



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

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

Minutes of meeting held on Monday 12th Feb 2018 at Ansal's office.

Location: Ansal API, 115, 1st Floor, Ansal Bhawan, New Delhi.
Date: 12th Feb 2018
Time: 4:00pm to 5:30pm

Mr. Ravi Sharma	- Vice President
Mr. Tarun Vohra	- Treasurer
Mr. Kailash	- Executive Members
Mr. Balbir Mehta	- Executive Members
Mr. Gurmeet Sethi	- Flat Owner (709)
Mr. Sunil Ambardar	- Flat Owner (307)
Mrs. Tirpat Bawa	- Flat Owner (809)
Mrs. Bindiya Agarwal	- Flat Owner (GF-12)
Mr. Nasir Zaidi	- Flat Owner (206)
Mr. Ashok Gupta	- Flat Owner Rep (303-04)
Mr. Naresh Kr. Sharma	- Ansal API Representative
Mr. Gautam	- Ansal API Representative

Agenda of meeting to discuss the FREE HOLD matter with Ansal.

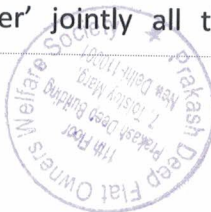
The Members of Prakashdeep Flat Owners Welfare Society along with some of the flat owners (as per above mentioned attendees list) have visited Ansal API office located at 115, 1st floor, Ansal Bhawan to meet Mr. Pranav Ansal (Vice Chairman & Managing Director of Ansal API) on 12.02.2015 at about 4PM to inquire about the letters from time to time issued to them and to know the status of long pending issue with regard to FREE HOLD for which various flat owners advanced money to Ansal API since the year 2010-11.

Although the flat owners visited at Ansals' office with intention to meet Mr. Pranav Ansal but he was not available and after best efforts of flat owners Mr. Naresh Sharma and Mr. Gautam of M/s. Ansal API met with flat owner to clarify the flat owners queries. During meeting Mr. Sharma of



Ansal has been asked by members flat owners following questions and sought his reply as follows:

- 1) Why Ansal has not replied on the letters issued to Ansals on dated 22nd January 2018 and 07th Feb 2018 in the subject of "Conversion of land from leasehold to free hold"
 - a. Mr. Sharma informed that this issue of free hold and lease hold is internally being discussed with the management of Ansal and Ansal shall reply on those letters very soon.
 - b. During discussion for the first time Ansals' representatives Mr. Sharma informed that earlier, rate of conversion was fixed at Rs.761/- per sq. ft. before March 2017 but as per new regulation of L&DO after March 2017 the rates have been revised & enhanced to Rs.3500/- per sq.ft. which became 5 times higher than the demanded rates, and Mr. Sharma informed that Ansal has decided not to deposit any charges now for the reasons best known to them.
 - c. Mr. Sharma of M/s. Ansal further informed that they have deposited Rs.2 lacs to the L&DO in the year 2011 to get Prakashdeep Building Free hold.
 - d. Ansals representative further conveyed that flat owners will not entertain or will not understand the cost justification; hence they kept this issue on hold.
 - e. As per flat owner's grievances on delay on communication in the matter of free hold by Ansal API, Mr. Sharma has agreed and made commitment with owners that by or before 22nd Feb 2018 owners will get the response from Ansal API.
- 2) Flat Owners have not agreed on the revised rates and showed their dissatisfaction on the delay made by Ansal API. According to the flat owners, Ansal is totally responsible for this increase and that if Ansal has initiated the process at the time of collecting the money in the year 2011 then it would have been completed at the rates @761/- per sq. ft. Flat owners would not be responsible if any charge have increased.
- 3) Flat Owners have put another concern regarding L&DO survey report which was not shared with flat owners. Mr. Gurmeet Sethi, Mr. Gupta and Mr. Ambardar raised question to Mr. Naresh Sharma as why it was not informed and discussed with flat owners at the same time to resolve any issue. Further' jointly all the owners put blame on Ansals for illegal



constructions if there is any in the building since the building has been build-up by them only so why flat owners will pay for it & secondly flat owners have not made any illegal constructions.

- 4) After above meeting Mr. Gurmeet Sethi suggested regarding revised conversion charges if payable and agreed by all respected owners then flat owner will pay to the L&DO directly and not to ANSAL API but ultimate responsibility of getting land "FREE HOLD" remain with ANSAL only. However his suggestion is subject to discussion with other flat owners.
- 5) It was further discussed among flat owners that if refund is demanded by flat owners:-
Few of the flat owners proposed that since the funds have been misused by Ansal – API then flat owners funds should be accumulated with 18% interest and in case any flat owners demand the refund it should be refunded with 18 % interest. Ansal representative mentioned that since their funds are blocked, thus they will not be in a position to refund the amount. (Ansal – API has included 12.5 % plus 10.33 % service tax as service charges in the proposed conversion charges).
- 6) In spite of demand, by flat owners Ansal representative could not produce the payment detail (any additional payment) other than application money Rs.2 lakh paid by them to the L&DO as claimed.
- 7) It is clear that Ansal-API has not paid any conversion charges & further follow up in the matter is urgently required. Any delay is fatal.

A meeting of all flat owners be called for discussion and for deciding future course of action.

