

JANKALYAN CO-OP. HOUSING SOCIETY LTD.

(Regd. No. BOM/ HSG/2552/1970)

REGD. OFFICE: H1/7, BANGUR NAGAR, GOREGAON (WEST), MUMBAI- 400 104.

<https://www.jankalyanchs.com/>

Sept 30, 2022

NOTICE ON CONTINUATION OF REDEVELOPMENT PROCESS WITH REPLACEMENT OF PMC AND LEGAL ADVISOR

As per the 51st AGM held on January 30, 2022; the General Body passed the resolution to receive the NOC from M/s Kalpataru Gardens after returning the EMD and the CRZ expenses to them. In the same AGM, it was also resolved to close and settle the services of PMC M/s. DARV Consultants and the Legal Advisor Solicis Lex. In continuation of the 79A process and redevelopment initiated by Jankalyan CHS in 2010-11, the managing committee initiated a study to reach out to reputed PMCs/Architects and Legal advisor to replace the previous professionals as per above.

We sought out 10 top PMCs/Architects, evaluating their abilities with at least 2-3 meetings with each. Of the 10 PMC/Architects, the Managing Committee shortlisted 5 best qualified ones; based on the below criteria:

1. Quality and Ability
2. Technical Knowledge especially of construction and policies
3. Rich Redevelopment Experience with reputed Builders/Redevelopment profiles
4. Reasonable cost
5. Interest/Intent to work on society's behalf

In continuation of the redevelopment process, a new PMC and Legal Adviser were to be appointed, to replace the previous professionals who were cancelled by the General Body in January 2022; subject to approval of the General Body.

Shortlisting of PMC

Of the five shortlisted, 3 PMCs sent us their quotations and letter of interest namely:

1. Strut Consultants Pvt Ltd,
2. Palash PMC LLP
3. Radius Architects and Associates

All 3 are being led by good, experienced team in Redevelopment projects and Architecture. However, based on the criteria as above, in the special Managing Committee meeting, the meeting unanimously rated Radius Architects and Associates as better and best aligned to our society's interests too, and passed a resolution to place the same in the AGM on Sept 18, 2022; subject to the approval of the General Body.

Shortlisting of Legal Advisor

The Managing Committee also received 3 quotations from reputed Redevelopment Legal Advisors.

Of the 3, the Managing Committee shortlisted Adv Hitesh Dabhi and passed a resolution to place the same in the AGM on Sept 18, 2022; subject to the approval of the General Body.

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The same PMC and Legal Advisor were also presented to the Redevelopment Committee in a meeting on Friday Sept 16, 2022; along with the timelines/roadmap of the redevelopment process till the tender opening. The Redevelopment Committee was satisfied with the work profile of both PMC and Legal Adviser and urged the Managing Committee to speed up the redevelopment process.

Resolution in the AGM

Subsequently, the Chairman proposed the name of Radius Architects and Associates as PMC/Architect and Adv Hitesh Dabhi as Legal Advisor in the 52nd AGM held on September 18, to be appointed in place of M/s Darv and M/s Solicis Lex respectively.

Selection of PMC and Legal Advisor in the AGM

1. The General Body, adopted a resolution to select Radius Architects and Associates and asked the Managing Committee to appoint the PMC for the further redevelopment process of the Society.
Proposed by: Adv Sonia Miskin
Seconded by: Mr. Nanubhai Amlekar
2. The General Body, also adopted a resolution to select Adv Hitesh Dabhi as the Legal Advisor for Redevelopment and asked the Managing Committee to send him an appointment letter at the earliest.
Proposed by: Mr. Balsekar
Seconded by: Mr. Ramesh Soni

The minutes of the 52nd AGM held on Sept 18, 2022 will circulated to members in due course.

The Managing Committee is working hard to speed up the redevelopment of our society and we look forward to the continued support of our members.

Yours Sincerely,



Hon. Chairman

(Rajeev Nair)



Hon. Secretary

(Latha Sankarnarayan)