

Dear Mahesh, dear Shivu, Dr Prakash & ,Shri Gautam padukone & all MC members

Thanks for the prompt reply to my e mail. My observations are as under :-

1) I totally agree the members of MC & SC keep changing as the time moves on. Kindly recollect discussions in SGM dt 14-7-2024 wherein lot many members expressed thier serious doubts on capabilities of M/ s MPNV & thier one suggested expert had brush with the law also. Mr Bipin Nadkarni had asked MC that not even a single MC member is confidently vouching for MPNV's competence.(not even a single MC member stood by them then) That time you had shown high confidence in M/s MPNV & requested GB to allow 6 more months to get thier brand developer etc. A non entity like them who have not done a single project / nor have Aadhar Or PAN cards/ or professional team even was just not known to any of the GB members. It is clear the previous SC, MC and current SC have failed to do due diligence on them. We narrowly escaped going to hell / third party claims etc. In the process we have lost about 5 years. The fact remains that we are at ground zero now.

2) You are right that SC didn't have the mandate for taking up additional PMCs. You are right in saying that GB can reject all 4 newly proposed PMCs. You are right that the newly suggested PMCs are established in thier fields. But has any one successfully done a hybrid model or a huge project like our wadi so far in thier vast experience of decades ??

3) It was not mentioned by you in your presentation that you are looking at only 3 new PMCs & 4 th one is discounted. Now it is clear.

4) I fully agree SC has gone beyond the call of duty. But in view of the bitter experience we had with the short listed & chosen " PMC " we have to tread even more cautiously now. All of us have thier plates full with all kind of botherations. The least we can expect is that we don't leave our redevelopment project in a limbo (as over 7000 project are stuck now in MMR) & we shud ensure our next generation will live in peace at least by the decisions we take now & we may not be there to see the redevelopment. Whether we go to buy something or go for a medical treatment we first see the past performance of the persons / entities concerned before we do the short listing. Similarly if we apply it here in my opinion we can short list M/S Tatas, M/s...

5) Dear Gautam : I seriously disagree on this point. Even M/s MPNV had broached about bringing in L&T, Oberoi& Aditya birla if I remember right. So when we discuss on RA there is every chance they push hard for roping in M/s Dosti.

6) Regarding SGM held in January 2023: Thanx for the update on it : That time GB was not told that M/s MPNV have not done even a single project on thier own so far. Also all us got carried away by his Amchigalo card. No one checked thier past credentials nor thier team members nor

office staff etc. So GB was totally misled by misrepresentation of facts / untrue things. The truth came out much later after the meeting.. So all the " sleepless " exercises in last 5 years were not much of use & we spent a quite big amounts on it. I understand you were not there that time but you also hugely promoted MPNV in the last SGM dated 14th July. Didn't you?? . But MC & SC of that time are also answerable. That time one of the PMC promoted for self redevelopment for 2 hours. At last he suggested that our society should go with a builder merely because of the size of our plot. Lady PMC Mrs Gore also suggested that we should go with the top builders as no society as big as ours have completed self redevelopment.

7) Any voting if at all going to take place has to be done before lunch positively bcoz post lunch more then half the GB members will retire for the day & hence that voting is null and void. Voting should be strictly by using Ballot box and ballot paper to ensure secrecy.

Best Regards,

Vishnudas Pai

17/4.