VEDANSHI APARTMENTS OWNERS ASSOCIATION, VELACHERY, CHENNAI-600 042

REVISED BY-LAWS BY AMENDMENTS/MODIFICATIONS.

TPSRG/2702064/Feb.2020

FORM NO I

(See Rule 7 of the Tamil Nadu Societies Registration Rules, 1978)

APPLICATION FOR THE ISSUE OF CERTIFICATE OF REGISTRATION UNDER

SECTION 10 OF THE TAMIL NADU SOCIETIES REGISTRATION ACT, 1975

(TAMIL NADU ACT 27 OF 1975)

From

The President / Secretary

VEDANSHI APARTMENTS OWNERS

ASSOCIATION - VELACHERY

Plot No: 18, Venkateshwara Nagar

100 ft Bypass Road, Velachery (Part 1),

Velachery Taluk, Chennai District, Tamil

Nadu, Pin code - 600042, India

To

The Registrar of Societies,

Chennai South

Sir,

• A society by name **VEDANSHI APARTMENTS OWNERS’ ASSOCIATION - VELACHERY** has been formed on 23/01/2020.

• I enclose herewith the Memorandum and Bylaws of the said society.

• I remit herewith a sum of Rs.5100/- being the fee for the registration of the Society.

• I am a member of the Committee of the Society.

• I have been duly authorized on this behalf by the Committee of the Society.

• The society may be registered, and the Certificate of Registration be issued.

Place :

Date : Signature of Applicant

List of Executive Committee Members

VEDANSHI APARTMENTS OWNERS’ ASSOCIATION - VELACHERY - PLOT NO:18, VENKATESHWARA

NAGAR, 100 FEET ROAD, VELACHERY, CHENNAI - 42

| **Sr No.** | **Name** | **Designation/**  **Occupation** | **Address** |
| --- | --- | --- | --- |
| **1.** | SWATHY MANIKANDAN | PRESIDENT | FLAT NO:501, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **2.** | MANOJ S | VICE PRESIDENT | FLAT NO:506, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **3** | LAVANYA PATTABHIRAM | SECRETARY | FLAT NO:902, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **4.** | ABHIJEET DARWIN M X | JOINT SECRETARY | FLAT NO:304, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **5.** | S. FRANCIS ROYAN | TREASURER | FLAT NO:306, VENKATESHWARA NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **6.** | JUDE SAHAYA VINCENT | EXECUTIVE COMMITTEE MEMBER | FLAT NO:401, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **7.** | NATARAAJ . S | EXECUTIVE COMMITTEE MEMBER | FLAT NO:402, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **8.** | VENUGOPALAN NAGARAJAAN | EXECUTIVE COMMITTEE MEMBER | FLAT NO:807, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **9.** | R. SENBAGAVADIVU | EXECUTIVE COMMITTEE MEMBER | FLAT NO:307, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |
| **10.** | BHANUMATHI BADHRINARAYANAN | EXECUTIVE COMMITTEE MEMBER | FLAT NO:1071, VENKATESHWARA  NAGAR, 100 FEET ROAD, Velachery  (Part 1), Velachery Taluk, Chennai  District, Tamil Nadu, Pin code -  600042, India |

Memorandum

1. Name of the Society

:

VEDANSHI APARTMENTS

OWNERS ASSOCIATION - VELACHERY

2. Address of the society

:

,

Velachery (Part 1), Velachery

Taluk, Chennai District, Tamil

Nadu, Pin code - 600042, India

3. Main objective

:

To provide any Special/Common amenities to the members of the Association

**FORM NO. V**

(See Rule 15 of the Tamil Nadu Societies Registration Rules, 1978)

NOTICE OF SITUATION/CHANGE OF SITUATION OF

THE REGISTERED OFFICE OF THE SOCIETY UNDER

SUB-SECTION (1) OF SECTION 13 OF THE TAMIL NADU SOCIETIES

REGISTRATION ACT, 1975 (TAMIL NADU ACT 27 OF 1975).

1) Name of the Society

**VEDANSHI APARTMENTS OWNERS’ ASSOCIATION - VELACHERY**

2) Date of Registration

-

3) The Registration

Number and Year of

Registration

-

4) Presented By

To

The Registrar of Societies,

Chennai South

Sir,

VEDANSHI APARTMENTS OWNERS’ ASSOCIATION - VELACHERY hereby gives you notice under sub-section (1) of Section 13 of the Tamil Nadu Societies Registration Act, 1975 (Tamil Nadu Act 27 of 1975), that the registered office of the

Society VEDANSHI APARTMENTS OWNERS’ ASSOCIATION - VELACHERY situated at PLOT NO:18, VENKATESHWARA NAGAR, 100 FEET ROAD, Velachery (Part 1), Velacheri Taluk, Chennai District, Tamil Nadu, Pin code - 600042, India on the.................... day of.................. Month ................

Signature

Designation of position in

Relation to the society

Dated the............ day of.............. ,.............

**FORM NO. VI**

(See Rule 16 of the Tamil Nadu Societies Registration Rules, 1978)

REGISTER OF MEMBERS TO BE MAINTAINED UNDER SUB-SECTION (1) OF SECTION 14 OF THE TAMIL NADU SOCIETIES REGISTRATION ACT, 1975 (TAMIL NADU ACT 27 OF 1975).

REGISTER OF MEMBERS

1. Name and Address of the

Society

:

VEDANSHI APARTMENTS

OWNERS ASSOCIATION - VELACHERY, PLOT NO:18,

VENKATESHWARA NAGAR, 100

FEET ROAD, Velachery (Part 1),

Velachery Taluk, Chennai District,

Tamil Nadu, Pin code - 600042, India

2. Date of Registration

:

3.The Registration number and

Year of registration

:

Remark s

| Sr No. | Name of the member | Full Address of the member | Occupation/ Designation | Date  of Enrollment | Date  of Resignation or Removal |
| --- | --- | --- | --- | --- | --- |
| 1 | NATARAJ S | FLAT NO:402,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- President, Current EC member | 23/01/2020 |  |
| 2. | JAYAPRIYA R | FLAT NO:806,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- EC MEMBER | 23/01/2020 | 15/07/2023 |
| 3. | RAMESH KUMAR | FLAT NO:601,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- SECRETARY | 23/01/2020 | 14/03/2023 |
| 4. | CHINNA  STELLA JUDE | FLAT NO:401,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- EC MEMBER | 23/01/2020 | 29/10/2022 |
| 5. | MR.S.SOMASKANDAN | FLAT NO:606,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX-TREASURER | 2021 | 2022 |
| 6. | RAJAMANI R | FLATNO:307, VENKATESHWARA NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- Treasurer | 23/01/2020 |  |
| 7. | ABIJEETH DARWIN M X | FLAT NO:304,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | JOINT SECRETARY | 23/01/2020 |  |
| 8. | SWATHY  MANIKANDAN | FLAT NO:501,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | PRESIDENT | 23/01/2020 |  |
| 9. | RAVISHANKAR PILLAI | FLAT NO:902,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- EC MEMBER | 23/01/2020 | 29/10/2022 |
| 10. | BHARAT V SHAH | FLAT NO:905 VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- EC MEMBER | 23/01/2020 |  |
| 11. | USHA  RAJENDRA KUMAR | FLAT NO:804,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | EX- EC MEMBER | 23/01/2020 | 29/10/2022 |
| 12. | MUKUND SAMPATH | FLAT NO:404,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  Ind | EX-SECRETARY | 29/10/2022 | 16/03/2023 |
| 13. | GANESH | FLAT NO:504,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  Ind | EX- EC MEMBER | 29/10/2022 | 15/07/2023 |
| 14. | MANOJ S | FLAT NO:506,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | VICE PRESIDENT | 29/10/2022 |  |
| 15. | LAVANYA PATTABHIRAM | FLAT NO:902,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | SECRETARY | 29/10/2022 |  |
| 16. | S.FRANCIS ROYAN | FLAT NO:306,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India | TREASURER | 29/10/2022 |  |
| 17. | JUDE SAHAYA VINCENT | FLAT NO:401,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India |  | 15/07/2023 |  |
| 17. | VENUGOPALAN NAGARAJAAN | FLAT NO:807,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India |  | 15/07/2023 |  |
| 18. | R. SENBAGAVADIVU | FLAT NO:307,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India |  | 15/07/2023 |  |
| 19. | BHANUMATHI BADHRINARAYANAN | FLAT NO:1071,  VENKATESHWARA  NAGAR, 100 FEET  ROAD, Velachery (Part 1), Velachery Taluk,  Chennai District, Tamil  Nadu, Pin code - 600042,  India |  | 15/07/2023 |  |

BYE-LAWS

• Name of society: The name of the Society is **VEDANSHI APARTMENTS OWNERS ASSOCIATION - VELACHERY**

• Registered office of society: **PLOT NO:18, VENKATESHWARA NAGAR, 100 FEET ROAD**

• Date of formation of the society: The Society was formed on 23/01/2020.

• Jurisdiction of the registrar of society: The Society is situated within the jurisdiction of the Register of Society & Register of Societies & Registrar of Assurances

• Business hours of the society: The business hours of the Society shall be between Morning 10:00 AM to Evening 5:00 PM

**\*\*Section 6. OBJECTS OF THE SOCIETY \*\*** as per the provisions laid down in the Tamilnadu Apartment Association Act, 2022.

1. The Association shall primarily aim to look after the welfare and common needs of its members, as enumerated in the Memorandum of Association.

2. It shall be the duty of the Association to protect the interests, rights, and privileges of all its members in accordance with the provisions of the Tamilnadu Apartment Association Act, 2022.

3. The Association shall undertake the maintenance, development, improvement, extension, and security of all common properties that fall under its purview.

4. In pursuit of the welfare and social interaction of its members, the Association shall establish and maintain social, recreational, and educational activities, fostering a sense of community and camaraderie.

5. The Association shall engage in any other necessary activities or endeavours that are essential for the fulfillment of the aforementioned objectives and for the overall well-being, comfort, and convenience of its members.

6. The Association shall promote closer cooperation among its members and provide valuable advice and guidance concerning the ownership and enjoyment of apartments.

7. The Executive Committee shall have the authority to provide such amenities and facilities that it deems suitable for the benefit of the members.

\*\*Section 7: Activities in Furtherance of the Objects\*\*

**\*\*7.1 Maintenance and Management of Common Properties\*\***

The Association shall undertake the meticulous cleaning, maintenance, and upkeep of the property known as "Shrusti Vedanshi Apartments," located at Plot 18, Venkateshwara Nagar, 100FT Road, Velachery, Chennai-42. The Association shall be responsible for the preservation and management of all common amenities and properties, which include but are not limited to those listed in Section 6(1) of the Tamilnadu Apartment Ownership Act 2022.

**\*\*7.2 Protection of Rights and Interests\*\***

The Association shall diligently safeguard the unobstructed view and airy pathways of road frontage flats, ensuring that no obstructions or hindrances are permitted to interfere with these areas. To preserve the sanctity and aesthetics of the entrances and basement area, the Association shall prohibit any commercial entity from installing or affixing any boards, fixtures, electrical, or electronic components, whether temporarily or permanently, with the exception of their power supply main switches and meters.

**\*\*7.3 Criminal Trespass\*\***

Any usage of the basement, entrance, terrace, or sump areas by non-members of the Association shall be construed as "criminal trespass" and dealt with accordingly.

**\*\*7.4 Preservation of Legal Documents\*\***

The Association shall diligently procure and preserve the original parent documents and CMDA-approved building plans from the builder as vital records for reference and administrative purposes. Copies of the agreement, sale deed / Encumberance Certificate pertaining to the undivided share of each flat owner shall be obtained and securely preserved by the Association to maintain an accurate and comprehensive record of ownership.

**\*\*7.5 Social Aid and Government Liaison\*\***

It shall be the responsibility of the Association to provide social aid, devoid of any profit motive, with a special focus on assisting the residents of Vedanshi Apartments. The Association shall facilitate access to government and other agency services pertaining to roads, parks, street lights, water supply, electricity supply, health issues, sanitation, pollution, and other relevant matters for the welfare of the community.

**\*\*7.6 Custodianship of Common Areas\*\***

The Association shall hold and administer the common areas and facilities of Vedanshi Apartments at Plot 18, Venkateshwara Nagar, 100FT Road, Velachery, Chennai-42, with utmost care and diligence. It shall exercise its custodianship to promote the best interests and benefits of all members of the Association in compliance with the law. 7.6a. The Association reserves the right to rent a common area for private gathering of the resident community for a fee and terms and conditions determined by the Executive committee and published to all residents.

**\*\*7.7 Representation and Dispute Settlement\*\***

In all matters concerning the common issues within the premises, the Association shall act as the authorized representative of its members. It shall engage in negotiations, settlements, or compromises with third parties to resolve any disputes or concerns that may impact the welfare and interests of the community within the premises.

**\*\*7.8 Servicing and Maintenance\*\***

The Association shall diligently arrange for the regular servicing and maintenance of all common electrical systems, light fixtures, elevators, generators, gymnasium equipment, bore wells, open-to-sky areas, staircases, metro water and sewerage lines, promenades on the northern side of the building, compound walls, wells, gardens, transformers, solar panels, pipeline gas connections, CCTV cameras, and their fixtures. All relevant service charges, security fees, and expenses incurred for the upkeep of these facilities shall be promptly discharged by the Association.

**\*\*7.9 Prohibition of Constructions Over Common Areas\*\***

No owner or occupant of a flat shall be allowed to erect or install any constructions that project over the common areas, passages, or terrace, whether temporarily or permanently, as a measure to maintain the integrity and aesthetics of the shared spaces.

**\*\* Session 8: Suits \*\***

The Association shall sue or be sued in the name of the President of the Association.

**\*\* Section 9: Person Competent to Give Directions \*\***

The President of the Association is empowered to give directions in regard to the business of the Association, unless otherwise provided for in the Act. This includes the authority to:

• Initiate legal proceedings on behalf of the Association.

• Enter into contracts on behalf of the Association.

• Approve the expenditure of funds by the Association.

• Represent the Association in dealings with third parties.

The President's authority to give directions is subject to the provisions of the Act and the bylaws of the Association.

**\*\* Section 10: Enrollment of Members \*\***

10.1 Eligibility for Membership - Any Vedanshi Apartment owner above 18 years of age shall be eligible for admission as a member of the Society.

\*\*10.2 Definition of "Members"\*\*

For the purposes of this Association, "Member" shall refer to a flat owner, a leading member of their family, or their legal heir. All flat owners within the Association shall automatically become members of the Association and shall constitute the General Body of the Association. Tenants may also participate in the AGM meetings, representing the flat owners, provided the owner of those flat send in writing (letter or email), addressed to the President of the Association, to act as their representative, such an appointed person shall be known as the "Appointed Member." for that specific AGM decisions made.

\*\*10.3 Membership Upon Sale of Flat\*\*

• Upon the sale of a flat by a member of this Association, the sale by the vendor shall be subject to the condition that the purchaser, through the purchase of the flat, shall be deemed to have agreed to become a member of the Association and shall abide by the rules and regulations of the Association. 10.3a. Corpus or seed money provided by the previous owners, will be non-refundable. All pending dues are to be paid by either the seller or the purchaser. 10.3b An additional seed money of Rs 50,000 will be collected upon all resale from the new purchaser. The seed money to be collected from the new purchaser shall be used for the welfare of the apartments and its maintenance and the collection of the additional money shall in no way stand as restraint or in derogation to the rights of the member selling/purchasing the apartment and shall be collected only for the welfare of the members of the apartments. If the said seed money is not paid within 3 months, the same shall be recovered in accordance with law and as per { The Purchaser Shall Agree To Pay All The Other Maintenance Amount Without Raising Objections That Are Mandated By The Association}

\*\*10.4 Termination of Membership\*\*

• In the event of a member ceasing to be a flat owner due to the operation of any law, their membership shall be terminated or deemed to have been terminated upon such an event. If any member pursues legal action against the Association then The Said Person Suing Against The Association Cannot Vote In The AGM And Other Meetings With Respect To That Dispute For Which They Have Filed Suit Until The Said Legal Action Attains Finality.

\*\*10.5 Furnishing of Documents\*\*

• Each member shall, without fail, furnish a Xerox copy of the agreement and the sale deed pertaining to the super built-up area and undivided share of the land to the Association.

\*\*10.6 Voting Rights\*\*

• In accordance with the Tamilnadu Apartment Owners Act, 2022, all flat owners within the Association shall automatically become members and shall have one vote each in the affairs of the Association subject to provision of 10.4. of the bylaw

**\*\*Section 11: Monthly Maintenance and Other Charges\*\***

\*\*11.1 Minimum Monthly Maintenance Charges\*\*

• The MINIMUM monthly maintenance charges shall be fixed at Rs. 1.50 per square foot and can be in whichever model deemed by the majority of the members by conducting voting in AGM meetings

• The maintenance charges may be revised by a majority decision of the members.

• The revised maintenance charges shall be incorporated and made effective immediately post AGM.

\*\*11.2 Incorporation of Revision in By-Laws\*\*

• The revised maintenance charges shall be incorporated into the by-laws through amendment.

\*\*11.3 Non-Refundable Reserve Fund/corpus\*\*

• Every flat owner shall pay to the Association a sum that will be fixed by the General Body, towards a non-refundable reserve fund to meet heavy expenditures as specified below

• The reserve fund may be used for meeting the following expenses:

• Repairs and maintenance of common areas and facilities

• Replacement of common amenities

• Unforeseen expenses

11.4 \*\*Timely Payment of Maintenance Charges\*\*

• Members/residents shall pay the Association, on or before the 10th of every month, a sum fixed from time to time as maintenance charges per flat without fail.

• Failure to pay the maintenance charges within the stipulated time may result in the following penalties:

**• After a 3 day grace period, from the 10th of every month , an 18% annual simple interest on the invoice will be levied on a daily basis UNTIL DATE OF PAYMENT.**

**.** The Non Payment Of The Interest/Penalty Shall Will Also Be Accumulated/Carry Forwarded To Subsequent Months Maintenance Along With Regular Maintenance Charges And The Entire Amount Will Be Considered For Penalty In The Subsequent Failure To Maintenance Charges Period.

• Denial of common amenities

\*\*11.5 Denial of Amenities for Defaulters\*\*

• If any member is in arrears of more than two months' payment of maintenance charges or other fees, they may be denied the common amenities enjoyed by other members or tenants of the Association.

• Such amenities shall be restored ONLY after all the arrears are cleared, in addition to the default fee/late fee charges.

⁃ Legal action will be taken against defaulters or apartment reserves the right to follow section 11.7 when applicable/ if required for continued failure of payment in addition to penalty specified under section 11.4

\*\*11.6 Liability of Monthly Maintenance Charges\*\*

• The liability of monthly maintenance charges, as fixed by the Association, shall at all times be the responsibility of the owner/member/tenant.

\*\*11.7 Application of Tamilnadu Apartment Ownership Act\*\*

• In the event of continued failure of payment of monthly maintenance charges and other charges approved by the General Body, by any member or by their duly appointed representative/tenant the association reserves the right to leverage TN Apartment Ownership Act guidance. A penalty as per, The Tamilnadu Apartment Ownership Act 2022, Section 24. (1) Whoever contravenes, any of the provisions of this Act, rules, orders or directions issued thereunder or bye-laws shall, at the instance of the association or an apartment owner or any person or the competent authority, on conviction be liable to a fine which may extend to one lakh rupees and in case of continuing contravention, to an additional fine which may extend to five hundred rupees for every day during which such contravention continues after the conviction.

\*\*11.8 No Due Certificate for Sale or Tenancy\*\*

• Any member or their tenant must clear all dues and obtain a no-due certificate from the Association before effecting the sale, tenancy, mortgage, etc. The Tamilnadu Apartment Ownership Act 2022, “22. Where any apartment has been sold or otherwise transferred, the purchaser or the transferee, as the case may be, of the apartment shall be jointly and severally liable with the vendor or the transferor for all unpaid assessments against the latter towards his share of the common expenses up to the time of sale or transfer without prejudice to the purchaser’s or transferee’s right to recover from the vendor or transferor, the amount, if any paid by the purchaser or transferee therefor. Any such purchaser or transferee shall be entitled to a statement from the association setting forth the amount of the unpaid assessment against the vendor or transferor and such purchaser or transferee shall not be liable for, nor shall the apartment sold or transferred, be subject to a charge for any unpaid share of common expenses against such apartment accrued prior to such sale or transfer in excess of the amount set forth in such statement.”

• Without producing a no-due certificate from the Association, no sale or tenancy of a flat could be made.

• It is mandated to provide NDC to the security at the time of move in.

\*\*11.9 Payment of Taxes and Charges\*\*

• Besides maintenance charges, the flat owners/appointed members shall pay taxes to Metro Water and Sewage Board and property tax, electricity bills on or before the due date without fail. The Association will render help to this account on collection of nominal charges towards conveyance from the member concerned.

\*\*11.10 Collection of Donations\*\*

• The Executive Committee (EC) may also collect donations from the resident members for the benefit of the Association. Association will be transparent about how they are using the donations. EC would keep records of the donations and how they are being used.

\*\*11.11 Revised Monthly Maintenance Charges\*\*

• The monthly maintenance charges for the residents will be revised during AGM if required, and the revised charges will be applied based on majority voting

• The monthly maintenance for Instore will be revised during AGM if required and the revised charges will be applied based on majority voting

**\*\*Section 12: Rights, Obligations, and Privileges of Members\*\***

**\*\*12.1 Entitlements and Rights\*\***

a) Every member is entitled to enjoy and avail the facilities provided by the Association.

b) Every member shall have the right to take part in General Body Meetings and shall have one vote at such meetings.

c) Every member is entitled to contest for membership in the Executive Committee.

d) Every member shall abide by the rules and regulations laid down in the by-laws and strive to promote the objectives of the Association.

e) Every member shall maintain the spirit de corps and maintain cordial relations with other members, either personally or professionally.

f) If any member causes loss or damages to the properties of the Association, such member shall be liable to compensate for the loss or damages caused.

**\*\*Section 13: Transaction of Business\*\***

1. The Executive Committee shall transact its business through the Executive Committee.

2. The Executive Committee has the power to appoint staff for executive work of the Association and to frame service rules for such staff.

3. The Treasurer of the Association is authorized to have a sum not exceeding Rs. 10,000/- for day-to-day transactions or petty cash. The funds of the Association will be deposited in any Nationalized Bank or banks as decided by the Executive Committee in accordance with Rule No. 24 of The Tamil Nadu Societies Registration rules.

4. All transactions exceeding Rs1000, should be attested with an invoice or voucher.

**\*\*Section 14: Executive Committee\*\***

\*\*14.1 Constitution\*\*

The Executive Committee consists of One President, One Vice President, One Secretary, One Joint Secretary, One Treasurer, and Five committee Members, totally Ten Executive Committee members of the Association.

\*\*14.2 Appointment of Executive Committee Members\*\*

(i) All the members of the Executive Committee shall be appointed by a resolution passed by a majority of the members entitled to vote at the General Body meeting in pursuance of the election conducted straightway to the designations specified above.

(ii) Any interim vacancies in the Executive Committee shall be filled up only by the General Body, and the term of office of such members shall be on par with other members of the executive committee. No co-option/nomination of members can be made to the Executive Committee.

\*\*14.3 Term of Office of the Executive Committee Members\*\*

The term of office of the Executive Committee members will be three years and can be extended if no nominations are received and if the member(s) wish to continue.

\*\*14.4 Eligibility For the Executive Committee Members\*\*

(a) The persons contesting for the Executive Committee shall possess basic membership of the Association.

(b) No member shall contest for more than one post in the Executive Committee.

(c) The person contesting for the Executive Committee must be a live member as per the register of members.

\*\*14.5 Powers of the Executive Committee\*\*

(a) It shall be competent for the Executive Committee to form such sub-committee(s) as it may deem fit and to assign from time to time such functions, duties, and delegate such powers on any particular issue that may be of interest to the society and make representations or represent the society before any other organization or appear before any authority and take such steps as may be necessary in pursuance thereof. The President and Secretary will be ex-officio members of such sub-committee(s).

(b) The proceedings of the committee shall not be invalidated on account of any vacancy or vacancies in the committee, which may remain unfilled or defect in the committee.

(c) Any member of the Executive Committee may at any time resign from office by sending his/her resignation to the President or Secretary, but such resignation shall take effect only from the date on which it is accepted by the committee.

(d) It shall be competent for the members of the committee to expel or remove at any time any member of the committee for breach of the provisions of the by-laws or if such member's activities are detrimental to the objects and development of the society.

(e) Where a member of the Executive Committee absents himself/herself for three consecutive meetings of the committee without leave of absence, action will be taken by the Executive Committee to remove such member from the Executive Committee. Provided that no such removal shall be made unless the person concerned is given an opportunity to show cause why he/she should not be removed from the Executive Committee.

(f) All executive members have collective responsibilities to address maintenance, grievances and respond to resident questions and concerns on top of their assigned portfolios.

\*\*14.6 Meeting of the Executive Committee\*\*

(a) The Executive Committee shall meet as often as necessary and at least once a month.

(b) Seven days' clear notice shall be given for meetings of the Executive Committee, except for emergency meetings, for which three days' notice is enough. Such notice shall be sent by post as well as email. The quorum for the meeting of the committee shall be five members. If at the appointed hour for the meeting, the required quorum is not present, the meeting shall be adjourned to the next half an hour, and the meeting will be conducted. No quorum is required for the adjourned meeting.

(c) A resolution in writing signed by a majority of the members of the Executive Committee, circulated by the majority of the members of the Executive Committee, shall be valid and effectual as if the same had been passed at the meeting of the said Executive Committee regularly convened and held. Such resolution shall be ratified at the subsequent Executive Committee meeting.

\*\*14.7 Powers of the Office Bearers\*\*

**(A) President:**

(a) Shall have general control and general powers of supervision over the affairs of the Society.

(b) Shall ordinarily preside at all meetings of the committee and of the General Body and shall maintain order. He shall declare the decision of the meeting in accordance with the opinion of the majority of members present and voting. In case of equality of votes, the President shall have a casting vote. In his absence, the person presiding over the meeting will exercise the casting vote.

(c) Shall be competent to pass for payment of bills jointly with Treasurer in respect of expenditure incurred in connection with the activities of the society and to authorize expenditure up to a limit of Rs. 1 Lakh (Rs. 1,00000/-)

**(B) Vice President:**

(a) If the President's post is vacant for want of appointment, the Vice President will be in charge of the President and carry out the duties of the President. He has to assist the President in the day-to-day activities of the society.

**(C) Secretary:**

(a) Attend to all correspondence and maintain the connected file in proper order.

(b) Maintain the minutes of the proceedings of all Executive Committee and General Body meetings.

(c) Shall carry on other functions not assigned to any other member.

(d) Convene meetings of the Executive Committee/A.G.M./E.G.M.

(e) Prepare Agenda for the meetings and communicate minutes of the meeting to all members.

(f) Generally responsible for carrying out the resolutions of the General Body and Executive Committee.

(g) Maintain the Register of Members in Form No. VI and carry out the removal, resignation, etc., in the said Register then and there.

(h) File the necessary returns, statements, and forms as laid down in the Act before the Registrar of Societies.

**(D) Treasurer:**

(a) Receive all money intended to be paid to the Society and issue receipts thereafter.

(b) Pay to the Secretary such sums as may be authorized by the President.

(c) Shall submit once a month to the Executive Committee, Monthly statement of receipts and Expenditure of the preceding month, if any.

(d) Shall maintain all books of accounts, receipt books including the voucher file.

(e) No amount shall be disbursed by him without receipt of vouchers.

**\*\*Section 15: Filing of Returns, Statements, and Declarations\*\***

Association has to convene the general body meeting in the financial year within six months {i. E} within 30th September. During this meeting association’s previous financial year accounts duly audited by a chartered accountant, should be placed before the general body for approval. After getting approval from the general body, audited accounts should be filled before the registrar within six months.

a) In accordance with the Tamil Nadu Section Registration Rules and Regulations, various notices are mandated to be submitted to the Society Registrar. These notices include those specified under Sub-Section 16(3)(b), Sub-Section 17(2), Section 26, and Section 27 of the Act, along with other relevant provisions.

b) Section 20 of the Act requires every association to hold a general body meeting within six months of the close of each financial year. This meeting is commonly known as the Annual General Meeting (AGM).

During the AGM, the association's previous financial year's accounts, which have been duly audited by a chartered accountant, must be presented to the general body for approval. After receiving the general body's approval, the audited accounts must be filed with the Registrar within six months.

c) The Society shall provide a declaration in accordance with Section 16 (3) (b) (iii) stating that the functions of the Society during the previous year were effectively carried out.

d) At the end of the previous financial year, the list of members of the Society, along with their names, professions, and addresses, shall be forwarded to the Registrar in Form No. VI.

e) In case of any changes in the Executive Committee during the previous financial year, as stipulated under Sub-section 17 (ii), the Society shall file the necessary details to the Registrar within three months in Form No. VII, along with a Special Resolution.

f) It shall be the duty of the General Secretary to keep the records, books, and files of the Society ready for inspection by the Registrar or any enquiry officer appointed by him, as per Section 35.

g) Pursuant to Section 34 (1), after the inspection of the books by the Registrar, if he requires information or explanation under Section 34-A(2), it shall be the duty of the Society or Committee Member(s) of the Society to provide the required information or explanation to the Registrar.

h) As per Section 36 (7), it shall be the duty of the member(s) of the Society to submit the necessary books, records, accounts, and other documents required by the Registrar or enquiry officer.

i) In accordance with Section 13 (2), the clear name of the Society shall be displayed at the entrance in Tamil.

j) The Society shall intimate the location of the Registered Office or any changes in its situation to the Registrar within three months in Form No. V, as per Rule 15.

k) As per Section 30 Sub-Section 32 (1), it shall be the duty of the General Secretary of every registered society to file the details of mortgages or any other liabilities of the Society in Form No. VIII and, as per Section 32 Sub-Section (2), in Form No. IX, to the Registrar within one month.

**\*\*Section 16: Audit of Accounts\*\***

(A) The business or accounting year of the society shall be from 1st April to 31st March.

(B) At the end of each financial year, the Society shall prepare a receipt and expenditure account and a balance-sheet, and these shall be subject to audit by an auditor or by two or more members of the registered society (excluding members of the committee). The auditors appointed by the registered society shall possess the prescribed qualifications.

(C) The following account books and files shall be maintained, and they shall be kept only at the registered office of the society:

a) Cash book showing daily receipts and expenditures, along with the balance at the end of each day.

b) Receipt book, containing forms in duplicate, where one set of each form shall be issued by the society for money receipts, and the other set shall serve as a counterfoil.

c) Vouchers file, containing all vouchers for contingent and other expenditures incurred by the society, sequentially numbered in red ink and filed chronologically.

d) Ledger showing consolidated and separate accounts of all items of receipts and expenditures, categorized by member and item.

e) Monthly register of receipts and disbursements.

**\*\*Section 17:\*\*** Supply of Copies of Bylaws, Receipts, and Expenditure Account, and Balance Sheets

The society shall provide copies of its bylaws, receipt and expenditure account, and balance sheet to its members electronically upon application.

**\*\*Section 18: Maintenance of Association Member Records and Inventories\*\***

1. A list of updated members/nominated members/appointed members of the association as of 1st September of every year shall be maintained and made available for inspection when called upon by the authorities. The register shall contain the following details, as per the instructions and guidance of the Tamilnadu State Police:

| SL.NO | APARTMENT NO | NAME/NAMES OF THE OWNER/OWNERS | DATE OF BIRTH OF THEM | OCCUPATION /PROFESSION | SALE DEED REGISTERED NO AND DATE | SUPER BUILT-UP AREA | UDS IN SQ. FT | CONTACT NO OF OWNER | SELF OCCUPATION OR TENANCY | IF TENANCY, NAME OF THE TENANT | HIS/HER NAME WITH OCCUPATION/PROFESSION | HIS/HER CONTACT NO. | PROPERTY TAX ASSESSMENT NO. | METRO WATER TAX AND SEWAGE CHARGES NO. | ELECTRICITY SERVICE CONNECTION NO. | FOUR-WHEELER REGD. NO | TWO-WHEELER REGD. NO | IN CASE OF EMERGENCY WHOM TO BE CONTACTED WITH DETAILS |

2. A register of inventories of the association, such as motors, electrical items, pumps, electronic items, lift service details, CCTV, etc., shall be maintained and audited by the Executive Committee. A report on the inventories shall be presented before the General Body. The register shall include details of purchase, value, warranty, guarantee, repair details, annual maintenance contracts, payments made, and other relevant information.

**\*\*Section 19 to 22: Financial and Administrative Matters\*\***

\*\*19. Mode of Custody, Application, and Investment of the Funds of the Society:\*\*

1. No part of the funds of a registered society shall be divided by way of bonus, dividend, or otherwise among its members, in accordance with Section 16(3)(b)(i) of the Tamilnadu Apartment Ownership Act 2022.

2. No payment shall be made out of the funds of a registered society to the President or any other officer of the society by way of honorarium for any service rendered by him to the society, as per the prohibition stated in Section 16(3)(b)(ii) of the Tamilnadu Apartment Ownership Act 2022.

**\*\*20. Investments of Funds:\*\***

A registered society may, as permitted by its bylaws, invest or deposit any portion of its funds not immediately required, in compliance with Section 16(3)(b)(iii) of the Tamilnadu Apartment Ownership Act 2022. Such investments may include:

a) Immovable properties.

b) Securities of the Government or in National Savings Certificates or other securities of the Government of India.

c) Post office savings bank account.

d) Special account in a corresponding new bank as defined in the Banking Companies (Acquisition and Transfer of Undertakings) Act 1970 (Central Act 5 of 1970), or in a society registered or deemed to be registered under the Tamil Nadu Co-operative Societies Act, 1961 (Tamil Nadu Act LVIII of 1961), the primary object or principal business of which is the transaction of banking business.

e) Such other mode of investment as may be prescribed under the Tamilnadu Apartment Ownership Act 2022.

**\*\*21. Earmarking of Funds:\*\***

No funds shall be earmarked for the dependents of the deceased or disabled members of the Association, as stated in Section 16(3)(b)(iv) of the Tamilnadu Apartment Ownership Act 2022.

**\*\*22. Day to Day Business of the Society:\*\***

The Treasurer shall have an imprest amount of Rs. 10,000/- for day-to-day transactions, subject to the provisions under Section 18(1) of the Tamilnadu Apartment Ownership Act 2022. Any amount exceeding the above shall be deposited into the bank account, in accordance with the Act.

**\*\*23. Presiding and Proceedings of Meetings:\*\***

Every meeting shall be chaired by the President, if present, or by one elected to chair the meeting by those present. Every proceeding of the meeting shall be recorded in the Book of Minutes and shall be signed by the Chairman of the meeting at which the proceedings were held or by the Chairman of the next succeeding meeting, in compliance with Section 32(2) of the Tamilnadu Apartment Ownership Act 2022.

**\*\*24. General Body Meeting:\*\***

24.1 Annual General Body Meeting:

The Annual General Body Meeting shall be held within 6 months from the date of closing of the business year for the purpose of:

a) Considering the Annual Report of the working of the Society.

b) Considering and approving the Report of the Annual Accounts of the preceding year of the Society.

c) Considering the budget for the current year.

d) Appointment of the Auditor(s) to audit the accounts of the ensuing year and fixing remuneration, as required by Section 19(1)(d) of the Tamilnadu Apartment Ownership Act 2022.

e) Considering any motion, notice of which has been given in writing by a member at least 7 days in advance from the date of the meeting to the Secretary.

f) Discussing other business brought forward with the permission of the Chairman, subject to the approval of the majority of the members attending the meeting with voting rights.

g) Electing the members of the committee, if due, or conducting it by a separate meeting if not conducted earlier, in accordance with Section 30(1)(g) of the Tamilnadu Apartment Ownership Act 2022.

\*\*24.2 Extraordinary General Body Meeting:\*\*

The Executive Committee may call an extraordinary General Body meeting at any time and convene it within one month from the date of receipt of requisition from not less than one-third of the members on the roll addressed to the Secretary, stating the subject for which the meeting is to be convened, as allowed by Section 31(1) of the Tamilnadu Apartment Ownership Act 2022. If the extraordinary General Body meeting is not called for within the specified period, the requisitionists themselves can convene the meeting, duly adopting the procedures laid down in these bylaws.

\*\*24.3 Notice Regarding General Body Meeting:\*\*

For all General Body meetings, a notice stating the venue, date, time, and agenda of such meetings shall be communicated to all members at least 21 days in advance, excluding the date of postage and date of the meeting. The notice shall be served by local delivery, circulation among the members, or publication through the Press. A copy of the notice shall also be affixed on the notice board of the Society.

\*\*24.4 Quorum and Adjournment:\*\*

The quorum for all General Body meetings shall be 1/3 of the total members, in accordance with Section 32(2) of the Tamilnadu Apartment Ownership Act 2022. In the event of such quorum not being present at the appointed hour, the meeting shall stand adjourned for the next half an hour at the same place and of such adjourned meeting the members present shall constitute a quorum.

\*\*24.5 Decision at the General Body meeting:. All questions before any meeting shall be decided by majority of votes except the one which is to be passed by special resolution In case of equality of votes, the Chairman of the meeting shall have his casting vote (except for Special Resolution).. In case if confusion arises in counting the votes by hand showing, the same will be decided by making arrangements for sitting or favouring the motion on one side and the opposition persons on the other side.

**\*\*25. Matters Dealt with by the General Body\*\***

The following matters shall be dealt with exclusively by the General Body:

• Approval of the Annual Accounts and Budget for the Next Year: This is in accordance with Section 23(6)(a) of the Tamilnadu Apartment Ownership Act 2022, which states that the general body shall have the power to approve the annual accounts and budget for the next year.

• Election, Removal, and Appointment of Office Bearers and Executive Committee Members, including the appointment of Auditors: This is in accordance with Section 23(6)(b) of the Act, which states that the general body shall have the power to elect, remove, and appoint office bearers and executive committee members, including the appointment of auditors.

• Amendment, Addition, or Deletion to the Bylaws, Rules, and Regulations of the Association: This is in accordance with Section 23(6)(c) of the Act, which states that the general body shall have the power to amend, add, or delete to the bylaws, rules, and regulations of the association.

• Fixing of Monthly Maintenance Charges: This is in accordance with Section 23(6)(d) of the Act, which states that the general body shall have the power to fix the monthly maintenance charges.

• Approval of Audited Accounts: This is in accordance with Section 23(6)(e) of the Act, which states that the general body shall have the power to approve the audited accounts.

• Approval of the Secretary's Report: This is in accordance with Section 23(6)(f) of the Act, which states that the general body shall have the power to approve the secretary's report.

• Initiation of Disciplinary Action against any Member who violates the Rules and Regulations of the Association or acts against its interest and welfare: This is in accordance with Section 23(6)(g) of the Act, which states that the general body shall have the power to initiate disciplinary action against any member who violates the rules and regulations of the association or acts against its interest and welfare.

• Consideration of Legal Actions, Lawsuits, etc., as deemed necessary: This is in accordance with Section 23(6)(h) of the Act, which states that the general body shall have the power to consider legal actions, lawsuits, etc., as deemed necessary.

• Changes in Names, Amendments to Bylaws and Memorandum, Dissolution, and Amalgamation, which require a Special Resolution passed by 3/4th of the Members present: This is in accordance with Section 23(6)(i) of the Act, which states that the general body shall have the power to make changes in names, amendments to bylaws and memorandum, dissolution, and amalgamation, which require a special resolution passed by 3/4th of the members present.

**\*\*26. Assets and Funds\*\***

The assets and funds of the Association shall consist of:

• Funds or assets contributed, gifted, donated by any person, firm, company, or the State or Central Government, or any other authority to the Association.

• All interest and other income arising from the aforementioned funds or assets.

• All assets that may be purchased or acquired from the said funds or otherwise acquired by the Association.

• All the work done prior to the formation of the Association, which shall constitute its assets. Money paid by flat owners in equal shares shall be received by the Association.

• All flat owners/members shall be deemed to have equal rights over such assets/funds, even though none of them have the right to operate separately on them.

• The funds and assets of the Association shall be utilized solely for promoting the aims, objectives, and welfare of the Association.

**\*\*27 : Special Resolution\*\***

Section 22 of the Tamilnadu Apartment Ownership Act 2022 defines a special resolution as a resolution passed by a majority of not less than three-fourths of such members of a registered society entitled to vote as are present in person at a general meeting of which a notice of not less than 21 days, specifying the intention to propose the resolution as a special resolution, has been duly given.

A special resolution is required for the following matters:

• To carry on the administration of the society more economically or more efficiently.

• To attain its main purpose by new or improved means.

• To amalgamate with any other registered society having similar objects.

• To divide the society into two or more societies.

• To amend the bylaws.

• To change the name of the society.

• To dissolve the society.

**\*\*28: Inspection of records and accounts books\*\***

Section 28 of the Act requires every association to keep and maintain the following records and accounts books at its registered office:

• Register of Members

• Minute Books

• Books of Accounts, including receipts books, voucher file, and bank accounts

These records and accounts books shall be available for inspection during business hours by the members of the society free of cost, without any application.

**\*\*29. Dissolution\*\***

• The society may pass a special resolution to dissolve itself.

• Upon dissolution, the property of the society shall not be paid or distributed to the members, but shall be given to some other registered association having the same or similar objects, as determined by the society.

• The society shall stand dissolved as per the procedures laid down in Section 41 and 42 of the Tamil Nadu Societies Registration Act, 1975.

• Amended by-laws of Shrusti Vedanshi apartments association

**\*\*30: Code of Conduct\*\***

1. Each owner/member and tenant/appointed member, being a resident of Shrusti Vedanshi Apartments (hereinafter referred to as "the Association"), shall be considered a voluntary member of the Association and shall strictly adhere to the rules and regulations as prescribed in these by-laws.

2. It shall be the joint responsibility of all residents to preserve and maintain the cleanliness and aesthetic appeal of the entire premises of Shrusti Vedanshi Apartments.

3. All members shall make diligent efforts to use water and electricity in the most economical manner possible.

4. Members shall cooperate in maintaining the cleanliness of common passages, staircases, sunshades, open-to-sky areas, terrace, and the lift. These common areas shall not be used for storage or drying clothes.

5. Consumption of any intoxicating drinks in the common areas is strictly prohibited.

6. Members shall refrain from creating a nuisance by playing loud radios, televisions, or other electronic gadgets except for special events by EC.

7. The lift shall be handled with care and gentleness, and any reckless usage is prohibited.

8. Playing within the lift by children is not allowed.

9. Indiscriminate parking of cars, two-wheelers, or other vehicles is strictly prohibited. Only those with authorized car parking spaces, as per the agreement (a copy of which shall be furnished to the Association), are allowed to park within the premises. Non-compliance may result in legal action, including impounding of the vehicle.

10. Dumping rubbish, waste, or any materials harmful to the hygienic conditions of the surroundings in open-to-sky areas is strictly prohibited.

11. Parking of vehicles belonging to visitors within the premises is not permitted.

12. No member shall undertake any alterations or repairs to their flat that might affect the structural integrity of the building or prejudice the interests of other members. All repairs to the common properties shall be undertaken solely by the Association.

13. Members shall give utmost importance to the safety of their property as well as the common property. Any damages caused due to a member's negligence, such as fire or other means, shall be the responsibility of the defaulting member.

14. Flats shall be used strictly for residential purposes and shall not be used for any business or commercial activities that may endanger the safety, security, and environment of other flats and the complex as a whole except for apartment 403.

14.a Instore shall NOT be permitted entrance for 403 through residential passage except during emergencies

15. No member/resident shall engage in any unlawful, noisy, offensive, or dangerous activities that may cause a nuisance or annoyance to other residents or result in the depreciation of other flats.

16. Exhibition of signboards or advertisements on flats is prohibited.

17. All members/inmates shall cooperate and foster a peaceful and harmonious atmosphere within the compound at all times.

18. The right to undertake repairs, extensions, alterations, and painting of common properties lies solely with the Association, and any related expenses shall be shared by all members.

19. Members/residents shall inform the Association in advance before disposing or vacating their flats. Flats shall not be let out to individuals without families. Obligations and rights of existing owners are transferable to new owners upon the sale of flats.

20. Before vacating the premises, members shall obtain a no-due certificate from the Association, as explained in paragraph 11.8 above.

21. Any member vacating, renovating or joining the premises shall pay a non-refundable one-time amount of Rs. 5,000/- (Rupees Five Thousand only) to the Association to cover the wear and tear associated with using the lift for transporting household articles and potential damage to walls or steps.

22. Each member shall receive a free copy of the Association's by-laws.

23. Inmates of the flats shall not engage association employees for any personal work while they are on duty.

24. All members shall provide the Association with the names, date of birth, wedding day, vehicle registration numbers, landline and mobile phone numbers, office phone numbers, cycle chassis numbers, etc., of their family members for security and emergency purposes.

25. Corridor tube lights shall be switched on by security at 18:00 hours daily, alternate lights will be switched off if required.

26. Members are responsible for verifying the integrity and character of their servant maids, and the Association shall not be liable for any misdeeds.

27. The Association encourages spiritual activities for the welfare of children and residents.

28. The Association-employed sweeper shall perform regular cleaning duties in the specified areas as per the para.

29. Employees shall be eligible for an ad-hoc grant or gift during Deepavali or Pongal, subject to satisfactory continuous service for one year.

30. Office bearers and Executive Committee (E.C.) members shall be treated with respect, recognizing their role as representatives and co-owners serving the welfare of the community.

31. Members shall maintain "Unity in Diversity" and foster an environment of congeniality, goodwill, and prosperity.

32. Any additions, amendments, or modifications to the by-laws shall be considered by the subsequent Executive Committee and passed by the General Body. Only upon such approval, the amended by-laws shall be incorporated into the master copy maintained in the Association's administration, and a copy of the amendment shall be communicated to all members.

33. For all matters not specifically provided for in these by-laws, the Tamil Nadu Apartment Ownership Act, 2022, shall govern.

\*\*IN WITNESS WHEREOF\*\*, the members of Shrusti Vedanshi Apartments Association, being the undersigned, have hereby approved and adopted these amended by-laws on this day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

\*\*Signature of President:\*\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\*\*Signature of Secretary:\*\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\*\*Signature of Member 1:\*\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\*\*Signature of Member 2\*\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_