

The Talmakiwadi Co-operative Housing Society Ltd.

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

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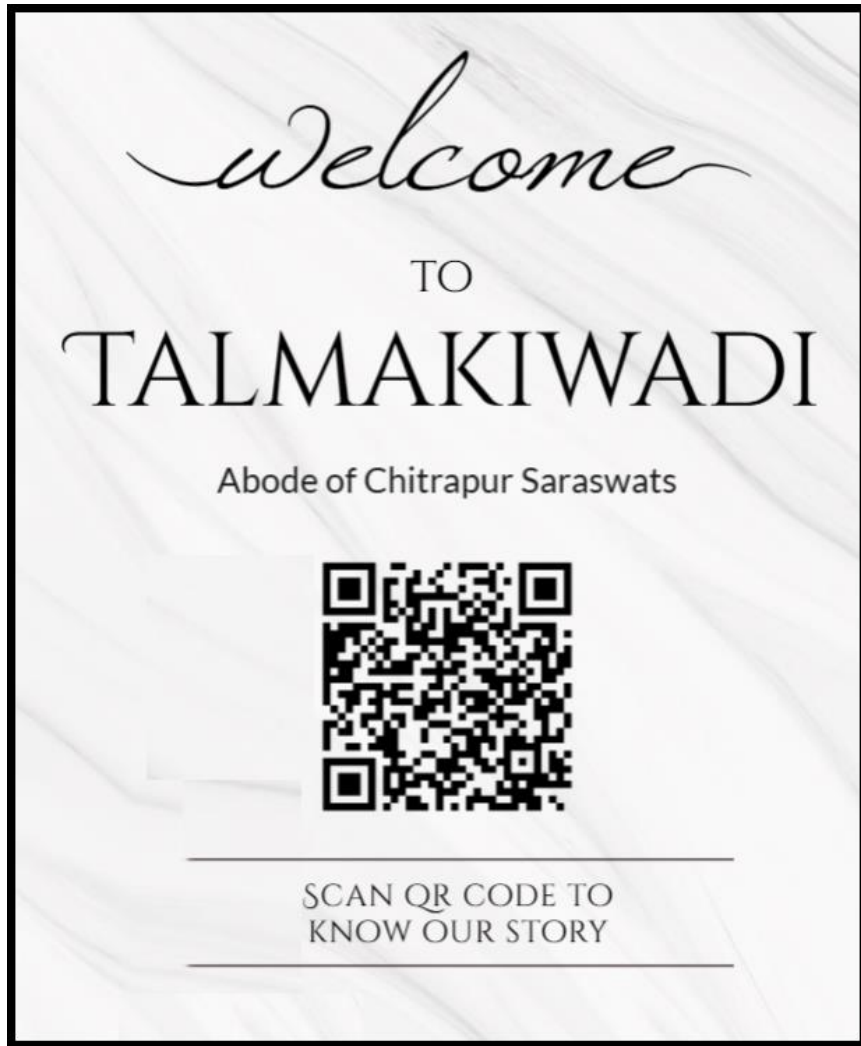
Date: 30/10/2024

Dear Members

On behalf of the Managing Committee of The Talmakiwadi Co-operative Housing Society Limited (TCHS), wish you and your family a very Happy and Prosperous Diwali. May this Diwali bring along fresh hopes, different perspectives, new dreams and goals. May we all grow together and touch new heights of success.

We have taken new initiatives in educating the visitors to Talmakiwadi through an article that documents the history of the Society and how our elders managed to implement this dream project of theirs - "Talmakiwadi" - despite all the arduous challenges faced by our founders during that period. We have created a QR code of this article which has been affixed at the gate, so that visitors to the Society can scan the code with their smartphones and read about the *History of Talmakiwadi*.

The QR code is pasted herein below for your ready reference.



We are sure this will go a long way to boost the brand image of Talmakiwadi.

“Someone is sitting in the shade today because someone planted a tree a long time ago.” – Warren Buffett

It is important for each one of us to know the struggles that our founders had to undergo to convert the Talmakiwadi project into the reality that we see today. Problems are common, but attitude makes the difference. It is hence important for us to know how our founders overcame the problems that they encountered during the process. The formation of our Society could very well qualify for a case study in any reputed Business School to reflect how a small group of individuals could undertake and successfully complete such a massive project.

We request every member and their family members to read this article and make a special request to our younger generation to go through this article to know our history.

Another initiative we have launched is generating a QR code on the Life sketch of Rao Bahadur Sripad Subrao Talmaki, Pioneer of the co-operative movement in India. This QR code has been affixed next to the bust of Rao Bahadur Talmaki near the main gate of Talmakiwadi.



You can scan the QR code to read the Life sketch of this great man.

Decision on Road Width

On this joyous occasion of Diwali, we would like to share with the members another good news related to our Wadi. After a struggle of over three decades, our fight for reducing the road width has finally ended with our victory. Mumbai Development Plan of 1991 had proposed the width of Javji Dadaji Marg as 42.70 metres wide to accommodate the Central Island Expressway connecting Chowpatty to Worli. Around 1998, some of us were part of a delegation led by our MLA Shri Mangalprabhat Lodha had a meeting with the then PWD Minister and his team in Mantralaya to lodge our protest. However the Government was adamant on keeping the road width at 42.70 metres. This would have been detrimental to TCHS as the road setback

during redevelopment would have been huge and our Society's boundary would have started from the current location of Building no.3-5.

When the new DCPR 2034 was released, the Brihanmumbai Municipal Corporation (BMC) proposed the road width to be reduced to 36 metres since the earlier proposal of the Central Island Expressway was scrapped. We objected to this and pursued our efforts through the good office of our MLA Shri Mangalprabhat Lodha who was now a Cabinet Minister in the Government of Maharashtra. He arranged for a meeting with the BMC Chief Engineer on 23 August 2024 when around 40 residents from our Wadi including Managing Committee members, lodged a strong protest and appealed to the authorities to continue with the existing road width of 18 metres.

The BMC has now released an order on 11 October 2024 wherein they have decided to reduce the road width from earlier 42.70 metres to 27.45 metres. This will mean the setback will affect part of Building No.1 and small portion of Bldg No.2. This decision will benefit the Society in our Redevelopment. We thank all the residents for their support in this fight.

Need for Vigilance while renting out tenements in the Society

With many buildings going in for Redevelopment in nearby areas of South Mumbai, there is a spurt in demand for tenements in our Society to be occupied on rental basis. The tenants from these buildings are paid a monthly rent by the builders who redevelop their original dwellings and hence they prefer to stay in nearby area, which has led to this enhanced demand. It is hence important that our members exercise caution while selecting the tenants and especially check their antecedents. Police verification is mandatory for tenants, but this notwithstanding, as members it is also our duty to ensure that we deal with the right set of people. Hence our request to members to please double check on the antecedents of the people with whom you execute rental agreements.

Conversion of Provisional Membership to Regular Membership

The Government of Maharashtra had issued a Gazette Notification No. 23 of 2019 dated 23 July 2019 which replaced the earlier Ordinance dated 09 March 2019 amending the Maharashtra Co-operative Societies Act 1960 by introducing clauses relating to classes of membership and transferring rights and interests of a deceased Member.

Section 154 B-1 (8c) has defined "Provisional Member" as a person who is duly admitted as a Member of a Society temporarily after death of a Member on the basis of nomination registered by the deceased Member with the Society till the admission of legal heir or heirs as the Member of the Society in place of the deceased Member.

In abidance to the direction received from the Deputy Registrar of Co-operative Societies, all Members admitted after 09 March 2019, by way of transmission through nomination will be considered as Provisional Members of the Society, until such time as testamentary documents such as valid proof of legal heirship in the form of a Succession Certificate or Legal Heirship Certificate or Document of Family Arrangement executed by the persons is submitted. Till such period, the Provisional Member will only be a guardian of the property, without any rights of a regular Member. The Provisional Member can reside in the tenement without having to pay non-occupancy charges and attend meetings of the members of the Society.

However a Provisional Member cannot sell the flat or lease it out until the final legal documents are submitted and the membership is fully converted to a Regular Membership. We request Provisional Members to take steps to submit the testamentary documents within a period of six months of being admitted as a Provisional Member.

For Members where the shares have been transferred in their name by way of nomination, it is in their own interest that they have clear title with regards to the ownership of the share membership of the society since as per law a nominee is a Trustee on behalf of the Legal Heirs of the family. During last year, many members have taken steps to obtain Release Deeds or Family Arrangement Deeds registered between their family members to get a clear title in their name. We urge the other members to take steps in getting their title of property clear. This will be helpful for the members especially during the Redevelopment Process.

After a gap of many years, "Strummin' Blues" our very own Wadi Orchestra Band will be performing in Talmakiwadi gardens on Sunday 3rd November 2024 at 7.00 pm during the KSA Annual Diwali Program. We request each one of you to come and join this show to encourage our artistes.

Warm wishes & a Happy Diwali to all!

For The Talmakiwadi Co-operative Housing Society Limited

Shivdutt Halady

Hon. Secretary