PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

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

Minutes of EGBM held on 19th April, 2026 at 11th Floor, Prakashdeep Building, 7, Tolstoy Marg, New Delhi - 110001

VENUE: 11th Floor, Prakash Deep Builsding
DATE: 19th April, 2026
TIME: 11.15 a.m

Present:-

List is enclosed in respect of Flat Owners/Members who are present and personally attended and/or attended through their proxies.

1. **CALL TO ORDER AND ADJOURNMENT:** EGBM was called for Sunday, i.e. 19th April, 2026 at 10.00 a.m. As only 10 "Unit Holders" were present and the quorum was not fulfilled. The Secretary adjourned the EGBM and re-scheduled it for 11.15 am.

2. **QUORUM:** The adjourned EGBM started @ 11.15 a.m., with the present Unit Holders as Quorum. There were 19 members who attended the EGBM.

3. **OPENING ADDRESS BY THE SECRETARY:** The Secretary welcomed and thanked all present members and set the motion for the EGBM.

4. **ADDRESS BY THE PRESIDENT:** The President also thanked the present gathering for their efforts to join the EGBM. The President also placed on record his objection regarding the proposed change in the change in the terminology from "**Apartment Owner"** to **"Unit holder"**. The matter was deliberated upon; however, the members did not agree with the objection and over ruled by majority consensus.

5. **AGENDA ITEMS:** The Secretary then started with the matters in the agenda no.1 – **Passing of the Resolutions.**

   a. The Secretary read out the 1st resolution as was circulated to all the members and asked for vote by show of hands. The resolution was deliberated upon and passed unanimously by all 19 members.

"RESOLVED THAT: At page no-3 of the bylaws of the society, under heading of **"MEMBERS OF SOCIETY"** at clause -1 is deleted and further amended and read as follows:

"All person(s), who have attained the age of majority and is owner of any unit of Prakash Deep Building, subject to payment of Rs. 1000/- plus GST as nonrefundable membership fee would be included in the list of the members of the society" "

b. The Secretary then requested one of the members, Mr. Anil Jain Flat No. 1104, to assist in conducting the further proceedings. Mr. Anil Jain read out the Resolution No. 2 of the Agenda – titled DISQUALIFICATION and the matter after deliberation and discussion was passed by voting through the show of hand. The resolution was passed unanimously.

"RESOLVED FURTHER THAT: At page no-4 of the bylaws of the society, under heading of "**DISQUALIFICATION**" the word ***"apartment owner"*** shall be replaced by ***"unit holder"***
and

the word ***"thirty days"*** shall be replaced by ***"four quarterly billing cycle"*** will be now read as follows:

*"No **unit holder** is entitled to vote on the election of members of the executive committee or President, Secretary, or any other office bearer or is entitled to stand for election to such office, if he is in arrears of any sum due from him in respect of his contributions for common expenses, and otherwise or on any account, for more than **four quarterly billing cycle."***

c. The resolution titled ELECTION was taken up for consideration. The members discussed and voted by way of show of hands with 18 members in favour and 1 member voted against. The Resolution was therefore adopted.

"RESOLVED FURTHER THAT: at page no-11 of the bylaws of the society, under heading of **"ELECTION"** the clause is deleted and amended further and read as follows:

"The governing body/ Executive committee of the society shall be

a. elected for the term of two years from the date of Election
b. election would be conducted by ballot paper only.
c. The newly elected executive committee/ governing body list should be attested by three outgoing office bearers"

d. The President then rose and read the ADDITIONAL RESOLUTIONS. The additional resolution titled "NOTICE TO SOCIETY" was extensively deliberated. The voting on the resolution was done by way of show of hand with 15 members in favour and 4 members against the resolution. The Resolution was then passed:

At present, the Clause "MORTGAGE / SALE / TRANSFER", "NOTICE TO SOCIETY" as follows:

"If any owner mortgages sells/transfers his/her apartment, he/she will be required to obtain NOC from the Society in advance i.e. prior to entering into the transactions of his unit, he/she shall notify to the Secretary or President of the Executive Committee of the Society, the name and address of the mortgagee/purchaser/transferee and the Society shall maintain such information in a book entitled 'Mortgages/Sales/Transfers of Units'."

The Clause "MORTGAGE / SALE / TRANSFER", "NOTICE TO SOCIETY" is required to be amended in the manner stated. The words "obtain NOC from" to be deleted and in place thereof, the words "give Notice to" will be inserted. The words in second line "in advance i.e. prior to" be deleted and the word "of" will be inserted. In the third and fourth line, the words "Secretary or President of" to be deleted.

After incorporating the above amendments, the Para will be read as under:

"If any owner mortgages sells/transfers his/her apartment, he/she will be required to give Notice to the Society of entering into the transactions of his unit, he/she shall notify to the Executive Committee of the Society, the name and address of the mortgagee/purchaser/transferee and the Society shall maintain such information in a book entitled 'Mortgages/Sales/Transfers of Units'."

"RESOLVED THAT at page no- 5 of the bylaws of the society under the heading **"MORTGAGE / SALE / TRANSFER", "NOTICE TO SOCIETY"** is deleted and amended further and read as follows:

"If any owner mortgages sells/transfers his/her apartment, he/she will be required to give Notice to the Society of entering into the transactions of his unit, he/she shall notify to the Executive Committee of the Society, the name and address of the mortgagee/purchaser/transferee and the Society shall maintain such information in a book entitled 'Mortgages/Sales/Transfers of Units'."

e. The Next resolution was then read out titled TERMINATION. The same was discussed and passed unanimously by voting through show of hands.

Para 2 of "TERMINATION" Clause be deleted, which reads as follows:

"2. *If member fails to pay subscription of contribution for three successive years from the date of paying subscription."*

"RESOLVED THAT at page no- 4 of the bylaws of the society under the heading TERMINATION **Para 2 of "TERMINATION" Clause be deleted."**

f. The resolution titled FUNDS. The members agreed and voted by show of hand and were unanimous in approving the resolution.

Para 4 of "SOURCE OF INCOME AND UTILISATION OF FUNDS:", "FUNDS AND THEIR INVESTMENTS", "FUNDS" be deleted, which reads as follows:

"4. By raising loans, if necessary subject to such terms and conditions as the Society, may determine in this behalf."

"RESOLVED THAT at page no- 12 of the bylaws of the society under the heading **"SOURCE OF INCOME AND UTILISATION OF FUNDS:", "FUNDS AND THEIR INVESTMENTS", "FUNDS" Para 4 of Clause be deleted."**

g. Resolution titled INTERNAL CHANGES. The members did not agree to the views and voted the resolution out unanimously.

h. Resolution Titled RULES OF CONDUCT was also not accepted by the members and hence was not adopted.

"RESOLVED FURTHER THAT the Secretary and/or President be and are hereby authorised file a certified copy of these resolutions and a finalized AMENDED BYE LAWS, incorporating the aforesaid amendments with the Registrar of Societies and any other authority as may be required."

CONCLUSION OF MEETING:

The secretary then announced the completion of business of the current EGBM. He thanked once again the present members for their Time and support and announced that the Election of new Executive Committee shall follow and the dais was handed over to the Election Committee.

SIGNATURES:

SECRETARY **PRESIDENT**

D.K. Devesh

Sunil