

The Talmakiwadi Co-operative Housing Society Ltd.

(Regd. No. B 227 dt.5-4-41)

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Website: www.talmakiwadi.com

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Ref:

Date: 04 January 2023

NOTICE

Notice is hereby given that a Special General Body Meeting (SGM) will be held on Sunday, 22 January 2023 in Smt. Indirabai Kallianpurkar Hall, Balak Vrinda Education Society, Off Talmakiwadi, Mumbai – 400007 at 10.30 am to transact the following business:

1. To discuss the issue of Redevelopment of Talmakiwadi complex.

Members may express their opinions, suggestions, recommendations and objections with regard to the proposed redevelopment of society's buildings. The proposed draft resolution to be tabled for consideration and approval of members is as under:

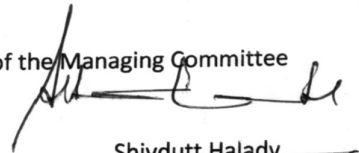
"Resolved that the members present, hereby grant their approval to permit the Managing Committee to initiate the process of redevelopment of the society as per the guidelines provided in the Government of Maharashtra Revised Redevelopment Direction dated 4th July 2019 regarding Redevelopment of Buildings of Co-operative Housing Societies."

In the event the proposed resolution as stated above is passed by the required majority of more than 51% of the total members at the said SGM, then the following business shall be transacted in the meeting:

1. To appoint an expert and experienced Architect / Project Management Consultant (PMC) from the Panel of State Government / MCGM for the purpose of conducting a feasibility study on the redevelopment of the society and to fix the scope of work to be done by them and terms/ conditions
2. To submit the framework for the redevelopment of the society.
3. To direct the Managing committee to call a meeting of the tenants of TCHS and authorize the managing committee to discuss the modalities with them
4. Any other item connected with the above but not specifically mentioned above, with the permission of the Chair.

Suitable resolutions shall be passed on the above items.

By order of the Managing Committee



Shivdutt Halady
(Hon. Secretary)

Place: Mumbai
Date : 04/01/2023

Attachments

1. Redevelopment Sub committee report
2. Summary of report submitted by different PMCs

Note:

1. The quorum for the meeting will be 2/3rd of the total members of the society at the scheduled time of meeting. If the quorum is not formed, the meeting will be reconvened with 7 days notice. Members are requested to assemble in the hall at 9.30 am so that the requirement for mandatory quorum is met at the scheduled time. Breakfast arrangements have been made at the venue.

2. The meeting can be attended by EITHER the bonafide members or associate member.

3. Summary Report submitted by the PMCs alongwith a report submitted by the Redevelopment Sub committee is attached. These have also been uploaded on the society website www.talmakiwadi.com. In case members desire to have a look at the detailed reports submitted by the PMC the same are available in the society office and can be inspected between 5:30pm to 7:30pm.

4. Issue of Redevelopment is an important matter for the members and their family members, members are requested to go through the agenda papers in detail and raise queries in order to get all their doubts clarified. All the queries will be addressed by the Redevelopment Sub committee.