



Society by-laws

1. FORMATION

- a) Maytas Hill County Phase I is a residential township located at Bachupally near Kukatpally, Hyderabad occupying 86 acres consists of 1166 dwelling units – 326 independent houses and 840 apartments. Phase I also has several common facilities such as club, kindergarten, shopping center and centralized utilities.
- b) To facilitate a common forum for managing the affairs of the apartments in Phase 1 collectively by its residents a co-operative society by name Maytas Hill County Phase I Apartment Owners Society Limited (hereinafter called Society) is being formed and shall be registered under the Andhra Pradesh Co-operative Society Act 7 of 1964. The developer has the responsibility of facilitating the residents to form the Society through an election process in the general body meeting at the time of handing over the dwelling units.
 - b.1. All by-laws mentioned are indicative and have to be finalized at time of forming Society. These are subject to change by management for now and taken by Society members.
 - b.2. The structure, membership etc., may be changed by management based on future phases of Maytas Hill County.
- c) **Objects:** The Objects of the Society are –
 - i. To be and to act as the association of owners of the apartments in Maytas Hill County Phase I.
 - ii. To provide for the maintenance, repair and replacement of the common areas and facilities (excluding interior portions of the apartments themselves) by contribution from the apartment owners, and if necessary by raising loans for the purpose.
 - iii. To facilitate enable and maintain bore well and municipal water supply arrangements.
 - iv. To provide security arrangements for protection of the residents and property in the apartments..
 - v. To have the possession and to protect and maintain the joint properties of the society like lights, pumps, common parking places, gardens, lawns, trees, litter cans and the like.
 - vi. To incur capital and revenue expenditure, with the consent of the owners for any necessity and to provide for replenishment of such funds in lump sum or in installments.
 - vii. To establish and carry on its own account, or jointly with individuals of institutions, educational, physical, social and recreational activities for the benefit of the owners, including the setting up, maintenance and operation of cable network(s) for the dissemination of TV signals, internet communications etc.

To employ either full time / part time or on contract necessary staff for carrying out all the work related to the Society's responsibilities and to frame rules with the approval of the General Body / Executive Committee of the Society and after consulting the competent authority, establish a provident fund and gratuity fund if necessary, for the benefit of the employees of the society.

2. MEMBERSHIP

- a) All persons who have purchased an apartment in Maytas Hill County shall automatically be the members of the society. All present or future tenants or employees of a corporate if owned or rented by/to corporate or any other persons that might use the facilities of the apartments in any manner, are subject to the regulations set forth in the by-laws. Any tenants or employees of a company who are temporary residents cannot be members of the society.

- i) Upon any apartment-owner selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser shall automatically have right to become a member of the society.
- ii) On the death of the apartment-owner, upon subsequent transfer to the person or persons to whom he bequeaths the same by his will or to the legal representatives of his estate, such person(s) shall have the right to become the members.
- b) Joint apartment-owners: Where a house has been purchased by two or more persons jointly, they shall together nominate one person among them as a member.

3. VOTING QUORUM AND PROXIES

- a) Voting: Each apartment shall have one voting right through its owner or the person representing its owner.
- b) Quorum: For the general body meeting the presence in person of eight members/their representatives shall constitute a quorum. The quorum required for any decisions to be taken by the executive committee shall be 6 members.

4. ADMINISTRATION

- a) Jurisdiction of apartment's society: For the apartment-owners the society formed will take care of their interests. Areas covered under the jurisdiction of apartments will be taken care by the Maytas Hill County Phase I Apartment Owners Society. The jurisdiction of apartment's society includes the common areas developed with in the apartment's premises like lifts, parking places, environmental deck, roads, common land, landscaped areas etc.
- b) Jurisdiction of independent houses society: Jurisdiction of independent houses society which will be similar to the apartment society but formed by the owners of independent houses in Maytas Hill County Phase 1 includes the common areas developed in the Maytas Hill County premises other than apartment premises excluding 60 ft road, cricket ground, 100 ft road.
- c) Joint committee of societies: A committee will be appointed with members from each of the above societies along with the developer to maintain the property of the 60 ft road, cricket ground, water treatment plant, sewerage treatment plant, adjoining areas, 100 ft road which are common to both the societies. The ratio of sharing the expenses will be 65% to flat-owners and 35% to independent house owners. Their respective individual contributions are assessed in the proportion of their unit sizes.
- d) Powers and Duties of the society: The society will have the responsibility of:
 - i) Administering the society rules and regulations and maintain character, look of the township and regulations of construction.
 - ii) Approving the annual budget.
 - iii) Establishing and collecting monthly assessments and
 - iv) Managing the society affairs in an efficient manner.
- e) Meetings: Meetings of the society shall be held at suitable place convenient to the house owners as may from time to time be designated by the society.
 - Annual Meetings
 - Special Meetings
 - Adjourned Meetings
- f) Management: The executive management of the affairs of the society shall vest in an executive committee which shall consist of 11 resident members who shall be elected from among the members in the following manner.

- i) The following shall be elected by an electorate consisting of all the members of the society:
 - 1. President
 - 2. Vice President
 - 3. Secretary
 - 4. Treasurer
- ii) Six members shall be elected in such a manner that each type of apartment shall be represented by one member and such member shall be elected by an electorate consisting of such members of the society who own an apartment in the said apartment type. The members of the executive committee shall be elected by the General Body in accordance with the provisions of the Andhra Pradesh Co-operative Societies rules as amended from time to time and as provided above. The term of the members of the executive committee shall be for a period of three years. The period of office of the executive committee shall begin with the date on which charge is assumed after election. All the members of the executive committee shall be elected at one and the same time for a period of three years.
- g) Powers of the executive committee: The following powers shall be exercised by the executive committee
 - i) To pay for preliminary expenses incurred in the promotion and registration of the society.
 - ii) To raise or borrow such sums by way of loans or other wise as may be required from time to time for carrying out the objects of the society.
 - iii) To enter into contracts on behalf of society set terms there of and to authorize an officer to execute all deeds, agreements and to issue receipts in connection with the business of the society.

5) ASSESSMENT

All apartment-owners are obliged to pay monthly assessments before the 5th of the month in advance to meet all expenses relating to the Maytas Hill County Phase 1 Apartment Owners Society Limited, which may include an insurance premium policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other natural calamities. The assessments shall be made prorata according to the size of the unit owned as stipulated in the declaration. Such assessments shall include monthly payments to a general operative reserve and a reserve fund for replacements. Should a member fail to pay the monthly assessment charges to the Society as fixed by the General Body even after extended period given, then the Society can disconnect the access of all the amenities such as power, water etc., till such member pays all the outstanding along with the interest.

- a) Maintenance and repairs by apartment-owners:
 - i. Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would visually impair the apartment.
 - ii. All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioners, sanitary installation doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses and responsibility of the apartment owner concerned.
 - iii. An owner shall reimburse the society for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.
- b) Maintenance and repairs by society.
 - i. Common areas maintenance and amenities like water supply, power supply etc., will be maintained by the Society out of the funds collected from the members by way of assessments.
 - ii. The Society will have full powers to discontinue the access to amenities to the members who default on the payment of assessments till such outstanding is paid by the member.
 - iii. Common areas maintenance will include maintaining the roads, landscaping, DG sets maintenance etc., falling within the jurisdiction of the Society.

6) SPECIAL CORPUS FUND

- a) A special corpus fund shall be created for the purposes of effecting replacement of capital equipments etc., and the contributions to this special corpus fund shall be made at the rate of Rs.50/- per sft of the built up area of each apartment by such apartment-owners.
- b) Interest on corpus fund can be used for the maintenance of the Maytas Hill County Phase 1 Apartments.
- c) However, this contribution shall be by the members who initially purchase the apartments and the subsequent transfer of the apartments and membership shall not obligate the new members to pay this special contribution. The earlier contribution by the original purchaser shall be held against the name of the new member.
- d) Notwithstanding anything contained in these bye-laws, the special corpus fund shall be invested in fixed deposits with such scheduled banks as the Executive Committee may decide and the interest which accrues from the said fixed deposits can be used for maintenance of the township or reinvested, till the requirement of capital expenditure arises.
- e) The utilization of the principal amount of the special corpus fund or any amendment to the purposes of which the special corpus fund shall be utilized, shall require the approval of the General Body and such approval will be given by not less than 2/3rd of the members of the Society.

7) INTERNAL AND EXTERNAL CHANGES

All apartments shall be utilized for residential purpose only.

- a) An owner shall not make any structural modifications or alterations in his unit or installations located therein, without previously notifying the Society in writing and obtaining NOC. (No objection certificate)
- b) Every dwelling unit owner, present or future, his representative, and every tenant or resident of the township shall abide by the terms of the agreement entered into by the dwelling unit owners with regard to the use of the common facilities in the Maytas Hill County Phase 1 and rules and regulations specified in the occupiers handbook.

NOTE:

All the provisions stated above are indicative provisions of the Society By-laws of the Society which will be formed by the developer. Members will be added as and when handover of the apartment units takes place.

