

18 August 2025

Dear Member/Associate Member of Talmakiwadi,

**Preamble:**

We refer to the attached email dated 17 August 2025 from Mr. Gautam Padukone (1A/17), who was also the former Chairman of the erstwhile Redevelopment Sub-Committee RSC), until 27 July 2025. His email appears to have been blind copied (bcc'd) to select recipients, because some of the MC members have been bcc'd whereas others have not.

Mr. Padukone has recommended the selection of IMK-Houzer as the PMC for our Project, because they polled the second highest number of votes at the SGM held on 27 July 2025. He has also mentioned that it would be incumbent on the Managing Committee (MC) to accept this as the verdict of the General Body (GB) and do so.

The MC respectfully disagrees and deems it necessary to set context as well as clarify to the GB Members & Associate Members that:

- All updates and information emails sent by the MC for wider circulation are blind copied (bcc'd) to all GB Members and Associate Members. This is to avoid compromising the email addresses of our Members and Associate Members. The MC intends to continue this practice going forward with regard to such emails. This email has also been similarly bcc'd.
- There were 3 adverse data points against Toughcons Group which were brought to light by the MC. In addition to the FIR, there were 2 matters before the Hon'ble Mumbai High Court against an Associate Company and the promoter directors of Toughcons Nirman Pvt Ltd (TNPL) which the MC had independently found out during Due Diligence.
- The PMC shortlisting process was run independently by the erstwhile RSC. The MC was not involved in any meetings or discussions with the PMCs prior to compilation of the shortlist that was shared with us by the erstwhile RSC. Minutes of any discussions that the erstwhile RSC may have had with the PMC aspirants were not shared with the MC.
- The MC had not insisted on the inclusion of any PMCs, even though this option had been offered to us.
- The Excel sheet sent by RSC on 19 March 2025 with details of PMC applications mentioned under the "Remarks" column that PMCs who did not have experience in Self-Redevelopment were excluded **solely for this reason**. This was despite the GB mandate on 26 January 2025 being that the RSC should look at both the Self-Redevelopment Model and the Builder Model as alternate options.
- It came to light subsequently that the RSC had neither met 4 of the 7 initially shortlisted PMCs in person, nor visited their premises before shortlisting them.
- The criteria used for shortlisting the PMCs may not have been tangible.
- The MC had insisted on visiting offices of the shortlisted PMCs and sharing contact details of the office bearers of societies where the PMCs had worked so as to visit to conduct Due Diligence. Whereas the erstwhile RSC ought to have carried out the Due Diligence, they informed the MC on 29 May 2025 that that they were satisfied with their interactions with the PMCs and that visits to societies to seek feedback were therefore not required.
- Based on our joint meetings with the 5 shortlisted PMCs and their sales pitch which was strongly Self-Redevelopment centric, we have reasons to believe that the changed mandate as above may perhaps not have been communicated to all or to some of them.
- Since the MC is accountable to the 291 families residing in Talmakiwadi, we felt it was our bounden duty to verify the credentials of the shortlisted PMCs and conduct Due Diligence

independently and update the GB members before they casted their votes to select a PMC. The MC therefore highlighted the issues with TNPL by conducting a Zoom Meeting on 26 July 2025, where lacunae observed by us at various stages in the PMC shortlisting process were also called out.

#### **IMK Architects (IMK-Houzer):**

The MC believes that the selection of a PMC requires to be well thought out. We must all understand that the PMC is much more than just another consultant and has to work with us throughout the tenure of the Project and even after repossession. Therefore, replacing a PMC cannot solely be determined by a number game and by stating that if the first PMC is rejected, the second one should get the mandate by default. Doing so may, in the MC's view, be detrimental to the interest of the Project.

It is stating the obvious that it would have been far easier for the MC to let the GB know that we propose to issue a letter to IMK-Houzer who had polled the second highest number of votes. Revisiting the PMC selection process is a more arduous task, but the MC deems it necessary to take this path and not consider IMK-Houzer's candidature on account of the following reasons:

IMK Architects (IMK) applied as PMC to our newspaper advertisement using their sole name. Their working arrangement with Houzer had not been called out with specific reference to our Project at that juncture. In hindsight therefore, their candidature is void ab-initio, i.e., at the very point when they had submitted their application in a single name.

The RSC had, when sharing information about projects completed by shortlisted PMCs in March 2025, mentioned that IMK was the PMC for Blossom CHS at Marol for execution of a large self-redevelopment project. During a joint visit of the MC and RSC (which was arranged by the MC), it came to light that IMK had been appointed by Blossom CHS as Architects and that Blossom CHS had subsequently appointed Progov Solutions as a PMC'. Hence, the information shared with the MC was not authentic. We would not want to engage with entities who misrepresent facts to garner business.

Houzer was a last-minute addition in IMK's final presentation. The MC wrote to IMK on 09 July 2025 (reminder sent on 12 July 2025) seeking clarity as to how PMC related responsibilities be delineated between IMK and Houzer. IMK chose not to respond to our emails.

In the SGM of 27 July 2025, where queried, IMK clarified that they would be Architects and Houzer would be the PMC for our Project. They also stated that the Society would require to issue two separate appointment letters - one to IMK as Architects and the second to Houzer as PMC. This automatically disqualifies them from being considered as a PMC. The Society does not require an Architect to front another PMC entity to us. We would much rather engage an entity with PMC competence directly rather than entering into such a surrogate arrangement.

IMK in their presentation made to the GB, had revised the cost of construction upward by a whopping 71.43% from Rs. 3,500/- to Rs. 6,000/- per square foot. They stated that this was necessitated due to the concept design, which was not a convincing reason. The concept design they had conceived when the significantly lower cost was envisaged was not explained to the GB.

IMK's core strength lies in architecture. The GB has now selected the Developer Model where an Architect's role is significantly reduced. In light of this mandate, it is absolutely imperative to select a PMC that has experience in undertaking Cluster Redevelopment of a CHS under 33(9) through a Developer Model.

During the Zoom Meetings with the GB Members on 26 July 2025 and 10 August 2025, the MC had informed the Members about multiple compromises in the PMC shortlisting process, which had also been communicated in various updates to the GB Members. We do not wish to repose trust blindly on PMCs recommended by so called "experts" in Self-Redevelopment.

**Conclusion:**

In view of the aforesaid, the MC is of the considered opinion that the PMC shortlisting process requires to be initiated afresh and is prepared to take on this critical work in the interest of the Project. We will also define clear and tangible criteria for shortlisting PMCs which we will place before you for discussions.

We trust the above objectively clarifies the MC's stand and we solicit your support to enable us to collectively take the right decisions in the interest of our Project.

Best Regards,

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

**Shivdutt Halady**

**Hon. Secretary**

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**From:** Gautam Padukone <gautampadukone1@gmail.com>

**Sent:** 17 August 2025 20:07

**To:** Office Society <talmakiwadi@hotmail.com>

**Subject:** Fwd: Talmakiwadi Redevelopment Project - Road Map & Important Information on PMC Selection

Dear Managing Committee members,

This is with reference to your email of 16th August 2025, possibly blind copied to all members.

At the outset, I would like to thank the Managing Committee, particularly our Chairman, for investigating the FIRs against one of the PMCs that was earlier jointly shortlisted by the Managing Committee and the erstwhile Redevelopment Sub-Committee. I also agree with the suggestion of the Managing Committee that we should not engage with Toughcons Nirman Private Limited (TNPL) due to various reasons, enumerated by the Secretary in another email.

As part of the next step, I would recommend that we then select IMK-Houzer as the selected PMC for our project. In the SGM dated 27th July 2025, the General Body members voted and have provided their opinion. You would recall that while TNPL received the maximum number of votes, The PMC candidate that received the next highest number of votes was IMK-Howzer. Thus, the General Body has indicated their choices already.

It would therefore be incumbent upon the Managing Committee to accept the verdict of the General Body provided in the SGM, and proceed according to the mandate given.

Warm regards,

Gautam Padukone

1-A/17.

----- Forwarded message -----

From: **Gautam Padukone** <[gautam.padukone@gmail.com](mailto:gautam.padukone@gmail.com)>

Date: Sun, 17 Aug 2025 at 08:33

Subject: Fwd: Talmakiwadi Redevelopment Project - Road Map & Important Information on PMC Selection

To: [gautampadukone1@gmail.com](mailto:gautampadukone1@gmail.com) <[gautampadukone1@gmail.com](mailto:gautampadukone1@gmail.com)>

----- Forwarded message -----

From: **Talmakiwadi Society** <[talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com)>

Date: Sat, 16 Aug 2025 at 13:49

Subject: Talmakiwadi Redevelopment Project - Road Map & Important Information on PMC Selection

To: Satyendra Kumble <[kumsaty@gmail.com](mailto:kumsaty@gmail.com)>

Dear Member/Associate Member of Talmakiwadi,

Happy Janmashtami to the entire Talmakiwadi family!

On behalf of the Managing Committee, it gives us immense pleasure to present before you the Road Map for the redevelopment of Talmakiwadi Co-operative Housing Society. This is not just a construction project — it is a vision to secure our future while honouring the legacy of our past.

For many decades, Talmakiwadi has been much more than just a co-operative housing society - it has been a home bound by trust, culture, and togetherness. Today, as our buildings age, it is incumbent on us to prepare for the future with a "fit for purpose" Talmakiwadi and stronger, safer, and modern homes, while safeguarding the values and memories that make our Society special.

We, as your elected representatives, are committed to ensuring:

- Absolute transparency in all decisions and agreements made with the Project Management Consultants, Developers and other consultants (Legal, Taxation, GST) as may be required.
- Optimum benefits for every member, including larger homes, modern amenities, and payment of fair rent during construction.
- Regular communication and updates so that you remain informed and confident at every step.

Redevelopment is a collective journey, and its success depends on each one of us standing united. With your active involvement and co-operation, we are confident that the new Talmakiwadi will be a shining example of heritage preserved, community strengthened, and progress embraced.

Together, let us embark on this exciting new chapter with pride and optimism. Our journey ahead promises not just stronger buildings, but stronger bonds.

We request you to avoid believing rumours and hearsay, and to only trust official communications from our Managing Committee Team.

We will be revisiting the PMC selection process and are reviewing the 33 applicants (excluding the 7 that were shortlisted earlier) as potential candidates. We also request you to refer to us any credible PMCs that you may know so that we may evaluate them. We would prefer PMCs who have experience in Cluster Redevelopment of co-operative housing Societies under the

Developer Model in the Island City (Colaba to Mahim) of Mumbai. **It would help if we could receive this input by 30 August 2025.**

**The Managing Committee will convene a Special General Body Meeting (SGM) at 6:00 p.m. on Saturday, 30 August 2025 predominately to ratify the next steps regarding appointment of the PMC. This meeting will be convened in Hybrid Mode and the Notice of the SGM will be sent to all of you separately**

We also encourage you to feel free to connect with us in case you have any queries or suggestions relating to our Redevelopment Project. Our Team is open to interactive discussions and to take your ideas and suggestions on board.

Best Regards,

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

**Shivdutt Halady**

**Hon. Secretary**