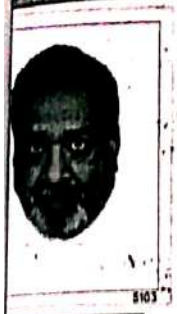
नसन-२
दस्त क्र.(3279)२०२१
99/40

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



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
[1] M/s. SHAH BUILDERS AND DEVELOPERS
Through its PARTNER MR. ATISH MAHENDRA SHAH



[2] MR. AMARKUMAR RAMRICHPAL JAIN



[3] MR. VEERKUMAR RAMRICHPAL JAIN



[4] MR. ANSHUL VEERKUMAR JAIN



[5] MR. JAY AMARKUMAR JAIN
(GRANTOR/S)

WITNESSES:

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

2. ----------
Aniket U. Ambre

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नमुना - २
दस्त क्र.(3269)२०२३
92/40
SEAL OF THE JOINT SUB-REGISTRAR CLASS-2

EXHIBIT "B"
BYE LAWS OF SHAH'S SAI RESIDENCY PHASE II APARTMENT CONDOMINIUM
CHAPTER I

1) **SHORT TITLE & APPLICATION**

These bye-laws may be called "the Bye-laws of the **SHAH'S SAI RESIDENCY PHASE II APARTMENT CONDOMINIUM.** The provisions of these bye laws apply to the **SHAH'S SAI RESIDENCY PHASE II 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 **SHAH'S SAI RESIDENCY PHASE II APARTMENT CONDOMINIUM.**
c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the **SHAH'S SAI RESIDENCY PHASE II APARTMENT CONDOMINIUM.**
d) "Building" means the building located on **land area admeasuring 800.00 Sq. Mtrs. out of S. No. 221/A/2 total admeasuring 1700-00 Sq. mtrs. situated at Village Sansari,** and known as the **SHAH'S SAI RESIDENCY PHASE II APARTMENTCONDOMINIUM** 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 **SHAH'S SAI RESIDENCY PHASE II APARTMENTCONDOMINIUM.**
h) "Section" means a section of the Act.
I) "unit" means a family unit in the **SHAH'S SAI RESIDENCY PHASE II 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 **land area admeasuring 800.00 Sq. Mtrs. out of S. No. 221/A/2 total admeasuring 1700-00 Sq. mtrs. situated at Village Sansari,** known as the **SHAH'S SAI RESIDENCY PHASE II 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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