

MINUTES OF
28th DEC 25

Anand Court Co-operative Housing Society Ltd.

Plot No-1C/3A, Dr. V. Raghunath Marg Bandra- West Mumbai-4000 50

MINIUTES OF REDEVELOPMENT COMMITTEE & MANAGEMENT COMMITTEE MEMBER'S MEETING TO FINAL INTERVIEW OF LAWYER'S FIRMS HELD ON DATE: 28th DECEMBER 2025 At - Anand Court Co-op Housing society--- flat no A-4

Date: DECEMBER 29, 2025

Members of Redevelopment committee & Managing committee present

- 1) Daulat I. Setpal
- 2) Sunil R. Parab
- 3) Uma. M. Arunachalam
- 4) Ryan Fonseca
- 5) Jitendra J.Sawjany
- 6) Anil R.Parab

Interviews of ONE LAWYER'S firm out of final top two short listed as on 21st DEC25

1) ASD & ASSOCIATES at - 10.30 am. (ADV.AMIT MISHRA)

- **ASD & ASSOCIATES COMPANY STRUCTURE FORMATION WAS ASKED**
THE COMPANY FORMED BY ADV. S.D. MISHRA - ADV. A. S MISHRA AS A SON OF S. D. MISHRA JOINT THE FIRM IN 2016 AND HIS WIFE ADV. UTTAMAJIT SAINI JOINT THE FIRM IN 2019.
10 NOS. OF LAWYERS ARE IN HOUSE (PAYROLL) & 8 NOS. ADV.ARE ON RETAINERSHIP
SUBURB OFFICE: 1200 SQFT.
TOWN OFFICE: 300 SQFT.
- **IS ASD FIRM IS ON RETAINERSHIP WITH ANY DEVELOPERS**
NO, ASD &ASSOCIATES ARE NOT ON RETAINERSHIP WITH ANY DEVELOPERS.
- **JOINT MEETINGS (LAWYER & SOCIETY MC & DEVELOPER) IS ASD FIRM IS FLEXIBLE TO ATTEND THE MEETING AS PER SOCIETY SELECTED PLACE OR IN THE SOCIETY.**
YES, ASD IS OK TO COME OVER TO THE PALCE DECIDED BY SOCIETY FOR THE JOIINT MEETINGS.
- **WILL THE MINUTES OF ALL JOINT MEETING WILL BE DRAFT BY ASD FIRM**
NO, ASD FIRM WONT DRAFT BUT ASD FIRM WILL GO THROUGH DRAFTED OR NOTED MINUTES BY THE SOCIETY AND GUIDE THE SOCIETY TO REVISE OR MODIFY THE DRAFT OF THE MINUTES .IT AS AND IF REQUIRED TO CORRECT IN LEGAL POINT OF VIEW.
- **WHAT WILL BE THE STAND OF ASD FIRM OR ADV.AMIT MISHRA TO STAND AGAINST ANY POINT OR DRAFT WHICH IS NOT LEGALY CORRECT FOR SOCIETY'S REDEVELOPMENT.**
ASD FIRM OR ADV. AMIT MISHRA WILL ADVICE AND MAKE AWARE OF THE MATTER AND IT'S PROS & CONS TO THE MC. MEMBERS REGARDING THE SAME BUT IF THE

Anand Court Co-operative Housing Society Ltd.

Plot No-1C/3A, Dr. V. Raghunath Marg Bandra- West Mumbai-4000 50

MC MEMBERS INSIST TO GO AHEAD THEN SAME WILL BE EXPLAINED TO THE SOCIETY MEMBERS THAT ON THE ABOVE POINT ASD HAS EXPLAINED THE PROS & CONS OF THE MATTER BUT THE DECISION IS TAKEN BY MC MEMBERS. THEN ASD WILL NOT BE HELD RESPONSIBLE.

- **IS THERE ANY TIME FRAME FOR FEE**

THO IT'S FOR THREE YEARS BUT ASD WILL NOT CHARGE MORE IF THE PROJECT EXTENDS. THE FIRM WILL GUIDE TILL COMPLETE HANDOVER BY DEVELOPER.

WHILE DISCUSSION FOLLOWING POINT WERE EXPLAINED

- IN THE POWER OF ATTORNEY – NEW FLAT SALE AUTHORITY SHOULD NOT BE GIVEN TO DEVELOPER
- THE COMPLETION PERIOD OF THE REDEVELOPMENT PROJECT SHOULD BE MENTIONED- 3 YEARS TO AVOID CAPITAL GAIN TO MEMBERS

CONTACT NUMBERS OF FOUR SOCIETY REPRESENTATIVE WAS GIVEN ASD & ASSOCIATES.

FINAL NEGOTIATION ON FEE STRUCTURE WAS DONE AND ASD FIRM AGREED UPON

PHASE 1: TOTAL 1.5 LAKH – PAYMENT SCHEDULE WILL BE GIVEN

PHASE 2: TOTAL 10.5 LAKH – PAYMENT SCHEDULE WILL BE GIVEN

TOTAL FEE: 12 LAKH

Thanks

Seena Shah

(Hon. Secretary)

ANAND COURT CO-OP HSG LTD