheet attached as **Annexure-1.**

Executive Committee: - As per list attached as **Annexure-2**

The meeting commenced at 11:30 am when the President was upraised by the secretary of the society about the insufficient number of members present to constitute the quorum. The President after consulting the executive committee announced the extended time of one hour for the meeting and the new time of the AGM was reschedule for 12:30 pm. The members reassembled at 12:30 pm and the secretary declared that the present members shall be considered as quorum.

The meeting commenced with the welcome address of the president Shri Ashok Jain. Subsequently Shri Ravi Sharma (Vice President) and Shri Lokesh Kumar (Secretary), Shri Balbir Mehta (Executive Member) apprised and updated the meeting regarding the society activities and workload at hand. They updated the attendance regarding the accomplishments of the society and future development plans, particularly emphasizing on the need to upgrade the structure and services of the building and financial aspects thereof. They also invited the flat owners/Members to become member of the Executive Committee so that various decisions which are pending can be implemented.

Few of the tasks already accomplished are enumerated here below:

- Structures of upper basement, which was dangerously deteriorated due to water seepage, was strengthened and rehabilitated.
- Services and ancillary structures were upgraded and improved.
- New water proofing was laid on the car parking area at ground floor.
- New interlocking tiles laid on the parking lot.
- New pedestrian ramp for handicapped and senior citizens with proper SS hand railing erected.



- Entrance lobby at ground level renovated.
- Renovated public toilets provided at the ground floor with separated ladies and gents facilities.
- Fire fighting services improved and upgraded at various levels with proper directional signage, Fire doors provided where required.
- Drainage and water supply services improved and upgraded.
- Underground water supply system revamped.
- Public toilets at 11th floor renovated.
- Water proofing at roof level improved and upgraded.
- Installation of two new lifts by KONE Elevators underway.
- Society had taken legal recourse to compel the owners of the neighboring plot no. 9 to fill back all the excavated area thereby removing the cause of dangerously effecting our building.

In regard to the future tasks which need to be urgently undertaken for the safety of the building, a presentation was made by Mr. Srivastava of M/s Team Professional & Consultants. A complete auditor report is prepared by the consultants to rehabilitate and strengthen the building structure to prevent any unforeseen disaster. Report also included the financial implications to accomplish the task.

Briefly the report includes:

- Identify the adversely effected areas.
- Identify the cause of adverse effects.
- Strengthening and rehabilitation of all dilapidated structural elements like columns, beams, slabs and retaining structures.
- Prevention of any type of seepage.
- Evolved and suggested a system to drain water from external A/Cs so that water doesn't harm the exterior.
- Proper flooring system.
- A thorough study of roof area, which is most worrying factor for the safety of the building.
- Replacing of steel windows with UPVC windows.
- Rain water harvesting pits as per NGT Guidelines
- Replacement of 28 years old Diesel Generator set as per NGT norms.
- Financial report.

Estimated cost to accomplish the above tasks is Rs 9-Cr. approx, which cost to be invested by each flat owner to be contributed @ Rs. 30/- per sq. ft. per quarter as &



by way of Capital Replacement Fund by each flat owner which amount may further be varied with the consent of majority of the flat owners.

Although the attendants appreciated the need to improve the structure, two of the members wanted to see the estimated cost, according to them it is high. It was pointed out that the expense is to be covered on quarterly basis. Almost all the attendees have agreed to pay & expressed their no objection, except one But then suggested that the consent of absentee flat owners should also be taken and for that another Extra Ordinary General meeting to be held and proper sufficient notice to be served upon all the absentees flat owners. It was also unanimously decided that in case in the next meeting any member or flat owner's occupier absent, the decision as may be taken in the meeting will be final and binding on them. Hence, final decision on "**Capital Replacement Fund**" has been put on hold till EGM to be held. Few of the flat owners requested Committee to share the Structural Audit Report with them to go through in detail to share their views in next meeting. Those members have been requested to examine & discuss the report any day with prior appointment at the office of the Committee, This report is also uploaded in the society' website for members review. Hence, Committee kept on hold the decision and requested owners to come back with the suggestion as to how to achieve the targeted budget.

The President with the permission of the General Body read out a letter from one of the member of the society of his grievances and discontentment's with the functioning of the present executive committee wherein the said member had raised certain allegations. After reading out the letter, the president clarified on each and every point raised by the said member to the present General Body. The President then asked to all the members present, of their views and feedback of the allegation raised by the member through his letter. The members unanimously set aside the allegations posing full confidence in the present executive committee. Few members even suggested to ask the aggrieved member to attend the AGM in person and raise his concern in the AGM. It was also pointed out by the General Body to invite the aggrieved member to himself become a part of executive committee, few of members also suggested that any flat owner may meet the committee members during their meeting and discuss their grievances.



Most of the flat owners present gave their consent for continuance of the present Board/Committee for a further period/duration as per Rules to which the committee agreed to continue. The Members of the present committee which would continue are as follows:-

Sr. No.	Name	Designation	Signature
1	Mr. Ashok Kumar Jain	President	— SD —
2	Mr. Ravi Sharma	Vice President	— SD —
3	Mr. Lokesh Kumar	Secretary	— SD —
4	Mr. Tarun Vohra	Treasurer	— SD —
5	Mr. B.S.Mehta	Executive Member	— SD —
6	Mr. Kailash C. Sharma	Executive Member	— SD —
7	Ms. Bindiya Agarwal	Executive Member	— SD —

Maximum of the present flat owners submitted their consent letters in favour of the present existing committee to continue for a further term.

The Annual Accounts year ending 31.03.2018 were circulated considered and approved.

The existing Auditor M/s. Ambrish Rastogi & Associates are reappointed as Auditor for the subsequent Financial Year 01.04.2019 to 31.03.2020 at the same remuneration.

The members decided to defer the Amendment of rules & regulations, if any of the society Bye-Laws till the next AGM.

The flat owners were again informed about the functioning of website viz www.prakashdeeprwa.com where they can find society Bye-Laws, Minutes of Meetings and other day to day progress in the building, Structural Audit Report, Financial Auditors Report and e-mail of the society viz. prakashdeeprwa@gmail.com to share owners' views/suggestion.

Thereafter with a vote of thanks given by the Chairman the meeting concluded at 2:00 p.m.

