

(h) To frame rules with the approval of the general meeting of the association and after consulting the Competent Authority and to establish Provident Fund and the Gratitude Fund, if necessary, for the benefits of the employees of the Association.

(i) To do all things necessary or and otherwise provide their welfare expedient for the attainment of the objects specified in these bye-laws.

(j) The association shall not act beyond the scope of these objects without duly amending the provisions of these bye-laws for the purpose.

5. **MEMBER OF THE ASSOCIATION :**

(a) All the persons who have purchased the apartment in "ROYAL PALM" APARTMENT CONDOMINIUM and executed their respective declaration under section 5, submitting their Apartment to the provisions of the Act, shall automatically be the members of the Association and shall pay the charges for at least one share of the face value of Rs.100/-each.

Each apartment owner shall receive copy of the bye-laws on payment of Rs. 250/-.

(b) Upon any apartment-owner selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser or the donees shall automatically become member of the association and shall be admitted as the member, on payment of Rs.11,000/-. The share/s held by the apartment-owner shall be transferred in the name of such purchaser or donee on payment of said Rs.11,000/- to the association. But there is Flat No 3, 10 and 11 are still owned by the Grantor/ owner. Therefore only grantor /landowner and or purchaser who is purchasing the said premises from the Grantor is exempted to pay Rs.11,000/- to the association.

(c) On the death of an apartment-owner, his apartment shall be transferred to the person or persons to whom he bequeath the same by his will or to the legal representative/s of his estate in case he has not made any specific bequeath of the apartment. The name of the legatee or names of the legal representative/s jointly shall be entered in the register of the apartment-owners maintained by the secretary for the purpose of the administration of "ROYAL PALM" 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 :**

Where tow or more persons have purchased an apartment, they shall be entitled to the apartment jointly and the share of the Association

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shall be issued in their joint names, but the person whose name stands first on the share certificate shall alone have the right to vote.

7. **HOLDING OF ONE 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 is in arrears on the last day of the month in respect of his contribution for common expenses to the Association for more than 60 days.

CHAPTER - II
VOTING, QUORUM AND PROXIES:

9. **VOTING** :

Voting shall be on percentage basis and the percentage of the vote to 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 presence in person of majority of apartment-owners shall constitute quorums.

11. **VOTE TOBE CAST IN PERSON** :

Vote shall be cast in person.

CHAPER - III
ADMINISTRATION :

12. **POWERS AND DUTIES OF ASSOCIATION** :

The Association will have responsibility of administering the "ROYAL PALM" APARTMENT CONDOMINIUM, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the "ROYAL PALM" APARTMENT CONDOMINIUM in an efficient manner, except as otherwise provided the resolution of the Association shall require the approval by majority of apartment-owners casting vote in person.

13. **PLACE OF MEETING** :

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Meeting of the Association shall be held at suitable place convenient to the apartment-owners, as may from time to time be decided by the Association.

14. **ANNUAL MEETING** :

The annual meeting of the Association shall be held in the month of January of every year and such meeting where there shall be election by ballot of apartment-owners of Board of Managers in accordance with the requirements of bye-law No.23.

The apartment-owners may also transact such other business of the Association as may properly come before them.

15. **SPECIAL MEETING** :

It shall be the duty of the President to call a special meeting of the Association as directed by resolution of the Board or upon a petition signed by authority of the apartment-owners and having been presented to the case may be the Registrar or any officer, duly authorized by him in this behalf. The notice of any social 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 4/5th of the apartment-owners present in persons.

16. **NOTICE OF MEETING** :

It will be the duty of the Secretary to mail or send notices of each annual or special meeting, stating therein the purpose of the meeting as well as the time and place where it is to be held, to each apartment-owner, at least two but not more then seven days prior to such meeting. The mailing or sending of such notices must be in the manner provided in the bye-laws shall be considered the notice served. Notice of all meetings shall be mailed or sent to the Housing Commission or, as the case may be to the Registrar.

17. **ADJOURNED MEETINGS** :

If any meeting of the apartment-owners cannot be organized because of quorum not attained, the apartment-owners who are present may adjourn the meeting to a time not les than 48 hours from the time of the original meeting was called. If at such adjourned meetings also, no quorum is attained, the apartment-owners present in person being not less than 2 shall form a quorum.

18. **ORDER OF BUSINESS** :

The order of business at all meeting of the apartment-owners shall be as follows :

a) Roll call.

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