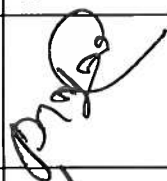
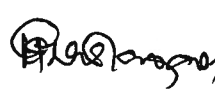


DECLARATION

We, the undersigned have formed into an Association and hereby declare that we will be responsible to run the affairs of the Association and are desirous of getting the Association registered under public societies Registration Act, 1350 F.

Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
Mrs. Tejal Modi W/o. Mr. Soham Modi	49	President	Service	Plot No. 280 Road No. 25, Jubilee Hills, Hyderabad - 500 076.	
Mr. G. Kanaka Rao S/o. Late G. Subba Rao	60	Secretary	Service	1-1-364/18/A, Jawahar Nagar, RTC-X' Road, Hyderabad - 500 020.	
Mr. Soham Modi S/o. Late Satish Modi	49	Treasurer	Business	Plot No. 280 Road No. 25, Jubilee Hills, Hyderabad - 500 076.	
Mr. K. Krishna Prasad S/o. Late K. Hanumanth Rao	52	Member	Service	F. No. 108, Sai Tirumala Deluxe Homes, Tarnaka, Hyderabad-500 015.	
Mr. G. B. Rambabu S/o. Mr. G. S. Swami	60	Member	Service	Villa No. 16 Nilgiri Estates, Rampally Village, Keesara Mandal Medchal-Malkajgiri Dist.	
Mr. B. Praveen S/o. Mr. B. Raja Mallu	36	Member	Service	Flat No, E-401 Gulmohar Gardens, Mallapur, Uppal Mandal, Medchal-Malkajgiri Dist.	
Mr. K. Prabhakar Reddy S/o. Mr. K. Padma Reddy	45	Member	Service	2-3-64/10/24 Jaiswal Colony Amberpet Hyderabad - 500 013	

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Ch. Ramesh S/o. Late Narsing Rao	38	Service	1-3-176/D/2, Kavadiguda, Hyderabad - 500 080.	
2. Mr. M. Mahender S/o. Late M. Mallesh	38	Service	28-77, Yadav Basti, Naredment Secunderabad.	

 
SIGNATURE OF THE PRESIDENT/SECRETARY

BYE LAWS OF
SILVER OAK VILLAS OWNER'S ASSOCIATION

1. NAME OF THE ASSOCIATION:

The association shall be called as Silver Oak Villas Owners Association.

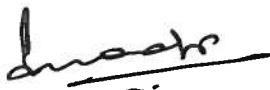
2. LOCATION:

The Registered Office of the association shall be at site:

Survey Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal – Malkajgiri District, Telangana - 500 051.

3. DEFINITIONS: In these Bye Laws unless the context required otherwise:

- a. "Act" means the ANDHRA PRADESH APARTMENTS (PROMOTION OF CONSTRUCTION AND OWNERSHIP) ACT, 1987 (ACT No.29 OF 1987).
- b. "Project" or "Layout" shall mean include all buildings, structures, villas, flats, residential units and facilities of common use like roads, clubhouse, parks, etc., forming a part of the project known as Silver Oak Villas situated at Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294 Cherlapally Village, Ghatkesar Mandal, Medchal – Malkajgiri District, Telangana - 50005. Development of all residential units/houses in the vicinity of Silver Oak Villas, sharing common amenities and access with other residential units shall form part of the Project. At present 97 villas (bearing nos. 1 to 97) along with 8 apartments are been developed in the 1st phase. Another 114 villas (numbered 101 to 214) are proposed to be developed in the 2nd phase. Additional lands in and around the vicinity of the project shall also form a part of this project.
- c. "Association" means the Association of all the owners of the Villas/ Houses/Flats/residential units in the Project.
- d. "Committee" means an executive committee.
- e. "Buildings" or "Houses" shall mean and include all buildings / Houses/flats/ residential units in the Project.
- f. "Houses" means House or flats or a residential unit in the Project.
- g. "Facilities of Common Use" or "Common Amenities" shall mean and include all common facilities which are shared by all the Houses in the Project like clubhouse, swimming pool, gymnasium, library, recreation room, parks, badminton court, basketball court, children's play ground, roads, footpaths, transformers, generators, sumps, common overhead tanks, pumps, streetlights, distribution cables and distribution boards, drainage lines, septic tank, security kiosk, gates, etc. that are for the common use of all the occupants of the Project.
- h. "Owner" means the person who owns one or more Houses by way of a registered sale deed.
- i. "Occupants" means the person occupying house(s) in the Layout / Project either as a tenant/sub-tenant/lessee/licensee or in any other mode of occupancy.
- j. "Builder" means the company M/s. Silver Oak Villas LLP, which is the owner, promoter and builder of the group housing scheme known as the Silver Oak Villas. Other firms and companies that are associates of M/s. Silver Oak Villas LLP who are developing houses in the Project shall also be included as Builder.
- k. "Area" means the area of each House in square feet (sft) as specified in the ownership documents. At present simplex villas are of 1100 sft, duplex villas are of 2040 sft, villa no. 96 is of 2800 sft, villa no. 97 is of 2070 sft, and 8 apartments are of 1615 sft each. Villas in the 2nd phase are likely to have an area of 1100 sft to 2040 sft.
- l. "Section" means a section of the Act.
- m. "Registrar" means the Registrar of Co-operative Societies.
- n. "Rules" means the rules framed under the Andhra Pradesh Apartments (Promotion of Construction and Ownership) Act, 1988 (Act No. 29 of 1987).
- o. "Majority of Members" means those members holding 51 percent of votes.
- p. "Year" means a period of twelve months from April to March.
- q. Words and expressions used in these Bye Laws, but not defined herein shall have the meaning respectively assigned to them in the Act.



SIGNATURE OF THE PRESIDENT/SECRETARY

4. JURISDICTION:

- The provisions of this bye laws shall apply to all occupants/owners of the House in the project.
- All present or future occupants/owners that might use the facilities of the layout in any manner are subject to regulations set forth this bye laws
- The mere acquisition or taking on rent or license or by any other mode by any person of the House in the layout or mere act of occupancy of any or part of the layout will signify that these bye laws are accepted and shall be complied by such person(s).

5. MEMBERS OF ASSOCIATION:

- MEMBERSHIP:** All Owners of the Houses in the layout shall be eligible automatically and will be a member of the association and shall pay a sum of Rs. 50/- as non-refundable entrance fees. Each such member shall receive a copy of the bye laws on payment of such entrance fees.
- The membership shall be transferred to the legal heirs of the owner automatically. However, any transferee, other than family members of the owner, shall become member on furnishing a copy of the conveyance and payment of a transfer fee of Rs. 5,000/- (Rupees Five Thousand Only) to the Association. The transfer fee shall form part of the corpus fund of the Association.
- Where a House is owned by two or more persons, they shall be jointly entitled to such ownership, but the person whose name stands first in the relevant agreement/deed for ownership shall be eligible for membership and he/she shall alone have the right to vote.
- Each House in the buildings can have only one member.
- A member shall cease to be a member when he ceases to be an owner. He should, however pay all the outstanding amounts due to the Association. In case of non payment, the liability shall automatically be transferred to the new-owner notwithstanding any agreement between the old owner and the new owner.
- Occupant of the House other than an owner is not eligible to be a member of the Association.

6. DISQUALIFICATION OF A MEMBER:

No member shall be entitled to vote on the question of election of the members of the Executive Committee or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect Maintenance Charges for more than 30 days preceding the date of such election.

7. CORPUS FUND:

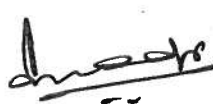
Each member / owner shall be required to pay corpus fund of Rs. 30,000/- for House at the time of taking possession of the House from the builder. The corpus fund shall be automatically transferred to the new member/ owner of the House at the time of transfer of membership.

8. MAINTENANCE CHARGES:

- Each occupant/owner shall pay maintenance charges every month as follows:

	Upto 31.03.2020	01.04.2020 to 31.03.2021	01.04.2021 to 31.03.2022
Area of flat / villa as mentioned in Sale deed.	Rs. 1.50/- per sft	Rs. 2.00/- per sft	Rs. 2.50/- per sft

- Maintenance charges will be payable in advance on or before 10th of each month. The maintenance charges are subject to change depending on the needs of the Association from time to time.
- Additional charges for water supply and diesel for generator may be levied from time to time, as decided by the Executive Committee and shall form part of the monthly maintenance charges. Such additional charges shall be deemed to be part of the maintenance charges and shall be payable along with the monthly maintenance charges.



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9. DEFAULT IN PAYMENT OF MAINTENANCE CHARGES:

A member who is in default of regular payment of his dues shall be liable to face the action taken by the Executive Committee and such action taken against the said defaulter shall be adhered to without any objection. Such action may also include stopping or regulating any services to the occupant like water, electricity, entry of vehicles etc. The Executive Committee shall be at liberty to formulate a policy for levy of interest or penalty for default or delay in payment of maintenance charges. The Executive Committee may levy interest or penalty for default or delay in payment of monthly maintenance charges. However, such a policy shall be uniformly applicable to all Houses and may be periodically revised by the Executive Committee.

10. CONSTITUTION OF EXECUTIVE COMMITTEE:

- a. The Executive Committee shall consist of a maximum of 8 members. They shall be elected at the general body meeting of the association by secret ballot.
- b. The Executive Committee shall, in turn, elect a president, secretary and a treasurer from among themselves.
- c. The elected Executive Committee shall be at liberty, to co-opt upto two members on the committee to help better and smooth working of the building activities.
- d. The members forming the association shall be the first members of the Executive Committee and shall hold office till the election of the new committee. The first such election shall be called for after completion of construction of the Project and sale of atleast 80% of Houses in the project. However the Executive Committee shall be at liberty to call for the first elections at any other time it may deem fit and proper. The term of the founder Executive Committee shall continue till such time first elections are called for.
- e. The functions of the Executive Committee shall be as mentioned below.
 - i. **PRESIDENT** The president shall preside over all the general meetings and meetings of the Executive Committee and shall be its executive head. It shall be his duty to keep overall supervision of the functioning and administration of the Executive Committee. In case of a tie in a meeting of the Executive Committee meeting or of the general body, he shall have a casting vote.
 - ii. **SECRETARY:** The secretary shall be in charge of carrying out the day to day functions of the association and its administration and assist the Executive Committee in implementing its resolutions and policies.
 - iii. **TREASURER:** The treasurer shall be in charge of maintaining the accounts, cash and banks balances and keep supervision over the income and expenditure of the association with the coordination of the President and Secretary and other Executive Committee Members.
 - iv. **OTHER MEMBERS OF EXECUTIVE COMMITTEE:** The other members of the executive committee shall assist the office bearers in discharging the functions of the association and perform their duties as entrusted to them from time to time.

11. TERM OF EXECUTIVE COMMITTEE:

The term of office of the Executive Committee shall be for a period of two years. All the members of the Committee shall be liable to retire on completion of their term of office. Being eligible and willing to be re-appointed, any or all of the members may be re-nominated for election for another term. The committee shall hold office until their successors have been elected and hold their first meeting. The election should be normally completed during the last month of the term, but not later than (30) days of the completion of the term. However the term of the founding members/Executive Committee forming the Association shall be upto such time the first elections for the Executive Committee is called for.



SIGNATURE OF THE PRESIDENT/SECRETARY

12. VACANCY IN EXECUTIVE COMMITTEE:

- a. In case of any vacancy in the office bearers on account of death, resignation, removal or otherwise of any office bearer, the Executive Committee shall fill it up by electing another member as office bearer.
- b. In case of a vacancy in the office of other Executive Committee members, the Executive Committee shall be empowered to fill it up till the time of next election by co-opting another member.
- c. The Executive Committee shall be empowered to appoint such staff as may be necessary to carry out the functions of the association on such remuneration as may be fixed by it.

13. ELECTIONS:

The general body shall conduct the elections to the Executive Committee annually by secret ballot. The first elections shall be announced and conducted by the adhoc committee appointed by the present association.

14. VOTING RIGHTS:

- a. All members of the association shall be entitled to attend and participate in the discussions and vote in all general meetings, subject to clause 6 above.
- b. Only these members who are owners of Houses in the layout at Silver Oak Villas shall be entitled to vote at general meetings. Owners of parking space, garages, etc shall have no separate voting rights.
- c. All owner members shall have one vote for each House owned by them.
- d. Members who are tenants, licensees, lessees etc. but are not owners shall not be entitled to vote at any meeting.
- e. No member shall be eligible to vote unless he is not in default of dues to the Association for more than one month.

15. PROXIES:

- a. Any member of the Association entitled to attend and vote at a meeting of the Association shall be entitled to appoint another person (whether a member or not) as his proxy to attend and vote instead of himself; but a proxy so appointed shall not have any right to speak at the meeting. A member shall not be entitled to appoint more than one proxy to attend at the same occasion.
- b. The instrument appointing a proxy shall be in writing and be signed by the appointer.
- c. The proxy is to be deposited with the Association or any other person authorised by the Association before 48 hours of the meeting.
- d. A proxy deposited before the original meeting can be used at the adjourned meeting.
- e. A person can be appointed as proxy only for one member.

16. ACCOUNTS:

The Executive Committee through its treasurer and person-in-charge of its office shall maintain true and correct accounts as may be prescribed and required from time to time and have the same audited at the end of every financial year. The said audited accounts shall be presented to its members at every annual general meeting for its due approval.

17. APPOINTMENT OF AUDITORS:

The General Body in its annual general meeting shall appoint auditors for each year, and shall get the accounts audited. The General Body shall also fix the remuneration of the auditors.



SIGNATURE OF THE PRESIDENT/SECRETARY

18. MEETINGS OF THE EXECUTIVE COMMITTEE:

The Executive Committee shall meet at least once in every six months or as often as may be necessary in the office of the Association or any other places suitable to all.

19. MEETINGS OF THE GENERAL BODY:

The annual general meeting of the general body comprising of all the members shall be held once in a year. However, only owner-member shall have the voting right at the meeting.

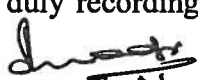
Atleast 30% of the members may ask the Executive Committee to call for an extra-ordinary general meeting at any time by giving fifteen days notice in writing to the board. In such a case, the executive committed shall be obliged to call for such meeting.

20. THE FUNDS OF THE ASSOCIATION:

- a. The funds shall be spent only to the attainment of the objects of the association and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- b. Funds for the Association shall be raised in one or more of the following ways:
 - i. By way of Registration Fee from members, as provided in Clause 5 above.
 - ii. By way of Transfer Fee from the Transferees, other than family members, as provided in Clause 5 above.
 - iii. By way of fine as may be imposed by the Executive Committee.
 - iv. Towards maintenance charges as provided in Clause 8 above.
 - v. By any other mode as may be decided by the President/Secretary.
 - vi. By Corpus fund to the members.
 - vii. By way of charges towards promotion of cultural, charitable, social, sporting, literary activities.
- c. The contingency fund shall be deposited in any of the securities specified in section 20 of the Indian Trusts Act., and is to be used only for major repairs/maintenance or for replacement of machinery, etc. However, the approval of more than atleast 2/3rds of the executive committee members shall be required for using the contingency fund.
- d. Corpus Fund shall be deposited in any of the securities specified in section 20 of the Indian Trusts Act., and is to be used only for major repairs/maintenance or for replacement of machinery, etc. However, the approval of more than atleast 2/3rds of the executive committee members shall be required for using the corpus fund.

21. OPERATION OF FUND OF THE ASSOCIATION:

- a. The Treasurer shall deposit all the sums (funds) of the association in any bank by opening an account or accounts for the purpose as the Executive Committee may approve. All expenditures incurred from time to time shall be brought to the notice of the Executive Committee by the treasurer and the Secretary in the subsequent meetings of the Executive Committee. The Bank accounts so opened shall be operated jointly by the Treasurer along with the President or Secretary.
- b. The Executive Committee may invest or deposit its funds:
 - i. In any approved Bank,
 - ii. In any of the securities specified in Section 20 of Indian Trusts Act.
- c. No Executive member or authorized representative of the Association or an employee of the Association shall be entitled to collect Funds of the Association including monthly maintenance charges by way of cash. Funds of the Association must be collected by cheque, payorder, wire transfer and electronic transfer. Appropriate receipt should be issued for the same. However, members shall be entitled to deposit cash for payment of monthly maintenance charges directly in the bank account of the Association and obtain receipt for payment after producing proof of deposit to the Association.
- d. The Treasurer or other Executive Committee Members shall not be authorized to withdraw more than Rs. 20,000/- per day by way of cash from the bank account of the Association. Any withdrawal of more than Rs. 20,000/- on any day shall require a resolution passed by the Executive Committee and duly signed by the President, Secretary and Treasurer for each such withdrawal, duly recording the intended use of the cash being withdrawn.


SIGNATURE OF THE PRESIDENT/SECRETARY

22. QUORUM:

- a. The presence of members representing 30% of votes shall be the quorum for the General Body Meeting. If within half an hour from the time appointed for holding a General Body Meeting, a quorum is not present the meeting shall stand adjourned to the same day in the next week, at the same time and place as to such other day and at such other time and place as the Executive Committee may determine. If at the adjourned meeting also, a quorum is not present within half an hour from the time appointed for holding the meeting, the members present shall be a quorum.
- b. The quorum for a meeting of Executive Committee shall be 1/3rd of its total strength (any fraction contained in that one thirds being rounded off as one). If a meeting of Executive Committee should not be held for want of quorum, thus the meeting shall automatically stand adjourned till the same day in the next week at the same time and place.

23. NOTICES:

All notices relating to meetings, proceedings or of any other nature shall be served by circulation either by post or by hand delivery to its members or by a display of the same on the notice board affixed for the purpose.

24. LEGAL PROCEEDINGS:

The association shall be entitled to sue or to be sued in the name of "Silver Oak Villas Owners Association" and shall be represented by its President or its Secretary.

25. POWERS OF RECOVERY:

The association shall be entitled to institute legal proceedings for recovery of dues from its members or from third parties to it, apart from discontinuation of the basic amenities and services as mentioned above.

26. DECISION OF THE COMMITTEE:

- a. The decisions taken by the Executive Committee shall be binding on its members and no members shall be entitled to challenge the same in any Court of Law.
- b. The decisions by the Executive Committee shall be taken by passing a resolution to the affect in any of its meeting or by circulation, and shall either be circulated to all the members in writing or displayed on the notice board of the office for seven clear days. The display on the notice board shall also be deemed to be circulated and intimated to the members.

27. INCREASE / DECREASE IN MONTHLY MAINTENANCE CHARGES

- a. The Executive Committee shall be authorized to increase / decrease monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required for increase / decrease in monthly maintenance charges and the Executive Committee shall be fully authorized to do so as given above.
- b. The Executive Committee shall be authorized to add charges towards water supply (both municipal water and supply by way of tankers) and diesel charges for backup generator to the monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required to add such an amount to the monthly maintenance charges and the Executive Committee shall be fully authorized to do so as given above. However, such additional amount towards water supply and or diesel charges shall be based on estimate of monthly expenditure and shall be temporary in nature. Such charges cannot be levied for more than 6 months in a calendar year.



SIGNATURE OF THE PRESIDENT/SECRETARY

28. OTHER CHARGES

- a. The Executive Committee shall be authorized to levy / collect charges towards promotion of cultural, charitable, social, sporting, literary activities from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required to collect such charges and the Executive Committee shall be fully authorized to do so as given above. However, members shall have an option to voluntarily pay such charges i.e they cannot be made mandatory. Further such additional charges should be based on estimate of expenditure and shall be temporary in nature.

29. OBLIGATIONS OF THE MEMBERS/OCCUPANTS:

a. Maintenance and repair:

- i. Every occupant/owner shall undertake promptly all maintenance and repair work within his own unit at his/her own cost, which if delayed would affect other Houses / common amenities entirely or in a part.
- ii. All the repairs of internal installations in the Houses, such as water, electrical, gas, sewage, telephone line, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the charge to the occupant/owner concerned, when attended to by the staff maintained by the Association.
- iii. An occupant/owner shall reimburse the Association for any expenditure incurred in repairing or replacing in common area the facility damaged through his fault.
- iv. Every occupant/owner shall promptly repair any leakage that may arise from his House at his/her own cost.

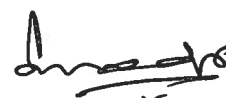
b. Use of House, internal changes etc:

An occupant/owner shall not undertake the following activities in his House without previously notifying the Association in writing and obtaining permission in writing from the Association:

- i. Structural modifications/alterations.
- ii. Renovation of bathroom.
- iii. Fixing grills in balconies or common areas.
- iv. Fixing of grills, shutters, collapsible gates, at the main entrance of the House.
- v. Install clothes lines outside the balcony that may affect the elevation of the building.
- vi. Make any changes to the House that may in any way effect its overall elevation, look, colour, landscaping, gates etc.
- vii. Change the external colour or appearance of the building including colour of doors / windows, gates, grills etc.

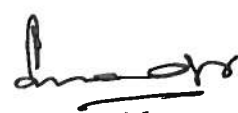
The Association shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alterations or installations.

- c. Use of common areas etc: An occupant/owner shall not place or cause to be placed on the roads and other common areas and facilities of a similar nature in the layout, both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.
- d. Right of entry: An occupant/owner shall grant the right of entry to the staff or Executive Committee members of the Association into his House in case of emergency originating in or threatening his House, at reasonable hours of the day, irrespective of the occupant's presence or no



SIGNATURE OF THE PRESIDENT/SECRETARY

- c. Declaration by the member about tenant/ lessees/ license / other occupier: Members and owner of each House shall be required to make a declaration to the Owners Association with details of occupier, in case, the House is not occupied by the Member. Such a declaration shall be made atleast 7 days before the proposed date of occupation by a non-member like tenant / lessees/ license/ other occupier. The Association shall have a right to object to the occupation of the Houses by the tenant/ lessees/ license / other occupier, in case, such an occupier is violating the bye laws of the Association. The Association will intimate its objection to such an occupier within 7 days of receiving the details of the occupier. No tenant/ lessees/ license / other occupier shall occupy a House without making an advance declaration. Members shall be required to make a declaration about other occupiers as per prescribed format which shall include details like name, address, no. of occupants, photographs, business, etc., of the occupier.
- f. Other Obligations:
1. They shall not do or caused to be done any acts which interfere with the general elevation or the colour scheme or the appearance of the House or interfere or block the common passage, corridors staircases and common areas etc, or any part thereof .
 2. No member shall not put up any notice or sign board otherwise than in accordance with the specifications made by the Executive Committee in this regard .
 3. They shall not do or cause to be done any acts or any noise or cause air pollution, which would be a nuisance to any of the occupants of the House(s).
 4. They shall not throw any thrash or garbage or any waste material in the common passage or common areas or the utilities /facilities.
 5. Tenants or the occupants/owners shall not do or cause to be done any acts, which may be prohibited, by any Act or law for the time being in force.
 6. All units in the building shall be used for residential purposes and no unit shall be used for any commercial purpose including factory, workshops, offices, shops, schools, tutorial classes, clinics, etc. The general idea of the Association being that the House shall be used for residential purposes only.
 7. They shall not let out the water used for cleaning or washing into the common areas or roads. The cars/vehicles shall be washed with water within the House.
 8. They shall not stock or store any kind of goods or material, which are explosive, combustible, obnoxious or other goods which are not permitted to be stored without the sanction of the competent authority under any Government law related thereto.
 9. They shall not do or suffer anything to be done in their House which may cause nuisance, annoyance or inconvenience to any of the members of the association or carry on practices, which may be repugnant to the safety, general decency or morals of the residents of the Silver Oak Villas. The President/Secretary shall be competent either suo-moto or on complaint to take steps to stop all such practices mentioned above.
 10. They shall comply with the rules, conditions and restrictions placed by the Association from time to time for the accomplishment of the aims and objects of the Association. Failure to comply with any of these stipulations shall be a ground for action by the President/Secretary to seek relief or recover damages, as deemed fit from the defaulting member/nominal member.
 11. They shall be bound by the bye-laws and resolutions that may be passed by the Association from time to time. All the residents of the Houses shall also be bound by the bye-laws and by such resolutions. All members shall impose these conditions on their transferees, tenants, licensees, etc.
 12. The President/Secretary shall be entitled to regulate the visits of the hawkers, vendors, laundry, washing, maid servants, including the vegetable vendors, newspaper boys, milk boys. In case of any unruly behavior or mis-conduct on the part of such persons, the President/Secretary shall intimate the same to the member/resident concerned, who shall co-operate with the President/Secretary in taking suitable action.
 13. In all the matters of dispute and differences of opinion between the member /occupants /tenants/subtenants of various units with respect to any matter touching or related to the user and the enjoyment of the units and the common facilities/utilities in the layout the decision of the Executive Committee shall be final and binding on all the parties.



SIGNATURE OF THE PRESIDENT/SECRETARY

30. COMPLIANCE:

These Bye Laws are set forth to comply with the requirements of the Andhra Pradesh Apartments (Promotion of Construction and Ownership) Act, 1987. In case, any of these Bye Laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

31. SEAL OF THE ASSOCIATION:

The Association shall have a Common Seal which shall be in the custody of the Secretary and shall be used only under the authority of a resolution of the Executive Committee and every deed of instrument to which the seal is affixed shall be attested for and on behalf of the Association by two members of the Executive Committee, i.e., the Secretary and the President of the Executive Committee.

32. AMENDMENTS TO THE BYE LAWS:

These Bye Laws may be amended by 2/3rds majority of the members attending the duly constituted meeting for such purpose and in the case of any amendment/alteration to the Objects of the Association it shall further be confirmed by 2/3rds of the members present in the Second Special meeting.

33. AGENDA OF THE MEETING:

The agenda for discussion at the general body meetings shall be circulated at least fifteen days in advance to its members.

Notwithstanding anything contained in these bye-laws the association shall be governed and be bound by all laws and legislations, central or state, that may be passed affecting this type of Association in present or future.

34. WINDING UP:

In case the association has to be wound up, the property and funds of the association that remain on discharging after discharging the liabilities shall be transferred or paid to some other institution with similar aims and objects or which works for any public purpose.

35. PROPOSED DEVELOPMENT:

Building permit for development of 95 Houses on about 6.5 acres has already been received. They are numbered as House nos. 1 to 95. Permits for construction of 2 additional Houses towards north of the Project has also been received and these Houses are numbered as 96 & 97. Permit for construction of 8 flats towards the northern side of the Project has also been received and these flats are numbered as 991A, 991B, 992A, 992B, 993A, 993B, 994A, 994B and as such the building is numbered as 99. Permit for construction of another 114 Houses on 7.5 acres is in advanced stage of approval. These houses are numbered as house no. 101 to 214. There is a possibility of combining an additional 10 to 12 acres of land adjoining the Project for development of houses with this proposed development as a single combined project which share access roads and common amenities. All the owners of these houses shall become members of the Association.

36. FOUNDING MEMBERS OF THE ASSOCIATION:

The Builder and its nominees have formed this Association and shall be the Founding Members of the Association. The Founding Members shall manage the day to day affairs of the Association as per the rules given herein till such time the first election for the Executive Committee Members is called for. The elections shall be called for after construction of all the houses in the Project are completed. However, elections may be called for at the discretion of the Founding Members before the completion of the project. The first general body meeting of the Association shall be held only after completion of the first elections for the Executive Committee Members.



SIGNATURE OF THE PRESIDENT/SECRETARY

37. EXCLUSION CLAUSE:

The Association or its members shall not be entitled under this bye-law to regulate the following:

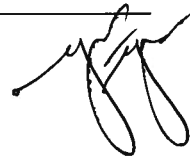
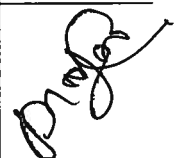
- (i) The ownership rights for the clubhouse and other buildings erected for common amenities, shops along with land allotted for common amenities and other vacant areas, and other common amenities / areas, which have not been specifically assigned to any member of the Association or to the Association itself by the builder and such ownership rights shall remain exclusively with the Builder.
- (ii) The Builder shall have the right to construct any additional building / Houses, to make additions and alterations to the existing buildings / Houses and the Association shall not make any objection or interruption nor make any claims to the proposed constructions. That the Association shall not cause any obstruction or hindrance, to the builder and shall give reasonable access, permission assistance to the original owners or their nominated contractors or their agents, nominees etc., or body that may be set up by builder to construct, repair, examine, survey the complex or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary. That the land allotted for common amenities, other vacant lands along with buildings / structures thereon, rights of further construction on, in and around the layout and of areas not specifically allotted to any person shall belong only to the builder and the Association shall not have any right, title or claim thereon. The builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Association.
- (iii) The Builder shall have a right to erect equipment, towers, satellite dish, mobile phone equipment, prefabricated rooms or other such structures that may be required for installation of communication equipment like television receivers and transmitters, dish TV receivers and transmitters, mobile phone / wireless phone / other phone transmitters and receivers, Wi-Fi / Wi-MAX / similar communication technologies that are required for providing dial-up / broadband or such other internet transmission and reception facilities. The builder shall be absolutely entitled to collect premium, rent, license fee, deposits, periodic revenue or such other fees, levies and charges from providers / users of such communication equipment in its own name or in the name of its nominees / assignees/ associates. The builder shall have the right to install such communication equipment on the terrace floor or any other area not specifically sold or assigned by the builder to the owners of Silver Oak Villas. The owners / members/Association shall not be entitled to raise any objections on this count.
- (iv) That the rights to construct in and around the site/Houses/buildings/project and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Association. The Association shall permit the Builder to make constructions, additions and alterations, repairs, develop land, etc in and around Silver Oak Villas by providing reasonable access and not causing any hindrance to the said activity of the Builder.

38. The term his shall mean and include whenever context requires his/her/them/they/ their and the like.



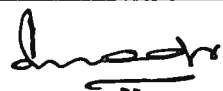
SIGNATURE OF THE PRESIDENT/SECRETARY

CERTIFIED TO BE A CORRECT COPY:

Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
Mrs. Tejal Modi W/o. Mr. Soham Modi	49	President	Service	Plot No. 280 Road No. 25, Jubilee Hills, Hyderabad - 500 076.	
Mr. G. Kanaka Rao S/o. Late G. Subba Rao	60	Secretary	Service	1-1-364/18/A, Jawahar Nagar, RTC-X' Road, Hyderabad - 500 020.	
Mr. Soham Modi S/o. Late Satish Modi	49	Treasurer	Business	Plot No. 280 Road No. 25, Jubilee Hills, Hyderabad - 500 076.	
Mr. K. Krishna Prasad S/o. Late K. Hanumanth Rao	52	Member	Service	F. No. 108, Sai Tirumala Deluxe Homes, Tarnaka, Hyderabad-500 015.	
Mr. G. B. Rambabu S/o. Mr. G. S. Swami	60	Member	Service	Villa No. 16 Nilgiri Estates, Rampally Village, Keesara Mandal Medchal-Malkajgiri Dist.	
Mr. B. Praveen S/o. Mr. B. Raja Mallu	36	Member	Service	Flat No, E-401 Gulmohar Gardens, Mallapur, Uppal Mandal, Medchal-Malkajgiri Dist.	
Mr. K. Prabhakar Reddy S/o. Mr. K. Padma Reddy	45	Member	Service	2-3-64/10/24 Jaiswal Colony Amberpet Hyderabad - 500 013	

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Ch. Ramesh S/o. Late Narsing Rao	38	Service	1-3-176/D/2, Kavadiguda, Hyderabad - 500 080.	
2 Mr. M. Mahender S/o. Late M. Mallesh	38	Service	28-77, Yadav Basti, Naredment Secunderabad.	


SIGNATURE OF THE PRESIDENT/SECRETARY

SRI K.SATISH KUMAR
S.V.L.NO. 16-05-859/2012
PLOT NO. 227, OPP BACK GATE
OF CITY CIVIL COURT
WEST MARREDPALLY
SECUNDERABAD - 500003
HYDERABAD DISTRICT
LICENSE NO. 47/2012



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OCT 12 2019

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NON-JUDICIAL
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TELANGANA

AFFIDAVIT

M/s. Silver Oak Villas LLP, a registered Limited Liability Firm having its office, at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003., represented by its Managing Partner, Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, Secretary of M/s. **Silver Oak Villas Owners Association**, having its office at Survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, situated at Cherlapally Village, Kapra Mandal, Medchal – Malkajgiri District, Telangana do hereby solemnly affirm and confirm with good state of mind and hereby declare on oath as follows:

I am the Treasurer of M/s. **Silver Oak Villas Owners Association**, the application of which is submitting for Registration of Societies, Medchal-Malkajgiri Dist. The said Society is located Silver Oak Villas premises bearing survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, situated at Cherlapally Village, Kapra Mandal, Medchal – Malkajgiri District.

I have No Objection to establish the said Society in the above address, for which I did not collect any rent or deposit from the Society.

It was declared on oath with free will and consent without coercion or hesitations with good state of mind on this the 10th day of Oct 2019.


DEPONENT



ATTESTED


C.V.N. RAMA KRISHNA
M.Com., LL.B
ADVOCATE & NOTARY
12-11-236, Warasiguda,
SECUNDERABAD-500 061
Phone No:9346672478

11 2 OCT 2019

T S S P D C L
ELECTRICITY
BILL-CUM NOTICE

DT:12/06/2019 TI:10:21
BILL NO:0001 ERONo:312
ERO:SAINIKPURI
SEC: CHERLAPALLY-II
AREA CODE:220907 GRP:M

SC.NO:3409 11504

USC :111197638

NAME:M/S SILVER OAK VILL
ADDR:SYNO 11,12,14T018
SILVER OAK VILLAS P
CHERLAPALLY VIL

CAT:2B NON-DOMESTIC/COMM
CONTRACTED LOAD: 5.00KW
METER NO:2847915 -I-
MF: 1.00 PH:3

	PREVIOUS	PRESENT
KWH :	17317	18769
DATE:14/May/19	12/Jun/19	
STATUS:	01	01
UNITS:	1452	DAYS:29
RMD:	10.40	

ENERGY CHARGES:	13967.10
FIXED CHARGES:	300.00
CUST CHARGES :	65.00
ELECTRICI DUTY:	87.12
EDINT :	0.00
ADDL. CHARGES :	14.02
ACD SURCHARGES:	0.00
Int on SD :	0.00
BILL AMOUNT :	14433.24
LOSS/GAIN :	-0.24
NET AMOUNT :	14433.00
ARREARS	

AS ON 31-03-19:	0.00
AFTER 01-04-19:	0.00
TOTAL AMOUNT :	14433.00
A.C.D DUE :	3038.00
TOTAL DUE :	17471.00

DUE DATE :26-Jun-2019
LAST PAID DT:16/05/2019
AAO CELL NO :
ADE CELL NO :
E&OE FOR AAO/ERO 312

APPROVED BY

14 JUN 2019

G. JAI KUMAR
MANAGER-H.R. & ADMIN