



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

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

NOTICE FOR HOLDING FLAT OWNERS GENERAL MEETING

RWA_Notice/2016-17/0017

Dt. 05.09.2016

To,

All the Flat Owners
Prakash Deep Building.

Dear Sir/Madam,

We have the pleasure to Call Flat Owners General Meeting of RWA Prakash Deep Flat Owners Welfare Society (Regd.) 11th Floor, Prakash Deep Building, No.7, Tolstoy Marg, New Delhi-110 001, on 24th September 2016 at 11.30 A.M. on the 11th Floor at Prakash Deep Building when all the Flat Owners are requested to attend and also to discuss various issues for further Development in the property.

Since after your society took over the responsibility of Building maintenance from ANSAL'S. Your society has continuously endeavored to take all action to improve the maintenance of the Building by various ways & means, you are aware that your society within a very short span of two years with your co-operation & help have been able to complete and/or achieve the following improvements in the building :-

- * Installation of CCTV camera inside & outside of the building to ensure high level of security.
- * Installation of door frame metal detector to ensure building safety & security.
- * Installation of Boom Barrier at the Entry & Exit gate to keep a close watch and prevent from entry of unauthorized vehicles.

- * Placement of new security guard's cabin for efficient security check post.
- * Replacement of underground heavy duty submersible pump to ensure sufficient water supply to the building flats.
- * Procurement of 18 nos. good quality SS big size dustbin for entire building towards up keeping the housekeeping and cleanliness in the building.
- * Placement of signage board of "Prakash Deep Flat Owners Welfare Society" to make the building visible for the office visitors and guests.
- * Replacement of old tiles with new interlocking tiles and water proofing of open parking area (front and back side of building) towards beautification.
- * Etc.

Now the society is proposing to take major steps for major work & for the said purpose it was desired by the Committee Members that pre-discussion with the Flat Owners should also be held as the said Major work would involve huge expenditure.

As all the members would recall during the last AGM held on 2nd April 2016, your society had identified the following task which were taken-up and have been completed.:-

- * **Building Structural Audit has been completed successfully and now we have complete data which will help us to plan and speed-up our initiative towards building strengthening/ rehabilitation/ retrofitting wherever required.**
- * **Web site designing work has been awarded to website designer and will be completed within one week time and is live on the internet by website address i.e. www.prakashdeeprwa.com.**
- * **In house billing system is being operational now an independent system to generate our billing from RWA office itself. (Earlier these Bills were being generated through PROFAC.)**

- * **Raw & Drinking Water Pipe line has been replaced successfully in the entire building to prevent plumbing shaft and building structure further deterioration.**
- * **Refurbishment of basement parking ramp (both side) has been completed and now it is functional.**
- * **It is being decided that process towards lease hold to free hold has to be undertaken by society together with the members and in this respect notices are being issued to Ansals. Further course of action has to be decided. Flat Owners are requested to bring photocopies of their papers & full details at the meeting.**

Besides above now the following Major work has to be undertaken:-

- * **Water proofing and refurbishing of all three (3) basement parking space i.e. LB, UB & MB.**
- * **Advancement of electrical system.**
- * **RE-designing and renovation of main lift lobby.**
- * **Face lifting of building front and back.**
- * **Exterior and interior repairing & Painting.**

In view of the above development it has been necessitated that a General Meeting be called to discuss & decide aforesaid various issues further course of action, copy of the notice is enclosed. Flat Owners Members are requested to be present & give their valuable suggestions.

Thanking you,

Enc: As above

NOTICE

Notice is hereby given that the General Meeting of the members of 'Prakash Deep Flat Owners Welfare Society' will be held at its office on the 11th Floor at Prakash Deep Building, No.7 Tolstoy Marg, New Delhi on Saturday, the 24th day of September, 2016 at 11.00 A.M. to transact the following business:

1. To consider & Finalize Audited Balance Sheet as at 31st March, 2016 and income and Expenditure Account for the year ended 31st March, 2016 and the Auditor's Report thereon.
2. To appoint Auditors for auditing accounts of 'Prakash Deep Flat Owners Welfare Society' for three Financial Years i.e. Financial Year 2016-17, 2017-18 and 2018-19 and to fix their remuneration.
3. To discuss the amendment in the Rules & Regulations of the Society.
4. To discuss about structural report with regard to Structural Stability of the property.
5. To consider the mode & manner for execution & implementation of the aforesaid major works.
6. To discuss further course of action for taking action along with Member/Flats owners for the steps for conversion of flats from lease hold to free hold and also in respect of the deposits made with Ansals.
7. Any other matter with the permission of the Chairman.

For Prakash Deep Flat Owners Welfare Society

President

Place: New Delhi

Date: 5th September, 2016