

# **The Talmakiwadi Co-operative Housing Society Ltd.**

(Regd. No. B 227 dt.5-4-41)  
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Date: 13<sup>th</sup> November 2025

## **NOTICE OF SPECIAL GENERAL BODY MEETING**

Notice is hereby given that a Special General Body Meeting (SGM) of The Talmakiwadi Cooperative Housing Society Limited (TCHS) will be held on Sunday, 30<sup>th</sup> November 2025 at 4:30 p.m. at Shrimat Anandshram Hall, Kanara Saraswat Association, Talmakiwadi, Mumbai 400007, to transact the following business:

### **AGENDA**

1. Selection of a Project Management Consultant for our Redevelopment Project under the Builder/Developer Model through voting by secret ballot.

**This SGM will be convened in Hybrid Mode and the on-line link to join the SGM and instructions for those General Body Members who wish to join the meeting on-line will be shared separately. However, we would request all our Members to attend the meeting physically in large numbers.**

Best Regards,

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

**Shivdutt Halady**  
**Hon. Secretary**

**Place: Mumbai**  
**Date: 13 November 2025**

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

### **NOTES:**

1. Only the bonafide Members OR registered 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 adjourned SGM or not.

## **PRECURSOR TO THE SGM CONVENED ON SUNDAY, 30 NOVEMBER 2025**

The Managing Committee has shortlisted the below 5 PMCs who will present to the members and their families prior to the SGM over 29 November 2025 and the first half on 30 November 2025 as per below schedule:

### **Saturday, 29 November 2025:**

1. 10:00 a.m. to 12:00 noon: Headway NKPC Consultants Pvt Ltd.
2. 1:30 p.m. to 3:30 p.m.: Deodhar Associates.
3. 4:30 p.m. to 6:30 p.m.: Supreme Engicons (India) Pvt Ltd.

### **Sunday, 30 November 2025:**

1. 10:00 a.m. to 12:00 noon: Globera Engineering Consultancy Pvt Ltd.
2. 1:30 p.m. to 3:30 p.m.: Palash PMC LLP.

We have consciously extended the invite for these presentations to Members/Associate Members and their families. This is to ensure maximum participation from all, including that of the immediate family of the members in the Project.

The shortlisted PMCs had visited the Society premises to examine the plot and meet the MC members. Thereafter, representatives of the MC had visited the offices of the shortlisted PMCs as well as some societies where they have been associated with redevelopment to understand their involvement in the respective projects and the experience of the societies with the PMCs.

A separate Note on the above will be circulated prior to the SGM.

We would request:

- Either the Member or the Associate Member to attend the presentations in person, though we have provided an on-line option for attending the meeting (on-line link will be circulated separately).
- The family members to join the meeting on-line (on-line link will be circulated separately).

The SGM has been convened **at 4:30 p.m. on Sunday, 30 November 2025**, post completion of the presentations, to select the PMC through voting by secret ballot.

As always, only Members/Associate Members can attend the SGM, but not both.