KITCHEN	KITCHEN PLATFORM IN GRANITE TOP PLATFORM WITH STAINLESS STEEL SINK, PROVISION FOR FIXING WATER PURIFIER.
ELECTRICALS	CASING CAPPING WITH MODULAR SWITCHES
WINDOWS	POWDER COATED ALUMINIUM SLIDING WINDOWS WITH SAFETY GRILLS.
DOOR FRAMES & SHUTTERS	A) MAIN DOOR- FRAME IN WOOD AND SHUTTER IN PINE WOOD WITH BOTH SIDE LAMINATE. B) CONCRETE FRAME WITH WATERPROOF DOOR. C) REST OF ALL DOOR FRAMES WITH CONCRETE WITH FLUSH DOORS. D) ALL SHOP SHETTER IN M.S GRIL.
PAINTING	A) INTERNAL PAIN WILL BE OBD/EQUAL PAINT. B) EXTERNAL PAINT WILL BE APEX PAINT
PLUMBING	EQUIVALENT FITTINGS IN ALL TOILETS & KITCHEN SINK.

SCHEDULE-"D"

BYLAWS OF "VENKATESH RESIDENCY" CONDOMINUM

CHAPTER-I

1) SHORT TITLE &APPLICATION: -

i) These bylaws may be called as the bylaws of the **"VENKATESH RESIDENCY".**

ii) These provisions of the byelaws apply to the **"VENKATESH RESIDENCY"** Apartment/Sector Condominium.

All present or future owner's tenants, future tenants or their employees or any other person that might use the facilities of the building in any manner are subject to the regulations set forth in these bye laws. The mere acquisition or rental or taking or licences of any of the units of the building or mere act occupancy of any of the said ratified any will be complied with.

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2) DEFINATIONS: -

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 constructed by such owners for the purpose of **"VENKATESH RESIDENCY"** Sector Condominium.

c) "Board" means Board of Mangers consisting of 6 persons from Building Type-A&B all of whom shall be owners of respective Flats/ Shops from respective building Type **"VENKATESH RESIDENCY"**

d) "Building "means the cluster of building located at Plot on non-agriculture land forming part of land from Plot No. 55, Situated at Gut No. 14, kanchnwadi, TQ. & Dist. Aurangabad.

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 that owner holding 51 percent of the votes in accordance with the percentages assigned in Declaration.

g) "Apartment" means a part of the property intended for any type of independent use include one or more rooms or enclosed spaces located on one or more floors in a building {intended to be used for residence, office, practice of any profession or for carrying on any occupation trade or business or for any other type of independent use} and with a direct exit to public street road or highway or to a common area

leading to such street road or highway.

h) "Owner means the person owning Flats/Shops in **"VENKATESH RESIDENCY"**/Flats/Apartment condominium.

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

j) "Unit/Flats means a Apartment according to existing/ future sanctioned plan in **"VENKATESH RESIDENCY"** Apartment Condominium.

k) "Register" means the Register of Co-operative Societies.

II. words and expressions used in these byelaws not defined therein shall have the measuring respectively assigned to them in the Act i.e. The Maharashtra Apartment Ownership Act, 1970.

3) APARTMENT OWNERSHIP:

THE Building is located at Plot of Non Agricultural land from Plot No. 55, Situated at Gut No. 14, kanchnwadi, TQ. & Dist. Aurangabad described in Schedule-"A- 1st & 2nd known as **"VENKATESH RESIDENCY"** Apartment Condominium is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION:

- THE OBJECTS OF THE Association shall be: -

a) To be land too act the Association of Apartment owners the building/s cluster of buildings/project called **"VENKATESH RESIDENCY"**(hereinafter called as the said building) who have filed their respective Declaration submitting their apartment s 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 unit/apartment owners and if necessary by raising loans for the purpose.

d) To retain and licences if possible, suitable portions of common areas to outsiders for commercial purpose, and to distribute the commons profits left after dedicating 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 unit/Apartment owners any short-termloans to any unit/apartment owners in case of any emergent necessity and to prove for the repayment thereof in lump sum or in instalment;

g) To establish an carry on its own account or jointly with individual or instructions educational, physics, social and receptive actives for the benefit of the unit apartment owners;

h) Toframe rules with the approval of the general meeting of the Association and after consulting the competent authority and may establish provident fund, if necessary, from the benefit of the employees of the Association.

i) To do all things necessary or and otherwise provided for the attain of the objects

specified in these byelaws.

- The Associations shall not act beyond the scope of its objects without duly amending the provisions of these by laws for the purpose.

5) MEMBERS OF ASSOCIATION: -

1) All persons who have purchased Flats/Shops in **"VENKATESH RESIDENCY"** condominium and executed respective declaration under section 5 submitting their Flats/Shops to provisions of the act shall automatically and shall be the members of the Association and shall be liable to pay the sum of one rupee as entrance fee and may purchase at least one share of the face value of Rs. 500/- each unit/ apartment owner shall receive a copy of the byelaws on payment of one rupee.

2) Upon any owners selling his her/their Flats/Shops or absolutely conveying the same by way of fight under his will or otherwise the purchaser shall automated become a member on payment of the entrance fee of one rupee. The shares held by an unit/apartment owner shall be transferred to the name of such purchaser or done on payment of one rupee to the Association.

3) On the death of unit/apartment owner his apartment shall be transferred to the person or persons to whom he/she/they bequeaths the same by his will or to the legal representatives of his estate in case he has not made any specific bequest of the unit/apartment the name of the legatee or the names of the legal representatives jointly shall be entered in the register of unit/apartment owners maintained by the Secretary of the purpose of administration of the **"VENKATESH RESIDENCY"** Apartment condominium as unit/apartment owner or joint owners. Where any legatee is a minor the unit/apartment owner shall be entitled to appoint a gradin of such minor.

6) JOINT OWNERS: -

Where a unit has been purchased by two or more persons jointly, they shall be jointly entitled to the unit and shares of the association shall be issued in their joint names by the person whose name stands first in the share certificate shall alone have the right vote.

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7) HOLDING OF ONE SHARE COMPULSORY:

Every Unit owner must hold at least one share of the Association, (Joint owners holding the share jointly)

8) DISQUALIFICATION: -

Apartment owner shall be entitled to vote on the questions of the election of members of the Board or the president, Sectary, Treasurer or any other office bearer or be entitled to stand for election to such office if he is in areas if any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the elections to the Board would take place.

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CHAPTER-II

- **VOTING, QUORUM AND PROXIES: -**