

REGO & ASSOCIATES ADVOCATES

Sanjay A. Rego

B.Com, LLB, A.C.A., TEP
Email- sanjayrego68@gmail.com
Mobile - +91 - 9930042579

Homecoming, 47 Waroda Road
Bandra (W), Mumbai - 400 050
Tel:- +91 -22-26403116

Premila Rego

B. Pham, MMS, LLB
Email- premilarego@gmail.com
Mobile - +91 - 9619787744

Date :

25th April 2026

To,
The Hon. Chairman/Hon. Secretary,
Lily Co-operative Housing Society Limited,
St. John Baptist Road, Bandra West,
Mumbai – 400050

Dear Sir/Madam,

Sub: **Proposal for providing professional services for proposed
redevelopment of the Society building**

We refer to the discussion our partner Adv. Sanjay Rego had with your Managing Committee member Mr. Floyd Pereira in the captioned matter and your request to provide you with a proposal in this regard.

We thank you for providing us with an opportunity to submit this proposal to you in connection with providing professional services in relation to the proposed redevelopment of your building “Lily Apartments”. We understand that the Society presently comprises of 43 members. We would be happy to provide our services and set out below our understanding of your requirements and our fee estimate.

1. SCOPE OF SERVICES

Based on our understanding of your needs, we envisage the scope of services to be as under:

PART A

Review of Documents:

- Review existing title of the Society and related records
- Evaluate proposals invited from various developers from a legal perspective
- Final Letter of Intent from the Selected Developer

Compliance of Procedures

- Understand the compliances and resolutions passed by the Society for the proposed redevelopment
- Selection of the Developer
- Intimations to Registrar/Other Competent Authorities

Vetting/drafting of Documents

- Vetting/drafting of Memorandum of Understanding with the Developer
- Vetting the Redevelopment Agreement, and other related documents provided by the Builders' Advocate (Note: Permanent Alternate Accomodation Agreement[PAA] will be vetted by the concerned members' Advocate).
- Surrender Letters of various members
- Review of Possession Letters

Advisory Services

- Advise on other documentation that the Society needs to request members to provide
- Holding meetings with the MC and the Builders' Advocates from time to time.
- Providing Advice as and when requested by the Society on specific issues relating to specific flat owners/allottees
- Providing opinion on issues if requested which pertain to the subject matter



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- In the event of any dispute with the builder which results in notices to be issued to the builder, the same will fall part of the scope. For each such notice charges shall be mutually agreed in advance

Team: Advocate Sanjay Rego is the Managing Partner who will lead the engagement and will be assisted by a team of other advocates and professionals from time to time.

Duration of the Engagement:

The duration for this engagement will be till the time various flats are handed over to the concerned members of the Society and requisite documentation completed.

PART B

However if litigation is involved where in the Society has to move the appropriate Court or if the builder moves Court or a member approaches a Court, such litigation will warrant a separate mandate and fee quote/hire of Counsel etc.

We assume that we will be provided with all relevant documents and working papers in our office at Bandra promptly on request. we would rely upon the information provided by you.

You will assume full responsibility for accuracy and completeness of details provided to us.

2. SCOPE LIMITATIONS

The Scope of services under this assignment will not cover any services other than the services specifically mentioned in para 1 above.

We shall, however, be happy to provide services other than those mentioned in the Scope of Services above through a separate arrangement under a separate engagement based upon mutually agreed terms and conditions.

3 FEES AND EXPENSES

- 3.1 The fees are based on the level of experience and skill required for the assignment, the quantum of time we will spend on the assignment and on the complexity of the assignment.
- 3.2 The Professional fees for the services would be Rs. 8,00,000/- [Eight Lakhs only] excluding out of pocket expenses for matters such as Public Notices (if any), title search etc. GST would be payable by you on a reverse charge mechanism basis. The Professional fees shall be payable as follows:
- Rs. 2,00,000 as advance
 - Rs. 200,000/- once the Redevelopment Agreement is executed and registered
 - Rs. 2,00,000/- once all the Permanent Alternate Accommodation Agreements are duly signed and registered
 - Rs. 1,00,000/- post six months after the construction is commenced and documentation for surrender of flats etc. is completed.
 - Rs. 1,00,000 on final receipt of possession by flat owners from the builder
- 3.3 For all other services not covered under this arrangement, we would charge our fees based on mutual discussion prior to the commencement of the assignment. Should for any reason the work and time envisaged is substantially greater than that envisaged which may warrant an upward revision in the fees quoted above, We shall revert well in advance and arrive at the said revision in consultation with the Society.

Yours Sincerely,

For REGO & ASSOCIATES


Adv. Sanjay Rego

Partner