



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY

GSTIN: 07AACAP8786B1ZC

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NOTICE FOR HOLDING FLAT OWNERS ANNUAL GENERAL MEETING

RWA/NOTICE/2018-19/028

Dt. 09.02.2019

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 16th March 2019 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 the incorporation of Society, your society took over the responsibility of Building maintenance from ANSALS. From that period onwards your society has continuously endeavored to take all action to improve the maintenance of the Building by various ways & means, you are also aware that your society within a very short span of time with your co-operation & help have been able to complete and/or achieve many tasks.

We are very thankful to all the Hon'ble members for their continuous support and appreciation which make us motivated to do the improvement in the building and utilize the society fund to make our building look modern & Eco Friendly.

We are moving ahead in a planned and systematic way and taking all identified task one by one. Initially we took small/urgent projects and accomplished them which we have already communicated to the members in our last meetings, thereafter the society has already taken steps for major work like water proofing of open area parking & replacement of 2 new lifts & Renovation of main lift lobby etc. but still there is one major activity i.e. Building Façade rehabilitation which involve huge expenditure & time, for the said purpose it was desired by the Committee Members that pre-discussion with the Flat Owners should also be held and members joint approval as well.

As the respected members would recall, during the last AGM held on 23rd December 2017, your society had identified the following tasks, which were

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PRAKASH DEEP BUILDING 11TH FLOOR, 7 TOLSTOY MARG, NEW DELHI-110001

Ph.:011-43560203, Email : prakashdeeprwa@gmail.com, Web : Prakashdeeprwa.com



taken-up and some of these tasks have already been initiated and some are under consideration:-

Following Task have been accomplished:

- Adjoining plot no 9 have been re-filled by the plot owner after raising strong objection by your society through DM and Police officials. This was biggest threat to the building structure and might cause severe damage to the building in future.
- Water proofing and strengthening of first basement ceiling and open parking area.
- Advancement of electrical system.
- Replacement of Main Sewer Pipe Lines.
- Renovation of main lift lobby.
- Ground floor Common area toilet renovation.
- Partially up gradation of Fire Fighting system

Following Task have been initiated and order being awarded to concern vendor/contractor.

- Replacement of 2 nos Elevators to M/s KONE
- Appointment of Structural/Civil Consultant to assess the cause of damage to the building structure.
- Awarding contract through Tendering process with the help of Structural consultant for repairing of building façade is yet to be signed.

Following forthcoming projects needs to be approved by Flat Owner Members:

(I) Building structural Rehabilitation/Repair/ Interior/ Renovation Work

- Face lifting of building front and back Facade.
- Exterior and interior repairing & Painting.
- Terrace parapet walls to be dismantled and replaced with MS Grill to make the building safe and avoid any miss- happening
- Replacement of MS window frame with UPVC or SS or Aluminum based powder coated Frame. Although entire building window frame needs to be replaced but at this stage, Main Stairs Window Frame needs immediate replacement.

(II) Upgrading Fire Fighting System.

- Fire retardant/puff doors for all electrical shaft needs to be replaced, almost 52 Nos. shaft.
- Fire alarm, PA & Talk Back system to be upgrade/ replaced.
- Replacement of main riser Fire pipe lines.



(III) Other building issues to be discussed.

- Replacement and upgrading of Telephone cables of all telecom operators
- Replacement of 4+1 Generator sets with the latest approved fuel operated DG Sets like CNG or PNG
- Renovation of all floor lift lobbies.
- 3 Rain water harvesting pits as per NGT guidelines.
- New submersible pump boring for raw water storage.

Society would like to request all the Hon'ble members to collectively take the decision or suggest how to generate the additional fund to undertake the above mentioned major works.

Society is also deciding to hold election for appointment of committee, the modus & manner will be discussed & decided so that election can be held.

In view of the above it has been necessitated that a Annual 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.

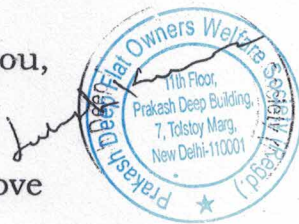
Financial Statement of the Society year ending 31.03.2018

- A final copy of audited Income & Expenditures & Balance sheet year ending 31.03.2018 has been uploaded in the website of the society & members are requested to peruse the same.

A copy of Agenda of Annual General Meeting held on 23rd December 2017 has been uploaded in the website of the society for members' review.

Thanking you,

Enc: As above



NOTICE

Notice is hereby given that the Annual 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 **16th March, 2019** at 11.30 A.M. to transact the following business:

1. To peruse the Audited Balance Sheet as at 31st March, 2018 and income and Expenditure Account for the year ended 31st March, 2018 and the Auditor's Report thereon.
2. To appoint Auditors for auditing accounts of 'Prakash Deep Flat Owners Welfare Society' for next Financial Years i.e. Financial Year 2019-20 and to fix their remuneration.
3. To discuss the amendment in the Rules & Regulations of the Society Bye Laws as may be suggested by the Members. The modus & manner will be discussed & decided.
4. Re-Constitution of the board after holding election.
5. To consider the mode & manner for execution & implementation of the aforesaid major works along with budgeted cost.
6. Closure of AGM to be followed by serving a meal (Brunch) and Holi Meet.
7. Any other matter with the permission of the Chairman.

For Prakash Deep Flat Owners Welfare Society



[Handwritten Signature]

Secretary

Place: New Delhi
Date: 09th February, 2019