

INDIA NON JUDICIAL



IN-UP27400700908483X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP27400700908483X  
 Certificate Issued Date : 31-Dec-2025 11:41 AM  
 Account Reference : NEWIMPACC (SV)/ up14272604/ MEERUT SADAR/ UP-MRT  
 Unique Doc. Reference : SUBIN-UPUP1427260451291811391471X  
 Purchased by : DEPONENT  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : DEPONENT  
 Second Party : Not Applicable  
 Stamp Duty Paid By : DEPONENT  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



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यह जनरल स्टाम्प पेपर श्री ०३ नंवा के अन्तर्गत आवासीय आवासीय के अन्तर्गत - A  
आवासीय  
 जिला Meerut संख्या 1059896  
पुस्तक संलग्न है।

सत्य प्रतिलिपि

पटल सहायक  
 कार्यालय डिप्टी रजिस्ट्रार  
 फर्म सांसाइटीज तथा चिट्स  
 गाजियाबाद (उ०प्र०)  
 ०१/०१/२६

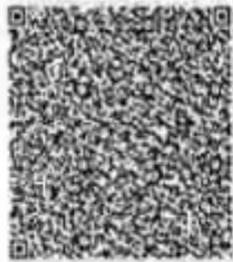
Statutory Alert

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## e-Stamp

No. : IN-UP27402124726071X  
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 Certificate Reference : NEWIMPACC (SV)/ up14272604/ MEERUT SADAR/ UP-MRT  
 Certificate Doc. Reference : SUBIN-UPUP1427260451294121712931X  
 Purchased by : DEPONENT  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : DEPONENT  
 Second Party : Not Applicable  
 Stamp Duty Paid By : DEPONENT  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



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A. यह जनरल स्टाम्प पेपर साठ रूप कपाटीवेरु कानम कपाटीवेरु  
 जिला शाहजहाँपुर पन्नावली सं० m/14272604512931X  
 कार्यालय संलग्न है।

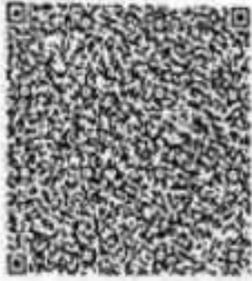
सत्य प्रतिलिपि

पटल सहायक  
 कार्यालय डिप्टी रजिस्ट्रार  
 फार्म सोसाइटीज तथा चिट्स  
 गाज़ियाबाद (उ०प्र०)  
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Reference	: NEWIMPACC (SV)/ up14272604/ MEERUT SADAR/ UP-MRT
Doc. Reference	: SUBIN-UPUP1427260451297091553089X
Chased by	: DEPONENT
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: DEPONENT
Second Party	: Not Applicable
Stamp Duty Paid By	: DEPONENT
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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यह जनरल स्टाम्प पेपर का उपयोग करके किया गया है।  
 -A कृपया ध्यान दें

जिला... पुत्रावली सं. MURW/1059891  
 संलग्न है।

सत्य प्रतिलिपि

पट्टल सहायक  
 कार्यालय डिप्टी रजिस्ट्रार  
 फर्म सोसाइटीज तथा चिट्स  
 गाजियाबाद (उ०प्र०)  
 01/01/26

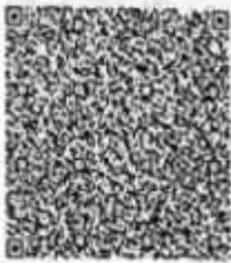
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e-Stamp

No. : IN-UP27404851749798X  
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 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : DEPONENT  
 Second Party : Not Applicable  
 Stamp Duty Paid By : DEPONENT  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



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यह जनरल स्टाम्प पेपर श्री कृष्ण कुमार सिंह का अतिरिक्त कागजात के  
 - अनुबन्धित  
 जिले में पत्रायली सं. mlu201459296  
 संलग्न है।  
 श्री कृष्ण कुमार सिंह

सत्य प्रतिलिपि

पटल सहायक  
 कार्यालय डिप्टी रजिस्ट्रार  
 फर्म सोसाइटीज तथा चिट्स  
 गाजियाबाद (उ०प्र०)  
 01/01/26

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 The user discovering the illegitimacy upon the users of the certificate  
 In case of any discrepancy please inform the Competent Authority.

2023-2024

पत्रावली संख्या M/GBN/0059896

दिनांक 03/06/2023

प्रारूप-8  
नियम 7(2) देखिये



**सोसाइटी-रजिस्ट्रीकरण  
का  
प्रमाण-पत्र**

**(अधिनियम संख्या 21, 1860 के अधीन )**

पंजीकरण संख्या GBN/01498/2023-2024

एतदद्वारा प्रमाणित किया जाता है कि Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38, KOSMOS Tower-16, Jaypee Greens Wish Town, Sector-134, Noida, District Gautam Buddh Nagar UP, गौतम बुद्ध नगर, 201304 को आज उत्तर प्रदेश में अपनी प्रवृत्ति के संबंध में यथासंशोधित सोसाइटी रजिस्ट्रेशन अधिनियम 1860 के अधीन सम्यक रूप से रजिस्ट्रीकृत किया गया है। यह प्रमाण पत्र दिनांक 02/06/2028 तक विधिमान्य होगा। आज दिनांक 03/06/2023 को मेरे हस्ताक्षर से दिया गया।



Digitally Signed By  
(Varun Khare)

1437D686568A1D3C596B909221411C9082D8FA70

Date: 03/06/2023 4:50:14 PM, Location: Meerut.

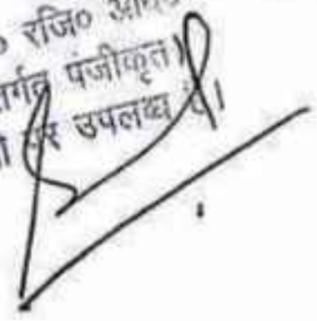
सोसाइटी के रजिस्ट्रार,  
उत्तर प्रदेश।

सत्य प्रतिलिपि

पटेल सहायक  
कार्यालय डिप्टी रजिस्ट्रार  
फर्म सोसाइटीज तथा चिट्स  
गाजियाबाद (उ०प्र०)  
01/01/21

Today the general meeting of AOA was convened at the Office, under the chairmanship of Mr. Sunil Sharma, at 08.00 PM on 22-02-2022

<p><b>Proposal No. 1</b></p> <p>Consideration to chair the meeting of the institution</p>	<p>It was proposed before all the members present that Mr. Sunil Sharma has been appointed to preside over the meetings held in the future, with the support of all the members supported by one voice agreed with one voice.</p>
<p><b>Proposal No. 2</b></p> <p>Formation and nomination of institution</p>	<p>The President proposed this proposal to all the members present that an institution is being formed which is being named as <u>Association of Apartment Owners of KOSMOS-A Apartments in Group Housing Pockets-B-35, B-36, B-37 &amp; B-38, KOSMOS Tower-16, Jaypee Greens Wish Town, Sector-134, Noida, District Gautam Buddh Nagar UP</u> All the members present passed the proposal considering the proposed proposal.</p> <p>यह प्रपत्र सोसा 1860 के अन्तर्गत पंजीकृत नहीं है पत्रावली पर उपलब्ध है।</p>
<p><b>Proposal No. 3</b></p> <p>Considering the election of the full executive committee</p>	<p>The following officials and members were elected for the smooth conduct of the organization with unanimous consent.</p>

Sr. No.	Name	Designation	Photo	Signature
1-	Mr. Sunil Sharma	President		<p>यह प्रपत्र सोसा 1860 के अन्तर्गत पंजीकृत नहीं है पत्रावली पर उपलब्ध है।</p> 
2-	Mr. Ankur Khanna	Vice President		<p><i>Khanna</i></p> <p>सत्य प्रतिलिपि</p> <p>पटल सहायक कार्यालय डिप्टी रजिस्ट्रार फर्म सोसाइटीज तथा चिट्स गाजियाबाद (उ०प्र०) 01101126</p>

*[Handwritten signature]*

*Khanna*

*[Handwritten signature]*

Kalpna

*[Handwritten signature]*

Abhishek Singh

*[Handwritten signature]*

*[Handwritten signature]*

	Mr. Ravi Shankar Kumar	Secretary		Ravi Shankar Kumar
4-	Mr. Ankit Bhardwaj	Treasurer		यह प्रपत्र संस० रजि० अधि० 1860 के अन्तर्गत पंजीकृत नहीं है पत्रावली पर उपलब्ध है। Ankit Bhardwaj
5-	Mrs. Kalpana Jhajharia	Member		Kalpana
6-	Mr. Abhishek Singh	Member		यह प्रपत्र संस० रजि० अधि० 1860 के अन्तर्गत पंजीकृत नहीं है पत्रावली पर उपलब्ध है। Abhishek Singh
7-	Mrs. Pooja Singh	Member		Pooja Singh सत्य प्रतिलिपि पटल सहायक कार्यालय डिप्टी रजिस्ट्रार फर्म सांसाइटीज तथा विदेश मजिस्ट्रेट (उपप्र०) Pooja Singh

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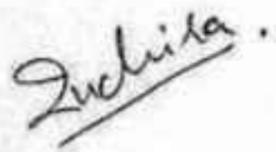
*Abhanna*

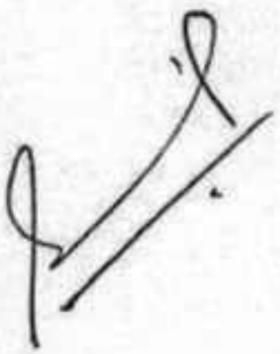
*Pooja Singh  
Kalpana*

*Ankit Bhardwaj  
Abhishek Singh*

*Ravi Shankar*

*Jhajharia*

	Mr. Vijay Prakash	Member	 <p>श्री प्रकाश सोसाइटी रजि० अधि० अन्तर्गत पंजीकृत नं० ४ पत्रावली पर उपलब्ध है।</p>	
9-	Mrs. Ruchira Biswas	Member	 <p>श्री रजि० अधि० अन्तर्गत पंजीकृत नं० ४ पत्रावली पर उपलब्ध है।</p>	



Mama

Kalpana Post

Dalwadi



Abhishek Singh

Ani Shankar Kaur  
Ruchira

सत्य प्रतिलिपि

  
पटल सहायक  
कार्यालय डिप्टी रजिस्ट्रार  
फार्म सोसाइटीय तथा विट्स  
गाजियाबाद (उत्तर)  
01/01/26

Government Order No. COMO- 109/ III-2014, dated June 2014

### Self Certified Declaration

I am Sunil Sharma S/o Shri Laxman Prasad Sharma, age 36years R/o Flat No-1405, KM-16, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP and I am the President of Association of Apartment Owners of KOSMOS-A Apartments in Group Housing Pockets-B-35, B-36, B-37 & B-38, KOSMOS Tower-16, Jaypee Greens Wish Town, Sector-134, Noida, District Gautam Buddh Nagar UP.

By certifying, I declare that the details given in the application form are pure and true in my personal information and belief. I have not hidden anything in it. I am well aware of the consequences of giving false statements/facts. If any details/facts given in the application are found to be false, then I will be liable for prosecution and punishment under any other law, Section -199 and 200 of IPC, 1860 and against me.

It is registered that Association of Apartment Owners of KOSMOS-A Apartments in Group Housing Pockets-B-35, B-36, B-37 & B-38 is an institution registered in the premises of KOSMOS Tower-16, Jaypee Greens Wish Town, Sector-134, Noida, District Gautam Buddh Nagar UP. The association represents apartment complex comprising of all the total number of flats. The total attendance of members of the association is present. The association is formed in accordance with the UP Apartment Act 2010. However, in case there is any error, then the UP Apartment Act 2010 will be valid and the association will be bound to comply with the rules/ regulations given in the said Act. Application for registration is being made for the first time. No such association is registered before in the said premises. If any association has been registered earlier, we will not have any objection to the cancellation of that organization. All the information is true and correct. If any information is found wrong then we will be responsible for it.

I also declare that if the self-certification or declaration of the documents made by me or the authentication of the documents is wrongly presented by me, then all the facilities received by me will be withdrawn immediately.

This is not a pre-registered society under the name of the society requested in my cognizance nor is the purpose of my institution to have unnecessary interference or force occupation in the management committee / assets of any former registered / unregistered society. That if a registered society is found in the name of the society, then I will change the name of my society. Otherwise, my institution's registration should be canceled in the event of that, I will not have any objection. The objective of the institution will be social, educational, religious and literary and the purpose of the institution will not be to gain profit. The fact that the names and addresses of the members/ office bearers of the memorandum and procedure are true and correct according to my knowledge and belief. Memorandum signed in the memorandum and manuals has been done only by persons mentioned in the memorandum.

Place- Gautam Buddh Nagar.

Applicant's Signature..

Dated-25-03-2022

Applicant's Name-... Sunil Sharma..

सत्य प्रतिलिपि

कार्यालय डिप्टी सचिवद्वारा  
फर्म संसाहतेज तथा विद्वत्  
गाजियाबाद (उ०प्र०)  
01/01/26



# BYE-LAWS

## CHAPTER I PRELIMINARY

### Interpretation and application

- (1) These bye-laws may be called the Bye-laws of the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 Condominium.
- (2) The provisions of these Bye-laws apply to the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 Condominium.

### Definitions

In these bye-laws, unless the context otherwise requires -

- (a) 'Act' means the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010.
- (b) 'Association' means the Association of all the apartment owners constituted by the such owners for the purpose of Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium.
- (c) 'Board' means the Board of management consisting of 4 to 10 Office Bearers who shall be the owners of apartments in the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium.
- (d) 'Building' means the building located at KOSMOS Tower-16, Jaynee Greens Wish Town, Sector-134, Noida, District Gautam Buddha Nagar UP, Gautam Buddha Nagar and known as the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 Condominium and includes the land forming part thereof.
- (e) 'Majority' of owners means those owners holding 51 percent of the votes.
- (f) 'Owners' or 'apartment owners' means the person owning an apartment in the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium.
- (g) 'Section' means a section of the Act.
- (h) 'Unit' means a Dwelling or Non-dwelling Unit in the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium.
- (i) 'Registrar' means the Registrar under the provisions of the Societies Registration Act.



### Purpose of Association

(1) The objects of the Association shall be-

- (a) to be and to act as the Association of Apartment owners of the building called Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 .
- (b) to invest or deposit money.
- (c) to provide for maintenance, repair and replacement of common areas and facilities by contributions from the apartment owners and if necessary by raising loans for that purpose.
- (d) to retain and rent out on license suitable portions of the common areas to outsiders for commercial purposes if all the members agree and give written consent after obtaining the permission of the concerned authority and to accumulate the same for making a reserve fund to be used for major repairs of the building.
- (e) to provide for and do all or any of the matters provided in sub-section (7) of section 14.
- (f) to advance with the consent of the apartment owners, any short-term loan to any apartment owner(s) in case of any emergent necessity and to provide for the repayment thereof in lump sum or in installments.
- (g) to establish and carry on, on its own accord or jointly with individuals or institutions, educational, physical, social and recreative activities for the benefit of the apartment owners.
- (h) to frame rules with the approval of the general meeting of the Association and after consulting the Competent Authority and to establish a provident fund and gratuity fund, if necessary for the benefit of the employees of the Association.
- (i) to do all things necessary or otherwise provide for their welfare expedient for the attainment of the objects specified in these bye-laws.

Witness

सत्य प्रतिलिपि

पटल संहायक  
कार्यालय इन्स्टा रजिस्ट्रार  
फॉर्म संसाधन विकास विभाग  
गाजियाबाद (उत्तर प्रदेश)  
01/01/26

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*[Handwritten signature]*  
Karpore  
Abhinav

*[Handwritten signature]*

shall not act beyond the scope of its objects without duly amending the provisions of these bye-laws for the purpose.

Persons who have purchased apartments in Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium and executed a deed of apartment, shall automatically be the members of the Association and will pay the entrance fee of 1000/- (One thousand rupees). Each apartment owner shall receive a copy of the bye-laws. Upon the sale, bequest or transfer of apartment, the purchaser of the apartment or the grantee or legatee or the transferee shall automatically become the member of the Association and shall be admitted as member on payment of the entrance fee of 1000/- (One thousand rupees).

**Apartment Owners-**

Where apartment has been purchased jointly by two or more persons, they shall be jointly entitled to the apartment and the share certificates shall be issued in their joint names, but the person whose name stands first in the share alone have the right to vote.

**One share compulsory-**

Every apartment owner must hold at least one share of the Association.

**Disfranchisement-**

No apartment owner is entitled to vote on the election of members of the Board or President, Vice President, Secretary, Treasurer or any other office bearer or entitled to stand for election to such office, if he is in arrears, of any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the election to Board would take place.

**CHAPTER II  
VOTING, QUORUM AND PROXIES**

**Voting-**

Voting shall be on percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the Dwelling unit or units in the Declaration.

**Quorum-**

Except as otherwise provided in these bye-laws, the presence in person of 30 percent of owners shall constitute a quorum.

**Votes to be cast in person-**

Votes will be cast in person. Except as otherwise provided resolution of the Association shall require approval by a majority of owners casting votes in person or proxy.



**CHAPTER III  
ADMINISTRATION**

**1. Powers and duties of Association-**

The Association shall have the responsibility of administering the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner.

**2. Place of Meetings-**

Meetings of the Association shall be held at a suitable place convenient to the owners as from time to time to be fixed by the Association.

**3. Annual Meetings-**

The first meeting of the Association shall be held on It shall be the duty of the President to call a special meeting of apartment owners as directed by a resolution of the Board or upon a petition signed by a majority of the owners and been presented to the Secretary or at the request of the Competent Authority or as the case may be, or any officer duly authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of two-third owners present in person in the meeting. Thereafter the annual meetings of the Association shall be held on such date as the Association may decide. At such meetings

*Suchis*

*Ravi Shukla*

*Bojja*

*Kalpana  
Abhishek*

*Shree*

सत्य प्रतिलिपि

पटल सहायक  
कार्यालय डिप्टी रजिस्ट्रार  
फर्म सोसाइटीज तथा विकास  
राजिवपुरी (दिल्ली)

01/01/26

*Mhanna*

*Ana Bait*



minutes books, the resolutions adopted by the Association of Apartment Owners or the Board, as the case may be. He shall keep such books and papers as the Board may direct and he shall perform all duties incidental to the office of the Secretary.

The Treasurer shall be responsible for Association funds and securities and shall also keep full and accurate accounts of all receipts and payments in the books.

The Board may employ for the Association a manager at a compensation determined by the Board to perform such duties as the Board may authorize.

#### Power and Duties of the Board -

The Board shall have powers and duties necessary for the administration of the affairs of the Association.

#### General Duties -

In addition to the duties imposed by these bye-laws or by resolution of the Association, the Board shall be responsible for the following

- (a) maintenance, repair and replacement of the common areas and facilities.
- (b) Collection from apartment owners share of common expenses.
- (c) resignation and removal of persons employed for the maintenance, repair and replacement of common areas and facilities.
- (d) to provide for the manner in which the audit and account of the Association shall be carried out.
- (e) to inspect the accounts kept by the Secretary/Treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the Association.
- (f) to see that cash book is written up promptly and is signed daily by one of the members of the Board.
- (g) to specify the times at which and the manner in which the annual general meetings and special general meetings of the Association shall be held and conducted.

#### Board and terms of office -

- (i) The annual general meeting of the Association, to be held in the first quarter of each financial year, shall elect neither less than nor more than 10 Members including the President, Vice President, Secretary and Treasurer from Members of the Association. Provided that no member shall be eligible for election if he has been found guilty of misusing the post during his previous term. The term of office of the office-bearers of the Board shall be one year from the date of assuming office and they will be eligible for re-election. Provided that a person can not hold the same post continuously for more than 2 years.
- (ii) An arrangement shall be made by the board to ensure that one third of members of the board retire annually.
- (iii) The office bearers shall hold office until their successors have been elected and hold their first meeting.



The vacancies in the Board caused by any reason other than the removal of a office bearer by a vote of the Association shall be filled by vote of the majority of the remaining office bearers, even though they may constitute less than a quorum and each person so elected shall be a office bearer until a successor is elected at the next annual meeting of the Association.

#### Removal of office bearers -

At any regular or special meeting duly called, any one or more of the Office bearers may be removed with or without cause by a majority of apartment owners and a successor may then and there be elected to fill the vacancy thus created. Any Office bearer whose removal have been proposed by the owners shall be given an opportunity to be heard at the meeting.

#### Constitution of meeting -

The first meeting of a newly elected Board shall be held within ten days of election at such place as may be fixed by the office bearers at the meeting at which such office bearers were elected and no notice shall be necessary to the newly elected office bearers in order legally to constitute such meeting, provided a majority of the members of the Board shall be present.

#### Regular Meetings -

Regular meeting of the Board may be held at such time and such place as may be determined from time-to-time by a majority of office bearers but at least two such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to each office bearer personally or by mail at least three days prior to the date of such meeting.

#### Special Meetings -

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कार्यालय डिप्टी सेक्टर 28  
फर्म सोसाइटीज तथा विट्स  
गाजियाबाद (उ०प्र०)  
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Khanna

Dasgupta

Quelvis

Ravi Shanker Kumar

Kalpana

Abhishek

Bojra

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... may be called by the President on three days' notice to each office bearer and notice of such meeting may be given to each office bearer. Special meetings of the Board shall be called by the President or the Secretary on a written request of at least three office bearers.

... meeting of the Board any office bearer, may in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice.

In all the meetings of the Board 1/3rd of the total strength of the office bearers shall constitute a quorum. If at any meeting of the Board there be less than a quorum present the majority of those present may adjourn the meeting, the members present in person being not less than 3 shall form a quorum and the business which might have been transacted at the meeting originally called may be transacted without further notice.

The Board may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premium on such bonds shall be paid by the Associations.

**CHAPTER V**  
**OBLIGATION OF THE APARTMENT OWNERS**

All the owners are obliged to pay monthly assessments imposed by Association to meet all expenses related to the Association of Apartment Owners of KOSMOS-A Apartments in Pockets-B-35, B-36, B-37 and B-38 condominium. The assessment shall be made on the value of the unit.

**Maintenance and Repairs-**

- (1) Every owner must perform all maintenance and repair work within his own unit.
- (2) All the repairs of internal installations of the unit such as water, light, gas, power, sewerage, telephone, air conditioners, sanitary installations, doors, windows, lamps, and all other accessories, shall be at the expense of apartment owner concerned.
- (3) The Owner shall re-imburse the association for any "expenditure" incurred in repairing or replacing any common area and facilities damaged due to his fault.
- (4) The apartment owner shall obtain police verification report of the proposed tenant from the concerned police station while taking out the apartment on rent to ensure that the proposed tenant is not a criminal or troublesome.



If a building requires major repairs for its structural safety or other sufficient reason, a detailed estimate thereof shall be got prepared by the association through an engineer to be appointed by the Board and thereupon, after the approval of the estimate by the Board, the members shall contribute their share for carrying out such repairs.

**Use of Dwelling Units: Internal Changes-**

- (1) All the Units shall be utilised for residential/approved purposes only.
- (2) An owner shall not make any structural modifications or alterations in his unit or installations located therein, without notifying the association in writing and obtaining the requisite permission of the prescribed sanctioning authority. The Association shall have the obligation to answer within thirty days and failure to do so shall mean that there is no objection to the proposed modification, alteration or installation.
- (3) No owner shall undertake any work that affects the external facade of the building from any angle i.e. covering of balconies and terraces, change of colour, etc.
- (4) No owner shall undertake any work that affects the structure of the building.
- (5) No owner shall undertake any work that~
  - (i) result in encroachment of common areas.
  - (ii) result in damage or disturbance of common areas, adjacent upper or lower floors.

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 गालियाबाद (उपग्रह)  
 01/01/2026

*Mama*  
*Devi*

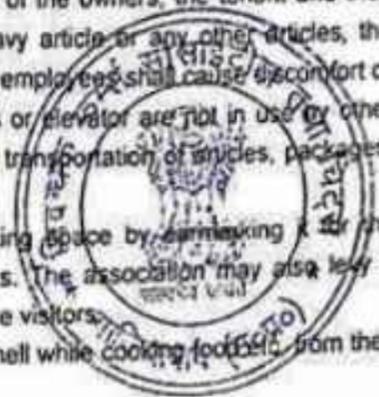
*Includes*  
*Rishi Kumar*  
*Kalpana*  
*Abhishek*  
*Pratik*  
*Shrey*

... changes are effected by any owner, he will make them good at his own cost, failing which the Association is entitled to recover the cost of rectification from him.

... apartment shall be made by a registered deed of an apartment. The transferor shall produce "no dues certificate" from the Association. Provided that if the certificate is not granted and its refusal is not provided within 15 days after the receipt of the application for its grant, it shall be deemed that the No Dues Certificate has been granted by the Association. Provided further that the transferor of an apartment owner shall pay 1/2 percent of the transfer value to the Association for transferring his apartment to his prospective buyer and such amount shall be kept in a fund by the association for being used for the major repairs of the building.

**Common Areas and Facilities and Limited Common Areas and Facilities**

- (1) An apartment owner of a residential unit shall use it for only residential purpose and similarly, an apartment owner of a non-residential unit use it for non-residential purposes alone.
- (2) No apartment owner would exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or limited common areas and facilities, or by the abandonment of his dwelling unit.
- (3) An owner shall not place or cause to be placed in the lobbies vestibules, stairways, elevators and other areas of facilities of a similar nature 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.
- (4) If an apartment owner causes any obstruction in the use of the common area or facility by reason of creating an obstruction by putting his furniture and packages etc., and fails to remove it despite a written request of the Association, the Association may approach the competent authority for its removal who will take an appropriate action in accordance to the provisions of law.
- (5) If lift and/or elevators are provided in the building, as part of the common areas and facilities, they shall be used by the owners of the apartment and/or their tenants and/or any one claiming under them for the transportation of the owners, the tenant and their guests as also the employees of the owners, their tenants and of the management and heavy article or any other articles, the transportation of which in the lift or elevator along with the owners, tenants or their guests or the employees shall cause discomfort or inconvenience to other users of the lift or the elevators, shall be transported only with the lifts or elevator are not in use by other users, provided this restriction shall not apply, if an elevator or lift is provided for the exclusive transportation of articles, packages, merchandise and such other objects.
- (6) In non-residential buildings, the association of apartment owners may manage the parking space by earmarking for the apartment owners and also separately reserving parking space for the vehicles of the visitors. The association may also levy a parking fee from the visitors to meet the expenses for the management of the parking space of the visitors.
- (7) The apartment owners shall use their apartments in a manner which does not spread any smell while cooking food etc. from their apartment to cause any irritation or annoyance to their neighboring apartment owners.
- (8) The convenient shops within the building shall be regulated in a manner that no inconvenience is caused to the apartment owners. Such convenient shops should be to cater the needs of the apartment owners and not the outsiders.
- (9) The association of the apartment owners may frame its scheme and regulations for admitting the members of a club situated within the building and it may also frame regulations for permitting the guest of the members. Such scheme and the regulations would bind the apartment owners as well as the agency which may manage the club.
- (10) If the terrace of a building / block is declared as 'common area and facility' by the promoter, the association shall maintain it and its maintenance expenses shall be part of the common expenses of the building. Provided that if the terrace or its part is declared by the promoter as 'limited common area' or an 'independent area', the beneficiary/holder of such terrace or its part shall be bound to keep such terrace in good condition and water proof, failing which maintain it at its own expense and recover it from the concerned defaulting beneficiary /holder of the terrace.



- (1) An owner shall grant the right of entry to the office bearer or to any other person authorised by the Board in case of emergency whether the owner is present at the time or not.
- (2) An owner shall permit other owners or their representatives when so required to enter his unit for the use of performing installation and alterations or repairs to the mechanical or electrical services provided, that requests for entry are made in advance and that such entry is at a time convenient to the owner, but, in case of emergency, such right of entry shall be immediate.

Includes  
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 Kalpana  
 Abhishek  
 Shree

Khanna  
 Anil Singh

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... advertisement or poster of any kind in or on the building, except as authorised by the Association  
 ... extreme care about making noises or the use of musical instruments, radios, television and amplifiers etc.  
 ... Residents keeping pets shall abide by the municipal sanitary bye-laws or regulations  
 ... hanging garments, rugs etc. from the windows, balconies or from any of the facades.  
 ... to throw garbage or trash outside the disposal places provided for such purpose in the service areas. If such place is not  
 ... or trash shall be collected in a vessel and thrown in the municipal dustbin.  
 ... resident or lessee shall install wiring for electrical or telephone installation, television antenna, machines or air-conditioning  
 ... on the exterior of the building except as authorised by the Association.

Any damages due to the negligence, misuse or faults on the part of an apartment owner, family member (s), or guest (s) shall be the responsibility of the apartment owner. The Association shall charge the apartment owner for such repairs, an amount to cover the cost of time, labour, materials and/or outside contractors. The charge must be paid by the apartment owner within 30 days of the demand of the charge.

The apartment owner, his family or guest (s) shall not engage in any act intended to facilitate criminal activity, including act of violence in the apartment, building or common areas.

The visitors / guest (s) of the apartment owner are to be refrained from any conduct which disturbs the privacy and quiet enjoyment of the other apartment owners or occupants. The apartment owners shall be responsible for the actions of their guest (s) who would be expected to abide by all rules and regulations at all times without any exceptions.

CHAPTER VI  
 FUNDS AND THEIR INVESTMENTS



Funds may be raised by the Association in all or any of the following ways -

- (a) by shares.
- (b) by contributions and donations by the apartment owners.
- (c) from common profits which shall form the nucleus of the reserve funds.
- (d) by raising loans, if necessary, subject to such terms and conditions as the Association, with the approval of the Competent Authority, may determine in this behalf.

The association may invest or deposit its funds in one or more of the following:-

- (a) in the Central Co-operative Bank or in State Co-operative Bank, or
- (b) in any of the securities specified in section 20 of the Indian Trust Act, 1882, or
- (c) in any Co-operative Bank other than referred to in clause (a) or in any Banking Company approved for this purpose by the Association.

The Association shall become a member of a federation of the Associations of Apartment Owners and shall pay the subscription to it from time to time and shall also follow the instructions and directions issued by such federation.

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 फर्म सोसाइटीज तथा विटर्स  
 गाजियाबाद (उ०प्र०)  
 01/01/26

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 Priyanka  
 Kalpana  
 Abhishik  
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... shall open a banking account and deposit the money received on behalf of the Association. The Secretary may retain in custody an amount not exceeding Rs. 20000/- for petty expenses. All payments above Rs. 2500/- shall be made by cheque to the Secretary and one member of the Board.

... apartment owner shall have a passbook in which the Secretary shall enter amounts paid to or received for his share in receipts of ... from common areas and contributions towards common expenses and his share of the assessment and other dues if any, in respect of ... apartment.

(3) The Association shall on or before the 31st day of July in each year publish an audited financial statement in respect of the common areas and facilities containing

- (a) the profit and loss accounts.
- (b) the receipts and expenditure of the previous financial year.
- (c) a summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets have been arrived at.

(4) The audited financial statement shall be opened to the inspection of any member of the Association during office hours and a copy shall be submitted to the Competent Authority not later than the 15th day of August of every year.

(5) Every financial statement shall be accompanied by a list of the apartment owners and the similar list of loanees.

(6) The association shall send a summary of its audited financial statement to its every apartment owner within a period of 15 days from the date of the publication of its audited financial statement referred to in sub-clause (3) above.

#### 52. Publication of Accounts and Reports-

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of the Association.

#### 53. Appointment of Auditors-

The Association shall appoint at its general meeting an auditor who shall audit the accounts of the Association to be prepared by the Board.

#### 54. Powers of Auditor-

The auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

### CHAPTER VII MORTGAGES



#### 55. Notice to Association-

If an owner mortgages his unit, he shall notify the Association through the office bearer or President of the Board, the name and address of the mortgagee and the Association shall maintain such information in a book entitled "Mortgagees of Units".

#### 56. Notice of un-paid Assessments-

The Association shall, at the request of a mortgagee of a unit, report any un-paid assessment due from the owner of such unit.

### CHAPTER VIII COMPLIANCE

#### 57. Compliance-

These bye-laws are set forth to comply with the requirement of the Act. In case any of these bye-laws conflict with the provisions of the Act it is hereby agreed and accepted that the provisions of the Act shall prevail.

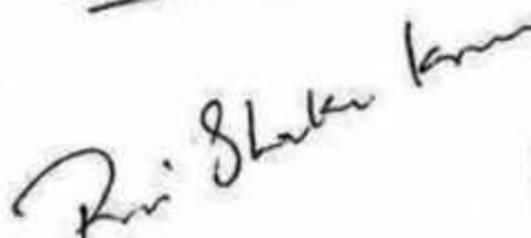
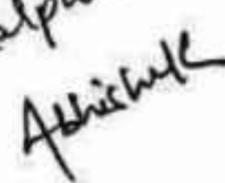
#### 58. Seal of the Association-

The Association shall have a common seal which shall be in the custody of the Secretary and shall be used under the authority of a resolution of the Board and every Deed of Instrument to which seal is affixed shall be attested for and on behalf of the Association by two members of the Board and the Secretary or any other person authorised-by the Association.

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कार्यालय डिप्टी रजिस्ट्रार  
फर्म सोसाइटीज तथा विट्स  
गाजियाबाद (उ०प्र०)  
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CHAPTER IX

Power of competent authority to inspect the building

The competent authority, suo motu or on an application, may make an inspection of the building to which the Act applies. A memo of inspection may also be prepared by the competent authority about the status of the building including the common areas and facilities and thereupon, the competent authority may take such action in respect thereto as may be deemed necessary by him.

CHAPTER X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

Amendment of Bye-Laws

These Bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least two third of the total number of the units in the building with the prior approval of the competent authority.



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महानगरपालिका  
कायदा विभाग राजस्थान  
फर्म सोसाइटी तथा विदेश  
राजिवाबाद (४०३०)

01/01/26

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Kalpana  
Abhishek

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List of Total Allotees

S.NO.	Flat NO	Owner/Allotee Name/Father name/Husband Name	Contact NO
1	Flat No-10704, KM-01, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mr. Abhishek Singh, Shri Prem Shankar Singh	9990489589
2	Flat No-1204, KM-14, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mr. Ankit Bhardwaj, Shri Man Mohan Bhardwaj	9810667637
3	Flat No-111005, KM-11, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mr. Ankur Khanna, Shri Amar Nath Khanna	9911518684
4	Flat No-351008, KM-35, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mr. Ravi Shankar Kumar, Shri Jang Bahadur Singh	8130880348
5	Flat No-161405, KM-16, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mr. Sunil Sharma, Shri Laxman Prasad Sharma	9711200139
6	Flat No-0703, KM-08, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mr. Vijay Prakash, Shri Banarsi Dass	9891271177
7	Flat No-281704, KM-28, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mrs. Kalpana Jhajharia, Shri Vikas Jhanharia	9819668074
8	Flat No-161102, KM-16, Jaypee Kosmos, Sector-134, Noida, District Gautam Buddh Nagar UP 201304	Mrs. Pooja Singh, Shri Nageen Chand Jain	9899182410



*Dechiss.*

*Ravi Shankar Kumar*

*Khanna*  
सत्य प्रतिलिपि

*Devi B...*

*Kalpana Abhishek*

फर्म साइटीज तथा विटस  
कार्यालय विटस रजिस्ट्रार  
फर्म साइटीज तथा विटस  
गौजियाबाद (उ०प्र०)  
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Flat No-1403, KM-42,  
Jaypee Kosmos, Sector-  
134, Noida, District  
Gautam Buddh Nagar UP  
201304

Mrs. Ruchira Biswas, Shri Abhishek Biswas



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Abhishek

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घटकल सहायक  
कार्यालय सिव्ही रजिस्ट्रार  
फर्म सोसाइटीज तथा विद्वत्  
गान्धिनगर (उ०प्र०)

01/01/26

Committee Officials names, address, office and business rules of the institution to whom is assigned the task. (According Chapter IV)

S.No.	Name/Father Name/Husband Name	Address	Position	Job
1.	Mr. Abhishek Singh , Shri Prem Shankar Singh	Flat No-10704, KM-01, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Member	Business
2.	Mr. Ankit Bhardwaj , Shri Man Mohan Bhardwaj	Flat No-1204, KM-14, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Treasurer	Service
3.	Mr. Ankur Khanna , Shri Amar Nath Khanna	Flat No-111005, KM-11, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Vice President	Service
4.	Mr. Ravi Shankar Kumar , Shri Jang Bahadur Singh	Flat No-351008, KM-35, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Secretary	Self Employed
5.	Mr. Sunil Sharma , Shri Laxman Prasad Sharma	Flat No-161405, KM-16, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	President	Business
6.	Mr. Vijay Prakash , Shri Banarsi Dass	Flat No-0703, KM-08, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Member	Self Employed
7.	Mrs. Kalpana Jhajharia , Shri Vikas Jhanharia	Flat No-281704, KM-28, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Member	Self Employed
8.	Mrs. Pooja Singh , Shri Nageen Chand Jain	Flat No-161102, KM-16, Jaypee Kosmos, Sector- 134, Noida, District Gautam Buddh Nagar UP 201304	Member	Home Maker
9.	Mrs. Ruchira Biswas , Shri Abhishek Biswas	Flat No-1403, KM-42, Jaypee Kosmos, Sector- 134, Noida, District	Member	Self Employed



सत्य प्रतिलिपि

पटल संख्या  
कार्यालय विप्लो रजिस्ट्रार  
फर्म सोसाइटीज तथा बिस्नेस  
गौतम बुद्ध नगर (उत्तर प्रदेश)

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Ruchi  
Kalpana  
Abhishek

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Gautam Buddhi Nagar UP  
201304

I hereby declare that we want to register the above noted association under Societies  
Registration Act, 1860.

- 1. Kalpana
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]



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सत्य प्रतिलिपि

पदाध्यक्ष  
कार्यालय जिला रजिस्ट्रार  
कर्म सोसाइटीज तथा चिदस  
गाजियाबाद (उ०प्र०)  
01/01/26



M.G.B.N. 0059896

फाइल नं०.....  
संस्था का नाम Association of Apartment  
Owners of Karmosa Apartments in Pockets-B.35,  
स्थिति पत्र..... Grantam Buddh Nagar  
नियमावली.....  
प्रबन्धक.....  
आवक तिथि..... 03-06-2023  
दो संम 19.....  
निर्वाहक का.....

निर्वाहक

फर्म संसाधन तथा चिह्न  
भैरठ मण्डल, भैरठ (उ.प्र.)