



NEXUS LEGAL ADVOCATES

New Apollo CHS Ltd, 14th Road, Next to Blue Tokai Cafe, Khar (West), Mumbai-400052.
advocates@nexuslegal.net.in / +91 9823241851.

NL/RD/Quote/10/2026
28th April, 2026

To,

The Chairman / Secretary
Lilly Apartments Cooperative Housing Society Limited
John Bapista Road,
Bandra (West), Mumbai – 400050

Sub: Quotation for Professional Fees with respect to the Redevelopment of Society's Property.

Dear Sir,

1. We refer to our discussions in the meeting held on 24th April, 2026 with regard to the proposed re-development of your Society's Property. Since you are in the process of appointing the Advocates to represent your Society for the redevelopment project, you have requested us to give you the scope of work and professional fees payable by the Society.
2. On the basis of the information provided by you, we give you hereunder the scope of work (inclusions and exclusions), term of our appointment, legal fees, etc.
 - ii. To peruse the title deeds of the Society.
 - iii. To vet the Tender Document of the Society
 - iv. To issue the appointment letter / LOI to the Developer.
 - v. Draft / Settle the Development Agreement with the required annexures and writings that may be required to be issued contemporaneously with the Development Agreement;
 - vi. Draft / Settle Individual Consents of the Members;
 - vii. Draft / Settle Declaration of the Society relating to title and the redevelopment, if any;
 - viii. Draft / Settle Declarations of the individual members relating to their titles and the redevelopment, if any;
 - ix. Draft / Settle Permanent Alternate Accommodation Agreements of the Members to confirm the allotment of their new premises coming to them free of costs.
 - x. Draft / Settle Power of Attorney to be given by the Society to the selected developers;
 - xi. Documents to be executed with respect to lien / Security Premises in



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- favour of the society;
- xii. Draft / Settle Indemnity Bonds;
 - xiii. Documents to be exchanged whilst vacating the individual premises, the buildings and the plot at the commencement of the project;

3. Our legal fees shall be **Rs.11,00,000/- (Rupees Eleven Lakhs Only)** and payable as follows-

Payable on our appointment.	Rs.1,00,000/-
Payable on our handing over the first draft of the Development Agreement (whether drafted by us or by the Developers' Advocate and draft settled by us).	Rs.3,00,000/-
Payable on the execution of the Development Agreement.	Rs.2,00,000/-
Payable on execution of the members' Permanent Alternate Accommodation Agreements.	Rs.2,00,000/-
Payable on the property being vacated by the members and license granted to the Developer to commence construction activity.	Rs.1,50,000/-
Payable at the time of handing over the possession of the New Flats to the Members in the New Building.	Rs.1,50,000/-
Total : (Rupees Eleven Lakhs Only)	Rs11,00,000/-

4. **Exclusions.** Our scope of work will exclude the following-

- a. Election process of the Society. Please note that you have informed that



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the Managing Committee had been duly constituted as per the bye-laws and we shall proceed on the basis that the Society's Managing Committee has been elected as per the processes laid down under the Maharashtra Co-operative Societies Act, 1960, and that the term of the committee is valid and subsisting. The Society will undertake its elections before the expiry of the current term on its own;

- b. Processes or documentation for transfer of title to the Society and updating of the land records. Please note that you have informed that the conveyance of the title to the plot is already with the Society;
- c. Drafting of leave & license agreements of individual members (in respect of temporary accommodation during the period of re-development). This will be looked into on a case-to-case basis and the fees will be decided with the concerned member;
- d. Drafting agreements deeds/ documents if any individual members intend to sell their apartments to the developers/third party or where any members exchange or change their premises/ allotments. We shall assist the member/purchaser from the initial stage till the submission of all forms to the Society for their enrollment into the Society's membership. This will be looked into on a case-to-case basis and the fees will be decided with the concerned member;
- e. Drafting of documents to rectify or to complete titles of individual members to their respective flats, or Powers of Attorney of individual members who are not personally available. This will be looked into on a case-to-case basis and the fees will be decided with the concerned member;
- f. Drafting/ settling of any Supplemental Agreements and other allied documents, in the event of any changes in the terms of the executed Development Agreement. This will be looked at on a case-to-case basis and conveyed to the Society;
- g. Updating or writing the Minutes Books or other Registers/ records of the Society and other administrative work of the Society;



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- h. Correspondence in the event of a dispute within the Society or with the developer;
 - i. Fees of Counsel or other experts for their opinions/ consultations, if required;
 - j. Documents other than those listed above- if further documents are required, they will be billed separately.
5. **Society's Representatives.** The persons who attend meetings on behalf of the Society will be deemed to represent (i) Managing Committee members who are not present at the meetings, and (ii) the Society in general in all respects, and any instructions given, any discussions/ decisions taken at meetings shall be deemed to be on behalf of the Society and all members. I shall not be required to convey any details, discussions, decisions to individual members or to those authorized persons who could not be present with other Society's representatives at any meetings.

Sd/-

Nitin Tabhane

Nexus Legal (Advocates)