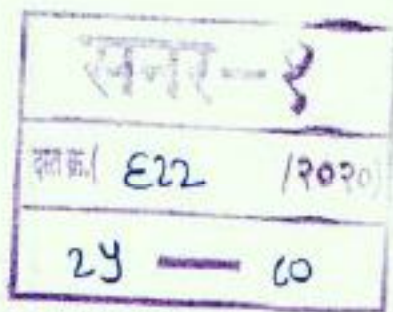
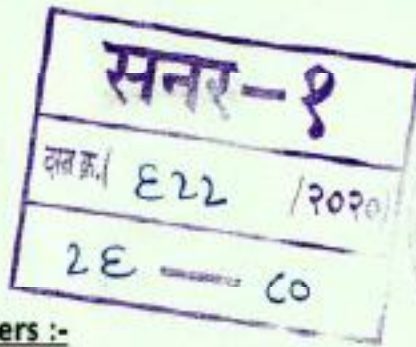




- f) To establish and carry on all its own accounts or jointly with individual or institutions educational, physical, social & re-creative activities, for the benefits of the apartment owners.
 - g) To frame rules with the approvals of the general meeting of the association and after consulting the competent Authorities and may establish Provident Fund and the Gratitude fund if necessary for the benefit of the employees of the association.
 - h) To all the things necessary or and otherwise provide their welfare expedient for the attainment of the objects specified in these bye – laws.
- 2) The Association shall not act beyond the scope of these objects without delay amending the provisions of these bye – laws for the purpose.

5) MEMBERS OF THE ASSOCIATION :-

- 1) All the persons who have purchased the Apartment in “**Tulip –B Apartment/ Condominium**” and executed their respective declaration under section 5, submitting their apartments to the provisions of the Act, shall automatically be the members of the Association and shall pay the sum of Rs 1/- as Entrance Fee and may purchase at least one share of face value of Rs. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of Rs. 100/-
- 2) Upon any apartment owner selling his/her/their apartment or absolutely conveying the same by way of gift under his/her will or otherwise, the purchaser or the donee shall automatically become member on payment of Rs. 5,000/- The Share/s held by the apartment owner shall be transferred to the name of the purchaser or donee on payment of Rs. 5,000/- to the association.
- 3) On the death of an apartment owner, his/her apartment shall be transferred to the person or person to whom he/she bequeath the same by his/her will or to the legal representatives or his/ her estate, in case he / she has not made any specific bequeath of the Apartment. The name of the legatee or names of the legal representatives jointly shall be entered in the Register of the Apartment Owners maintained by the secretary for the purpose of administration of “**Tulip – B Apartment/Condominium**” as the apartment owner or joint apartment owners. Whereby a legatee is a minor, the Apartment Owner shall be entitled to appoint, a guardian for such a minor.



6) Joint Apartment Owners :-

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

7) Holding of the Share Compulsory :-

Every apartment owner must hold at least one share of the Association (joint apartment owners holding the share jointly)

8) Disqualifications :-

No Apartment owner shall be entitled to vote on the questions of elections of the members of the Board or Presidents, Secretary, Treasurer or any other office bearer or be entitled to stand for election to such if he/ she is in arrears of any sum due from him / her in respect of his/her contributions for common expenses, for more than sixty days on the last day of the year in which the election to the board would take place.

CHAPTER II

VOTING QUORUM & PROXIES

9) VOTING :-

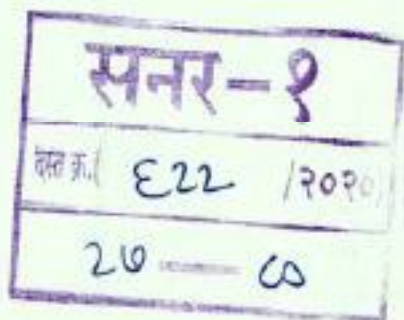
Voting shall be on percentage basis and the percentage of the vote of which an apartment owner is entitled to, is the percentage assigned to the family unit or units in the Declaration.

10) QUORUM :-

Except as otherwise provided in these bye-laws the presents in person of majority of owners shall constitute quorums.

11) VOTES TO BE IN PERSON :

Votes shall be cast in person.



12) POWERS & DUTIES OF THE ASSOCIATION: -

The association shall have the responsibility of administering the "Tulip -B Apartment /Condominium" approving the annual budget establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolution of the association shall require approval by a majority of the owners, casting votes in person.

13) PLACE OF MEETING :-

Meeting of the association shall be held at suitable place convenient to owners may from time to time to be designated by the Association.

14) ANNUAL MEETINGS :-

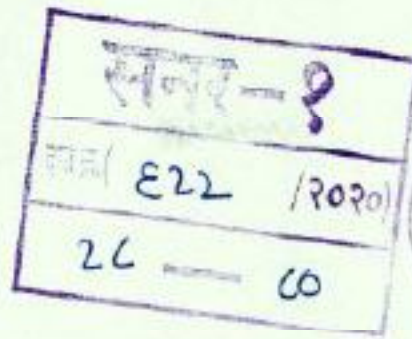
The first annual meeting of the association shall be held within a period of two months from the date of registration of the Declaration. Thereafter the annual meetings of the association shall be held on the elected by ballot of the apartment owner, Board of Managers in accordance with the requirements of bye-laws. The owner may also transact such other business of the Association as may properly come before them.

15) SPECIAL MEETINGS:-

It shall be the duty of the president to call a special meeting of the Apartment owners as directed by the resolution of the board or upon a petition signed by a majority of the owners and having been presented to the secretary, or at the request of the Housing Commissioner, or as the case may be, the Register or any officer duly authorized by him in behalf. The notice of any special meeting shall state the time at place of such meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of 4/5 of the owners present in person.

16) NOTICE OF MEETING:-

It shall be the duty of the secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof, as well as, the time and place where it is to be held, to each Apartment Owner at least Two days, but, not more than seven days prior to such meeting. The mailing or sending of Notice in the manner provided in this Bye-Laws shall be



considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner or as the case may be, the Registrar.

17) ADJOURNED MEETINGS:-

If any meeting cannot be organized because a quorum has not attended, the owners who are present, may adjourn the meeting to a time not less than 48 (Forty Eight) hours from the time, the original meeting was called for. If at such adjourned meetings also, no quorum is present, the Owners present in person, being not less than two, shall form a quorum.

18) ORDER OF BUSINESS:-

The order of business at all meeting of the units shall be as follows :

- a) Roll call
- b) Proof of notice of meeting or waiver of notice
- c) Reading of minute of preceding meeting.
- d) Report of the Housing Commissioner, or the Registrar or the Officer duly authorized by them if present.
- e) Report of Committees.
- f) Election of Board of Managers.
- g) New business.

CHAPTER IV

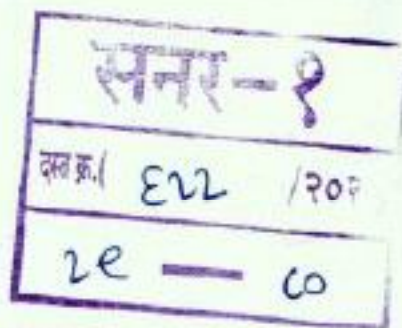
BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCIATION:-

The affairs of the association shall be governed by Board of Managers.

20) POWERS AND DUTIES OF BOARD:-

The Board of Managers 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 not law or these bye laws directed to be exercised & done by the owners. The board of managers have all powers to open the bank account in the bank in the name of association or separate account/s of each building. The board of managers have all powers to form apex body from all buildings for managing all administrating affairs of buildings.



21) OTHER DUTIES:-

In addition to duties imposed by these bye-laws or by the resolution of the association the Board shall be responsible for the following that is to say ;

- a) Care, upkeep & surveillance of the "Tulip -B Apartment/ Condominium" and the common areas and facilities and the restricted common areas and the facilities.
- b) Collection of monthly assessment from the owners.
- c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the personal necessary for the maintenance and operation of the "Tulip-B" Apartment/ Condominium" and restricted common areas and the facilities.
- d) To provide for the manner in which the audit and the account of association shall be carried out.
- e) To inspect the accounts kept the accounts kept by the secretary and/or the treasurer and examine the Register and Account Books and to take steps for the recovery of all sums due to the association.
- f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- g) To see that cash written up promptly and is signed duly by one of the members of Board authorized in this behalf.
- h) To hear and deal with complaints.

22) MANAGERS :-

The Board may employ for the association a Manager at compensation determine the Board to perform such duties and services as the board shall authorise including but not limited to the duties listed in the bye-laws 21.

23) ELECTION & TERM OFFICE:-

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be at one year. At the expiration of the initial term of office of each respective Managers. A successor shall be elect to the initial term of office of each respective Manager hold office until their first meeting. (If a larger Board is contemplated, the terms should be established in a similar manner so that they will expire in different years)



24) VACANCIES:-

Vacancies in the Board caused by any reason other than the removal of a manager by vote of the association shall be filled by vote of the majority of the remaining manager, even though they may constitutes less than quorum; and each person so elected shall be manager until a successors is elected at the next annual meeting of the association.

25) REMOVAL OF MANAGERS:-

At any regular or special meeting duly called any or more of the managers may removed with or without caused by a majority of the Apartment owners and a successor may then and to fill the vacancy thus created. Any managers whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26) ORGANISATION MEETINGS

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

27) REGULAR MEETINGS:-

Regular Meetings of the Board may be held at such a time and place, as shall be determined from time to time, by a majority of the Managers, but at least two such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to each manager, personally or by mail or telegraph at least Three days prior to the day named of such meetings.

28) SPECIAL MEETINGS:-

Special meeting of the board may be called by the president on three days' notice to each manager give personally or by mail or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the president or Secretary in like manner and on like notice on the written request of at least 3 managers.

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29) WAIVER OF NOTICE:-

Before or at any meeting of the Board, any manager, may in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by manager at any meeting of the board shall be a waiver of notice by him of the time & place there of. 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 a meeting.

30) QUORUM:-

At all meeting of the board $\frac{1}{3}$ of the total strength of managers shall constitute a quorum for managers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting, from time to time any business which might have been transected at the meeting as originally called may be transaction without further notice, provided there is a quorum present.

31) FIDELITY BONDS:-

The board may require that all officers and employees of the association handling or responsible for association's funds shall furnish adequate fidelity bonds. The premiums on such bonds be paid by the association.

CHAPTER V

OFFICERS

32) DESIGNATION:-

The principal officers of the association shall be president, vice president, a secretary and a Treasure all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer and an Assistant Secretary and other Officers as in their judgment may be necessary. (In case of an association of one Hundred owners or less, the officers of Treasurer and Secretary may be filled by the same person.)

33) ELECTION OF OFFICERS:-

The officers of the association shall be elected annually by the Board of the Organization meeting of each new Board and hold offices at pleasure of the board.



34) REMOVAL OF OFFICERS:-

Upon an affirmative vote of a majority of the members of the Board, any officer may be removed, either with or without cause & his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

35) PRESIDENT:-

The president shall be the chief Executive officer of the Association. He shall preside at all meetings 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 president of association including but not limited to the power to appoint committees from among owners from time to time as he may in his discretion decide to be 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 of the Board 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 be imposed upon by Board.

37) SECRETARY:-

The secretary shall keep the minutes of all the meetings of the Board and the minutes of all the 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 a secretary.

38) TREASURER:-

The Treasurer shall be responsible for the Associations funds and securities and shall also be 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 and to the credit of the Association in such repositories as may from time to time, designated by the Board.