



**TALMAKIWADI CO-OP.
HOUSING SOCIETY LTD.**

**Welcome to the 83rd AGM
28 September 2025 @ 10.00 am
Shrimat Anandashram Hall**



It was the wish and desire of Param Pujya Anandashram Swamiji to have a housing society for the lower middle class members of the Chitrapur Saraswat community who had migrated to Mumbai

Wish was fulfilled by Rao Bahadur S S Talmaki and his team and TALMAKIWADI was born

When the authorities refused to give permission to SVC Bank to give a loan for construction of the society Pujya Swamiji gave Rs.50,000/- to construct the buildings for which we are eternally grateful



Welcome address

ACHIEVEMENTS DURING THE YEAR

Long pending cases pertaining to Gangollis resolved

Finance – Increase in investments – Matching of investments with funds

Clean audit report

Garden and play area beautification

Mirjankar case resolved

OTHER COMPLIANCES

MCS Rules under amendment – Winter session of Assembly

Court decision on feeding of community animals



Welcome address



TALMAKIWADI REDEVELOPMENT

GB has selected pursuing Developer model

PMC to have experience on undertaking Cluster Redevelopment of Housing Societies in the Island city

MC has started meeting PMC who comply with the conditions stipulated by GB

Visit to office of PMC and societies under process. GB will be updated on the progress

WASTE MANAGEMENT & CLEANLINESS

Segregation of waste

Strictly no Littering or Spitting

Clean Up by Pet Owners

Keeping common areas, staircases, passages and corridors free from clutter (Fire safety norms)



Welcome address (contd.)



Reporting of Water leakage promptly

Prior NOC before Letting out of premises

Submission of copy of vehicle registration documents to society office

Verification of names on Share certificate and bills as per circular dated 30 December 2024

Resolving of disputes relating to the property

Promptness in payment of maintenance charges

Nomination & Need for Will



AGENDA



1. Confirmation of the Draft Minutes of the 82nd AGM held on 22 September 2024
2. Adoption of the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31st March 2025, duly audited by the Statutory Auditors
3. Appropriation of surplus for the year for the year ended 2024-25
4. Appointment of Internal Auditor for the year 2025-26
5. Appointment of Statutory Auditors for the year 2025-26
6. Appointment of Grievance Cell for the year 2025-26
7. Adoption of Joint Membership in the Society as per Explanatory Note



AGENDA



8. Consideration of a Gift Deed received from Mr. Ratnakar G Kaikini (4-6/31) seeking to transfer his tenement to Dr. Aditya Akerkar, as per Explanatory Note
9. Refund of Members' Deposits by passing credits to their respective Service Charges Accounts
10. Guidance from GB on arrears of deceased Tenants - Late Mrs Vimala Balsekar (16/2) and Late Mr. Ramesh Trasi (16/8) and action to be taken.
11. Adoption of Vision, Mission and Motto statement for Talmakiwadi Redevelopment project. (Draft Vision document circulated to members on 01 September 2025)
12. Disposal of any other business



Managing Committee as of 12/9/2025



- Mr. Mahesh Kalyanpur, Chairman
- Mr. Shivdutt Halady, Hon Secretary
- Mr. Satyendra Kumble, Hon Treasurer
- Mr. Parag Nagarkatti, Jt. Hon Secretary (Resigned on 17Aug25)
- Mrs. Seema Pathak, Jt. Hon Secretary - Repairs
- Mrs. Nirmala Mavinkurve, Jt. Hon Secretary - Repairs (Expired on 17Apr25)
- Mrs. Vidula Nadkarni, Jt. Hon Secretary - Repairs
- Mr. Ashwin Gulvady, Jt. Hon Secretary - Repairs
- Dr. Subodh Sirur, Member
- Mr. Sharad Nadkarni, Member
- Dr. Prakash Mavinkurve, Member
- Mr. Paritosh Divgi, Member
- Mr. Vinay Balse, Functional Director (Co-opted on 14Sep24)
- Mr. Rajaram D Pandit, Member (Co-opted on 26Jul25)
- Mrs. Lalita Saukur, Member (Co-opted on 29Aug25)



Resolution no. 1

Resolved that the Draft Minutes of the 82nd AGM held on 22nd September, 2024 already circulated to the Members be hereby taken as read and confirmed



Resolution no. 2



Resolved at this 83rd AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28th September 2025 that the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31st March 2025, duly audited by the Statutory Auditors be and are hereby taken as read and adopted



Resolution no. 3

Resolved at this 83rd AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28th September 2025 that this General Body approves the appropriation of the surplus for the year ended 2024-25 towards General Fund



Resolution no. 4

Resolved at this 83rd AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28th September 2025 that this General Body approves the appointment of Mr. Ashok Gulvady as our Internal Auditor for the year 2025-26



Resolution no. 5



Resolved at this 83rd AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28th September 2025 that this General Body approves continuation of the appointment of M/s A V Arolkar & Co. as Statutory Auditors for the Co-operative Year 2025-26.



Resolution no. 6



Resolved at this 83rd AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28th September 2025 that this General Body approves the appointment of the Grievance Cell comprising of Mr. Dilip Sashital, Cmdr. Anand Hoskote (Retd.) and Mr. Gurudatt Burde for the year 2025-26.



Resolution no. 7



Resolved at this 83rd AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28th September 2025 that this General Body approves the adoption of Joint Membership as per framework stipulated under the Maharashtra Co-operative societies Act, 1960



Agenda item no.8

Decision from GB on

Gift Deed executed by Mr. Ratnakar G Kaikini
in favour of Dr. Aditya S Akerkar



Agenda item no.9

Refund of Members deposit by passing credit to their respective Service charges account



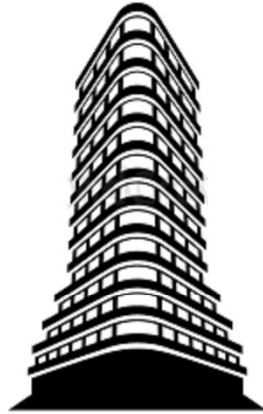
Decision needed from GB

Guidance from GB on arrears of deceased
Tenants - Late Mrs Vimala Balsekar (16/2)
and Late Mr. Ramesh Trasy (16/8) and
action to be taken



Vision Statement for Talmakiwadi 2.0

Note circulated to members on 01 September 2025



TALMAKIWADI 2.0

PRESERVING OUR LEGACY, BUILDING OUR FUTURE

Talmakiwadi, a pioneering cooperative housing society in Mumbai, is undertaking a significant redevelopment project focused on improving living standards while preserving its rich heritage and the Bhanap community spirit



Background

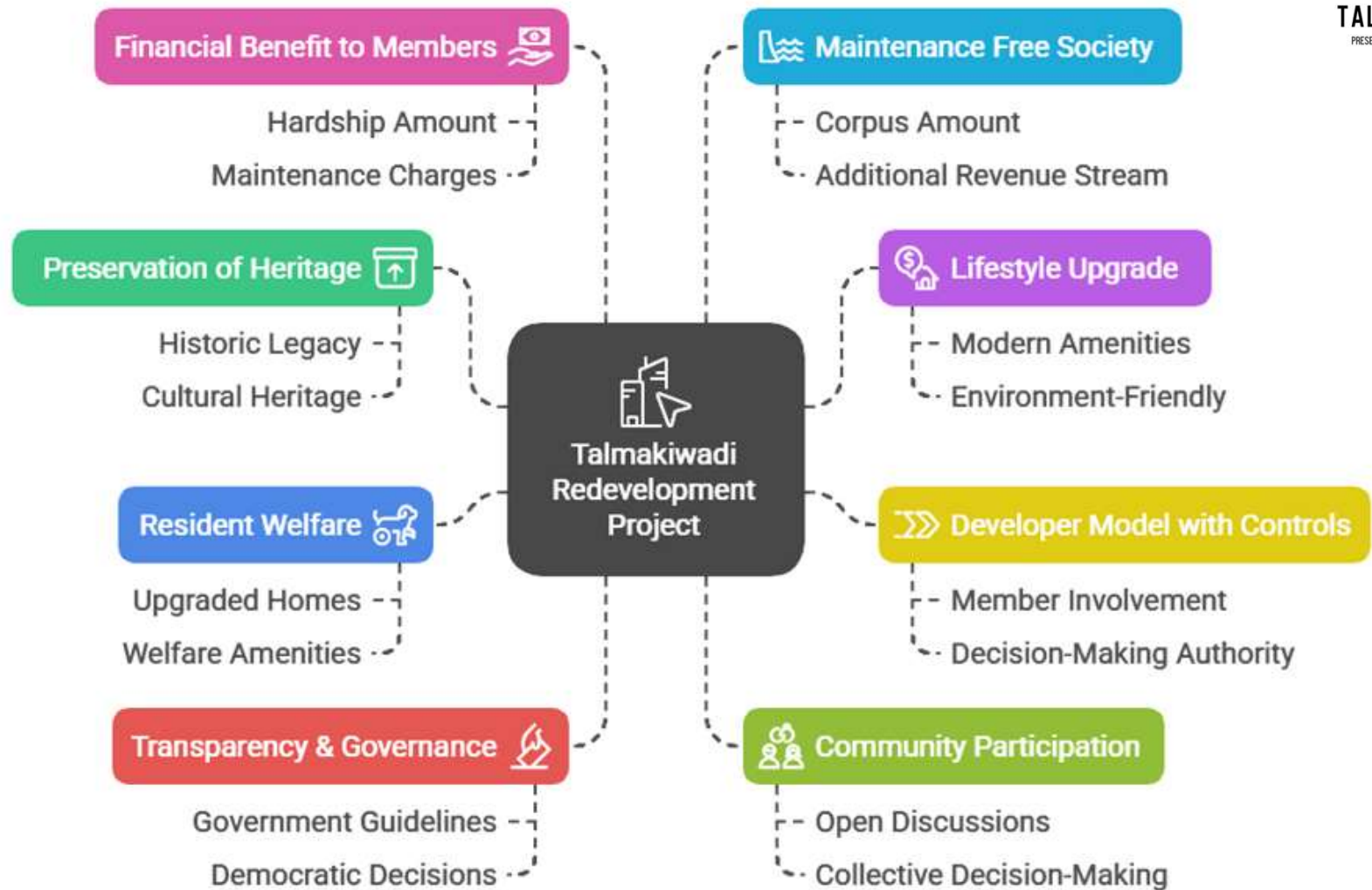


1. Need for a Redevelopment Project Report
2. Will act as a North Star and serve as a Reliable guide, providing direction and clarity when making important decisions
3. Being a beacon of purpose and stability
4. Stay focused on what truly matters
5. Guiding principle that aligns efforts and resources to achieve our goals
6. First step formulate a Vision, Mission and Motto statement for the Talmakiwadi Redevelopment Project

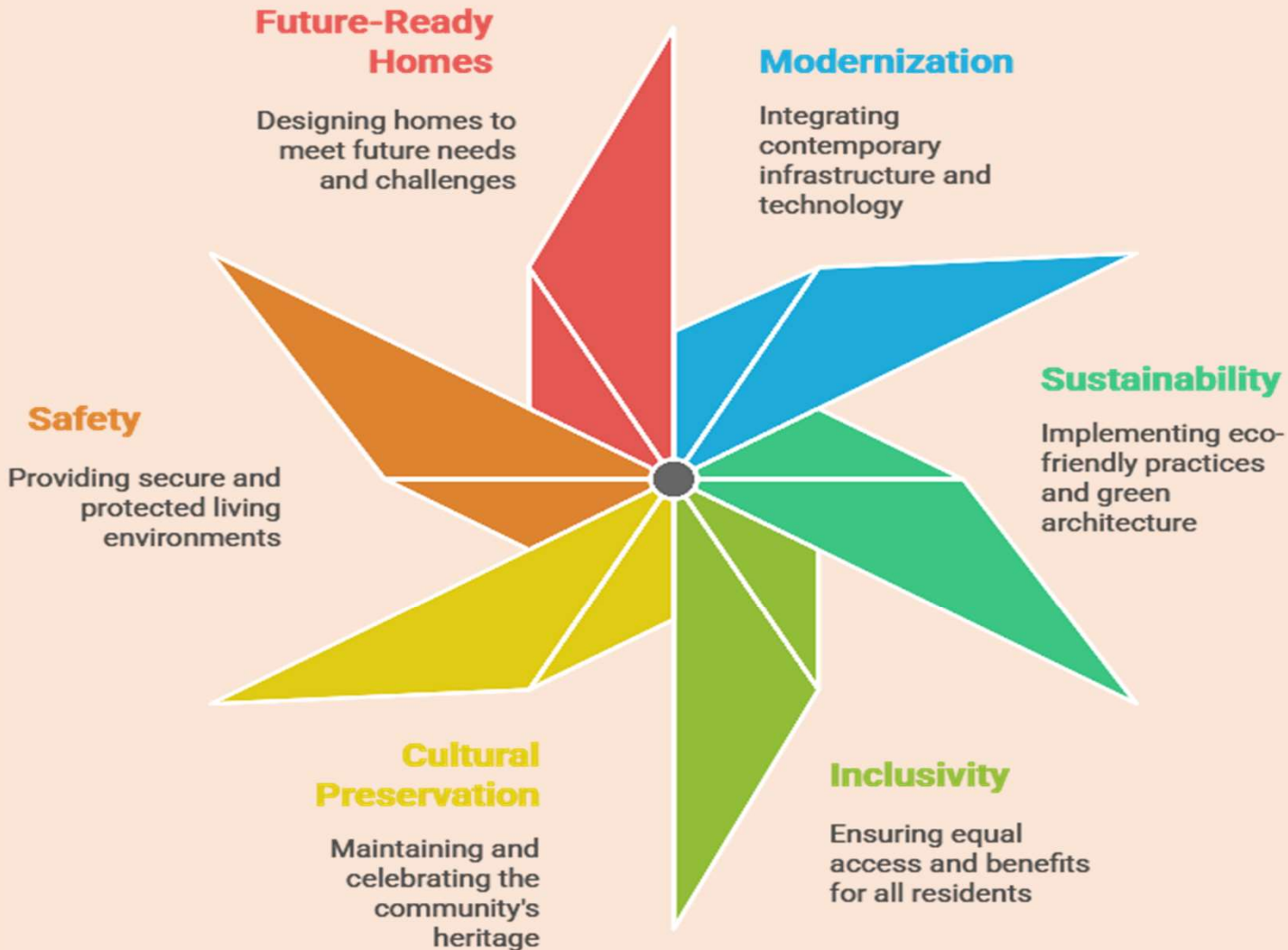


OBJECTIVES OF TALMAKIWADI REDEVELOPMENT PROJECT

Objectives of Talmakiwadi Redevelopment Project



Transforming Talmakiwadi



TALMAKIWADI 2.0
PRESERVING OUR LEGACY, BUILDING OUR FUTURE

Vision Statement



"To transform Talmakiwadi into a modern, sustainable, and inclusive community that preserves and honours its cultural legacy while providing safe, eco-friendly, and future-ready homes that enhance the quality of life for all generations."

Talmakiwadi Redevelopment Mission



Mission Statement



- To redevelop Talmakiwadi with careful planning that balances heritage, Chitrapur Saraswat community values, and modern infrastructure
- To provide safe, spacious, and technologically advanced homes that meet present and future needs
- To create sustainable living through green architecture, energy efficiency and environmentally conscious design.
- To foster a strong sense of belonging with shared amenities, open spaces, and community-oriented facilities.
- To ensure transparency, fairness, and trust between the MC, members, developers, and stakeholders throughout the redevelopment process and beyond.
- To secure the long-term financial, social, and cultural well-being of the members and their families

Motto Statement

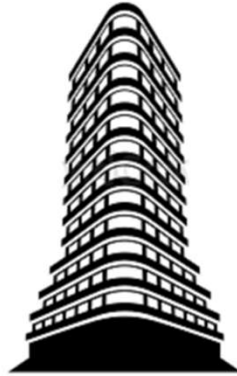


"Preserving our legacy, building our future"

Closing Line

**"Preserving our legacy, building our future
- together, as one Talmakiwadi family –**

Redevelopment is all about US."



TALMAKIWADI 2.0

PRESERVING OUR LEGACY, BUILDING OUR FUTURE

Thank you