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[Signature]

2. Mr. Shaidahusain Tabeerali Chaudhary



[Signature]

3. Mr. Gulamhusain Tabeerali Chaudhary



[Signature]

4. Mr. Adnan Tasadduquehusain Chaudhary
GRANTOR

WITNESSES :

1. *Akhtar Husain Chaudhary* *[Signature]*
2. *Rizwan Chaudhary* *[Signature]*

EXHIBIT-B

BYE-LAWS OF "ROYAL PALM" APARTMENT CONDOMINIUM

CHAPER-I

1. SHORT TITLE AND APPLICATION :

(a) These bye-laws may be called the bye-laws of the "ROYAL PALM" APARTMENT CONDOMINIUM.

(B) The provisions of these bye-laws apply to the "ROYAL PALM" APARTMENT CONDOMINIUM, all the present and future

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owners, tenements, and their employees or any other persons that might use the facilities of the building in any manner are subject to the regulations set forth in the bye-laws. The more acquisition of rental or taking on licence or any of the Units (hereinafter referred to as Units) of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified and will be complied with.

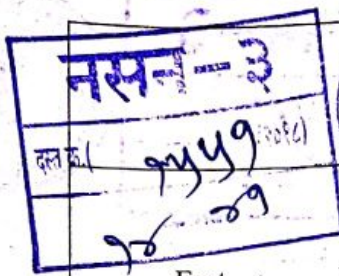
2. DEFINITIONS:

In these bye-laws, unless the context requires otherwise.

- (a) Act means the Maharashtra Apartment Ownership Act, 1970.
- (b) Association means Association of all the Apartment-owners constituted by such owners for the purpose of the "ROYAL PALM" APARTMENT CONDOMINIUM.
- (c) Board means a Board of Managers, consisting of three persons all of whom shall be owners of Apartments in "ROYAL PALM" APARTMENT CONDOMINIUM.
- (d) Building means the building located at Plot No.27 from and out of Survey No. 6/4/2 to 6/4/9, admeasuring 308 Sq. Mtrs. of Village Wadala Taluka & District Nashik know as "ROYAL PALM" 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 the building have executed and registered as provided in Section 2.
- (f) Majority of Owners means those owners holding 51% of the votes in accordance with the percentages assigned in the Declaration.
- (g) Apartment Owner means the persons owning an apartment in "ROYAL PALM" APARTMENT CONDOMINIUM.
- (h) Section means a unit in "ROYAL PALM" APARTMENT CONDOMINIUM.
- (i) Registrar means the Registrar of Co-operative Societies.

3. All that Non Agricultural property bearing Plot No.27 from and out of Survey No. 6/4/2 to 6/4/9, admeasuring 308 Sq. Mtrs. of Village Wadala Taluka & District Nashik situated within the limits of Nashik Municipal Corporation Nashik bounded as under.

On or towards By



East : Plot No.28 & 29
South : Plot No.32
West : Part of S.No.6
North : 6 Meter Colony Road

The said property together with all existing easements, access and other rights appurtenant thereto and together with a ground + Stilt floor + three -storied building standing thereon known as "ROYAL PALM" APARTMENT CONDOMINIUM is submitted to the provisions of the Act.

4. OBJECTS OF THE ASSOCIATION:

The objects of the association shall be :

(a) To be and to act as the Association of Apartment owners of the building called "ROYAL PALM" APARTMENT CONDOMINIUM constructed on Plot No.27 from and out of Survey No. 6/4/2 to 6/4/9, admeasuring 308 Sq. Mtrs. of Village Wadala Taluka & District Nashik. The said property together with all existing easements, access and other rights appurtenant thereto and together with a ground +stilt+ three -storied building standing thereon known as "ROYAL PALM" APARTMENT CONDOMINIUM is submitted to the provisions of the Act. (hereinafter called the said building) who have filed their respective declaration, submit their apartments to the provisions of the act.

(b) To invest or deposit moneys.

(c) To provide for the maintenance, repairs 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 give rent or licence, if possible, suitable portion of the common area to the outsider for commercial purpose and to distribute the common profit left, after deducting the common expenses, among the apartment-owners as common profits or accumulate the same for building-up reserve fund.

(e) To provide for and do all or any of the matters provided in sub-section 2 of the Section 16.

(f) To pay advance with the consent of the apartment-owners for any emergent necessity and to provide for the repayment thereof in lump sum or in installments.

(g) To establish and carry all its own accounts or jointly with individual or with institutions educational, physical, social and recreative activities, for the benefits of the apartment-owners.