

To,

The Chairman / Secretary,

The Talmakiwadi Cooperative Hsg. Soc. Ltd

Tardeo, Mumbai – 400007

May 16th, 2024

Sub: Proposal to call for an SGM to explore both the models of redevelopment (Self/Builder) simultaneously

In the SGM dated January 23, 2023, the members voted in favour of Self redevelopment and also selected Prasad Mullerpattan & Nikhil Vaidya as the Project Management Consultant (PMC) to prepare and present the final feasibility report to the members. Based on this mandate, the PMC presented their final feasibility report in the SGM dated October 29, 2023. The reason for choosing Self redevelopment could be mainly because of the following advantages:

- More Corpus / Better incremental area than the builder model.
- Control of the entire project as land will not be mortgaged.
- Additional area of 150 sqft at 20 lakhs and Flats to be sold to CSB NRI's at discounted price of 40k per sqft.

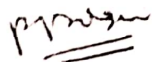
It has been almost six months post SGM dated October 29, 2023. It appears that self-redevelopment is not moving at the desired pace mainly because the model itself is new and still in its nascent stage. We understand that it may take some more time to get clarity in regard with the risks involved as well as legal and tax liabilities in this model. It appears to be a complex model hence evaluation of all kinds of risks involved to the members of the Society is of great significance

Currently the Sub Committee has been authorized by the GB to work only on the Self redevelopment model. We the undersigned propose and request the Sub Committee – redevelopment and the Managing committee to simultaneously work on builder led model by floating tenders and inviting bids only from "A" Grade builders like Oberoi / L&T/ Mahindra etc. The bids should be accepted from builders in sealed envelopes only and should be then opened in the presence of GB to maintain transparency. Exploring both the models simultaneously will help the GB to look into both the options objectively and take an informed decision.

We, the members of TCHS request the Managing Committee to call for an SGM, and consider our proposal to explore both the models simultaneously. We should also set deadlines (say 3 or 6 months from the date of SGM) to explore both models and come up with findings that will help the GB to take an informed decision.

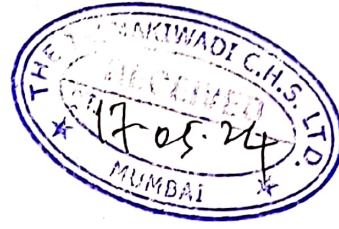
Thanking in advance

Warm Regards,



Ramchandra Ranganathrao Talgeri
Associate Member
3-5/11, Talmaki Wadi
M+65 83229096
rrtalgeri@yahoo.com





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Warm Regards,

→ 19/1-A Manish Pandya.

G.C. Nadkarni → 18/1-A Geeta Nadkarni

1A/13 - Birendra M. S. Vinekar.

Bholaia - 1A/12 - R. H. Dholakia

1A/5 - R. A. Chickermore R. A. Chickermore

8/14 Pranav R. Chickermore R. Chickermore

15/14 B. D. BASRUR B. D. BASRUR





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[letter body on 1st page followed by signatures]

Andiyawal 8-3/15-22 Gaurik Udyaver
Smkhe 17/9 Surekha Pawinkure
fskani 17/17 Hemant Nadkarni
Gurpe 17/25 Anoop Ulpe

X Shobana Rao 14/1 Shobana Rao
YATIN NADKARNI 3-5/38 Y Narkar

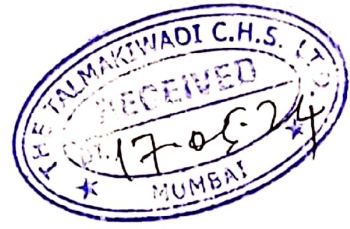
ASHOK GULVADY 2/9, 2/20, 2/21 Msk
SHANTA ASHOK GULVADY 9/4 Shanty
M.A. Bairdus 8/2 Mmta Bairdus

Wagkar 4-5/22 Shata D. Nagarke
A.S. Redone 8/5 A.S. Redone

Wagkar 8/15 Santosh Kumar
Bantwal. 8/13 Bantwal. 4-6/727

8/17 Barte
8/20 Gyedez
K. Nagarkar 4-6/16 Kripa Nagarkar
X 4/6-23 D.S. Markar M. Dilip





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X GAUTAM. S. MAVINKURVE
Bldg NO. 4 & 6 Flat: 12

Gautam S. Mavinkurve

S. D. Wagermath
Bldg NO. 4-6 Flat 10

S. D. Wagermath

Leena Chinchankar
Bldg no. 15, Ram # 21

Leena

Vidya Kabinittal

V. V. Kabinittal

2/18 DIP Baidar

DIP Baidar

2/17 Sharad Baidar

Sharad Baidar

2/13 Aruna S Upson

Aruna S Upson

7/3 MAW MILIND M. VOIKET HIR

Milind M. Voiket HIR

3-5/44 Nikta Mysalves 3/5, 44

Nikta Mysalves

3-5/25. SATISH G. BURDE

3/5/28 Sotish G. Bhalale

→ 3/5/18 Yami Gangwani

3/5, 37 Neena G Mavinkurve

3/5, 14 Shaila G. Mavinkurve

3/5 16 Ajali Kumble

Yami Gangwani → Not Member

Neena G. Mavinkurve

Shaila G. Mavinkurve

Ajali Kumble



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Mangesh N. Nagerkar

Mursh Basner 15/30

x Shivshankar Mundeshwar 3-5/543

Mridula. Sankar 15/7.

Geeta Kulkarni. 15/12.

Sheela Sheh 15/2

Sharad R. Nadkarni 17/28, 29

Miss, Priya Prabhaas Baddukuli 8/18 P.P. Baddukuli

