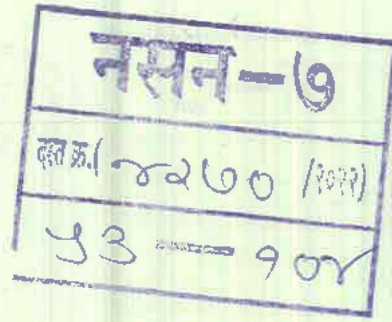
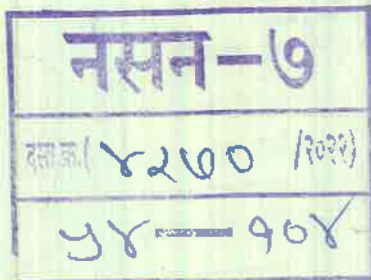




convenient to the owner. In case of an emergency, such right of entry shall be immediate.

45) RULES OF CONDUCT:

- a] No resident of the “SAMRAAT APNA GHAR PHASE-I” shall post any advertisement or posters of any kind in or on the building/s/project except as authorized by the association.
- b] All the residents shall exercise extreme care about making noises or the use of the musical instruments, radios, televisions and amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.
- c] It is prohibited to dust rugs, bed-sheets etc by beating on the exterior part of the said apartment.
- d] It is prohibited hang garments, rugs etc. from the windows balconies or from any of the faces of the Drying of cloths and other products will happen from the wash/utility area only.
- e] It prohibited throwing garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation not provided all garbage or trash shall be collected in a vessel and thrown in the common dustbin.
- f] No Apartment Owner, resident or lessee shall install wiring for electrical or telephone installation television antenna, dish antenna, machines or air conditioning units, etc. on the exterior of the “SAMRAAT APNA GHAR PHASE-I” or that protrude through the walls or the roof of that except as authorized by the association.
- (g) Club House and Gymnasium, etc. are additional amenities i.e. way of better living of the Association. The rules and regulations of the above additional amenities i.e. “SAMRAAT APNA GHAR PHASE-I” way of better living are attached herewith vide Exhibit-H. The same can be modify or change with 4/5th majority in the meeting of Association



CHAPTER - VII

FUNDS AND THEIR INVESTMENTS

46) FUNDS:

The association in all or any of the following ways may raise funds namely:

- 1] By sale of shares
- 2] By contributions and donations from the apartment owners.
- 3] From common profits which shall form the nucleus of the reserve fund.
- 4] By raising loans, if necessary subject to the approval of the Board of members and approval from 75% of the owners on such terms and conditions as the association may deem fit, with the approval of the Competent Authority and may determine on their behalf.

47) INVESTMENTS: -

The association may invest or deposit its funds in one or more of the following:-

- 1] In any Nationalized Bank such as State Bank of India or as decided in the meeting.
- 2] In any of the securities specified in the section 20 of the Indian Trusts Act, 1882.
- 3] In Indian Post Office, and Central Government Securities, such as National Savings Certificates etc. other than those referred to in clause (a) of this bye laws or in any banking company approved for this purpose by the association.

48) AFFILIATION:-

There should be any Federation of Apartment Owners/Apartments in the locality in which the said "SAMRAAT APNA GHAR PHASE-I" is situate, at the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

49) ACCOUNTS:-

- 1] A banking account shall be opened by the Association in any suitable Nationalized Bank or Private Bank as decided in the General body meeting

23



into which all money received on behalf of the association shall be deposited, provided that the Secretary, may retain in his personal custody/ capacity an amount not exceeding Rs. 2000/- for making any petty expenses and any amount for the maintenance/ expenses exceeding Rs. 1000/- shall be made by Cheque only and signed by the secretary and one member of the Board.

2] The association shall on or before the 31st July in each year publish an audited annual financial statement in respect of the common areas and facilities containing:

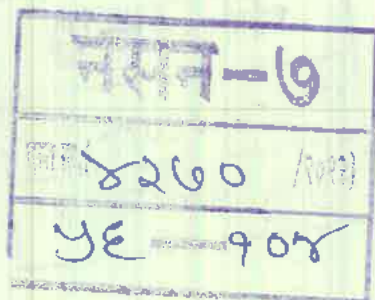
- a] The Profit & Loss Account
- b] The receipts and expenditure of the previous financial years and
- c] A summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

3] The audited financial statement shall be open to the inspection of any member of the association during office hours and in the office of the association and a copy thereof shall be submitted to the competent authority not later than 15th August every year.

4] Every financial statement shall be accompanied by a complete list of the Apartment Owners. There shall also accompany the financial statement in a similar list of loans. The financial statement shall state up to what date profits and expenses of common areas are included.

50) PUBLICATION OF ACCOUNTS AND REPORTS: -

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of the association.



51) APPOINTMENT OF AUDITOR: -

The Association shall appoint at its general meeting an Auditor who shall audit the accounts of the association to be prepared by the Board as hereinabove provided and shall examine the annual return and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the association in what respect he finds it incorrect, untouched or not in accordance with law.

52) POWERS OF AUDITOR:-

The Auditor shall be entitled to call for examine any papers or documents belonging to the association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER – VIII

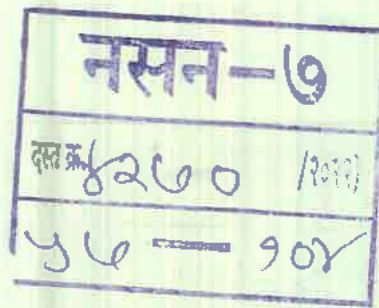
MORTGAGES

53) NOTICE TO ASSOCIATION:

An Apartment Owner who mortgages his units shall notify the association through the Manager, if any or the President of Board, in the event there is no manager, the name and address of his mortgagee and the association shall maintain such information in a book entitled “Mortgagees of Units”.

54) NOTICE TO UNPAID ASSESEMENTS:

The Association shall at the request of the mortgagee of a unit report any unpaid assessment due from the owner of such unit.



CHAPTER - IX **COMPLIANCE**

55) COMPLIANCE:

These bye laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these bye laws conflict with the provisions of said Act, it is hereby agreed and accepted that provisions of the Act will apply.

56) SEAL OF THE ASSOCIATION:

The Association shall have the common seal which shall be in the custody of the Secretary and shall be used only under the authority of resolution of the board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the association by two members of the Board and the secretary or any other person authorized by the association in this behalf.

CHAPTER - X **AMENDMENT TO PLAN OF APARTMENT OWNERSHIP**

57) AMENDMENT OF BYE LAWS:

These bye laws may be amended by the association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by the Apartment Owners representing at least 75 percent of the total value of all the units in the "SAMRAAT APNA GHAR PHASE-I" as shown in the Declaration.

[Handwritten signature]
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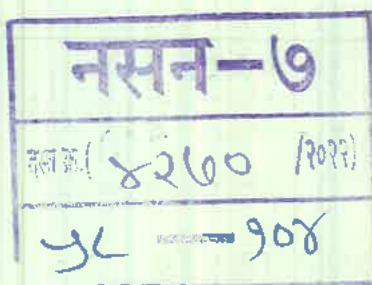


EXHIBIT - "B"

Attached hereafter along with this deed.

(All Sheets of Part Completion plan)

