



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 10.08.2024 at Freemasons Hall, The Masonic Fraternity of New Delhi, Janpath, New Delhi-110 001 during 11.00 a.m. till 1.30 p.m.

Present:-

List of Flat Owners/Members present who personally attended and/or attended through their proxies as per **ANNEXURE - 1**.

QUORUM:-

The quorum not being present at the scheduled time, the Secretary announced the meeting adjourned for 30 minutes i.e. till 11.30 a.m.

The adjourned AGM was commenced at 11.30 a.m. with the members present as quorum.

CHAIRMAN:

Mr. Ashok K. Jain, (President of the Society) was elected as the chairman of the Annual General Meeting.

Welcome by the PRESIDENT:

The meeting commenced with the welcome speech of the President. Thereafter, Mr. Ravi Sharma-Vice President and Mr. Lokesh Kumar-Secretary and other members addressed the Meeting and update all flat owners regarding overall development done in the past and what are the future plans.

Main Business of the AGM:

The Secretary then took up the 7th item of the agenda (being major concern), Adoption of the Audited financials for the financial year 2023-24. The members deliberated on the performance of the society and then approved the Audited Financials of the Society by raise of hands.

“Resolved that, the Audited Financials of the Society for the Financial Year 2023-24 be and are hereby adopted and approved by the General Body at its AGM.”

“Resolved further that the adopted Financial statement be submitted to the Registrar of Societies, New Delhi for records, under the signature of any two office bearer, (President/Vice President/Secretary/Treasurer) of the Executive Committee Members of the society.”



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The Secretary took up the 3rd item of the agenda. He informed the Members that M/s. Ambrish Rastogi and Associates, Chartered Accountants, the current Auditors who are eligible to be appointed as Auditors and have agreed to act as Auditors if approved by the General Body. The Members approved:

“Resolved That M/s. Ambrish Rastogi and Associates, Chartered Accountants, be and are hereby appointed as Auditor of the Society for the FY 2024-25, commencing from this AGM till the ensuing AGM for 2024-25.”

The Secretary then took up the Additional Business in the agenda.

1. The status of the Project undertaken in the Society, and way forward.

Engineer Sanjay Srivastava- Structural Consultant & Technical Expert from M/s. Team Professional, hired by the Society then updated about the status of the Project in hand and the current condition of the building.

2. Mr. D K Devesh- Flat Owner- 607 & Mr. Sunil Ambardar- Flat Owner- 307 have raised concern regarding proper communication and further proposed that consent should be taken from all the flat owners before deciding any major work like façade project, replacement of electrical panel or any other major work which has involvement of heavy cost. They also mentioned that society should follow proper tendering process which includes publishing of BOQ to invite quotations from the interested parties/bidders through renowned news papers to get the fare and minimum price.

3. The committee replied to the Flat Owners that society is following all the process which includes tender through nationalize news paper before finalizing any major work. He also mentioned that some of work which may have small cost and required urgent attention & which are not possible to go through the tendering process but Society always take three quotes from the interested contractor/companies to get the minimum rates. After getting comparative price and competitive quotations, Society informed all the flat owners through the notice board located at the ground floor lobby with deadline to finalize the contractor.

4. During the discussion the other members, Mrs. Sodhi- Flat Owner-407, Mr. Prashant Atre- Store-LB-20 & Mrs. Shobhana Gupta- Flat Owner-312 shared the need for improving the communication among the members. It was suggested and decided that a WhatsApp Notification group of members be made for communication and updation from the Executive Committee and Estate Office.

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5. Mr. Prashant Atre suggested to the members that society should improve fire drill process, it may be floor wise drill once in a month or once a week to cover entire building, he suggested that floor wise drill will make occupants understand the value of fire drill and make them prepare for any emergency situation where life of people may be threatened due to any fire incident. He also suggested that building should have one more entry & exit door at the back side of the building for hindrance-free movement of Fire Tender in the building. Mr. Sharma on behalf of committee informed that Fire Drill is being conducted every month as per protocol of DFS & there is entry & exit door available at the back side of building for occupant's movement.
6. Few members, Mr. Arun Khanna-(Flat GF-09), Mr. Anil Arora (Flat 1109), Mr. Nasir Zaidi (Flat 206), Mr. Pramod Kumar Gupta (Flat 208) & Mr. Prashant Chaudhary (Flat 905 & 906) raised their concern to the President & Board regarding their long pending maintenance dues, which has become a very heavy amount by adding interest on the principal amount.

Mr. Arun Khanna (Flat GF-09) also informed society that his property is vacant more than 8 years now and also faced COVID-19 Epidemic phase, no earning from the property hence he requested society to waive off the 25% maintenance charges along with entire interest part to make him ease to clear his long pending dues to which the committee denied that there can be no waiver in maintenance, CRF and other charges. Interest amount however will be payable as decided in the committee meeting.

Mr. Prashant Chaudhary (Flat 905 & 906), Mr. Anil Arora (Flat 1109), Mr. Pramod Kumar Gupta (Flat 208) & Mr. Nasir Zaidi (Flat 206) whose business was also affected very badly due to COVID Pandemic situation, they also requested the President and Board that, they should be given one time waiver on the total interest portion so that they can clear their maintenance dues.

Members have further suggested that committee may file legal/recovery proceeding against those flat owners from whom maintenance, CRF and other long pending dues to be recovered.

7. The Secretary then informed the Members about the request received by the Executive Committee regarding the hardship in payment of Maintenance and CRF since the onset of COVID-19. The Secretary then shared a proposal from the Executive Committee for the members approval:

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The outstanding Interest on Maintenance, CRF and other heads as per society records for the period during COVID- 19 and one year after i.e. FY 2020-21, 2021-22 and 2022-23, to be waived if and only if the entire outstanding after deduction of such interest is paid on or before 31st December 2024, save & except the case of Mr. Arun Khanna (Flat GF-09), Mr. Anil Arora (Flat 1109), Mr. Pramod Kumar Gupta (Flat 208), Mr. Nasir Zaidi (Flat 206 & MB-07)& Mr. Prashant Chaudhary (Flat 905 & 906).

The Present Members approved the One Time Waiver by raising their hands in approval & further authorized the committee members to take decision about Mr. Khanna (Flat GF-09), Mr. Arora (Flat 1109), Mr. Zaidi (Flat 206 & MB-07), Mr. Pramod Kumar Gupta (Flat 208) & Mr. Prashant Chaudhary (Flat 905 & 906).

Few other Members raised their individual requests but it was turned down by all the General Body Members.

8. Issue is with regard to recovery of money deposited by the few flat owners with Ansal Properties & Infrastructure Ltd. for converting their Flats Owners rights from lease hold to free hold was discussed. Few members requested that society should look in to this matter and take over the charge to pursue, thereupon the President informed the members that it is not desirable that society can undertake the issues. In case members take interest & form their own committee then society will certainly assist them. The President also suggested to the members that sub-committee which was appointed earlier also during 2019 AGM. We can again request those members Mr. Sunil Ambardar (Flat-307), Mr. Ashok Gupta- (Flat-303 & 304) and Mr. Sethi- (Flat-709) who were earlier coordinating the issue with Ansal Properties & Infrastructure Ltd. or any of the new members who wants to become a part of sub-committee, may participate in the sub-committee.
9. The President then informed the present Members that the Present Executive committee completes one more of its term and asked the members to nominate themselves for the new Executive Committee. Mr. Sunil Ambardar (Flat no. 307) and Mr. D K Devesh (Flat No. 607) expressed to nominate themselves to become the member of the executive committee.

The Society Members then discussed and decided, that the current executive committee along with the 2 new nominees to continue for another term of two years, meaning thereby that the current Executive Committee along with two new nominations will continue for the term 2024-26.

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In the meeting following decisions were taken:-

- WhatsApp Notification Group to be formed with admin rights of committee members to circulate information to the Flat Owners for any decision to be made for building development.
- Interest waiver to defaulting members provided they make the entire outstanding payment by 31st December 2024, save & except the case of *Mr. Arun Khanna, Mr. Anil Arora, Mr. Nasir Zaidi & Mr. Prashant Chaudhary whose case can be considered by the committee members.*

All the flat owners present elected and consented for continuance of the present Board/Committee for a further period/duration i.e. period of 2024-2026 as per Rules to which the committee agreed to continue. The Members of the present committee along with two new Members which would continue are as follows:-

(1)Mr. Ashok Kumar Jain-(Flat 302, Store LB-44 & LB22)	President
(2)Mr. Ravi Sharma-(Flat 1007)	Vice President
(3)Mr. Lokesh Kumar-(Store LB-11, LB-14, LB-16)	Secretary
(4)Mr. Kailash C. Sharma-(Store UB-05 & LB-52)	Executive Member
(5)Mrs. Bindiya Agarwal-(Flat GF-12)	Executive Member
(6) Mr. Sunil Ambardar -(Flat 307)	Executive Member
(7) Mr. D K Devesh-(Flat 607)	Executive Member

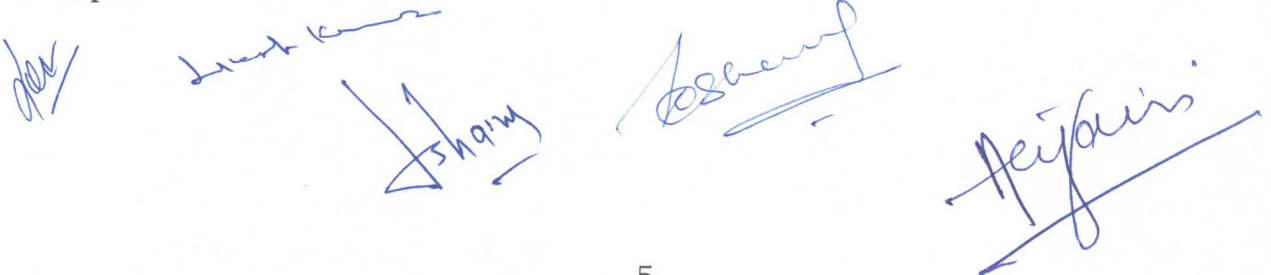
All the present flat owners put their consent by signing the resolution in favour of the present existing committee.

The Annual Accounts year ending 31.03.2024 were uploaded in the society website and informed all the members, therefore members discussed major heads and approved.

The existing Auditor M/s. Ambrish Rastogi, & Associates are reappointed as Auditor for the subsequent Financial Year 01.04.2024 to 31.03.2025.

The flat owners were informed about the functioning of website viz www.prakashdeeprrwa.com and e-mail of the society viz. prakashdeeprrwa@gmail.com.

Thereafter with a vote of thanks given by the Chairman the meeting concluded at 1.30p.m.





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"Resolved that the Interest from defaulting flats, for the period during Covid & one year thereafter i.e. for 2020-21, 2021-22 & 2022-23 respectively be hereby waived, * provided the entire outstanding amount is paid in toto by 31st Dec 2024."

"Resolved that the existing Executive Committee alongwith Mr. D.K. Davesk, Flat No. 607, and Mr. Sapid, Ambagdar Flat, No. 307 and ~~Mr. Neelam Sharma~~ Flat No. 701. be hereby continue for one more term of 2 years."

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ASHOKA PTA 302/304

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DEEPA GUPTA
208, 10/11

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Saitun

701
Sunet Chitral

[Signature]

[Signature]
GF-11/15

GF04-7

Amun Kwang Kari Zodi
206

Arun Kumar
GF-9

[Signature]
P.S. Sharma
J.P.

[Signature]
11/08
Amit 12 P. Sharma

LB 23
Ravinder

Sunathy Sedhi (407)

Sunathy Sedhi

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Prashant
Ave
LB-20



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1105 ~~Bindya~~ PANKAJ VERMA
935814490

312 SHOBHANA GUPTA Shobhana Gupta

706 Ekta Ekta

LB29 ~~Tomk~~ Vinod S. Mehta

#307 ~~Bindya~~ Suresh AMBARDAR
Bindya Agawal

10/8/24
Flat No-607
D.K. Devesh