

# 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: 11<sup>th</sup> January 2025

## 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) **will be held on Sunday, 26 January 2025 at 5:00 p.m. at Smt. Indirabai Kallianpurkar Hall, Balak Vrinda Education Society, Mumbai 400 007,** to transact the following business:

### AGENDA

- 1) Welcome address by Mr. Mahesh Kalyanpur, Chairman of TCHS.
- 2) Discussion on the following Resolution passed in the Special General Body Meeting held on 14 July 2024 (Explanatory Note attached).

“RESOLVED in the Special General Body Meeting of The Talmakiwadi Co-operative Housing Society Limited held on 14 July 2024 that the General Body hereby authorizes the Managing Committee to bring in bids from at least three "A" Grade developers/brands in sealed tenders to the General Body for the hybrid/barter constructor model, in line with the presentation made to the General Body In the Special General Body Meeting held on 29 October 2023, on or before 15 January 2025, along with a Risk Mitigation and Project Plan. Further resolved that in the event the above condition is not fulfilled, the General Body shall evaluate alternate options”.

- 3) Update on the selection of the Project Management Consultant pursuant to the SGM convened on 15 December 2024 in terms of the Applications received and next steps.

Best Regards,

For The Talmakiwadi Co-operative Housing Society Limited.



Shivdutt Halady  
Hon. Secretary



cc: The Deputy Registrar of Co-operative Societies, D-Ward, Malhotra House, 6<sup>th</sup> floor,  
Opp. G.P.O., Mumbai 400 001.

### NOTES:

1. Only bonafide Members OR Associate Members as defined by the Office of the Registrar of Co-operative Societies, shall be eligible to attend this 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 SGM, but not both.

2. All decisions arrived at this SGM shall be binding on all Members of the Society irrespective of whether they have attended this SGM or not.





**EXPLANATORY NOTE FROM THE MANAGING COMMITTEE (MC) OF TCHS REGARDING POINT NO. 2) OF THE AGENDA FOR THE SPECIAL GENERAL BODY MEETING CONVENED ON SUNDAY, 26 JANUARY 2025.**

Post the last SGM held on Sunday, 15 December 2024, the MC convened its monthly meeting on Sunday, 05 January 2025.

On matters related to redevelopment, the MC took stock of the current situation as well as the resolutions that were passed in the Special General Body Meeting (SGM) held on 14 July 2024.

As you may be aware, two Resolutions were passed in the above meeting, one of which was withdrawn in the last SGM convened on 15 December 2024, resulting in the General Body (GB) unanimously approving the decision to disengage with Mullerpatan Prasad & Nikhil Vaidya Architects (MPNV).

The second resolution as under, was unanimously passed in the SGM of 14 July 2024 is agnostic to MPNV and remains operative:

**QUOTE**

**RESOLVED in the Special General Body Meeting of The Talmakiwadi Co-operative Housing Society Limited held on 14 July 2024 that the General Body hereby authorizes the Managing Committee to bring in bids from at least three "A" Grade developers/brands in sealed tenders to the General Body for the hybrid/barter constructor model, in line with the presentation made to the General Body In the Special General Body Meeting held on 29 October 2023, on or before 15 January 2025, along with a Risk Mitigation and Project Plan. Further resolved that in the event the above condition is not fulfilled, the General Body shall evaluate alternate options.**

**UNQUOTE**

In view of this resolution, the MC discussed and agreed that it was required to convene an SGM on 26 January 2025, which was the GB mandate at the SGM of 14 July 2024.

The MC is cognizant that the Redevelopment Sub-Committee (RSC) has been working on the Self-Redevelopment Model and its variants, and the GB having approved the release of newspaper advertisements to enlist a PMC in the SGM held on 15 December 2024. The MC is of the view that this work stream continues. At the same time, the condition stipulated in the above resolution is now unlikely to get fulfilled prior to 15 January 2025.

Hence, the MC is of the considered opinion that the GB be made aware of the above resolution at the forthcoming SGM in terms of evaluating alternate options. If the GB opines that they wish to explore the Developer Model in parallel with the ongoing Self-Redevelopment work stream by widening the mandate, then the GB members may deliberate and decide on the way forward and the road map.





Based on feedback received from some GB members as well as the submissions made by a few GB members at the last SGM held on 15 December 2024, the MC believes that some GB members remain keen to additionally evaluate the Developer Model, which is why the above resolution was so worded to allow such a scenario to be explored. Moreover, given the size of our Project, the MC deems it prudent to explore all possible avenues for redevelopment. Such an approach will facilitate objective evaluation by the GB, not merely from the benefits perspective, but also from a risk standpoint and the effort involved.

**There will be no presentations at this SGM.** This is because we do not at present have authenticated numbers/data points on the Self Redevelopment/Hybrid Model since the PMC selection is in work-in-progress mode. Moreover, we have hitherto not evaluated the Builder Model in detail. Should the GB opt for doing so in tandem, it will be an exercise that would warrant focused effort and we will have to ensure that it receives the desired importance and attention.

