

The Talmakiwadi Co-operative Housing Society Ltd.

(Regd. No. B 227 dt.5-4-41)
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Date: 06 December 2024

NOTICE OF ADJOURNED SPECIAL GENERAL BODY MEETING

Notice is hereby given that the Special General Body Meeting (SGM) of The Talmakiwadi Co-operative Housing Society Limited (TCHS) convened on Sunday, 24 November 2024 and which was adjourned due to want of quorum, **will be held on Sunday, 15 December 2024 at 10:30 a.m. at Shrimat Anandashram Hall, Kanara Saraswat Association**, to transact the following business:

AGENDA


- 1) Welcome address by Mr. Mahesh Kalyanpur, Chairman of TCHS.
- 2) Withdrawal of the following Resolution passed in the Special General Body Meeting held on 14 July 2024 since as explained in the Annual General Body Meeting of the Society held on 22 September 2024, Mullerpatan Prasad & Nikhil Vaidya Architects (MPNV) have declined to accept the limited mandate offered to them.

"It is hereby resolved at this Special General Body Meeting of the Talmakiwadi Co-operative Housing Society Limited (hereinafter referred to as TCHS) held on Sunday, 14 July 2024, that the General Body hereby directs the Managing Committee to perform all necessary tasks with regard to the self-redevelopment of TCHS under a barter/constructor (hybrid) model by appointing Mullerpatan Prasad & Nikhil Vaidya Architects to float tenders and invite bids from Financiers/"A" Grade Barter Constructors/Brands in sealed envelopes which will then be opened only in the presence of the General Body. It is further resolved that the General Body approves a fee of Rupees Nine Lakhs Only plus applicable taxes for this activity culminating in the selection of the financier/barter constructor/brand and that fees collected from the bidders towards the tender shall be deposited in the books of account of the Society. It is further resolved that these expenses shall be reimbursed in totality to TCHS pursuant to the selection of the Financier/Barter Constructor/Brand".

- 3) To discuss and arrive at a decision on the future course of action as regards redevelopment of TCHS and pass appropriate resolutions for implementation.

Best Regards,

For The Talmakiwadi Co-operative Housing Society Limited.

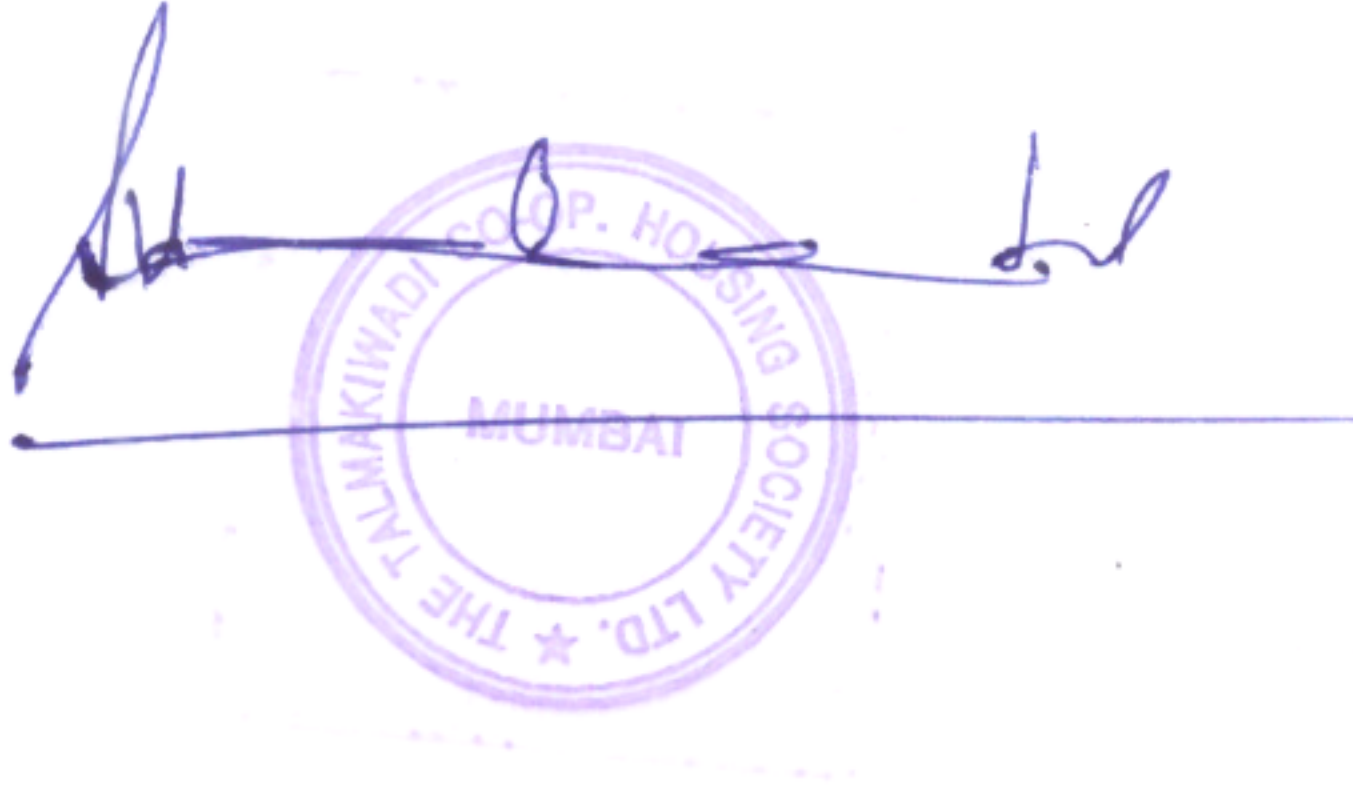

Shivdutt Halady
Hon. Secretary



cc: The Deputy Registrar of Co-operative Societies, D-Ward, Mumbai 400 001.

NOTES:

1. As per the extant provisions of Section 79A of the Maharashtra Co-operative Societies Act, the quorum for this adjourned Special General Body Meeting (SGM) shall comprise two-thirds of the total members of the Society. Furthermore, since this is an adjourned SGM, if the quorum is again not fulfilled in this adjourned SGM, then this adjourned SGM shall be treated as cancelled by assuming that the members are not interested in the redevelopment of the Society and the said subject cannot then be brought for approval before an SGM for up to the next three months. It is therefore extremely critical that every member of the Society attends this adjourned SGM and participates in the deliberations/ discussions. We request all members to be in the hall latest by 9:45 a.m., so that we are able to achieve a quorum for this adjourned SGM.
2. Only bonafide Members OR Associate Members as defined by the Office of the Registrar of Co-operative Societies, shall be eligible to attend the adjourned SGM of the Society on behalf of the Members of the Society. Either the bonafide Member OR the registered Associate Member shall be eligible to attend this adjourned SGM, but not both.
3. All decisions arrived at this adjourned SGM shall be binding on all Members of the Society irrespective of whether they have attended this adjourned SGM or not.



A handwritten signature in blue ink is written over a horizontal line. Below the signature is a circular purple stamp. The text in the stamp reads "THE TALKHIWADI CO-OP. HOUSING SOCIETY LTD. * MUMBAI".