

MINUTES OF

18th JAN 26

ANAND COURT CO-OP HOUSING SOCIETY LTD.

JOINT MEETING

Plot 1-C-3A Dr. V. Raghunath Marg

MC/RC

Bandra West, Mumbai 400050.

BOM/HSG/617/1964

Minutes of the Committee and redevelopment committee meeting held on 18/01/2026

Today's meeting was held to choose the lawyer from the 2 short listed of all the lawyers interviewed. Both the lawyers were asked to send their revised quote after having discussion with them regarding the fees. All the members present voted for ASD Associates. It was decided to talk to Mr. Amit Mishra one of the partner of ASD Associates regarding the phase of payments to be done.

Their Quote is of 12 Lakhs. Members decided that the payment should be done in the following stages.

Phase 1:

- Rs100,000 on appointment along with the appointment letter
- Rs50,000 after checking all the documents of the PMC up to the finalization of the tender document

Thus in Phase 1 the fees payable will be Rs1, 50,000

Phase 2 fees payable will be as follows

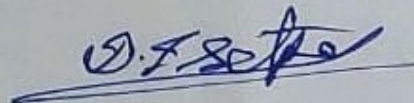
- Rs.1 lakh after selecting the developer and commencing work for LOI/MOU/MOAT
- Rs.2.5 lakhs for finalizing the DA. The lawyer's services include to take care of all the updated rules of Rera compliance
- Rs.1 lakh while commencing work of checking the draft of bank Guarantee.
- Rs.1.5 lakhs to be paid when looking into the Draft for the Permanent Alternate Accommodation agreement, draft agreement of PAA for the extra area to be purchased by the existing members
- Rs.1 lakh to be paid on receiving the IOD from the developer
- Rs.1.5 lakh upon vacating the existing flats and the society surrendering possession of the existing land and vacated building to the developer
- Rs.2 lakhs after the developer obtains full occupation certificate and hands over the possession of the new flats to the members in the new building

Thus in the 2nd phase total payment will be 10, 50, 000

This phase wise payments schedule will be informed to the lawyer before giving him an appointment letter. It was decided to collect 1.50 lakhs ~~from the members~~ from the members. The meeting ended with a vote of thanks to the chair.

Deena Shah

Hon. Secretary



Chairman