



# PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

11<sup>th</sup> FLOOR, PRAKASHDEEP BUILDING NO.7, TOLSTOY MARG, NEW DELHI-110001.

## Minutes of meeting held on 28<sup>th</sup> September 2024 at Society' Office.

Location : RWA Office, 11<sup>th</sup> Floor, Prakash Deep Building, New Delhi.  
Date : 28<sup>th</sup> September 2024.  
Time : 03:00pm to 05:00pm

Mr. Ashok Kr. Jain	- President
Mr. Ravi Sharma	- Vice President
Mr. Lokesh Kumar	- Secretary
Mr. D K Devesh	- Treasurer
Mr. Kailash Chandra Sharma	- Executive Member
Mrs. Bindya Agarwal	- Executive Member (Virtually through Video Call)
Mr. Sunil Ambardar	- Executive Member

### **Chairman of the Meeting:**

Mr. Ashok Kr. Jain, President was unanimously appointed the Chairman of the meeting.

### **Quorum:**

The Secretary confirmed that the quorum for the meeting is present. He also informed the chair that other than above committee members, few of the flat owners also would like to attend the Executive committee Meeting and majority of committee members has agreed.

The President welcomes them and heard their suggestions & ensure to consider their concern, if the executive committee members feels to accept the same.

### **Leave of Absence:**

The Secretary informed that 1 member was physically not present in the meeting and already informed President that she shall be available on video conferencing call to discuss and support majority of the committee member's decision. The permission was granted by the chair to attend meeting through video call. She confirmed that she discussed with Mr. Jain and support the contention of Mr. Jain.

### **Following building issues have been discussed during committee meeting.**

#### **1. To discuss vendors contract and agreements renewal.**

- The issue discussed & it was decided that all the agreements & contracts time period of which expired will be awarded fresh/ renewed

*(Handwritten signatures in blue ink)*

in phase manner. The majority of Committee Members opined that executive committee should go for award of contract by competitive bid and other terms and conditions for manner and method for awarding contract will be decided as and when such contract would be included in the agenda of committee monthly meeting.

2. To discuss & approve the issue regarding 100% interest waiver amount.
  - In view of decision already taken in AGM, Executive Committee Members will reconsider the issue of waiver of interest in their next meeting or in any earlier meeting as decided by the committee.
3. To discuss & approve MS frame shed with metro corrugated sheet for back side material entry/exit gate.
  - Majority of committee members consented to defer the issue for next committee monthly meeting.
4. To discuss & approve the servicing of DG sets & Fire Engine (B-Check) is due (3 nos. DG sets & Fire Engine).
  - Flat owners suggested to the committee members that committee should take an AMC for the DG sets to ensure timely and proper maintenance to ensure zero breakdowns. It was suggested that committee should collect quotations for AMC and Servicing or any repair work for all 3 DG sets + Fire Engine from the authorized service centers/ Dealers to get the best lowest rates. Majority of committee members agreed and decided that process of getting rates will follow the same process as mentioned in point 1 on this minutes of meeting.
5. Sewerage (06 nos.) manhole cover to be replaced.
  - This work also approved by the majority of Committee members and instructs Facility Manager to collect the quotations for discussion and approval from the ECM in next meeting.
6. Purchase of sprinkler 15 nos. @ 240/-
  - Committee Members approved this cost and asked Facility Manager to go ahead to procure it.
7. Replacement of GI pipeline for supply of water to the flats for all 08 shafts
  - Majority of committee members consented to defer the issue for the time being as there is no urgency as of now and same will be taken according to the situation arise in future.
8. Rules and regulations of the Flat Owner's whatsapp group.
  - Reference to AGM decision regarding operation of Flat Owner's whatsapp group, it was discussed and agreed amongst the Members that whatsapp group be operated by the secretary only on behalf of

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committee and in the absence of Secretary the Estate Office is authorized to post society' related information on behalf of the Secretary.

**Following Additional points discussed among the committee members.**

- Existing Facility Management company agreement/contract has already expired the same is required to be awarded fresh / renewed. Majority of committee members consented to defer the issue for next committee monthly meeting.
- Mrs. Ekta Choudary - Flat Owner of 706, has raised point regarding poor maintenance of Fire Stair area, she has an issue with bad condition of wall paint, stair tiles and cleanliness of the area, which committee has understood and assured her that this issue will be considered and best steps could be taken for rectifications.

**Committee informed following to the attendees (Flat Owners)**

- Fire NOC is expiring on 06.12.2024, renewal request will be submit to the DFS first week of November
- ASI permission is expiring on 31.12.2024, extension for another 2 more years need to be requested.

dk

Ajay