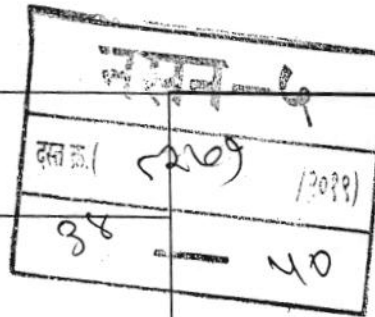


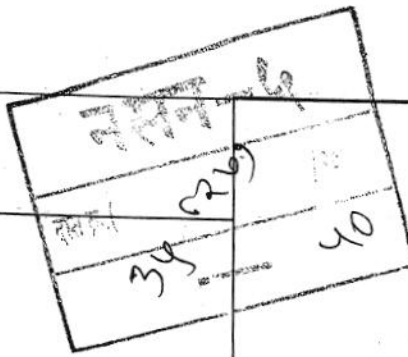


all moneys & other valuable effects in the name and to the credit and the Board may from time to time designate the association in such depositaries as.

CHAPTER - VI

OBLIGATIONS OF THE APARTMENT OWNERS

39. **ASSESSMENTS:-** All owners are obliged to pay monthly assessments imposed by the Association of meet all the expenses relating to **"SUKRUT APARTMENT A-WING & B-WING"** Condominium, which may include an insurance premium for policy to cover repair work and reconstruction work in case of hurricane, fire, earthquake or other hazards or calamity. The assessments shall be made pro-rata according to the value owned as stipulated in the declarations. Such assessments shall include monthly payments to a General Operation Reserve Fund & a Reserve fund for replacement.
40. **MAINTENANCE AND REPAIRS:**
- Every owner must perform promptly, all maintenance and repair work within his own unit, which if committed would affect the **"SUKRUT APARTMENT A-WING & B-WING"** Condominium in entirely or in part belonging to other owners expressly responsible for the damage and liabilities that his failure to do so may endanger.
 - All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, sanitary, installation, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned.
 - An owner shall reimburse the Association for any expenditure, incurred in repairing or replacing any common areas & facilities damaged through his fault.
41. **USE OF FAMILY UNITS - INTERNAL CHANGES:**
- All units shall be utilized for residential purpose only.
 - An owner shall not make any structural modification or alteration in his unit or installation located therein without previously notifying the association in writing through the president of the Board is no Manager is employed. The Associations shall have the obligation to answer within thirty days and failure to do so within the stipulated



time shall mean that there is no objection to the proposal modifications, alteration or installation.

42. Use Of Common Areas & Facilities And Restricted Common Areas And Facilities:-

An owner shall not place or cause to be placed or cause to be place in the lobbies vestibules, stairways, elevators and other areas of **"SUKRUT APARTMENT A-WING & B-WING"** condominium and facilities of a similar nature both common and restricted any furniture, packaging or objection of any kind such areas shall be used for no other purpose than for formal tansies through them.

43. RIGHT OF ENTRY:

- a) An owner shall grant the right of entry to the manager or to any other person authorized by the Board or the association in case of an emergency, originating in or tracking his unit whether the owner is present at the time or not.
- b) An owner shall permit other owners, or their representative when so required to enter his unit for the purpose of performing installation, alterations or repairing to the mechanical or electrical services provided that request for entry are made in advance and that such entry is at the time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44. RULES OF CONDUCT:

- a) No resident of the **"SUKRUT APARTMENT A-WING & B-WING"** condominium shall post any advertisement of posters of any kind in or the building except as authorized by the association.
- b) Residents shall exercise extreme case about making noises or the use of the musical instruments, radios, televisions & amplifiers that may disturb other residents keeping domestic animals shall abide by the Municipal Sanitary bye-laws or regulations.
- c) It is prohibited to hang garment, rugs etc. from the windows balconies or from any of the faces of the **"SUKRUT APARTMENT A-WING & B-WING"** condominium.
- d) It is prohibited to dust, rugs etc. by beating on the exterior part of the **"SUKRUT APARTMENT A-WING & B-WING"** condominium.
- e) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the services areas. If such



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installations is not provided al garbage or trash shall be collected in a vessel and thrown in the municipal dustbin.

- f) No owner resident or lessee shall install wiring for electrical or telephone installation, television antenna, machines or air conditioning units etc. on the exterior of the **"SUKRUT APARTMENT A-WING & B-WING"** condominium or shall produce through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - VII

FUNDS AND THEIR INVESTMENTS

- 45. FUNDS:-** The association in all or any of the following ways may funds namely:
- a) By Shares.
 - b) By contribution and donations from the apartment owners.
 - c) From common profits which shall from the nucleus of the reserve funds.
 - d) By raising loans, if necessary subject to such terms and conditions as the association with the approval of the competent authority may determine in this behalf.
- 46. INVESTMENT:-** The Association may invest or deposit its funds in one or more of the following:
- a) In the Nationalized Bank or any other Scheduled Bank decided by the General Body Meeting.
 - b) In any of the securities specified in Section 20 of the Indian Trust Act, 1882.
 - c) If any Co-Op. Bank other than those referred to in clause (a) of these bye-laws or in any banking company approved for this purpose by the association.
- 47. AFFILIATION:-** Should there be any Federation of Apartment Owners in the locality in which the **"SUKRUT APARTMENT A-WING & B-WING"** condominium is situate, the association may, refer consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.
- 48. ACCOUNT:**
- a) A Banking Account shall be opened by the Association into which all money received on behalf of the association shall be deposited,