



महाराष्ट्र MAHARASHTRA 12313 2019 दिनांक 17/08/20 दिनांक 17/08/20 VZ 372356
कोणाकरीता महाराष्ट्र शासनाचे कौटुंबिक सुधारक विकास
हस्त लेखी पोस्टल सुधारक सतीश आर. शिंदेकर
उस्मानगुरा, औरंगाबाद, फोन: 2349880
पत्रवार्ता कें. 3101069

07 AUG 2020
मुंबई पोस्टल विभाग
प. को. अ. 2/1/2020

Articles of Incorporation of Mahalaxmi Alankar Association

(A NON-PROFIT CORPORATION)

This Mahalaxmi Alankar Association is executed today on 06th day of AUG,
2020, At Aurangabad by:

BETWEEN

1. Chairman Mr. DILIP VASANTRAO CHANDRAS OF Mahalaxmi Alankar Association

(Hereinafter received to as 'Chairman of Mahalaxmi Alankar of Association',
which expression shall mean and include his successors, legal
representatives and assignees in interest)

Can
D.V. Chandras

AND
Anisha
C.M. Anile

Prasad
21/08/20
D.E. Lokhande

2. Vice-Chairman Mrs. SHRISHA NAGESH AMLE OF Mahalaxmi Alankar Association

(Hereinafter received to as 'Vice-Chairman of Mahalaxmi Alankar of Association', which expression shall mean and include his successors, legal representatives and assignees in interest)

AND

3. Secretary Mr. PRASAD SHRIRANG PANDHARE AND Mr. DEVIDAS EKNATH LOKHANDE OF Mahalaxmi Alankar Association

(Hereinafter received to as 'Secretary of Mahalaxmi Alankar of Association', which expression shall mean and include his successors, legal representatives and assignees in interest)

AND

4. Members of Association OF Mahalaxmi Alankar Association

MAHALAXMI ALANKAR WING C

Flat No.	Name of the Owner of the Flat
101	Mr. Maharudra Sampatrao Tagad
102	Mrs. Harshala Anil Kanitkar & <u>Mr. L.M.</u> & Mr. Anil Shyamrao Kanitkar
103	Mr. Pankaj Shankarrao Kharkar & Mrs. Sai Anilkumar Cinnapurkar
104	Mr. Rajendra Narayanrao Mitkar & Mrs. Ujwala Rajendra Mitkar
201	Mrs. Apurva w/o Neeraj Kumthekar
202	Mr. Harihar Bhaskar Kulkarni & Nishigandha Harihar Kulkarni
203	Mr. Harihar Bhaskar Kulkarni & Nishigandha Harihar Kulkarni
204	Mrs. Smita Santosh Rajurkar
301	Mrs. Sanjivani Sunil Kale
302	
303	Mr. Devidas Eknath Lokhande & Mrs. Pratibha Devidas Lokhande
304	Mr. Jayant Raghwendrarao Rajurkar & Mrs. Vasundhara Jayant Rajurkar
401	Mrs. Nita Suhas Pore & Mr. Suhas Shashikant Pore

Ga
D.V. Chandras

Shrisha

Prasad.
21/08/20 *Lokhande*

402	Mr. Vismay Ambarish Deshpande & Mrs. Nilima Ambrish Deshpande
403	Mr. Ambarish Vasant Rao Deshpande
404	Mr. Nilesh Jaysing Rajput & Mrs. Ashabai Julalsingh Rajput

MAHALAXMI ALANKAR WING B

Flat No.	Name of the Owner of the Flat
101	Mrs. Usha Vinod Malviya & Mr. Vinod Bhawarlal Malviya
102	Mr. Prasad Shrirang Pandhare & Mrs. Pooja Prasad Pandhare
103	Mrs. Sangeeta Ganesh Wagh & Mr. Ganesh Pundlikrao Wagh
104	
201	Mrs. Palavi Sachin Kalaskar & Mr. Sachin Uddhavrao Kalaskar
202	Mrs. Rupali Krishnaraj Lavekar & Mr. Krishnaraj Shivajirao Lavekar
203	Mrs. Nita Chandrakant Biradar & Mr. Chandrakant Sopanrao Biradar
204	Mrs. Shrisha Mangesh Amle
301	Mahalaxmi Builders
302	Mrs. Sayali Ashok Giri & Mr. Pritam Natthugir Giri
303	Mr. Dilip Madanlal Patel
304	Mrs. Sumita Sitaram Sabnis
401	Mr. Dilip Madanlal Patel
402	Mr. Dilip Madanlal Patel
403	Mr. Dilip Madanlal Patel
404	Mr. Dilip Madanlal Patel

Mr. Shrishha

Prasad Deshpande



MAHALAXMI ALANKAR WING A

Flat No.	Name of the Owner of the Flat
101	Mr. Dilip Madanlal Patel
102	Mr. Dilip Madanlal Patel
103	Mr. Dilip Madanlal Patel
104	Mr. Dilip Vasant Rao Chandras
201	Mr. Dilip Madanlal Patel
202	Mr. Dilip Madanlal Patel
203	Mr. Dilip Madanlal Patel
204	Mr. Dilip Madanlal Patel
301	Mr. Dilip Madanlal Patel
302	Mr. Dilip Madanlal Patel
303	Mr. Dilip Madanlal Patel
304	Mr. Dilip Madanlal Patel
401	Mr. Dilip Madanlal Patel
402	Mr. Dilip Madanlal Patel
403	Mr. Dilip Madanlal Patel
404	Mr. Dilip Madanlal Patel

(Hereinafter received to as 'Member of Mahalaxmi Alankar of Association', which expression shall mean and include his successors, legal representatives and assignees in interest)

ALL AGED Major & R/o Mahalaxmi Alankar, Amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24 Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad

HISTORY OF THE PROJECT

That, the land admeasuring 8 acres 18 gunthas out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad is the ancestral property of Mr. Dilip Madanlal Patel and Mr. Shrinivas Madanlal Patel, Sow. Kundabai Patel Surekha Patel, Sow. Suvasini Ayyar Patel, Vidula Patel and Punam Patel.

That, the Collector Aurangabad has granted permission for non agriculture use to said land vide his N.A. Order, bearing No. 360/98 Dt 16-2-1999, issued in the name of Dilip Madanlal Patel with respect to land admeasuring 34208.36 sq. mtrs., out of Gut No. 70, of Village Satara, Tq. & Dist. Aurangabad.

That, the Assistant Director Town Planning, Municipal Corporation Aurangabad vide his Order bearing No. 1961/2002 dtd. 7.09.2002 issued in the name of Dilip Madanlal Patel has granted the layout plan with respect to

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land out of No. No. 70, of Village Satara, Tq. & Dist. Aurangabad & Plot Nos. 65, area admeasuring 180.00 sq. mtrs., out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad is from the said Lay Out & said Lay Out is known as "Kinkorben Nagar".

In the view of Mutation Extract bearing No. 8011 of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad Mr. Dilip Madanlal Patel and Mr. Shriniwas Madanlal Patel, Sow. Kundabai Patel Surekha Patel, Sow. Suvasini Ayyar Patel, Vidula Patel and Punam Patel have made partition in between them vide Registered Partition Deed bearing No. 4316 dtd., 28.07.2000, with respect to land Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad. In view of the said partition deed Plot No. 1 to 21 and 23 to 30, 55, 65 and 66 are comes to the share of Dilip Madanlal Patel Plot No 51 52, 53, 56, 58, 59 and 60 are comes to the share of Shriniwas Madanlal Patel Plot No. 37 to 40, 47 to 49 and Pot No. 54 are comes to the share of Surekha Pravinchand Patel Plot No. 36, 41 to 46, comes to the share of Suvasini Hariharan Ayyar, Plot No. 22, 57, and 61 to 64 comes to the share of Vidula Mandanlal Patel, Plot No. 31 to 35 and 50 comes to the share of Punam Vishunbhai Zariwala and land admeasuring 45 R comes to the share of Kundabai Subhashchandra Patel.

That, the Owner Shri. Dilip Madanlal Patel has prepared and submitted the amalgamation plan of Plot No. 27, area admeasuring 490.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24 Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, to the Aurangabad Municipal Corporation, for its approval.

That, the Assistant Director, Town Planning, Municipal Corporation Aurangabad, vide his Order bearing No. 2017/504 dated 16.03.2017 has approved the said amalgamation plan Plot No. 27, area admeasuring 490.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24 Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, and converted in to the one plot.

That, the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing permission No. 1173/2016-17 & bearing file No. 1110/17/2016-17 dated 16.03.2017 has granted permission for construction of flatted building on the amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24 Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

That, the Dy. Engineer, Town Planning, Municipal Corporation Aurangabad, has also approved the Construction Plan submitted by the owner with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24 Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

That, the owner Shri. Dillip Madanlal Patel has entered in to the Registered Development Agreement bearing No. 548 dated 01.02.2017 with M/s. Mahalaxmi Builders, A Registered Partnership Firm Having its office at Flat No. 1, Kalpataru Apartment, Plot No. 51 & 52, Adityanagar, Garkheda, Aurangabad, Through its Partners Mrs. Charulata Moreshwar Kulkarni, Mr. Swapnil Moreshwar Kulkarni, Mr. Dhananjay Babasaheb Doiphode and Mrs. Shipla Surendra Ratnaparkhi, with a view to develop the said amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24 Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, as per the sanctioned building Plan. In consideration of the development work, the developer will construct the building on the plots referred under the schedule as per the bye-laws &

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FSI available with the present norms & this total construction will be shared by owner and developer in the ratio of 45 : 55 (the share of owner will be 45% & the share of developer will be 55%) & in future developer shall obtain revised construction permission for additional FSI granted by the Aurangabad Municipal Corporation, & this additional construction will also be shared by owner and developer in the ratio of 45 : 55. (the share of owner will be 45% & the share of developer will be 55%).

It is further agreed in between the parties of the above referred development Agreement that, after execution of the Registered Deed of Declaration with respect to the property referred under the schedule, the Developer & the Owner Shall specifically mentioned & identified the 45% share of the owner & 55 % share of Developer by executing registered Deed of Modification to the Development Agreement & by giving specific Flat/Row Houses/Shop Numbers to the each ones share of the owner & Developer

It is agreed in between the parties above referred development Agreement that, owner shall execute the Registered Irrevocable General Power of Attorney in favour of the developer in respect of the properties under development to authorize him to carry out entire development work, & to give all the powers required for sale, mortgage the property to the extent of his 55% share in construction.

That, the owner Shri. Dilip Madanlal Patel has executed Registered Irrevocable Power of Attorney bearing No. 549 dated 01.02.2017 in favour of Mr. Swapnil Moreshwar Kulkarni Partner of M/s. Mahalaxmi Builders, with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24 Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad & authorized the Developer to do all things, acts, on behalf of the owner in terms of the Development Agreement, as well as on behalf of other partners of the developer firm i.e. M/s. Mahalaxmi Builders.

That, Shri. Dilip Madanlal Patel & M/s. Mahalaxmi Builders, through its Partners Mr. Swapnil Moreshwar Kulkarni have executed Registered Deed of Declaration bearing No. 1770 dated 18.05.2017 with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24 Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad & thereby the said project is nomenclature as "Mahalaxmi Alankar". The said project is submitted to the provisions of the Maharashtra Apartment Ownership Act 1970.

That, there are Commercial units/flats, in the above said property being constructed and all units/flats/buildings will be known as "Mahalaxmi Alankar".

MEMORANDUM OF APARTMENT OWNERS "MAHALAXMI ALANKAR" ASSOCIATION

1. Name : Mahalaxmi Alankar
2. Address : as "Mahalaxmi Alankar" Plot no-27,28,29,30 at Gut No. 70, Kinkorben Nagar of village Satara, Tq. & Dist. Aurangabad.
3. Registered Office : The Registered Office shall function at the aforesaid address
4. Jurisdiction : The Jurisdiction of the Association shall be Aurangabad, Maharashtra State.

Dr. Dhiresha

Prasad Chandra

5. Registration : This association will be registered and would function under the provisions of the Maharashtra Apartment Ownership Act

6. Official Year : Official Year shall be the financial year, starting on 1st of April and ending on 31st March of succeeding year.

7. DEFINITIONS a) "APARTMENT". Unless repugnant to the context means any one of the independent self contained premises in a multistoried building complex with common amenities intended for any type of independent use, with a direct exit to a public street, road, or highway or to a common area leading to such street, road or highway.

b) "APARTMENT-OWNER" means the person or persons owning an APARTMENT as defined above

c) ' The Association" means "Mahalaxmi Alankar" APARTMENT OWNERS ASSOCIATION

d) "MEMBER" or ' Active Member' means president/ secretary of an apartment/ flat owners association having membership in the Association and 'associate member means' the owner of an apartment or flat having a valid membership in the Association in accordance with the Bye-Law.

e) "BYE-LAW" means the Bye-Law of APARTMENT OWNERS APEX ASSOCIATION whether described as bye-law or the rules and regulations of the association.

8. AIMS and OBJECTS:

(i) To propagate and promote humanistic, scientific, literary and cultural values among the members of the association and to strive for the promotion of science, the diffusion of knowledge, information etc.

(ii) To empower the various apartment owners' association in Maharashtra and provide them necessary support to attain their objectives and further their interests

(iii) To act as an apex body exercising regulatory and supervisory control over the various apartment owners' association in Maharashtra.

(iv) To promote and protect the rights and interests of its members and to strengthen their cause.

(v) To be a forum for interaction and cooperation between various apartment owners' associations in Maharashtra.

(vi) To liaise with various governmental agencies to bring about necessary amendments to the Maharashtra Apartment Owners Act, to be in keeping with the interest of apartments owners and to bring about a change in its provision which requires mandatory consent of all its respective flat owners for entitling an association to be registered under the said Act.

(vii) To exercise control over its members and to provide/frame guidelines for their efficient functioning and management.

(viii) To make its members more powerful and effective and to act as an apex body to represent their demands and coerce the government for taking effective steps for the establishment of Cooperative Housing Societies in Maharashtra.

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(ix) To empower its members to exercise sufficient control over their respective flat owners for maintaining the peace and harmony in the building.

(x) To endeavour to uphold the rights and interests of its members and to represent their cause before various forums for effective implementation of its various aims and objectives.

(xi) To do all such other acts, deeds and things that are incidental or conducive to the attainment of all or any of the aim or objects of the association. And it is hereby declared that in the foregoing clauses, the intention is that the objects specified, in each paragraph except where otherwise specified, be independent of the main object and shall be in no way limited or restricted by reference to or inference from the term of any other paragraph, or the name of the Association, so far as they pertain to the common benefit of the Members of the Association.

(xii) To provide guidance, technical assistance, or legal aid to the members in their endeavor for construction and completion buildings.

(xiii) To acquire by purchase, gift, lease or otherwise movable and immovable properties and to construct, repair, equip and furnish buildings and structures and lease out, exchange or sell or otherwise dispose of such assets which will be deemed necessary or convenient for any of the purposes of the society.

(xiv) To organize and conduct any meetings, seminars, conferences, debates etc. for the benefit of the members and other general public.

(xv) To accept gifts, donations, raise subscriptions from the members of the society or other persons for providing income to the society, on such terms and conditions as may deem proper and necessary for the fulfillment of the aims and objects of the society.

(xvi) To enter into any agreement or arrangement with any other organization, society, trust or association having objects similar to those of the institute and join any such organization, society, trust or association and to get affiliated or grant affiliation to any such organization, society, trust or association having similar objects.

(xvii) To open accounts in any bank or banks and to borrow from banks or other financial institutions or individuals amounts necessary for carrying out the objects of the society.

(xviii) To seek legal remedy on any problem of general nature faced by any or all members or general public in the interest of justice.

(xix) To do all other acts necessary for the benefit of the members and public as decided by the society from time to time.

9. MANAGEMENT The management and control of the association/ society shall vest in the executive committee and the office bearers elected by the General body and they shall act as per the rules and regulations/ byelaw of the association.

10. MEMBERSHIP Membership is open to every association of Apartment/ Flat Owners Association and also to persons owning an apartment/ flat in

Dr. Shreshtha

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Maharashtra provided the fees prescribed in this regard is paid and the association or person has not been disqualified from becoming or continuing as a member under the bye-law or has any legal impediment in becoming/continuing as a member

DISSOLUTION When the society is dissolved either by a resolution to the said effect or otherwise under the provisions of the Act, the surplus assets remaining after the satisfaction of the debts and liabilities of the society may be given to some other Society which has similar objects or in the absence of such a society having similar objects, to any other organization having similar object or to the State Government. The names, addresses and designation of the present members of the Management/Executive Committee are subscribed hereunder.

Flat No.	Name of the Owner of the Flat	DESIGNATION IN THE SOCIETY
C-101	Mr. Maharudra Sampatrao Tagad	MEMBER
C-102	Mrs. Harshala Anil Kanitkar & Mr. L.M. & Mr. Anil Shyamrao Kanitkar	MEMBER
C-103	Mr. Pankaj Shamrao Kharkar & Mrs. Sai Anilkumar Cinaprkar	MEMBER
C-104	Mr. Rajendra Naayanrao Mitkar & Mrs. Ujwala Rajendra Mitkar	MEMBER
C-201	Mrs. Apurva w/o Neeraj Kumthekar	MEMBER
C-202	Mr. Harihar Bhaskar Kulkarni & Nishigandha Harihar Kulkarni	MEMBER
C-203	Mr. Harihar Bhaskar Kulkarni & Nishigandha Harihar Kulkarni	MEMBER
C-204	Mrs. Smita Santosh Rajuakar	MEMBER
C-301	Mrs. Sanjivani Sunil Kale	MEMBER
C-302	Mahalaxmi Builders	MEMBER
C-303	Mr. Devidas Eknath Lokhande & Mrs. Pratibha Devidas Lokhande	SECRETARY
C-304	Mr. Jayant Raghwendrarao Rajurkar & Mrs. Vasundhara Jayant Rajuakar	MEMBER
C-401	Mrs. Nita Suhas Pore & Mr. Suhas Shashikant Pore	MEMBER
C-402	Mr. Vismay Ambarish Deshpande & Mrs. Nilima Ambrish Deshpande	MEMBER



Dr. Shrinika

Prasad

Lokhande

C-403	Mr. Ambarish Vasantrao Deshpande	MEMBER
C-404	Mr. Nilesh Jaysing Rajput & Mrs. Ashabai Julasingh Rajput	MEMBER
B-101	Mrs. Usha Vinod Malviya & Mr. Vinod Bhawarlal Malviya	MEMBER
B-102	Mr. Prasad Shrirang Pandhare & Mrs. Pooja Prasad Pandhare	SECRETARY
B-103	Mrs. Sangeeta Ganesh Wagh & Mr. Ganesh Pundlikrao Wagh	MEMBER
B-104	Mahalaxmi Builders	MEMBER
B-201	Mrs. Palavi Sachin Kalaskar & Mr. Sachin Uddhavrao Kalaskar	MEMBER
B-202	Mrs. Rupali Krishnaraj Lavekar & Mr. Krishnaraj Shlvajirao Lavekar	MEMBER
203	Mrs. Nita Chandrakant Biradar & Mr. Chandrakant Sopanarao Biradar	MEMBER
B-204	Mrs. Shrisha Nagesh Amle	Vice-chairman
B-301	Mahalaxmi Builders	MEMBER
B-302	Mrs. Sayali Ashok Giri & Mr. Pritam Natthugir Giri	MEMBER
B-303	Mr. Dilip Madanlal Patel	MEMBER
B-304	Mrs. Sumita Sitaram Sabnis	MEMBER
B-401	Mr. Dilip Madanlal Patel	MEMBER
B-402	Mr. Dilip Madanlal Patel	MEMBER
B-403	Mr. Dilip Madanlal Patel	MEMBER
B-404	Mr. Dilip Madanlal Patel	MEMBER

A-101	Mr. Dilip Madanlal Patel	MEMBER
A-102	Mr. Dilip Madanlal Patel	MEMBER
A-103	Mr. Dilip Madanlal Patel	MEMBER
A-104	Mr. Dilip Vasantrao chandras	Chairman
A-201	Mr. Dilip Madanlal Patel	MEMBER
A-202	Mr. Dilip Madanlal Patel	MEMBER
A-203	Mr. Dilip Madanlal Patel	MEMBER
A-204	Mr. Dilip Madanlal Patel	MEMBER
A-301	Mr. Dilip Madanlal Patel	MEMBER

Dr. Dhristi

Prasad Chande

A-302	Mr. Dilip Madanlal Patel	MEMBER
A-303	Mr. Dilip Madanlal Patel	MEMBER
A-304	Mr. Dilip Madanlal Patel	MEMBER
A-401	Mr. Dilip Madanlal Patel	MEMBER
A-402	Mr. Dilip Madanlal Patel	MEMBER
A-403	Mr. Dilip Madanlal Patel	MEMBER
A-404	Mr. Dilip Madanlal Patel	MEMBER

We the undersigned are desirous of forming a Society by name All "Mahalaxmi Alankar" APARTMENT OWNERS ASSOCIATION, in pursuance of this memorandum of association and the rules and regulations framed for its functioning and to register the same under the Income Tax Act.

BYELAWS OF Mahalaxmi Alankar CONDOMINIUM.

CHAPTER-I

I. SHORT TITLE AND APPLICATION:

- i) These Bye-laws may be called the byelaws of the Mahalaxmi Alankar, Apartment Condominium.
- ii) The provisions of these byelaws apply to the Mahalaxmi Alankar, Apartment Condominium.

All present or future owners, tenants, future tenants, or there employees, or any other person that might use the facilities of the building in any manner, are subject to regulations set forth in these bye laws.

The mere acquisitions or rental or taking or licence of any of the family units/flats (hereinafter referred to as Units/flats) of the building or mere act of occupancy of any of the said ratified, and will be complied with.

II. DEFINITIONS:

[1] In these bye laws, unless the context requires otherwise...

- a) "Act" means the Maharashtra Apartment Ownership Act 1970.
- b) "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of Mahalaxmi Alankar, Apartment Condominium.
- c) "Board" means Board of Managers consisting of 3 persons, all of whom shall be owners of apartment in Mahalaxmi Alankar, Apartment condominium.

d) "Building" means the building located at Residential building on Land admeasuring 1836.24 Sq. Meters, part of Gut No. 70, of village

Dr. Shirish

Basal Dehande

Satara, Tq. & Dist. Aurangabad and known as Mahalaxmi Alankar, Apartment Condominium and includes the land forming part thereof.

e) "Declaration" means the Declaration, which the sole owner of the building or all the owners of building have executed and registered as provided in section 2.

f) "Majority of Owners" means those owners holding 51 percent of the votes in accordance with the percentages assigned in Declaration.

g) "Owner" or "Apartment Owner" means the person owning an Apartment in Mahalaxmi Alankar, Apartment condominium.

h) "Section" means a section of the Act.

i) "Unit" means a family unit in Mahalaxmi Alankar, Apartment Condominium.

j) "Registrar" means the Registrar of Co-Operative Societies.

[2] Words and expressions used in these bye-laws but not defined therein shall have the meaning respectively assigned to them in the Act.

[3] APARTMENT OWNERSHIP:

The Residential building on PLOT NO-27,28,29,30 total admeasuring area 1836.24.00 Sq. Meters, part of Gut No. 70, of village Satara, Tq. & Dist. Aurangabad known as Mahalaxmi Alankar Apartment Condominium is submitted to the provisions of the Act.

[4] OBJECT OF ASSOCIATION:

(1) The Objects of the Association shall be...

a) to be and to act the Association of Apartment owners of the building called Mahalaxmi Alankar, Apartment (hereinafter called as "the said building"), who have filed their respective Declaration submitting their apartments to the provisions of the Act.

b) to invest or deposit moneys.

c) to provide for maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose.

d) to retain and licence if possible, suitable portions of common areas to outsiders for Residential purpose, and to distribute the commons profits left after deducting the common expenses against the Apartment owners as common profits or accumulate same for building up a reverse fund;

e) to provide and do all and many of the matters provided in sub-section (2) of section 16;

f) to advance, with the consent of the Apartment owners, any short term loans to any apartment owners in case of any emergent

Dr. Shrinika

Prasad Bhande