

Rules and Regulations of Gaur Atulyam

1. Rights and Obligations of the Apartment Owners/Members

Adherence to Bye-laws, Right to Vote & Obligation to timely payment of all charges and contributions:

- (i) Every member shall subscribe to and be bound by these Bye-laws as amended, from time to time;
- (ii) Every person admitted as a member on the date of notification of elections, subject to his/her not being in arrears of membership fee/annual subscription or other charges, for a period of 60 days or more, shall have the right to exercise his vote in person;
- (iii) Every member shall have the right to inspect the books of accounts, books containing the minutes of proceedings of meetings on any working day during business hours after giving reasonable notice in writing.
- (iv) Each and every owner of an apartment in the Housing Complex, who is also a member of the Society, shall be under obligation at all times to pay the common maintenance/user charges and other contributions as determined by the Society from time to time besides the utility bills in respect of electricity and water consumption etc. without being in arrears.
- (v) Each member shall be responsible for payment of all Municipal/Civil taxes as and when imposed by various authorities as applicable to the dwelling unit.

2. Observance of duties and responsibilities:

- (i) The apartment owners/tenants shall be obliged to observe their duties and obligations as set out herein and any violation of the same shall make them liable to fine and /or for forfeiture of their rights as may be determined by the Society/Board of Management at its meeting or by any special committee appointed by them in this regard.
- (ii) Apartment Owners shall obtain permission from Board of Management prior to renting out their flats. The Management may issue identity cards to the tenants.

3. Maintenance and repairs of individual dwelling units:

- (i) All repair, renovation and replacement of internal installations within the area of the individual dwelling unit e.g. water, light, gas, power, sewage, telephones, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be carried out by the apartment owner at his own expense;
- (ii) Every apartment owner shall promptly undertake the maintenance and repair work in respect of any installation within his own dwelling unit, which if not attended promptly, may have an adverse effect on the dwelling units of other members or the common areas of the housing complex, failing which he will be wholly responsible for the damages and liabilities so caused.
- (iii) In case any damage or injury is caused to the common areas or facilities in the process of internal works in any apartment, the owner shall either get the same restored to its condition at his own expense or be liable to pay and reimburse the expenditure incurred by the Society on getting such damages repaired.
- (iv) No apartment owner shall make any structural modifications, addition or alteration in his/her dwelling unit or installations located within the apartment or sub-divide the dwelling unit including ancillaries or amalgamate it with any other dwelling unit or alter it without presenting the written permission of GNIDA/Board of Management to that effect. Provided further that any change affecting any other apartment(s) will not be permitted.

(vi) Prohibition of certain works. No apartment owner shall do any work which would jeopardize the soundness or the safety of the property, reduce the value thereof or impair any easement or hereditament or add any material structure or excavate any basement or cellar without prior permission of the Society/BoM/GNIDA.

4. Use of Independent units and liability for violation:

(i) All the apartments/ dwelling units shall be used for residential purposes only as permissible under the regulations of GNIDA (the competent Authority) from time to time and commercial activities will not be permitted;

(ii) The enjoyment of each flat by its owner/resident in relation to other flats is regulated in terms of sublease deed executed by GNIDA. All the flat owners/residents will therefore adhere to these regulations for the good and harmonious community living;

5. Use of Common areas and facilities and restricted common areas and facilities:

(i) The common areas and facilities shall remain undivided and no apartment owner or any other person shall take any action for partition or division thereof. Each apartment owner may use the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful right of the other apartment owners. (ii) Temporary use of common areas like terraces, court yards, gardens, parks, road passages, under-stilts areas etc. for any social or religious functions shall only be with prior express permission of the Board of Management

24 (iii) Any damage/scratches caused to stairs, lifts or to tiles of lobbies, terraces/common areas at any floor by virtue of construction material/process, shall be made good by the concerned defaulting owner/tenant;

(iv) No member shall place or cause or allowed to be placed any furniture, packages or objects of any kind in the lobbies, vestibules, stairways, elevators and other areas of the Society and facilities of a similar nature both common and restricted, that may impede or expected to impede the smooth movement of persons or goods or may cause inconvenience to the residents or prove as fire hazard.

(v) Allottees of flats will not (NOT) have an exclusive right to the use of roof terraces, since this is to be kept for common use of all the allottees of the block. Any temporary or permanent structure will not be allowed to come up on the terrace and the same, if erected, will be demolished at the cost of erring member.

(vi) The common or restricted areas shall not be used for any purpose e.g. storage or construction work, except where specifically authorized by the Society, other than for normal transit and circulation.

(vii) DU owners, tenants and their work staff shall exercise due care & caution and ensure that no damage or defacing is caused to any of the lifts during the use thereof .

6. Code of Conduct for the apartment owners/ residents (including tenants):

(i) It shall be the responsibility of every apartment owner/ resident to ensure that:

(a) his/ her apartment is not used for any unlawful, illegal, immoral or anti-national activity;

(b) the laws, rules and instructions of the police and or any law enforcement agency regarding verification of their tenants, domestic helpers/staff and foreign nationals are duly complied with.

(ii) All the apartment owners and/or residents including the tenants of the Gaur Atulyam Society and their domestic help, if any, are obliged to maintain at all times a wholesome family/harmonious environment in the complex.

(iii) No owner or resident of the Society shall post any advertisement or posters of any kind in or on the building except as authorized by the Board of Management.

(iv) The apartment owners/ residents may notify to the security staff at the gate in advance if they are expecting any guests or any other person. The guests, visitors and maintenance workers etc. are required to sign the visitor's register at the entrance gate, failing which entry to the Housing Complex may be denied by the Security staff. A Visitor Management app as decided may be used for regulating entry of visitors and others.

(v) Consumption of alcohol or any intoxicants etc. by the residents and /or their guests and domestic staff in the common areas and smoking in lifts is strictly prohibited.

(vi) The apartment owners/ residents shall:

(a) contain and confine the noise level caused by any construction, maintenance and repairs in any apartment or use of musical instruments, radios, television, amplifiers and any other devices so as to ensure these activities/devices may not create nuisance for other residents/students/sick and convalescing patients besides they are not disturbed in peaceful enjoyment of their privacy; Fire crackers will not be exploded within the Society premises without permission of the Management.

(b) not dust rugs, carpets etc. from the windows and balconies, or to clean rugs, carpets etc. by beating on the exterior part of the building;

(c) not throw or drop any garbage/refuse or trash or litter outside the disposal installations provided for such purpose in the service areas or any water from the windows/ balconies/wet clothes/air conditioners etc;

(d) not allow any kind of littering through their family members, children, servants, guests and pets failing which they will invite penalty as fixed by the Board of Management/General Body from time to time in this regard.

(f) not lay or install or cause to be laid/ installed any wiring for electrical or telephone installation, television antennae/dish-plates, machines or air conditioning units, etc. on the exterior of the Complex building or that protrude through the wall or the roof of the building except as authorized by the Society.

(g) Playing of games, for which facilities have not been provided in Gaur Atulyam is strictly prohibited in common areas and parks for the safety of persons/property.

(h) In case of unauthorized tenancy/misbehaviour, tenant may be asked to vacate/leave the Society accommodation.

7. Parking of Vehicles: The apartment owners/ residents/ tenants shall follow the following guidelines in this behalf:-

(i) As scooter/car parking slots are earmarked for each apartment, parking stickers shall be issued for each vehicle to regulate their entry/ regular overnight parking inside the society complex. These stickers will have to be displayed on the front windscreen of the cars/appropriately on scooters etc.

(iii) All the apartment owners and residents are expected to ensure that their vehicles or taxis are not parked in the main drive/path-ways except for pick-up and drop;

(iv) It is expected that every owner/ resident shall park or cause to be parked his cars at the assigned parking slot specifically allotted to an apartment without causing any obstacles to other residents, failing which administrative action besides penalty may be taken/imposed as decided by the Board of Management/ General Body from time to time.
