

EXHIBIT - A

BYE LAWS OF "DREAMZ PARK" WING - A CONDOMINIUM

CHAPTER - I

1) SHORT TITLE AND APPLICATION:

- i) These Byelaws may be called "the Byelaws of the "DREAMZ PARK" WING - A CONDOMINIUM
- ii) The provisions of these Byelaws apply to the "DREAMZ PARK" WING - A CONDOMINIUM Amravati.

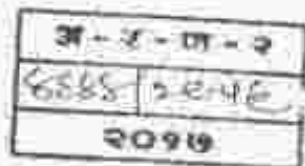
All present or future owners, tenants, future tenants, or their employees or any other person that might use the facilities of the building in any manner are subject to the regulations set forth in these Byelaws.

The mere acquisition or rental or taking on license of any of the family units of the building or mere act of occupancy of any of the said units will signify that these Byelaws are accepted, ratified and will be complied with.

2) DEFINATIONS:

- i) In these byelaws unless the context requires otherwise:-
 - a) Act means the Maharashtra Apartment Ownership Act, 1970.
 - b) Association means the association of all the apartment owners constituted by such owners for the purpose of the "DREAMZ PARK" WING - A CONDOMINIUM.
 - c) Board means a board of Manager, consisting of one representative of Dreamz Infraspace, shall be owner / occupier of apartment in the "DREAMZ PARK" WING - A CONDOMINIUM.
 - d) Building means the building located at Plot No. 2, at Behind New Ganesh Colony, Amravati, Tq. & Dist. Amravati and known as the "DREAMZ PARK" WING - A CONDOMINIUM.
 - e) Declaration means the declaration which the sole owner of the building have executed and registered as provided in Section 2.





- f) Majority of owners means those owners holding 51 percent of the votes in accordance with the percentage assigned in the declaration.
- g) Owner of apartment owner means the person owning an apartment in the "DREAMZ PARK" WING-A CONDOMINIUM.
- h) Section means a section of the Act.
- i) Unit means a family unit in the "DREAMZ PARK" WING - A CONDOMINIUM.
- j) Registrar means the registrar of Co-operative societies.

ii) Words and expression used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

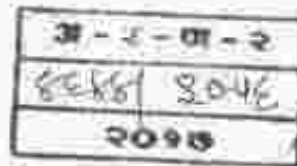
3) APARTMENT OWNERSHIP :

The buildings located at Ganesh Colony, Amravati Tq. & Dist. Amravati known as "DREAMZ PARK" WING-A CONDOMINIUM is submitted to the provisions of the Act.

4) OBJECTS OF ASSOCIATION :

- i) The objects of the association shall be :-
 - a) To be and to act as the Association of Apartment owners of the building called "DREAMZ PARK" WING - A CONDOMINIUM at Amravati.
 - b) To invest or deposit moneys.
 - c) To provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose.
 - d) To provide for and do all and any of the matters provided in sub section (2) of section 16;
 - e) To advance with the consent of the apartment owners in case of any emergent necessity and to provide for the repayment thereof in lumpsum or in instalments.
 - f) To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recreative activities for the benefit of the apartment owners.





- g) To frame rules with the approval of the general meeting of the Association and after consulting of the competent authority and may establish a provident fund and gratuity fund, if necessary for the benefit of the employees of the Association,
- h) To do all the things necessary and / or otherwise provide for their welfare expedient for the attainment of the objects specified in these byelaws.
- ii) The Association shall not act beyond the scope of its objects without duly amending the provisions of these byelaws.

5) MEMBERS OF ASSOCIATION :

i) All persons who have purchased apartments in the "DREAMZ PARK" WING-A CONDOMINIUM and executed respective conveyance deed of apartment under section 5 of the Act shall automatically be the members of the Association and shall pay the sum of Rs. 100/- as entrance fee and shall purchase atleast one share of the face value of Rs. 1000/- each.

ii) Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift or otherwise; the purchaser or donee or transferee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of Rs. 100/-. The share held by an apartment shall be transferred to the name of such purchaser or donee on payment of Rs. 100/- to the Association.



iii) On the death of 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 representative 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 legal representative jointly shall be entered in the register of apartment owners maintained by the Secretary for the purpose of administration of the "DREAMZ PARK" WING - A CONDOMINIUM as apartment owner or joint apartment

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owners. Where any legatee or heir is a minor, the apartment owner shall be entitled to appoint a guardian of such a minor.

(v) Each apartment owner shall receive a copy of the bylaws on payment of Rs. 200/-.

6) JOINT APARTMENT OWNERS :

Where an apartment has been owned jointly by two or more persons, they shall be jointly entitled to the apartment and the share of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7) HOLDING OF ONE SHARE COMPULSORY :

Every apartment owner must hold atleast 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 the election of members of the board or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the elections to the board would take place.



CHAPTER II

Voting QUORUM AND PROXIES

9) VOTING:

Voting shall be on a percentage basis and the basis and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the declaration.

10) QUORUM:

Except as otherwise provided in these bylaws the presence in present of Thirty Owners shall constitute a quorum.

11) VOTES TO BE CAST IN PERSON:

Votes shall be cast in person.

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CHAPTER - III **ADMINISTRATION**

12) POWERS AND DUTIES OF ASSOCIATION :

The Association will have the responsibility of administering the "DREAMZ PARK" WING - A CONDOMINIUM approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the "DREAMZ PARK" WING - A CONDOMINIUM in an efficient manner. Except as otherwise provided, resolutions, of the Association shall require approval by a majority of owners, casting votes in person.

13) PLACE OF MEETINGS:-

Meetings of the Association shall be held at suitable place convenient to the owners as may from time to time be designated by the Association.

14) ANNUAL MEETING:-

The annual meetings of the Association shall be held on 1st November, of every years. At such meetings, there shall be elected by ballot of the apartment owners a board of managers in accordance with the requirement of byelaw 23. The owners may also transact such other business of the Association as may properly come before them.



15) SPECIAL MEETINGS:

It shall be the duty of the president to call a special meeting of the apartment owners as directed by a resolution of the board or upon a petition signed by a majority of the owners and having been presented to the secretary, or at the request of the Housing commissioner, or as the case may be, the registrar or any officer duly authorised by him in this behalf. The notice of any special meeting shall state the time and place of such meetings and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four fifths of the owners present in person.

16) NOTICE OF MEETINGS:



It shall be the duty of the secretary to mail or send a notice of each annual or special meetings, stating the purpose thereof as well as the time and place where it is to be held, to each apartment owner, atleast 2 but not more than 7 days prior to such meeting. The mailing or sending a notice in the manner provided in this byelaw shall be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the registrar and to Dreamz Infraspace whose representative shall have a right to attend all the meetings of Association.

17) ADJOURNED MEETING:

If any meetings of owner cannot be organised because a quorum has not attended the owners who are present may adjourn the meetings to a time not less than forty eight hours from the time the original meetings was called. If at each adjourned meeting also no quorum is present the owners present in person being not less than twenty one shall form a quorum.

18) ORDER OF BUSINESS:

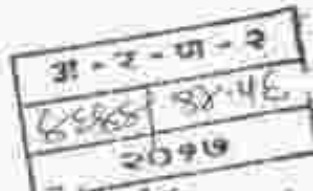
The order of business at all meetings of the owners of units shall be as follows

- a) Roll call
- b) Proof of notice of meeting or waiver of notice.
- c) Reading of minutes of preceding meeting.
- d) Reports of officers.
- e) Report of the Housing Commission, or the registrar or of the officer duly authorised by them, if present.
- f) Report of committees.
- g) Election of board of manager
- h) Unfinished business, if any.
- i) New business.



CHAPTER IV
BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCIATION:



The affairs of the association shall be governed by a board of managers which shall consists of owner / occupier of apartments in "DREAMZ PARK" WING - A.

20) POWERS AND DUTIES OF BOARD :

The board of managers shall have the powers and duties necessary for the administration of the affairs of the association and may do all such acts and things as are not by law or by these bye laws directed to be exercised and done by the owners.

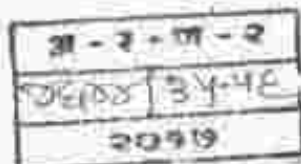
21) OTHER DUTIES:

In addition to duties imposed by these bye laws or by resolutions of the Association, the board shall be responsible for the following that is to day :

- a) Care, upkeep and surveillance of the "DREAMZ PARK" WING - A CONDOMINIUM and the common area and facilities.
- b) Collection of monthly remuneration and dismissal of the designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "DREAMZ PARK" WING - A CONDOMINIUM, the common area and facilities and the restricted common areas and facilities.



- To provide for the manner in which the audit and accounts of the association shall be carried out.
- To provide for the manner in which the audit and accounts of the association shall be carried out.
- c) To inspect the accounts kept by the secretary and / or the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.
- d) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- e) To see that cash book is written up promptly and is signed daily by one of the members of the board authorised in this behalf.
- h) To hear and deal with complaints.



22) MANAGER

The board may employ for the association a supervisor / manager at a compensation determined by the board to perform such duties and services as the board shall authorize including, but limited to the duties listed in bye law 21.

23) ELECTION AND TERM OF OFFICE

At the first annual meeting of the association, the term of office of one manager shall be fixed for four years. The term of office of one manager shall be fixed at three years, and the terms of office of one manager shall be fixed at two years and term of one manager shall be fixed at one year. At the expiration of the initial term of office of each respective manager, his successor of the initial term of office of each respective manager, his successor shall be elected to serve a term of four years. The manager shall hold office until their successors have been elected and hold their first meeting. Our representative of builder Dreamz Infraspace shall be a permanent member of board. The firm may send any of its partner as the representative.

24) VACANCIES

Vacancies in the board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers, even though they may constitute less than quorum, and each person so elected shall be a manager until a successor is elected at the next annual meeting of the Association.

25) REMOVAL OF MANAGERS



At any regular or special meeting duly called any one or more of the manager may be removed with or without cause by a majority of the time owners and a successors may then and there by elected to fill the vacancy thus created. Any manager whose removal has been decided by the owners shall be given an opportunity to be heard at the meeting.

26) ORGANISATION MEETING

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The first meeting of a newly elected board shall be held within few days of election at such place as shall be fixed by the managers at the meeting at which such managers were elected and no notice shall be necessary to the newly elected managers in order to legally constitute such meeting provided a majority of the whole board shall be present.

27) REGULAR MEETING:

Regular meetings of the board may be held at such place and time as shall be determined, from time to time by a majority of managers, but atleast two such meetings shall be held during each year. Notice of regular meetings of the board shall be given to each manager, personally or by mail, or telegraph, atleast three days prior to the day named for such meeting.

28) SPECIAL MEETINGS:

Special meetings of the board may be called by the president on three day's notice to each manager, given personally or by mail, or telegraph, which notice shall state the time, place (as herein above provided) and purpose of the meeting. Special meetings of the board shall be called by the president or secretary in like manner and on like notice on the written request atleast three mangera.

29) WAIVER OF NOTICE:

Before at any meeting of the board any manager, may, in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a manager at any meeting of board shall be a waiver of notice by him of time and place thereof. If all the managers are present at any meeting of the board, no notice shall be required and any business may be transacted at such meeting.

30) QUORUM:

At all meeting of the board, three fifth of the total strength of the managers shall constitute a quorum for the transaction of business, and the acts of the managers present at a meeting at which quorum is present shall be the acts of the board. If, at any meeting of the board, there be less than a quorum present, the majority of these present may adjourn the meeting from time to time. At any such adjourned meeting,



any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

31) FIDELITY BONDS:

The board may require that all office bearers and employees of the Association handling or responsible for association funds shall furnish adequate fidelity bonds. The premium on such bonds shall be paid by the Association.

CHAPTER V

OFFICERS

32) DESIGNATION

The officers of the Association shall be president, a secretary and a treasurer all of whom shall be elected by and from the board.

33) ELECTION OF OFFICERS:

The officers of the Association shall be elected annual by the board at the organization meeting of each new Board and shall hold offices at the pleasure of the board.

34) REMOVAL OF OFFICERS:

Upon an affirmative vote of a majority of the members of the board of any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the board or at any special meeting of the board called for such purpose.

35) PRESIDENT:



The President shall be the chief Executive officer of the Association. He shall preside at all meetings of the Association, and of the Association, and of the board. He shall have all of the general powers and which are usually vested in the office of President of an Association, including but not limited to the powers to appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.



36) SECRETARY:

The secretary shall keep the minutes of all meetings of the board and the minutes of all meetings of the Association, he shall have charge of such books and paper as the board may direct, and he shall, in general, perform all the duties incidental to the office of secretary.

37) TREASURER:

The treasurer shall be responsible for association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name to the credit of the Association in such depositories as may from time to time be designated by the board.

CHAPTER - IV

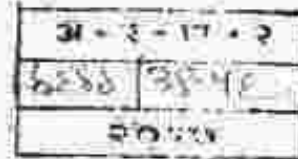
OBLIGATIONS OF THE APARTMENT OWNERS

38) ASSESSMENTS:

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "DREAMZ PARK" WING - A which may include insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire earthquake or other hazard of calamity. The assessments shall be made pro-rata according to the value of the unit owned, as stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve and a Reserve fund for replacements.

39) MAINTENANCE AND REPAIR:

- i) Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the "DREAMZ PARK" WING - A CONDOMINIUM in entirety or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- ii) All the repairs of internal installation of the unit such as water, light, gas, power, sewage, telephones, air conditioners,



sanitary installations, door, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned.

- iii) An owner shall reimburse the association for any expenditures incurred in repairing or replacing any common area and facility damages through his fault.

40) USE OF FAMILY UNITS INTERNAL CHANGES

- i) All shops / office premises of the "DREAMZ PARK" WING - A CONDOMINIUM shall be utilised for commercial and the apartments / duplex apartments of "DREAMZ PARK" WING - A CONDOMINIUM shall be utilized for residential purposes only.
- ii) An owner shall not make any structural modifications or alterations in his unit or installation located wherein without previously notifying the association in writing, through the president of the board if no manager is employed. The association 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 proposed modification alteration or installation.

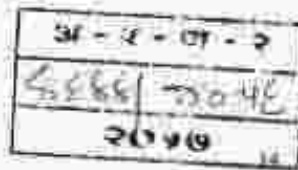


41) USE OF COMMON AREAS AND FACILITIES AND

An owner shall not place or cause to be placed in the lobbies stairways and other area of "DREAMZ PARK" WING - A and facilities of a similar nature any furniture, packages or objects of any kind, such areas shall be used for no other purpose than for normal transit through them.

42) RIGHT OF ENTRY :

- i) 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 any emergency originating in or threatening his unit whether the owner is present at the time or not.
- ii) When as required shall permit other owners, or their representative when so required to enter his unit for the purpose of



performing, installation, alternations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency such right of entry shall be immediate.

43) RULES OF CONDUCT:

i) No resident of the "DREAMZ PARK" WING - A shall post any advertisement or posters of any kind in or the building except as authorised by the association.

ii) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. Resident keeping domestic animals shall abide by the Municipal Sanitary byelaws or regulations.

iii) It is prohibited to hang garments, rugs, etc. from the windows, balconies or form any of the facades of the "DREAMZ PARK" WING - A condominium.

iv) It is prohibited to dust rugs, etc. from the windows or to clean rugs etc. by beating on the exterior part of the said condominium.

v) It is prohibited to throw garbage or trash outside the disposal installations for such purpose in the service area. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.

vi) No owner, resident or lessee shall instal wiring for electrical or telephone installation television, antennae, machine or air conditioning units etc. on the exterior part of the "DREAMZ PARK" WING - A condominium or that protrude through the wall or the roof of the condominium except as authorised by the association.

CHAPTER - VII

FUNDS AND THEIR INVESTMENTS

44) FUNDS

Funds may be raised by the association in all or any of the following ways, namely :-

- by shares ;
- By contributions and donations from the apartment owners;
- From common profits which shall form the nucleus of the reserve fund.
- By raising loans, if necessary, subject to such terms and conditions as the association, with the approval of the competent authority may determine in his behalf.

45) INVESTMENT :

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

- In the central co-operative bank or in the state co-operative bank; or
- In any of the securities specified in section 20 of the Indian trusts Act, 1882, or
- In any co-operative bank other than those referred to in clause (a) of this bye-law, or in any banking company approved for this purpose by the association.

46) AFFILIATION:

Should there be any federation of apartment owners in the locality in which the "DREAMZ PARK" WING - A CONDOMINIUM is situate, 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.



47) ACCOUNTS:

A banking account shall be opened by the association in to which all moneys received on behalf of the association shall be paid, provided that the treasurer may retain in his personal custody an amount not exceeding Rs. 100/- for petty expenses. As far as practicable all payment shall be made by cheques signed by the treasurer and one member of the board.

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ii) Each apartment owner shall have a passbook in which the treasurer shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartment.

iii) The association shall on or before 31st March, in each year publish an audited annual financial statement in respect of the common areas and facilities containing:-

- a) The profit and 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.

iv) 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.

v) Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement a similar list of loanees. The financial statement shall state upto what date profits and expenses of common areas are included.

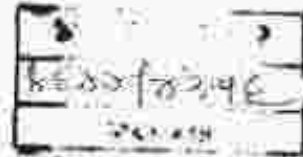
48) PUBLICATION OF ACCOUNTS AND REPORTS:

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.

49) APPOINTMENT OF AUDITOR :

The association shall appoint as its general meeting, an auditor who shall audit the accounts of the association to be prepared by the board as hereinbefore provided and shall examine the annual return, and verify the same, with the accounts relating thereto and shall either





sign the same, with the accounts relating thereto and shall either sign the same, with the accounts relating thereto and shall either sign the same as found the him to be correct, duly vouched and in accordance with law, or specially report the association in what respect he finds it incorrect, unvouched, or not in accordance with law.

50) POWER OF AUDITOR:

The auditor shall be entitled to call for and examine any papers of 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

51) NOTICE TO ASSOCIATION:

An owner who mortgages his units, shall notify the association through the manager, if any or the president of the board in the event there is no manager the name and address of his mortgages and the association shall maintain such information in a book styled mortgages of units.

52) NOTICE OF UNPAID ASSESSMENTS :

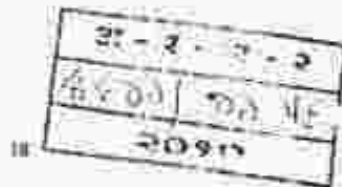
The association shall at the request of a mortgagee of a unit recover any unpaid assessment due from the owner of such unit.



CHAPTER - IX
COMPLIANCE

These byelaws are set forth to comply with the requirement of the Maharashtra Apartment Ownership Act, 1970 in case any of these byelaws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the act will apply.

54) SEAL OF THE ASSOCIATION:



The association shall have a common seal which shall be in the custody of the secretary, and shall be used only under the authority of a 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
AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

55) These byelaws may be amended by the association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing atleast 75 per cent of the total value of all units in the "DREAMZ PARK" WING - A condominium as shown in the declaration.

GRANTOR - Dreamz Infraspac through its partner
Pramod Motiramji Rathod

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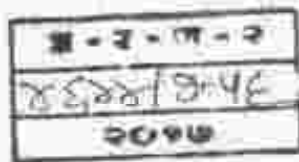
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