



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)
11TH FLOOR, PRAKASHDEEP BUILDING NO.7, TOLSTOY MARG, NEW DELHI-110001.

Minutes of meeting held on 25th January 2025 at Society' Office.

Location : RWA Office, 11th Floor, Prakash Deep Building, New Delhi.

Date : 25th January 2025.

Time : 03:00pm to 05:30pm

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

Quorum:

The President confirmed in the absence of Secretary that the quorum for the meeting is present except Mr. Lokesh Kumar & Mrs. Bindya Agarwal, who are unable to attend the meeting because of some personal reasons.

Following Issues discussed in the meeting.

1. Update on interest waiver scheme and recovery status.

- Facility Manager updated the Members regarding payment received from Flat/Store Owners after sending the interest waiver scheme, few flat owners took the benefits of one time interest waiver scheme and cleared their long pending dues, details of Flat / Store owners are as follows:

- i. Flat 208, 901, 905 & 906
- ii. Store LB-35

2. To discuss about the Letter received from Few Flat Owners regarding Interest Waiver Scheme.

- M/s Pacific Travels- Mr. Nasir Zaidi (Flat Owner- 206 & MB -07), His request is to waive off total bill amount of power back-up & parking charges for the COVID period i.e. from 1st April 2020 to 31st March 2022.



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- i. Members discussed and decide that we should meet the flat owner and request him to take the one time interest waiver scheme benefit else after 31st March 2025 onwards the entire dues will be payable and no further scheme will be launched in future.
- **Mr. Anil Arora- (Flat Owner- 1109).** He has issue/concern with clause-D towards recovery of interest in case default in future payment.
 - i. Members discussed and decided that letter format cannot change case by case, however committee will look in to this and see the feasibility to make him ease towards the clause and if possible, will have meeting with Mr. Arora to request him to clear the dues by availing one time interest waiver scheme.
- **M/s Awatar & Co.- Mr. Brijendra Agarwal- Partner) (Store LB-33).** He is denying to pay the CRF amount.
 - i. Committee discussed his case and decided to meet him once, if the situation remains same then committee will appoint Lawyer to file recovery suit against him and with the other willful defaulters.

Apart from above issues, committee decided to make the sub-committee by adding 2-3 members who will contact each and every Flat/ Store owners who has default and having issues to clear their dues. Accordingly, Facility Manager/ Accountant is directed to mark the list of Flat/ Store Owners in three categories as follows:

- Flat/Store owners who are ready to pay the charges by or before the due date of scheme will come in 1st Category that will be marked by **GREEN COLOR**
- Flat/Store owners who are ready to pay but have some grievances and need some clarification from the committee, will come in 2nd category that will be marked by **ORANGE COLOR**

[Handwritten signatures in blue ink]



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- Flat/Store owners who are denying to pay the long pending maintenance dues or not giving any response and have serious grievances, will come in 3rd category that will be marked by **RED COLOR** and society will decide to initiate legal action against this category and may file recovery suit.

However, it has been finally decided that Committee will file civil suit for recovery of arrears against defaulters.

3. Discussion on CA & Auditor's appointment w.e.f. 1st April 2025 onwards and discussion to set the modes and manner to appoint CA & Auditor w.e.f. 01st April 2025.

- This issue discussed amongst the members and decided that it will be finalized in next meeting as how to move forward to meet this requirement.

4. Discussion on mode and manner of Fresh/Renewal of Horticulture contract (Own plants V/s Rental Plants).

- Committee will discuss this requirement in forthcoming monthly meeting after collecting rates for plant and pots.

5. New CCTV system with IP Cameras rates received in sealed envelopes from the four (04) interested bidders, committee has circulated the BOQ through the Secretary on 16th December 2024 in to the Owner's group and same also uploaded to the society website to get the maximum bids to have best lowest price and professional companies to complete this work. The following rates from the interested bidders has been received for members review and further negotiation to get the best lowest price:

- M/s Instant IT Solution :- Rs.1928590/-
- M/s Manya's Tech Solution's :- Rs. 2397100/-
- M/s Angel Security & Fire Technologies :- Rs. 1135706/-
- M/s Kanti Hi Tech Solutions:- Rs. 1526700/- plus miscellaneous items (not mentioned in their quotation.

The above mentioned bids have been opened in the presence of every individual bidder. The committee discussed with each and every bidder and asks them to give their final price. Between 4 of them only **M/s Angel Security & Fire Technologies** has



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offered 10% discount on their base price and agree to sign the purchase cum work order with the final price of Rs. 908565/- plus GST to award the purchase cum work order in their favor.

6. Discussion on New CPCB-IV+ Diesel Generator Set revised rates.

- It will be discuss further in next monthly meeting.

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