

The Talmakiwadi Co-operative Housing Society Ltd.

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

E-mail: talmakiwadi@hotmail.com

8/4, Talmakiwadi, Javji Dadaji Marg, Tardeo Road, Mumbai 400 007. ☎ +91 22 35090892

Date: 08 November 2024

NOTICE OF SPECIAL GENERAL BODY MEETING

Notice is hereby given that a Special General Body Meeting (SGM) of The Talmakiwadi Co-operative Housing Society Limited (TCHS) shall be held **on Sunday, 24 November 2024 at 10:00 a.m. at Smt. Indirabai Kallianpurkar Hall**, Balak Vrinda Education Society, off Talmakiwadi, 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. The quorum for the meeting shall comprise two-thirds of the total members of the Society. If the quorum is not fulfilled, the said meeting shall be adjourned and shall be reconvened within the next one month by giving a notice of seven days. If the quorum is again not fulfilled in the said adjourned meeting, then the meeting shall be 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 the Special General Body Meeting for up to the next three months. It is therefore extremely important that every member attends the Special General Meeting and participates in the deliberations/discussions.
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 Special General Body Meeting 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 the meeting, but not both.
3. All decisions arrived at the Special General Body Meeting shall be binding on all Members of the Society irrespective of whether they have attended the Special General Body Meeting or not.



A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "THE TILAKWADI CO-OP. HOUSING SOCIETY LTD. ★ MUMBAI".

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Date: 08 November 2024

Dear Member/Associate Member,

The Managing Committee received the attached presentation from the Redevelopment Sub-Committee on the afternoon of 07 November 2024, in light of the fact that the Managing Committee had proposed to convene a Special General Body Meeting (SGM) on Sunday, 24 November 2024 to discuss Redevelopment of the Society in response to an update sought from the Redevelopment Sub-Committee.

Owing to the paucity of time given that the Notice of the SGM was required to be sent out latest by 08 November 2024, the Managing Committee was unable to go through the attached presentation in detail, but decided in its Meeting held on 07 November 2024 that the presentation should be shared with the Members for their perusal and to raise any queries/clarifications.

Whilst the Managing Committee will meet the Redevelopment Sub-Committee prior to the proposed Special General Body meeting to chalk out the way forward, we request you in the interim to please go through the presentation and send your queries/clarifications to the Society Office in writing either by submission of letters or email them to the Society @ talmakiwadi@hotmail.com by Friday, 15 November 2024.

The Managing Committee will pass on all queries/clarifications received by us to the Redevelopment Sub Committee and request them to provide responses to the same at the ensuing Special General Body Meeting on 24 November 2024.

Best Regards,

For The Talmakiwadi Co-operative Housing Society Limited.



Shivdutt Halady

Hon. Secretary