

The Talmakiwadi Co-operative Housing Society Ltd.

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

E-mail: talmakiwadi@hotmail.com

Website: www.talmakiwadi.com

8/4, Talmakiwadi, Javji Dadaji Marg, Tardeo Road, Mumbai 400 007. ☎ +91 22 3509 0892

30 December 2024

Dear Members & Tenants

The Managing Committee (MC) of The Talmakiwadi Co-operative Housing Society Ltd. wishes all its members, tenants and their families a very Happy & Prosperous New Year 2025.

The United Nations has designated the year 2025 as the International Year of Cooperatives (IYC2025) and will focus on the theme "Cooperatives Build a Better World". We should aim to take important decisions on the Redevelopment of the Society under the spirit of co-operation and move forward.

"The Concluding, bye – gone" year 2024 is of significance for us as we had learnt many important aspects pertaining to Redevelopment. A major takeaway was appointment of Legal Advisor for the project, Tax Consultant for the project and also GST consultant for the project.

The MC was directed by the General Body (GB) to issue a limited mandate to the PMC/ Architect who was selected for the submission of detailed feasibility report to float a tender and get offers from at least 3 reputed "Grade A" contractors/ brands for the Hybrid model that was presented by them with all the benefits to the members that were assured by them. They were also directed to provide details of Roles & Responsibilities of each of the entities involved in the hybrid project. Unfortunately, they insisted on a mandate for appointment as PMC and Development Manager (DM) for the entire project which was rightly not accepted by the GB.

As per the mandate given by the GB in the SGM held on 15 December 2024 we have issued an advertisement in a leading English and Marathi newspaper on 23 December 2024 to solicit interest from PMCs who have prior experience of at least 5 years in Housing Society redevelopment and preferably having completed one or more self-redevelopment projects for housing societies in Mumbai. Additionally we have stipulated that experience of designing and implementing at least 5 lakh square feet will be an added advantage. A copy of the advertisement is attached herewith. Members who are aware of PMCs who fulfil the requirements detailed in the advertisement are requested to forward the advertisement to them so that they can also apply. The last date for application is 13 January 2025.

We in the MC realised that the topic of redevelopment is vast and unless we acquire the knowledge related to the various laws and guidelines applicable we will not be in a position to discuss and negotiate with the various entities who will be involved in the Redevelopment process.

As a first step, the Chairman of the MC conducted a Knowledge Sharing Session with the members of the Redevelopment Sub-Committee on 1st December 2024, which covered applicable laws and DCPR 2034 guidelines in detail. Some important case laws were also presented which should be considered by us in our Redevelopment project.

This Redevelopment Sub-Committee then requested the Chairman MC to conduct one more session for the members and their family members and also tenants of TCHS and KSA. This session was conducted on 8th December 2024. Subsequently 2 more sessions were conducted

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by the Chairman of Redevelopment Sub-Committee on 12 December 2024 and 22 December 2024. These were purely knowledge sharing sessions to educate everyone on the prevailing laws that we need to adhere to.

Since the new PMC has not been appointed, the total area available for Rehab and Sale have not been crystallised. Once the PMC is selected and they present their report to the GB the members of the GB will decide on the Areas and Corpus available for Rehab and area available for Sale.

Any examples of areas or hardship allowance or any other numerical data such as additional Areas, Corpus etc. mentioned by any presenter during the Knowledge Sharing Sessions (as well as in any personal communications) were purely to display examples of the components involved in the Project and can in no way be purported to be commitments from the RSC or MC to the members or tenants in any manner whatsoever. Whereas these disclaimers have been mentioned by MC representatives during the respective Knowledge Sharing Sessions, it is important to ensure that this is well understood by all.

While the PMC selection will be in progress it is important that we initiate a few steps on our housekeeping front.

1. Nominations:

We request every member to register their nomination with the Society office. Nomination forms can be downloaded from the Society website and are also available in the Society office. It is in the interest of the member and their family that they register their nomination.

2. Electricity Meters:

Each tenement in the premises has been supplied with electricity through a meter provided by the Electricity service provider, BEST in our case. The subscribers have paid a deposit for the meters and each meter has a unique serial number.

When the PAAA is executed and the premises is vacated the meters will have to be surrendered to BEST by the user and we should not face any delay at that point of time. There have been instances in other societies where the meters were in the name of deceased members or past owners in case of subsequent sale and the transfer in names of the current member have not taken place. It is therefore important that corrections if any in the bills have to be undertaken now so that we are ready with all data at that point of time. We request members and tenants to fill in the details of their meters as per the format in Annexure 1 and submit the format along with copy of the latest electricity bill to the Society Office. In case the meter stands in the name of the family member of the member these details also need to be mentioned in the Annexure. In case any member or tenant has more than one meter in their name such as meter for EV vehicle charging those details should be mentioned in a separate sheet.

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3. Mahanagar Gas Meters:

Many tenements in the premises have been supplied with piped gas through Mahanagar Gas Ltd. Here too the subscribers have paid a deposit for the meters and each meter has a unique serial number.

In this case too after the execution of PAAA the meters will have to be surrendered to Mahanagar Gas Ltd. and we should not face any delay at that point of time. If the meters are in the name of deceased members or past owners in case of subsequent sale it is important that the meters are transferred in names of the members. We request members and tenants to fill in the details of their meters as per the format in Annexure 2 and submit the format along with copy of the latest Mahanagar Gas Ltd. bill to the Society Office.

4. Gas Cylinders:

There are still tenements in the Society who avail gas through cylinders. Similar to the process mentioned for Mahanagar Gas Limited, they will have to fill in the details in Annexure 2 mentioning their Consumer Number and name of the person in whose name the cylinder has been registered.

5. Name mismatch at the time of execution of PAAA:

The Government of India has recently started a new initiative where it is mandatory for the individuals name to be printed on all records which match with the exact name printed on the Aadhaar card. While registering documents in the Office of the Sub Registrar of Assurances the authority registering the document verifies the matching of names in the PAAA, Members list, Aadhaar and other documents submitted. As per our understanding, in some cases the Sub Registrar has accepted the documents with Self Declaration of name mismatch duly notarised or in some cases the Sub Registrar has instructed the individual to apply for name correction in Aadhaar or other Government records. We hence request members to submit their particulars to the Society office.

6. Loans availed by members against their tenements:

In few cases members of the Society have availed loans from Banks or Financial Institutions. At the time of Redevelopment, the respective Bank or Financial Institution will have to be informed by the Society. Members who have availed loans by mortgaging their tenement in the Society are requested to fill in Annexure 3 so that the Society can intimate the Bank or Financial Institution at the appropriate time to avoid any delay in the Redevelopment process.

7. Tenements in the name of deceased members & deceased tenants:

There are few tenements in the name of deceased members or tenants. Since the PAAA needs to be signed by the concerned member or tenant after identifying themselves at the office of the Sub Registrar of Assurances it is important that the concerned nominee applies for Provisional Membership or in absence of a nomination the legal heir of the deceased member provides a testamentary certificate from the competent authority for

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the transfer. PAAA is essential for allotment of flat in the redeveloped building. In case of tenancy since there is no provision for nomination, the family member will have to apply for transfer of rent receipt in their name along with NOC from other family members. Members are hence requested to send us the details in Annexure 4.

8. Litigations/ court cases in progress of member/ tenant:

There are few legal cases regarding title disputes relating to the tenements in Talmakiwadi. These pertain to both members as well as tenants. We would request members and tenants to inform us about the status of all such cases with the details so that we can maintain a list of such cases and track the same. Wherever there are ongoing cases or where orders have been obtained but yet to be executed, members and tenants are requested to send us the details in Annexure 5.

We request members to fill in the data in all the Annexures attached to this circular so that we can consolidate the data and seek expert opinion in case of discrepancies and suggest remedial actions.

Warm Regards,

For The Talmakiwadi Co-operative Housing Society Ltd.

Shivdutt Halady

Hon. Secretary

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THE TIMES OF INDIA, MUMBAI
MONDAY, DECEMBER 23, 2024

TENDER NOTICE

Invitation from registered Project Management Consultants / Architects for the self-redevelopment, including hybrid model, of the land owned by The Talmakiwadi Cooperative Housing Society Limited and Kanara Saraswat Association at Tardeo, Mumbai 400007 under the appropriate DCPR 2034 including the Cluster Redevelopment Scheme having a combined area of approx. 7961 square metres and 246 members, 29 residential tenants and 16 commercial tenants.

Interested firms should have minimum five years of experience in redevelopment projects and preferably having one or more completed self-redevelopment projects for cooperative housing societies in Mumbai. Experience of designing and implementing a total of 5 lakhs square feet will be an added advantage. Last date for application is 13 January 2025.

Society reserves the rights to accept or reject any or all applications without assigning any reason whatsoever. For any clarification, please contact the

Hon. Secretary,
Mr. Shivdutt Halady,
on 98195 56499
or email to
talmakiwadi@hotmail.com

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ANNEXURE 1

PARTICULARS OF ELECTRICITY METER

NAME OF MEMBER/ TENANT AS PER MAINTENANCE BILL OR RENT BILL (IN CASE OF TENANTS)

NAME OF PERSON IN WHOSE NAME METER IS REGISTERED AS PER BILL

TYPE OF USE RESIDENTIAL/ COMMERCIAL _____

TYPE OF METER SINGLE PHASE/ 3 PHASE _____

CONSUMER NUMBER _____

METER NUMBER _____

CONNECTED LOAD _____

(PLEASE ATTACH COPY OF THE LATEST ELECTRICITY BILL)

SIGNATURE OF MEMBER/ TENANT _____

BUILDING /FLAT NO _____

IN CASE OF MORE THAN ONE METER PLEASE FILL SEPARATE FORM FOR ADDITIONAL METER

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ANNEXURE 2

PARTICULARS OF PIPED GAS CONNECTION

NAME OF MEMBER/ TENANT AS PER MAINTENANCE BILL OR RENT BILL (IN CASE OF TENANTS)

NAME OF PERSON IN WHOSE NAME GAS METER IS REGISTERED AS PER BILL

TYPE OF USE RESIDENTIAL/ COMMERCIAL _____

CONSUMER NUMBER _____

METER NUMBER _____

(PLEASE ATTACH COPY OF THE LATEST GAS BILL)

IN CASE OF CYLINDER GAS CONNECTION

NAME OF MEMBER/ TENANT AS PER MAINTENANCE BILL OR RENT BILL (IN CASE OF TENANTS) _____

NAME OF PERSON IN WHOSE NAME GAS CONNECTION IS REGISTERED

TYPE OF USE RESIDENTIAL/ COMMERCIAL _____

CONSUMER NUMBER _____

SIGNATURE OF MEMBER/ TENANT _____

BUILDING /FLAT NO _____

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ANNEXURE 3

PARTICULARS OF MEMBERS/ TENANTS

NAME AS MENTIONED IN SHARE CERTIFICATE OR RENT BILL (IN CASE OF TENANTS)

NAME AS MENTIONED IN AADHAAR CARD _____

AADHAAR NUMBER _____ (Please do not attach copy)

PAN NUMBER _____ (Please do not attach copy)

DATE OF BIRTH _____

MOBILE NUMBER _____

SIGNATURE OF MEMBER/ TENANT _____

BUILDING /FLAT NO _____

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ANNEXURE 4

DETAILS OF LOAN AVAILED BY MORTGAGING THE TENEMENT

NAME OF THE MEMBER _____

BUILDING /FLAT NO _____

NAME, BRANCH & ADDRESS OF THE BANK FROM WHERE LOAN AVAILED

LOAN ACCOUNT NUMBER _____

DATE OF AVAILMENT OF LOAN _____

TENURE OF LOAN _____

DUE DATE OF THE LOAN _____

SIGNATURE OF MEMBER _____

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ANNEXURE 5

DETAILS OF LEGAL CASES PERTAINING TO TENEMENTS IN TALMAKIWADI

NAME OF THE MEMBER/ TENANT _____

BUILDING /FLAT NO _____

CASE REF. NO. _____

NAME OF COURT _____

WHETHER MEMBER/ TENANT IS A PETITIONER OR RESPONDENT _____

PARTIES TO THE CASE _____

PRAYER SUBMITTED TO COURT _____

DATE OF LAST HEARING _____

DATE OF NEXT HEARING _____

I HEREBY DECLARE THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND NOTHING HAS BEEN CONCEALED HEREIN.

FURTHER I HEREBY UNDERTAKE TO UPDATE THE SOCIETY WITH ANY UPDATES IN THE ABOVE MENTIONED CASE.

SIGNATURE OF MEMBER/ TENANT _____