

भारतीय गैर न्यायिक

पचास
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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 241116125639909507

Date: 16 NOV 2024, 12:58 PM

Purchased By:

R.SANJAY

S/o RAMNIVAS

R. HYDERABAD

For Whom

METHODIST COMPLEX TENANT ASSOCIATION

AA 428433

MOHAMMED MOHSIN
UDDIN

LICENSED STAMP VENDOR

Lic. No. 1607/12/2019

Ren.No. 1607/26/2022

H.No. 3-5-782/52/A/1/A, King

Koti, Hyderabad

Ph 9700777296

GOVERNMENT OF TELANGANA
REGISTRAR OF SOCIETIES

Reg. No. 794/2002 C.C. No. 3244/2024



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799/02

MEMORANDUM OF THE SOCIETY

1. **NAME OF THE SOCIETY:** METHODIST COMPLEX TENANTS ASSOCIATION

2. **LOCATION OF THE SOCIETY:** The registered office of the society shall be located at 5-1-189/190, Methodist Complex, Abids, Hyderabad 500 001.

3. **AIMS AND OBJECTS OF THE SOCIETY:**

WHEREAS M/s. Modi Builders Methodist Complex, a partnership firm having its office at 5-4-187/3 & 4, M G Road, Secunderabad - 500 003 (herein after referred to as MBMC), is the sole tenant of the building complex bearing the name METHODIST COMPLEX (herein after referred to as the COMPLEX) situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad - 500 001, having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, MBMC has the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the occupants of the building are the tenants or sub-tenants of the Methodist Church of India and are enjoying the common facilities and areas provided for the common use of the tenants. Whereas such facilities and the areas have to be maintained so as to put it to the beneficial use of the occupants/lessee in a equitable manner and to improve the said facilities in case required and to fix obligations on the members / occupants to keep the said common areas and the facilities in proper care and improvement and enjoyment of the members equitably and to provide for basis for the contribution towards the liability of the society from its members in achieving its objects and working. The society is therefore formed for the following OBJECTS:

- i) To work for the promotion and common interest of the tenants/occupants of the shops/officers in the COMPLEX.
- ii) To Promote goodwill and cooperation, better understanding, harmony and brotherhood among the tenants/occupants of the shops/officers in the COMPLEX.
- iii) To manage, control, protect and maintain for the benefit of the members and the visiting public all the common facilities like access to roadways, passages, common parking spaces, corridors, lifts, generators, pumps etc, AND:
 - a. Regulation and supply of water for general use and drinking.
 - b. Maintenance of the Drainage, sewerage systems, overhead tanks, sumps, etc.
 - c. Security arrangements including watch and ward.
 - d. Maintenance and cleaning of the common areas including staircase, passages, parking area, open areas.
 - e. Maintenance of the lifts
 - f. Maintenance of the electrical fittings and fixtures of common use on all floors of the COMPLEX, including electrical panels, transformers, cables, wiring, lights, etc.
 - g. Coloring and white washing of the common areas and the external elevation
 - h. Regular repairs and maintenance of the common areas of the COMPLEX.
 - i. Maintenance of the generators pumps and such other common facilities.
 - j. To do all things necessary and expedient for the accomplishment of the aforesaid objects and for the comfort and convenience and good of the members.
- iv) To commence, establish and run social, recreational and public health bodies and facilities or institutions for the benefit of the members of the public who wish to utilize the same in conformity with the aims and objects and the rules laid down by the society.
- v) To do all things necessary and expedient for accomplishing the aforesaid objects.

4. **CERTIFICATE**

"Certified that the association is formed with no profit motive and no commercial activity is involved in its working"

"Certified that the office bearers are not paid from the funds of the association."

"Certified that the association will not engage in agitation activity to ventilate its grievances."

"Certified that the office bearers signatures are genuine."

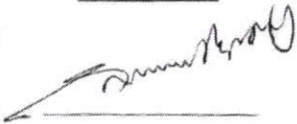
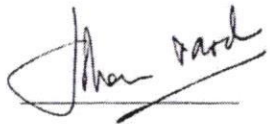
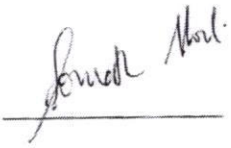
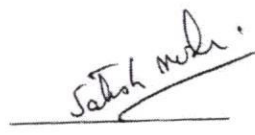
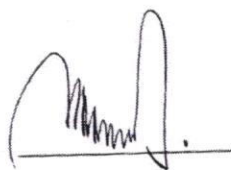
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SIGNATURE OF THE PRESIDENT/SECRETARY



DECLARATION

We the undersigned the sponsors of the society of the "Methodist Complex Tenants Association" are desirous of getting the said society registered under the A.P. (Telangana area) public societies registration Act 1350 F.

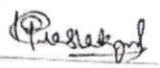
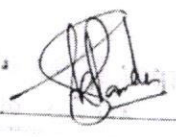
NAME OF THE SPONSOR	AGE	DESIGNATION	SIGNATURE
1. Name : Mr. Suresh Bajaj S/o. : Late Paramanand Bajaj Occupation : Business Address : 8-2-293/82/L/10/B, MLA Colony, Road.No.12 Banjara Hills, Hyderabad - 500 034.	48	President	
2. Name : Mr. Soham Modi S/o. : Shri Satish Modi Occupation : Business Address : Plot.No.280, Road.No.25, Jubilee Hills, Hyderabad - 500 034.	32	Secretary	
3. Name : Mr. Sourabh Modi S/o. : Shri Satish Modi Occupation : Business Address : Plot.No.280, Road.No.25, Jubilee Hills, Hyderabad - 500 034.	31	Treasurer	
4. Name : Mr. Satish Modi S/o. : Late Shri Manilal C Modi Occupation : Business Address : Plot.No.280, Road.No.25, Jubilee Hills, Hyderabad - 500 034.	58	Member	
5. Name : Mr. Madan Bajaj S/o. : Late Paramanand Bajaj Occupation : Business Address : Plot.No.497, Nehru Nagar, East Marredapally, Secunderabad - 500 026.	48	Member	
6. Name : Mr. Gaurang Mody S/o. : S/o Jayantilal Mody Occupation : Business Address : Flat.No.105, Sapphire Apartments, Chi-Koti Gardens, Hyderabad - 500 016.	34	Member	
7. Name : Mr. Kanaka Rao S/o. : Subba Rao Occupation : Private Service Address : H.No.1-8-488, Chikkadapally, Hyderabad - 500 020.	43	Member	

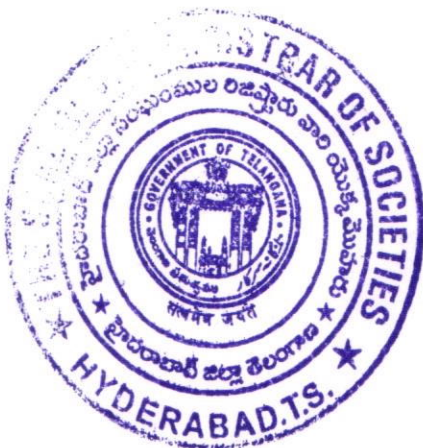


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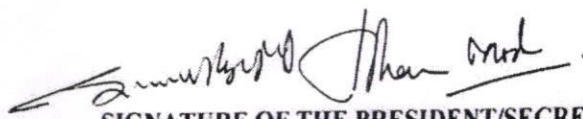
SIGNATURE OF THE PRESIDENT/SECRETARY

WITNESS:

	<u>NAME</u>	<u>AGE</u>	<u>DESIGNATION</u>	<u>SIGNATURE</u>
1. Name	K. Prabhakar Reddy			
S/o.	K. Padma Reddy	28	Liasion officer	
Occupation	Pvt Service			
Address	2-3-64/10/24 Jaiswal Garden - Amberpet Hyderabad - 500013			
2. Name	P. Solomon			
S/o.	P. KRUPAKRISHNAN	39	MARKETING EXECUTIVE	
Occupation	PRIVATE SERVICE			
Address	5-4-182/3, 4, MG Rd. SECOND ECHSAD - 510003			



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SIGNATURE OF THE PRESIDENT/SECRETARY

RULES AND REGULATIONS OF THE SOCIETY

1. **NAME OF THE SOCIETY** Shall be "Methodist Complex Tenants Association".
2. **ADDRESS OF THE OFFICE OF THE SOCIETY** 5-1-189/190, Methodist Complex, Abids, Hyderabad 500 001.
3. **DEFINITIONS IN THESE RULES AND THE TERMS:**
 - i. Complex : Shall mean the shopping and office complex known as Methodist Complex, 5-1-189/190, Abids, Hyderabad - 500 001.
 - ii. Common Expenses : Shall mean the expenses incurred by the society for the Running and maintaining items, facility and the areas that are for the common benefit of the members such as lighting the common areas, corridors, stair cases, staff salaries, general Maintenance, pumping of water, drainage facility, water charges, fire fighting, generators, electricity transformers and such other expenses as decided by the Managing Committee in accordance with the objects of the society.
 - iii. General Body : Shall mean the body comprising of all the members of the society.
 - iv. Managing Committee : Shall mean the committee elected/nominated in accordance with these rules to look after the affairs of the society.
 - v. Member : Shall be the person who are the occupants/tenants/sub-tenants of any portion of the COMPLEX whose name is entered on the rolls of the society as such.
 - vi. Quarter : Shall mean the three months period commencing from 1st of January every year.
 - vii. Rolls. : Shall mean the rolls of the members of the society Prepared and maintained by the society under these rules.
 - viii. Society : Means the "Methodist Complex Tenants Association".
 - ix. Unit : Shall mean any office or shop in the COMPLEX in possession of the member.
 - x. Area : Shall mean the super-built-up area (built-up area + common areas i.e. 20%) of any shop or office in the COMPLEX
 - xi. Year : Shall mean the financial year i.e. the year commencing From the 1st of April and ending on the 31st of March in the next English calendar year.

4. **MEMBERSHIP:**

The occupiers or the tenants/sub-tenants of the various units in the building paying the prescribed membership fees and the annual subscription fees shall be entitled to become member of the society.

- i) There shall be only one category of members carrying proportional votes to the extent of the Area of the Unit under their occupation.
- ii) Every application for membership shall be made in the prescribed form accompanied by the membership enrolment fees and the subscription for the relevant year.
- iii) In case of minors, the minors duly represented by his guardian shall be entitled to be the member of the society.

ix) In case of the joint occupiers, the first mentioned in the concerned document of the tenancy document unless otherwise nominated by the joint occupiers only from among such joint occupiers, shall be entitled to become the member of the society.

vi) Ex-officio member of the public may be enrolled as the member by the society in its discretion if expertise advice and guidance is needed for any project undertaken by the society to implement any of the objects specified in the memorandum of the society provided however such ex-officio member shall not be eligible to vote.

vii) Fees: The general body shall be entitled to fix such amount at its discretion as and towards the admission fees and annual subscription. Admission fees shall be payable only once at the time of enrolment of every member.

viii) Membership in the society shall not be transferable.



PAGE CORRECTION NII

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- viii) Any person who may take on lease/ occupies any Unit in the COMPLEX shall also be entitled to become a member from the date of such occupation of the Unit on paying the prescribed admission and subscription fees. But such member shall not become a member automatically by such occupation of the Unit.
- ix) Rights of the member: Every member on the rolls who is not in the arrears of such subscription shall be entitled to all the benefits of the society and to participate in the affairs of the society.
- x) No member shall be entitled to participate or vote in the General Body or propose any matter or resolution or second the same in the General Body Meeting if he is in arrears of subscription for a period of one month or more.
- xi) Subscription: The annual subscription and the admission fees payable shall be decided by the general body and the general body at the recommendation of the Managing Committee shall be entitled to enhance or reduce the subscription and the admission fees. Subscription shall be payable every quarterly half yearly or annually in advance which shall fall due and become payable in the first week of the concerned quarter.

5. MAINTENANCE CHARGES:

- i) All common expenses incurred in providing and maintaining the items of common Utilities and facilities and the insurance for the building and such other expenses as the Managing Committee may decide to recover, as the maintenance charges from the owners shall constitute the maintenance charge. The maintenance charges shall be payable by the tenants or the occupiers on the prorata basis of the Area under their Units.
- ii) Every tenant or the occupier member shall pay the Maintenance Charges before the 10th of each month. Any default or delay in the payment of the maintenance charges may be accepted on the discharge of such penalty or interest that the Managing Committee at their discretion, may decide to impose from time to time.
- iii) At the initiation of the society the members shall be liable to pay maintenance charges at the rate of Rs. 1.50 per month per sft. for the upper and the lower ground floors and Rs 0.75 per sft. per month for the first, second, third and the fourth floor respectively. There will be no maintenance charges for the parking areas. Maintenance charges shall be payable in advance on or before the 10 of each month. Maintenance charges for the vacant or unoccupied portions of the building shall be calculated at 50% of the actual maintenance charges mentioned above. These charges can be changed only by the decision of the General Body. For the purposes of calculation of the maintenance charges the Area (super-built-up area) under occupation of each member shall be taken.
- iv) Default in payment of maintenance charges: A member who is in default of regular payment of maintenance charges shall be liable to face the action taken by the Managing 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, lift, entry of vehicles etc.
- v) Powers of recovery: The association shall be entitled to institute legal proceedings for recovery of maintenance charges from its members, apart from discontinuation of the basic amenities and services as mentioned above.

6. GENERAL BODY AND ITS MEETINGS:

- i) The ultimate authority in all the matters relating to the administration of the society shall vest in the General Body. The General Body shall meet once in a year and such General Body Meeting shall be called as " The Annual General Body Meeting ". This meeting shall be called within three months of the end of every year to conduct the Business of the society, and at which meeting the accounts of the Previous Year shall be presented by the Managing Committee holding office during that previous year, and the Managing Committee shall present its budget and shall discuss all the matters as may be brought before or raised before the general Body by the Managing Committee and those permitted by the chairman. *The Annual General Body Meeting held Every Year in the month of March.*



PAGE CORRECTION III. 6

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- ii) Extra ordinary general body meeting: An extra ordinary general body meeting shall be called for by the President on the receipt of the requisition for such an extra ordinary general body meeting within 15 days of the date of such notice of requisition. Such requisition shall be made by members representing not less than 1/3rd of the total votes or 1/3rd of the Managing Committee. The President or the Secretary or the vice President shall acknowledge the requisition addressed to the society.
- iii) Notice: A notice of the general body meeting shall be issued, specifying the time place and the date of the meeting at least on week in advance. Such notice shall be sent to the members at their respective units by hand delivery or by certificate of posting.
- iv) Conducting The Meeting: The President or the Secretary or in their absence any of the members elected for the purpose shall chair, preside, and conduct the General Body Meeting.
- v) Resolution: Any member who intends to move a resolution may do so sending the copy of the resolution at least one week in advance. The business transacted at the general body meeting shall be in accordance with the agenda circulated. The resolutions at the general Body Meeting shall bring all the matters pertaining to and touching the society.
- vi) The general body shall consider any complaint that any individual or group of members may prefer against the Managing Committee.
- vii) The general body shall however not interfere with the powers of the Managing Committee in respect of the matters delegated to the Managing Committee under these Bylaws.
- viii) Requisition for an extra ordinary general body meeting: The requisition for an extra ordinary general body meeting shall be addressed to the President and shall specifically state the reasons for the calling for such a meeting. The President on receipt of such a notice of requisition shall in consultation with the Secretary fix a date of such extra ordinary general body meeting.

7. MANAGEMENT:

Subject to such resolutions as the General Body may from time to time pass, the affairs of the society shall be managed and governed by the Managing Committee.

A) Constitution of the Managing Committee:

- i) The Managing Committee shall consist of seven Members the President, the Secretary, the Treasurer, and four Executive Committee members.
- ii) The General Body shall elect five members of the Managing Committee in accordance with these bye-laws. Two of the Managing Committee members out of four shall be nominated by MBMC.

B.) Elections of the Managing Committee.

- i) The election to the Managing Committee shall be Commenced in the first week of the month of March and completed by the end of the month of March of the concerned year. Every member who wants to contest for any post in the Managing Committee shall file the nomination duly proposed and seconded by one separate member.
- ii) The date of the elections shall be fixed by the Managing Committee and the President shall nominate any one of the members to be the returning officer. The returning officer shall fix the election schedule, the date of filing of the nominations scrutiny of the nominations, the ballot and the conduct of the elections etc.
- iii) No member who is in arrears of the subscription or the maintenance charges or any other amounts of any other nature due or payable to the society shall be entitled to contest, nominate and /or second for the election to the Managing Committee.

The member who is disqualified under these rules shall not be entitled to either contest or nominate or second any person for the elections to the Managing Committee nor shall he be entitled to move any resolution or second the same or vote at the meeting.

The grace period of three months for the payment of subscription shall not be applicable in the case of the members contesting or proposing or seconding or voting at the elections or at the General Body Meeting of the society, so as to validate their disqualification.



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- vi) Every member shall have a weighted vote equivalent to one vote for every 100 sq ft (one hundred square feet) of Area (super-built-up area) occupied by him subject to a minimum of one vote at least for each member. Every fraction of space of 100 sq ft shall be ignored to arrive at the number of votes each member is entitled to. The society shall prepare a members register and shall specify therein the number of votes each member is entitled to.

C.) Tenure of the office bearers of the Managing Committee:

The Office bearers duly elected shall hold the office for a period of 2 years subject to the following rules.

- i) For the sake of the continuity the office bearers shall be elected /nominated in the following batches every year,
- First Batch : Secretary, Treasurer, one Managing Committee Member, and One Managing Committee member shall be nominated by MBMC.
- Second Batch : The President & One Managing Committee Member shall be elected and one Managing Committee member shall be nominated by MBMC.
- ii) Explanation:
- a) In the case of the first Managing Committee the tenure of the first batch shall be only one year ending with the relevant year and thereafter the term of the batch shall be two years. However the term of the second batch of the Managing Committee shall be two years as stated above ending in the second relevant year.
- b) If for any reasons the elections are held at a date later than the date fixed under these bylaws, in such an event the tenure of the office bearers shall be deemed to have commenced from the first day of the relevant year in which such office bearers ought to have assumed the office as laid down by these bye laws.
- c) Any office bearer may be re-elected to the post.

D.) Functions of the Managing Committee:

- i) The Managing Committee shall meet once in a quarter and at each meeting, the Treasurer shall submit the accounts up to the relevant date and all matters of every description pertaining to and touching the society shall be discussed in accordance with the agenda prepared by the Secretary in consultation with the President for the meeting.
- ii) The Managing Committee shall be in charge of the overall management of the affairs of the society and discharge all the functions of every description in accordance with the resolutions of the general body and these bye laws.
- iii) The Managing Committee shall be entitled to appoint, or terminate the services of any or all of the staff members, servants, and workmen employed by the society and shall also be entitled to entrust such work or items of work as may be necessary in its discretion to such persons or body of persons as it deems it fit.
- iv) The Managing Committee shall appoint an Auditor to Audit the Accounts of the society which appointment shall be ratified by the annual general body meeting.
- v) The Managing Committee shall be entitled to enter into contracts for such purposes as may be necessary on behalf of the society. However contracts in excess of value of Rs 1,00,000/- (Rupees one lakh only) shall have to be approved by the general body.
- vi) The Managing Committee shall be entitled to make provision for the use of the common passages, parking and other spaces and other items of common usage such as the lifts, pumps, water supply, lights, common drainage, lighting etc .excluding those which are expressly excluded from its regulation.
- vii) To raise monies as may be necessary for any specific purpose in the general interest of the entire building or its members subject to the approval of the general body.
- viii) All the legal proceedings shall be instituted or defended by the Managing Committee in the name of the society through its President. It shall be responsible for all the day to day and the general administration of the society and for the welfare of the various units and the entire COMPLEX as such.



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SIGNATURE OF THE PRESIDENT/SECRETARY

- x) The Managing Committee shall have the power to co-opt any additional member to the Managing Committee and the term of office of such co-opted member shall not be more than one year

E. The meetings of the Managing Committee.

- i) The Managing Committee shall meet once in a quarter and at each such meeting the Treasurer shall present the accounts for the relevant period for the consideration of the Managing Committee
- ii) Any three or more members of the Managing Committee shall be entitled to call for a extraordinary meeting of the Managing Committee by addressing a requisition to the President one week in advance. The requisition shall state the reasons and the urgency for calling the meeting. The President shall call the meeting within 7 days from the date of receipt of such a requisition.
- iii) The majority of the members of the Managing Committee shall form the quorum.
- iv) No resolution passed by the Managing Committee shall become invalid for the reason that the notice of such meeting did not reach a member. The notice of every meeting shall be sent in the manner herein before provided in case of meetings in general

F. Sub - Committees:

- i) The Managing Committee shall be entitled to appoint such sub committees, as it deems fit and proper on such terms, as it thinks fit and for such purposes as it deems necessary.
- ii) The President and the Secretary shall be the ex-officio of all such special committees appointed and constituted by the general body or the Managing Committee

8. VOTING, QUORUM, AND MOTIONS AT THE MEETINGS :

- i) Quorum: The Quorum for all the meetings of the General Body shall be not less than 30% of the total votes and the Managing Committee shall be not less than 3 Managing Committee members. Any meeting which cannot be held for want of quorum within 30 minutes of the schedule time shall be adjourned to the same day of the following week and in case of the same falling on a general holiday or a festival, the meeting shall be held on the next day of the said holiday.
- ii) Voting: At the meetings of the General body the members shall be entitled to the votes assigned as per these bye laws on weighted basis in proportion to their occupied area in the COMPLEX. In case of the Managing Committee meetings each member of the Managing Committee shall have one vote. Unless otherwise decided by the Managing Committee the voting shall be by ballot. Every member shall get as many ballots as the number of votes he is entitled to.
- iii) Motions: At every meeting of the General body or the Managing Committee, an amendment motion shall take precedence over the regular motion and the adjournment motion shall take precedence over the amendment motion a point of order shall take precedence over all other allied matters.

9. POWERS AND THE DUTIES OF THE OFFICE BEARERS OF THE MANAGING COMMITTEES:

PRESIDENT:

- i) The President shall preside over all the meetings of the General Body and the Managing Committee and in the absence of the President the Secretary shall preside over the such meetings.
- ii) The President shall be the overall in charge of the management of the society and the Managing Committee.
- iii) the President shall exercise general control and supervision over the affairs of the society and the work of the office bearers and the sub committees.
- iv) The President shall exercise the powers delegated to him by the Managing Committee and may, subject to the approval of the Managing Committee in emergency, delegate any of his powers and /or duties to the Secretary or in his absence to any one of the members of the Managing Committee for a specific period and may at any time withdraw any power so delegated.

SECRETARY:

- i) He shall be responsible for all the general administration of the society and in accordance with the directions of the President that may be given from time to time in the absence of the President the Secretary shall be in charge of all the powers and the functions of the President.

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SIGNATURE OF THE PRESIDENT/SECRETARY



- ii) He shall maintain the minute books regularly for the meetings of the General body and the Managing Committee.
- iii) He shall be in charge of all the correspondence of the society.
- iv) He shall be responsible to supervise the accounts maintained by the Treasurer.
- v) He shall also keep the inventory of all the assets of the society and also those assets of which the society is not the owner but is using the same under hire or license or otherwise.
- vi) Subject to the decision and the direction of the Managing Committee shall accept deposits from the members and carry on all the general transactions on day to day basis for the society within the frame work of the rules and the bye laws.
- vii) To renew the deposits and issue the deposit certificates in accordance with the resolutions of the general body. He shall arrange the meetings of the Managing Committee and the general body and issue notices.

TREASURER:

- i) The Treasurer shall be responsible for the maintenance of the accounts and the inventory of the stocks and the assets /facility/ machinery in use by the society. The Treasurer shall be responsible for the receipts and the disbursement/payments of the amounts on behalf of the society. He shall also be responsible to prepare the statements of accounts and present it to the concerned bodies at the relevant time. He shall be responsible for the collection, of the subscription, admission fees, and the amounts due to the society. He shall be responsible to prepare the bills and serve them in respect of the maintenance charges.
- ii) He shall hand over the books of the society to the subsequent office bearers.
- iii) To receive and deposit the amounts in the bank in accordance with the bylaws and the rules and the directions of the Managing Committee in the account of the society.

OTHER MEMBERS:

The Other Members of the committee shall be responsible to function and look after the affairs of the society in accordance with the direction of the President, Secretary or the Managing Committee.

10. FUNDS:

- i) Funds of the society shall be deposited by the Treasurer within 24 hours, otherwise than on a holiday, in the bank account of the society. no funds more than the imprest amount shall be retained unless required for any specific purpose as decided by the Managing Committee and all amounts shall be deposited promptly in the bank account
- ii) Bank account: The Managing Committee shall open a bank account / accounts in any of the schedule or such other bank as it deems fit and shall be operated by any two of the following;
 - a) President.
 - b) Secretary.
 - c) Treasurer.
 as far as possible the bank account shall not be changed except for the reasons duly recorded in writing by the Managing Committee.
- iii) Imprest Cash: The Secretary or the Treasurer or such person authorised by the Managing Committee shall not keep or have more than RS 25,000/- liquid cash of the society with them by way of imprest cash.

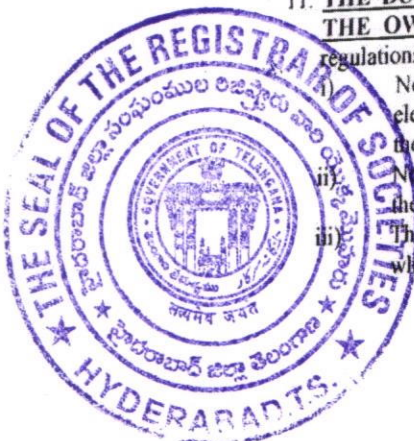
11. THE DUTIES AND THE LIABILITIES OF THE MEMBERS OCCUPANTS AND THE OWNERS:

All the members /occupants /owners shall abide by these rules and regulations and strive to achieve the objects of the society.

No member shall do or caused to be done any acts, which interfere with the general elevation or the colour scheme or the appearance of the building or interfere or block the common passage, corridor staircases and common areas etc, or any part thereof.

No member shall put up any notice or signboard otherwise than in accordance with the specifications made by the Managing Committee in this regard.

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 members.



PAGE CORRECTION NO. 10

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- (iv) Owners or the occupants shall not throw any trash or garbage or any waste material the common passage or common areas or the utilities /facilities.
- (v) Tenants or the occupants 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.
- (vi) All units in the building shall be used for commercial purposes and no unit shall be used for any factory or workshop .the general idea of the society being that the building shall be used for office, shops or showrooms.
- (vii) Not with standing the fact that a occupant is a sub -tenant he shall be liable to pay all the maintenance Bills and his liability will be absolute and co extensive with that of the tenant.
- (viii) In case of the default of the payment of the maintenance charges by the member or the occupant or the tenant or the subtenant the Managing Committee after giving the defaulter a notice in writing of not less than a week time, by certificate of posting or hand delivery, shall be entitled to cut off or with-hold all the amenities and benefits, including disconnection of water/electric connection, and /or impose such penalty or interest as it may deem fit on such defaulter.
- (ix) The tenant/occupant/subtenant shall keep the unit in neat and tidy condition and in good repairs.
- (x) No member shall carry out any structural additions or alterations or deletions to his unit Without the prior permission of the management and every member desirous of carrying out any repairs to this unit or any of the installations thereon shall give a written notice of not less than 7 days time in advance to the Secretary about his intention to carry out such repairs.
- (xi) 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 building the decision of the Managing Committee shall be final and binding on all the parties.

12. DISQUALIFICATION AND CESSATION OF MEMBERSHIP:

- i) Any member who vacates the unit and ceases to be the occupiers/tenant/subtenant in respect of the unit shall cease to be the member.
- ii) If he is in arrears of subscription for a period of one year or more.
- iii) If he is un-discharged insolvent.
- iv) If he is otherwise disqualified by any law for the time being in force.
- v) If the maintenance charges remain unpaid till three months or more in respect of the his unit.

13. EXPULSION OF THE MEMBERS:

Any member may be expelled by 2/3 majority of the votes by the General Body if he acts in such a manner which is detrimental to the interests of the society or to the buildings as such, or whose conduct is a hindrance to the day to day business of the society or in any way interfering with the utilities/facilities/installations and the maintenance of the building and the common passages.

14. READMISSION

Any member who ceases to be a member on expulsion may be readmitted by 2/3 of the majority of the members votes at the General body meeting.
Any disqualified member shall be readmitted by the majority decision of the Managing Committee and such member shall be admitted as a fresh member.

15. VACANCIES:

- i) If the office of the President falls vacant due to resignation, death or any other incapacity, the Secretary shall continue to discharge the functions of the President and like wise in case of the post of Secretary the joint Secretary shall discharge the functions of the Secretary and in case of the post of any other office bearer the President shall nominate a member of the Managing Committee to the office so falling vacant.

The person so occupying the office resulting due to the vacancy shall continue in the office till the ensuing elections at which time the vacancy so arising shall be dully filled in by election to the vacant office.



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SIGNATURE OF THE PRESIDENT/SECRETARY

- (iii) The term of the office bearers so nominated shall not exceed the term of the original term of the member to whose post he is nominated.

16. **AMENDMENTS:**

No amendment or alteration or additions shall be made to these bye-laws/rules and regulations unless it is voted by at least 2/3 majority of the votes at the general body meeting for the specific purpose.

17. **EXCLUSION CLAUSE:**

The society shall not be entitled under this bye-laws to regulate the following:

- i) The tenancy rights for the terrace, vacant areas, passages, lobbies, bathrooms, parking spaces (covered and uncovered), which are have not been specifically assigned to any member or the society by MBMC (in writing) and such tenancy rights shall remain exclusively with MBMC.
- ii) MBMC shall continue to hold exclusive rights of the parking spaces (covered and uncovered) in the COMPLEX unless specifically assigned to a member or the society (in writing). MBMC shall have the right to collect parking charges from the parking spaces under its charge. It can also give on lease or license the parking spaces under its charge to third parties.
- iii) MBMC shall have the right to put up kiosks and other such structures in the common areas and the passages in the COMPLEX and the society shall not regulate or interfere with its rights.
- iv) MBMC shall continue to own equipment like lifts, generators, etc, which have been installed for the use of the members of the society. However these equipments can be used, maintained and regulated by the society, at its own cost.
- v) MBMC shall continue to have the rights to putting-up name boards, glow signboards, show windows, kiosks, etc, inside or outside the COMPLEX, including the walls in the common areas of the COMPLEX. MBMC shall have the exclusive rights to assign spaces for putting-up name boards, glow signboards, show windows, kiosks, etc, to any member or third party. The society shall not interfere or regulate the assigning of such spaces. However, the society can prevent any other occupant/member from putting up boards or show windows, which is not assigned by MBMC.
- vi) MBMC shall have the right to construct any additional floors, make additions and alterations to the existing floors and the society shall not make any objection or interruption nor make any claims to the proposed constructions. That the society shall not cause any obstruction or hindrance, to MBMC and shall give reasonable access, permission assistance to MBMC or their nominated contractors or their agents, nominees etc., or body that may be set up by MBMC to construct, repair, examine, survey the complex or make such additions, alterations, etc., that they deem to be necessary and such other acts and things that may be necessary. That the terrace and terrace rights, rights of further construction on, in and around the building, and of areas not specifically allotted to any person shall belong only to the MBMC and the society shall not have any right, title or claim thereon. The MBMC shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the society.

18. **OVERALL APPLICABILITY OF THESE RULES AND REGULATIONS / BYE-LAWS**

All the members/occupants/tenants/sub-tenants and other person using or occupying any portion of the building and the facility thereof on any ground whatever or any right/capacity what ever shall be subject to and governed by these rules and bye laws and the mere occupancy and the user of the building or its facilities/amenities/utilities shall signify their acceptance of and willingness to be bound by these rules and regulations.

WINDING UP:

In case the society has to be wound up, the property and the funds of the society remaining after the utilization and meeting of the liabilities of the society will be transferred to any other institution with similar objectives.

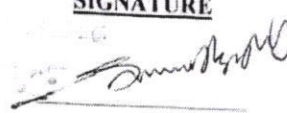
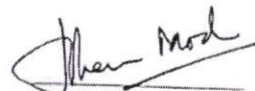
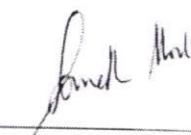
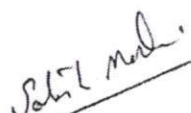


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SIGNATURE OF THE PRESIDENT/SECRETARY

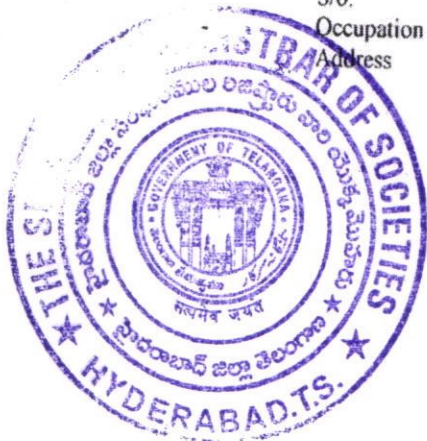
CERTIFIED TO BE A CORRECT COPY

NAME OF THE SPONSOR

	<u>NAME OF THE SPONSOR</u>	<u>AGE</u>	<u>DESIGNATION</u>	<u>SIGNATURE</u>
1. Name	: Mr. Suresh Bajaj			
S/o.	: Late Paramanand Bajaj			
Occupation	: Business			
Address	: 8-2-293/82/L/10/B, MLA Colony, Road.No.12 Banjara Hills, Hyderabad - 500 034.	48	President	
2. Name	: Mr. Soham Modi			
S/o.	: Shri Satish Modi			
Occupation	: Business			
Address	: Plot.No.280, Road.No.25, Jubilee Hills, Hyderabad - 500 034.	32	Secretary	
3. Name	: Mr. Sourabh Modi			
S/o.	: Shri Satish Modi			
Occupation	: Business			
Address	: Plot.No.280, Road.No.25, Jubilee Hills, Hyderabad - 500 034.	31	Treasurer	
4. Name	: Mr. Satish Modi			
S/o.	: Late Shri Manilal C Modi			
Occupation	: Business			
Address	: Plot.No.280, Road.No.25, Jubilee Hills, Hyderabad - 500 034.	58	Member	
5. Name	: Mr. Madan Bajaj			
S/o.	: Late Paramanand Bajaj			
Occupation	: Business			
Address	: Plot.No.497, Nehru Nagar, East Marredipally, Secunderabad - 500 026.	49	Member	

WITNESS:

	<u>NAME</u>	<u>AGE</u>	<u>DESIGNATION</u>	<u>SIGNATURE</u>
1. Name	: K. Prabhakar Reddy			
S/o.	: K. Padma Reddy			
Occupation	: Prt service			
Address	: S. 1	28	LIAISON officer	



REGISTRAR OF SOCIETIES

REGISTRATION NO. : 794/2002
SERIAL NO. OF THE DOCUMENT : C.C.No. 3244/2024
NAME OF THE SOCIETY : Methodist Complex Tenants Association.
DESCRIPTION OF THE DOCUMENT: _____
DATE OF SUBMISSION : 23/05/2002
ENTRY DATE OF RECORD : 23/05/2002

Sd/-
Registrar of Societies

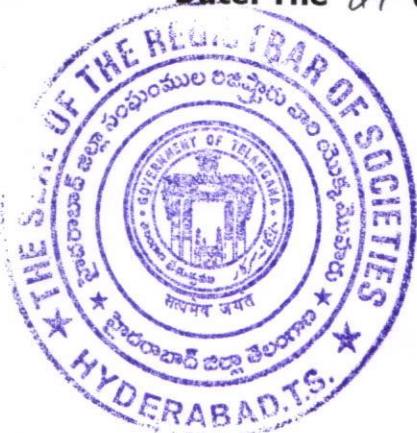
The seal of Registrar of societies
Hyderabad

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Date: The 29th day of November 2024.



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HYDERABAD

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