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BYE- LAWS / RULES OF

THE KENDRIYA VIHAR-II

**APARTMENT OWNER'S
ASSOCIATION, PLOT NO., 3
SECTOR-82 , NOIDA (U.P)**

MEMORANDUM

1. Name : KENDRIYA VIHAR II APARTTMENT
OWNER'S ASSOCIATION.
2. Office : The Registered Office of the Association –
Community Centre, Kendriya Vihar II,
Plot No. 3, Sector-82, Noida (U.P), 201305.
3. The aims and objectives of the Association shall be as under:
- i. To manage, administer and maintain the Complex in which the dwelling units and other constructions have been made and handed over by the Central Government Employees Welfare Housing Organisation (CGEWHO);
 - ii. To improve the amenities / facilities in the campus in the interest of the members of the Association.
 - iii. To act as a forum of the owners of the apartments to get together and to know each other ;
 - iv. To establish and carry out, on its own account independently or jointly with individuals or institutions, Educational , Library, Gymnasium, and arrange other necessary facilities ;
 - v. To do other such works which are necessary for the welfare of the members under clause-20 of the Society Registration Act ;
4. Executive Committee – name, address, father/Husband's name, post and profession of the executive members of the Association and duties assigned to them as per rules.

SL. No.	Name	Name of Father / Husband	Address	Profession
1	S/Sh Jagdish Chand President	Shri Rulda Ram	C-55/II,KV, Sector82, Noida	Government Service
2	J.K. Thakur Vice President	Sh. Mani Narayan Thakur	A-185/III,KV, Sector82, Noida	Government Service
3	Rakesh Gera Secretary	Late Sh. B.K. Gera	C-55/II,KV, Sector82, Noida	Government Service
4	Gajanan. P. Dhope Jt. Secretary	Sh. Parehlad Rao L. Dhope	B-127/I,KV, Sector82, Noida	Government Service
5	B.M.S. Rana Jt. Secretary	Sh. K.M. Rana	B-23/I,KV, Sector82, Noida	Government Service

6	K.K. Barnwal Treasure	Late Sh. R.C. Barnwal	B-179/I,KV, Sector82, Noida	Government Service
7	G.B. Singh Member	Late Sh. I. Singh	C-10/I,KV, Sector82, Noida	Government Service
8	M. Jha Member	Sh. Navkant Jha	B-8/II,KV, Sector82, Noida	Government Service
9	Om Prakash Member	Sh.Imrat Lal	C-132/I,KV, Sector82, Noida	Retd.Government Servant
10	Praveen Sharma Member	Late Sh.R.D. Sharma	A-123/I,KV, Sector82, Noida	Government Service
11	V.Srinivasan Member	Late Sh. B. Venktaraman	A-68/III,KV, Sector82, Noida	Government Service
12	Y.P. Yadav Member	Late Sh. Lala Ram	C-55/II,KV, Sector82, Noida	Government Service
13	S.C. Chugh Member	Sh. Jeevan Das Chugh	C-116/II,KV, Sector82, Noida	Government Service
14	Smt. Nagma Furquan Member	Mhd. Aadil Khan	B-15/I,KV, Sector82, Noida	Government Service

“We, the undersigned declare that, we have constituted a committee under Societies Registration Act 1860 as per memorandum and enclosed rules.”

1	S/Sh Jagdish Chand President	8	M. Jha Member
2	J.K. Thakur Vice President	9	Om Prakash Member
3	Rakesh Gera Secretary	10	Praveen Sharma Member
4	Gajanan. P. Dhope Jt. Secretary	11	V.Srinivasan Member
5	B.M.S. Rana Jt. Secretary	12	Y.P. Yadav Member
6	K.K. Barnwal Treasure	13	S.C. Chugh Member
7	G.B. Singh Member	14	Smt. Nagma Furquan Member

RULES

- 1. Name** : **KENDRIYA VIHAR II APARTTMENT
OWNER'S ASSOCIATION.**
- 2. Office** : **The Registered Office of the Association –
Community Centre, Kendriya Vihar II,
Plot No. 3, Sector-82, Noida (U.P), 201305.**

Short title and Definitions

3. In these rules, unless the context otherwise requires:

- (a) "Apartment" means Kendriya Vihar-II Apartment, Sector 82 NOIDA.
- (b) "Association" means Kendriya Vihar II Apartment Owners' Association, Sector 82 NOIDA.
- (c) "Annual General Body Meeting" and "Extraordinary General Body Meeting" means such General Body meeting of the Association as are convened and held under the bye-laws in force of the Association.
- (d) "Committee" means the Executive Committee of the Association.
- (e) "Dwelling unit" means a 'Flat'.
- (f) "Family member" means father, mother, son(s), daughter(s) including adopted children, grandson(s), grand daughter(s), spouse or the legal representatives or guardians in case parents are not alive or a person or persons having coparcenary interest in the family property.
- (g) "Meeting" means all such meetings other than Annual General Body meeting and Extraordinary General Body meetings of the Association.
- (h) "Member" means the member of the Association.
- (i) "Owners" means the person(s) who has/have acquired the undivided share of flat from the Central Government Employees Welfare Housing Organization (CGEWHO) or got it though conveyance or by will from his/her parents/ family members.
- (j) "President, the Vice President, the Secretary, the Joint Secretary, the Treasurer and the Executive Committee Member" means that respective office bearer of Association.
- (k) "Resolution" means a Resolution of the Association as may be determined by the Executive Committee from time to time.
- (l) "Rules and Regulations" carry the same meaning for the purpose of this Association and for this document
- (m) "Tenant" means person occupying the flat on payment of the rent as fixed by the owner.
- (n) "Year" means the financial year.

**ENROLMENT OF THE MEMBERS: THEIR CLASSIFICATION,
RESTRICTIONS, CONDITIONS AND TRANSFER.**

4. All the apartment owners who have attained the age of 18 years shall be eligible for the membership of the Association.
5. The eligible apartment owner shall have to fill up the prescribed form for membership. The Executive Committee shall have power to admit or reject the application submitted by the apartment owner and the decision of the Executive Committee shall be final; reasons of rejection will, however, be communicated to the applicant.
6. On the death of a member, his/her membership shall ipsofacto cease, but his/her legal heir shall become a member, subject to fulfilling the conditions specified in rules (4) and (5).
7. The sale/transfer of a dwelling unit shall be regulated as per CHEWHO rules as modified from time to time and prior written permission of the Association shall be necessary after payments of outstanding dues. The transferee shall make an application, with the 'No Dues Certificate', issued to the transferor by the Association alongwith the copy of the registration document and shall have to pay a Member's fee as decided from time to time by the Association. Thereafter, the Executive Committee will consider on the application for Membership.

DUES TOWARDS ASSOCIATION

8. Every member/occupant shall pay monthly subscription for maintenance of security arrangement and other necessary civic amenities and common facilities as decided by the Executive Committee from time to time.
9. The member shall pay the monthly subscription in the first week of each month and get a receipt from the Association. Members may pay the subscription in lump sum for any number of months in advance, if they so desire. On lump sum payment of subscription for atleast one year in advance, proportionate rebate may be allowed as may be decided by the Committee. For delay in payment of subscription, late fine shall be charged as decided by the Executive Committee from time to time.
10. In addition to subscriptions specified above, members shall share any other fees, levies, rates and taxes, fines, deposits, as demanded from the Association from time to time by the Government and other statutory bodies.
11. Members shall also be liable to pay any other special contribution as decided by the Executive Committee to meet special expenses such as improvements/ purchase of assets, special maintenance as distinguished from routine maintenance

etc.

RIGHTS, OBLIGATIONS AND PRIVILEGES OF MEMBERS

12. Notices of all the Annual and Special General Body meetings shall be issued to all the members and also displayed on the notice boards of the Association. The proof of the dispatch of the notice shall be deemed to be sufficient proof of issue of the notice to the members.
13. Each member shall have only one vote. A member who is a defaulter in paying the dues of the Association for more than one quarter shall, however, have no right to vote in any meeting.
14. Any member who has a right to vote, may appoint any of his family members as his/her proxy and such appointment shall be in writing, addressed to the President at least two days before voting. Proxy shall have no right to take part in deliberations of the meetings.

Provided that a tenant or relative other than family members occupying the flat shall have no right to vote by proxy.

15. A member shall be entitled to see bye-laws, receipt and expenditure account and balance sheet in the office of the Association during working hours.
16. Every member shall be entitled to attend Annual General Body meeting and Special General Body and elect the Executive Committee.
17. Every member of the Association shall have the right to express his/her opinion in the General Body meetings/ Extra ordinary General Body meeting.
18. It shall be the duty of the members to abide by the bye-laws and honour the Constitution of the Association.
- 19 (i) If a member/owner wants to keep a tenant in his/her flat or wants to give it to a relative other than family members/friend for special obligation, then he/she shall take permission from the Association and may also be required to get the particulars of the tenant/relative other than family members/friend verified by appropriate authority in the prescribed manner to avoid any undesirable elements coming to occupy the flats. He/she shall also advise the occupant to pay the subscription and other charges to the Association. The final liability to pay the Association dues shall, however, be of the owner of flat only.
 - (ii) In addition to the dues payable to the Association, as specified in the bye-laws/rules, the Executive Committee may charge, as one time payment, from owner keeping a tenant in his flat, such fees as may be specified.

REMOVAL OF MEMBER, THE CIRCUMSTANCES UNDER WHICH MEMBERS COULD BE REMOVED, THEIR LIABILITIES AND THE PROCEDURE FOR REMOVAL AND APPEAL, IF ANY, AGAINST SUCH REMOVAL.

20. If any member of the Association fails to remit the subscription despite demand notice, he/she shall be liable to be removed from the membership of the Association and his/her name shall be displayed prominently on all the Notice Board(s) of the Association.
21. If the Executive Committee is, on being informed in writing satisfied or convinced that any member has violated the bye-laws of the Association or has indulged in subversive activities against the interest of the Association it may remove such member from membership or take such action as it may deem fit.
22. A flat owner ceases automatically to be a member in case of transfer of membership, death, insanity and penalty of imprisonment by the court of law.

Provided that no person ceasing to be a member of the Association on the ground specified in this rule shall be deprived of facilities/amenities which he/she would have been availing as a member.

23. In case a member is removed from the membership of the Association for whatsoever reason and no serious effort for re-admission is made by the removed member within a period of six months from the date of his/her removal he/she may be termed as stranger/alien and may be sued for the recovery of arrears of subscription and for the damage to the property of the Association, if any.
24. A removed member shall be denied all the facilities of the common services/amenities enjoyed by the members of the Association.
25. If removed member feels his/her removal is unreasonable and not justifiable, he/she can represent in writing to the Executive Committee to prove his/her innocence alongwith the supportive evidence. However, if he/she is found to be at fault he/she can apologize in writing for his/her action before the Executive Committee.
26. Removed member may be re-admitted to the Association on the recommendation of the Executive Committee, on payment of all outstanding dues with such penalties as may be decided by the Committee.

WORKING AND THE MANAGEMENT OF THE ASSOCIATION – GENERAL BODY

27. The General Body shall consist of all the members of the Association.

28. Subject to the provisions of these rules/bye-laws, the ultimate authority in all matters relating to the management shall vest in the General Body.
29. The General Body shall meet annually in the complex of Kendriya Vihar or at any other place as may be decided by the Executive Committee.
30. The quorum to constitute a meeting of the Annual General Body shall be, as near as may be, one-third of total number of members.
31. If at any time fixed for any meeting of the General Body, or if at any time during any such meeting, there is no quorum, it shall either be convened on the same day, at the same place within such time as may be decided or may be adjourned to be held on some other day.

Provided that if a meeting is called for the same day, at the same place after postponement, no quorum shall be required for such meeting.

32. Minimum twenty-one days clear notice shall be given to the members for the Annual General Body meeting and a copy thereof shall be displayed on the notice boards also.
33. Every meeting of the General Body shall be presided over by the President or in his/her absence either by the Vice-President or by any other member authorized by the Executive Committee to preside over the meeting. Any member other than the President shall have the same powers as the President when so presiding.
34. Every matter relating to general working and management of the Association shall be decided by consensus and in the event of failure to reach such consensus, by putting such matter/issue to the voting of the members or their authorized representatives present in the meeting to be carried out in the manner as may be prescribed. In the event of a tie, the presiding officer shall have a casting vote.
35. The General Body shall, by a rule of simple majority conduct any or all of the following functions, namely:-
 - i. Confirmation of the minutes of the previous General Body meeting;
 - ii. Consideration, review and adoption of the annual report and annual audited accounts;
 - iii. Approval of annual schemes, programmes, policy for welfare of members;
 - iv. Election of members of the Executive Committee;
 - v. Providing guidelines for investment and management of funds; and
 - vi. Any other matter with the permission of chair.

EXTRA ORDINARY GENERAL BODY MEETING

36. Executive Committee may, at any time, call a special General Body meeting of the Association to be known as Extra Ordinary General Body meeting within 45 days after the receipt of a written request from not less than 1/5 of the members of the Association.
37. The notice of the General Body/ Extraordinary General Body meeting where it is intended to propose the special resolution, shall be given to all members of the Association 21 days before the conduct of such a meeting specifying the date, time, venue and purpose of the meeting. The notice shall also contain a copy of the special resolution proposed to be passed at the meeting.
38. If an Extra Ordinary General Body meeting of the Association is not called in accordance with the request referred to in rule 35, the Association shall have the power to call such meetings and that meeting shall be deemed to be a meeting called in accordance with the provisions of rule 35.
39. The purpose of the Extra Ordinary General Body meeting shall be restricted to the following matters or business which can be raised in such meetings only by a special resolution to be passed by a majority of 2/3 of the members present and entitled to vote in person or by proxy:
 - a) To amend the provisions of the Bye-laws/Rules and Regulations and/or the memorandum.
 - b) For changing the name of the Association.
 - c) For bringing no confidence motion against the Executive Committee or any of its members.
 - d) For dissolution of the Association.
 - e) Any other matter arising out of exigencies.

EXECUTIVE COMMITTEE: CONSTITUTION, POWERS AND FUNCTIONS

40. General Body shall, elect, in the manner as may be prescribed, to constitute a committee to be known by the name of the Executive Committee to have proportional representation from members of different types of dwelling units.
41. The members of the committee shall, in the manner as may be prescribed elect, from among themselves, President, Vice-President, Secretary, Joint Secretary (s) and Treasurer of the Association.
42. No member of General Body shall be eligible for being elected as a member of the Executive Committee who have not paid monthly subscription for three months or more period, if such member has been expelled as a member of the Association for violating any of the provisions of the Bye-Laws or who has been declared an

undischarged insolvent or who has been convicted of offence in connection with formation, promotion, management or the conduct of affairs of the Association or an offence involving moral turpitude.

43. The Management of the Association including its funds and properties shall be vested in the Executive Committee, subject to the control of the General Body.
44. As soon as possible but not later than 14 days of the conduct of the Annual General Body meeting in which the Executive Committee has been constituted, the President shall cause the list of the members of the Committee to be submitted to the Registrar of the Societies.
45. The term of office of the elected members of the committee shall not exceed two years from the date of assumption of office and can be extended for a maximum period of six months or till their successors are elected under the provisions of these rules which ever is earlier.
46. The elected members of the committee shall, subject to the provisions of these rules/bye-laws be eligible for re-election.
47. The elected member of the Committee shall not be eligible for contesting election after being a member of the Committee for two consecutive terms.

Provided that a member who has not remained a member for one full term shall again be eligible for election to the office.

48. (i) An Executive Committee member may resign at any time, by sending a letter of resignation to the President which shall take effect from the date on which it is accepted by the Committee.
(ii) The President may resign at any time by sending a letter of resignation to the Secretary who shall place it before the Committee for its consideration and decision thereon.
49. If a member remains absent from three consecutive meetings of the Committee without permission, he/she shall cease to be a member of the Committee unless decided otherwise by a majority of the members of the Committee.
50. There shall be held at least one meeting of the Committee every month but the interval between two such meetings shall not exceed 45 days.
51. Subject to provisions of these bye-laws/rules, every issue shall be decided by a simple majority of the members present in the meeting. This rule shall, however, will not apply to the issues involving contractual obligations, agreement and decisions regarding financial matters which shall only be decided by a majority of 2/3 of the total members of the Committee.

52. Not less than 7 clear days notice of the meeting shall be given unless the Committee allows such meeting to be called at shorter notice.
53. Interim or casual post of the President, Vice-President, Secretary, Joint Secretary and Treasurer in the office shall be filled up by the Committee by authorizing or nominating any of its members to hold the vacant post(s) for the unexpired term for which the member in whose place he/she is nominated would have normally held office.
54. On arising an interim vacancy, in the post of a member of the Committee, the Committee may, by a simple majority of members present fill up such vacancy by nomination of any member of the association to the vacant post. Such nominated member shall, however, have no voting right and shall also not be eligible to hold the post of office bearer.
55. The quorum to constitute a meeting of the Committee shall be, 2/3 of the members of the committee. Such meeting may however, be convened on the same day, at the same place within such specified period as may be decided and for this postponed meeting, no quorum shall be required if a resolution in this behalf is passed by a majority of 2/3 of members present. The Committee shall, however, not take any major decision in the postponed meeting if still there is no quorum.
56. It shall be the responsibility of the existing Committee to conduct election of the new Executive Committee in accordance with the provisions of these rules/bye-laws.
57. Where the Executive Committee fails to conduct election of the members of the Committee at the expiry of its term including the period for which its term has been extended, it shall be deemed to have been dissolved and any act done thereafter in the name of or on behalf of the Association shall be treated null and void.
58. The Committee may, subject to such conditions as may be prescribed, constitute, from amongst its members such number of sub-committees as may be considered necessary for such specific purposes as may be decided by the Committee. Each sub-committee shall have the powers of the undivided committee. The Sub-Committee(s) shall submit its/their report(s) to the Committee for approval.
59. The Committee may, from time to time issue such directions or guidelines as it may deem fit for regulating services of vendors, hawkers, plumbers, electricians and security personnel etc. and entry of outsiders in the complex.
60. If it appears to the Committee, either by its own observation to be put on record or on a complaint moved in any meeting by any member that any of the office bearers has lost the confidence of the Committee for being subversive of interest of the Association, or violative of the rules/bye-laws, then the Committee shall, for this purpose convene a special meeting by circulating specific agenda and ask such office bearer to tender resignation failing which the Committee shall have power to remove

the office bearer from the post, on adoption of a resolution by majority of 2/3 of the total members.

Provided that the committee shall give reasonable opportunity to such office bearer to explain and plead his/her case before doing so.

61. The Executive Committee may, from time to time, issue such directions as may be necessary in regard to the detailed working of these rules.

DUTIES OF THE EXECUTIVE COMMITTEE MEMBERS

PRESIDENT:

62. The President shall, subject to general superintendence, control and direction of the Committee, discharge the following functions, namely:-

- (a) Presiding over all the meetings of the Executive Committee and the general Body;
- (b) Control and supervision of all the activities/affairs of the Association;
- (c) To enter into a contract approved by the Committee;
- (d) To operate the bank account of the Association jointly with the Treasurer in absence of Secretary;
- (e) In the name of or on behalf of the Association to sue or be sued with the consent of the committee or to defend any legal action against the Association and sign all related documents/vakalatnama;
- (f) To authorize expenditure up to an amount of Rupees five thousand and get it approved by the Committee in its next meeting. Power to authorize expenditure under this rule shall not be exercised unless there is an unavoidable urgency or it is necessary and expedient to do so in the interest of the members of the Association;
- (g) Performing such other duties and exercising such other powers which may be specified in the rules of the Association.

VICE-PRESIDENT:

63. He/she shall carry out such duties as may be assigned to him/her from time to time by the President/Executive Committee. In the absence of the President he/she shall assume the duties and exercise the powers of the President.

SECRETARY:

64. The Secretary shall, subject to general superintendence, control and directions of the Committee, discharge the following functions, namely:-

- (a) To execute administrative decisions of the Association;
- (b) To operate the bank account of the Association jointly with the Treasurer;

- (c) To take action against members who violate the rules and regulations of the Association;
- (d) To keep and maintain a register containing the names, addresses and occupations of its members;
- (e) To draw agenda of the meetings of consultation with the Committee and issue notice of meetings;
- (f) To prepare minutes and to keep proper records of all the meetings of the Committee;
- (g) To submit a report on the working of the Association for the preceding year at the Annual General Body Meetings;
- (h) To conduct all necessary correspondence on behalf of the Association, and to have the custody of all records of correspondence;
- (i) Subject to the exigency and keeping in view the interest of members of Association, to authorize expenditure up to Rupees Five Thousand and to get it approved by the Committee in its next meeting. Power to authorize expenditure under this rule shall not be exercised unless there is an unavoidable urgency or it is necessary and expedient to do so in the interest of the members of the Association;

JOINT SECRETARY:

65. Joint Secretary(s) shall carry out such duties as may be assigned to them from time to time by the President/Secretary/Executive Committee. In the absence of Secretary, one of the Joint secretaries (if there are more than one Joint Secretary), shall assume the duties and exercise powers of the Secretary and shall also be responsible to submit all desired reports and maintain necessary records.

TREASURER:

66. Treasurer shall, subject to general superintendence, control and directions of the Committee, discharge the following functions, namely:-

- (a) to manage and keep proper custody and control of funds of the Association;
- (b) to prepare Annual Budget Statement of the Association and maintain accounts and other related records;
- (c) to receive subscriptions and other dues of the Association and issue receipts for such collections;
- (d) to make payment of the monthly wages and other routine expenses authorized by the Committee;
- (e) to act as financial advisor to the committee;
- (f) to prepare necessary statement of accounts for the audit and to get the accounts approved by the Committee and present the audited accounts in the General Body Meeting;
- (g) to operate joint account of Association in nationalized bank with the Secretary or the President.

ASSETS AND FUNDS OF THE ASSOCIATION:

67. The Association shall have following assets and funds;
- (a) 1.5% of the total cost of the dwelling units towards the Apartment Owners Association charges transferred by the CGEWHO after adjustments;
 - (b) Monthly subscriptions fixed by the Executive Committee;
 - (c) Special contributions towards special services as demanded from time to time;
 - (d) General reserve fund by way of contingency fund;
 - (e) All interests or other income arising out of the said funds or assets;
 - (f) All assets that may be purchased or acquired from and out of the said funds or otherwise by the Association;
 - (g) All investment and realization there from or out of the said funds;
 - (h) All funds and assets which have by any means become the property of the Association;
 - (i) Permanent assets handed over by the CGEWHO for the common use of the members.

ACCOUNTS AND AUDIT:

68. The Executive Committee shall cause the following books of accounts and records to be maintained properly:-
- (a) cash Book showing daily receipts and expenditure, and the balance at the end of each day;
 - (b) receipt Book containing forms in duplicate, one of each set, to be issued with details of money receipt by the Association and other to serve as counterfoil;
 - (c) vouchers file, containing all vouchers for contingent and other expenditure incurred by the Association, numbered serially and filled chronologically;
 - (d) ledger showing consolidated and separate account of all items of receipts/expenditure, member wise as well as item wise;
 - (e) monthly register of receipts and disbursement;
 - (f) registration certificate of the Association;
 - (g) stock register;
 - (h) directory of members.
69. Cash book, audited reports and accounts shall be kept for atleast ten years subject to exceptions where the law of land warrants otherwise or the documents are needed for longer period due to Court cases etc. Other records including receipts books shall be weeded out after every five years.

70. As near as may be, at the end of each financial year, the Executive Committee shall appoint a Chartered Accountant within the meaning of the Chartered Accountants Act, 1949 to be Auditor of the Association.
71. The Committee shall, as soon as may be but not later than 7 days of the appointment, intimate the Auditor of such appointment in the manner as may be prescribed.
72. None of the following persons shall be qualified for appointment as Auditor:-
- (a) A Member of the Executive Committee;
 - (b) A Member or Employee of the Association;
 - (c) Any other person who has acquired any interest in the affairs of Management and Administration of the Association.
73. The Auditor shall have a right of access at all times to the books, accounts and vouchers of the Association and shall also be entitled to require from office bearers or members of the Committee such information and explanation as the Auditor may think necessary for the performance of his duties as an Auditor.
74. The Auditor shall make a report to the Executive Committee within a period of six months from the date of his appointment and shall therein state:-
- (a) whether he has obtained all the information and explanation which to the best of his knowledge and belief were necessary for the purposes of his audit;
 - (b) whether, in his opinion, proper books of accounts have been maintained;
 - (c) any other discrepancy, apart from the accounting matters which in his opinion could influence, induce or conceal such facts which were necessary for giving a true and fair view of accounts;
75. The Auditor shall be entitled to attend all such meetings of the Executive Committee of the General Body as may be convened exclusively or to discuss, *inter-alia* the matters raised or contained in his audit report;
76. Auditor's report and audited accounts shall be issued to all members of the Association alongwith notice for Annual General Body Meeting.

GENERAL PROVISIONS

77. Temporary use of common areas like Terraces, Court yards, Gardens, Passages etc. for any social or religious functions shall only be with prior express permission of the Executive Committee.

78. If there is any defect i.e., the defect of such nature as to affect two flats with a common wall or ceiling separating two flats, the cost for repairs shall be borne by the respective flat owners.
79. Liability to pay dues of the Association shall in no case cease and the Committee shall have power to determine liability and the manner of payment in specific cases, such as, insanity, imprisonment of a member etc.
80. No owner/resident shall encroach on or erect structure on the common areas/facilities of the Association such as, terrace, staircase, court yards, lawns and passages etc. and in stilts. No change in external structure/extension of flat area shall be permitted.
81. Plantation and maintenance of trees within the campus shall, as far as possible be taken up in a big way for creating the healthy atmosphere and for beautification.
82. Garbage shall be thrown only at the designated/earmarked places in order to avoid unhealthy conditions.
83. The privacy of the residents shall be respected and shall not be violated by means of loud music and other such activities.
84. An owner shall grant the right of entry to any other person authorized by the Association in case of any emergency.
85. An owner shall permit other owners or their representatives when so required, to enter his/her unit for the purpose of performing installation, alteration, or repairs to the mechanical or electrical services, provided, that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of emergency, such right of entry shall be immediate.
86. The Association shall have a common seal which shall be in the custody of the Secretary or any other person authorized by the Association.
87. No vehicle shall be parked at the place other than the designated place and no vehicle shall be parked in front of stair case and stilts belonging to other beneficiaries.
88. No portion of a dwelling unit/common areas/stilts shall be used for any other purpose than the purpose for which allotted and no commercial activities shall be carried on therein as specified in sub-rules (3) and (4) of rule 32 of the Central Government Employees Welfare Housing Organization.
89. The commencement of these Bye-Laws/Rules shall not affect any of the previous operation of any Bye-Laws/Rules if any, or any thing duly done by the Association (in the absence of Bye-Laws/Rules).

90. Action in regard to disposal of decomposition and disbanded assets of the institution will be done under clause-13 and 14 of Registration Act, 1860.

Certified that the bye-laws are correct copy of the bye-laws of Kendriya Vihar – II Apartment Owners' Association, Plot No.03, Sector-82, Noida (U.P.).

Treasurer

Secretary

President.

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