

If any meeting of the owners cannot be organized because a quorum has not attended the owners who are present may adjourn the meeting also, no quorum is present the owners present in person being not less than two form the quorum.

18. ORDER OF BUSINESS :

The order of the business at all meeting of the owners of units shall be as under :-

- a) Roll call
- b) Proof of Notice of meeting or waiver of the Notice.
- c) Reading a confirming of minutes of proceeding meeting.
- d) Reports of the officers.
- e) Report of the Housing Commissioner or the Registrar for Co-operative Societies of the officer on the duty authorized by them if present.
- f) Report of the committee.
- g) Election of the Board.
- h) Unfinished business, if any.
- i) A new business.

CHAPTER – IV

19. MANAGEMENT OF THE ASSOCIATION :

The affairs of the association shall be governed by the Board-

20. POWERS AND DUTIES OF THE BOARD. :

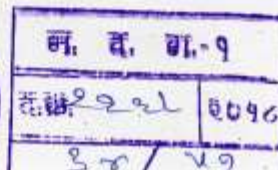
The Board shall have the powers and duties necessary for the administration of the affairs of the association and may do all such acts and things as are by law or by these Bye-laws direct to be exercised and done by the owners.

21. OTHER DUTIES :

In addition to duties imposed by these Bye-Laws or by resolutions of the Association,

The Board shall be responsible for the following at is to say :-

- a) Care upkeep and surveillance of the Apartment condominium and the common areas and facilities and the restricted common areas and facilities.



- b) Collection of monthly assessments from the apartment owners.
- c) Designation, employment, remuneration and dismissal of the personal necessary for the maintenance of the common areas and facilities and the restricted common areas and facilities.
- d) To provide for the manner, in which the "Audit" and accounts of the Association shall be carried out.
- e) To inspect the accounts kept by the secretary and/ or the Treasurer and examine the registers and accounts books and to take steps for the recovery of all the sums due to the Association.
- f) To sanction working expenses, count cash balance and deal with the other miscellaneous business.
- g) To see that the Cash-book as written upon promptly and is signed daily by one of the Member of the Board authorized in this behalf.
- h) To hear and deal with the complaints.

22. MANAGER :

The Board may employ for the Association a Manager at compensation determined by the Board to perform such duties and services as the Board shall authorize including but not limited to the duties listed in the Bye-laws 21.

23. ELECTION AND TERMS OF OFFICE :

At the first annual meeting of Association, the term of office of two managers shall be fixed for three years, the terms of office of two managers shall be fixed at two years and the terms of office of one Manager shall be fixed at one Year. At the expiration of the initial term of office of each respective manager, his successor shall be elected to serve of term of three years. The Manager shall be elected to serve a term of 3 years. The manager shall hold office until their successors have been elected and held their first meeting. The manager whose terms of office has expired shall be eligible for the election (if a larger board is contemplated the terms of office shall be established in a similar manner to that they will expire in different years.)

24. VACANCIES :

The vacancies in the Board caused by any reason other than the removal of Manager by a vote of the association shall be filled in by vote of the majority

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of the remaining manager, even though they may constitute less than a quorum and each person so elected shall be Manager until a successor is elected at the next annual meeting of Association.

25. REMOVAL OF MANAGERS :

At any regular or special meeting duly called any one or more of the managers may be removed with or without cause by majority of the apartment owners and a successors may then and there be elected to fill the vacancy thus created any manager whose removal has been proposed by owner shall be given an opportunity to be heard at the meeting.

26. ORGANISATION MEETING :

The first meeting of a newly elected Board shall be held within 10 days of election at such place as shall be fixed by the managers at the meeting at which such managers were elected and no notice shall be necessary to the newly elected managers in order legally to constitute such meeting provided a majority of the whole Board shall be present.

27. REGULAR MEETING :

The regular meeting of the Board may be held at such time and place shall be determined from time to time by majority of a manager but at least two such meetings shall be held during the each year. Notice of the regular meeting of the Board shall be given to each Manager personally or by mail or telegraph at least three days prior to the day named for such meeting.

28. SPECIAL MEETINGS :

The special meeting of the Board may be called by the person on three days notice to each manager given personally or by mail or telegraph which notice shall state the time, place(as here in above provided and purpose of the meeting. Special meeting of the Board shall be called by the president or Secretary in like manner and on like notice on the written request of the at least three managers.

29. WAIVER OF THE NOTICE :

Before or at any meeting of the Board any Manager may in writing waive notice of such meeting and such waiver of shall be deemed equivalent to



giving of such notice. Attendance by a Manager at any meeting of the Board shall be waiver of notice by him of the time and the place thereof, If all the managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

30. QUORUM :

At all meetings of the Board, one third of the total strength of the managers shall constitute a quorum for the transaction for business and the act of the managers present at a meeting at which a quorum is present shall be the act of the board. If at any meeting of the Board, there be less than a quorum present. The majority of these present may adjourn the meeting. Any business which might have been transacted at them meetings originally called may transact without further notice provided there is quorum present.

31. FIDELITY BONDS :

The Board may require that all the officers and employees of the Association or responsible for Association found shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid to the association.

CHAPTER - V

OFFICERS

32. DESIGNATION :

The principal officer of the Association shall be a president, vice-president a secretary and Treasurer. All of them shall be elected and from the Board. The Board may appoint an assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary(in the case of any Association of one hundred owners or less the offices of Treasurer and Secretary may be filled by the same persons.)

33. ELECTION OF THE OFFICERS :

The officers of the Association shall be elected annually by the Board at the organization meeting of each new Board and shall hold office at the pleasure of the Board.

34. REMOVAL OF THE OFFICERS :

Upon an affirmative vote of majority of the members of the Board any officer may be removed, either with or without cause and his successor elected



at any regular meeting of the Board or at any special meeting of the Board called for such purposes.

35. PRESIDENT :

The president shall be the chief Executive officer of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of the president of an Association, including but not limited to the powers to appoint a committee from among the owners from time to time as he may be in his discretion decide to be a appropriate to assist in the conduct of the affairs of the Association.

36. VICE PRESIDENT :

The Vice-President shall take the place of the president and perform his duties, whenever the president shall be absent or unable to act. If neither the president nor the vice-president is able to act the Board shall appoint some other member of the Board so as to act on an interim basis. The Vice-President shall also perform such other duties as shall from time to time imposed upon him by the Board.

37. SECRETARY :

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association, he shall have charge of such books and papers as the Board may direct and he shall in general perform all the duties incidental to the office of the Secretary.

38. TREASURES :

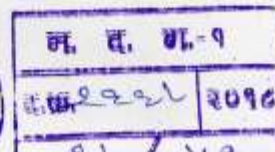
The treasurer shall be responsible for the Associations funds and securities and shall also responsible for keeping full and accurate accounts of all the receipts and disbursement in books belonging to the Association. He shall be responsible for the deposit of all money and other valuable effects in the name of the and to credits of the Association in such depositories as may from time to time be designated by Board.

CHAPTER – VI

OBLIGATIONS OF THE APARTMENT OWNERS TO :

39. ASSESSMENTS :

All the owners are obliged to pay monthly assessments imposed by the Association to meet all the expenses relating to "RADHA-KRISHNA condominium, which may include an insurance premium for a policy to cover



other hazard or calamity. The assessments shall be made according to the value of the unit owned as stipulated in the Declaration, such assessments shall include monthly payment to General operating reserve and Reserve Fund for the replacements.

40. MAINTENANCE AND REPAIRS :

- 1) Every owner must perform promptly all the maintenance and repair-work within his own unit which if omitted would effect the Apartment condominium is entirely or in a part belonging to other owners being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- 2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioners, sanitary installations, doors windows, lamps and all the other accessories belonging to the unit shall be at the expenses of the apartment owners concerned.
- 3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facilities damaged through his fault.

41. USE OF UNITS INTERNAL CHANGE :

- 1) All the units shall be utilized for the purpose for which they are constructed as per the building rules of the N.W.M.C., Nanded.
- 2) An owner shall not make any structural modifications or alterations in his unit or installations local there in without previously notifying the Association and obtaining permission on in writing through the President of the Board if so manager in employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time. Shall mean that there is no objection to one proposed modifications, alterations or the installations.

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES.

1. An owner shall not place or cause to be placed in the lobbies, vestibules, Staircase, elevators and other areas of the Apartment condominium and facilities of a similar nature both common restricted, any furniture, passages or objects of any kind, such areas shall be used for no other purpose then for normal transit thought them.



43. RIGHT OF ENTRY :

1. An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association in the case of any emergency originating in or threatening his unit whether the owner is present at the time or not.
2. An owner shall permit other owners or their representatives when so required to enter his unit for the purpose of performing installations , alterations or repairs to the mechanical or electrical services provided that the request for entry are made in advance and that such entry is at a time convenient the owner. In the case of an emergency such right of entry shall be immediate.

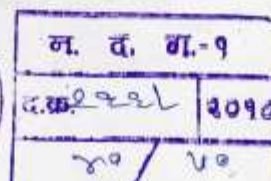
44. RULES OF CONDUCT :

1. No resident of the Apartment condominium shall post any advertisement or posters of any kind in or on the building except as authorised by the Association.
2. Residents shall exercise extreme care about making noise or the use of musical instruments, Radios, Televisions and Amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary Bye-laws or regulations.
3. It is prohibited to hang garments rugs etc, from the windows, balconies, or from any of the facades of the Apartment condominium.
4. It is prohibited to throw dust rugs etc., from the windows or to clean rugs etc. by beating on the exterior part of the said condominium.
5. It is prohibited to throw garbage's or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all the garbage of trash shall be collected in vessel and thrown in the Municipal Dust-bin.

CHAPTER – VII

45. FUNDS : The funds may be raised by the Association in all or any of the following ways namely :-

- i. By Shares
- ii. By contributions and donations from the apartment owners.



CHAPTER – VIII

52. NOTICE TO ASSOCIATION :

An owner who mortgages his unit shall notify the Association through the manager if any or the president of the Board in the event there is no Manager the name and address of his mortgage and the Association shall maintain such information in a Book entitled " Mortgage of Units."

53. NOTICE OF UNPAID ASSESSMENTS :

The Association shall at the request of a mortgage of a unit report any unpaid assessments from the owner of such unit.

CHAPTER – IX

54. COMPLIANCE :

These Bye-laws are not forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these Bye-laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

55. SEAL THE ASSOCIATION :-

The Association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of a resolution of the Board and every deed of instruments. To which the seal is affixed shall be attested for on behalf of the Association by the members of the Board and Secretary or any other person authorized by the Association in that behalf.

CHAPTER – I

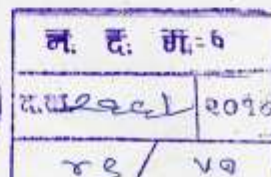
(AMENDMENTS TO PLAN OF APARTMENT)

OWNERSHIP

56. AMENDMENTS OF BYE LAWS :

These Bye-laws may be amended by the Association in a duly constituted meeting for such purposes and no amendment shall take effect unless approved by owners representing at least 75 % of the total voters of all units in the Apartment condominium as shown in the Declaration.

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