



BYE - LAWS

MAGNA'S MAJESTIC MEADOWS VILLA OWNERS WELFARE ASSOCIATION



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Regd. No. AMC /SRD/DCO/2019/2637



GOVERNMENT OF TELANGANA COOPERATION DEPARTMENT

OFFICE OF THE REGISTRAR OF MUTUALLY AIDED CO-OPERATIVE SOCIETIES FOR SANGAREDDY DISTRICT

Certificate of Registration

under section 5 of the Telangana State Mutually Aided Co-operative Societies Act, 1995 I do hereby certify that

MAJESTIC MEADOWS MUTUALLY AIDED COOPERATIVE
MAINTENANACE SOCIETY LTD., KOLLUR, TELLAPUR MUNCIPALITY

SANGAREDDY DISTRICT is registered with No.

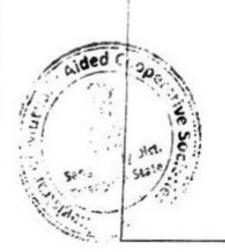
AMC/SRD/DCO/2019/2637

Together with its bye-laws

Given under my hand and seal

This 24th Day of July 2019

Registrar of Mutually Aided Co-operative Societies
Sangaredey District



BYE-LAWS OF THE MAJESTIC MEADOWS MUTUALLY AIDED COOPERATIVE MAINTENANCE SOCIETY LTD., KOLLUR, TELLAPUR MUNCIPALITY SANGAREDDY DISTRICT.

1. NAME AND ADDRESS:

- b. The Name of the Cooperative society shall be the MAJESTIC MEADOWS Mutually Aided Cooperative Maintenance Society Ltd., "Kollur, Tellapur Municipality Sangareddy District. It shall be a Mutually Aided Cooperative Society registered under the provisions of Telangana Mutually Aided Cooperative Societies Act, 1995.
- c. The Address of the society for the time being shall be MAJESTIC MEADOWS, survey No. 192(P), Tellapur, Municipality Sangareddy District. Any changes in address shall be informed to the Registrar within 30 days.

2. AREA OF OPERATION AND CORPORATE STATUS:

- The area of operation of the society shall confine to the limits of MAJESTIC MEADOWS Project/ Society.
- b. The society shall be a corporate body with perpetual succession and with common seal and with powers to hold property, to enter into contracts, to sue and to be sued.

3. **DEFINITIONS:**

Words and expressions appearing in these byelaws shall have the following meaning unless the context otherwise requires.

- a. Act means Telangana Mutually Aided Cooperative Societies Act,1995.
- b. Board means Board of Directors of the society.
- c. Bye-laws mean Bye-laws of the Society.
- Cooperative Principles means the cooperative principles specified in the Section 3 of the Act.
- e. Default means failure on the part of a member or any other person to repay to the society a loan or any other amount due to it within the time fixed for repayment or failure to keep any other obligation for the fulfillment of which a time limit has been specified in the byelaws or in the concerned document.
- f. Defaulter means any member or other person committing default.
- g. He or his/ she or her means a reference to gender of the member.
- h. Prescribed means prescribed in the Act or in the bye-laws.
- Registrar means the Registrar of Telangana Mutually Aided Cooperative Societies and includes any other person on whom all or any of the powers of the Registrar under the Act have been conferred.
- j. Society means "The MAJESTIC MEADOWS Mutually Aided Cooperative Maintenance Society Ltd.,"
- k. Common Areas and Facilities means areas and amenities including club house complex or any other areas that may be earmarked for common use and facilities which are for the common use of residents, their guests, visitors and

their employees, and also include all the infrastructure created within the said MAJESTIC MEADOWS Project/ Society.

- The land on which the Layout with Houses is located.
- i. The land on which the Layout with ...
 ii. foundation, columns, girders, beams, supporters, main Walls, roofs including foundation, columns, girders, bearing, storage spaces entrance and exit of the club house and Roads within the Layout.
- iii. Yards, parking areas, internal access within parking areas, lawns & gardens, drive-ways, jogging track, children's playgrounds.
- iv. Society's office, premises for lodging of caretakers / persons employed for maintenance of the complex.
- v.lifts, overhead tanks, bore-Wells, water treatment plant for swimming pool water, pumps, motors, diesel generators, electric transformers, electric switching systems, intercom control room, and in general all apparatus & installations existing / future for common use.
- vi.Swimming pool, club house including community hall, gym and health club.
- vii. Any commercial facilities in existence or that may be added in future.
- viii. All other parts of the property necessary or convenient to its existence. maintenance and safety or normally in common use.
- Cooperative year / financial year means the period commencing on the first(1st) day of April of every year and ending with 31"March of the succeeding year.
- m. Declaration means the declaration which the sole owner of the community or all the owners of the community have executed and registered.
- n. General body means all the members of the Society or the members of the representative General Body if constituted.
- o. General Body meeting means the meeting of all the members of the General Body or the members of Representative General Body of the society when constituted which includes the ordinary and special general body meetings.
- p. Officer includes a person appointed by the society to any office of the society according to the byelaws and includes a Manager, Member of the Committee, Liquidator or official assignee or any other person elected or appointed under the Act, the Rules or the Bye-laws to give Directions in regard to the business done by each of them with the Society.
- q. Owners or Villa Owners mean the persons owning an villa as per registered sale deed or Holder of Registered General Power of Attorney from owner.
- r. Tribunal means the Tribunal constituted under Section 75 of the Act and having Jurisdiction.
- Unit means a family unit in the Villa.
- t. Competent authority for the purpose of these bye-laws shall be the Board of Directors or General Body as the case may be as prescribed in the Act and the bye-
- Permanent Corpus Fund means the Corpus Fund that the builder has collected from the purchasers and later handed over to the Society.
- v. Sub-Committee means any committee constituted by the Board of Directors or General Body for any specific purpose.

- w. Owner is a person who owns one or more villas, either singly or jointly, in the community.
- x. Family means Group of persons who include husband, wife, father, mother, sister, brother, son, daughter, son-in-law, daughter-in-law, brother-in-law, sister-in-law, grandson, grand-daughter.

4. OBJECTIVES OF THE SOCIETY:

The Objectives of the society shall be:

- a. To be and to act as a Cooperative Society of Villa owners of the community called MAJESTIC MEADOWS Mutually Aided Cooperative Maintenance Society Ltd., Herein after called the "said community" or said society)
- b. To invest and use funds of The MAJESTIC MEADOWS Mutually Aided Cooperative Maintenance Society Ltd., for the general welfare of the members of the Society.
- c. To provide for the maintenance, repairs and replacements of the common areas and facilities excluding inside compound walls/area of the villas by contribution from the villa owners and if necessary, by raising loans for that purpose, excluding interior portions of the villas.
- d. To ensure the basic amenities like drinking water, bore well water in adequate quantities, common power and other facilities / services / amenities that are needed for the common good of the members.
- e. To take possession of all common areas and facilities in the premises of the MAJESTIC MEADOWS Project, like the compound wall, open land, roads, club house, children play areas, Tennis Court, Shuttle court, generators, submersible pumps, transformers, circuit breakers, electricity meter rooms, common toilets, water pumps, storage tanks, water piping system, drainage system, electricity distribution system, internet wiring system, internet com wiring system.
- f. To take care of periodical painting distempering of the Club House and common areas and to undertake repairs/replacements relating to electric and other equipment/ machinery etc. belonging to the society.
- g. To provide for and do all and any of the matters provided in the Act.
- h. To establish and carry on its own account or jointly with individual or institution, education, physical, social and recreational activities for the benefit of the villa owners.
- To frame rules, with the approval of the general body of the cooperative society and after consulting the competent authority and to establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the cooperative society.
- j. To do all things necessary and or otherwise for enhancing cooperation amongst the villa owners for improving and enhancing the experience of staying at MAJESTIC MEADOWS, and provide for the expedient attainment of the objects specified in the bye-laws.
- k. To organize, establish and run social, educational, cultural, recreational and other facilities for the residents / members.

- To improve, alter/repair reconstruct and incur capital expenditure for special repairs to
 the common areas of any part of the complex in accordance with the law and decisions
 taken by majority of the members of the cooperative society.
- m. To be of assistance to members in whatever manner possible, to solve the common problems and to promote a feeling of oneness of happy family through mutual cooperation.
- n. To frame, amend or substitute the rules and clauses of bye-laws with the approval of General Body Meeting of the cooperative society and to ensure that the Bye-laws are in tune with the provisions of the Act and rules wherever necessary.
- To do all things necessary or expedient for the accomplishment of the aforesaid objects
 of the cooperative society.
- p. The Cooperative Society not to act beyond the scope of its objects without duly amending the provisions of these bye-laws for the purpose.
- q. To apply for HT and LT power connection and for drinking water that is required for and behalf of the society in the name of the society with the electricity / HWSSB department/Authority.

5. POWERS AND FUNCTIONS OF THE SOCIETY:

- a. To be and to act as a Society of the villa owners/ residents of the project called The MAJESTIC MEADOWS (at address as specified above).
- b. To manage and maintain in proper usable condition, at all times, all the common amenities and facilities, both immovable and movable, such as the club house, swimming pool, gym, water supply system (up to the inlet of each villa only), water filtration plants, all common areas including club house, parks/lawns corridors, car lighting of common areas, street lighting within the complex, health club and all fittings and apparatus in it, intercom and internet System, security, sewage, house-keeping of the common areas and amenities, garbage disposal, power generators, etc.
- c. To collect and put to proper use the monthly maintenance charges and any other money to be collected from the residents or villa owners and any other sources of income from time to time and to maintain proper accounts of the same. and get it audited and approved by the General Body in each financial year.
- d. To liaise with the builders, HMDA/GHMC, any State and Central Government Departments / Ministries etc., or any private body or organization for and on behalf of the Society and its members as and when necessary.
- e. To frame rules and do all things necessary for the welfare, safety and security of the residents of the society and for attainment of the objectives enshrined in these Byelaws.
- f. To make available to all concerned the copy of the Bye-laws, the Rules and Regulations made there-under.
- g. To ensure that all residents follow the provisions of the Bye-laws and the Rules and Regulations made there- under, at all times, thus ensuring a peaceful and amicable living for all.
- h. To take all necessary steps / actions to address / redress impartially all grievances of the residents that may arise from time to time.
- To take all necessary steps, including legal to ensure that no Commercial or illegal use is made of any of the villas by anyone and the villas are used exclusively for residential purposes.

 To take appropriate action (legal or otherwise) against any person who violates these Bye-laws and Rules and Regulations made there under.

k. To Conduct periodic social get-together functions for all members and residents and their families, thus providing an opportunity for interaction leading to closer bondage and create a family-like atmosphere.

 To conduct regular periodical meetings of Board of Directors and other committees appointed by it and maintain written minutes of the proceedings of the same.

- m. To conduct regularly periodical Annual General Body Meeting and Special General Body Meeting, as the case may be, on the prescribed date and time and maintain written minutes of these meetings.
- n. To appoint with the approval of General Body, an external auditor, each year, on an annual basis and which is to be approved at each Annual General Body Meeting.
- o. Publish on or before 30th of June each year an Audited Financial Statement pertaining to the previous financial year. This financial statement will be in the form of balance sheet duly certified by the auditor appointed by the General Body and which shall be approved by the General Body Meeting.
- p. The Society shall not act beyond the scope of these Bye-laws without first amending these bye-laws suitably in the General Body, except in emergencies which shall be subsequently ratified by the General Body.

6. MEMBERSHIP ELEIGIBILITY:

All persons who have purchased a villa in the MAJESTIC MEADOWS Project shall automatically be the members of the cooperative society and shall pay a sum of Rs.100/- as entrance fee and shall purchase ten (10) share of the face value of Rs.100/- each. Each villa owner shall receive a copy of the bye laws and rules framed there under.

7. IN-ELEIGIBILITY:

- Upon any villa owner selling his/her villa or absolutely conveying the same by way
 of gift under his will or otherwise, the purchaser or recipient shall automatically
 become a member of the co-operative society and shall be admitted as member on
 payment of the Shares and entrance fee as applicable.
- 2. On death of a villa owner, his villa shall be transferred to the person to whom he bequeaths the same by his will or to the legal representative of his estate in case he has made any specific bequest of the villa. The name of the legatee or the names of the legal representatives jointly shall be entered in the register of villa owners maintained by the secretary for the purpose of administration of the society as villa owner on receipt of the applicable membership fees. Where any legatee is a minor; the villa owner shall be entitled to appoint a guardian of such minor.
- Joint Villa Owners. Where a villa has been purchased by two or more persons
 jointly they shall be jointly entitled for the villa and the shares of the cooperative
 society shall be issued in their joint names, but the person whose name stands first

in the Share Certificate shall alone have the right to participate in the meeting and to vote. No objection certificate may be furnished by the joint owners for proposing the name of any one of the owner for getting membership into the society.

- TRANSFER OF SHARES OR INTEREST OF A MEMBER: No members
 shall be permitted to withdraw any of the shares held by him/her in the society or
 to resign to the membership of the society.
- 5. NOMINATION: If a member dies, his /her membership shall ipso facto cease; every member of the society may nominate any member of his/ her family as per the bye-laws to succeed him /her in the event of his / her death to his/ her share or interest in the society. In the absence of a family he / she may nominate any person. Such nomination shall in the event of his/ her death be given effect to by the society provided that,
 - a. The nomination was signed by the member in the presence of at least two witnesses who are members of the society and attesting the same.
 - The nomination has been registered in the books of the society kept for the purpose.
 - c. The nominee continues to possess the prescribed qualifications and to be free from disqualifications. Provided further that this shall not apply to widow or the minor child of the deceased member.
 - d. The person nominated shall have been admitted by the board of Directors as a member of the society under these Bye-laws.

6. DISQUALIFICATION OF MEMBERSHIP:

No villa owner shall be entitled to vote for the election of members of the Board or the President, Vice President, Secretary, Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears of any sums due from him in respect of his contribution towards Maintenance charges, Corpus fund and Manjeera water infra charges for more than ninety days.

7. REGISTER OF MEMBERS:

Every member shall write or get written his/her name in the Register of Members along with the description and his / her address and shall sign a declaration that he / she will be bound by the bye –laws of the society that may legally be effective during the period of his/her membership. There upon he/she acquires all the rights and obligations and responsibilities of a member, subject to other provisions of the Act, the Rules and the bye-laws.

8. PROCEDURE:

- a. persons seeking membership should submit an application in the prescribed form to the secretary of the society. He shall also submit an undertaking that he will abide by the Bye-laws of the society. The Board of Directors shall scrutinize the applications so submitted. The person should remit Rs. 1000/towards share capital and Rs.100/- as admission fee by way of a demand draft or in cash and obtain a receipt from the society.
- b. Provided that no person shall be admitted as a member till he pay the membership fee of Rs. 100/- and remit the values of ten(10) shares each of the value of Rs. 1.000/-.

9. LIABILITY OF A MEMBER:

A member shall be liable as provided in bye-laws for the debts of the society, as on the date they exist or till when he ceased to be a member for a period of three years and the estate of deceased member shall be liable as provided in the bye-laws for debts due to the society as they existed on the date of his/her death for a period of two years from the date of his/her death.

10. EXPULSION OF A MEMBER:

If the member deceives the society or if he/she has acted adversely to the interests 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. A member who drags the society unnecessarily to court in the process of recovery of dues by him / shall be liable to be debarred from the representation on Board of Directors for a period of two years after such expulsion. He shall however continue to pay the dues payable to the society every month thereafter.

The dues shall be as decided by the general body of owners from time to time. The Board of Directors however, can relax the penal amount in exceptional cases after recording the reasons and equitably treating similar cases. All such decisions have to be notified for the information of the members.

11. RIGHTS OF THE MEMBERS:

- To attend and take part in the General Body meetings of the Society subject to satisfying the qualifying clause(s), if any, given anywhere in these Bye-Laws.
- To move resolutions in the General Body meetings of the Society subject to satisfying the qualifying clause(s), if any, given anywhere in these Bye-Laws.
- To have the services and benefits and the amenities provided by the Society subject to satisfying the qualifying clause(s), if any given anywhere in the Bye-Laws.
- 4. To inspect the records of the Society by giving prior notice of at least (10) normal working days in writing to the President of the Society. The records are to be inspected only during normal working hours of the Society and only at the

place where they are normally kept for day to day working. Under no circumstances are the records to be taken to any other place without the explicit permission of the Secretary of the society, who will normally be the custodian of all the records and who will record this fact in writing.

Each member has the right to cast only one vote per villa owned by him / her. 5.

The member/owner whose name is first in the share certificate can contest the 6. election for the 'Board of Directors' and also participate in the voting process, if he / she is not a defaulter in any kind of payments to the Society as specified in the bye laws and has not been expelled from the membership by the General Body as specified in the bye laws.

12. RESPONSIBILITIES/OBLIGATIONS OF MEMBERS/RESIDENTS:

1. Each villa owner is required to comply with the bye laws and covenants as per section 10, chapter III and section 31, chapter IV of the Telangana Villas (Promotion of Construction and Ownership) Act 1987.

2. The code of conduct for residents is designed keeping in mind the common

interest of owners/residents with the following objectives:

to ensure a safe and secured living environment for the residents.

- to ensure COMFORTABLE and peaceful living for the residents by ensuring that the amenities and common facilities are in good shape and available to all.
- to facilitate residents enjoying the benefits of COMMUNITY LIVING.
- 3. In addition to above code of conduct, the Society may issue Additional guidelines in line with the above objectives. It is the responsibility of the owners to ensure that these are communicated to the residents in their villa and are complied with.
- 4. Every Member shall abide by the Bye-Laws of the Society and follow all instructions of the General Body as conveyed through the Board of Directors.
- 5. No resident or Owner of the villa shall make any external changes or elevation changes, disturb the landscaping and also in addition there shall be no gate installed in front of the villa.
- 6. Every Owner shall pay monthly Maintenance amount + GST as applicable amount as fixed by the General Body for the proper upkeep and maintenance of the Community, which may include monthly payments to the General Operating Fund, Reserve Fund and Sinking Fund and Corpus Fund if any for periodic repairs, renovations, replacements etc. The assessment may also include an insurance premium for a policy to cover the cost of repairs of damages caused by hurricanes, fire, earthquakes or other hazards or calamities.

7. Maintenance charges as fixed shall be paid within the prescribed time, failing which the services rendered by the Society may be stopped, as provided for in the byelaw herein under.

8. All residents shall pay any charges demanded by the association/ builder/ government for the drinking water connection levied by the government of Telangana. Hyderabad water supply Board

9. All residents/owners will pay their monthly maintenance charges irrespective of

the fact whether the villa is occupied or vacant.

10. Every Owner who lets his/her/their villa for occupation by others on lease, tenancy, mortgagee, or otherwise, shall include in the relevant Agreement, a clause as approved by the Society, binding the occupant to pay, in proper time, the monthly maintenance charges directly to the Society.

- 11. A copy of the said Agreement, along with an undertaking by the occupant to abide strictly by the bye-laws of the Society, and to make payment in full, and in time, all maintenance assessment as raised shall be submitted to the Society BEFORE giving occupation of the Villa.
- 12. This, however shall not absolve the Owner from his/her/their responsibility to ensure that all payments on his/her/their/ Villa are paid in time as specified by the Board of Directors from time to time, and in the event of any default by his/her/their occupant, shall himself / herself / themselves make all payments as raised by the Board of Directors/Sub-Committee.
- 13. Every Owner shall perform promptly all maintenance and repair work within his own villa, which if omitted would affect the Community in entirety, or in a part belonging to other owners being expressly responsible for the damages and liabilities that his/her/their failure to do so may endanger. In doing so he/she/they shall not make any alteration, or modification which may affect the facade of the villa/ or compound walls (common).
- 14. Every Owner shall bear the cost of all repairs to the internal installations of his/her/their Villas, such as water, light, gas, power, sewage, telephone, airconditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the villa and which are inside the villa compound.
- 15. Every owner/Resident shall fully, and without delay, reimburse to the Society for any expenditure in repairing or replacing any damages to the Community including the Common Areas and facilities and damages caused to other owners.
- 16. Every Owner/Resident shall grant the right of entry to the Members of the Board of Directors, or any person authorized by them, in case of any emergency originating in or threatening his/her/their villa whether the owner is present or not.
- 17. Every owner/resident shall permit the Members of the Board of Directors or any person authorized by them to enter the Villa for the purpose of performing installations, alterations, or repairs to the mechanical or electrical services, provided that the requests for entry are made in advance, and that such entry is at a time convenient to the owner/resident. In case of an emergency such right of entry shall be immediate and without notice.
- 18.Every Owner/Resident shall ensure that the Villa is not used for any purpose other than residential. No Owner/Resident shall use any part of the premises for any commercial or office purpose whatsoever.
- 19. Every Owner / Resident shall ensure that the Community and the Common Areas are kept clean and tidy in all respects and that garbage or trash should be kept only in the disposal installations provided for such purposes by the Municipal Corporation/Society.
- Every Owner/Resident shall ensure that the rights and privileges of other owners are respected and that no inconvenience is caused to them in any manner.
- 21. Only one family (plus domestic servant) may occupy one Villa. Subletting or sharing a villa, whether for monetary benefit or otherwise is not permitted. Servant's families are not to be permitted to share the villa. Only two servant can stay in the Villa/ Servant room.
- Every Owner/Resident/tenant shall ensure that the resident staff employed by him/her/them bear a good character and shall be responsible for their behaviour and actions while in his / her / their service.
- 23. Every Owner/Resident shall exercise due care about making noise or any kind or use musical instruments, radios, television sets, amplifiers etc. that may

disturb others. Residents keeping domestic animals or other pets shall abide by the Municipal Sanitary Bye-Laws or Regulations. Board of Directors may issue additional guidelines to restrict the hours for the activities that cause noise and disturbance to the residents.

24. Every Owner/tenant shall furnish relevant particulars of any person/ persons other than the owners/tenants themselves in occupation of his/her/their Villa as may be required by the Board of Directors. A letter of authorization for such occupation shall be given to the Board of Directors before the occupation.

- 25. Every owner should inform the Society in advance about the change in occupancy of their Villa. For every such change that involves movement of household goods in or out of community, a Shifting Fee as decided by the Board of Directors will be levied to cover the repairs for minor damages in common area, additional security and housekeeping efforts put in by the Society. The Owner/Resident should take adequate care that no damage is done to any other common area due to this movement. The cost of repairing any major damages, at the discretion of Board of Directors, will be charged to the Owners account.
- 26. No Owner shall sell, or otherwise transfer his / her / their Villa to anyone without paying in full all amounts due to the Society unless obtaining a 'No Dues Certificate' from the Society. Any default in this regard will result in the transferee being denied any or all of the services rendered by the Society including the supply of services that require upkeep and maintenance on a regular basis, unless the transferee undertakes in writing to pay all the dues and does so before occupation of the Villa.

27. No villa owner shall add any material structure or excavate any additional basement or cellar or do any other work which would be prejudicial to the soundness or safety of the villa

28. No Owner/Resident shall put up any hoarding, advertisement, notice, or poster of any kind, in or on the Community including near the notice board, except as authorized/permitted by the Society/Board of Directors on a fixed charge for a fixed duration only.

29. No Owner/Resident shall hang garments, rugs, etc. from the windows, balconies, parapets and terrace or from any of the facades of the community, as this is strictly prohibited. Further, no owner/resident shall hang dust rugs in any manner on the windows, balconies.

30. No Owner /Resident shall engage any staff of the Society for any personal work without the sanction of the Board of Directors. Security and maintenance staff is not responsible and cannot be tasked for arranging maids, servants, washer men, workers etc for the residents/owners.

31. No Owner/Resident, or any person connected with him/her/them, shall cause any damage, whatsoever, to any asset of the Society. In the event of so doing, the full cost of repairing such damage shall be borne by the Owner/Resident.

- 32. No Owner/Resident shall object to any work being undertaken by the Board of Directors which is in the common interest of the owners, even if such work may cause some inconvenience to him/her/them.
- 33. No Owner/Resident shall, under any circumstances, threaten, abuse, reprimand, assault or in any way misbehave with the staff employed by the Society/ Board of Directors, but may report any misbehaviour, or neglect of duty by them to the Board of Directors.

- 34. Dogs should always be on a leash in the common areas. The pets should be immunized regularly and a license given by local authority should be obtained by the pet owner (s) for keeping pets inside the community.
- 35. All Owners/Residents are governed by the club house, swimming pool and health club/gym rules which may be placed on all notice boards from time to time.
- 36. In case of inter-villa seepage/ leakages, the Board of Directors shall fix the responsibility in consultation with the concerned villa owners, who shall be responsible to repair the same and the decision of the Board of Directors shall be final and binding on the owners concerned.
- 37. Any owner who fails to pay the maintenance and any other dues to the society for three months, or more, shall be deemed a 'Defaulting Member' and shall be debarred from voting or standing for election to Board of Directors. A suitable penalty for late payment will be levied as decided by the Board of Directors and failure to make payment of said dues even after the said period/Time given, power and water supply to the said villa will be disconnected.
- 38. Non-payment of dues to the Society for three months or over shall constitute just and sufficient reason for the Board of Directors to deny the use of any or all of the facilities and services offered to its Members/Residents, PROVIDED that due notice in writing which shall not be less than seven days is given to the Defaulting Member. The Notice shall be affixed to the main door of his/her/their Villa and also put up on the Notice Board of the Society for the information of its Members. On expiry of seven days from the date the Notice is pasted on the door of the defaulting Member's Villa, the Society shall be entitled to initiate action for withdrawing its services including stoppage of water and electricity to the defaulting member. Penalty as decided by the Board of Directors will be levied for any delayed payment.
- 39. In the event of default in payment of dues to the Society for three months, or more, the Society shall have the right to deduct such dues, from any deposits made by the Defaulting Member and held by the Society along with the penal interest that may be fixed by the Society. And the Society may initiate appropriate legal action to recover the dues against such defaulting member in accordance with law.
- 40. Owners/residents are not allowed to take their pets for walk/ stroll to the lawn/park, in addition to the above residents keeping domestic pets shall abide by all the rules laid out by the Municipal sanitary bye- laws or regulations and ensure no inconvenience is caused to the others. Pets should always be controlled by ways of attaching a leash when in common areas.
- 41. Children are allowed to play only in the designated and duly marked children play area only. Central park and other parks will not be used for playing cricket, cycling, football, baseball or any similar games.
- 42. The Board of Directors is empowered to impose fine for each act of omission or non-compliance of laws that result in conflict, cause disturbance to peace,

- throwing garbage in common areas, wrong parking, nuisance by pets, causing damage to Society's property /common areas, wrong parking and so on.
- 43. Residents shall abide all the rules levied by the Government officials, if there is any dispute or discriminancy on the levied rules one shall appeal to the Society and the issue shall be taken forward by the Society...
- 44. It is the Owners responsibility to ensure that the tenants abide all the rules of conduct & doesn't cause inconvenience to other residents.
- 45. Residents are prohibited from throwing any garbage outside their villa's. All garbage shall be kept out side in plastic bags their villa to facilitate the maintenance people to remove the garbage.
- 46. No Villa owner shall lease or rent out his house for any purpose apart from residential purpose, and the owner shall inform the society members about the change of Tenants along with Valid ID & Residential proof of the occupant.
- 47. No resident shall run or conduct any commercial, social or cultural activity in the House. These include Tution Classess, coaching classes, dance classes, etc., In case any member wishes to use his house for such activity, he shall be required to put up the proposal to the executive committee.
- 48. It is prohibited to dust rugs, clothes, from the widows, by beating on the exterior part of the villa.
- 49. Any repair work in the villas which cause noise and disturbance should be done during the day time only (between 0800 Hrs to 1800 Hrs) and no work is allowed on Sundays and public holidays.
- 50. Any tenant before vacating a house needs to clear all his dues towards the association & take 'NOC' from the society. It will be the responsibility of the Owner of the Villas to ensure the same else it will be his/ her responsibility to clear the dues.
- The residents or owners shall not raise any objections for the neighbours right of access from their premises.

13. VOTING, CONTESTING AND RIGHT TO VOTE:

Only the owner/member whose name is the first in the share certificate is eligible to vote in the elections and also to contest the elections to the Board of Directors. Voting shall be on one "Villa owner one vote basis". Even if a person owns more than one villa, vote will be only one. Only one vote for any number of villas owned by one Member, one member one vote is the criteria.

Votes shall be cast in person and Voting by proxy is allowed.

14. AMENDMENT TO THE BYE-LAWS:

The society may amend its bye-laws by a resolution passed by the General Body by a majority of not less than 2/3^{rds} of the members present and voting;

Provided that no such resolution shall be passed unless at least 15 clear days notice of the meeting has been given along with the copy of the proposed amendment to each member of the society and displayed on the Notice Board of the society for a period of (15) days immediately preceding the date of meeting.

An amendment to the bye-laws under Section (9) of the Act shall come into effect only after registration or on the 30th day of the amendment being sent to the Registrar for taking on record as the case may be.

15. GENERALBODY:

The ultimate authority of the society shall vest with the general body. Without prejudice to the generality of the provisions contained in the Act and subject to the exceptions contained in these bye-laws, the authority in all matters relating to the administration of the society shall vest with the General Body.

The following matters shall be dealt with by the General Body.

- a) Election and removal of Directors.
- b) Consideration of long term perspective plan annual operational plan and budget.
- The annual report of activities for being filed with the Registrar.
- Auditors report and annual audited statements of accounts for being filed with the Registrar.
- iii) Special audit report and enquiry report, if any
- iv) Compliance report relating to audit, special audit and or enquiry report, if any
- Approval of appointment and removal of auditors.
- d) Disposal of surplus funds.
- e) Management of deficits and disposal of surplus.
- Creation of special reserves and other funds.
- Review of actual utilization of reserves and other funds.
- h) Review of Secretary report on the attendance and meeting by Directors and review of the business done with the society by the Directors.
- Remuneration payable to Directors or internal auditors or Auditor in connection with their duties in that capacity or their attendance in related meetings.
- Membership of the society in federation or other institutions.
- k) Amendments to bye-laws.
- Expulsions of members.
- m) Dissolution of the society.

- Review of the dissent notes recorded in the minutes of the board meetings.
- Any other matters proposed by the Board of Directors and requiring decision of the general body.

16. POWERS OF THE GENERAL BODY:

The General body of the society shall consist of all the members of the society. The general body shall exercise all powers as specified in the Act and as indicated below in addition to the matters indicated in byelaw No.15.

- (a) Consideration of Annual operational plan and budget.
- (b) Appointment, re-constitution and disbanding of the representative general body.
- (c) Collaboration with other organizations and review.
- (d) Promotion of subsidiary organizations and review.
- (e) All other matters as are necessary and incidental to be taken up by the general body.

17. GENERAL BODY MEETINGS:

- (a) The Annual General meeting shall be convened by the Board of Directors at least once in a Cooperative year at the seat of the society.
- (b) The President of the society and his absence the Vice-President shall preside over such meetings. If both were absent a member from the general body shall be elected to preside over such meeting only.
- (c) It shall be the responsibility of the board of directors to convene the requisition general meeting within (30) days of the requisition. If the board fails to convene such meeting within the time specified it shall be competent for the Registrar to convene the requisition General Body Meeting.
- (d) The resolutions of the Board of Directors meetings and General body Meetings shall be recorded in the minutes book and shall be communicated to all persons invited for the meeting within (30) days from the date of meeting. The minutes so recorded shall be signed by the person who chaired the said meeting.
- (e) The notice along with agenda for the general body meeting shall be signed by the President and shall be sent at least 15 days prior to the date of meeting and notice along with agenda for the board of directors meeting shall be signed by the President and shall be sent at least 7 days prior to the date of meeting.
- (f) The notice may be sent either by hand delivery or by mail or by publication in local newspaper. The notice will also be put up on all the notice boards of the society.
- (g) If any meeting cannot be held for want of quorum, the members who are present may adjourn the meeting to some other date.

2. Quorum for the General Body Meeting.

- (a) No general meeting shall be held or proceeded with unless there is a quorum of majority of the total number of registered members as on the date the notice has been issued; (50% of the members out of the members who are there on the books as on the date of notice)
- (b) For the meeting called in pursuance of a requisition, if there is no quorum the requisition shall lapse.
- (c) If in any General meeting of the society called by the Registrar himself, there is no quorum, the meeting shall stand adjourned to such other date and time as the Registrar may determine. If at the adjourned general body meeting called by the Registrar also there is no quorum for holding the meeting, members present shall constitute the quorum and the meeting may be proceeded with.

18. SPECIAL GENERAL BODY MEETINGS:

It shall be the duty of the president to call a Special General Body meeting of the villa owners as directed by a resolution of the board or upon a petition signed by one tenth (1/10th) of the registered owners/members and having been presented to the Secretary, or at the request of the Registrar, or as the case may be, the Registrar of the Cooperative Society or any officer duly authorized by him/her on his /her behalf. The president is bound to call the Special General Body meeting within 30 days of the receipt of such notice/ requisition. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice.

19. METHOD OF VOTING AT GENERAL BODY MEETINGS:

- (a) All matters that may be brought before the General Body Meeting shall be decided by majority of votes taken by show of hands and where a poll is demanded by members, the voting shall be taken in such manner as the president may direct; provided that for deciding the matters specified in the several provisions of the Act they may be decided as specified therein.
- (b) The proceedings of the general body shall be recorded in the minutes book of the society and signed by the president of the meeting concerned at the close of the proceedings, then and there;
- (c) The General Body shall be convened by a resolution of the Board of Directors.

20. ORDER OF BUSINESS:

The order of business at all general body meetings shall be as follows:

(a) Roll call

- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading and confirmation of minutes of previous meeting.
- (d) Reports of officers.
- (e) Reports of the Competent Authority or the Registrar of Cooperative societies or of the officer duly authorized by them.
- (f) Report of committees.
- (g) Election of Board.
- (h) Unfinished Business, if any
- (i) New business.

21. ELECTION OF DIRECTORS:

At the first election all the directors are elected at once and their terms staggered by drawal of lots specifying different terms. All the members of the General Body having right to vote shall elect directors by secret ballot. It shall be the responsibility of the incumbent board to conduct elections before expiry of their term. The board shall appoint an election officer to conduct the elections of directors and office bearers. The election officer should not be a member or employee of the society. The election officer shall conduct the elections as per election Rules.

Any casual vacancy shall be filled by cooption for the remaining term of the director because of whom the vacancy arose. If any director resigns, the board shall fill up the vacancy by election. The board shall elect office bearers i.e., the president, Vice-Chairman, Secretary and Treasurer.

22. BOARD OF DIRECTORS:

There shall be a Board of Directors entrusted with the Management of the society in accordance with the provision of the Act and bye laws. The Board shall consist of Six (7) Directors as indicated below:

President	1
Vice-President	1
Secretary	1
Treasurer	1
Directors	3

23. TEERM OF DIRECTORS:

The term of each Director is three (3) years. Every year two Directors shall retire. They shall however be eligible for re-election.

24. REMOVAL OF DIRECTORS: The General Body may remove any director. Similarly the board may remove any office bearer. The removal of a director or an office bearer shall be through a no confidence motion. Not less than four directors or not less than 1/3rd members of the general body can send a "Notice of No confidence" against any office bearer or any director to the Secretary who shall convene the board meeting or the general body meeting as the case may be, following due procedure

prescribed for such meeting as per provisions of Act. If the No confidence Motion is against the Secretary, the notice shall be sent to the President who shall convene the board meeting or the general body meeting.

25. ELIGIBILITY AND INELIGIBILITY FOR ELECTION AS DIRECTORS:

In order to be eligible to be elected as a director or a member of the board a person

- Shall have been a voting member for at least two years proceeding the year of election (barring first and second election).
- ii. Shall not have been penalized under the Act.
- Shall not have lost the right to vote or right to continue as a Director (barring first election).
- iv. A person shall cease to be a director if he incurs any of the disqualifications mentioned against i, ii, iii and iv above.
- They did not conduct election to the vacancies falling due to staggered terms before expiry of term
- They did not conduct the annual general body meeting within six months of closure of the financial year or a requisitioned general meeting within the specified time, or
 - c. They did not place the audited accounts for the preceding financial year along with the report of the auditor before the annual general body meeting.
- Shall not be a defaulter to the society on the date of notice convening the general body meeting in which election will be held.

26. MEETINGS OF THE BOARD OF DIRECTORS AND QUORUM:

- (a) The Board of Directors shall meet at least once in three months or as often as necessary to conduct the affairs of the society. The quorum for the meetings of the Board of Directors shall be majority of total number of the elected Board of Directors/members, irrespective of a vacancy in the office of the Board of Directors.
- (b) No member of the board of Directors shall be present at a meeting of the Board when any matter in which he/ she is personally interested is being discussed. In case of urgent matters for want of time to convene the meeting, the Secretary may obtain orders by circulation among all the members of the Board. Such decisions arrived at by circulation shall be placed before the next meeting. If any disagreement arise in the course of such circulation the matter shall not be decided by circulation but shall be placed before the next meeting of the Board of Directors.
- (c) All decisions in the meeting of Board of Directors will be taken by the majority vote. In case of a tie the Presiding officer is entitled to an additional vote.

- (d) The Secretary shall send notice of the meeting along with the agenda to the board members with details of date and time. The notice shall be sent to the members at least fourteen (14) days before the meeting. However, the president can call for an impromptu meeting of the Board to discuss priority issues, however no financial decision will be taken in such meetings, except if there is an emergency, which will be ratified in the next formal meeting.
- (e) Recording of Minutes of the Meetings. The minutes of the meetings of the Board of Directors and General Body shall be recorded in a minutes book maintained for the purpose by the Secretary then and there and signed by members present in the meeting at the beginning of minutes in token of attending the meeting. The proceedings/resolutions recorded at the end shall be authenticated by the chairman of the meeting.

27. POWERS AND FUNCTIONS OF THE BOARD OF DIRECTORS:

- The board shall, in accordance with the bye-laws, be the Authority to
- (a) admit and terminate membership;
- (b) elect the chairperson and other office bearers;
- (c) remove from office the chairperson and other office bearers;
- (d) appoint and remove the chief executive;
- (e) fix staff strength;

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- (f) frame policies concerning
- organisation and provision of services to members;
- recruitment and conditions of service of the staff of the cooperative society;
- (iii) mode of custody and investment of funds;
- (iv) manner of keeping accounts;
- (v) mobilisation, utilisation and investment of various funds;
- (vi) monitoring and management information systems including statutory returns to be filed; and
- (vii) such other subjects and matters necessary for the effective functioning of the cooperative society;
- place the annual report, annual financial statements, annual plan and budget for the approval of the general body;
- (h) consider audit and compliance reports and place these before the general body;
- (i) review membership and
- undertake such other functions as may be delegated by the general body.
- (2) The president shall be elected in accordance with the bye-laws,
- (a) preside at meetings of the board and the general body;
- (b) have a casting vote in the event of equality of votes on any matters being decided upon by the board;

(c) exercise such other powers as may be delegated by the board and specified in the policies framed or resolutions adopted by the board.

28. OTHER DUTIES AND FUNCTIONS OF THE BOARD OF DIRECTORS:

In addition to the duties imposed by these bye laws and act or by resolution of the cooperative society, the Board shall be responsible for:

- (a) Care, upkeep and surveillance of the common areas and facilities and the common areas and facilities.
- (b) Collection of monthly maintenance from the owners.
- (c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the common area and facilities and the restricted common areas and facilities.
- (d) To provide for the manner in which the audit and account of the cooperative society shall be carried out.
- (e) To inspect the accounts kept by the secretary and /or the treasurer and examine the register and account books and to take steps for the recovery of all sums due to the cooperative society.
- (f) To sanction working expenses pertaining to repair, upkeep, maintenance and development of the complex, count cash balance and deal with other miscellaneous business.
- (g) To see that cash book is written up promptly and is signed.
- (h) To hear and deal with complaints.
- 29. <u>FACILITY</u>: The board may employ for the cooperative society a facility at a compensation determined by the Board to perform such duties and services as the board shall authorise.

30. POWERS AND FUNCTIONS OF THE OFFICE BEARERS:

1. PRESIDENT:

The President shall preside over all meetings of the Society and the Board of Management. He shall exercise general control and supervision over the affairs of the Society / Board of Directors. In case of an emergency, he may on his own or through the Secretary, Convene the Board of Directors and General Body Meetings as and when he deems necessary by following the procedure given in the Bye-laws. The President shall ensure that the Board of Directors function as per the Bye-laws. He /She shall have 'Casting Vote' in the event of a tie in the voting.

2. <u>VICE-PRESIDENT:</u>

The Vice-President shall assist the President in the functions of the President. In case of the President being absent (planned absence only) above seven normal working days, the President shall hand Over the duties to the Vice-President who shall carry out all the duties and functions of the President till the President gets back and assumes charge, which shall be automatic, except if decided otherwise by the General Body. In case of unforeseen absence of the President and if any matter of urgent nature arises for which immediate action / decision has to be taken the Vice-President may take necessary action / decision and appraise the president on the laters return. The Vice-President shall also perform some other specific duties / functions entrusted to him / her by the Board of Directors / General Body from time to time.

3. SECRETARY:

The Secretary shall be responsible to the Board of Directors for all day to day activities relating to the proper management, maintenance and upkeep of the complex and shall:

- a) Be the main administrative / executive officer of the Society. He is the custodian of all records, documents, files and correspondence of the Society.
- b) Undertake all correspondences on behalf of the Society. He is responsible for recording the proceedings, minutes of all meetings of both General Body and the Board of Directors.
- c) Keep accurate minutes of the proceedings of all meetings of the Board of Directors and of the Annual and Special General Body Meetings.
- d) Be responsible for convening various meetings, ensuring adequate notice period, and calling for and issuing the approved agenda to members.
- e) Give effect to the directions and decisions taken at such meetings.
- Prepare reports of all relevant activities of the Society for the information of the General Body.
- g) Assist the Treasurer in the preparation of financial statements, along with audit reports, which are to be presented at the General Body Meetings.
- b) Be responsible for all aspects concerning the overall security and the maintenance of good order.
- i) Be the coordinating officer between the various office bearers of the Society.
- j) Be the PRO of the Society and shall be the representative outside agencies when the President has nominated no other member for the work of the society.
- k) Be responsible for the overall development, proper upkeep and general maintenance of the community.
- Be required to oversee proper working and performance of duties by the staff and other employees of the Society.
- m) Be responsible for close and continuous liaison and coordination with concerned departments.
- n) Be the officer to sue or to be sued on behalf of the Society and shall have the powers to appoint Advocates, sign appropriate legal or written documents and give sworn affidavits with the approval of Board of Directors.
- o) Implement decisions of the Board of Directors and General Body.
- p) Be authorized to represent the Society before any authority, court, tribunal for the purpose of prosecuting or defending any legal proceedings or other applications.

- q) Collect all dues to the Society and ensure through the Treasurer that proper accounts are maintained of all financial transactions relating to the Society.
- () Manage and control the staff and take disciplinary action wherever necessary.
- s) Institute, prosecute and defend suits and other proceedings in which the Society may be involved.
- () Prepare the Annual Report, and financial Statement of Accounts under the guidance
- of the Board of Directors.
- a) Maintain a cash amount of Rs.50,000/ (Rupees Fifty Thousand only) or as decided by the General Body for incidental expenses.
- v) Maintain a Register of Members.
- w) Have charge of such books and papers as the Board of Directors may direct.
- x) Perform in general all the duties as authorized by the Board of Directors and incidental for maintenance of the office of the Society.

4. TREASURER:

The Treasurer is the custodian of the funds and accounts of the Society. He/she shall act as per the advice of the Chairman and/or Secretary and maintain faithfully records of all income and expenditure of the Society in the respective books of accounts and ensure that all funds of the Society are duly accounted for at all times. He/she shall put up Monthly/ Quarterly/Yearly statements to the Chairman/Secretary for the Board of Directors approval.

The Treasurer shall issue receipts for all incomes of the Society. He/she shall maintain the record of inventory of the properties of the Society both movable and immovable. The Treasurer shall not disburse any funds unless duly passed in writing by the Secretary / president / the Board of Directors as specified in these Bye-laws. The Treasurer shall operate the bank account(s) along with the Secretary and President. The Treasurer has to make available all books of accounts and inventory to the committee of members appointed by the Board of Directors to carryout internal audit and physical check of the properties of the Society from time to time. The Treasurer will close all books of accounts and inventory at the end of the financial year and submit these and any other records as called for by the external auditor, appointed by the General Body for auditing. Treasurer shall liaise with the appointed auditors and take guidance on all financial affairs of the Society.

31. DEALINGS WITH NON-MEMBERS:

The Society shall not deal with non-members.

32. PENALTIES:

(a) Violations to the Rules of conduct can be penalized by Board of Directors. The amount of penalty for each violation/additional violations 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) Board of Directors 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 villa owner. The cost of restoration of service shall be payable by the villa owner.
- (c) If the outstanding dues become significant (the limit of amount to be set from time to time by general body of owners), 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 villas to original condition by Cooperative society, shall be recoverable from the villa owner who caused such damage.

33. LIABILITY OF DIRECOTRS AND OFFICE BEARERS:

- The expenditure incurred in excess of the budget provisions shall be made good by the office bearers or the directors responsible for such expenditure, unless ratified by the general body.
- the directors shall be jointly and severally liable for the loss if any incurred by the society due to wilful negligence or dishonesty on their part.

34. AUTHORISED SHARE CAPITAL:

The authorised share capital of the society shall for the present be Rs3,00,000/- (Rupees Three Lakh only) made up of 3000 shares of Rs 100 each.

35. MAXIMUM CAPITAL A MEMBER CAN HOLD:

Every member shall hold minimum ten shares. The society shall issue a Share Certificate signed by the President and Secretary with the seal of the society to every member.

35-A. ISSUE OF A DUPLICATE CERTIFICATE:

If the share certificate is lost or destroyed, a duplicate certificate may be issued after giving such publicity of the facts as may be considered necessary by the Board of Directors. In case of any objection raised it will be gone into by the Board of Directors whose decision in this regard will be final. If any certificate is worn out or damaged the Board may order the same to be CANCELLED AND ISSUE A DUPLICATE CERTIFICATE IN LIEU thereof on surrender of such worn out or damaged certificate. A fee of Rs 100 (Rs One Hundred only) shall be collected for every duplicate certificate issued under the bye-laws.

36. INTEREST ON SHARE CAPITAL:

No interest be paid on share capital.

37. ACCOUNTS:

- a. A Saving Bank/current Account shall be opened by the Board of Directors of the Society, into which all moneys received on behalf of the Society shall be deposited. Petty cash not exceeding Rs 50,000/- will be kept with the Secretary for day today expenditure. As far as possible all payments will be made by cheques only. However, all payments above Rs.20000/- (Rupees twenty thousand only) shall be made by cheques only.
- b. The account of the Society will be operated jointly by any two out of President, Secretary and the Treasurer. Cheques will be signed by any two of the above office bearers.
- c. The Society shall, on or before April 30 of each year, publish an audited Annual Financial Statement containing:
 - i) The profit and loss account.
 - ii) The receipts and expenditure of the previous financial year.
 - (iii) A summary of the properties and assets and liabilities of the common area and facilities of the Society, 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.
- d. The audited financial statement shall be open for inspection by any Member of the Society during the office hours and in the office of the Society.
- e. Every financial statement shall be accompanied by a complete list of the Villa Owners as on March 31st each year. The financial statement shall state up to what dates profits and expenses of common areas are included.

38.PUBLICATION OF ACCOUNTS AND REPORTS:

The financial year of the Society shall be from 1st of April to 31st of March. A copy of the last financial statement and the report of the Auditor, if any, shall be kept in a conspicuous place in the Office of the Society. Display of accounts/ balance sheets/income expenditure details will be done on all the notice boards by the treasurer for information of all residents/owners. A list of defaulters on any type of payment with details will also be put up on the notice boards every quarter.

39. APPOINTMENT OF AUDITORS:

The Society shall appoint its auditor in the Annual General Meeting. The auditor shall audit the accounts of the Society, to be prepared by the Board of Directors as hereinbefore provided, and shall examine the annual return, and verify the same with the accounts relating thereto, and shall either sign the same as found by him/her to be correct, duly verified, and in accordance with Law, or specifically report to the Society in that respect he/she finds it incorrect, un-vouched, and not in accordance with law.

40. POWERS OF AUDITORS:

The Auditor shall be entitled to call for, and examine any papers or documents belonging to the society relating to the community including the common areas and facilities and limited common areas and shall make a special report to the society upon any matter connected with the accounts which appear to him/her to require notice.

41. INTERAL AUDITORS:

Internal auditor or auditors any be appointed by the Board of Directors if required to ensure that all receipts are properly accounted for and the expenditure is supported by proper authority and budget provision and to ensure that the society runs in accordance with the provisions of the Act and the bye-laws. He may be an outsider or a member of the society other than a director or a staff member. He may be paid remuneration as determined by the general body. Internal auditors shall submit their reports month by month to the secretary who will place them before the board for their consideration.

42. SOURCE OF FUNDS:

The source of funds is entirely contributory from the members of the MAJESTIC MEADOWS Mutually aided Cooperative Society and consists of the following:-

- (a) Corpus Funds, which is a onetime collection from the MAJESTIC MEADOWS Mutually aided Cooperative Society members @ Rs. 50 per square feet.
- (b) Interest income from the banked Corpus Funds.
- (c) Maintenance Funds collected from the members.
- (d) Rental income earned from the temporary letting out of the common areas like Function Hall service room etc.,

43. CONSTITUTION OF VARIOUS FUNDS AND THEIR PURPOSES:

The society shall form its surpluses in any year and apportion as follows in accordance with the provisions of the Act.

- i). 25% for general reserve fund.
- ii) 10% for community fund.
- iii). 10% for the educational fund to be operated by the society.
- iv). 25% to community development fund.
- viii) 30% for member's welfare fund.

44.UTILISATION OF FUNDS:

- a) The funds so raised by the Society shall be utilized towards achieving the aims and objects set out hereinabove.
- b) The funds of the Society shall be spent only for the accomplishment of the aims and objectives of the Society and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- c) The funds should not be diverted/ utilised for any other purpose like donation, organizing private social / cultural events.

d) The interest from corpus fund will only be utilised for repairs, maintenance, upkeep and development of the complex after prior approval in the meetings of the Board of Directors/General Body, as the case may be.

45. INVESTMENT OF FUNDS INCLUDING CORPUS FUND:

The corpus fund of the Society shall consist of contribution of the members, transfer fees, the registration fee, etc., and shall be kept in fixed deposits in any public sector bank and shall not be utilized for any purpose, other than those approved in a legally constituted General Body Meeting. The Society may invest or deposit its funds in anyone or more of the following:

- a) In any of the securities specified in Section 20 of the Indian Trusts Act, 1882;
- b) In any Public Sector Bank or Government Financial Institution; or
- c) In any banking company or institution approved for this purpose by the Society.

46.FINANCIAL POWERS:

- a) The President and the Secretary have full powers for all the recurring expenditure once the budget for the ensuing year has been projected and approved in the Annual General Body Meeting. For non recurring expenditure the President and Secretary may sanction expenditure up to Rs.50,000/- for one transaction to meet urgent remedial measures.
- b) The Board of Directors has powers to sanction up to Rs.2,00,000/- for any one transaction towards non recurring expenditure. Beyond Rs 2,00,000/-, approval in a legally constituted General Body Meeting/Special General Body Meeting will be required.
- c) Payments shall be made only on supporting documents like vouchers, bills, etc.
 (The above are Applicable after two years maintenance period by Builder)

47. NOTICE TO SOCIETY:

- a. A villa owner, who mortgages his/her unit shall notify the Society in writing through the General Secretary of the Board of Directors the name and the address of the party to whom the unit has been mortgaged and the Secretary shall maintain all such information in a book entitled 'Mortgages of Units'.
- b. A Villa Owner shall notify in writing to the Society of his intention before he/she conducts a Sale, Lease or mortgage Agreement in respect of his/her Villa and in such case he/she shall pay all the unpaid amounts of the Society including interest, if any, on such outstanding balance. The default of all such outstanding amounts will automatically devolve upon the buyer or the new lessee.
- Without an explicit written No Objection Certificate from the Society no such transaction, as referred in (a) and (b) above is to be taken up.
- d. The Society will have first lien over the rent payable or over the sale proceeds in the event of any default by any member in paying the dues. The mortgager shall pay all dues to the Society before affecting the mortgage, failing which the services of the Society shall not be made available to the mortgagee.

48. DETAILED RULES ON USE OF COMMON AREA, AMENITIES, TENANTS, PARKING, PETS, LIFTS, ETC:

1. RULES ON PARKING:

(a) No member / resident shall park his/her vehicle in any common area or others parking space.

(b) The vehicles of the visitors shall be parked in the designated visitors parking

Area only at club house.

- (c) Under no circumstances any four/ two wheelers/ cycles will be parked anywhere on the road or any vacant place in the common area or in the parking space of others without the permission of the concerned owner/resident. Except on one side road so as to allow the vehicles to move on.
- (d) Wrong and unauthorized parked vehicle will be chained/ clamped and released only after a payment of fine to be decided by the society/ Board of Directors.
- (e) Vehicles parked/ lying unattended / unidentified for a long time anywhere in the common area will be handed over to the police/Security.

49. RULES REGARDING UTILISATION OF CLUB HOUSE, SWIMMING POOL, BAQUET HALL AND GYM:

(a) General. Gym, swimming pool, and club house being special facilities having high cost of maintenance can be utilized by the residents on advance payment to be fixed by the Board of Directors from time to time duly approved in the General Body Meeting of the society. Banquet hall will be given for holding private party on a fixed payment in advance to be reviewed from time to time and approved in the General Body Meeting. However the booking of banquet hall is not allowed on festivals and on days of community celebrations.

(b) General Rules and Guidelines

- Only those persons residing within the complex of the MAJESTIC MEADOWS Mutually aided Cooperative Society is permitted to utilize these facilities.
- (ii) Under no circumstances guests and casual visitors not residing in the MAJESTIC MEADOWS Mutually aided Cooperative Society will be permitted to utilize these facilities.
- (iii) Owners / Residents will give a written declaration with names, age gender, and relationship with two photographs in respect of persons living in their respective villas, based on which passes for swimming pool and gym will be made for each member residing within the complex to enable him / her to utilize the above mentioned facilities. On any addition / reduction fresh declaration / intimation will be given by the respective resident / residents to the Board of Directors along with the documents. Servants residing in the villas are not allowed to use these facilities.
- (iv) Detailed rules/ guidelines and charges for use of Gym, Club House, and Swimming Pool will be displayed on the notice boards.

50. RULES REGARDING USE OF COMMON AREA, CORRIDOR, CENTRAL PARK, AND ROADS:

- (a) Each villa owner/ resident may use the common area and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of other owners as mentioned in chapter III, section 9.3 of Telangana Villas (Promotion of Construction and Ownership) Act 1987
- (b) School bus/van are is permitted inside the complex till the bus bay.
- (c) Cabs/autos will be stopped at the main gate and allowed entry 10 minutes before on confirmation from the residents.
- (d) Playing of games like cricket, football, basketball, baseball etc is not allowed in the central park/lawn, on the road inside of the community, anywhere in the parking area or any other vacant place in the common area. This will also prevent damage to the grass in the park/lawn and injury to the people including small children and elderly moving around in the park and on the road/common area, besides causing damage to the property. Cycling is also not allowed in the central park. Only small children can run around and play in the central park and at specifically designated children play area.
- (e) Central Lawn/Park will be used only for functions organized centrally by the society, like Republic Day, Independence Day, and Children's Day etc.
- (f) No individual or Private Parties will be allowed in the Central Lawn since this will cause lot of inconvenience to the residents besides damaging the Lawn.
- (g) Washing of cars and two wheelers are not allowed anywhere including on the road inside of the community.
- (h) Boxes, furniture, etc are not allowed to be kept on the roads. These are not allowed even if there is no villa opposite to the villa.
- (i) While driving any vehicle inside the complex, speed limit of 10 km per hour will be strictly adhered to in order to prevent injury to the people including small children and elderly walking and cycling in the area. This rule applies equally to bicycles, skates etc. The responsibility/accountability in case of children, minors and dependents will lie solely with the parents/guardians.
- (j) Owners and residents are not permitted to keep their luggage, boxes etc anywhere in the common area except in their own parking space.
- (k) Boxes / baggage etc can be kept in the respective villas only. Under no circumstances these will be kept anywhere outside villas.
- (1) Parents are requested to guide their children to do cycling/ skating/running etc with moderate speed only on the left side of the road to avoid/prevent any accident. This responsibility/accountability lies solely with the parents.
- (m) Loudspeakers are not allowed in the complex except during functions organized by the Society. Loud music will not be played inside the villa, which cause disturbance to others including neighbours.
- (n) Carpenters / electricians/contractors etc working in a villa or in the common area will not be allowed to carry out drilling/ cutting work from 6 pm to 8 am which cause disturbance to the residents. They should not leave the garbage anywhere in the common area and will dispose of the garbage outside the community.
- (o) Plucking of flowers and leaves from plants inside the complex is not permitted.

51. RULES REGARDING PETS:

Pets are not allowed to be taken on, parks/lawns, gym, swimming pool, club house and for walking inside the complex. Barking loudly, pooping on the road and any aggressive behaviour of the pets will be curtailed/controlled by pet owners. Accidental pooping on the road will be cleaned by the pet owner immediately. It is the responsibility of the residents/pet owners to ensure that pets are not a nuisance.

52. RULES REGARDING CASUAL VISITORS / GUESTS:

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- All visitors/ guests of residents will be stopped at the main gate and their details
 will be ascertained by the security at the main gate and the same will be confirmed
 from the concerned residents through intercom/ mobile./My Gate. They will then
 proceed to the concerned resident's villa.
- Unauthorized parking vehicle will be clamped and released only after payment of a fine as decided by the Board of Directors.

53. SECURITY INCLUDING RULES REGARDING ENTRY OF SERVANTS, DRIVERS, MAIDS, WASHERMEN ETC:

- Security measures in a complex/installation depends on threat perceptions, resources available and administrative requirements. A balance has to be worked out depending upon the changing situations/environment.
- Detailed rules/ regulations on security will be placed on the notice boards from time to time.
- 3. Servants, maids, drivers, washer men etc employed by the residents will be allowed entry inside the complex only on production of valid security pass issued by Board of Directors. Passes issued by the builder will be valid till their expiry. All residents are required to verify their antecedents/ character and get the security pass made for these people by filling up a form lying with security at the gate. Proof of identity and two recent passport size photos will be submitted along with the filled forms. Workers, carpenters etc will not be allowed to stay in a vacant villa during night. They will have to leave the complex after a fixed working hour during day to be decided by the Board of Directors.
- 4. All vehicles without MAJESTIC MEADOWS stickers will be stopped outside the gate and details ascertained before allowing entry. All owners/tenants are requested to obtain these stickers from the security after completing the necessary formalities.
- Service providers, vendors, carpenters etc will be allowed entry only after confirmation from the residents whose villas they are visiting.
- Any other person/vendor will be allowed entry only after permission of the Board of Directors.
- Record of all servants, drivers, maids, washer men etc will be maintained by the security.
- Cabs will be stopped at the gate and allowed entry only after confirmation from the concerned resident.

 All residents are requested to cooperate and not indulge in any argument with the security staff. They are only implementing orders of the Board of Directors. Issues/complaints, if any, is to be brought to the notice of Board of Directors /Security Committee.

54. MEANS OF COMMUNICATION BETWEEN RESIDENTS/ OWNERS AND BOARD OF DIRECTORS/MAINTENANCE AND SECURITY STAFF:

- Means of communication with the residents will primarily be through the notice boards placed at club house supplemented by whatsApp group other apps messages/mails. All the residents are requested to read the notice boards regularly, since all may not be on whatsApp.
- Security will communicate through intercom and door to door visit only in case of emergencies when sufficient time is not available.
- Means of communication with the owners will be through email/WhatsApp and mobile number.

55. RESOLVING OF COMPLAINTS RELATED TO MAINTENANCE AND SECURITY AND SUGGESTION FROM MEMBERS/RESIDENTS

- Routine complaints related to maintenance and security will be entered in the register/ form lying with the facility Manager. Only in emergency complaints will be made on mobile or intercom with the facility Manager and security at the main gate after working hours.
- Residents will be kept informed on the progress. On resolving/completion, residents will be required to sign on the register /form by visiting the office or security, so that a record is maintained.
- 3. In case of emergency only, residents should call the maintenance and security staff/ supervisor/Facility manager on their mobile/intercom. Mobile numbers of these persons will be displayed on all the notice boards. For routine complaints, procedure as explained above will be adopted.
- Complaints/ suggestion can also be given via mail which may be obtained from the
 office of the society.
- 5. Owners and residents will not get into any argument/ altercation with the security and maintenance staff / supervisor on any issue, since they are only following the orders of the Board of Directors. For any clarification or complaint related to them, they are requested to contact the Estate Manager or Secretary/President.
- 6. Owners and residents will also not issue any instructions/directions to the security and maintenance staff including the supervisor and estate manager. For any issue pertaining to them they should discuss the matter with Secretary/President/Treasurer. Suitable instructions may be issued to the maintenance and security staff / supervisor/estate manager regarding this.
- A suggestion register may also be kept available with the Facility Manager, where residents/owners can write their suggestions.

56 .SETTLEMENT OF DISPUTES:

- If any dispute arises touching the constitution, management or business of the 1. society and matters connected therewith or incidental thereto,
 - a) among members, past members or persons claiming through members, past members and deceased members; or
 - b) between a member, past member or a person claiming through a member, past member or deceased member and the cooperative society, its board, director, office-bearer or liquidator, past or present, or
 - c) between the cooperative society or its board and any past board, director, office bearer, or the nominee, heirs, or legal representatives of any deceased director, deceased officer of the cooperative society; or
 - d) between the cooperative society and any other cooperative society; or
 - e) between the promoters of cooperative society and the Registrar; or the cooperative society and the Registrar; or
 - f) between a cooperative society and liquidator of another cooperative society, or between the liquidators of two or more cooperative societies;

Such disputes may be referred to the Cooperative Tribunal for decision;

Provided that no dispute shall be referred under this section to the cooperative tribunal unless the disputing parties exhausted all remedies that may be available in the bye-laws for the settlement of disputes.

2. Any dispute relating to elections held to the cooperative society may be referred to the cooperative tribunal for decision.

57. DISSOLUTION BY MEMBERS:

- 1. A cooperative society may, by a special resolution, authorize its own dissolution; Provided that a notice of the general meeting shall also be sent with an invitation to attend to the Registrar, to any federation of which the cooperative society is affiliated, to creditors and to any organization with which a partnership contract has been entered into.
- Invitees under the proviso of sub-section (1) shall have the right to make a representation to the general body, if they so wish to, giving reasons why dissolution is not called for.
- 3. Within fifteen days of such authorization for dissolution, the cooperative society shall send to the Registrar a copy of the authorization to dissolve the cooperative society, by registered post.
- 4. The authorization approved in pursuance of sub-section (1) is required to set out the following, namely:-
 - The assets and liabilities of the cooperative society; (a)
 - The claims of creditors, and collaborators and (b) protected share holders;
 - The number of members: (c)

- (d) The nature and extent of the members' interest in the cooperative society; and
- (e) The name of the liquidator, if appointed by the General body, or a request to the Registrar to appoint the liquidator or a request to the Registrar to issue a certificate of dissolution where there are no assets or liabilities:
- 5. Where the Registrar receives the special resolution passed in pursuance of sub-section (1), he shall cause at the expense of the cooperative society a notice of the special resolution to be published once a week for two weeks in a newspaper published or distributed in the district where the registered office of the cooperative society is located.
- The Registrar may require from the cooperative society, the liquidator
 appointed by the cooperative society or any other person who is required
 to furnish information, a periodical return showing
- (a) The progress of dissolution;
- (b) The distribution of any undistributed surplus or reserves.
- (c) Any other relevant information that he may require.

58. DOUBTS:

In case of doubt, rules/details mentioned in Telangana Villas (Promotion of Construction and Ownership) Act 1987 as amended from time to time and Telangana Mutually Aided Cooperative Societies Act, 1995 will prevail and will be followed by all the residents, tenants and owners.

59. REMOVAL OF DOUBTS:

If there is a conflict between the bye-laws and the provisions of the Act, the Act shall prevail over the bye-laws and further where a

provision in the bye-laws is absent to that extent, the Telangana Mutually Aided Societies Act, 1995 shall apply.

60. MISCELLANEOUS:

- While all the rules and regulations cannot be mentioned in the bye laws, residents
 are requested to act as per their conscience applying commonsense and logic to
 their actions and conduct. Guiding principle here is to respect each other's
 freedom and concern.
- These bye laws are binding on all the owners and tenants as per Section 31 Chapter IV of Telangana Villas (Promotion of Construction and Ownership) Act 1987.

61. TRANSITORY BYE-LAW:

The adhoc committee shall

- Enroll all eligible persons as members of the society.
- Obtain approval of the preliminary expenses incurred for registration of the society from the General Body.
- e) If any dispute arises touching the constitution, management or business of the society and certain matters connected therewith or incidental, they shall be referred to the Cooperative Tribunal concerned where the society's functional office/ head office is located.

62. ANNEXURES:

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- a) "Form A" Letter of Declaration
- b) "Form B" Joint Declaration- Cum- Authorization
- c) "Form C" Declaration by the Guardian of Minor Owners
- d) "Form D" Intimation on Transfer of Ownership
- e) "Form E" Proxy
- f) "Form F" Authorization to become Nominal Member
- g) "Form G" Cancellation of Nominal Member
- h) "Form H" Letter of consent by Nominal Member
- 1) "Form I" Change of Contact Details

"FORM-A"

LETTER OF DECLARATION

	Photo
Date:	
To:	
The Secretary.	
Majestic Meadows Mutually Aided	
Co- Operative Maintenance Society Ltd,	
Sy.No.192/P, Kollur (V) R.C.Puram (M),	
Sangareddy District.	
L am the owner	r of villa No at "Magna's
Majestic Meadows" vide registered sale deed document No:	dated:
the member of Association, I hereby give my explicit consent to and agree to abide by the bye-laws of the Association. Upon adr you to provide my Membership number further:	become member of the Association nitting me as a member, I request
That I am competent to contract.	
That I am not convicted by any court of law on moral Tu	rpitude.
That I am not an un discharged insolvent.	
That I am not a member of any other Cooperative Socie	
That I am not a member of the Cooperative Society pro-	viding same or similar services.
That I am willing to accept responsibilities of membersh	ip in the society.
That I will not do anything which will jeopardize the inte	rest of the member of the society.
My Contact details:	
Address:	_
Mobile :	_
Email :	
Thanking you,	Yours Sincerely,
Specimen signature	
Name:	Owner Signature

Note: A copy of the sale deed should be provided to the Association for the records.

"FORM -B"

JOINT DECLARATION- CUM- AUTHORIZATION

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Photo	Photo

We,			
1.	Sri	\$/0	R/o
2.	Sri	S/o	R/o
3.	Sri	S/o	R/o
Ar sit jo	e the joint owners uated at Sy.No.192/intly through a registed are happy to note the have read and understomatically becomes become member of the have noted that in the have noted tha	of the residential Villa No	"Magna's Majestic Meadows" Sangareddy District having purchased
Mob	ile :		
Thank	ing you,		Yours Sincerely,
	nen signature		1.
7/0/33			2.
	(Name)		3.

"FORM - C"

(DECLARATION BY THE GUARDIAN OF MINOR OWNERS)

hereby declare that I am the h	atural guardian/guardian appointed by court order(copy enclosed) of Master/Baby
Who is owner of the Residential vil Sy.No.192/P, Kollur (V) R.c.Puram (registered sale deed No	la No Magna's Majestic Meadows" situated at M), Sangareddy District having purchased through a Dated:
and understood the bye-laws of the As-	is registered among the owners of the villas and I have read sociation. Though every villa owner automatically becomes e my explicit consent to become member of the Association the Association. Upon admitting me as a member, I request
correspondence of any nature/descr minor. I hereby indemnify Majestic M	sent the said minor in all further transactions/acts / ription and shall act accordingly for the benefit of the leadows Mutually Aided Co- Operative Maintenance Society any act/transaction/correspondence made by me with the
My Contact details:	
Address:	
Mobile :	_
Email:	
Thanking you,	Yours Sincerely,
Specimen signature	
Name:	Signature of the Natural Guardian/Guardian
Note: A copy of the sale deed should be	provided to the Association for the records.

" FORM-D"

INTIMATION ON TRANSFER OF OWNERSHIP

10:	
The Secretary,	
Majestic Meadows Mutually	
Co- Operative Mains	Aided
Co- Operative Maintenance S Sy.No.192/P. Kellys Rd	ociety Ltd,
Sy.No.192/P, Kollur (V) R.C.Pu Sangareddy District.	iram (M),
Sir/Madam,	
I Shri /Smt	Member of the Association with Membership number
Hereby notify that i/we have	sold our villa number to Shri / Smt
S/o, W/o	whose specimen signature is appended. I/we here by authorize the
Association to transfer my Me	mbership to the said new owner and i/we cease to be he member of the
Association. I also hereby or	onfirm that there is no outstanding amount due from me to the
Association. The said new Mer	mber shall complete Form "A" and any other formalities to become the
Member of the Association.	The state complete room
Specimen Signature	
(New Owner /Purchaser.)	-
Sincerely,	
Signature.	

"FORM- E"

To:

The Secretary,
Majestic Meadows Mutually Aided
Co- Operative Maintenance Society Ltd,
Sy.No.192/P, Kollur (V) R.C.Puram (M),
Sangareddy District.

PROXY

Authorization Form Required Under the Bye – Laws: Shri / Smt	Mamber of the Association with
Membership number hereby authori	_ Member of the Association with
also a Member of the Association with Membersh	
signature is attested hereunder, to vote on my behal	If as my Proxy at the General Body
meeting of welfare Association to be held on dateelse to vote on my behalf.	I have not authorized anyone
Attested:	
Signature of the Authorized Representative	
The addison word	
Thanking you,	
Sincerely,	
Signature of the owner	
Signed this day of	

"FORM- F"

AUTHORIZATION TO BECOME NOMINAL MEMBER

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To:	
The Secretary,	
Majestic Meadows Mutually Aided	
Co- Operative Maintenance Society Ltd,	
Sy.No.192/P, Kollur (V) R.C.Puram (M),	
Sangareddy District.	
Sir/Madam:	
I Shri / Smt	Owner of Villa No in "Magna's, hereby notify
Majestic Meadous" a Mambar of the Associat	ion with Membership number, hereby notify
that, I have Entered into tenancy/ lease/care -	taking agreement of my above mentioned villa to Shri
/ Smt fr	om date, He / She shall hereafter be
admitted as Nominal member of our Associ	om date
effective date: The maintenan	ation after completing the said effective date shall be paid acceptance charges from the said effective date shall be paid
by said Shri/Smt	
Attested:	
Signature of the Tenant/Lessee/Caretaker	
Thanking you,	
Sincerely,	
Signature of the Member	
Date:	

"FORM- G"

CANCELLATION OF NOMINAL MEMBER

To:	
The Secretary, Majestic Meadows Mutually Aided Co- Operative Maintenance Society Lt Sy.No.192/P, Kollur (V) R.C.Puram (M) Sangareddy District.	cd,
Sir/Madam:	
Majestic Meadows" a Member of the As that, I intend to terminate the ter	Owner of Villa No in "Magna's sociation with Membership number, hereby notify nancy/lease/care taking agreement with Shri /Smt with effect from date He /She/ shall
therefore, cease to be a Nominal Memb amount due from Shri / Smt	per of our Association from the said date. Any outstanding to the Association shall be paid by me.
Thanking you, Sincerely,	
Signature of the Member	
Date:	

" FORM-H"

LETTER OF CONSENT BY NOMINAL MEMBER

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	Date:
Го:	
The Secretary,	
Majestic Meadows Mutually Aided	Photo
Co- Operative Maintenance Society Ltd,	
Sy.No.192/P, Kollur (V) R.C.Puram (M),	
Sangareddy District.	
Meadows" Sy.No.192/P, Kollur (V) R.C.Puram (M), Sangaro I hereby give my explicit consent to become nominal Me to abide by the bye-laws of the Association.	mber of the Association and ag
of the dye-laws of the Association.	
My Contact details:	
Address:	
(
Mobile :	
Email :	
Thanking you,	
Sincerely	
Nominal Member Signature.	

"FORM-I"

CHANGE OF CONTACT DETAILS

	Date:
To:	
The Secretary,	
Majestic Meadows Mutually Aided	
Co- Operative Maintenance Society Ltd,	
Sy.No.192/P, Kollur (V) R.C.Puram (M),	
Sangareddy District.	
I am the Member /Nominal Member of Maje	stic Meadows Mutually Aided Co- Operative
Maintenance Society Ltd Welfare Association	and hereby intimate the change of my contact
details. I am resident/owner of Villa No	in "Magna's Majestic Meadwos"
My Contact details:	
Address:	
Mobile :	
Email :	
Thanking you,	
Sincerely,	
Member/Nominal Member Signature	

















MAGNA'S MAJESTIC MEADOWS

Sy. No.192/P, Kollur Village(V), Ramachandrapuram(M), SANGAREDDY (Dt.,) PIN: 502 300