

GN-80

# KUMAR SINEW DEVELOPERS PRIVATE LIMITED

CIN: U70102PN2009PTC133680

Registered office: 10<sup>th</sup> Floor, Kumar Business Centre, CTS No.29, Opp. Pune Central,  
Bund Garden Road, Pune - 411001.

**Email Id: kumarcs@kumarbuilders.com**

**Contact: 020-6764 4545**

31<sup>st</sup> July 2023

To

Shri Neelesh R. Gatne  
Chief Executive Officer  
Slum Rehabilitation Authority  
Pune & Pimpri Chinchwad Area  
4<sup>th</sup> Floor, Kakade Bizz Icon  
Near E-Square, Pune University Road  
Ashok Nagar, Shivaji Nagar  
Pune-411016

**Sub: Slum Rehabilitation Scheme is in progress on the property Sy. No. 44/1 Kelewadi, Erandwane, Paud Road, Pune ("the Slum Scheme")**

**Re: Letter dated 21<sup>st</sup> July 2023 bearing Ref. no. CA/80/2023/AOA addressed by the Council of Architecture to you**

1. We refer to the letter dated 11<sup>th</sup> July 2023 addressed by your goodself to the Council of Architecture and the captioned letter dated 21<sup>st</sup> July 2023 bearing Ref. no. CA/80/2023/AOA addressed by the Council of Architecture to you ("**the said Letter**").
2. We deny the contents of the said Letter as there is no violation of any code or regulations of any professional conduct as sought to be alleged or at all. The said code of conduct and the Architects (Professional Conduct) Regulations, 1989 ("**the said Regulations**") are to be followed by the architects. The fee due to be paid to Ar. Jagdish Deshpande as per the agreement has been duly paid and we have duly terminated his services and has informed the SRA accordingly for appointment of Ar. Pundalik S. Godholkar in place of Ar. Jagdish Deshpande. Ar. Jagdish Deshpande is seeking to charge exorbitant amounts with a malafide intention. As per the reconciliation exercise done by us, we have paid an excess sum of Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh) are we are entitled to receive a refund of the same. There is no provision in these regulations which states that a new architect can be appointed only after the fee 'demanded' by an architect is paid.
3. The entire conduct of Ar. Jagdish Deshpande has been in violation of the said Regulations in view of the following:

(a) Ar. Jagdish Deshpande has not informed to us the conditions of his engagement and of charges that would form the basis of the appointment. Ar. Jagdish Pande is

Council of Architecture  
e-coa 08/2023/28234

03 AUG 2023

Forwarded To: R. Deshpande

now seeking to charge at exorbitant rates without any justification for the same while holding the said Scheme to ransom.

- (b) He has failed to provide the services for which he was engaged and despite of several follow ups, he has not undertaken the assignment given to him.
  - (c) He has not acted with fairness, impartiality and integrity. He is in collusion with our competitors and is acting against our interest in the manner derogatory to his professional character.
4. Now he is also making all attempts by seeking to extort monies from us and blocking the appointment of a new architect for the Slum Scheme. In view of the aforesaid professional misconduct by Ar. Jagdish Deshpande, we hereby call upon the Council of Architecture to initiate disciplinary proceedings against Ar. Jagdish Deshpande and take appropriate action against him. We shall submit all necessary documents, correspondences and information available with us to show the professional misconduct by Ar. Jagdish Deshpande.
  5. Under our letter dated 5th April 2023, we have informed your good self that we already have submitted a letter for relieving the Ar Jagdish Deshpande as an architect of the Slum Scheme.
  6. Your good self will appreciate that this project is a slum rehabilitation scheme and the same cannot be held up due to non-appointment of an architect for the reason of extortionary demands of Ar. Jagdish Deshpande. Ar. Jagdish Deshpande cannot hold either us or the SRA to ransom and stall the development of the Slum Scheme. All these issues can be addressed, resolved and adjudicated before an appropriate forum and we shall be initiating necessary legal proceedings against Ar. Jagdish as may be advised.
  7. In the aforesaid circumstances and in the interest of the development of the said Scheme, we hereby request the authority to accept the appointment of the Architect Pundalik S. Godholkar as an architect for the Slum Scheme and process the planning work in respect of the said Scheme with the new architect.

**Yours truly**

**For Kumar Sinew Developers Private Limited**



**Authorised Signatory**



CC:

- ✓ 1. Council of Architecture  
India Habitat Centre, Core-6A

1<sup>st</sup> Floor, Lodhi Road  
New Delhi-110003

2. Ar. Jagdish P. Deshapande  
A-I Success Chambers, 1232  
Apte Road, Pune -41 1004
3. Ar. Pundlik S. Godholkar  
10th floor, KBC  
Bund Garden Road,  
Pune-411001

  
वास्तुकला परिषद्  
Council of Architecture

वास्तुविद अधिनियम, 1972 के अंतर्गत भारत सरकार का एक स्वायत्त संविधिक निकाय  
(An Autonomous Statutory Body of Govt. of India, under the Architects Act, 1972)

Ref. no. CA/80/2023/AOA / 24991  
July, 21 2023

✓ Shri Neelesh R. Gatne  
Chief Executive Officer  
Slum Rehabilitation Authority  
Pune & Pimpri Chinchwad Area,  
Housing Department, Govt. of Maharashtra  
4<sup>th</sup> Floor, Kakade Bizz Icon,  
Near E-Square, Pune University Road,  
Ashok Nagar, Shivaji Nagar, Pune-411016

Subject: Change of Architect by Developer M/s. Kumar Sinew Developers Pvt. Ltd. For the Slum Rehabilitation Scheme situated at S. No. 44/1 (P), CTS No. 520, Erandwana, Pune. -reg.

Dear Sir,

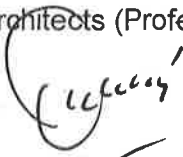
This refers to your letter No./SRA/TP/1291/2023 dated 11.07.2023 on the above subject and informing that Architect Jagdish Deshpande was appointed by M/s Kumar Sinew Developers Pvt. Ltd for Slum Rehabilitation Scheme situated at S. No. 44/1(P), CTS No. 520, Eandwana, Pune and some dispute has arisen between developer and the Architect and the developer intends to appoint a new Architect for this project.

Pertinent to the matter, it is informed the services of an Architect can be terminated by client following the due process as prescribed in the agreement entered into between Architect and developer (client).

Further, a new Architect can be appointed after ensuring that the previous Architect has been paid his due fees as per the agreement.

The Slum Rehabilitation Authority should not encourage appointment of a new Architect without proper settlement of fees and other related issues of the existing Architect.

The Architects are professionals and are required to follow the code of conduct and ethics as prescribed by the Council of Architecture in terms of Section 22 of the Architects Act, 1972. Accordingly, the Council has prescribed Architects (Professional conduct) Regulations, 1989.



Contd..P2



-2-

As per Section 22(2) the code of conduct prescribed by the Council of Architecture by way of regulations shall prevail over any other law enforce in India.

In view of the above, due procedure may be followed for change of Architect.

Thanking you,

Yours faithfully,

R.K Oberoi  
Registrar

Copy for information to:

(24998) 1) M/s. Kumar Sinew Developers Pvt. Ltd  
10<sup>th</sup> Floor, Kumar Business Centre,  
CTS No. 29, opp. Pune Central,  
Bund Garden Road, Pune - 411001

(25002) 2) Ar. Jagdish P. Deshapande  
A-1 Success Chambers, 1232  
Apte Road Pune -411004

(25005) 3) Ar. Pundlik S. Godholkar  
10<sup>th</sup> floor, KBC, Bund Garden Road,  
Pune -411001

