नसन – ३



IN WITHNESS WHEREOF THE GRANTORS HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
M/s. GEETA DEVELOPERS THROUGH ITS PARTNER MR. BHAVESH RAVJIBHAI PATEL
(GRANTOR)



WITNESSES :-

1. ----------

2. ----------

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THE JOINT SUB-REGISTRAR Class-2

EXHIBIT "B"

BYE LAWS OF GEETA HEIGHTS APARTMENT CONDOMINIUM

CHAPTER I

1) SHORT TITLE & APPLICATION

These bye-laws may be called "the Bye-laws of the **GEETA HEIGHTS APARTMENT CONDOMINIUM**. The provisions of these bye laws apply to the **GEETA HEIGHTS APARTMENT CONDOMINIUM**.

All present or future owners, tenants, future tenants or 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 these bye laws.

The mere acquisition or rental or taking on license of any of the family units (Hereinafter referred to as the "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:

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 Apartments Owners Constituted by such owners for the purpose of **GEETA HEIGHTS APARTMENT CONDOMINIUM**.
c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the **GEETA HEIGHTS APARTMENT CONDOMINIUM**.
d) "Building" means the building located on **Gat No. 311/A bearing Plot No. 43 total admeasuring 880.88 Sq. Mtrs.** situated at **Ambad Khurd**, and known as the **GEETA HEIGHTS APARTMENT CONDOMINIUM** and includes the land forming part thereof.
e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have execute registered as provided in the section 2.
g) "Owner " or "Apartment Owner" means the person owning apartment in the **GEETA HEIGHTS APARTMENT CONDOMINIUM**.
h) "Section" means a section of the Act.
I) "unit" means a family unit in the **GEETA HEIGHTS APARTMENT CONDOMINIUM.**
j) "Registrar" means the Registrar of the co-op. Societies.

2) Words & expression used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the act.

3) APARTMENT OWNERSHIP:

The Building located on the **Gat No. 311/A bearing Plot No. 43 total admeasuring 880.88 Sq. Mtrs.** situated at **Ambad Khurd**, known as the **GEETA HEIGHTS APARTMENT CONDOMINIUM** is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION:

1) The objects of the association shall be :

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a) To be and act as the association of the Apartment Owners of the building called **Gat No. 311/A bearing Plot No. 43 total admeasuring 880.88 Sq. Mtrs.** situated at **Ambad Khurd,** (Hereinafter called the "Said Building") who have filed their respective Declarations submitting their apartments to the provisions of the Act.

b) To invest or deposit moneys:

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

d) To retain & rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund:

e) To provide for all & do all & any of the matters provided in the 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 emergent necessity & to provide for the repayment thereof in lump-sum or in installments:

g) To establish & carry on, its own accounts or jointly within individuals or institutions, educational, physical, social & recuperative activities for the benefits of the Apartment Owners:

h) To frame rules, within the approval of the general meeting of the association & after consulting the Competent Authority & may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association:

I) To do all the things necessary or & otherwise provide for their welfare expedient for the attainment of the objects specified by the bye-laws.

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

5) **MEMBERS OF THE ASSOCIATION:**

All persons who have purchased apartments in the **GEETA HEIGHTS APARTMENT CONDOMINIUM** & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the some of One Rupee as entrance fee & may purchase at least one share of the face value of RS. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of One Hundred Rupees.

2) Upon any Apartment owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the Purchaser or Done shall automatically become a member of the Association, & shall be admitted as member on payment of the entrance of One Rupee. The shares held by the 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 an apartment owner, his apartment shall be transferred to the person or persons to whom he 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 apartment,} The name of the legatee or the names of the

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