

SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

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Date: 07/08/2024

To
The Chairman/Secretary,
Ganga Co-operative Housing Society Ltd;
Near Kamalsagar CHS, Bhandup East,
Mumbai 400 042,

Sir,

SUB: Legal Adviser's Appointment

Ref: Your letter dated 06/08/2024

I am practicing as Advocate for last more than 25 years. I would like to accept brief and appointment as Legal Advisor to do the legal work on behalf of the Society as follows, providing guidance on redevelopment project, vetting of legal documents like, PMC contract, Letter of Intent, Development Agreement, General Power of Attorney, Individual Agreement of members with the Developer (Permanent Alternate Accommodation Agreement), satisfaction of queries through managing committee and an analyzing progress of work with Committee, if necessary in respect of the entire re-development Scheme of the Property of the Society.

My professional fees towards the said project will be Rs.5,00,000/- (Rupees Five Lakhs only) to be payable in installments as per progress of work, i.e.

- a. Rs.15,000/- on giving appointment letter
- b. Rs.25,000/- on issuing Letter of Intent to selected Developer

- c. Rs.50,000/- on approval of the Development Agreement
- d. Rs.50,000/- on approval of General Power of Attorney.
- e. Rs.1,00,000/- on settlement of PAAA
- e. Rs. 75,000/- on registration of Flats of the Members.
- f. Rs.50,000/- on completion of RCC structure of the building.
- g. Rs.60,000/- on completion of the last slab.
- h. Rs.75,000/- on taking over possession of Flats by the members.

Litigation matters, if any, are not covered under the legal fees, which please note. On satisfying yourselves regarding above mentioned issues, you may confirm my appointment as Legal Advisor of the Society to this project.

Thanking you,

Yours Faithfully


(SAMIR K. VAIDYA)

Advocate