



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

MINUTES OF MEETING

Location : RWA Office, 11th Floor, Prakash Deep Building, New Delhi.
Date : 05th April 2025
Time : 03:30pm to 05:30pm
Mr. Ashok Kr. Jain - President
Mr. Ravi Sharma - Vice President (Absent)
Mr. Lokesh Kumar - Secretary
Mr. D K Devesh - Treasurer
Mr. Kailash Chandra Sharma - Executive Member
Mr. Sunil Ambardar - Executive Member
Mrs. Bindya Agarwal - Executive Member (Absent)

Agenda Discussion Points & Decision.

- 1. Replacement cost of old rusted/damaged GI pipe lines used for Raw & soft Water supply.**
 - The estimated cost of pipe replacement has been presented by the FM i.e. Rs. 13,91,680/- approx according to the BOQ made by the maintenance team. Members instruct FM to circulate the BOQ to the Flat Owner's group with the 15 days timelines to get the competitive rates from the interested bidder in sealed envelope to take the decision in next monthly meeting.
- 2. Discussion and decision on maximum quantity of Diesel stock may be allowed as per the regulation of the relevant authorities for smooth functioning of power back-up system in the building.**
 - Members discussed amongst themselves and decided that to avoid fire hazardous, the committee should keep minimum stock of Diesel inside the building premises and as per prescribed limit set by the Petroleum Rules- 2002. According to rules any establishment/ commercial buildings/ complex can store upto 2500 ltr. Diesel maximum and no license require in this limit. However, committee took decision and decide and instruct FM to ensure maximum stock of diesel not more than 200 Ltr. Excluding Generator's fuel tanks and also ensure all safety measures should be taken to avoid fire risk.

[Handwritten signatures and initials]



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

3. Negotiation meeting with Cummins Dealer (M/s Sudhir Gen Set) to finalize purchase of new CPCB-IV+ Diesel Generator Set (125kva & 250kva).

- The Committee decided after several meetings with different Power Generator's manufacturers like Kirloskar, Mahinda, Greaves, and Cummins make Diesel Generator set (CPCB-IV+), finally decided to go with Cummins make DG set. Members found that the Cummins is renowned brand and one of the best brands available in the market, and their after-sales support is also very good.

Comparison chart							
Sr. No	Make of DG Sets	250kva	125kva	Installation Cost	Total Cost before Buy-back	Buy-Back Cost of Old DG sets	Cost Impact After adjustment of old DG Buy-back offer
1	Cummins	Rs. 2,030,000.00	Rs. 1,120,000.00	Rs. 530,000.00	Rs. 3,680,000.00	Rs. 550,000.00	Rs. 3,130,000.00
2	Kirloskar	Rs. 2,244,000.00	Rs. 1,300,000.00	Price not quoted	Rs. 3,544,000.00	Price not quoted	Rs. 3,544,000.00
3	Greaves	Rs. 1,785,000.00	Rs. 995,000.00	Rs. 374,250.00	Rs. 3,154,250.00	Rs. 450,000.00	Rs. 2,704,250.00
4	Mahindra	Rs. 2,050,000.00	Rs. 1,080,000.00	Rs. 302,375.00	Rs. 3,432,375.00	Rs. 430,000.00	Rs. 3,002,375.00

Final cost impact to buy Cummins make DG sets would be Rs. 31,30,000/- with installation cost but after adjustment of buyback offer.

The Committee has approved the cost of purchase for Cummins make DG sets along with installation and buy-back offer and decided to award Purchase order in favor of M/s Sudhir Power Limited (Authorized dealer of Cummins make DG Sets) for new DG sets and work order for Installation & commissioning in favor of M/s S.M. Power as per following break-up.

- Purchase order of new DG Sets (250kva & 125kva) shall be placed in favor of M/s Sudhir Power Limited for Rs. of 31,50,000/- plus GST.
- Work Order for installation and commissioning of both the DG sets shall be placed in favor of M/s Sharma Engineers (Authorized installation vendor of Sudhir Power Limited) for Rs. 5,30,000/- plus GST.
- Highest offer as buy-back for old DG Sets (3 nos.) @ Rs. 5,50,000/- inclusive of GST received from M/s Sharma Engineers (Authorized installation vendor of Sudhir Power Limited) and same will be adjusted from the installation and commissioning bill of Sharma Engineers.

2/3



PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

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

4. Discussion on FM Tender: 4 lowest bidders may be shortlisted and may call them for detail discussion of further negotiation.
 - Committee members discussed and agreed to have further detailed discussion on this agenda before finalizing it, since it has big cost impact on Society fund.
5. Monkey menace complaint receiving from the occupants.
 - Deferred to next meeting.
6. Discussion to set the modes and manner for fresh appointment of CA & Auditor.
 - Deferred to next Meeting
7. CA-Ambrish Rastogi is looking for committee approval for his professional Fee @40K to support on billing software customization work.
 - Deferred to next meeting