



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

Minutes of meeting held on 29th March 2025 at Society' Office.

Location	:	RWA Office, 11th Floor, Prakash Deep Building, New Delhi.
Date	:	29 th March 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. Meeting with SSA Techno regarding façade repair work updates.
 - The meeting has been postponed to the next day due to the contractor's inability to attend due to the closing month. Next day and time will be informed to the contractor.
2. Update on recovery of outstanding dues against the interest waiver scheme till 31st March 2025.
 - Total recovery till 31st March is 14.07 Lacs and same has been updated to the committee.
3. Discussion on Mr. Anil Arora mail regarding his concern on consent letter to be signed by the Flat Owner.
 - On behalf of committee Mr. Sunil Ambardar and Mr. Lokesh Kumar will jointly approach Mr. Anil Arora and discuss with him regarding his concern.
4. Discussion on Mr. Nasir Zaidi request regarding his flat's long pending maintenance dues.
 - On behalf of committee Mr. Sunil Ambardar and Mr. Lokesh Kumar will jointly approach Mr. Nasir Zaidi and discuss with him regarding his concern.



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5. Replacement of old rusted/damaged GI pipe lines used for Raw & soft Water supply.
 - The facility Manager informed the committee that the condition of the water supply pipeline is going to deteriorate very fast. Hence we need to look for the replacement of entire GI pipelines with CPVC pipes and fittings to increase the life of pipes and avoid corroding through CPVC pipes due to hard ground water supply. FM presented the draft BOQ to get the rates from the interested bidders. Committee decided and asked FM to proceed in this matter & take the rates from contractor to have an idea of minimum cost to be incurred on this work.
6. Approx costing of new Plants with pots for members review. Lowest quotation received from one nursery Rs. 175500/- for 300 plants and pots.
 - This point has been discussed amongst the committee members and decided that society may go for buying plants and pots and will appoint own Gardener to maintain it. Members will visit few nurseries and select the plants and pots according to their wish. Accordingly rental plant contract will be terminated phase wise only after plants & pots are finally negotiated with the nurseries/vendor.
7. Discussion to finalize vendor to purchase new CPCB-IV+ Diesel Generator Set.
 - After thorough discussion amongst the members and having one to one discussion cum negotiation meeting with every authorized dealer/distributes of DG sets who have participated in the open bidding process. Committee finally decided to purchase Cummins make DG sets, although Cummins rates are little higher (L-2) than the Greaves (L-1) make DG sets but considering brand value, market review and after sales support feedback, majority of members agree to go with Cummins make DG set.


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Final offer from the Distributors/Dealers of OEM are mentioned below sheet

Authorized Distributer/Dealer	Make (OEM)	Final Price		Buy-back of old DG	Installation
		125kva	250kva		
Airmen Engineers & Services (P) Ltd.	Greaves	995000	1785000	4.5 Lacs	3.74 Lacs
Sudhir Power Limited	Cummins	1130000	2055000	5.0 Lacs	5.14 Lacs
OVN Engineers Pvt. Ltd.	Kirloskar	1300000	2244000	not interested	

However, Committee decided that FM should further negotiate with representative of Cummins dealer/Distributor to reduce the value of DG sets to some extent, if possible.

8. FM Tender: 4 lowest bidders to be shortlisted and call them for detail discussion.

- Agenda of FM tender is very important and need through discussion hence, the Committee decided to meet next Saturday i.e. 5th April 2025 to discuss and decide as how to move forward on this matter.

9. Discussion to set the modes and manner for fresh appointment of CA & Auditor.

- The Committee take-up this matter in next meeting to be held on 5th April 2025.

10. CA-Ambrish Rastogi is looking for committee approval for his professional Fee to support on billing software customization work.

- Committee would like to meet CA Ambrish Rastogi in person to finalized his professional Fee.

11. Discussion to open a separate bank account and same to be operated through one dedicated mobile number with smart phone to be kept with Facility Manager (Mr. K. S. Negi) with the limit deposit of Rs. 50,000/- only to avoid petty cash transactions for making or receiving petty payments.

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- Committee approved separate bank account with cap of 50k, one smart phone and dedicated SIM card (mobile number) to operate petty cash transactions for making and receiving petty payments.
12. Tile and Kota stone replacement work require at the material gate area and back side of boundary wall.
- Committee approved and instruct FM to initiate the work with prior approved rates as per the work order number RWA/WO/2023-24/004 dated 25th October 2023 through approved vendor i.e. M/s Shiv Construction.
13. Security guard cabin (03 nos.) needs replacement.
- Deferred till committee finalized FM contract.
14. Repairing of (06 nos. Wall Fan, 02 nos. Exhaust Fan and 01 no. Ceiling Fan). Tentative cost of repair would be 6k approx.
- Approved.
15. MS shade (245 sqft approx) to be replaced with new metro sheet along with protective net to be installed to avoid Pigeons /Rain water to entre/seep inside the Fire stair area shaft along with civil repair work.
- Following rates received from interested contractor:
M/s Zeeshan :- Rs. 37,000/-
M/s Shri Guru Tegh Bahadur Rolling Shutter :- Rs. 70,000/-
Committee approved L-1 Contractor i.e. M/s Zeeshan