



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

Minutes of meeting held on 21st December 2024 at Society' Office.

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

Date : 21st December 2024.

Time : 03:00pm to 05:00pm

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)

Quorum:

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

Following Issues discussed in the meeting.

1. Discussion on waiver of interest & the mode and manner to implementation of one time interest waiver.
 - Committee agreed to pursue waive off interest as one time "interest waiver scheme-2024" with the deadline of scheme i.e. on or before 15th March 2025, Individual Flat/Store Owner who are unable to payout their maintenance dues till date due to any unavoidable circumstances. Committee also took decision that Individual Flat/Store Owner whoever taking the benefits of one time interest waiver scheme, he/she should sign the undertaking stating and agreeing that incase in future if single default occurred, then committee is free to reverse the entire interest waiver amount. The society will have right to recover the overdue amount including reversal interest part through legal action including recovery suit and Individual Flat/Store Owner is liable to pay the reversal amount immediately.
 - Committee decided that one time "Interest Waiver scheme-2024" communication will be sent to the Owners against whom any outstanding amount is due. The communication should dispatch on or before 10th January 2025 along 4th Qtr maintenance bills and instruct Facility Manager/ Accountant to do close follow-ups with the Individual Flat/Store Owner who are willing to take the benefits of said scheme.

[Handwritten signatures in blue ink]



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2. Discussion and finalization of vendor on billing software customization with Tally software. Vendor meet and discussion cum negotiation has already been done and the final quotation has been submitted by the interested vendors as follows:

➤ Committee has taken quotation from the interested vendors who are basically expert in tally customization work. Committee shortlisted two vendors (# M/s GSEVEN Computer Business Pvt. Ltd. & M/s Rapid Info Logix) and decided to go with L-1 vendor i.e. M/s Rapid Info Logix who is qualified and experienced and already giving similar kind of service to many buildings in Connaught Place area like Antariksh Bhawan, Tolstoy House, etc.

➤ Highest quote received from M/s GSEVEN Computer Business Pvt. Ltd. for one time Tally customization charges quoted for Rs. 1,55,000/- plus Cloud Services Charges Rs. 6000/- PA (GST will be extra) and after 90 days of Tally customization the AMC will become applicable for the amount of Rs. 46500/- PA basis.

- i. Total cost impact for first year from the highest bidder shall be Rs. 2,07,500/- and thereafter recurring cost would be an AMC and cloud charges subject to increase of cost every year.

➤ Lowest Quote received from M/s Rapid Info Logix for one time Tally customization charges quoted for Rs. 52,500/- plus cloud charges 4500/- PA & another cost for Whatsapp Module for unlimited messages will be for Rs. 6300/-.

➤ The proposed AMC rate @ 18,000/- PA submitted by the Vendor for management approval which will be applicable after completion of one year warranty period w.e.f 1st April 2026 onwards.

- i. Total cost impact for first year from the Lowest bidder will be Rs. 63,300/- and thereafter recurring cost would be an AMC charges, cloud charges & whatsapp module charges subject to increase of cost every year from the service provider, if any.

Committee has decided to award Tally customization contract to L-1 i.e. M/s Rapid Info Logix and further negotiated the AMC cost for Rs. 15,000/- PA with the capping of another three (03) years period w.e.f. 1st April 2026 onwards to till 31st March 2029 and after completion of three (03) years capping, both the party agreed further AMC renewal rate with increase of 7% PA.

3. Discussion on appointment of CA for the year commencing from 01.04.2025.

Committee has decided to appoint C.A. for the year commencing from 01.04.2025 through open invitation process.



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4. Discussion on Horticulture contract (rental plant with maintenance) Fresh/Renewal
 - One of the members suggest that rental plant option is not working properly due to bad quality of plants and other end it has no asset value due to rental concept. Hence he suggests that committee should go to buy their own pots (modern & designer) and can purchase good plants directly from the nursery. He further suggested that Committee may appoint full time gardener through the manpower agency who can maintain the plants on regular basis. Committee may decide to visit the nursery to select the pots and plants to buy. The Decision on this work would be decided in next monthly meeting.
5. Discussion on Special waiver for COVID period on few maintenance head.
 - Committee decided to meet the following Flat/Store Owner one by one in mid of next week to discuss and understand their request.
 - i. Mr. Nasir Zaidi, Flat owner 206
 - ii. Mr. Vinay Kaushik, Store Owner LB-35
6. Discussion and approval for New Year decoration quotation, following are 03 quotation received:

Ramprakash	:- Rs. 9,000/- (New Vendor) L-1
Mantu	:- Rs. 10,000/- (Regular vendor)
Full Party Masti	:- Rs. 14,000/- (New Vendor)

 - Committee has decided to go ahead with regular vendor to ensure the quality of work, hence instructs Facility Manager to further negotiate with regular vendor to meet L-1.
 - FM has negotiated with regular vendor with revised cost of Rs. 8,500/- in total and same has been approved by the committee.
7. Glow sign safety strip to be fixed at the common stairs (on first and last steps)

Cost: - Rs. 3840/- plus GST quotation submitted by M/s Sahani Interior.

 - Committee has approved this cost.
8. Replacement of Air Release valve and piece of 6" MS pipe at the 3rd basement: Tentative cost for the replacement with material would be 15k submitted by M/s Zeeshan.
 - M/s Zeeshan has submitted revised quotation of Rs. 14k and same has been approved by the Committee.
9. Facility Management Tender process discussed and draft of tender documents along with notification has been approved by the committee members. Notification for inviting tender for interested bidder will be published through renowned news paper (English & Hindi) in next week so that committee can renewed/fresh contract by 1st April 2025 positively.
10. Archeological Survey of India (ASI) permission for extension of repair work has been processed after getting approval from the members and permission is expected by next week.
11. Fire NOC has been renewed for another 3 years from the Delhi Fire Service.