



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 : 26th April 2025

Time : 03:30pm to 05:30pm

Mr. Ashok Kr. Jain - President

Mr. Ravi Sharma - Vice President

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)

Discussion Points & Decisions.

Mr. Jain raised an issue that as per papers provided by Mr. Devesh, Minimum Wages is applicable to society. Mr. Devesh further informed that he will provide some circulars/law, which prescribes applicability of Minimum Wages. Mr. Jain requested him to provide.

In reply to above Mr D. K. Devesh subsequently through whatsapp message dated 09.06.2025 informed that the code on wages 2019 and the contract labour (regulations and abolition Act), 1970 are legally binding on our societies to pay minimum wages to all the labours/ staff employed through contractor or directly, as per minimum wages notified by Delhi government. Non compliance attract legal penalty and our society, being principal employer is liable for such illegalities. Mr Ashok Jain's stand of non-applicability of minimum Wages is wrong and misplaced, rather, is to hide the illegalities committed by Facility company, who have been not paying minimum wages to more than 20 staffs employed in the society since 2019, despite mandate of contract.

1. Discussion on FM Tender: 4 lowest bidders have been shortlisted & called them for negotiation and discussion meeting.

➤ The 4 lowest bidders have been called for a negotiation meeting. The member asked them to submit their final quotation considering 31 manpower to manage FM services in the Prakash Deep Building with the clear understanding that they will ensure 100% compliance in terms of all Labour Laws while hiring 3rd party vendor to manage FM services.



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2. Discussion and approval for CA-Ambrish Rastogi professional Fee @40K for his end to end professional support on billing software customization work.
 - Deferred to next committee meeting.
3. Tiles and Kota stone replacement work at the material gate (back gate) area: Tentative cost as per the approved rate against w/o number RWA/WO/2023-24/004 dated 25th October 2023 through approved vendor i.e. M/s Shiv Construction received for Rs. 1,48,600/-plus GST.
 - Committee approved the tentative cost of Tiles & Kota stone replacement work approx. Rs. 1,48,600/- plus GST.
4. Sealed quotation received for replacement of old rusted/damaged GI pipe lines used for Raw & soft Water supply, committee need to take the decision towards awarding purchase cum work order to the lowest and qualified bidder.
 - Sealed bids opened in front of all the committee members. Following rates excluding GST as per the BOQ for replacement of old rusted GI pipeline has been submitted by the interested bidders.

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|--------------------------------------|---------------------|
| ▪ Ramesh Plumber | : - Rs. 12,73,720/- |
| ▪ Shiv Construction | : - Rs. 15,59,401/- |
| ▪ Angel Security & Fire Technologies | : - Rs. 15,84,648/- |
- Committee will call all bidders for further discussion and final negotiation in next committee meeting.
5. Discussion and approval for waiver-off regarding Flat 206 & store MB -07 (Mr. Nasir Zaidi) for total outstanding for Rs. 11,99,380/- till COVID Period. He is requesting committee to waive-off for Power Back-up and parking charges with 100% Interest (Rs. 6,80,605/-) for entire COVID period.
 - Mr. Lokesh Kumar-Secretary & Mr. Sunil Ambardar- Executive Member will approach Mr. Nasir Zaidi towards the settlement of long pending dues and will make the proposal for committee approval.

Sehdev J.S. *BJV* *Sehdev J.S.* *BJV* *Shah*



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6. Tally customization, Q-1 bill generation and distribution work has been successfully rolled out. Committee has to decide about signature of member to be placed on each and every quarterly bill, as and when generated.
 - Tally customization work has been rolled out successfully and Q-1 bills has been generated and distributed to the Owners and Tenants. There are few minor issues like sending bill through Mails & Whatsapp need to be merge in the tally software, which is under process and will be rectified soon. Committee also authorized Facility Manager and Accountant to sign the bills on behalf of Prakash Deep Flat Owners Welfare Society, as and when bills get generated.
7. Discussion to set the modes and manner for appointment of CA & Auditor.
 - Deferred to next committee meeting.
8. Monkey menace complaint receiving from the occupants.
 - Committee decided to paste the color posters or make some cutouts of Leaf Monkey (Langur) around the building. It is in practice of Govt. Buildings and found effective in some places. Hence committee has decided to start with this solution.

Next committee meeting will be held on 3rd May 2025 between 330pm to 430pm

