

MINUTES of
4th JAN 26

Anand Court Co-operative Housing Society Ltd.

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

MINUTES OF REDEVELOPMENT COMMITTEE & MANAGEMENT COMMITTEE MEMBER'S MEETING TO FINAL INTERVIEW OF LAWYER'S FIRMS HELD ON DATE: 04th JANUARY 2026

At - Anand Court Co-op Housing society--- flat no A-4

Date: JANUARY 5, 2026

Members of Redevelopment committee & Managing committee present

- | | |
|------------------------|---------------------|
| 1) Daulat I. Setpal | 5) Gurpreet Sethi |
| 2) Sunil R. Parab | 6) Anil R. Parab |
| 3) Uma. M. Arunachalam | 7) Nayan Bhandarker |
| 4) Ryan Fonseca | |

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

2) CHITNIS VAITHY & CO. at - 11.00 am. (ADV.VINI A. JOSHI)

- CHITNIS VAITHY & CO. COMPANY STRUCTURE FORMATION WAS ASKED?
THE COMPANY FORMED BY ADV. S.D. CHITNIS & ADV. H.D VAITHY
ADV. RESHMA CHITNIS PODAR AND ADV. VINI A. JOSHI ARE PARTNER SO ITS
PARTNERSHIP LAW FIRM.
10 NOS. OF LAWYERS ARE IN HOUSE (PAYROLL)
SUBURB OFFICE: 500 SQFT.
TOWN OFFICE: 1000 SQFT.
- IS CHITNIS VAITHY & CO. FIRM IS ON RETAINERSHIP WITH ANY DEVELOPER?
NO, CHITNIS VAITHY & CO. ARE NOT ON RETAINERSHIP WITH ANY DEVELOPER.
- JOINT MEETINGS (LAWYER & SOCIETY MC & DEVELOPER) IS CHITNIS VAITHY & CO. FIRM IS FLEXIBLE TO ATTEND THE MEETING AS PER SOCIETY SELECTED PLACE OR IN THE SOCIETY?
YES, CHITNIS VAITHY & CO. IS OK TO COME OVER TO THE PLACE DECIDED BY SOCIETY FOR THE JOIINT MEETINGS. (SATURDAY & SUNDAY PREFERABLE) FIRST HALF
- WILL THE MINUTES OF ALL JOINT MEETING WILL BE DRAFT BY CHITNIS VAITHY & CO. FIRM?
YES, CHITNIS & VAITHY & CO. FIRM WILL DRAFT ALL CORRESPONDENCE, NOTICES AND MINUTES OF THE MEETINGS OF THE SOCIETY RELATING TO REDEVELOPMENT.
- WHAT WILL BE THE STAND OF CHITNIS VAITHY & CO. FIRM OR ADV.VINI JOSHI TO STAND AGAINST ANY POINT OR DRAFT WHICH IS NOT LEGALY CORRECT FOR SOCIETY'S REDEVELOPMENT?
AS FIRM OR ADV. VINI JOSHI WILL ADVICE AND MAKE AWARE OF THE MATTER AND IT PROS & CONS AND WON'T PUT COMPANY NAME AT STAKE BY GIVING WRONG OR

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ILLEGAL ADVICE TO THE MC. MEMBERS, REGARDING THE SAME BUT THE MC MEMBERS (SOCIETY) INSIST TO GO AHEAD FOR THE MATTER WHICH OUR FIRM CHITNIS VAITHY & CO HAD ADVISED NOT TO GO AHEAD, THEN IT WILL BE NOTED AND CHITNIS VAITHY & CO WILL NOT BE HELD RESPONSIBLE.

IS THERE ANY TIME FRAME FOR FEE?

YES, THE TIME FRAME IS MENTIONED IN THE FEES STRUCTURE SUBMITTED IN DETAIL.

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
- SHOULD ASK FOR FULL LOADING OF FSI IN THE NAME OF SOCIETY
- ALL PERMISSION SHOULD BE TAKEN
- VISIT TO DEVELOPERS ON GOING PROJECT, CHECK ANY LITIGATION

CONTACT NUMBERS OF FOUR SOCIETY REPRESENTATIVE WAS GIVEN BY CHITNIS VAITHY & CO.

FINAL NEGOTIATION ON FEE STRUCTURE WAS DONE AND CHITNIS VAITHY & CO. FIRM AGREED UPON

PHASE 1: TOTAL 3.50 LAKH – PAYMENT SCHEDULE WILL BE GIVEN

IF THE TENDER IS REQUIRED TO REDRAFT OR ALTERED TO RE-FLOAT THE TENDER THEN FOR NOMINAL CHANGES THEN NO EXTRA CHARGE. BUT IT SHOULD BE IN SPECIFIED TIME FRAME.

PHASE 2: TOTAL 17.75 LAKH – PAYMENT SCHEDULE WILL BE GIVEN

TOTAL FEE: 21,25,000/- LAKH

- MINUTES OF 28th DEC 2025 was read out and explained.
- TO GET REVIEW OF BOTH FIRMS WAS ACHIVED BY A PHONE CALL TO CONTACTS PROVIDED BY RESPECTIVE FIRMS. THE CALLS WERE HEARD AND NOTED IN PRESENCE OF THE ATTENDED MC, RC MEMBERS.
- ALL FOUR CONTACTS PROVIDED BY ASD FIRM WAS CONNECTED AND RECEIVED- GOOD REVIEW REGARDING THE FIRM AND MR. AMIT MISHRA. PROGRES STAGES OF SOCIETY CONTACTED 1) SOCIETY IN PROGRESS OF PLINTH STAGE 2) VACATING IN FEB26 3) DA IN FINAL STAGE 4) DA FINAL.
- ALL FOUR CONTACT PROVIDED BY CHITNIS VAITHY&CO.WAS CALLED ONLY ONE - WAS CONNECTED- RECEIVED GOOD REVIEW. 1) VACATING STAGE

Thanks
Deena Shah
(Hon. Secretary)