

**PROCEEDINGS OF THE REGISTRAR OF MUTUALLY AIDED COOPERATIVE
SOCIETIES/JOINT REGISTRAR/DISTRICT COOPERATIVE OFFICER,
HYDERABAD DISTRICT**

**Present : Ch. Bala Raju
M.Sc., D.Hg.H.D.C.,**

Rc.No.2046/2019-MACS

Dated : 08 .07.2019

Sub: MACS – Organization and Registration of the proposed
"HSR Vasudha Flat Owner's Welfare Mutually Aided Cooperative
Society Ltd., Hyderabad" – Registration Under Section 4 & 5 of the
TMACS Act, 1995 - Orders – Issued.

- Read: 1. Proposals of Chief Promoter of HSR Vasudha Flat Owner's Welfare
Mutually Aided Cooperative Society Ltd. Hyderabad .
2. The Assistant Registrar, Musheerabad (M) O/o Deputy Registrar of
Coop. Societies, Golconda, Feasibility report dt:26.06.2019
3. G.O.Ms.No. 41 and 42, MA & UD(M1) Dept., Dt. 02.02.2013
4. Govt. memo No. 14445/M1/2011 ,Dt. 06.07.2011 of MA & UD(M1)
Dept., Hyderabad
5. G.O.Ms.No.118 of Agriculture & Cooperation (Coop-IV) Department
Dated.02/04/1996.

ORDER:

Whereas the Chief Promoter of the proposed Eternal Songs of HSR Vasudha
Flat Owner's Welfare Mutually Aided Cooperative Society Ltd., Hyderabad has
requested the Registrar of Mutually Aided Cooperative Societies, Hyderabad to
register the above proposed society, vide reference 1st cited.

Whereas the Assistant Registrar, Musheerabad Mandal O/o. Deputy Registrar
of Coop. Societies, Golconda, submitted feasibility report and informed that the
Byelaws and other proposals submitted by the proposed society are in accordance
with the provisions of the Telangana Mutually Aided Cooperative Societies Act 1995
and recommended the Registrar of MACS Hyderabad for registration of the above
proposed society vide read reference 2nd cited.

Vide reference 3rd and 4th cited the Government stated that the registration of Flat
Owners Associations, the procedure which is being followed for registration of
Cooperative societies may be followed for registration of flat owners association while
inserting Flat or Apartment Owners.

Now therefore, by virtue of the powers vested under Section 4 and 5 of the
TMACS Act, 1995 and delegated to the undersigned, vide reference 3rd cited, HSR
Vasudha Flat Owner's Welfare Mutually Aided Cooperative Society Ltd., Hyderabad
is hereby registered with Registration No. **TS/DCO/HYD/MACS/2019-38 FLAT
OWNERS** under the Telangana MACS Act, 1995 with the area of operation of the society
shall be confined the flats situated at H.No. 1-1-230/16, HSR Vasudha, Tyagaraya Gana
Sabha Street, Viveknagar, Chikkadpally, Hyderabad – 500 020 only. The society shall
follow all the provisions of Telangana Mutually Aided Cooperative Societies Act, 1995,

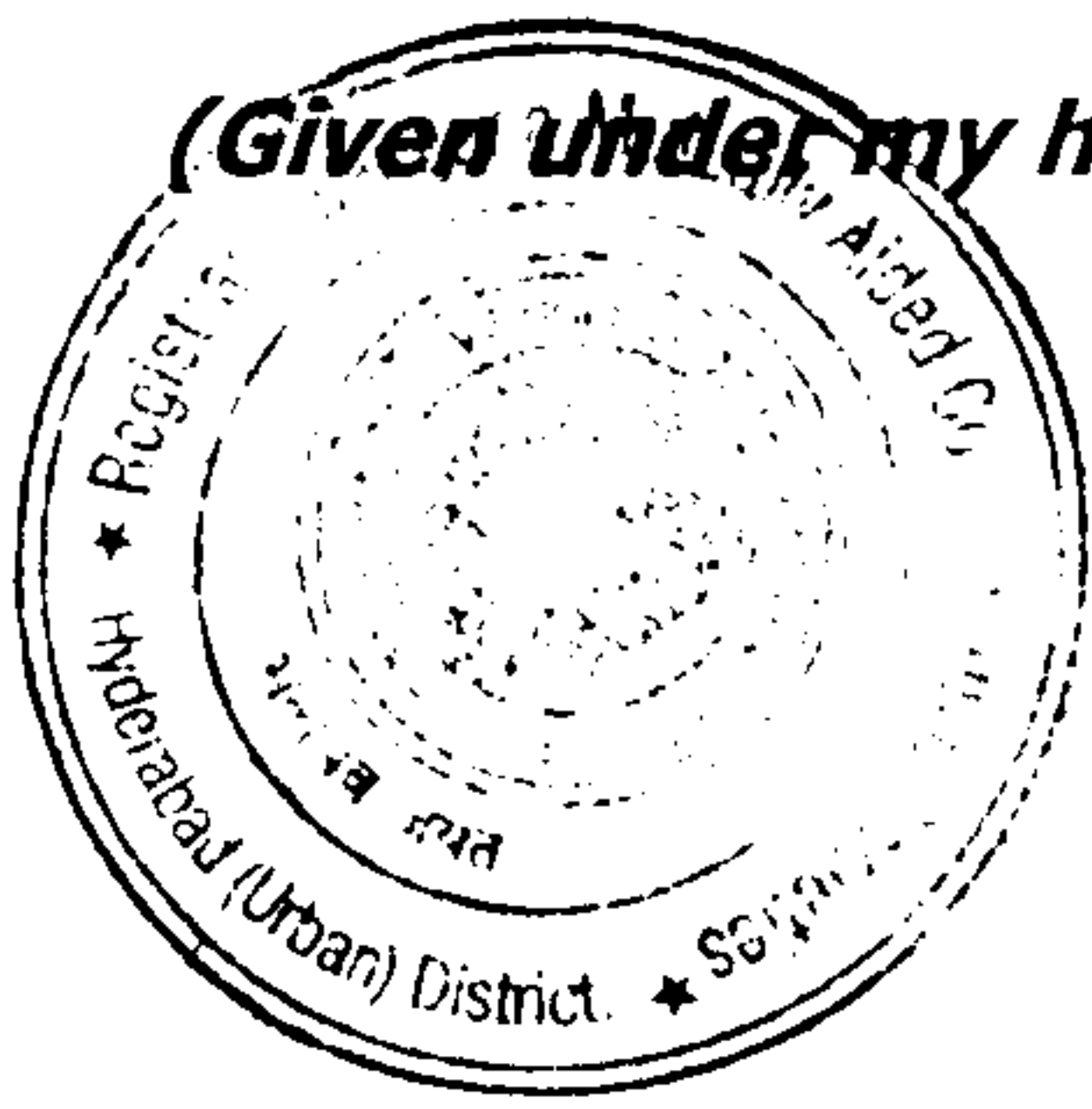
allied laws and circular instructions issued by the Commissioner for Cooperation and Registrar of Mutually Aided Cooperative Societies, Telangana State Hyderabad.

The following members are hereby appointed as the members of the Ad-hoc Board as resolved by the promoters of the said society for a period of (60) days from the date of registration.

Sl.No.	Name of the Individual	Designation
1.	Thinderu Gopal	Chairman
2.	Sirineni Manjula	Member
3.	EVSSDV Prasad	Member
4.	Cherukumilli Bhanu Prakash	Member
5.	Illendula Uma Devi	Member

The above appointed Ad-hoc Board shall get the first election conducted to the Board as per the Byelaws, before the expiry of its term. Immediately, after elections the newly elected President shall communicate to this office a copy of the election proceedings and the names of the newly elected Board of Directors. The society shall open a Savings Account or Current Account in any Nationalized Bank under intimation to this office. The society shall file the Annual Returns as required under section 34 of the TMACS Act 1995, every year without fail, within (30) days of conduct of annual General Body meeting and take notice that failure to send the return is an offence under section 38 (1) (a) of the TMACS Act, 1995 and punishable with imprisonment for a term which may extend to one year or with fine up to ten thousand rupees or with both under Section 38 (4) of TMACS Act, 1995.

(Given under my hand and seal on this 8th day of JULY- 2019)



H. B. S.
**REGISTRAR OF MUTUALLY AIDED COOP. SOCIETIES/
 DISTRICT COOPERATIVE OFFICER
 HYDERABAD DISTRICT**

To:


The Chief Promoter HSR Vasudha Flat Owner's Welfare Mutually Aided Cooperative Society Ltd., Hyderabad
 Copy to Stock File

**GOVERNMENT OF TELANGANA
COOPERATION DEPARTMENT**

**Office of the Registrar of MACS
Hyderabad District**

Endt. Rc. No. 2046/2019-MACS/ Dt. 08 .07.2019

The Byelaws of the **NSR VASUDHA FLAT OWNERS WELFARE
MUTUALLY AIDED COOPERATIVE SOCIETY LTD., Hyderabad** are approved and
registered with Registration No. **TS/DCO/HYD/MACS/2019-38 FLAT
OWNERS** under Telangana Mutually Aided Coop. Societies Act, 1995. The registration
is subject to the adherence to the provisions of TMACS Act, 1995, allied laws, G.O's
issued by the Government and instructions issued by Commissioner for Cooperation
and Registrar of Coop. Societies, Telangana State, Hyderabad from time to time.


**Registrar
Mutually Aided Coop. Societies,
Hyderabad/District Coop. Officer,
Hyderabad District.**

**BYE LAWS OF
HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE
SOCIETY LIMITED**

1-1-230/16, HSR Vasudha, Tyagaraya Gana Sabha Street, Viveknagar,
Chikkadpally, Hyderabad- 500020, Telangana.

1. Name, Constitution and Address:

HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED is registered as a Co-operative Society under the Telangana Mutually Aided Co-operative Societies Act 1955. Its address shall be at 1-1-230/16, HSR Vasudha, Tyagaraya Gana Sabha Street, Viveknagar, Chikkadpally, Hyderabad- 500020, Telangana

2. Area of Operation:

- a) Its area of operation shall include the flats covered by HSR Vasudha building complexes including parking areas, along with common parking areas, corridors, water tanks, sumps, stair cases, common areas, terraces, compound walls, cellar, drive ways, front yard, multi purpose hall, parks, watch man quarters and other areas including open land including utilities and facilities situated at HSR Vasudha.
- b) The provisions of this Bye Laws shall apply to all present and future owners (members) of the residential units [flats] with in the building complexes of HSR Vasudha and its members are bound by this Bye Laws.
- c) These bye-laws can be reviewed and amended from time to time, based on the circumstances and need to protect the apartment complex, its properties and all facilities therein.

3. Definitions:

In this Bye Laws unless the context otherwise requires.

- a) Act means Telangana Mutually Aided Co-operative Societies Act 1995.
- b) Society means HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED constituted by the owners for the purpose of smooth maintenance of HSR Vasudha building complexes and for providing other amenities to its members.

CHIEF PROMOTER

K. Ramesh

S. Ramesh

Vijay N. Reddy

H. Ramesh

S. Ramesh

c) Committee means the Executive Committee otherwise specified which shall comprise of members for the present, all of whom are to be resident owners of flats in the said building complexes. Resident owners alone are eligible for holding positions under the Executive Committee based on nomination or election except stated elsewhere.

d) Building complexes mean the buildings located at 1-1-230/16 and in earlier municipal numbers situated at HSR Vasudha, Tyagaraya Gana Sabha Street, Viveknagar, Chikkadpally, Hyderabad- 500020, Telangana and known as HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED and parking areas, along with common parking areas, corridors, water tanks, sumps, stair cases, common areas, terraces, compound walls, cellar, drive ways, front yard, multi purpose hall, parks, watch man quarters and other areas including open land including utilities and facilities and other areas including land forming part thereof situated at HSR Vasudha.

e) Owner means a person owning a flat either purchased from developer or from earlier land owner[s] or flat allotted in lieu of land/flats given for the development of HSR Vasudha or purchased from previous registered owner(s).

f) Member means the flat owners, their legal heir, wife, husband, any parent on their behalf given through a GPA in case if the Owner is a non resident Indian. In case of Joint Ownership, normally the first named person shall be treated as the member unless consent in writing by other joint owner(s) is accorded on any other person mentioned in the joint ownership. Membership is not transferable.

g) Section means a section of the Telangana Mutually Aided Co-operative Societies Act 1995.

h) Unit (Flat) means a family unit (flat) in HSR Vasudha building complexes.

i) Registrar means the Registrar of Co-operative Societies, Telangana State, Hyderabad.

4. Objects of the Society:

a) To protect, preserve and enhance the living conditions of the residents without prejudice to owners and to take up the issues of the residents with the concerned outside parties - be it government or legal or third parties which could affect and cause any loss to the common interest of the residents.

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S. Prasad
C. Bramaram
K. Ramana
S. Suresh
Vijaya Naidu
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b) To give assistance to members in whatever manner possible, to solve the common problems and to promote a feeling of oneness of a happy family through mutual operation.

c) To work towards improving the receipts of the Society for the benefit of members of the Society.

d) To utilize the funds of the Society solely for the common benefit and welfare of HSR Vasudha Apartments and for the maintenance of the parking areas, along with common parking areas, corridors, water tanks, sumps, stair cases, common areas, terraces, compound walls, cellar, drive ways, front yard, multi purpose hall, parks, recreational rooms, library, watch man quarters and other areas including open land including utilities and facilities and other areas including land forming part there off situated at HSR Vasudha Apartments, etc.,

e) To provide for the maintenance, repair and replacement of the common areas and facilities including water supply, electrical, intercom, CCTV, lifts, maintenance of parks and gardens, path ways, front yard and such other common facility equipments and to ensure and work towards protecting the common areas and other properties and other movable and immovable assets of the HSR Vasudha Apartments and to maintain the same in order and in working condition

f) To ensure electricity lines and as well as street lights, common area lights are in proper working condition and are in order for the benefit of the HSR Vasudha Apartments and the members of the HSR Vasudha Apartments

g) To provide for watch and ward and security as required and to maintain and up keep the common areas and facilities neat and clean and to stop entry of unauthorized persons, vehicles, etc., Trespassing is strictly prohibited.

h) To ensure to provide proper comprehensive security services for the protection of life and the properties of the members by providing security guards throughout the year and also to use technology available from time to time in the HSR Vasudha Apartments and also by properly maintaining the sealing/guarding of exit points of the HSR Vasudha Apartments

i) To ensure basic amenities like clean drinking water [both in quantity and in quality], bore well water in adequate quantities, common power, generator maintenance and other facilities/services/amenities that are needed for the common good of the members are provided uninterruptedly.

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Co-ordinator

Harman

K. Arora

S. Arora

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j) To ensure from time to time the maintenance of all drinking water lines leading to each Flats and also of sewerage lines in the HSR Vasudha Apartments connected to each residential Flat and finally connected to septic tank/HMWS&SB lines so as to avoid any leakage and disruption in the smooth flow of sewerage.

k) To take possession of and to protect all original title papers including documents relating to HSR Vasudha including GHMC approved plans, structural, electrical, water supply designs including approved by the competent authorities, agreements made by earlier land/ flat owners with developers, its link documents, encumbrance certificates obtained, receipt of deposits made etc., handed over by Developers of HSR Vasudha Apartments and to record the same in a General Body Meeting.

l) To take possession of and to protect all common areas and facilities in the premises of HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED like un allotted parking areas, corridors, common areas, drive ways, compound walls, front yard and other areas including land forming part there off, open space on the terrace, staircases, generators, submersible pumps, transformers, circuit breakers, electricity meter rooms, lifts including lift rooms, Welfare Society maintenance office space/room open shafts, common toilets, electricity distribution system, cable television and telephone wiring systems,

m) To ensure the common areas of the HSR Vasudha Apartments such as recreational rooms, library, water tanks, roads, pavements, front yard, greenery, trees, exit points are maintained in good condition so as to maintain the reasonable standard of living in the HSR Vasudha Apartments for the benefit of the members of the HSR Vasudha Apartments.

n) To ensure the maintenance of public health in the HSR Vasudha Apartments by not allowing any unauthorized encroachments in the HSR Vasudha Apartments / any misuse of any common areas or any Flats in the HSR Vasudha Apartments.

o) To organize, establish and run social, educational, cultural, recreational and other facilities for the members/residents.

p) To incur special repairs and maintenance, to improve, alter, repair, reconstruct and to incur huge expenditure of common area, facilities, structures etc., in accordance with laws and decisions taken by the members and to create a corpus fund and to collect the fund from members.

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q) To frame, amend, alter or substitute the rules, clauses of Bye Laws with the approval of the General Body as required from time to time and do all things necessary for the welfare of the residents / members and / or expedient for attainment of the objects entitled on these Bye Laws.

r) To enter into arrangements with any authorities such as Municipal, Local Bodies etc., and to obtain any advantage for the members of the Society.

s) To liaise and co-ordinate with authorities such as municipal, electricity, water board, police and such other authorities to ensure the smooth supply of electricity, water and such other facilities in accordance with law.

t) To do such other acts and activities for the common benefit and welfare and maintaining entertainment of the members of the Society and residents of the HSR Vasudha Apartments

u) To administer the affairs of the building complexes and to enforce a disciplined living to the convenience of all residents by framing such regulation as required from time to time more particularly to prohibit un authorized entry of vehicles and persons.

v) To do such other acts and deeds the General Body may decide from time to time for the common benefit of the members / residents of the HSR Vasudha Apartments.

w) To follow the co-operative principles and provisions provided in the Telangana Mutually Aided Co-operative Societies Act 1995

The provisions above made are only inclusive aims and objectives.

5. Members of the Society

a) A person owning a flat either purchased from developer or from earlier land owner[s] or flat allotted in lieu of land/flats given for the development of HSR Vasudha or purchased from previous registered owners are eligible to become Members by paying an entrance fee of Rs.100/- (Rupees One Hundred Only) and obtain 1 (One) share by paying Rs.1000/- (Rupees One thousand only) towards Share Capital.

b) In case of Joint Ownership of Flat, normally the first named person shall be treated as the member unless consent in writing by other joint owner(s) is / are accorded on any other person mentioned in the joint ownership. The other person

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shall become the member on receipt of the signed consent in the presence of 2 (Two) witnesses

c) Member for other than share holding includes the flat owners, spouse, any parent on their behalf given through a Power of Attorney in a manner acceptable to the Society.

d) Each Member has one vote irrespective of having more than one membership.

e) Upon any flat owner selling his/her flat or absolutely conveying the same by way of gift or otherwise, the purchaser or recipient shall become a member of the Society and shall be admitted on payment of Rs.100/- [Rupees Hundred only] towards entrance fee and payment of any arrears, dues for common maintenance / corpus fund by the seller / donor and on receipt of all related documents including the surrender of the Share Certificate issued to the earlier owner. No Dues Letter to be obtained from the Society before proceeding for transfer of the property. The purchaser has also to pay Rs.1000/- towards share capital and obtain a separate Share Certificate as stipulated above.

f) On death of any flat owner, his/her membership shall be transferred to the person to whom he/she bequeaths the flat by his/her Will or to the legal representative of his/her estate in case he/she has made any specific bequest of the flat. The name of the legatee or the names of the legal representatives jointly shall be entered in the register maintained by the Secretary for the purpose of administration of the Society as flat owner. In case any legatee is a minor, the name of guardian appointed by competent person shall be included for administrative convenience.

6. Joint Ownership of Flat:

Where a flat has been purchased / bequeathed by/to two or more persons jointly, the Society shall issue the Share Certificate on the first named person unless consent in writing by other joint owner(s) is / are accorded on any other person mentioned in the joint ownership for issue of Share Certificate. Under no circumstances Share Certificate shall be issued in joint names.

7. Holding of one share compulsory:

Every flat owner must hold 1 [one] share of Rs.1000/- [Rupees One thousand only] each.

CHIEF PROMOTER

S. Prasad

C. S. Srinivasan

K. Srinivasan

H. Srinivasan

S. Srinivasan

Vijay N. Srinivasan

M. Srinivasan

G. Srinivasan

8. Disqualifications:

- a) No flat owner/member shall be entitled to vote either on the question of election of the members of the Executive Committee or be entitled to stand for election to such office or in any General Body Meeting, if he/she is in arrears of any sum due from him/her in respect of his/her contributions for common expenses / corpus fund for more than 30 [Thirty] days from the end of the due date.
- b) No person contesting to/nominated to the Executive Committee can be a defaulter by even ONE DAY of either the Maintenance (or) Corpus Fund for all the flats he/she own(s) either individually or jointly.
- c) The Executive Committee member shall automatically stand debarred and disqualified should he have any defaults for his/her or all the flats he/she either individually or jointly holds, after becoming a member of the Executive Committee.
- d) The Executive Committee members are expected to lead by example.

9. Share Capital / Share Certificates

The Authorized Share Capital of the Society shall be 65 shares made up of Rs.1000/- [Rupees One thousand only] per each share totaling to Rs.65,000/- [Rupees Sixty five thousand only].

10. Share Certificate:

- a) The Society shall issue one Share Certificate duly signed by President and Secretary of the Society to Owner after he/she completely paid the full value of such share of the Society, after duly verifying that there are no defaults in terms of any payments to the society.
- b) In case Share Certificate is lost or destroyed, a duplicate certificate may be issued after duly verifying that there are no defaults in terms of any payments to the society and the original Share Certificate shall automatically stand cancelled (Null and Void). In case any objection is raised, it will be looked into by the Executive Committee and whose decision in this regard will be final.
- c) In case of any Share Certificate is worn out or damaged, the Executive Committee may order the same to be cancelled and issue a duplicate Share Certificate in lieu of thereon surrendering the worn out or damaged Share Certificate after duly verifying that there are no defaults in terms of any payments to the society.
- d) A fee of Rs.5000/- (Rupees Five thousand only) shall be collected for every duplicate Share Certificate issued under the bye-laws.

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11. Transfer of shares to interest of a member

No member be permitted to withdraw the share(s) held by him/her in the Society or to resign membership of the Society

12. Nominations:

Nomination to the Share of the Society will not be recognized by the Society and hence Society will not register any nomination.

13. Expulsion of a Member

a) If a member deceives the Society or if he/she has acted adversely to the interest of the Society or if his/her general conduct as such necessitates his/her removal from the Society in the interest of the Society the same may be done by the General Body by a resolution at its meeting by the vote of not less than 2/3rd of the members present giving him/her an opportunity to make his/her representation if any. He/She shall however continue to pay the dues payable to the Society every month thereafter

b) A member who drags the Society unnecessarily to court in the process of recovery of dues of him/her shall be liable to be debarred from the representation on the Executive Committee for a period of 2 years after such expulsion. He/She shall however continue to pay the dues payable to the Society every month thereafter.

c) The member can be expelled should in case he/she is found to be indulging in illegal activities/ promoting hatred amongst people / irregular in payments to the society/complaints against his/her behavior including in terms of disturbance / nuisance to the society.

d) The dues shall be as decided by the General Body of owners (members) from time to time. All amounts are due as on 10th of same month and any delay beyond 10th late payment charges shall be payable as below.

Rs. 100/- for each month of default.

e) For all delays beyond 30 days, also interest @1% per month shall be charged on all the outstanding amount till date of payment of the total dues to the Society and a calendar month shall be construed as a month for the purpose of a month.

f) The Executive Committee however, can relax the payment of late payment amount in exceptional cases after recording the reasons and equitably treating similarly cases. All such decisions have to be notified to the information of the

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S. Parashar

Chaitanya

K. Ramesh

H. Ramesh

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M. Ramesh

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members.

14. Voting

- a) Voting shall be on one member one vote basis. In case any two or more flats are joined, it shall be treated as one flat only for the purpose of voting. However different rules can be formed for the purpose of collection of maintenance amount/corpus fund.
- b) Incase more than one flat is owned by any person, he/she shall be treated as one member only. However if more than one flat is held jointly by more than one person, then any one of the joint owners can opt to become a member for that flat as per clause 5 said supra.
- c) The quorum shall be $1/5^{\text{th}}$ (ignoring fraction) of the number of flats for a General Body.
- d) The quorum for the Executive Committee meeting shall be more than half of the Committee Members.
- e) Vote shall be caste in person. Voting by proxy is not allowed under any circumstances.

15. Powers and duties of Co-Operative Society

- a) The highest priority of the society is to protect, preserve, conserve and safeguard the interests of the Apartments, its properties, its revenue sources, its residents without any discrimination amongst owners or between the two blocks.
- b) The Co-Operative Society will have the responsibility of administering HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED, approving the annual budget estimates and arranging for the management of the apartments in an efficient manner.
- c) The outgoing Executive Committee shall handover the books of accounts and all details of movable materialistic possessions to the new incoming committee in a smooth fashion. No information shall be withheld or suppressed to the direct or indirect benefit of the outgoing committee. Should such instance come to light, the Outgoing committee members stand to lose their right to contest again forever.

16. Place of Meetings:

Meeting of the Co-Operative Society shall normally be held at the Community hall and in some exceptions be held at suitable place convenient to the Members as

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may from time to time be designated by the Co-Operative Society.

17. General Body:

The General Body of the Society shall consist of all members of the Society. The General Body shall exercise all powers as specified

1. Election and removal of Executive Committee Members and expulsion of Members.
2. Amendment of bye-laws
3. Consideration of proposed resolutions if any.
4. The preparation of long-term plan and budget
5. Annual operational plan and budget.
6. The annual report of activities for being filed with the Registrar
- 7 The auditor reports and the audited statement of accounts for being filed with Registrar
8. Special audit report or enquiry report if any.
9. Compliance report relating to audit, special audit and enquiry report if any
10. Approval of appointment and removal of auditors.
- 11 Disposal of surplus.
- 12 Management of deficit
- 13 Creation of specific resources and other funds.
- 14 Review of the attendance of Executive Committee
- 15 Appointment, reconstitutions and disbanding of the representative General Body
- 16 Review of actual utilization of resources and other funds.
- 17 Remuneration payable to Internal Auditors/Auditors.
- 18 Membership of Co-Operative Society in any other Cooperative Society/Co-Operative Bank, Federation if a federation is formed in future.
- 19 Collaboration with other organization and review
- 20 Promotion of subsidiary organizations and review
- 21 Clauses which are designed/described for safety and security of the building / flats/ common area cannot be modified
- 22 Dissolution of Co-Operative Society

All other matters as necessary and incidental to be taken by the General Body

18. Meetings

a) The Annual General Body Meetings shall be conducted by the Executive Committee once in a year. Any other meeting of members shall be treated as Extra Ordinary General Body Meeting.

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b) Executive Committee shall meet at least once in 3 months.

c) The President or in his/her absence the Vice President shall preside over such General Body Meetings and if both are absent a member for the General Body shall be elected to preside in such meetings.

d) It shall be the responsibility of the Executive Committee to convene the requisitioned General Body meetings within 30 days of the requisition given in writing signed and verified by 25% of the entitled members. If the body fails to convene such meeting(s) within the specified time, it shall be competent for the Registrar to convene the requisitioned General Body Meeting or Annual General Meeting as the case may be.

e) The resolutions of the Executive Committee Meetings and General Body Meetings shall be recorded in the minute book. Also the attendees shall sign the attendance sheet. The minutes so recorded shall be signed by the person who chaired the said meeting. Minutes shall be communicated to all persons invited for a meeting within 30 days from the date of meeting. The minute book is available for inspection by any member at reasonable time on giving a written requisition addressed to the President and endorsed by him/her.

f) The notice along with agenda for the General Body Meeting shall be signed by the President and shall be sent at least 10 days prior to the date of meeting

g) The notice along with the agenda for the Executive Committee Meeting shall be signed by the President/Secretary/Chief Executive and shall be sent at least 5 days prior to the date of meeting in case of ordinary Executive Committee meeting and 3 days in the case of urgent Executive Committee meeting.

h) The notice of an Executive Committee shall be sent by hand with a copy of the same posted on the notice board at the community hall as all executive members are residents of the complex. The notice of General Body may be delivered to any resident in that Flat and the responsibility of informing the non-resident owners will vest with the residents. The notices may also be sent by any other mode as deemed fit by the Executive Committee.

i) The quorum of any General Body Meeting shall be $1/5^{\text{th}}$ of the total number of members and the quorum of the Executive Committee Meeting shall be more than half of the Committee Members.

j) Executive Committee can call for any emergency meeting of them at any time by

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S. Prasad

giving shorter notice. Executive Committee can also circulate any subject in writing and can seek approval of the same. Any approvals given in circulation or in any emergency meeting shall be ratified in their next regular meeting.

k) Special Invitees with knowledge on any particular subject can be invited to participate in the discussions. Special Invitees have no right to vote.

19. Special Meeting:

It shall be the duty of the President to call a special meeting of the apartment owners (members) as directed by the resolution of the Executive committee or upon a petition signed by majority of the owners (members) to the Secretary or at the request of the Registrar or as the case may be. The Registrar of the Co-Operative Society or any officer duly authorized by him on his/her behalf can represent. The notice of the any Special Meeting shall state that time and place of such meeting and the purpose thereof (agenda). No other business shall be transacted at the Special Meeting except as stated in the notice. Special meeting shall be conducted within 30 days from the date of receipt of requisition.

20. Notice of Meetings

a) It shall be the duty of the Secretary to mail, message, circulate or send a notice to each Annual or Extra Ordinary or Special Meeting stating the purpose thereof (agenda) as well as the time and place where it is to be held to each flat owner (member) by giving at least 10 days prior notice. The mailing or sending of a notice in the manner provided in this by-laws shall be considered as notice served.

b) Notice of all General Body Meetings shall be sent to the Registrar of Co-Operative Society.

c) The Secretary shall with the prior approval of the President call for a meeting of the Executive Committee at least 5 days before the meeting in case of ordinary Executive Committee meeting and 3 days in the case of urgent Executive Committee meeting

c) Social media apps like WhatsApp can also be used for this purpose.

21. Adjourned meeting

If any meeting of owners (members) cannot be organized because of lack of quorum the owners (members) who are present may adjourn the meeting

22. Order of business

The order of business at all meetings of the owners (members) of Flats shall be as

CHIEF PROMOTER

Express

Curator

K. Ramesh

W. Ramesh

I. Ramesh

Vijay

W. Ramesh

S. Ramesh

follows

1. Roll call
2. Proof of notice of meeting or waiver of notice
3. Reading of minutes of previous meetings
4. Reports of officers
5. Reports of the competent authority or the Registrar of the Co-Operative Society or of the office duly authorized by them if present.
6. Report of committees
7. Election of Executive Committee
- 8 Unfinished business
- 9 New Business 10. Table agenda

23. Management of Co-Operative Society

a) Subject to such resolution as may be passed by the General Body from time to time, the affairs of the Co-Operative Society shall be governed by the Executive Committee of Society.

b) The total number of Executive Committee members can be a maximum 9 for the present.

The Executive Committee shall consist of

- President - 1,
- Vice President - 1,
- Secretary - 1,
- Joint Secretary- 1,
- Treasurer- 1,
- Member "A" Block - 1,
- Member "B" Block- 1
- Other Executive Members - 2

c) If the President is from one Block, the Secretary would be from the other Block. All the Executive Committee members have to be necessarily be Residents and Owners namely President, Vice President, Secretary, Joint Secretary, Treasurer, Member A Block, Member B Block have to be necessarily resident owners.

d) The other two posts of Executive Committee can be resident spouse or parent of the Owners, with a consent letter from the actual owner.

e) All the Executive Members have to residents in the flats physically.

24. Powers and duties of Executive Committee

i) It must be borne in mind that the members of the Executive Committee shall work and discharge their duties diligently and to the total satisfaction of the

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General Body while ensuring the boundaries of legal frame work.

ii) The members of the Executive Committee are part of the General Body and are not above the General Body and with this in mind, every decision taken by the Executive Committee shall be well thought out, reasonable and logical in approach. There should be no scope of fraudulent transactions, different yard sticks for different people, rules favoring any particular person or group. The Executive Committee members have no rights or privileges of any sort.

iii) It would be pertinent to note here that various people have expertise in various fields and seeking a opinion from the residents prior to any major decision would augment well.

iv) The Executive Committee shall call for copies of development agreements, sale deeds and such other documents relating to allotment/ownership of flat numbers and parking numbers.

v) The Executive Committee shall have the powers and duties necessary for the administration of Co-Operative Society and may do all such acts and things as are necessary with in this bye-laws.

vi) Other duties:

In addition to the duties imposed by these by-laws or by resolution of the co-operative Society. The Executive Committee shall be responsible for following

a) Care, up keeping and surveillance of the flats covered by HSR Vasudha building complexes including parking areas, corridors, common areas, compound walls, front yard and other areas including land situated at HSR Vasudha and the restricted areas and facilities including inside of flats more particularly kitchens, bath rooms, utility areas etc.

b) Collection of monthly maintenance (assessments) amount from the owners (members) including corpus fund etc.,.

c) Designation, employment, remuneration and dismissal of the personal necessary for the maintenance and operation of the common areas and facilities and the restricted, common areas and facilities.

d) To provide for the manner in which the audit and account of the Co-Operative Society shall be carried out.

e) To inspect the accounts kept by the Secretary and the Treasurer and examine

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the register and the books of account and to take steps for the recovery of all sums due to the Co-Operative Society

f) To sanction working expenses, count cash balance and deal with other miscellaneous business

g) To see that cash book is written up promptly and is signed.

h) To transfer surplus funds to fixed deposit accounts and to retrieve back at the time of need and to use the funds judiciously,

i) To hear and deal with complaints

j) The Society shall also look into enhancing its resources by way of meeting capital expenditures on split approach basis, wherein the residents /owners shall contribute on one side and amount withdrawn from the corpus fund on other side at a percentage fixed based the cost involved.

k) To pass such resolutions for opening and operation of bank accounts including deposits.

25. Manager

The Executive Committee may employ for the Co-Operative Society a manager at a compensation determined by the Committee. To perform such duties and services as the Committee shall authorize

26. Election and term of the office

The term shall be 3 year with a direction that 1/3 of the Executive Committee members shall retire by rotation every year and in the first instance retiring committee members shall be selected by draw for the first and second year end. The retiring committee members are eligible to contest for re appointment

27. Vacancies

Any vacancy arising due to any reason including removal or resignation of any of the Executive Committee Member shall be filled in by the Executive Committee and the same shall be ratified by the members in the ensuing General Body Meeting. Such incumbent can hold any post in the Executive Committee up to the period of that Committee only.

28. Removal of Executive Committee member

At any regular or at Special Meeting duly called, any one or more of the Committee

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Member may be removed by following due procedure. Any committee member(s) whose removal has been proposed by the owners (members) shall be given an opportunity to be heard at the meeting

29. Elections

Elections shall be held as per the provisions of the Telangana Mutually Aided Co-Operative Society Act.

President: The President shall be the Chief Executive Officer of the Co-Operative Society.

He/She shall preside at all meetings of the Co-Operative Society. General power and duties are usually vested in the office of the President of the Co-Operative Society, including but not limited to the power to appoint Committees from among the owners (members) from time to time as he/she may in his/her discretion decide to be appropriate to assist in the conduct of the affairs of the Society

Vice President: The Vice president shall take place of President and perform his/her duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Executive Committee shall appoint some other member of the executive committee so to act on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Executive Committee. President can allot specific task/power/duties to Vice President separately and in such case he/she shall perform that which has been assigned to him/her.

Secretary: The Secretary shall keep the minutes of all meetings of the Co-Operative Society, he/she shall have charge of such books and papers as the Executive committee may direct and shall in general perform all the duties incidental to the office of Secretary.

Joint Secretary: Joint Secretaries shall assist the Secretary in his/her functions. Secretary can allot specific task/power/duties to Joint Secretary separately and in such case he/she shall perform that which has been assigned to him/her.

Treasurer: The treasurer shall be responsible to collect receipts from 'A' Block and from 'B' Block. Treasurer can take the assistance from any of the Executive Committee members in collection and in his/her other functions. It is the responsibility of the Treasurer who would have the signatory authority to issue cheques along with the other signatories to the concerned parties. It is also the responsibility of the Treasurer to put up the details of collection/expenditure and list of defaulters on the notice board every month.

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The Treasurer shall be responsible for Co-Operative Society funds and securities.

He/She shall also be responsible for keeping full and accurate accounts of all receipts and disbursement in books belonging to the Co-Operative Society.

He/She shall be responsible for the deposits of all money and other valuable effects in the name and to the credit of the Co-Operative Society in such depositaries as may from time to time be designated by the Executive Committee.

He/She shall assist in drawing Receipt and Payments Account, Income and Expenditure Account and Statement of Affairs of the Society at the given times.

30. Obligations of the apartment owners (members/occupants).

a) Assessment:

1. All the owners are obliged to pay monthly assessment (maintenance charges) and amount towards corpus fund imposed by the societies to meet all expenses relating to the maintenance of the Society which may include an insurance premium for a policy to cover repairs and reconstruction works and including all possible perils. Monthly assessment charges for the maintenance and for corpus fund fixed from time to time shall be payable by owners even if there is no or partial occupancy.

2. Such assessments shall include monthly payment to the general operating and for reserve fund for replacements by whatever name called.

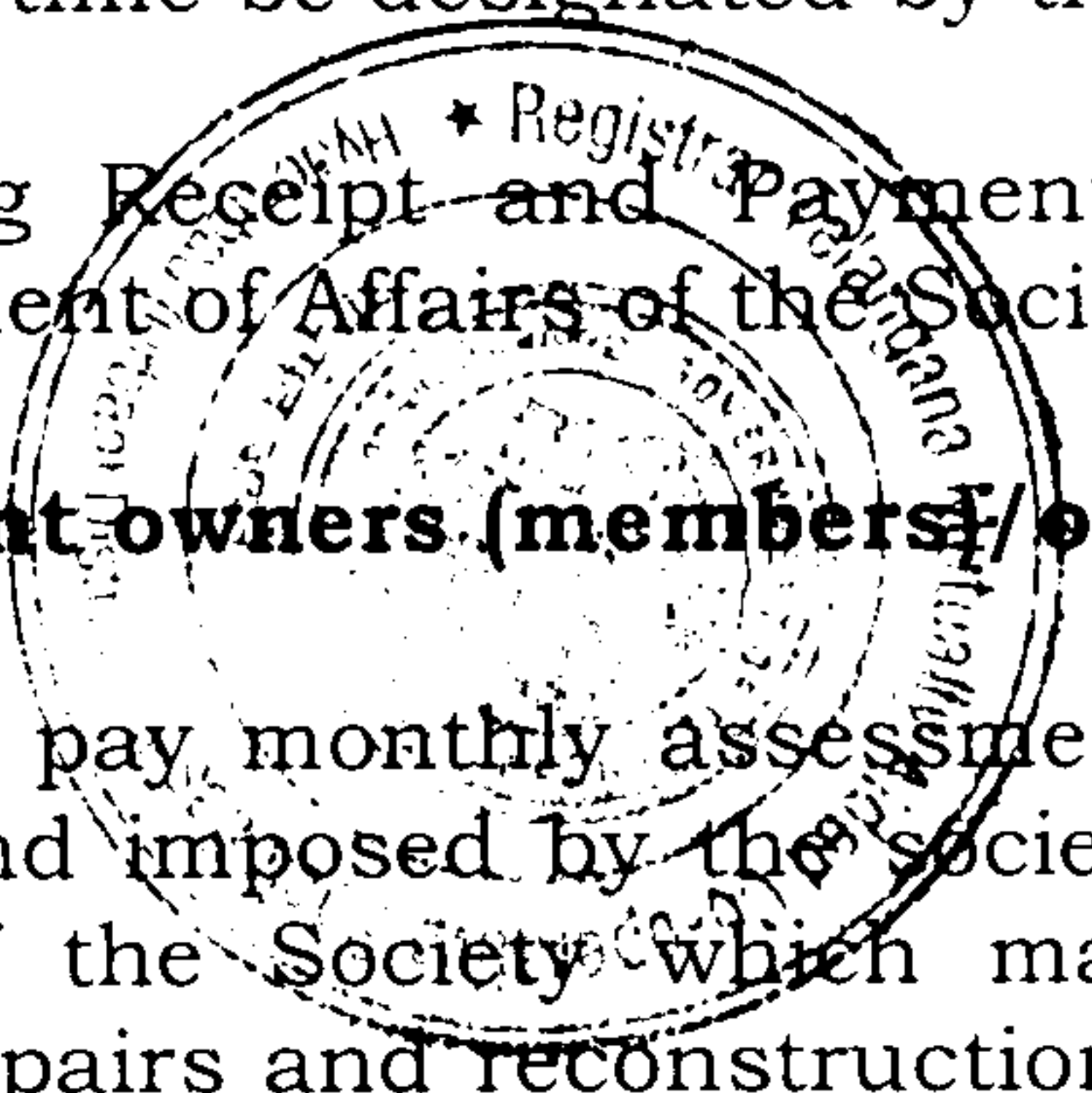





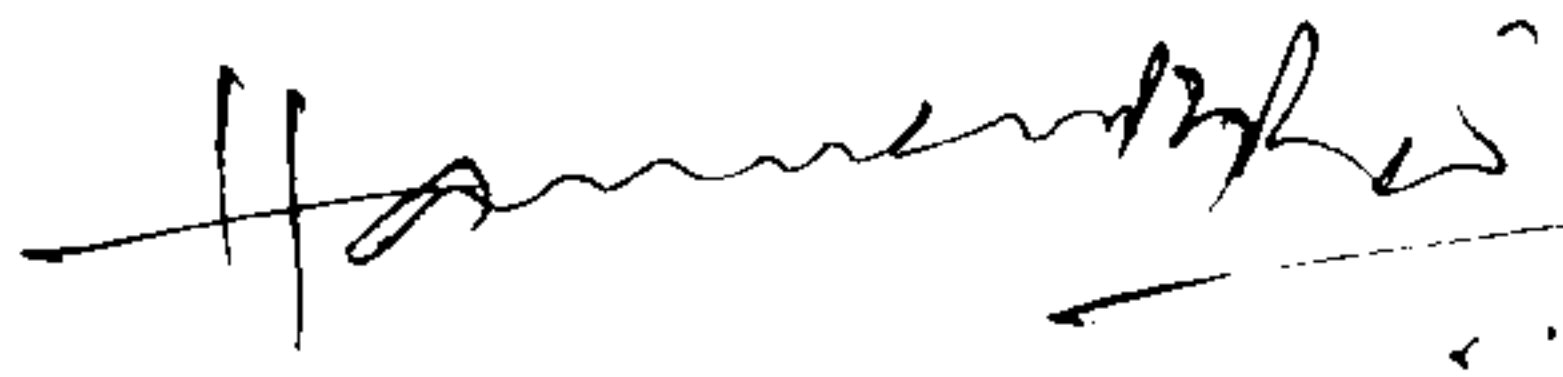

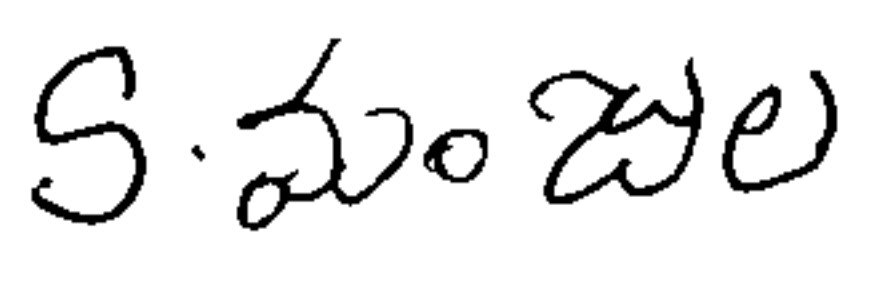
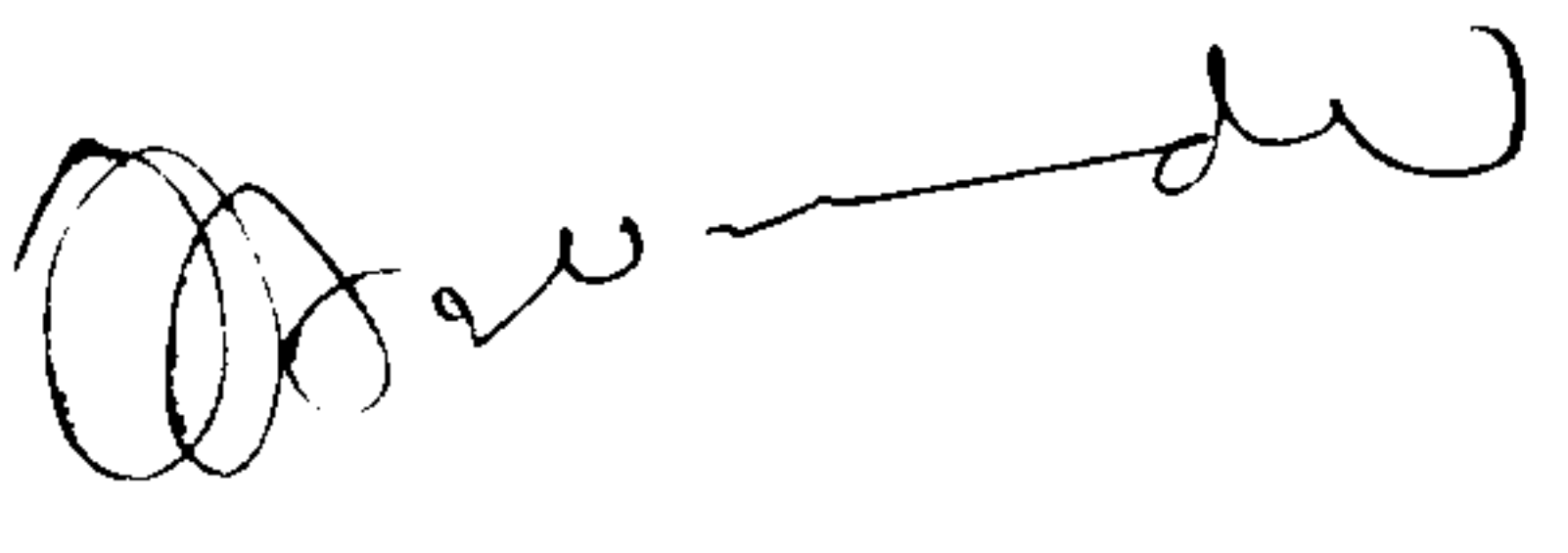

b) Maintenance and repair:

1) Every owner (member) must perform prompt maintenance and repair works within his/her own flat which if omitted would affect the apartments property entirely or a part belonging to other owners. He/She would be expressly responsible for the damages and liabilities for his/her failure to do so.

2) All the repairs of internal installations of the flats such as water, light, gas, power, sewage, telephone, air conditioners sanitary installations doors, windows, lamps and all other accessories belonging to and inside the flat shall be at the expenses of the apartment owner concerned.

3) An owner (members) shall reimburse the co-operative Society for any expenditure incurred in repairing or replacing any common area facility damaged through their fault.

4) No Member/Occupant is permitted to let out his/her parking area to other than


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fellow occupants either temporarily or permanently. Members/Occupants should not allow outsiders to park vehicles such as cars, two wheelers inside the campus and in front yard. The car parking is exclusively for owners (allotted by the builder or modified by the EC/Special Committee). The Car parking should not be alienated to any outsider for any other purpose or for rent. However occupants who are residing inside the apartments can use the car parking allotted to their owner's flats. The occupants cannot let out or use the parking area for any other purpose.

5) No member/occupant is authorized to permit their employees, relatives, colleagues or any other person from using his/her parking/common area parking for parking their vehicles either free/commercial/to earn goodwill. No Member/Occupant is permitted to park their vehicles in corridors, passages, including front yard of our building. As such there is no specific allotment for 2 wheelers and hence all the Members/Occupants have to park their 2 wheelers in their allotted car parking only. No 2 wheeler of Members/Occupants should be parked in corridors or passages or in front yard.

6) Proper use of parking areas and common areas is very essential. Otherwise it shall become a threat to safety and security of building, flats, common areas, front yard and also to people residing inside. Society through its committee has the authority to give identification(s) to the vehicles (both 2 wheelers and cars) of Occupants and regulate its entry inside the building and also at front yard. Occupants should take prior permission for their guest vehicles to be parked at front yard. Guest Vehicles are not permitted inside.

7) Residents only can park their vehicles inside the building. For this purpose Owners of vehicles have to submit copies of registration documents. Vehicles which are registered in their name or in the names of their spouse, children, parents are permitted. Other vehicles of residents which needs to parked inside have to submit evidence and other documents linking the Occupant and ownership of the vehicle and obtain permission from the Executive Committee. Also declaration as framed by the Committee has to be signed by all Owners/Occupants of the Flats.

8) Committee has the right to regulate the entry and exit of all vehicles in any manner including giving identification marks including stickers, tokens, fixing of cross bar at convenient places, use of technology or and any convenient method/manner.

9) Committee has the right to remove the vehicles which are parked against the

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bye laws in any manner including complaining to the concerned authority at the cost of the vehicle owner. Also penalty can be levied by the committee.

10) Owners who are letting out their flats on rent/lease should ensure that the occupants follow the rules and bye laws in letter and spirit. Also Owners should inform in advance of any change in tenancy. Executive Committee has the right to verify the credential of the prospective occupants and obtain the declaration. Also no objection should be obtained by the Owner whenever there is a change in tenancy and also when the flat is sold or ownership is changed.

31. Use of family flats- internal changes:

All flats shall be utilized for residential purpose only. No owner or occupant shall do any business including any commercial, charitable or any other activity such as making home foods for sale, conducting tuitions etc, nor obtain registration as a business entity giving the address of any flat. Any activity which has the presence/gathering of people requires prior approval of the Executive Committee. An owner shall not make any structural modification or alterations in his/her flat or installation located therein without previously notifying the Co-Operative Society in writing through the President. The Co-Operative Society shall have the obligation to answer within ninety days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

32. Use of common areas and facilities and restricted common areas and facilities

An owner/occupant shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators, corridors, common areas, terrace, front yard and other areas of the apartments and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose other than for the purposes for which they are meant.

33. Right of Entry:

a) An owner shall grant the right of entry to the Manager or to any other person authorized by the Executive Committee or the Co-Operative Society. In case of any emergency originated in or threatening his/her flat, whether the owner is present at the time or not right of entry is deemed to have been granted.

b) An owner shall permit other owner, or their representative when so required to enter his/her flat for the purpose of performing installation alteration or repairs including mechanical services, provided that request for entry is made in advance

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and that such entry is at a time convenient to the owner. In case of an emergency such right of entry shall be immediate.

34. Rules of Conduct:

Every owner/member/resident shall conduct in a manner that his/her conduct is not a source of inconvenience to others

a) No resident of the apartment shall paste any advertisement or posters of any kind in or on the building except as authorized by the Co-Operative Society.

b) Residents shall exercise care about making noises or the use of musical instrument, radios, television and amplifiers that may disturb others.

c) Residents keeping domestic animals shall abide by the prevailing acts, regulations including municipal sanitary bye-laws or regulations.

d) it is prohibited to hang saris, clothes, garments, rugs etc from the windows, balconies or from any of the facades of the unit (flat) / apartment.

e) It is prohibited to dust saris, clothes, garments rugs etc., from the windows or to clean them by beating on the exteriors part of the said apartments.

f) It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin at their own cost. It is prohibited to throw garbage or thrash in side pipelines, WCs, drainages.

g) It is prohibited to store, throw any explosives, crackers, combustible material, hazardous material or such other matter/goods/materials not permitted without the sanction of the competent authority with in their flats, dust bins, common areas, terraces, car parking areas including inside the vehicles, pipeline, ducts.

h) It is prohibited to do any act / suffer any thing to be done which may cause annoyance or inconvenience to any of the owners/members/residents or carry on practices which may be repugnant to the safety, general decency or morals. All the common areas and facilities are to be used for the purpose for which they are intended without hindering or encroaching upon the lawful rights of other owners / members.

i) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antenna without prior approval.

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- j) It is prohibited to park vehicles in drive ways, in unauthorized locations and in a manner that obstructs free movement of others vehicles.
- k) It is prohibited to waste water by forgetting to close water taps/not arranging prompt repairs to leaking taps, WCs in wash/bath rooms.
- l) It is prohibited to do any unlawful activity in any part of the building complexes, open places including in the units (flats)
- m) It is prohibited to do any anti social activities in any open/common places in HSR Vasudha.
- n) Prior permission of the Executive Committee is required in case of presence of gathering of people for any occasion, function etc., Also use of lift by such persons requires permission and the concerned has to pay in advance / reimburse an amount as fixed towards the additional expenditure to be incurred.
- o) Prior permission of the Executive Committee is required in case of transportation of house hold furniture, equipments either physically or through lifts at the time of occupation and vacating of the flats by the occupants. The Executive Committee can grant permission on such conditions and timings. Use of lift for such purposes and by such persons requires permission and the concerned has to pay in advance / reimburse an amount as fixed towards the additional expenditure to be incurred.
- p) Any person willing to become a resident is expected to understand the rules and requirements of the Society before entering with any arrangement with the owner of the flat. The Concerned has to sign a declaration to that effect.
- q) Any additional rules and requirements can be framed by the Executive Committee and such rules and regulations are binding on the owners / members / residents.
- r) The Society has the right to display such rules, requirement to be fulfilled by all concerned including bringing it to public attention.

35. Funds:

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

- By Shares
- By contributions and donations from the apartment owners.
- From common surplus which shall form the nucleus of the reserve/corpus fund

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36. Allocation of Surplus Fund and Investment there of:

1. 25% to deficit cover fund
2. 25% to bad and doubtful debts
3. 50% to reserve fund

The Cooperative Society may invest or deposit its funds as specified under the Telangana Mutually Aided Cooperative Societies Act.

Should there be any federation of flat/apartment owners societies the Co-Operative Society may after consulting the competent authority, become a member thereof, and pay the sum from time to time payable to such federation under the rules thereof.

a) The accounting year shall be from 1st April to 31st March of next year as presently applicable to all entities. It shall be changed as and when the financial year is changed by government.

Resolution(s) passed to effect the operations of the account shall be informed to the bank and the same shall be in operation until modified and the same intimated to the bank. Also cheques signed by the authorized in their time is valid even if presented after the change of the authorized subject to bank rules and regulations. It is sufficient to inform the changes in the names of the authorized persons by designation and their signatures submitted to bank.

d) All payment above Rs.10,000/- (Rupees Ten thousand only) for the present shall be made by cheque only signed by the authorized. For the purpose of petty expenses, cash up to Rs.10,000/- (Rupees ten thousand only) for the present can

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be drawn at a single time and the receiver is accountable for the withdrawal. The amount specified above can be modified by the Executive.

e) The Co-Operative Society shall, on or before 6 months from the end of each year, publish an audited annual financial statement in respect of the previous financial year of the HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED such as

Receipts and payment account,
Income and Expenditure Account / Profit and Loss Account
Statement of Affairs/ Balance Sheet

Also a summary of the property and assets and liabilities of the common areas and facilities of the Co-Operative Society, giving such particulars as well disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

f) The audited financial statement shall be open to the inspection of any member of the Co-Operative Society during office hours and in the office of the Co-Operative Society and a copy thereof shall be submitted to the competent authority.

39. Publications of accounts and reports:

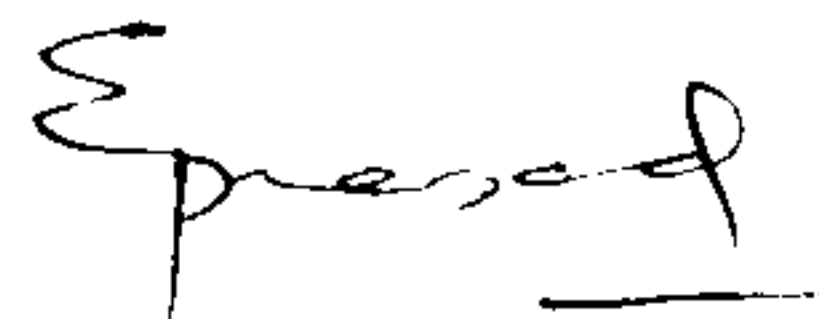
A copy of the last financial statements and of the report of the auditor if any shall be kept in a conspicuous place in the office of the Co-Operative Society.

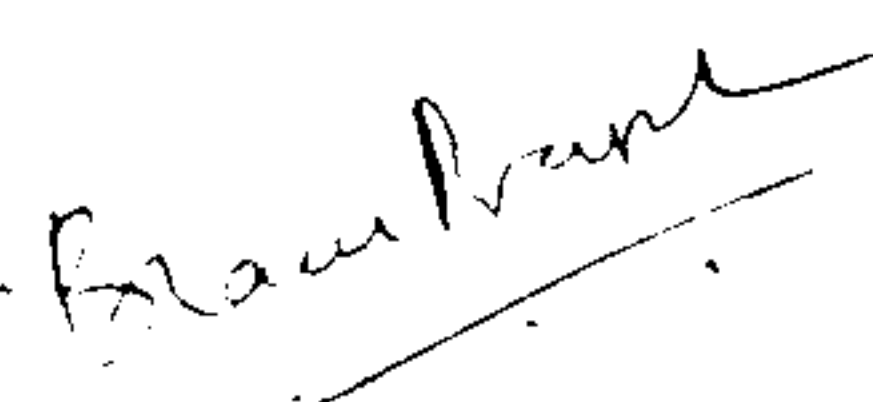
40. Appointment of Auditor: The Co-Operative Society shall appoint at its General Meeting an auditor and by the Executive Committee in the first year, who shall audit the accounts of the Co-Operative Society to be prepared by the Executive Committee as herein before provided and shall examine the annual accounts and verify the same with the accounts relating therein and shall either sign the same as found by him/her to be correct duly vouched and in accordance with law or specially report to the Co-Operative Society in what respect he/she finds it incorrect, un-vouched or not in accordance with law

41. Power of Auditor:

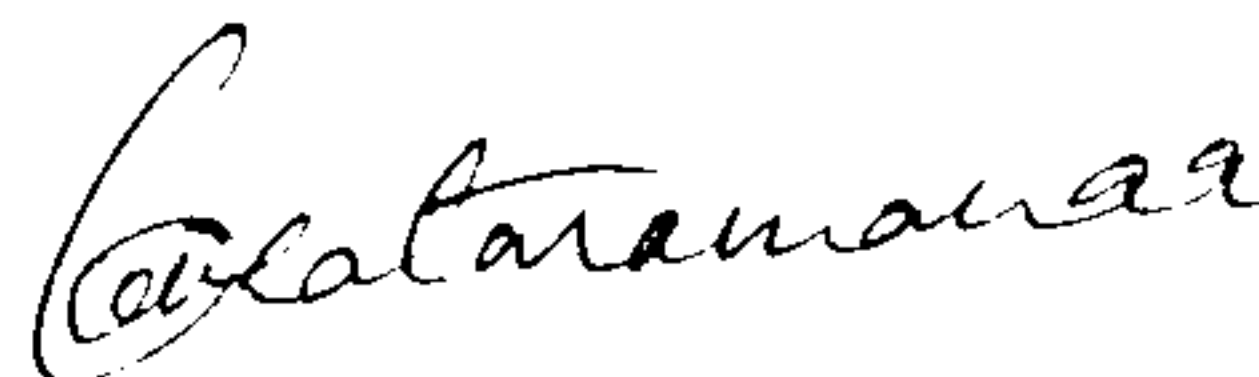
The auditor shall be entitled to call for and examine any papers or documents belonging to the Co-Operative Society relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the Co-Operative Society upon any matter connected with the accounts which appears to him/her require notice


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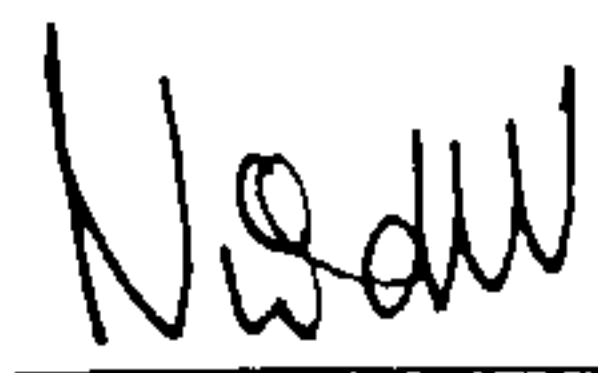


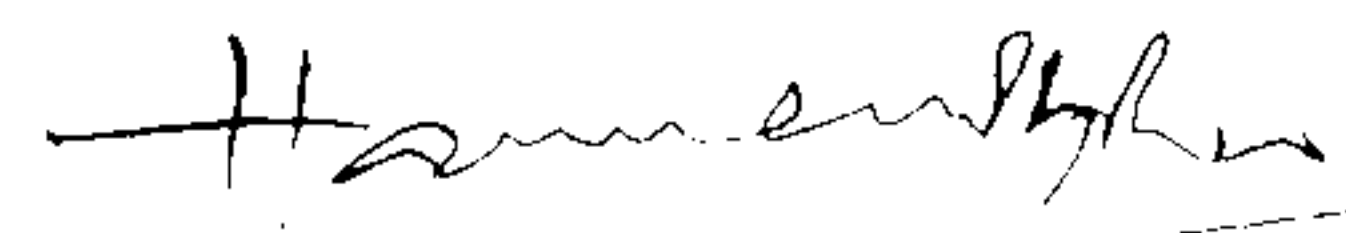


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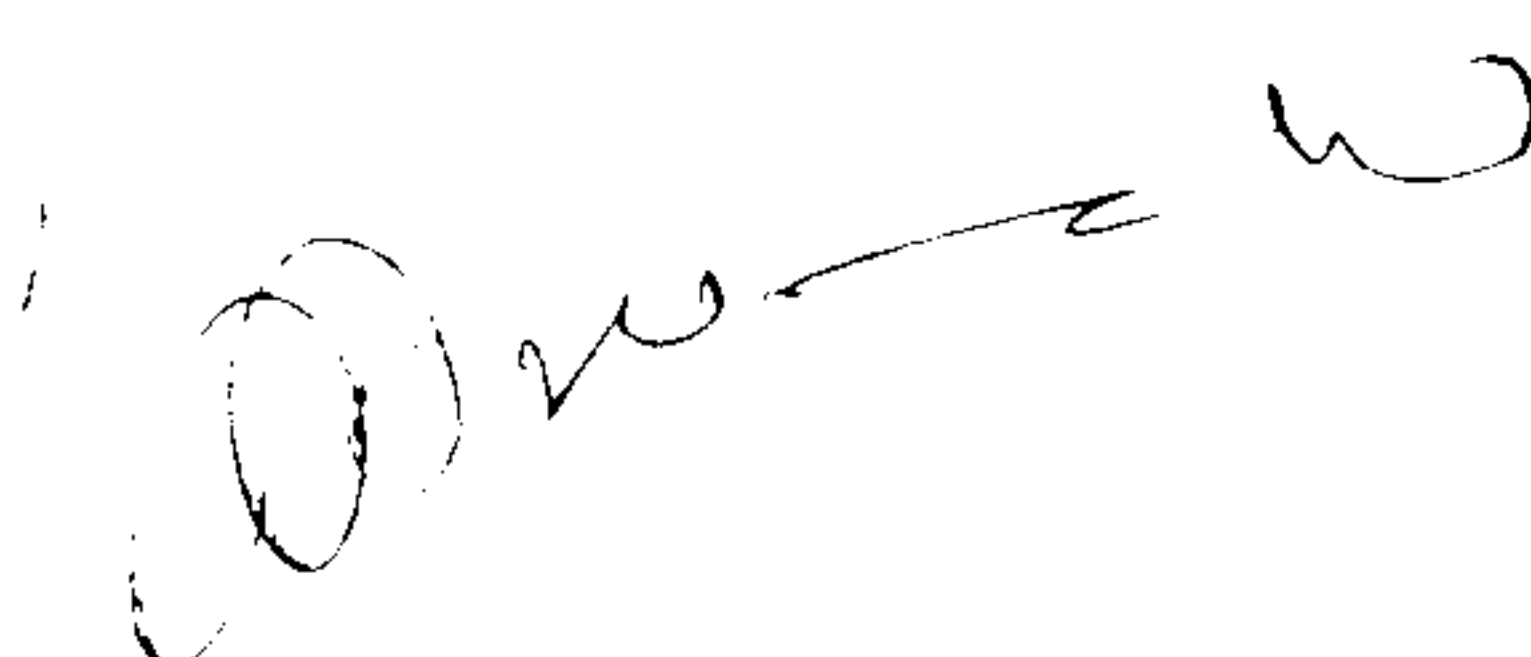












42. Notice to Cooperative Society:

An owner who mortgages his/her unit (flat) shall compulsorily notify the Co-Operative Society through the manager, if any, or the President of the Executive Committee in the event there is no Manager, the name and address of his/her mortgagee and the Co-Operative Society shall maintain such information in a book entitled "mortgagee" of units/flats.

43. Notice of unpaid assessment:

The Co-Operative Society shall at the request of a mortgages of a flat, report any unpaid assessment dues from the owner of such flat.

44. Compliance:

These bye-laws are set forth to comply with the requirement of the Telangana Mutually Aided Cooperative Societies Act, 1995. In case any of these bye-laws conflict with the provision of the said Act. It is hereby agreed and accepted that the provisions of the Act will apply.

45. Seal of the Co-Operative Society:

The Co-Operative Society shall have a common seal in the custody of the Secretary and shall be used only under the authority of a resolution of the Executive Committee and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Co-Operative Society by two members of the Executive Committee and the General Secretary or any other person authorized by the Co-Operative Society in that behalf

46. Ammendment of Bye-Laws:

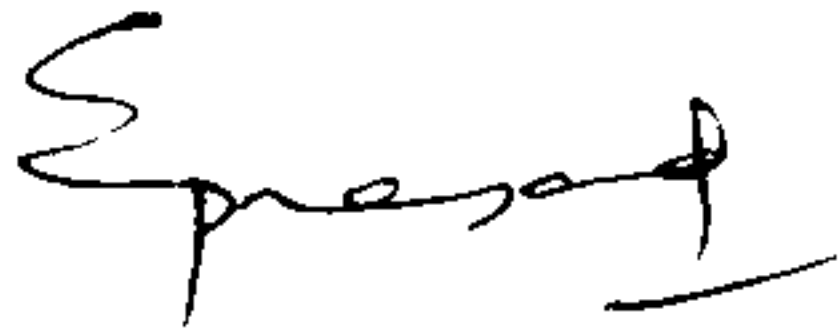
These byelaws may be amended by the Co-Operative Society in a General Body Meeting and no amendment shall take effect unless approved by the Registrar within reasonable time.

47. Penalties:

a) Violations to the Rule of conduct can be penalized by Executive Committee. The amount of penalty for each violation/additional violation(s) can be decided by the General Body. The penalty amount will be treated as due to Society till paid and will be treated at par with any other dues.

b) The Manger or the Executive Committee of the Society, may after due notice of not less than 15 days, for just and sufficient cause, cut off withhold or in any manner curtail or reduce any essential supply or service enjoyed by an unit (flat) owner/occupant. The cost of restoration of service shall be payable by the unit (flat) owner/occupant.


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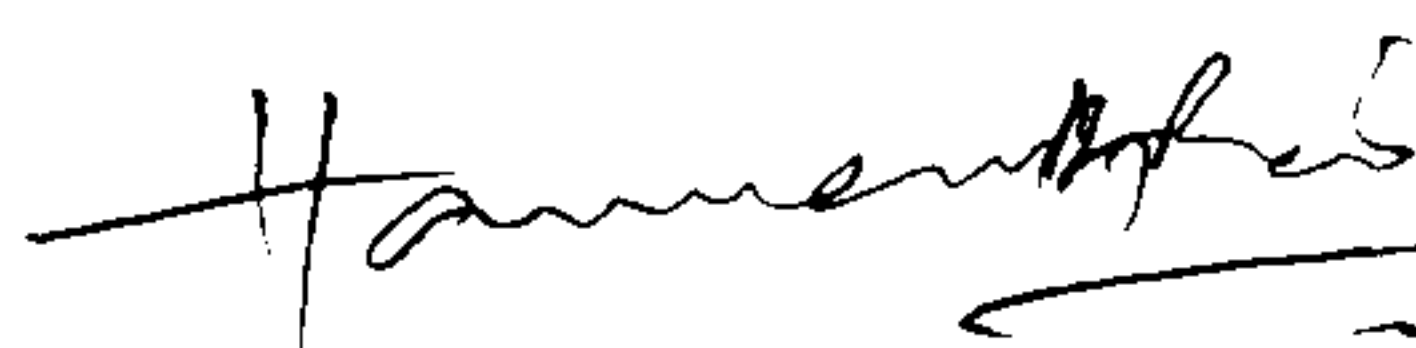



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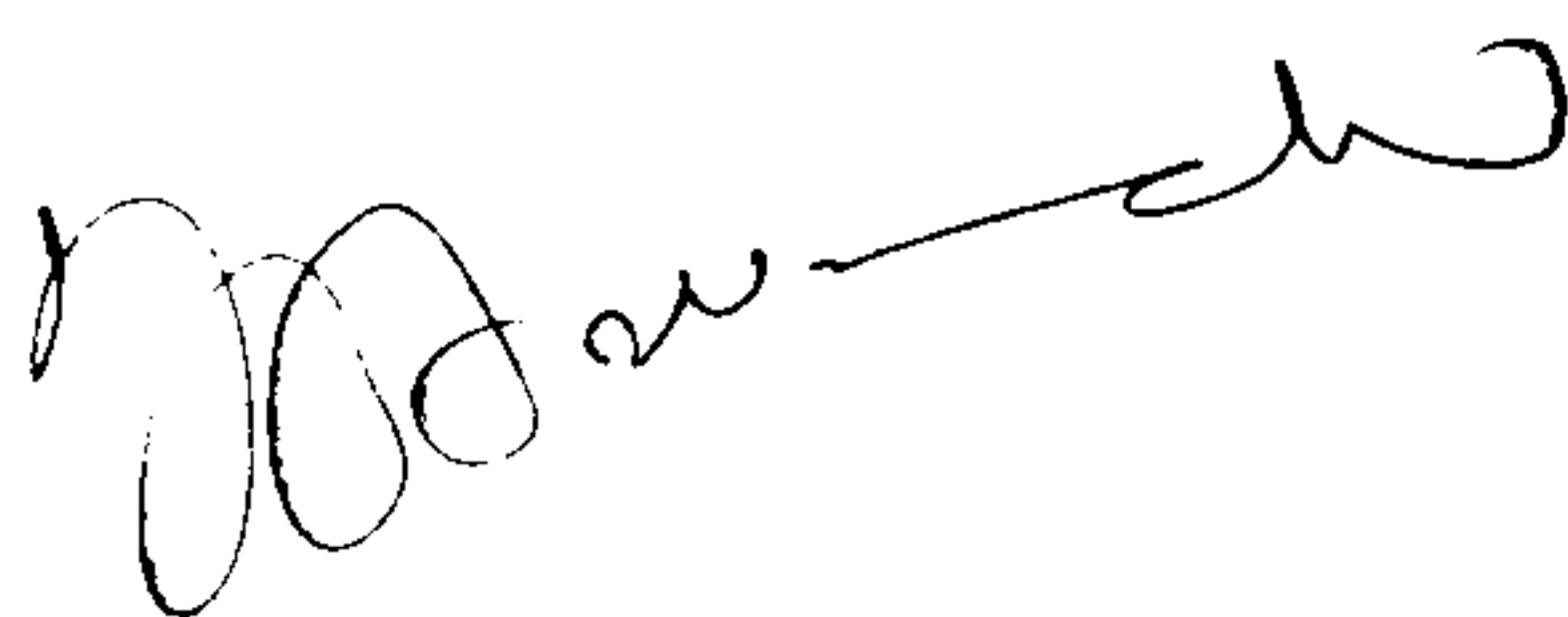

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c) If the outstanding dues become significant (the limit of amount to be set from time to time by General Body) the property of the member will be attached for its sale, for the settlement of dues and for return to the member of any balance remaining.

d) Violation of any part of the bye-laws resulting in expenditure to restore the unit (flat)/apartments to original condition by Co-Operative Society shall be recoverable from the flat owner who/occupant caused such damage

48 Dissolution:

This Society may be dissolved or liquidated in accordance with the provisions of the Telangana Mutually Aided Cooperative Societies Act, 1995. In the event of liquidation of the Society, any funds remaining after the fulfillment of all external liabilities and the other liabilities shall be disbursed in proportion to the Share Capital of such members is taken up.

49. Co-Operative Principles:

A Co-Operative is a Society of persons united voluntarily to meet their common economic, social and cultural needs and aspirations through a jointly owned and democratically controlled enterprise.

50. Basic Co-Operative Principles are:

a) Voluntary and Open Membership:- Co-Operatives are voluntary organizations, open to persons connected to it and able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, political or religious discrimination.

b) Democratic Member Control: Co-Operative are democratic organizations, controlled by their members, who actively, participate in their policies and making decisions. Men and Women serving as elected representatives are accountable to members.

c) Member Economic Participation: Members contribute equitably to, and democratically control, the capital of their Co-Operative.

d) Autonomy and Independence: Co-Operatives are autonomous, self help organizations controlled by their members

e) Education, Training and Information: Co-Operatives provide education and training for their members, elected representatives, managers, and employees so that they can contribute effectively to the development of their Co-Operation.

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f) Co_Operation among Co_Operatives: Co_operatives serve their members most effectively and strengthen the Co-Operative movement by working together through local, national, regional, and international structures.

g) Concern for Community: Co-Operatives work for the sustainable development of their communities through policies approved by their members.

h) Values: Co-Operatives are based on the values of self help, self responsibility, democracy, equality, equity, and solidarity. In the tradition of their founders, Co-Operative members believe in the ethical values of honesty, openness, social responsibility and caring for others.

51. Transitory Bye Laws:

The Chief Promoter and promoters shall officiate as the Executive Members by way of resolution by the promoters until the first elections are conducted to the Society for constituting the elected body of the members with in 60 days from the date of registration of the society and the elected Executive Body assume charge.

Bye Laws are approved in the promoters meeting of HSR VASUDHA FLAT OWNERS WELFARE MUTUALLY AIDED CO-OPERATIVE SOCIETY LIMITED held on 03.03.2019

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