

BYELAW OF COOPERATIVE HOUSING SOCIETY.

1. Name and address of the Society.

(1) The society will be called the \_\_\_\_\_ Cooperative Housing Society Ltd., and its registered address shall be \_\_\_\_\_. If there will be change in address of the society it will be intimated to the concerned Registrar of Cooperative Societies within 30 days of the change. The change can be made after the change in byelaws will be allowed by the Registrar.

(2) This society is registered and function for the Panchayat Part called \_\_\_\_\_ Survey Nos \_\_\_\_\_ of Town Planning Scheme Plot No. \_\_\_\_\_ Sub plot Nos. \_\_\_\_\_ Final plot No. \_\_\_\_\_ Total f \_\_\_\_\_ Sq. Mtr. \_\_\_\_\_ land.

2. Objects :

Objects of the society will be as follows :

(1) To manage the land owned by the society/or to build houses for the members of the society to purchase land or to hire and to execute and manage the excess of land.

(2) To devide the hired land of society in suitable plots and to allot this plots to the members of the societies to build houses or to sublet and to manage the common plots for the welfare of members.

(3) To build houses for the society and for the members of the said society.

(4) To get finance for the houses of the society and/or for the members. To assist and manage to impart training to members of the society to keep aware the members from modern cooperative trends.

(5) To undertake such activities as are conducive to the attainment of health, education and social cultural programmes.

(6) To maintain the property of society or manage the same or dispose off in a suitable way.

3. This housing society is registered under following scheme.:

1. Subsidized Industrial Housing.
2. S~~S~~cheduled Caste.
3. Scheduled Tribes.
4. Wandering Tribes.
5. Free Tribes.
6. Backwards.
7. Government Servants.
8. Law Income Group Housing Scheme.
9. General Rental Ownership Flat etc.  
Rented combined tenament

It will also undertake (a) Law Income Group Housing Scheme (b) General hire/Ownership Flats/Tenaments/ scheme. This society will be entitled to get the facilities under these schemes. The work of the society will be executed as per this schemes. The society will be bound by the rules and regulation made by government under these schemes. The society will not be able to make change in scheme without prior permission of Registrar.

### 3. F U N D S :

4. (A) The funds of the society will be raised by following means :

1. Admission fee.
2. Shares.
3. Loans.
4. Deposits.
5. Donations or gifts.
6. The price/value of the land and buildings.

(B) The paid up share capital should not exceed Rs. 1 Lak.

(C) The funds raised by way of loans and deposits should not exceed one tenth of the total amount of paid up share capital, building funds and reserve fund minus gross losses.

5. When the funds of society are not utilised in society's business they shall be invested according to

M E M B E R S H I P

6. Any person

(1) Who lives in \_\_\_\_\_ city or  
doing some business.

(2) Any one who does not hold land for building  
house in his own name or that in the name of any of the  
members of a joint family and one who has signed a  
contract to that effect.

(3) Rate of interest on deposit will be decided  
by the committee in correspondence with the market rates.  
But the rate of interest shall not exceed more than  
Gujarat Cooperative Housing Finance Society Limited.

(4) One who is in need of the house and has  
furnished form 'B'

(5) One whose application, according to form 'C'  
is sanctioned by the managing committee unanimously.

(6) Who has paid Rs. 5/- as admission fee (for  
which each member will be supplied a copy of byelaws).

(7) Who has paid full value of at least five  
shares.

(7) (a) Who will have to buy shares to the tune  
of 8% of the loan obtained from the society.

(8) One who according to the opinion of the  
Managing Committee is fit for getting help from govern-  
ment can become a member.

N.B. Persons who have signed the application of the  
society are exempted from byelaws section 6(5).

7. In case the need of a house will not be considered  
very essential to any member, his membership will be  
cancelled. The Registrar's decision regarding the need  
of house to any member and his eligibility to receive  
financial assistance from government will stand final  
and abide the society and its members.

8. No member can hold more than one plots directly or  
indirectly, and the lease agreement will have to be  
registered in the office of Sub-Registrar.

9. No member of this society can become a member of any  
other housing society working in the jurisdiction of this

society subject special approval of the Registrar.

10. The member will have to declare the information of his residential house, and the land of house of his own, or in the partnership, at any place as per form 'B'. He will have to furnish the reason of his requirement of house either house of land from the society. The society will maintain a register of plots of houses indicating details of form 'B'.

11. If the society obtains private land through government or government land of government it can not transfer the same or part of the same within a nominal value or in any other way, in no case society can admit new members or transfer the membership.

12. Any person who holds land for buileing house or a house in his name or in the name of joint family can in special case, and with the prior permission of the Registrar can become a member.

13. If the society has claimed land in plots or build house, each member shall hold one plot or a house.

14. (A) A person will not be allowed to become a member if the society reveals that, the information provided in agreement and form 'B' is not fully true, false, inadequate or semi false. And if such a person is admitted in the society by \* any reason, he will be subject to be expelled from the society. The society is bound to obey the instruction issued by Registrar to expell such member.

In case the society will not consider the instructions given by the Registrar, the Registrar can order to expell such members according to section 23(2) of the Co-operative Act.

15. Any member can be expelled for one or more reasons of the following reasons :-

(1) After resigning he is paid all the money of his share value by the society or he has transferred all his shares to some othe-r members.

(2) If he is expelled according to byelaws

(3) If any information his affidavit 1,2,3,4 and contract 1,2,3 and form 'B' and affidavit and contact which he has made according to orders by government for any statements is found to be false or found unfit to maintain membership.

(4) Either by death or resignation .

16. (1) ~~Examiner~~ Any member can be expelled by 3/4 majority of present voting members in any general meeting as per Gujarat Co-operative Societies Act, Sec. 36 for the following reasons :-

(i) If he often avoid the rules or the suggestion of the committee.

(ii) If he has purposely deceived the ~~society~~ by giving false information.

(iii) If he declared insolvent or found unfit.

(iv) If he is convicted under Rule of I.P.C.

(v) If he has intentionally committed any deed or action which is harmfull to the society's separation or surety.

(vi) If he fails to ~~obey~~ the byelaw section No. 6,7,8,9,13 or 23.

(2) But before expelling his written explanation must be produced before General meeting and the decision should be sought the prior approval of the Registrar.

(3) The expell member can not become a member in any other cooperative society for two years without approval of District Registrar of Cooperatives.

(4) On the date of resolution of expulsion he will have to be returned all the money he has paid for shares after deducting 5% of the amount.

17. (A) A member has no right to vote (a) if he has not paid full value of at least 5 shares (b) if any amount due from him has become overdue.

(B) A member must hold share to the value of 8% against the loan he has obtained from the society.

18. The responsibility of a member shall be to the tune of issue price of shares actual for which he himself or his property will be responsible.

19. A member is entitled to one vote only. If a share/shares are issued to jointly the applicant of first name shall have right to vote.

20. A member can nominate any one in case of his death for his share and deposit

21. (1) In case of death, of a member, the society shall transfer all his shares and other interests in the society to his nominee, in case he has nominated any one, to his lawful heir. If any amount is due from the member as per Rule and byelaws, such amount shall be deducted from the amount due to nominee or heir and paid after he executes necessary surety. But fixed deposits of their limit shall be paid on the due dates.

(2) If more than one persons are nominated and/or share/shares are held by one or more individuals, shares shall be transferred according to serial numbers. But if the nominees are nominated explicitly the executive committee will decide in the matter which will be final.

(3) Society is free to buy the nominee all due amounts of deceased member.

(4) According to this byelaw all transfer and payments made by society will be considered legal, any complaint by any one else will not be considered.

22. (1) If the nominee of the deceased is willing to remain share holder and if the managing committee accepts him as share holder, is not binding him to purchase share/shares.

(2) The member has full right to nominate a nominee and change his nominee in writing.

(3) Nomination at the time of applying for the membership will be free of any fees but thereafter if any change or cancellation made by the member he shall

his house he must get prior sanction of Managing Committee. In case the society has taken loan from Gujarat Cooperative Housing Finance Society or from the Government or loan or loans sponsored by Government. The prior sanction of Registrar in addition to Executive Committee must be taken and will have to credit 5% of the rent every month. The member, who does not abide this rule will forfeite his membership as per byelaw No. 16 or he shall be fined 3 times the monthly rent by the managing committee. The society will be bound to obey the instruction of the Registrar to expell such member or to recover such amount as a fine and such dues is to be treated as society's dues.

24. When member is expelled according to byelaw 15 or 16 all the sums outstanding in his name to the society will have to be paid by him and he will be treated as a regular member for a period of two years for his liability towards the society.

#### 5. SHARES

25. Face value of each share shall be Rs. 50/- only. For each share a certificate bearing separate No. shall be issued.

26. The full face value of share must be paid in full at a time.

27. No member can hold shares amounting to 1/5th of the share capital.

27. (a) When a committee sanction the transfer of a nominees share/shares, property (Immovable) or its part of the house sanctioned, transferred will not be legal until the transferred papers registered in the transfer of property Act Rules of 1882. A true copy of transfer of registration should be kept in the society.

28. A member can transfer to any person, abiding byelaws and cooperative societies act section 31 and rule 18. But such transfer can not be done without the prior sanction of the managing committee. Whether such sanction should be given or not rest with the managing committee.

29. Unless and until such transfer is registered in society's book the person in whose name the transfer is made will have no rights of the member who is doing transfer shall be accepted.
30. For each transfer a fee of Rs. 1/- only shall have to be credited to society. The application of transfer is to be made as per noted in form 'A'.

#### 6. RECOVERY OF DUES.

31. Society is entitled to deduct the amount due to society and once as mentioned under whatever head from the shares, dividend, bonus, deposits or any other interest under cooperative society's Act section No. 47 and 48. But if such deduction is to be made to the members/Ex.member should be informed of in 14 days prior to such date of the deduction.

32. In case of any written off ~~is~~ debt of any member the society has a right to recover the dues of a member or past members from any of his property.

33. The society will have to serve a notice before 30 days from the date of the confescation of such shares or any assets by Regd. A.D. After the failure of repayment of dues the society will transfer all such rights to the buyer after than no one shall be able to take any objection for the same. And no one who is effected by this act of the society shall be able to claim remunuarance from the society.

34. Any amount recovered by such transaction should be put against the amount due to the society and if any balance remains it will be paid to the concern member or ex-member.

#### 7. GENERAL MEETING

35. The general body has supreme powers. The first meeting will be convened after the society is registered. Next meeting to be convened within 3 months of registration or within the period of time limit extended by the Registrar. The Agenda is to be

the same as of an annual meeting.

36. The Annual Meeting is to be held year ending on 30th June after three months from year ending.

37. A special meeting can be convened by arranging for a special work. The quorum should be 1/3 of the members of 25 members whichever is less if asked by them by the sanction of the Registrar or if the managing committee of the co-working society with which the society is incorporated, a general meeting to be called. The responsibility to call such a meeting rests with Chairman of the society.

38. The following is the Agenda for annual meeting :

- (1) To elect a Chairman and to read and approve the last minutes.
- (2) Annual Report of the work done by the society, balance-sheet should be read and sanctioned and the contribution of project to be sanctioned.
- (3) Audit Report and objections to be rectified by the committee to be read and sanction and proper steps should be taken.
- (4) To appoint an auditor and his fees be fixed and sanctioned.
- (5) To elect members of the managing committee.
- (6) To fix the amount of loan for the society as per laws.
- (7) To fix the work to be done next year (To purchase land and to build houses.
- (8) To expell the members of the managing committee as well as the members of the society.
- (9) To review, amend rules and byelaws of the society.

- (11) To dispose off any other matter within the ambit of the law.
39. A notice for a general meeting should be issued 10 days prior to the date of meeting and 7 days prior to the meeting of managing body such notice (in writing) within time and agenda should be sent to the registrar addressing members and if a member complains of non receipt of the notice, still the work of the meeting will not be considered illegal.
40. Any member can raise a point (not in agenda) supported by 2/3 majority of the members but, such point of order must not be to expell a member, nor should it be to amend a byelaws.
41. The quorum for the meeting will be of 2/5 of the members or 25 whichever is less. In short of quorum or all the question on agenda are not executed the meeting shall be extended to any other suitable day, time and place. If the quorum is full on that day the work must be done in absence of quorum.
42. In case on any question if the meeting is equally awarded the President/Chairman has right of casting vote.
43. Any resolution passed in General Meeting cannot be cancelled within six months of its dated without prior permission of the Registrar in General Meeting.
44. The acquire land to enhance the acquirement of land. A resolution must be passed in a General Meeting by 3/4 majority of members. A clear notice of 15 days prior must reach every member and to get their signatures.

committee, till first meeting of it, till choose a Chairman, the President and the members who appointed the managing committee will execute the work of the managing committee. But all that have done must get approval in first meeting of the managing committee.

7

46. (1) There will be 9 members in the Managing Committee. The managing committee will elect a Chairman, Vice-Chairman and Honarary Secretary as per By-laws and fix the duties and responsibilities of each.
47. The Chairman will preside in each committee meeting in absence of the Chairman, the Vice-Chairman will preside. And in absence of both the present members of the committee will select one of the member as a Chairman for the meeting.
48. (1) A member present in the meeting have one vote but if on a point the meeting is equally decided, the President has one casting vote.  
(2) For the meeting of managing committee quorum will be of more than half members.  
(3) Notice for meeting of managing committee should be given prior to 3 days of the date of such meeting mentioning date, time, place and agenda. On occassion for special purpose a meeting can be called within 24 hours notice.  
(4) Managing Committee can meet as many times as required to discharge its work but the meeting should be called at least ~~every~~ once in two months.  
(5) It is duty of the Chairman to call the meeting for special purpose if requested by atleast 3 members of the committee.

49. Subject to Rule 32 of the Gujarat Cooperative Society Rules, under byelaws of election rules, the objection mentioned person to be elected, in addition the following members will not become the members of the committee.

- (1) Who does not hold a plot of land allotted by the society.
- (ii) Who does not own a house allotted by the society.
- (iii) If he has any interest in any contract made with society or in any other property or in any other business of the society or any other interest by way of the society except in loan.
- (iv) If he has any debt unpaid to society beyond time limit.
- (v) If he himself does not live in the house pf the society.
- (vi) If he is fully declared in solvent.
- (vii) If within last 5 years has undergone sentence of jail of 6 months.

50. Any member of managing committee :

- (i) is dead.
- (ii) ceased to be member of society.
- (iii) In absent in 4 consecutive meetings.
- (iv) If ceases to hold the post under byelaws and rules.
- (v) If he resigns his membership.

Then he automatically ceases to be member.

The Committee can~~not~~ elect another member at his place.

51. A member of the committee can be removed with 2/3 majority in a general meeting.

52. Committee or any other committee member and if proper election has not done, if know afterwards. Still the committee or such member, if properly elect, all work done by the committee or by such matter will be consider legal.

managing committee shall be the same as per rule 33 and 34 of Gujarat Co-operative Society Rules.

- (i) To sanction application for membership or of resignation.
- (ii) The sanction application to buy and transfer shares and to repay shares.
- (iii) To appoint Secretary, Solicitor, Architect, Surveyor and any other servants to suspend, to punish their cadre of pay, qualification, responsibilities, guarantee the amount of guarantee is enough and to check every year that the guaranteee is alive.
- (iv) To prepare Annual accounts and balance sheet and to recommend to general meeting the distribution of profit, to fix the date place and time and agenda for general meeting.
- (v) To appoint a member with full authority to supervise check the daily accounts from time to time to sign, to spend for the committee business to check a trial balance sheet after 3 months and to sanction the expences and accounts.
- (vi) To check daily balance, other guarantees and other property of society, to fix the balance to be kept on hand and the responsibility of account books and balance. The Chairman shall be personally responsible for all these till the responsibility for all these is notified.
- (vii) To do the necessary to save the property of society.
- (viii) If necessary other sub-committee to be formed and give these powers and duties.
- (ix) To go to court for recovery, to safeguard in the interest of the society,

sanction of general meeting must be got prior to cases amounting Rs. 1,000/-.

- (x) To get the rules for working of society approved by general meeting and execute them after sanction.
- (xi) To send representative of the society to attend function of the institute with which the society is working ~~an~~ jointly.
- (xii) To hear the complaints and decide according to existing rules and byelaws.
- (xiii) To fix the amount of building houses for members for shares for building houses and other funds, to recover them and instalments of loan and other debts of the society in time. The legal steps to be taken for overdues!
- (xiv) To raise a capital for the work of society for this purpose to approve necessary condition or contract.
- (xv) The defects pointed out in audit report should be rectified or corrected and the report to the auditor of the society. To place the new report before general meeting for sanction. To supply accounts kept and other statements to the auditor.
- (xvi) To place before the general meeting for approval the purchase of land or terms of land kept and tenders of contractors and condition of plans and estimates of house building with recommendation and to take care that the work goes on as per sanction and to make necessary management.
- (xvii) To place and contracts before general meeting the procedure of building house and get them approved or get them fixed. To place before general meeting the progress of building from time ~~and~~ to time and other necessary

- (xviii) To form terms and conditions for tenants and property of society. To make changes in case from time to time. To give the property on hire or sub-hire, also to take loan against property. But the terms and conditions or any changes there in must be approved by the Registrar in writing. The same shall not effect unless this written sanctioned. Any action taken against this sub-clause will be illegal.
- (xix) To make contracts with members in Form 'A' and 'B' given in Appendix in and get them registered.
- (xx) To instalments for facilities being supplied by the society and to recover them in time.
- (xxi) Subject to Rules and Regulation and Byelaws to conduct business of the society if there is any loss to society due to negligence in duty on part of the managing society or not executing dues in time nor being careless, the managing committee shall be responsible for such loss co-jointly/individually. The application ~~xxxm~~ from members to build houses should be dealt with and necessary guarantee for sanction loan should be recovered and conditions of the same to be fixed.
- (xxii) To supply all the information asked for by the Registrar.
- (xxiii) The list of members should be kept up to date.
- (xxiv) To supply books of accounts for inspecting officers and Registrar and all information and statements.
- (xv) To call the annual general meeting according to Rule 77 of Co-operative Law in time.

9. CHAIRMAN - SECRETARY

54. Over and above mentioned in byelaws or elsewhere duties and responsibilities of Chairman shall be as follows :

- (i) To enact the resolution passed in general meeting and managing committee by the Secretary.
- (ii) To supervise the work of Secretary.
- (iii) To receive all correspondence of the Secretary to send and advice the Secretary how to deal with it.
- (iv) To get the balance of the society paid in bank account once in a month.
- (v) To ascertain property and surety of the society once in a year and to note in office books in proper place with sign and date.
- (vi) To get inspection, examination and visits notes corrected and information asked for in these notes should be supplied and correct report is to be sent within month of its receipt, steps to be taken by the Secretary.
- (vii) To supply in time all information asked for by the department and bank.
- (viii) To see that all business is conducted by the Secretary according to object and bylaw of society.

55. Subject to byelaw and as mentioned elsewhere the duties of the Secretary shall be as under :

- (i) To correspondence of the society as per suggestion of the Chairman.

(ii) To receive fee money according to

society.

- (iii) To attend general, managing and sub-committee meeting to keep notes of business condition conducted separately and to enter in resolution book.
- (iv) To call meeting of managing committee and sub-committee as per suggestion of the Chairman.
- (v) To supervise work of other officials and give suggestion.
- (vi) To put before the Managing Committee for approval and sanction the monthly accounts details of expences and progress of house building.
- (vii) To supply information asked for to members and others.
- (viii) It will be the responsibility of the Secretary as per Gujarat Cooperative Societies Act section 85 if the correct report of the audit report is not sent to Auditor in three months
- (ix) To recover the instalments of loan and other dues from the members to take before the Managing Committee meeting to take legal steps against those who become defaulter within opinion and to take necessary stens according to resolution of the committee.
- (x) To get share certificate, documents and contracts and bank accounts signed by the Chairman and a member appointed to work conjointly for this work and sign every where on behalf of the society till the society gives powers.
- (xi) To do all other work of the society as allotted by the Chairman/Committee.

56. The Secretary must be trained in Cooperatives and if he is untrained he should get trained within the time suggested by the Registrar and the

society should provide all facilities for training. If the Secretary does not get training he is liable to be dispensed of from service as per the letter of the Registrar.

57. The Managing Committee can give powers to any one to work in absence of the Secretary.

#### 10. T E N A N T

58. If the society formed on the basis of cooperative tenants :

- (i) Members holding at least 10 shares of society can reside as tenants of society in house allotted to them. But they can not take or sub-tenant in the same house without permission of the committee.
- (ii) In case a tenant is unable or unwilling to use the allotted house, the committee with intention to get more income of rent can allot to whole house or part of it to any person on hire, making proper document of rent with time for only up to 5 years.
- (iii) Repairs to house from inside/outside to be done by the tenant up to Rs.50/-. The decision of the committee and certificate by the Engineer of the society for repairs will be final. When a member vacates the house, committee must satisfy the condition of house vacated.
- (iv) In a member of a tenant does not get the necessary repairs to be got done by him in fixed time the committee will get the repair done and the expences recovered from him or if necessary from his intents in society by confiscation or by other legal means.

to him by society, let the part or whole of it to a sub tenants with a permission of committee, there of the house rent shall have to be credited to society by the member.

59. No member nor a tenant should act in way which will be troublesome to his neighbour. He must give in writing the guarantee to such use prior to going in residence.

60. Each member/tenant to whitewash his house at interval fixed by the committee.

#### 11. DISTRIBUTION OF PROFIT

61. The gross profit will be declared in Annual General meeting and following deductions shall be made from it :

- (i) Interest on loan capital.
- (ii) The office expences.
- (iii) 25% of the property of the society building fund. This fund is to be closed when fund equal the property value.
- (iv) Loss of the previous years if any.
- (v) Towards the doubtful loan fund.

62. After these deduction the balance shall be called net profit and it would be distributed in the following way :

- (1) 25% towards Reserve fund.
- (2) Up to 10 to 12% dividend on fully paid shares.
- (3) Subject to society Rule and Regulation Education fund should be set aside unless this amount is handed to Dist. Co-operative Union, distribution of dividend to share holders can not be made.

63. After these duductions the balance of net

(1) 30% should be given as house to tenants in proportion of rent received from them. But if the tenants are on the basis of others this account should carried forward immovable property fund. This fund may be invested in immovable property so as to create income for society.

(2) 40% should be set aside for other activities fund. As per object of the society. The committee can spend this fund an activities such as health, education, social and entertainment.

(3) 20% as religious fund subject to prior permission of the Registrar committee can spend from this fund on any matter.

(4) 5% dividend to equilisation fund.

(5) 5% for propaganda of cooperation.

64. Rules and Regulation of funds set aside will be formed by the committee and got approved by the Registrar. Afterwards they can be utilised for the purpose for which they are name marked.

65. All fees price of shares confiscated and presents given without objects shall at the year end will be credited to the Reserve Fund. Unclaimed dividend after a year will also be credited to Reserve Fund.

66. If any person or member presents or donate on occasion like, birth, marriage, the society will maintain according to the member's wish and will keep a separate register and accounts of the same though it be prescribed in other way in byelaw.

67. Accounts and books as prescribed and suggested by the Registrar shall be kept before the managing committee with additions and alteration. Over and above this the society must keep a register of plots and register showing progress of society in a register of property of

showing heads as shares, price of shares, plot, building, loan interest, management, land rent and tax and all amounts paid and details of amount. On each transaction the Secretary shall sign in the pass book. The pass book on each transaction must be produced.

69. The Secretary shall prepare annual report, account statement sanctioned of profit and loss and balance sheet and put before the committee for approval and sanction. The committee will sanction the report, statement of account and will send a copy of it to the auditor and Registrar before 31 July.

70. Byelaws and sub-rules can be amended by the General meeting with majority of 2/3 of members but the notice of such alteration and amendments must be given to all members and Registrar prior to 10 days of date of such meeting. And after such amendment and alteration having passed in General meeting and being approved by the Registrar as per Rule 13/1 of Cooperative Societies Act they will come in effect.

71. Wherever it is said in these byelaws that notice is given in writing, the notice will be given in person or sent by post to the address registered with the society, it will be considered as notice given. The responsibilities rests with the member to register change in address with the society.

72. If member fails to pay any amount due to be paid to society in due time, it shall be considered as loan to that members. Such loan will be charged interest from the date of becomes overdue at a paise per rupee for month/ or 12% per annum. The notice shall be given to such member it will be charged Rs. 1/- per notice. Notice will be given for minimum 10 days and maximum 30 days. It will be considered duty of the committee to take legal steps in time

73. Any member can inspect his own account in the society in fixed hours of working fixed by society as per rule 33 of cooperative societies act can inspect all accounts register and books and it is the duty of Secretary to give every facility to every member. The member can get a true copy of any documents after paying the prescribed fee in cooperative act.

74. The society and its all members are bound to fulfill the condition by the Government and to fulfill all suggestions at the time of acquiring the land from govt. or through govt. Also any change or transfer in plots should got prior sanctioned by the Collector. Without such permission all such transfer will be cancelled though otherwise written clause put in these byelaws.

75. Each member is bound to observe all byelaws, appendix and forms attached at the end and is bound to furnish all information as required in the contract.

76. The society will become a member of Federation of house building societies, dist. central cooperative bank, Dist. Cooperative Bank and Gujarat State Coop. House Building Society, after paying admission fee or purchasing share thereof.

77. If any difference opinion about any of the byelaws arised, the decision of the Registrar shall be final and will be binding to both the parties.

78. If after the registration of society, necessity arises to acquire land of is already acquired, more land is to be acquired, an extraordinary meeting with 3/4 majority of members present by resolution can acquired. But a notice of such extra ordinary meeting must be sent to each member mentioning time, place and object and got signed by him. Prior sanction of

79. The price of plot of land should be calculated at Bazar rate on the day of acquirement from Government or private land through Government. The member should pay the price of land after deducting there from the money he had paid in advance, interest on capital cost and expenditure made by him in developing the plot. Society will send the application of a plot given to member through Registrar. The Registrar will send the application with recommendation after assessing himself that the application is not made with the object of profit to society or it not nameless.

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*