

25 August 2025

Dear Member/Associate Member of Talmakiwadi

As you may already know, there has been repeated insistence by one GB member that we should consider issuance of an appointment letter to IMK Architects (IMK) as our PMC, because they had polled the second highest number of votes at the SGM held on 27 July 2025. This stand has also been supported by the Chairman of the erstwhile Redevelopment Sub-Committee (RSC).

It is necessary to clarify in brief why the Managing Committee is not comfortable with issuing the appointment letter to IMK:

1. The initial application to TCHS was made only in the name of IMK Architects. There was no mention of the involvement of another independent legal entity (Houzer).
2. The data of shortlisted PMCs that was shared by the erstwhile RSC in March 2025 also mentioned the applicant's name as IMK Architects (there was no mention of Houzer).
3. The Feasibility Reports sent by IMK that were shared with us by the erstwhile RSC did not include the name of Houzer.
4. The induction of Houzer for our Project was not advised even when the MC and RSC jointly met IMK Architects at their office on 12 June 2025 for the purpose of due diligence. No representative of Houzer had attended that meeting. The RSC had also not set up any joint meeting for the MC with Houzer.
5. The RSC, when submitting data to us about the shortlisted PMCs, had mentioned that IMK Architects had been appointed as PMC for the Blossom CHS Project at Andheri (East). When we (MC & RSC) met Blossom CHS, **we were surprised to note that IMK had been appointed only as Architects and the society had appointed Progov as their PMC**. Clearly the information provided by the RSC to the MC was incorrect.
6. It was only when the MC received the final presentation from IMK in July 2025 that we became aware that Houzer was a part of their plan for our Project. Our queries to them over email (a reminder was also sent) about role delineation between IMK and Houzer remained unanswered. Whether or not they had collaborated with Houzer for other projects is not relevant.
7. When IMK was queried during the SGM of 27 July 2025, they mentioned that for our project, **they would be the Architects and Houzer would be the PMC**. This was a deviation from all the earlier correspondence entered into with us, as clarified above.
8. **IMK expects TCHS to sign two independent contracts - one with them as Architects and another with Houzer as PMC, which is not acceptable to the MC. This arrangement runs the risk of a possible adverse impact of any fall out between IMK & Houzer during our project life cycle.**
9. **IMK are an Architect on a standalone basis and clearly do not have PMC experience which is why they roped in Houzer to act as a PMC.**

10. In a Developer led model, architectural prowess, which is IMK's core strength, clearly takes a backseat as most top end developers would have their own architectural tie-ups. We therefore require a PMC with hardcore PMC related experience under this model.

**Proposed way forward:**

- The MC does not propose to issue a newspaper advertisement again since we already have a list of 33 PMCs (excluding the 7 that were shortlisted earlier) who have applied to us. Our initial examination of their profiles indicates that some of these names possess robust experience in working on a Developer Led Model under Cluster Redevelopment within the island city under 33(9). Hence, we will be meeting some of these PMCs as a starting point.
- In case any GB members wish to recommend any PMCs to us who possess similar experience, you are welcome to send us their names and coordinates **before 30 August 2025**. The MC may also look at some additional PMC names who possess the desired experience as possible candidates.
- **Contrary to what has been stated in an email from a member, we wish to clarify that the MC does not have any preferred PMC in mind.** The MC will run the PMC shortlisting process objectively and transparently, so that we do not find ourselves in the sub-optimal situation in which we are currently placed.
- Once the PMCs have been shortlisted, the MC will conduct due diligence on each of them before they are brought before the GB formally to make presentations.

Best Regards,

**For The Talmakiwadi Co-operative Housing Society Limited**

**Shivdutt Halady**

**Hon. Secretary**