

BNG I. 1668
19-20DEED OF DECLARATION

THIS DEED OF DECLARATION is executed at Bangalore on the Twenty First day
of January Two Thousand Twenty (21/01/2020) by:

GOOREJ HOME CONSTRUCTIONS PRIVATE LIMITED, CIN No. U70102MH2015PTC263486, a company incorporated under the Companies Act, 2013, having its registered office at Gudrej One, 5th Floor, Pimpri-Chinchwad, Eastern Express Highway, Vāhroli (East), Mumbai - 400 079 and its regional office at Level 10, Prestige Obelisk, No.3, Kasturba Road, Bangalore - 560001, represented by its Authorized Signatory, Mr. Tony Joseph, PAN: AFUPJ6741C authorized vide board resolution 4th December 2019;

(hereinafter referred to as the "GRANTOR" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and assigns).

The Grantor herein is fully empowered and qualified to execute this DEED OF DECLARATION and do hereby state:

- 1) That the purpose of this Declaration is to submit the residential development on the property being portion of Village Panchayat Khata No. 391/22, 18/1A13, 18/1A1 (a-khata no. 15020030010150005/4) Kaggalipura Grama Panchayat, Uttarahalli Hobli, Bengaluru South Taluk, (earlier residentially converted land bearing (1) Survey No. 18/1A1 measuring 30 Guntas; (2) Survey No. 18/1A13 (earlier being portion of Survey No. 18/1A1) measuring 3 Acres; (3) Survey No. 22 measuring 14 Acres 28 Guntas; all situated at Mallasandra Village, Uttarahalli Hobli, Bengaluru South Taluk), measuring in all about 18 Acres 18 Guntas and on deduction of 4355.29 square metres relinquished for proposed CDP road, road widening of existing road and approach road to temple khroab, the remaining area available for





General Board
 General Board of Revenue
 Department of Stamps and Registration

ಶ್ರೀಮತರ ಶ್ರೀ

1957 ರ General Board of Revenue ಸಂಖ್ಯೆ 10 ಅ ಉದ್ದೇಶದಿಂದ ಪ್ರಕಟಿಸಿದ ಶೀರ್ಷಿಕೆ

By GEORGE HOME CONSTRUCTIONS PRIVATE LIMITED rep by its Authorized Signatory

Mr. Tony Joseph (Authorized Vice Board resolution 4th Dec 2019) : Rs. 1000.00

(ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಮೂಲದ ದಾಖಲೆಗಳನ್ನು ಸಲ್ಲಿಸುವುದರಿಂದ)

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಮೊತ್ತ ಪಾವತಿಯ ವಿವರ
ಶೀರ್ಷಿಕೆ ಮೊತ್ತ	1000.00	PAID IN CASH
ಒಟ್ಟು :	1000.00	

ಶೀರ್ಷಿಕೆ : ಮಾರ್ಕೆಟಿಂಗ್

ದಿನಾಂಕ : 21/01/2020

ಶೀರ್ಷಿಕೆ ಮೊತ್ತದ ದಾಖಲೆ
 1000 ರೂ. (ಮೂರು ಸಾವಿರ ರೂ.)
 ಸಂಖ್ಯೆ - 568 027

development being 70309.16 square metres which is morefully described in the Schedule hereto and hereinafter referred to as the "Schedule Property", to the provisions of The Karnataka Apartment Ownership Act, 1972.

- 2) That the Grantor has constructed residential development known as "Godrej Eternity" consisting of 3 phases viz.,
 - (a) first phase known as Eternity Phase 1 comprising of Towers H, I, J, K, L, M and N (i.e., Building 8 to 14 in the Sanction Plan) comprising of 409 Apartments, registered under the Real Estate (Regulation and Development) Act 2016 read with Karnataka Real Estate (Regulatory and Development) Rules 2017 (collectively referred to as "RERA Act") and granted Registration No. PRMKA/RERA/1251/310/PR/171013/000233 by the Real Estate Regulatory Authority of Karnataka ("RERA") as Godrej Eternity (hereinafter referred to as the "Phase I" or "Phase 1" or "Eternity Phase 1");
 - (b) the second phase known as Zest comprising of 4 Towers, namely Tower A, B, O and P (i.e., Building 1, 2, 15 and 16 in the Sanction Plan) comprising of 180 Apartments registered under the RERA Act and granted Registration No. PRMKA/RERA/1251/310/PR/171102/002187 by RERA as Godrej Eternity Phase-2 (hereinafter referred to as the "Phase II" or "Phase 2" or "Zest"); and
 - (c) the third phase known as LIFE+ AT GODREJ ETERNITY comprising 5 Towers, namely Towers C,D,E,F and G (i.e., Building 03 to 07 in the Sanction Plan) comprising of 300 Apartments registered under the RERA Act and granted Registration No. PRMKA/RERA/1251/310/PR/171102/002199 by RERA as Life+ at Godrej Eternity (hereinafter referred to as the "Phase III" or "Phase 3" or "Life+");

the aforementioned three phases comprising of a total of 889 Apartments along with the Common Areas and Common Amenities and Facilities, which are common and shared by all three phases, forms the entire development known as "GODREJ ETERNITY" and is hereinafter referred to as the "Composite Project" or "Project";



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ಮಾಹಿತಿ ದೃಢೀಕರಣ ಮತ್ತು ಪರಿಶೀಲನೆ ಮಾಡಿದ ದಿನ 21-01-2020 ರವರೆಗೆ 11:05:59 AM ರವರೆಗೆ ಅನ್ವಯಿಸುತ್ತದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಮೊ. ರೂ.
1	ಮಾಹಿತಿ ಸಾಧ್ಯ	5000.00
2	ಮಾಹಿತಿ ಸಾಧ್ಯ	4000.00
	ಒಟ್ಟು :	9000.00

By GODREJ HOME CONSTRUCTIONS PRIVATE LIMITED rep by its Authorized Signatory Mr Jony Joseph (Authorized Vice Board resolution 4th Dec 2019) submitted as per attached.

ವಿವರ	ಫೋಟೋ	ಸಹಿ	ಮುದ್ರೆ
By GODREJ HOME CONSTRUCTIONS PRIVATE LIMITED rep by its Authorized Signatory Mr Jony Joseph (Authorized Vice Board resolution 4th Dec 2019)			

2-11
ಉಪನಿರ್ದೇಶಕರಾದ,
ಬಿ.ಎಂ.ಎಸ್. (ಪಿ.ಎಂ.ಎಸ್.),
ಬೆಂಗಳೂರು - 560 022

ಮಾಹಿತಿ ಸಾಧ್ಯ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಸಹಿ	ಮುದ್ರೆ
1	GODREJ HOME CONSTRUCTIONS PRIVATE LIMITED rep by its Authorized Signatory Mr Jony Joseph (Authorized Vice Board resolution 4th Dec 2019)			
2	GODREJ HOME CONSTRUCTIONS PRIVATE LIMITED rep by its Authorized Signatory Mr Jony Joseph (Authorized Vice Board resolution 4th Dec 2019)			

2-11
ಉಪನಿರ್ದೇಶಕರಾದ,
ಬಿ.ಎಂ.ಎಸ್. (ಪಿ.ಎಂ.ಎಸ್.),
ಬೆಂಗಳೂರು - 560 022

SCHEDULE PROPERTY

(Description of the land on which Godrej Eternity is developed)

All that piece and parcel of lands bearing Village Panchayat Khata No. 391/22, 18/1A13, 18/1A1, (e-khata no. 150200000101500854) Kaggalipura Grama Panchayat, Uttarahalli Hobli, Bengaluru South Taluk, (earlier residentially converted land bearing (1) Survey No.18/1A1 measuring 30 Guntas; (2) Survey No. 18/1A13 (earlier being portion of Survey No. 18/1A1) measuring 3 Acres; (3) Survey No. 22 measuring 14 Acres 28 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bengaluru South Taluk), measuring in all about 16 Acres 18 Guntas and bounded on the:

East by	:	Survey Nos. 18/1A2, 18/1A3, 18/1A4 and road
West by	:	Survey No.23
North by	:	Survey Nos. 24, 25 and remaining portion of Survey No.18/1A1
South by	:	Uttarahalli Mannavathurlocal Village Boundary

And on deduction of about 4355.29 square metres from the aforesaid 16 Acres 18 Guntas on account of area relinquished for proposed CDP road, road widening of existing road and approach road to temple kharab, the remaining area available for development being 70309.16 square metres.

That the GRANTOR acquired title to the above mentioned Schedule Property in the following manner:

1. Godrej Home Constructions Private Limited (the Grantor herein) became the absolute owner in possession of all that piece and parcel of residentially converted land bearing (i) Survey No.18/1A1 measuring 30 Guntas; (ii) Survey No. 18/1A13 measuring 3 Acres; (iii) Survey No. 22 measuring 14 Acres 28 Guntas; all situated in Mallasandra Village, Uttarahalli Hobli, Bengaluru South Taluk, together measuring in

Resolution 4th Dec 2019

(unclassified)



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all about 18 Acres 18 Guntas (74664.45 square metres) ("Said Property") vide Indenture of Conveyance dated 15.07.2015 (registered as Document No.3137/2015-16, in Book I, CD No.JPHD308, in the Office of the Senior Sub-Registrar, Jayanagar (JP Nagar), Bangalore) executed by Purnavara Projects Limited, and thereafter the Larger Property was assigned Village Panchayat Khata No. 391/22, 18/1A13, 18/1A1, (a-khata no.150200000101500854) Kaggalipura Grama Panchayat, Uttarahalli Hobli, Bengaluru South Taluk.

II. The Grantor being desirous of developing the Said Property applied to the Bangalore Mysore Infrastructure Corridor Area Planning Authority ("BMICAPA") for the approval of a single site residential development plan and the BMICAPA having approved the same, issued Commencement Certificate bearing No.BMICAPA/SS/RDR13/2015-16 dated 13.10.2015 for the construction of residential project comprising of several apartment buildings with common areas, amenities and facilities.

III. Thereafter, by way of Deed of Relinquishment dated 14.03.2016 (registered as Document No. 10788/2015-16 in Book I, stored in CD. No. JAYD247 in office of the Sub-Registrar, Jayanagar, Bangalore) the Grantor released and relinquished its rights of an extent of 4355.29 square metres of the Said Property comprising of (i) 3801.38 square metres for BMICAP-COP proposed road in Survey No.22 of Mallesandra village; (ii) 508.08 square metres for widening of the existing road on western side of Survey No. 18/1A of Mallesandra Village; (iii) 95.85 square metres for road to temple khairab in Survey No.22 of Mallesandra Village ("Area relinquished for Road"). After such relinquishment an approved development plan bearing work order No. BMICAPA/BP/10/2015-16 dated 21.04.2016 was issued by the BMICAPA to the Grantor.

IV. After the relinquishment of 4355.29 square metres towards road, permission for construction by way of Building License bearing No.GP/788/GP/2016 dated 17.06.2016 from Kaggalipura Gram Panchayat was accorded for the development of the remaining portion of Said Property measuring in all about 70309.16 square metres, hereinafter referred to as "SCHEDULE PROPERTY" as per scheme.

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ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರಣೆ	ಹಿ
1	Adun 2nd Stage, Kolar Nagar, Btwe	
2	Adun 2nd Stage, Kolar Nagar, Btwe	

Dr. H. H.
ಉಪನಿರ್ದೇಶಕರು,
ಜಯನಗರ, (ಕಾಂ. ಕೋಟೆಗುಡಿ)
ಬೆಂಗಳೂರು - 560 027.



1. ಹಿ ಪ್ರಕಟಿತ ದೃಶ್ಯಗಳು
ಸೂಚಕ-1-4668/2019-20 ಎಂ.
A.B. ಸೂಚಕ 5870/2018 2
ದಿನಾಂಕ 21-01-2020 ರಂದು ಸಿದ್ಧಪಡಿಸಲಾಗಿದೆ

Dr. H. H.
ಪ್ರೊ. ಹೆಚ್. ಸರೋಜ,
ಉಪನಿರ್ದೇಶಕರು,
ಜಯನಗರ, (ಕಾಂ. ಕೋಟೆಗುಡಿ)
ಬೆಂಗಳೂರು - 560 027.



Designed and Developed by C-DIG, AC/IS, Btwe

formulated by the Vendor-cum-Developer for the development of residential apartment building/s on the Schedule Property in 3 (three) phases as described in clause 2 above. The website of the Project is www.godisproperties.com/bengaluru/residential/godis-elmity/overview.

V. The details with regard to Towers, apartments in the Project are as follows:

Building Nos.	Towers	Carpet Area		Sale Area		No. of units	Phase
		sq.m.	sq.ft.	sq.m.	sq.ft.		
1	A	4000.88	50234	5474.40	69678	52	Phase 2 (Zenit)
2	B	5767.30	62078	8001.73	86118	72	
3	C	4788.91	51888	6654.60	71837	56	
4	D	4885.94	52592	6772.84	72805	52	
5	E	3844.62	41383	5330.48	57388	40	Phase 3 (Lift Plus)
6	F	5522.31	59442	7856.62	82419	68	
7	G	6878.04	74035	9540.85	102708	84	
8	H	2878.38	32037	4128.55	44436	37	
9	I	8329.25	89655	11054.28	124352	108	Phase 1 (Eternity)
10	J	3424.08	36858	4749.30	51128	32	
11	K	5290.45	56946	7338.32	78884	60	
12	L	6510.38	70077	9030.58	97197	64	
13	M	3844.02	41377	5331.46	57388	40	Phase 2 (Zenit)
14	N	6042.04	65038	8380.94	90285	58	
15	O	3224.01	34703	4471.84	48132	40	Phase 2 (Zenit)
16	P	1482.58	16006	2070.82	22287	16	
		77408.18	834183	107480.23	1156950	888	

VI. A total of 931 car parks (703 covered car parks in the basement and 228 open car parks at surface level) is provided in the Project as detailed in the below table and as identified in the car parking plan annexed as Exhibit C. Towers/Buildings without basement have been provided with parking facility in the Towers/Buildings with basement or in the surface parking as identified in the car parking plan:

VII. The details with regard to the built-up area and constructed area is as follows:

Particulars	Area in sq. mts	Area in sq ft.
Total Carpet Area of all the Apartments in the Project (Carpet+Balcony+Utility)	77488.18	834183
Common Areas + Common Amenities and Facilities (including Club House and Retail Area)+ External Wall areas + Basement	56,479.13	6,07,941.35
Super Built Up Area of all the Apartments (Total Built Up Area + Common Areas + Common Amenities and Facilities)	1,33,977.31	14,42,124.73
Total Saleable area	1,07,496.23	11,56,850

VIII. In terms of the Scheme formulated by the Grantor, any persons interested in owning an Apartment in the Project will be entitled to undivided share in the land of Schedule Property, after taking into consideration the FAR consumed for the development of the Project.

IX. The Common Areas and Common Amenities and Facilities of the Project shall be maintained by all the Owners of the Apartments in the Project (i.e., Phase I, II and III) together in terms of this Deed of Declaration.

X. The Grantor herein has the absolute authority/rights to develop the Schedule Property by constructing Project and has exclusive right to sell the Apartments and also exclusive right to use car parking (i.e., the Limited Common Areas) irrespective of open or closed parking in the Project constructed on the Schedule Property and the Association shall not object or alter the same.

XI. The Grantor has received the following Occupancy Certificate/Partial Occupancy Certificate for the below mentioned Phase/Tower of the Project as on date and the Occupancy Certificate of the other Towers and Phases will be obtained



as and when the Phases are completed and shall be handed over to the Association of Owners:

S.No.	Date of DC	DC No.	Phase	Tower and Common Area, Amenity and Facility specification	Super-Built Up Area
1.	18.12.2019	Kaggalpur Gram Panchayat 21 B/19-20	Phase 1	Partial Occupancy Certificate with regard to Tower H, I and J consisting of 177 Apartments	Partial DC does not specify the same

XII. That the said Project consisting of 3 phases with 16 towers and 888 Apartments is more particularly described in tabular format being Annexure 'C' consisting of Columns (A) Sl. No. (B) Tower No. (C) Apartment Numbers as per sanctioned plan (D) Floor No. (E) Apartment Type/ Typology (F) Carpet Area (G) Balcony (H) Built Up Area (I) Common Area and Common Amenities (J) Super Built up area (K) Undivided Share of land area (Sq. Ft.) (L) Undivided share of land area (in %) (M) Car Park No. The Byo Laws of Godrej Eternity in Exhibit 3F hereto;

XIII. All the Apartments are for residential purposes only, and all capable of individual utilization on account of having their own exit to the Common Areas;

XIV. The Grantor states that the Apartments in the said Project are sold to one or more owners, each owner obtaining a particular exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State of Karnataka (hereinafter referred to as the "APARTMENT") and also an undivided interest in land corresponding to the said Apartment and also undivided share in the general and/or restricted Common Area, Common Amenities and Facilities of the Project as listed in this Deed of Declaration, necessary for the adequate use and enjoyment all of the above in accordance with the Act;

XV. The Project is constructed by using permissible FAR of the Schedule Property, as stipulated under the zoning regulations of BMCAPA and by utilizing available F.A.R. on the Schedule Property and is known as "Godrej Eternity".

XVI. That as per the scheme the Apartments ownership is hereby constituted subject to the provisions of the Act so that Apartments in the Project will be conveyed and registered as individual properties, capable of private use and facility of the Project, each Apartment Owner having an exclusive and particular right, title and interest over his/her respective Apartment and in addition the specified undivided interest in the Common Areas and the Common Amenities and Facilities and/ or Restricted Common Areas, Amenities and Facilities;

XVII. That for the purpose of stamp duty and registration fee to be imposed on an Apartment, each individual Apartment Owner shall pay the stamp duty and registration fee as applicable at the time of registering their respective Deed of Sale with regard to the Apartment.

XVIII. That each Apartment will be entitled to one vote in any of the meetings irrespective of the size of the Apartment and ownership;

XX. That the Common Areas, Amenities and Facilities of the Project shall remain undivided and common to all the Owners/Residents of entire Project, regardless of which phase the Apartment is situated in, and no Owner shall bring any action for partition or division thereof;

XX. That the percentage of the undivided interest in the Common Areas, Amenities and Facilities established herein shall not be changed;

XXI. That the undivided interest in the Common Areas, Amenities and Facilities shall not be separated from the Apartment to which it appertains and shall be deemed conveyed with the Apartment;



XXII. GENERAL COMMON AREAS AND COMMON AMENITIES AND FACILITIES

The Project i.e., "Godrej Eternity" consists of certain Common Areas, Amenities and Facilities and all occupants of the Project are entitled to use and enjoy the Common Areas enumerated as general in Annexure 'A', and the Common Amenities and Facilities enumerated as general in Annexure 'B' of this Deed of Declaration.

The Retail Area Tie-Up, as mentioned in Annexure 'B', shall be accessible to both the Apartment owners of the Project and General Public and the Association of Owners or the Apartment Owners shall not object to the same.

XXIII. RESTRICTED COMMON AREAS, COMMON AMENITIES AND FACILITIES:

The Restricted Common Areas, Common Amenities and Facilities being part of the Common Areas enumerated as restricted in Annexure 'A' and Common Amenities and Facilities enumerated as restricted in Annexure 'B' are for restricted use and only the Association of Owners would be entitled to permit and use the restricted area for the betterment of the Project and or for the Common Areas, Amenities and Facilities provided in the Project.

XXIV. LIMITED COMMON AREA:

The allotted car parking spaces in the basement and surface level accorded to Apartments listed in Annexure 'C' shall be part of the Limited Common Areas, and such car parking spaces allotted to the Apartment Owners shall be for the exclusive use of that Apartment Owner to whom the same has been allotted. The Apartment Owners shall not in any manner obstruct the use of car exclusive parking space allotted to the other Apartment Owners in any manner.

XXV. MAINTENANCE OF COMMON AREA AND THE COMMON AMENITIES AND FACILITIES:

- (a) That the right, title and interest of each Apartment Owner of an Apartment in the General Common Areas, Amenities and Facilities and their proportionate share in the profits and common expenses in the said General Common Areas, Amenities and Facilities, each shall be in the proportion of their respective Apartment area



as mentioned in the Annexure 'C' hereto annexed and the basis on which the said proportion is calculated is also given in the said Annexure 'C'.

- (b) That the right, title and interest of each owner of an Apartment in the Restricted Common Areas, Amenities and Facilities and their proportionate share in the common expenses in the said Restricted Common Areas, Amenities and Facilities shall be in proportion to the area of the Apartments and as mentioned in the said table given in the Annexure 'C' hereto annexed.
- (c) The Apartment and the percentage of undivided interest in the Common Areas, Amenities and Facilities appertaining to the Apartment sold are not encumbered in any manner whatsoever as on the date of this Declaration.
- (d) The maintenance of Towers in Phase 1 or Phase 1 in the Project shall be taken over by the Association from the Grantor upon (1) the formation of the Association; or (2) within one year from the date of the Partial Occupancy Certificate with regard to Towers H,I,J dated 16.12.2019, whichever is earlier. The maintenance of all the remaining Towers in Phase 1, 2 and 3 shall be handed over by the Grantor to the Association within 1(one) year of receipt of Occupancy Certificate/Partial Occupancy Certificate for the respective Towers, subject to the formation of the Association. The unutilized maintenance fee of 1 (one) year collected by the Grantor in advance will be handed over simultaneously with the handover of the particular Towers or Phase or portion thereof to the Association. In case the Grantor has appointed a Maintenance Manager (as defined in the bye-laws) prior to the handover of maintenance of the Project or any portion thereof to the Association, such contract (i.e., Association Agreement) that has been entered by the Grantor with the Maintenance Manager shall be transferred to the Association simultaneous with the handover and all duties and responsibilities of the Grantor under such Association Agreement shall be transferred to the Association which shall continue to adhere to the same for the term/extended term of such Association Agreement.

XXVI. SIGNAGE RIGHTS:

The Grantor has retained the rights to put up signage/lighted signage in the terrace. These signage rights of the Grantor shall be in perpetuity and without any payment of rents, license fees or any kind of payments towards this usage. The maintenance of such signage shall be undertaken by the Grantor. The Grantor shall pay the electricity charges as per the meter provided for such signage and that the Grantor for such purpose would have complete access to the terrace area of all Towns/Building.

XXVII. ADMINISTRATION:

- a) The administration of "Godrej Eternity" which comprises of Phase 1, Phase 2 and Phase 3 and parcel of land described in paragraph 1) of this Deed shall be in accordance with the provisions of this Deed of Declaration and with the provisions of the Bye-Laws which are made a part of Deed of Declaration and are attached hereto as Exhibit 'B'.
- b) That each Apartment Owner shall comply with the provisions of this Deed of Declaration, the Bye-laws, their respective apartment sale deeds and agreements, decisions and resolutions of the Association of Owners and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damages, or for injunctive relief.
- c) That the dedication of the Project with its undivided share in the Schedule Property herein under the Karnataka Apartment Ownership Act, 1972 shall not be revoked, or the property removed from the provisions of the Karnataka Apartment Ownership Act, 1972 or any of the provisions herein amended unless all of the Apartment Owners unanimously agree to such revocation or amendment or removal of the property from the Karnataka Apartment Ownership Act, 1972 by a duly registered instrument. PROVIDED ALWAYS that (1) all the other provisions of this Deed of Declaration (except paragraph XIX) may be amended or altered by the Grantor herein by way of a registered document until completion of the construction of the Project, (2) the other provisions of this Declaration may be amended by a vote of no less than 75% of the Apartment Owners consent, at a



meeting duly held in accordance with the provisions of the bye-laws (annexed as Exhibit 'B' hereto).

- d) That no Apartment Owner shall exempt himself/herself from liability for his/her contribution towards the common expenses by waiver of the use or enjoyment of any of the Common Areas, Amenities and Facilities or by the abandonment of his/her Apartment.
- e) That all Apartment Owners will pay in advance the maintenance charges which will include but not be limited to the salaries for staff, common expenses, water charges, common electricity charges, lift maintenance charges, replacement of tubelight lights, alterations/repairs to pump sets and motors etc., as determined by the Association Of Owners from time to time and also the maintenance of the roads, pathways, electricity charges for the Common Area and pathways and the facilities such as swimming pool, club house and its facilities, which are common to all the residents of "Godrej Eternity". If any Apartment Owner has not paid the same on due date the said amount, then the Association Of Owners shall have right to charge interest on the delayed period and shall have right to recover the same as provided in the Exhibit 'B' hereto. The Association will also be entitled to put the name of the defaulting member on the notice board of the office of the Association or the Maintenance Managers office and take appropriate action as may be permissible under the applicable law/s. No defaulting Apartment Owner shall be entitled to vote on any matters of the Association in the general body meeting or any special meeting. No defaulting Apartment Owner shall be entitled to contest for election to the office of the Association and if the elected member is a defaulting member then the Apartment Owner shall have to resign from any post held in the Association. If there is any increase in the Maintenance charges being charged by the Grantor presently, such excess charges shall be proportionately borne by the Apartment Owners and recoverable by the Grantor.
- f) Every Apartment Owner shall pay the property tax to the local authority in respect of his/her Apartment, the liability to pay the property tax is not common and which will not charge upon other Apartment Owner.
- g) Every Apartment Owner shall comply with all the rules and regulation pertaining to electrical installations, lifts, generators, fire safety equipment and services.



pollution control and general safety equipment and services of the Project. Apartment Owner shall also comply with the terms of the several no objection certificate issued and the rules and statute applicable to use and occupation of the multi-storied building. Every Apartment Owner shall ensure with the other owners of the Apartment in Godrej Eternity comply with all the statutory norms and rules as applicable to use of the Towers/Project, its electrical installations, lifts, generators, fire safety equipment, pollution control and general safety equipment including the services of the Project and also to carry out the required exercises and fire drills from time to time.

- h) The Association of Owners shall at all times keep the annual maintenance contracts with regards to all safety equipment such as lift, generator, heating and cooling systems, equipment provided for fire safety, pollution control, equipment relating to safety at terrace, walls, claddings, swimming pools and other places, pumps, motors and other equipment valid and shall pay the amounts of annual maintenance contract as and when demanded by the concerned agencies. Non-payment towards the annual maintenance contracts will adversely affect the maintenance and upkeep of all the equipment installed.
- i) The Association of Owners shall at all times maintain all facilities, machinery, equipment installed in the Towers/Project and shall ensure that all agreements for maintenance of such equipment, machinery and facilities are entered into, periodically renewed and kept in currency and also maintain necessary certificates, licenses, permits, permissions, insurance renewal thereof.
- j) The Grantor shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all of the Apartment Owner, service providers or their agents with regards to the fire equipment, fire protection systems, their supporting equipment, gas bank yard, pollution control and other general safety equipment, related facilities and services. The Association of Owners shall ensure that periodical inspections of all such equipment and facilities are made by them so as to ensure proper functioning of all such equipment.

- k) The maintenance of club house, swimming pool, roads, landscaped area and all the Common Areas, Amenities and Facilities of the Project shall be generally done by an exclusive Maintenance Manager for Godrej Eternity as appointed by the Grantor in its absolute discretion or Association of Owners upon handover.
- l) The Apartment Owner shall not in any manner obstruct or cause obstruction to any of the entries or exits of the Project or obstruct any open place meant to be retained as open place or obstruct free movement of vehicles including fire tenders, and such other vehicles required to ensure safety and statutory compliance.
- m) It is hereby specifically agreed that all sums assessed by the Association of Owners but unpaid for the share of the common expenses chargeable to any Apartment shall constitute a charge on such Apartment prior to all other charges except only (1) charge, if any, on the Apartment, for payment of Government or municipal taxes, or both, and (2) all sums unpaid on the first mortgage of the Apartment.
- n) That any outstanding due by the Apartment Owner to the Association of Owners/ the Grantor, as the case may be, shall carry interest at the rate of 18% per annum on such outstanding plus any fines and reconnection charges as provided in Exhibit 'B' or as may be ascertained by the Grantor/Association of Owners from time to time.
- o) That all the Apartment Owners who have pets shall ensure that such pets are never unattended by the Apartment Owner or the Occupier. The Apartment Owners shall ensure that the pets do not in any manner spoil the place by either destroying or littering in any manner. The Apartment Owner or the Occupier of the Apartment shall be responsible to adhere to the rules and regulations as provided in the Exhibit 'B' hereto and changes thereto from time to time by the Association of Owners.
- p) That any Apartment Owner who wishes to let out his/her Apartment shall be responsible to provide all the details of such occupant as required by the Bye Laws to the Association of Owners.

- g) The Apartment Owner should provide their contact number, email id and contact address if not residing in the Project or an emergency contact in case a tenant occupies his/her respective Apartment. The Apartment Owners who have rented out their Apartment are required to submit the agreement to the Association of Owners with details of the tenants including contact details, permanent address, address proof and identification proof. The Occupiers of the Apartment shall be bound by the rules and regulations set out in the Exhibit 'B' hereto and those which may be made from time to time by the Association of Owners.
- h) That all present or future owners of "Godrej Eternity" and Occupiers or any other person that might use the Common Amenities and Facilities of the Project in any manner, are subject to the provisions of this Deed and the Exhibit 'B' attached to this Deed and any changes and amendments made to any part of the Deed and or the Exhibit 'B' from time to time by the Association of Owners, and that, the mere acquisition or rental of any of the Apartment of the Project or the mere act of occupancy of any of the said Apartment shall signify that the provisions of this Deed and the Exhibit 'B' are accepted and ratified. The Apartments or any part of it, in Godrej Eternity shall be used only for private residential purposes and shall not be used for any kind of commercial or semi-commercial use or as serviced Apartment and shall not be rented or given on lease and license or caretaker basis by the Apartment Owners thereof for transit Apartment or hotel purposes, which shall be defined as (a) rental compensation for any period less than thirty days or (b) any rental or if the occupants of the Apartment are provided customary hotel or boarding or lodging or paying guest service, other than the foregoing obligations.
- i) That if the property, viz., "Godrej Eternity" is totally or substantially damaged or destroyed the repairs, reconstruction or disposition of the property shall be as provided by The Karnataka Apartment Ownership Act, 1972, rules made thereunder and each Apartment Owner shall bear the cost to the extent of the undivided share as proportionate percentage in the total built construction of the Project standing in the said land at the time of damage or destruction as aforesaid.

- t) That where an Apartment is sold by a mortgagee in exercise of his/her their powers of sale under any type of mortgage or by a Court in execution of a decree in a suit brought by a mortgagee against the owners of such Apartment, then neither the mortgagee nor the purchaser who derives title to the Apartment at such sale, or his/her successors or assigns shall be liable for assessments by the Association of Owners which become due prior to the acquisition of title by such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Owners from filing and claiming charge for such assessments and enforcing same as provided by law and that such charges shall be subordinate to such mortgage.
- u) That the Association of Owners shall obtain and continue in effect a blanket property insurance but without prejudice to the right of the owner of an Apartment to obtain individual Apartment insurance.
- v) That insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessments levied by the Association of Owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premiums become due.
- w) The capitalized terms herein, if not defined otherwise, will have the same meaning as the defined terms in the Exhibit B attached hereto.
- x) That the Association formed by the Grantor vide under this Deed of Declaration under the provisions of the Act is the only legitimate association entitled to administer and manage the Common Areas and Common Amenities and Facilities of the Project.

IN WITNESS WHEREOF the Grantor herein have set and subscribed their signatures on this Deed of Declaration on the date, month and year hereunder written.

WITNESSES:

1. Rajan S. Gh. 9th
No 600 15 main
Rajajinagar
blake

2. Sanjay Gh. 7th
No 210 10 main
Dasarahalli
blake


GRANTOR

Godrej Home Construction Private Limited

DRAFTED BY
Nisha Mehra


GRANTOR

EXHIBIT "A"
(Plan Sanction)

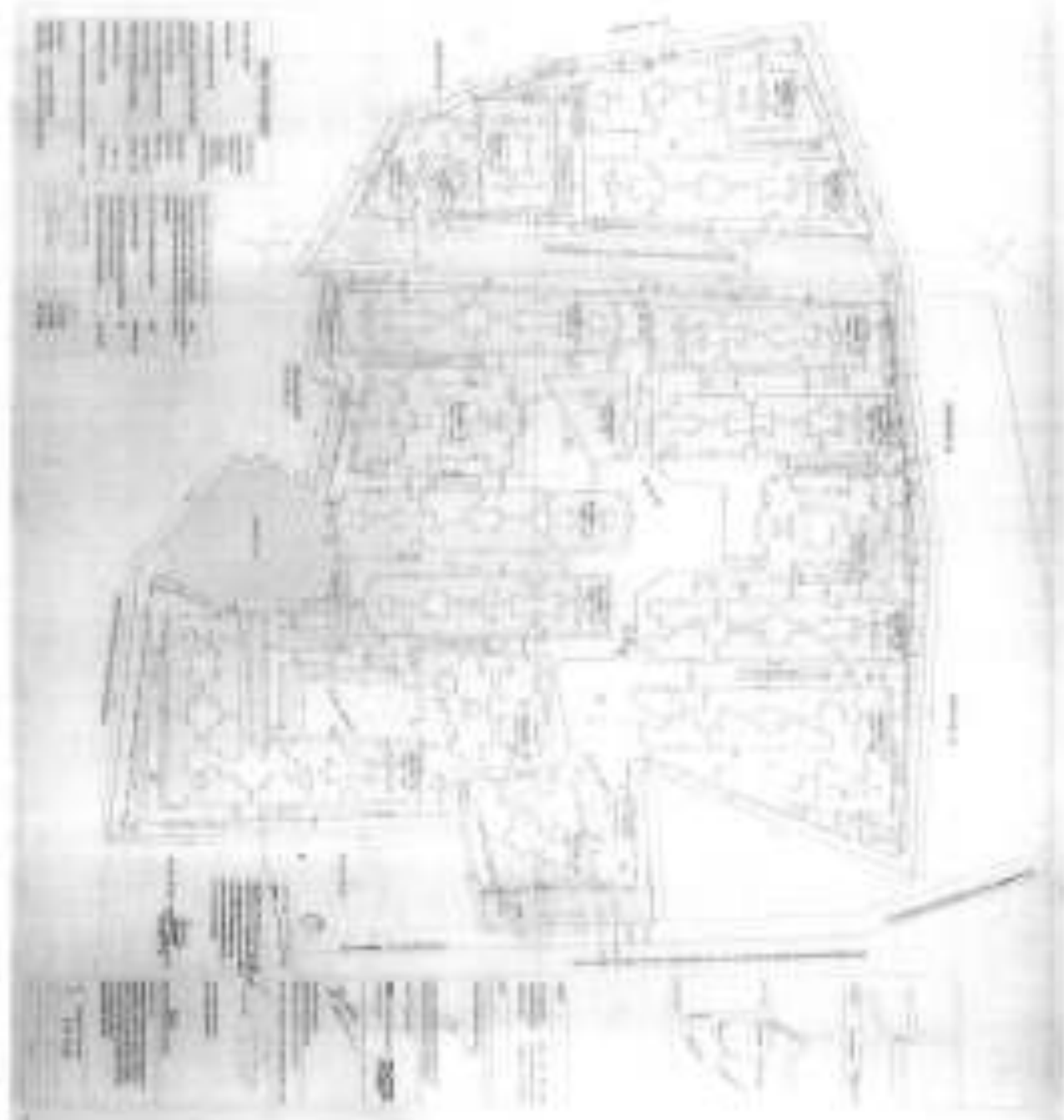


EXHIBIT - "B"

GODREJ ETERNITY OWNERS ASSOCIATION -BYE - LAWS

Condominium of "GODREJ ETERNITY OWNERS ASSOCIATION" formed under the provisions of the Karnataka Apartment Ownership Act, 1972 and the Rules 1974 framed there under.

CHAPTER - I1. SHORT TITLE AND APPLICATION.

- 1.1 These Bye-Law may be called the Bye-laws of "GODREJ ETERNITY OWNERS ASSOCIATION".
- 1.2 The provisions of these Bye-laws apply to all the Apartment Owners in "Godrej Eternity".
- 1.3 All Apartment Owners - present and future, their tenants, future tenants, their employees or any other person, who might use the facilities of the buildings in any manner, are subject to the regulation set forth in this Bye-law.
- 1.4 The mere acquisition, or rental, or taking on license of any of the Apartment (hereinafter referred to as the "Unit Apartment") in the Project, or mere act of occupancy of any of the said Unit, will signify that these Bye-laws are accepted, ratified and will be complied with.

2. DEFINITIONS.

In these Bye-Laws, unless the context requires otherwise or separately provided, the following words shall have the meaning assigned to them herein:

- 2.1 "ACT" means the Karnataka Apartment Ownership Act, 1972;
- 2.2 "APARTMENT" means a dwelling/residential unit in the Project intended for use as a family unit for residential purposes together with proportionate share in the undivided Common Areas, Amenities and Facilities of the Project.

- 2.3 **"ASSOCIATION"** or **"ASSOCIATION OF OWNERS"** or **"OWNERS ASSOCIATION"** means the Association of all the Apartment Owners constituted for the purpose of the upkeep, maintenance, security of the Project and all its Common Areas, Amenities and Facilities, and equipment and for the purpose of protecting the legitimate rights and privileges of the Owners and generally safeguarding their interest, by all lawful means;
- 2.4 **"ASSOCIATION AGREEMENT"** shall mean the maintenance agreement between the Grantor/Owners Association and the service provider (i.e., Maintenance Manager) for the maintenance of the Common Areas, Amenities and Facilities;
- 2.5 **"ASSOCIATE MEMBER"** means any person who is not an Owner, but is wholly residing, occupying, or otherwise in lawful possession of any Apartment in the Project and who has been co-opted into the Board as hereinafter mentioned. Such an Associate Member shall have no voting rights whatsoever;
- 2.6 **"BOARD"** means a Board of Office Bearers consisting of not less than 15 persons, all of whom shall be Owners of the Apartments in "Godrej Eternity" and who are elected at a meeting of the Owners, at least 51% of whom are present either in person or by proxy and voting. Provided however, that notwithstanding the foregoing, there shall always be equal representation from all Towers of the Project in the Board, and the Grantor shall be representative of all unconstructed and unfinished Towers in the Project until date of handover of that Tower to the Association as set forth in the paragraph XXV(d) of the Deed of Declaration. The Board may also co-opt in excess of the 15 persons elected as aforesaid, 2 persons who may not be Owners, but are residing in any of the Apartments in the Project, by virtue of tenancy, lease or any other legitimate reason, to assist the Board in its activities. Such persons shall be known as Associate Members, and may participate in the activities and deliberations of the Board, but will have no voting or any other rights whatsoever.

- 2.7 **"COMMON AMENITIES AND FACILITIES"** shall mean and include those amenities and facilities of the Project as detailed in Annexure B hereto. The use of the Common Amenities and Facilities are subject to such reasonable, non-discriminatory rules and regulations as are prescribed by the Grantor or Association or Maintenance Manager to be followed by all the Owners/Occupiers of the Apartments in the Project.
- 2.8 **"COMMON AREAS"** shall mean and include the areas as demarcated and declared as common areas of the Project and as detailed in Annexure 'A'. The use of Common Areas are subject to such reasonable, non-discriminatory rules and regulations as are prescribed by the Grantor or Owners Association or Maintenance Manager to be followed by all the Owners/Occupiers of the Apartments in the Project.
- 2.9 **"COMMON AREAS, AMENITIES AND FACILITIES"** shall collectively refer to the Common Amenities and Facilities and the Common Areas;
- 2.10 **"CONTINGENCY FUND"** means a fund for taking up works of emergency nature for repair / rectification / modification, addition, and alteration of Towers/Building and/or of the facilities in "Godraj Eternity";
- 2.11 **"DECLARATION"** means the Declaration, which all the Owners of the Project have executed and registered as provided in Section 2 of the Karnataka Apartment Ownership Act, 1972;
- 2.12 **"DEFAULTING MEMBER"** means any Owner who has not paid the dues to the Association for two months or more. Such Defaulting Members shall not be entitled to any of the rights and privileges enjoyed by the other Members, or to the services and facilities offered by the Association and shall forfeit all voting rights whatsoever.
- 2.13 **"GENERAL COMMON AREA, AMENITIES AND FACILITIES"** shall mean part of the Common Area, Amenities and Facilities which is accessible to all

Residents and has been identified as General Common Area and General Common Amenities and Facilities in Annexure A and B of the Deed of Declaration;

- 2.14 **"LIMITED COMMON AREA"** shall mean the Apartment Owner car parking shall be part of the Limited Common Area and the maintenance of the Owner car park shall form part of the common maintenance cost of the Common Areas and the Common Amenities and Facilities and as detailed in this Exhibit and the Deed of Declaration;
- 2.15 **"MAINTENANCE CHARGES"** shall mean the charges raised by the Grantor before handover as per clause XXV and/or by the Association post the approval of the budget in the meeting of the Members for the up-keep and maintenance of the Common Areas of the Project and the Common Amenities and Facilities of the Project, which will include but not be limited to the salaries for staff, common expenses, water charges, common electricity charges, lift maintenance charges, annual maintenance charges of the Common Areas, Amenities and Facilities of the Project, alterations / repairs to pump sets and motors etc., as determined by the Association of Owners from time to time as also the maintenance of the roads, pathways, electricity charges for the Common Area, Amenities and Facilities and pathways and the facilities such as Club House and its facilities, which are common to all the residents of "GODREJ ETERNITY" and would include the Sinking/Contingency Fund that may be resolved to be collected every year as part of the Maintenance Charges.
- 2.16 **"MAINTENANCE MANAGER"** or **"MANAGER"** the company/agency who has been appointed by the Grantor/Board as the Maintenance Manager responsible for overseeing the administrative and management of the Common Areas and the Common Amenities and Facilities of the Project, including the Club House, the Swimming Pool etc; as per the terms set out in the Deed of Declaration;

- 2.17 "MAJORITY OF OWNERS" means those 51 % Owners, voting in accordance with the Bye-Laws;
- 2.18 "MEMBER" means an Owner, as defined hereinbelow. Such an Owner shall have full voting rights, provided that only one person in respect of an Apartment jointly owned by more than one person exercises such right. In the latter event, the voting right shall be exercised by the person whose name stands first in the Declaration, unless otherwise authorized by the other Owner/Owners of the said Apartment;
- 2.19 "OFFICE BEARER" shall mean the Members elected at any annual general body meeting, and these Office Bearers shall constitute the Board of the Association. Provided however, that notwithstanding the foregoing, the Grantor shall be an office bearer on behalf of all unconstructed and unfinished Towers in the Project until date of handover of that Tower to the Association as set forth in the paragraph XXV(d) of the Deed of Declaration;
- 2.20 "OWNER" or "APARTMENT OWNER" means a person or persons, trust or company owning an Apartment in the Project and who has submitted his/her Apartment in the provisions of the Karnataka Apartment Ownership Act 1972;
- 2.21 "OCCUPIER" or "RESIDENT" means any person in lawful occupation of an Apartment in the Project. This would include the Apartment Owner, family members of the Apartment Owner, any person authorized to occupy as a lessee or tenant, any authorized representative of company/institution/partnership firm and shall include their family members;
- 2.22 "PHASE" shall collectively refer to the three phases of the Project viz., Phase 1, Phase 2 and Phase 3;



- 2.23 "PROJECT" shall mean the composite residential development known as "Godej Eternity" comprising of three phases (i.e., "Phase I", "Phase II" and "Phase III") likely comprising of 10 Towers with 889 apartments along with Common Areas and Common Amenities and Facilities;
- 2.24 "REGISTRAR" means the Registrar of Cooperative Societies appointed under the Karnataka Cooperative Societies Act 1958 and named as competent authority under the Act;
- 2.25 "RESTRICTED COMMON AREA, AMENITIES AND FACILITIES" shall mean part of the Common Area and Common Amenities and Facilities, the access to which is restricted to the Association and its agents, which is to be used for specific purpose meant for the common benefit of the Project and or the running and security of the Association, which are identified in Annexure A and B of the Deed of Declaration as restricted and also includes Association office room, storage area under the ramps of the basement or other place for keeping of the maintenance material & equipment, the area allotted for the office of Maintenance Manager, the security guard rooms, janitorial & housekeeping staff room, pump room, electrical room, DG & transformer room, gas bank, etc. as set out in the Deed of Declaration or the Bye-laws or as may be decided by the Association of Owners from time to time;
- 2.26 "SALE DEED" shall mean the deed of sale executed by the Grantor with regard to the Apartment in the Project;
- 2.27 "SANCTIONED PLAN" shall mean building plan for construction of the Project on the Schedule Property, vide work order No. BM/CAPA/BP/110/2015-16 dated 21.04.2016 issued by the BM/CAPA annexed hereto as Exhibit A ;



- 2.28 "SCHEDULE PROPERTY" shall mean converted land on which Godrej Eternity is being developed in three phases by the Grantor, viz., Village Panchayat Khata No. 391/22, 18/1A13, 18/1A1, (p-khata no. 150200300101500854) Kaggalipura Grama Panchayat, Uttarahalli Hobli, Bengaluru South Taluk, (earlier residentially converted land bearing (1) Survey No.18/1A1 measuring 30 Guntas; (2) Survey No. 18/1A13 (earlier being portion of Survey No. 18/1A1) measuring 3 Acres; (3) Survey No. 22 measuring 14 Acres 28 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bengaluru South Taluk, measuring in all about 18 Acres 18 Guntas and after deduction of about 4355.29 square metres relinquished for proposed CIP road, road widening of existing road and approach road to temple khata, the remaining area available for development of the Composite Project being 70359.16 square metres as more fully set out in the Deed of Declaration.
- 2.29 "TOWERS" shall mean the towers of the Project (i.e., Tower A to P (viz., Building 1 to 16 as per Sanction Plan), identified as buildings in the Sanction Plan.
- 2.30 "VISITOR" or "GUESTS" shall mean any non-resident who is in the Project at the invitation of a Resident;

The capitalized terms herein, if not defined otherwise, will have the same meaning as the defined terms in the purchaser Sale Deed or Agreement to Sell, Deed of Declaration.

3. APARTMENT OWNERSHIP

Each Owner shall be entitled to the exclusive ownership rights of his/her Apartment in terms of Section 5 of the Karnataka Ownership Act, 1972 along with undivided share in the land applicable to the Project development being portion of the Schedule Property taking into consideration the FAR consumed.

4. OBJECTS OF ASSOCIATION

The objects of the Association shall be:

- 4.1 To be and act as the association of the Apartment Owners of the Project called 'Godrej Eternity' situated at land bearing Village Panchayat Khata No. 391/22, 18/1A13, 18/1A1 . (e-khata no. 150200000101500654) Kaggaluru Grama Panchayat, Uttarahalli Hobli, Bengaluru South Taluk, (earlier residentially converted land bearing (1) Survey No.181A1 measuring 30 Guntas; (2) Survey No. 18/1A13 (earlier being portion of Survey No. 18/1A1) measuring 3 Acres; (3) Survey No. 22 measuring 14 Acres 28 Guntas all situated at Malavalli Village, Uttarahalli Hobli, Bengaluru South Taluk), measuring in all about 18 Acres 18 Guntas and after deduction of about 4355.29 square metres relinquished for proposed GDP road, road widening of existing road and approach road to temple kharab, the remaining area available for development of the Composite Project being 70008.16 square metres, who have filed their respective Declarations submitting their Apartment to the provisions of the Act in such a manner as to protect the legitimate rights, privileges and interest of all its member;
- 4.2 To invest or deposit money received by the Association to the advantage of the Owners;
- 4.3 To provide for the maintenance, repair and replacement or improvement of the Project and the Common Areas, Amenities and Facilities such as club house, gym, swimming pool by proportionate contributions from the Apartment Owners, if necessary by raising loans for that purpose;
- 4.4 To establish and carry on jointly with individuals or institutions, or on its own volition, educational, physical, social, recreational or other activities for the benefit of the Apartment Owners;
- 4.5 To provide for and do all or any of the matters as laid down in these Bye-Laws as provided in Sub-Section (2) of Section 16 of the Act;

- 4.6 To frame rules, with the approval of the general meeting of the Association;
- 4.7 To do all things necessary and/or otherwise provide for the expeditious attainment of the objectives specified in these Bye-Laws;
- 4.8 To ensure the compliance of all the rules and regulations pertaining to the Project, its Common Areas, its Common Amenities and Facilities, use of the individual Apartment etc. as set out in the Deed of Declaration and the Exhibit.
- 4.9 The Association shall not act beyond the scope of its object without duly amending the provision of these Bye-Laws for the purpose.

6. MEMBERS OF ASSOCIATION

- 5.1 Anyone who has/ have purchased/constructed an Apartment in the Project and executed Declarations in Form B of the Karnataka Apartment Ownership Rules, 1974, submitting his/her/their Apartment to the provisions of the Act, shall automatically be the members of the Association.
- 5.2 Upon any Apartment Owner selling his/her/their Apartment, or absolutely conveying the same by way of gift or under his/her Will or otherwise, the purchaser or Donee or Legatee, shall automatically become a member of the Association and shall be admitted as member.
- 5.3 On the death of an Apartment Owner, his/her Apartment shall be transferred to the person or persons to whom the Apartment Owner has bequeathed the same by his/her Will, or to the legal representatives of his/her estate in case the Apartment Owner has not made any specific bequest of the Apartment. The name of the legatee, or the name of the legal representatives shall be entered in the Registrar of Apartment Owners maintained by the Secretary, for the purpose of administration of "Godrej Eternity" as the new Apartment Owner. Where any legatee is a minor, the Apartment Owner shall be entitled to appoint a guardian of such minor.



6. JOINT APARTMENT OWNERS:

Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the Apartment but the person whose name appears first in the deed of sale shall alone have the right to vote, unless otherwise authorized by the other joint Owner(s) of the said Apartment.

7. DISQUALIFICATION FROM VOTING OR STANDING FOR ELECTION:

No Apartment Owner shall be entitled to vote on the question of the election of the members of the Board consisting of the President, Secretary, Treasurer or any other Office Bearer, or be entitled to stand for election to such office, if such Apartment Owner is in arrears on the last day of the year in respect of his/her contribution for common expenses to the Association for more than 60 days prior to such general body meeting for election of the members of the Board.

8. DISPUTES:

- 8.1 Disputes among members, past members and persons claiming through members, or a deceased member; or
- 8.2 Between a member, past member or deceased member and the Association, its committee member or any officer, agent or servant of Association;

shall be referred to the Board who shall decide on it by a majority vote of the members present and voting.

CHAPTER - IIVOTING, QUORUM AND PROXIES9. VOTING:

Each Apartment Owner whether a joint Owner or otherwise will have the right of one vote for each Apartment. In the event of the Apartment being owned by:

- a) A Trust: by any one of the Trustees duly authorized by the other Trustees;
- b) A Company: by a Director, or any officer duly authorized by the Company;
- c) A Partnership firm: by one of the Partners of the firm;
- d) Association of Persons: the authorized person;
- e) By the Grantor, due to such Apartments being unsold Apartments, by any authorized signatory of the Grantor; It is hereby clarified that unsold Apartments shall also include Apartments in unfinished and constructed Towers, regardless of whether an Agreement to Sell has been entered into with prospective purchasers. The Grantor shall exercise 1 vote for each such unsold Apartment.

9.1 Voting will be by secret ballot, or show of hands as decided by the Members voting, either in person or by proxy.

10. QUORUM:

Except as otherwise provided in these Bye-laws, the presence in person or through a duly authorized Power of Attorney Holder, of a Majority of Owners, shall constitute a Quorum for any resolutions pertaining to this Exhibit and any of its provisions.



11. VOTE TO BE CAST IN PERSON OR BY PROXY:

Votes shall be cast in person or by his/her/their duly constituted proxy. For the purpose of appointment of a proxy, the Association through its Board shall prescribe the form in which the Member can appoint his proxy.

CHAPTER - IIADMINISTRATION12. POWERS AND DUTIES OF THE ASSOCIATION:

The Association will have the responsibility of administering the maintenance of the Project, which includes, Common Areas, Amenities and Facilities and the annual maintenance contracts for the equipment etc., approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the Project in an efficient manner.

13. PLACE OF MEETINGS:

Meetings of the Association shall be held at a suitable place, convenient to the Owners in the Project.

14. ANNUAL MEETING:

The first Annual Meeting of the Association shall be held within 8 months of the first Tower/s in the Project, having received occupation certificate/partial occupancy certificate or 8 months from the date of Registration of the Declaration, whichever is later. Thereafter the Annual Meetings of the Association shall be held at the end of every 12 months from the preceding Annual Meeting, for succeeding year. At such meetings, Board of Office Bearers shall be elected by ballot of the Apartment Owners, in accordance with the requirement of these Bye-Laws. The Apartment Owners may also transact such other business of the Association as may properly come before them. They shall also take all necessary steps for effective management of all the Towers in the Project and the Common Areas, Amenities and Facilities. The Owners shall review the work of the Board and take such action as may be necessary for the efficient working of the Board. They shall also appoint an

Auditor for the year, to audit the accounts of the Association and fix the remuneration of the Auditor.

15. SPECIAL MEETINGS:

It shall be the duty of the President to call a special meeting of the Apartment Owners, as directed by a resolution of the Board, or upon a petition signed by a Majority of the Owners and having been presented to the Secretary, or as the case may be, the Registrar, or any other officer duly authorised by him in this behalf. The notice of any Special Meeting shall state the time 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 four-fifths of the Owners present in person or by proxy. In the event of the President for any reason, declining to call an Emergency meeting as asked for by a Majority of the Members of the Association, the Secretary shall do so, as aforesaid. If he too declines, any one Member of the Board may do so.

16. NOTICE OF MEETINGS:

It shall be the duty of the Secretary to mail or send a notice of each Annual or Special Meeting, stating the purpose thereof, as well as the time it is to be held, to each Apartment Owner, at least 7 but not more than 15 days prior to such meeting. The mailing or sending of a notice in the manner provided in this Bye-laws shall be considered as notice served. Notices of all meetings shall be mailed / email or sent as required under the Act.

17. ADJOURNED MEETINGS:

If the meeting of Owners cannot be organized because a Quorum has not attended, the Owners who are present, may adjourn the meeting to a time not less than forty-eight hours from the time of original meeting was called. If at such adjourned meeting also, no Quorum is present, the Owners present in person, being not less than 25% of the Owners, shall form a Quorum. Any decision taken at such a meeting shall be binding on all the Members irrespective of whether or not they were present at the time of the decision.

making. No resolutions shall be taken up for decision other than those in the agenda circulated shall be taken for a decision at any adjourned meeting.

18. ORDER OF BUSINESS

The order of business broadly at all Annual Meetings of the Owners of all apartments/units, shall be as follows: -

- a) Roll Call of members present;
- b) Proof of notice of meeting or waiver of notice;
- c) Reading of minutes of preceding meeting;
- d) Consider, approve and accept the Income and Expenditure Account and the Balance Sheet of the Association for the preceding year;
- e) Consider, approve and initiate such action as may be necessary on reports of the Secretary and Auditors;
- f) Consider, approve and initiate such action as may be necessary on reports, if any submitted by the Committees;
- g) Consider and deal with appeals against the action of the Board, if any, or any Member, thereof;
- h) Consider and approve the Reports of Board if any;
- i) Consider amendments, additions or modifications to the Bye-Laws, if felt necessary, in accordance with the requirements of these Bye-Laws;
- j) Consider and deal with unfinished Business, if any;
- k) New Business;

CHAPTER - IV
BOARD OF OFFICE BEARERS

19. MANAGEMENT OF THE ASSOCIATION

The affairs of the Association shall be governed by Board Members. The Board shall be constituted only of Owners of Apartment who are wholly resident in the Project. Non-resident Apartment Owners are not eligible for election to the Board of office bearers. Provided however, that notwithstanding the foregoing, there shall always be equal representation from all Towers of the Project in the Board, and the Grantor shall be representative of all unconstructed and unfinished Towers in the Project until date of handover of that Tower to the Association as set forth in the paragraph XXV(d) of the Deed of Declaration.

20. POWERS AND DUTIES OF BOARD

- 20.1 The Board shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are by law or by these Bye-laws directed to be exercised and done by the Owners.
- 20.2 The Board shall also have the powers to co-opt two persons from persons who are not Owners but are wholly residing, occupying or otherwise in lawful possession of any Apartment in the Project, to assist the Board in its day-to-day activities. In that case, the persons so co-opted shall become 'ASSOCIATE MEMBERS' which title they shall hold till such time they serve on the Board as co-opted Members. Such Associate Member shall have no voting rights whatsoever and are there to assist the Board.
- 20.3 The Board shall also have the power to appoint Sub-Committees from among its Members, and Associate Members, or from person who are not Owners but are wholly resident in any Apartment in the Project and assign such duties to them as they deem appropriate for the better upkeep of the Project.

- 20.4 The Board shall also have the power for delegation of power and duties to the Maintenance Manager as per the decision of the Association, in the Annual meeting.

21. OTHER DUTIES:

In addition to the duties imposed by these Bye-laws, or by regulations of the Association, the Board shall through the Maintenance Manager take care of the following, that is to say:-

- 21.1 Care, upkeep and surveillance of the Project including the General Common Area, Amenities and Facilities and the Restricted Common Areas, Amenities and Facilities.
- 21.2 White washing/colour washing/dampproofing of all external surfaces of walls and rain water pipes fixed externally of the Towers and other buildings in the Project.
- 21.3 Painting of common chabls, handrails fixed on the stairs, external surfaces of wall blocks of all Towers and other buildings in the Project so as to preserve uniformity and to be in harmony with the general colour scheme.
- 21.4 Maintenance of all common rain water harvesting and waste drainage lines in proper condition including carrying out necessary repairs and replacements as and when required.
- 21.5 Maintenance of all common wells, motors, pump sets, pump houses and lift/lift boxes;
- 21.6 Maintenance of lifts, D.G. Set, STP, gas bank yard, water treatment plant, organic waste converter, electrical panels and fire extinguishers in the Project;

- 21.7 Cleaning and sweeping of Car-parking areas in the basement and ground floors, staircases, terraces, common toilets, Association office, open spaces around the Towers; removal of garbage from the Common Area, Amenities and Facilities.
- 21.8 Maintenance of all common electric lights including repairs and replacement of fused bulbs as required in the Project.
- 21.9 Maintenance of club house/swimming pool/pool equipment/water filtration/ landscaped areas/plants/potted plants, etc.
- 21.10 Collection from the Owners of Apartment, the maintenance charges for the upkeep of the Project, and any amounts payable as municipal taxes for Common Area, Amenities and Facilities.
- 21.11 Employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the general common areas and facilities and the restricted Common Area, Amenities and Facilities of the Project.
- 21.12 Appointment of house-keeping personnel, security personnel or any agency to look after the same and entering into contracts for the same;
- 21.13 To set up proper procedure for carrying out the audit and maintaining the accounts of the Association;
- 21.14 To inspect the accounts kept by the Treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the Association;
- 21.15 To sanction working expenses, maintain cash balances and deal with other miscellaneous business;

- 21.16 To see that the cash book is written up promptly, and is signed monthly, by one of the members of the Board authorised in this behalf.
- 21.17 To do or cause to be done anything for the common benefit of all the Apartment Owners.
- 21.18 To take necessary action against defaulting Members.
- 21.19 To enforce and control pet nuisance in the Common Area, Amenities and Facilities.
- 21.20 To hear and deal with complaints.
- 21.21 To make all payment to Government, semi-government and other such bodies, as due by the Association.
- 21.22 To take such actions as are appropriate from time to time to enforce, comply with, ensure compliance of, regulate and maintain all facilities, equipment and machinery in accordance with any law, rule, regulation, license, permit, approval, the provisions contained in the Sale Deed, the Deed of Declaration, the Bye-laws of the Association and all the Rules, Regulations and Resolutions made applicable from time to time and any amendment thereto and to take necessary and appropriate action as are required to be taken under several of the consents, permission and no objections issued by the statutory authorities with regard to the Project or portion thereof and from time to time issued.
- 21.23 To make rules and regulation for the effective maintenance of the Project, the use of the Common Areas of the Project, the Common Amenities and Facilities, the amounts to be charged as transfer fee, maintenance charges, the corpus funds, etc.

- 21.24 To implement the rules and regulations relating to the Car Parking, pertaining to the keeping of Pets, Visitors entry, Security Procedures, execution of interior works in the Apartment, etc.
- 21.25 To co-ordinate with the Maintenance Manager to collect & review the supporting drawings & details pertaining to fit-out works / refurbishment / modification works before the Board of Office Bearers can permit the Apartment Owners to commence works.

CHAPTER - V

MANAGEMENT & OFFICE BEARERS

22. ESTATE MANAGER:

The Board may employ for the Association, a person designated as Estate Manager or any other designation as the Board may decide, at a compensation determined by the Board, to perform such duties and services as the Board shall authorize.

23. MAINTENANCE AGENCY:

The purchasers of the undivided share in the Schedule Property set in the Deed of Declaration or the Grantor hereto herewith appointed and/or consented to the appointment of the Maintenance Manager to take up the management and maintenance of the club house, swimming pool, roads, landscaped area and all the Common Areas, Common Amenities and Facilities and equipment of Godrej Eternity in terms set out in the Deed of Declaration.

24. VACANCIES:

Vacancies in the Board, caused by any reason other than the removal of a Board Member by a Vote of the Association shall be filled by vote of the majority of the remaining Board Members, even though they may constitute less than a quorum; and each person so elected shall be a Board Member until a successor is elected at the next Annual Meeting of the Association.

25. ORGANIZATION MEETING

The First Meeting of the newly elected Board of Members shall be held within ten days of the Annual General Meeting, at such a time and place as shall be fixed by the Board at the meeting at which such Members were elected and no notice shall be necessary to the newly elected Board of Office Bearers, in order to legally constitute such meeting, provided a majority of the whole Board shall be present;

26. REGULAR MEETINGS

Regular Meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of Board Members; but at least 4 (four) 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 or email at least three days prior to the day named for such meetings.

27. SPECIAL MEETINGS

Special Meetings of the Board may be called by the President on notice to each Member of the Board, at least three days prior to the meeting, if given personally or by mail or email or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of meeting. Special Meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Members of the Board.

28. WAIVER OF NOTICE

Before, or at any meeting of the Board, any Board Member may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Board Member at any meeting of the Board, shall be a waiver of notice by him of the time and place thereof. If all the Board Members are present, at any meeting of the Board, no notice shall be required and any business may be transacted at such a meeting.

29. QUORUM:

At all meetings of the Board, at least 3 of the total strength of the Board of Office Bearers shall constitute a quorum for the transaction of business and the acts of the Members present at a meeting, of which quorum is present, shall be the acts of the Board. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting, from time to time. At any such adjourned meeting, any business which might have been transacted, as originally called, may be transacted without further notice, provided there is a quorum present of no less than 3 Office Bearers, failing which the decision of the President on such issue shall be considered final, to be ratified by the general body meeting.

30. DECISION BY CIRCULATION:

The Board of Office Bearers can take decision with regards to any of the issues even by circulation and if by circulation, the quorum is required for passing of the Resolution, the said Resolution shall be deemed to have been passed by circulation, if signed by all the Office Bearers.

31. DESIGNATION OF THE OFFICE BEARERS:

The designation of the Principal Officers of the Board of Office Bearers as they may be called shall be a President, a Vice-President, a Secretary and a Treasurer, all of whom shall be whole time residents in the Project. The Board may appoint an Assistant Treasurer and an Assistant Secretary and such other Officers in their judgment may be necessary.

32. ELECTION OF OFFICE BEARERS:

The Board of Office Bearers of the Association shall be elected annually by the Apartment Owners at the Annual General Body Meeting and each new Board of Office Bearers shall hold office till the next Annual General Meeting. No member in arrears of the Maintenance Charges or other dues towards the Association would be entitled to stand for being elected as the Office Bearer.

Provided however, that notwithstanding the foregoing, the Grantor shall be Office Bearer and represent all unconstructed and unfinished Towers in the Project until date of handover of that Tower to the Association as set forth in the paragraph XXV(d) of the Deed of Declaration and Grantor shall have one vote for each unconstructed and/or unfinished Tower. The Grantor shall have unilateral veto power in all the decisions of the Board.

33. REMOVAL OF OFFICE BEARERS

Upon a written request of at least 75% of the Members of the Association, any Office Bearer may be removed from his/her office by the President if the Apartment Owner so desires, with or without assigning any reason, and his/her successor/s may be selected at any regular meeting of the Board or at any Special Meeting of the Board called for such purpose.

34. PRESIDENT:

The President shall be the head of the Association and shall guide and supervise its various activities. He/ She shall preside over the Annual General Meeting, Special Meeting and other Board meetings, and the proceedings shall be conducted under his/her direction and general supervision. His/her ruling shall be final at all such meetings. The President shall have an additional "CASTING VOTE" in the event of a tie in the voting or in case of lack of quorum at the adjourned meeting as provided in clause 17 and 28 above.

35. VICE-PRESIDENT:

The Vice President shall take the place of the President, and perform his/her duties whenever the President is absent or is unable to act. If neither the President nor the Vice-President is available, the Board shall appoint some other Member of the Board to act on an interim basis. The Vice President shall assist the President in conducting the affairs of the Association and also perform such other duties as may, from time to time be imposed on him/her by the President. The Vice President shall not have any casting vote right.

36. SECRETARY

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association. The Secretary shall have charge of such books and papers as the Board may direct; and the Secretary shall, in general, perform all the duties incidental to the office of Secretary and shall be responsible for all day to day activities relating to the proper management, maintenance and upkeep of the Project.

37. TREASURER

The Treasurer shall be responsible for maintaining and auditing the funds and securities of the Association. The Treasurer shall also be responsible for keeping proper and accurate accounts of all receipts and disbursements belonging to the Association. The Treasurer shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board.

CHAPTER - VI**FUNDS AND THEIR INVESTMENTS****38. FUNDS**

Funds may be raised by the Association in all or any of the following ways, namely:

- 38.1 by contributions, deposits and donations from Members;
- 38.2 from common profit which shall form the nucleus of the Reserve Fund or any other Fund;
- 38.3 By raising maintenance charges and contingency funds for upkeep of the Project.



38.4 Any Apartment Owner, other than the Grantor, shall not be entitled to sell/transfer/assign the Apartment in favour of anyone else without the prior written consent of the Association and subject to payment of transfer fee of Rs.50,000/- to the Association. Please note that this fee is subject to revision as may be deemed fit by the Association from time to time.

38.5 Any Apartment Owner, other than the Grantor, who is desirous of selling/transferring/assigning his/her Apartment, is required to obtain a No-Objection Certificate from the Association for having cleared all the dues to the Association prior to the sale/transfer/assignment of the Apartment.

39. INVESTMENT

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

- (i) in any Nationalized Bank;
- (ii) in any of the securities specified in Section 20 of the Indian Trust Act, 1852; and

40. ACCOUNTS

40.1 A banking account shall be opened by the Association in its name into which all monies received on behalf of the Association shall be deposited, provided that the Secretary or the Treasurer, as may be decided by the Board, may retain in his personal custody an amount not exceeding Rs.20000/- (Twenty Thousand) for petty expenses. All payments above Rs.5000/- (Five Thousand) (such amounts are subject to revision by the Association as per their requirement) shall be made by Cheques signed by the Treasurer and one member of the Board of Office Bearers. In the event of the Treasurer not being available, the President and any one Member of the Board shall jointly sign the cheques.

40.2 Any Officer/Extra Manager appointed by the Board of Officers shall maintain the proper accounts with regards to all the expenses incurred for the Project.

- 40.3. The accounts of each Owner shall be kept separately showing both debits and credits and the Apartment Owner shall be entitled to scrutinize these, if so desired.
- 40.4. The Association shall present at its Annual Meeting an audited financial statement of the expenses incurred on the maintenance and upkeep of the Towers including the Common Areas, Amenities and Facilities. The Association shall draw up its accounts for each financial year ending as on 31st March. The same shall be audited and published within 3 months of the closing of the financial year and shall contain the following:-
- Income and Expenditure of the financial year under review.
 - A statement of assets and liabilities of the Association giving such particulars as will disclose the general nature of these liabilities and assets.
 - The audited financial statements shall be open for inspection to any Apartment during office hours in the office of the Association.

41. **PUBLICATIONS OF ACCOUNTS AND REPORTS:**

A copy of the financial statements and the report of the Auditor shall be kept in a conspicuous place in the office of the Association. Every Financial Statement shall be accompanied by a complete list of the Apartment Owners.

42. **APPOINTMENT OF AUDITOR:**

The Association shall appoint at its Annual General Meeting an Auditor who shall audit the accounts of the Association, to be prepared by a qualified Accountant and the Apartment Owner shall examine the annual returns, and verify the same with the accounts relating thereto, and shall either sign the same as found by him to be correct, duly verified, and in accordance with law or specifically report to the Association in what respect he finds it incorrect, un-vouched, and not in accordance with law.



43. POWER 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 (including Restricted Common Areas, Amenities 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 - VI
MORTGAGES

44. NOTICE TO ASSOCIATION

Any Owner who mortgages his Apartment shall notify the Association through the Estate Manager, if any, or the President of the Board in the event there is no Estate Manager, the name and address of the mortgagee and the Association shall maintain such information in a book entitled "MORTGAGEES OF Apartment / UNITS". The Mortgagor shall pay all dues to the Association before affecting the mortgage, failing which the services of the Association shall not be made available to the mortgagee.

45. NOTICE OF UNPAID ASSESSMENTS

The Association shall, at the request of a mortgagee of an Apartment, report any unpaid assessment due from the Owner of such apartment. The Mortgagor shall pay all such dues to the Association before effecting the mortgage as aforesaid.

CHAPTER - VII
COMPLIANCE

46. COMPLIANCE

These Bye-laws are set forth to comply with the requirements of the Karnataka Apartment Ownership Act, 1972. In case, any of these Bye-laws conflict with the provision of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply in such a manner that the Bye Law provided are sought to be implemented with such amendment thereto;



47. SEAL OF THE ASSOCIATION

The Association shall have a common seal, which shall be in the custody of the Secretary, and shall be used only under the authority of a resolution of the Board, and every deed of instrument, in which the seal is affixed, shall be attested for or on behalf of the Association by two members of the Board and the Secretary or any other person authorized by the Association in that behalf,

CHAPTER - IXOBLIGATIONS OF THE APARTMENT OWNERS48. ASSESSMENT

- 48.1 All Owners are obliged to pay in advance, annual Maintenance Charges imposed by the Association to meet all expenses relating to Maintenance Charges. The assessment shall be made pro-rata according to the super built up area of the Apartment. All such assessments shall be paid within the prescribed time and place, failing which the services rendered by the Association shall be forfeited by the defaulting member. Such assessments shall also include payments to a Contingency fund.
- 48.2 If an Owner does not pay the Maintenance Charges within 15 days after due date, which includes a grace period of three days, interest at the rate of 18% per annum shall be levied on the unpaid Maintenance Charges amount from the due date till the date of payment. The Association has the right to recover the arrears, without prejudice, as a claim due to it, after a notice is served on the defaulting Owner. Thereafter, the access to Common Areas, Common Amenities and Facilities of the Project, Back-up power and water supply would be withdrawn without giving any further notice by due process of law. Reconnection of such facilities shall be made only after full payment of dues has been made, together with interest. A penalty of Rs. 10,000/- (Rupees ten thousand only) for reconnection of the facilities will have to be paid before the use of Common Areas, Amenities and Facilities is permitted and the back up power and water is re-connected.



49. MAINTENANCE AND REPAIR:

- 49.1 Every Apartment Owner must perform promptly, all maintenance and repair work within his/her own Apartment, which if omitted would affect the Project entirely or in a part belonging to other Owners, being expressly responsible for the damages and liabilities that his/her failure to do so may endanger. In doing so the Apartment Owner shall not make any alteration, or modification which may affect the façade or the main structure of the Project or the common walls or floors between two units/Apartments.
- 49.2 All the repairs to internal installations of the Apartment such as water pipes, light wiring, gas, power, sewerage, telephones, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the Apartment area shall be at the expense of the Apartment Owner concerned.
- 49.3 An Owner shall reimburse to the Association any expenditure incurred in repairing or replacing any damage to the Project or any Towers thereon including the Common Areas, Amenities and Facilities caused through his/her/their fault. Such re-imbursement shall be on actual basis.
- 49.4 When improvements as considered necessary by the Board, are suggested to be carried out inside the individual Apartment for the proper maintenance of the common service lines, it shall be incumbent on the individual Apartment Owner to implement such suggestions. The expenses incurred towards these changes shall be borne by the Association and the Board of the Association shall enforce the same. When a liability is common in respect of Common Areas, Amenities and Facilities rights, interest, benefits and privileges of the Owners, all the Owners shall share it equally.
- 49.5 Apartment Owners shall not remove, change or alter the light fixtures provided in individual balconies and utility area within the Towers.

50. USE OF APARTMENT

All Units/Apartments shall be utilized for residential purposes only. Apartments are meant for private residential purposes and shall not be used for any kind of commercial or semi-commercial use or as serviced apartments or transit residences, except those which are exempted under law.

51. USE OF COMMON AREAS AND THE COMMON AMENITIES AND FACILITIES AND LIMITED COMMON AREAS USE

- 51.1. An Apartment Owner/ Resident shall not place or cause to be placed in the Common Areas, Amenities and Facilities of the Project and or the Towers any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them;
- 51.2. The Resident/ Owners shall use the Common Areas, Amenities and Facilities and other facilities provided in a prudent manner and any loss or damage caused to any of the items therein shall be paid for by the Apartment Owner / Resident causing such damage which may include repair of such item or replacing thereof;
- 51.3. The Apartment Owners shall not tamper with the lift buttons and use the corridors, lobby, parking area and other Common Area, Amenities and Facilities as a play area.
- 51.4. Screaming, shouting or any other loud activities in the Common Area Amenities and Facilities is strictly not allowed.
- 51.5. The allotted car parking spaces in the Basement or Surface level to the respective Apartment Owners shall be for the exclusive use of the Apartment to whom the same has been allotted, to the exclusion of the other Apartment Owners.
- 51.6. The Apartment Owners shall not in any manner obstruct the use of such allotted Limited Common Area in any manner.

52. RIGHT OF ENTRY

- 52.1. An Owner shall grant the right of entry to the Manager/ Estate Manager or to any other person authorised by the Board of the Association in case of any emergency originating in or threatening his/her Apartment whether the Owner is present at the time or not;
- 52.2. An Owner shall permit other Owners, or their representatives, when so required, to enter his/her Apartment for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for entry are made in advance and that such an entry is at a time convenient to the Owner. In case of any emergency, such right of entry shall immediately be permitted;
- 52.3. The open areas on the Ground level are to be used only as open area commonly by all the Owners.

53. RULES OF CONDUCT

- 53.1. Advertisements of any form, hoardings, notice, or posters of any kind are not permitted to be displayed from balconies, windows of Apartment units or anywhere in the Common Area, Amenities and Facilities except in the notice board after the consent & permission of the Association through the Maintenance Manager;
- 53.2. Apartment Owners shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb other Owners/ Residents.
- 53.3. Apartment Owners / Resident are not allowed to dry clothes, rugs, carpets, etc., on the balcony railing or by hanging them on a clothesline extended from the ceiling of the balcony.



- 53.4. Apartment Owners are required to use portable clothes rack / clotheslines for drying clothes in balconies and the height of such racks / clotheslines should not exceed the height of balcony railing so as to ensure the drying clothes are not visible from outside.
- 53.5. It is prohibited to dust rugs etc., from the windows or to clean rugs etc., by hosing on the exterior part of the Towers;
- 53.6. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the Municipal Dust Bin. If it is found that an Owner/occupier/tenant/lessee/ licensee has thrown garbage outside the receptacle meant for garbage collection, the Association has the right to levy a fine on him/her/them and such fine shall be Rs.1000/- per day.
- 53.7. No Owner, Resident, shall install wiring for electrical or telephone installation, satellite dish antennas, machines or air-conditioning units etc., on the exterior of Towers, or balconies or that which protrude through the walls or the roof of the Towers;
- 53.8. Any Owner desirous of disposing off his/her/their Apartment will prior to such disposal take a No Objection Certificate from the Association for such sale and such No Objection shall be subject to payment of Transfer fee as set out in Clause 38.4;
- 53.9. Apartment Owners shall ensure that no potted plants or any other objects are placed dangerously on air-conditioner ledges or balconies where they can fall and cause damage to property and or harm to any persons below. The Apartment Owner shall be fully liable for such damage that may occur due to any objects etc falling from the balcony, ledges, aircon ledges etc.
- 53.10. Should muddy water run down from potted plants and soil external walls of the Towers then those Apartment Owners from whose apartments this issue

is caused shall be charged a punitive fine to cover the cost of repairing the damaged wall.

- 53.11. Apartment Owners/their guests shall not damage any part of the Common Areas, Amenities and Facilities and shall make good the damage to the satisfaction of the Association. All the cost of such repair/replacement shall be recovered from such Resident.
- 53.12. Apartment Owners shall be responsible for the conduct of their family members, guests, servants, agents, house movers, drivers, contractors at all times ensuring that their behaviors are neither offensive to others in the Towers nor damaging to any portion of the common property.
- 53.13. Apartment Owners shall not under any circumstances, use abusive language, threaten, abuse, reprimand or assault their neighbours, Association and the appointed Maintenance Manager and/or contractors. If a Resident has any cause of complaint against the Association or the appointed Maintenance Manager and/or its staff, contractors, the Apartment Owner shall communicate the same to the Association or Maintenance Manager in writing.
- 53.14. Apartment Owners are not allowed to use any employee of Association and or the Maintenance Manager for any business or private errands. The Association, Maintenance Manager, maintenance personnel and security guards are not authorized or allowed to accept delivery of packages, parcels etc. of any kind on behalf of Apartment Owner.
- 53.15. Every Apartment Owner must give written notice to the Maintenance Manager furnishing the names of the tenants or occupier of the Apartment. If the Apartment Owner, fails to give such written notice, the Association reserves the right to refuse entry to any person as it deems fit.
- 53.16. Once an Apartment unit is leased out, the entitlement on the use the Common Amenities and Facilities is automatically transferred to the tenant and his/her family on the Association receiving intimation of such residency.



from the Apartment Owner and the Apartment Owner is no longer entitled to the use of these Common Areas, Amenities and Facilities even though the Apartment Owner is the registered Apartment Owner. Unless the occupancy is registered the occupant would not be allowed even though there would be any written contract between the Apartment Owner and the Occupant.

- 53.17. The Association and or the Maintenance Manager shall not be liable for any injury, accident or loss occurring in any part of the Project.
- 53.18. In the event of any violation of these rules, the Apartment Owner or resident shall make good and/or compensate for any loss and/or damage caused, to the satisfaction of the Association.
- 53.19. In the event if the Association has to engage any legal counsel to enforce any of the Rules and Regulation of the Association as contained, the Apartment Owners shall pay the amounts incurred by the Association as arrears of Maintenance Charges to the Association and till the amounts are not paid, the Apartment Owner would be barred from using the Common Areas, Amenities and Facilities and also the power back up and water supply would be stopped to the Apartment, till the payment is done.
- 53.20. Soliciting of goods and services, or organizing religious or political activities shall not be permitted within the Project premises.
- 53.21. In the event of power failure, fire or other emergencies, Apartment Owner must not use the lifts but should use the stairways to vacate the Tower or Project.
- 53.22. The Apartment Owner shall be responsible for the damages and liabilities arising from the failure to promptly attend to the maintenance and repair work within the Apartment. The expense of the repair will be borne by the Apartment Owner.



- 53.23. The Apartment Owner shall not make any alteration or modification, which may affect the façade or structure of the Town/Project.
- 53.24. In case of inter Apartment seepage/leakages, the Association shall fix the responsibility, in consultation with the concerned Apartment Owners, who shall be responsible to repair the same and the decision of the Association shall be final and binding on the Owner/s concerned. Where there is a dispute on responsibility of repair of common installations like concealed pipes, the decision of bearing the cost for the repair work will be decided by the Association.
- 53.25. The Apartment Owner, other than the Grantor before selling, renting or leasing his/her Apartment should obtain a "No dues Certificate" from the Association.
- 53.26. The Apartment Owner must keep the Maintenance Manager informed about the property Agents authorized to act on their behalf in case of leasing or for sale of the Apartment.
- 53.27. Personal belongings must not be placed / stored at the Common Areas, Amenities and Facilities at all times. The sidewalks, passages, lobbies, stairways and corridors must not be obstructed at all time, or be used for any purposes other than their designated usage. The Maintenance Manager shall not accept any liabilities, whatsoever, for loss or damage to such goods or items including bicycles, benches, flowerpots, shoes etc. left in the common property. There should be no obstruction that prevent or impede the free flow of traffic in the corridors.
- 53.28. Littering and spitting is strictly prohibited in the Common Areas, Amenities and Facilities of the Project and in breach whereof, the Apartment Owner shall bear the cost of removing the litter/ clearing up the area. The cost of

removing the litter / cleaning shall be determined at the sole discretion of the Maintenance Manager.

- 53.29. All furniture and equipment placed or installed in the Common Areas, Amenities and Facilities by the Grantor have been provided for the safety, comfort and convenience of all residents and therefore shall not be removed without the permission of the Association.
- 53.30. Apartment Owners shall not cause any damage to any furniture and equipment provided in the Common Areas, Amenities, Facilities for the use of all Apartment Owner.
- 53.31. It is intended that the exterior facade of the Tower and Project shall represent a uniform appearance. As such, Residents shall not allow any projections extend through any doors and window opening; erection of awning and window grilles and painting of external wall and window frames without prior approval of the Association.
- 53.32. The Association shall have full right and authority to demolish any or all such unauthorized additions, alterations, structures or any part thereof after 14 days of written notice to the Apartment Owner requesting him to remove the same and all costs and expenses incurred, including legal fees in respect of such removal or demolition shall be borne by the concerned Apartment Owner.
- 53.33. Apartment Owners shall use and enjoy the Common Amenities and Facilities and the common area in such a manner so as not to interfere unreasonably with the use and enjoyment thereof by other owners or their families or visitors.
- 53.34. Residents shall not use Common Areas, Amenities and Facilities for any of their personal benefits in any manner and shall ensure that the Common Area, Amenities and Facilities are kept clean and tidy in all



resaped and that garbage/trash is placed only in the disposal installations provided for such purposes.

53.35. Residents shall not use the lobby or Common Area, Amenities and Facilities of the estate for any private/public activities or function and religious/social/funeral functions or activities unless the same has been designated for such purpose and due permission has been obtained from the Association.

53.36. Apartment Owners shall ensure that their Visitors abide by the terms of the bye-laws, which are applicable to such Visitors.

54. FIRE AND EMERGENCIES

Fire safety precaution is given top priority by the Association.

In case of fire incident -

- (a) The Owner or Resident must raise the alert by calling the security guardhouse via the intercom/telephone and clearly state the Apartment number where the fire/smoke incident has occurred.
- (b) If the fire/smoke is in its initial stage, attempt without incurring personal risk to extinguish the fire, with the fire extinguisher until the fire-fighting personnel arrives.
- (c) Activate the nearest "breakglass" call-point located at the staircases.
- (d) Withdraw from the scene of fire/smoke if you are unable to control or contain the fire/smoke.
- (e) Allow fire-fighting personnel to take control of the fire fighting.
- (f) Do not panic.



- (g) In case of evacuation being necessary, Resident must evacuate the building in an orderly manner. Residents should not use the lifts and should Walk down the stairs in single file to a safe assembly area.
- (h) Every Resident shall grant entry to the Manager or any other person authorized by the Association in case of emergency originating in or threatening his/her unit (such as gas leak or fire/smoke, etc), regardless of whether the resident is present at the time or not. The entry of the authorized personnel has to be witnessed by the Manager.

55. HOME (CONTENTS) INSURANCE:

55.1 The insurance requirements of a Tower and the Project are different from the general insurance requirements of a private home. This is because of division of insurance responsibilities between the Association of Owners and the individual Apartment Owners. It is important that the Apartment Owners are aware of the nature of this division so that they may effect the necessary coverage. The Association is required to effect the following policies:

- 1) A damage policy (building insurance)

55.2 Any improvement of furniture & fixtures effected by owners shall not form part of the above policies. Owners are required to effect their own "contents" insurance in respect of their individual units.

55.3 It is the duty of the Apartment Owner, after receiving the keys to the unit to ensure that his/her property is sufficiently insured.

55.4 There are several house insurance packages available in the market, which typically provide coverage for the loss or damage to the insured property caused by fire, lightning, explosion, aircraft damage, riots, strikes, malicious

damage, impact damage, earthquakes, storms, typhoons, floods and theft/robbery and third party personal liability.

56. HOME SECURITY

For a more secure home, Apartment owners/residents are advised to lock all windows and external doors each time one goes out.

CHAPTER X
RULES OF USAGE

57. CAR PARKING RULES:

- 57.1. The Apartment Owners shall strictly adhere to their respective parking slots.
- 57.2. Apartment Owners who own cars shall register with the Association their car and secure identification stickers which are to be displayed prominently and visibly at the top right hand corner of the vehicle's front windscreen to facilitate the security guard in checking vehicles entering the Project. Any cars without the Association identification sticker will not be allowed in the Project, irrespective of the car belonging to the Apartment Owner. This is for the safety and security of all the Apartment Owners, Residents and children.
- 57.3. One (1) car park label will be issued for each car-parking slot. A fee of Rs.100/- per label or as may be decided by the Association post handover, charged for replacement of damaged or lost label.
- 57.4. Temporary usage of car park is permitted by the Apartment Owner to the other Apartment Owner who are in physical occupation of the Apartment provided both occupants inform the Association of such an arrangement in writing and that such car has the Associations identification sticker. No other vehicles are allowed to be parked in the car-parking slots.
- 57.5. Only vehicles of Owners/residents are allowed to be parked in their respective car-parking slots.



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- 57.5. Vehicles parked within the car park area at the sole risk of the owners or Apartment Owners, and the Association nor the Maintenance Manager will be responsible for any loss or any damage caused to the cars being parked including any damage due to any natural calamities.
- 57.7. Visitors are allowed to park their vehicles only in the parking area or marked for visitors parking within the compound so long as there are parking slots available in such visitors parking area. No visitor vehicles can be parked in the basement.
- 57.8. The car/two wheeler shall be neatly parked in the parking slot without obstructing the driveways and free movement of other vehicles.
- 57.9. The Apartment Owners are requested to keep the parking areas clean and tidy. Any incidental damages/spillage will be corrected at the cost of the defaulting Apartment Owner(s). The Apartment Owner(s) are prohibited from storing any unwanted items/ dangerous/legal items in the parking areas.
- 57.10. In the interest of safety of the children of the Owners, the Apartment Owners shall ensure that children are prohibited from playing in the basement, as this area is meant for car parking only.
- 57.11. The Apartment Owners are fully responsible for ensuring that their visitors adhere to the parking regulations.
- 57.12. The Apartment Owners are requested to co-operate with the housekeeping staff & security personnel when they are cleaning the parking areas.



- 57.13. The Apartment Owners are required to maintain a speed limit of 10 km/hour while driving their vehicle within the Project.
- 57.14. No commercial vehicle like buses, cranes, cargo trucks, containers, trailers etc., are allowed to be parked in the Project unless with the written approval of the Maintenance Manager/His Association, as the case may be.
- 57.15. Only Apartment Owners and authorized car washers are allowed to wash their vehicles within their respective parking space. Repair or servicing of cars is not permitted in the car park or anywhere in the Common Area, Amenities and Facilities of the Project.
- 57.16. All motor vehicles which are parked within the Project is at the owners' risk and the Association and or Maintenance Manager undertake no responsibility and shall not be liable in any manner whatsoever for any loss or damage of or to any motor vehicle parked or to its accessories or contents howsoever such loss or damage be caused whether by the negligence or otherwise of the Association and or Maintenance Manager.

58. RULES FOR KEEPING PET/S:

- 58.1. Apartment Owners keeping pets shall abide by the Municipal Sanitary By-laws or Regulations as also the rules and regulation formulated by the Association.
- 58.2. Apartment Owners may keep only household pets of pedigree. Livestock, poultry and other non-household pets shall not be allowed in the Apartment/s and/or the Common Area, Amenities and Facilities of the Project.



58.3. Household pets that cause nuisance or unreasonable disturbance to the other Apartment Owner shall be promptly removed upon notice given by the Maintenance Manager.

58.4. All pet owners shall observe the following rules, failing which they shall be obliged to remove their pets from the Godrej Eternity upon notice given by the Maintenance Manager:

- (a) Pets shall not be allowed in the Common Areas, Amenities and Facilities except when kept in restraint and accompanied by the owner of such pets or their attendant appointed by the owner of the pets.
- (b) Pets shall not be allowed in or around the recreation facilities, Swimming pool and Club-House.
- (c) It is the responsibility of the pet owners to ensure that pet droppings are promptly, hygienically and suitably disposed of, failure to do so the Association will charge Rs.1,000/- (Rupees One thousand only) or such amount as may be decided by the Association for not complying with this rule each time.

59. RULES FOR ENTRY OF VISITORS:

- 59.1. To ensure that the visitors follow the rules and regulations of the Association.
- 59.2. To ensure that the visitors park their vehicles as per the guidelines for visitor parking and with the guidance from the security personnel. If the visitor car parking lot is full then no additional visitors car parking would be allowed within the Project.
- 59.3. To ensure that the visitors do not misuse the Common Areas, Common Amenities and Facilities provided in the Project.

- 59.4. Common Amenities and Facilities like the swimming pool, club house, kids play area are strictly for the use and enjoyment of Apartment Owners / Residents and at fee determined by the Association for the use of guests, when accompanied by the concerned Apartment Owner.
- 59.5. To ensure that the security guidelines are adhered by the Visitors and accordingly Apartment Owners who are expecting Visitors are advised to give the name of the Visitors as well as their vehicle numbers (if any) to the Security Guard on duty at the Guardhouse. The Apartment Owners should also inform their guests that they would have to be verified at the Guardhouse.
- 59.6. Overnight parking by visitors is prohibited unless permitted by the Maintenance Manager.

60. SECURITY POLICIES & PROCEDURES:

- 60.1. Car / two wheelers of the Apartment Owners should display the Association identification label on the windscreen of the car as provided above. Only vehicles with valid Association identification label will be allowed into the Project.
- 60.2. Apartment Owners should allow the guards to note down the vehicle number of any private vehicle (Taxi / Auto) in which the Apartment Owner is coming into the Project.
- 60.3. Apartment Owners should allow the Guards to screen and check all the Taxi's / Autos coming into the Project in which they have travelled.
- 60.4. Private vehicles are only allowed till the pick-up and drop off point of the respective point provided by the Association or Grantor and never in the basement.



- 60.5. No taxis / Autos would be allowed to park inside the Project for pickups. However pre-paid taxi/travel bookings would be allowed to pick up the Apartment Owner if the Apartment Owner informs the guard through the intercom.
- 60.6. Apartment Owners are requested to inform their guests in advance regarding security checks and ask their guests to co-operate with the guards.
- 60.7. Apartment Owners/Owners are requested to inform their contractors in advance regarding security checks and ask their contractors to co-operate with the guards. The necessary approval needs to be obtained from the Maintenance Manager or the Association, as the case may be, before commencement of works to make available temporary passes to workers of the contractors to enter the Apartment and the Project to execute the works.
- 60.8. The written approval needs to be obtained from the Maintenance Manager or the Association, as the case may be, before commencement of the moving works. Apartment Owners/Owners are requested to inform their packers and movers in advance regarding the security checks and ask their packers and movers to co-operate with the guards.

61. RULES FOR CARRYING OUT INTERIORS OR MODIFICATIONS WITHIN THE APARTMENT UNITS BY APARTMENT OWNERS:

- 61.1. Apartment Owner shall in writing notify the Association on the interior works, modification, alteration or installation he or she intend to undertake within the Apartment. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation. Only after payment of caution deposit indicated below will the Apartment Owner be allowed and permitted to carry out interior works, modification, alteration or installation within the Apartment.

61.2. To facilitate interior works for Apartment Owners moving into the Project on completion, Apartment Owners will be permitted during the 6 months starting from the date of registration of deed of sale by the Apartment Owner, to carry out the Apartment interior works from 9 AM to 7 PM during all working days of the week and subject to specific approval of the Association to undertake any such interior work on Saturdays and Sundays.

61.3. After the period of 6 months as per clause 61.2 above, if any interior or modification works are to be carried out shall be done within the prescribed time periods set out below:

Monday to Friday	9 am to 1 pm and thereafter 4 pm to 6 pm
Saturday	9.00 am-4.00 pm
Sunday	9.00 am-6.00 pm

Provided further that noisy works such as drilling, etc shall not be carried out between 1 pm and 3 pm.

61.4. The Apartment Owner who is carrying out any interior works shall ensure that the engaged contractor / workers etc takes reasonable steps to: -

- a) Store or deposit all building material / debris within the unit or at the designated temporary storage area in case available and allotted by the Maintenance Manager;
- b) Apartment Owner to pay Rs.2000/- to the Association towards clearing the debris from the Building;
- c) Not to store renovation debris within the Tower/Building or in the car parking slots in the basement or in the open area.



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- d) Not to discharge debris into the garbage chute, toilet bowls, basins or wash area.
- e) Clean up the lift lobby and common corridor daily or when instructed by the Maintenance Manager;
- f) Contractor should note that the height limit of basement car park is 2.1 meters while getting in vehicles to move in goods to the basement.
- g) Carpenters / Workers should follow the sign in & sign out protocol and carry ID cards while they are working at site & handover the ID cards while they exit.
- h) DG backup will not be provided during interior work.
- i) Structural alterations like cutting or chasing walls & floors are not allowed.
- j) Carpentry materials shifting should be done strictly before 6.30 PM.
- k) Removal of wooden and other debris during / after interior work is owner's responsibility, nothing to be thrown inside the site / lobby or around the Project.
- l) Interior materials like Ply, laminates, Granite, tiles, etc., are not allowed to be stored in lobbies/balconies or basement and Association/Grantor is not responsible for any loss, damages of these materials.
- m) Granite cutting is not allowed anywhere around lobby area and no common area power to be utilised for the same.



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- n) *Nil* Any kind of interior works to be carried only inside the Apartment. Interior work will not be allowed or permitted in Common Area, Amenities and Facilities.
- o) Carpenters are not allowed to bring in or use any kind of pen knives, cigarettes, inside the Project and security has full rights to restrict such persons from entry inside the gate.
- p) Drilling or causing damage to the plumbing lines in kitchen & toilet should be rectified by Residence Owner or actual cost of repair will be applicable if the Grantor or the Association is to rectify the same.
- q) No paint touch ups are accepted post-handover or after interior works in the Apartment.
- r) In case of marking required from the plumber & electrician for any alterations, the Residence Owner to give the Association week's prior notice. electrician & plumber would not be arranged for markings on an urgent & immediate basis. Prior approval in writing is mandatory for modifying / changing electrical or plumbing lines.
- s) There would not be any replacement or repair work from the Association for door locks, latches, sliding doors and windows lock, post-handover.
- t) Cutting / chipping or any damages to the columns and beams are not allowed. Residence Owner / customer/interior contract representative will be solely held responsible for any kind of structural damages caused to the Apartment, neither the Grantor nor the Association will be held responsible for such act of the Residence Owner or their interior contract representatives. Electricity supply & interior work will also be stopped immediately until technical evaluation of the damage caused is done.

- 61.5. Workmen carrying out interior works will not be permitted to stay overnight at the Project or in any of the Towers.
- 61.6. The Apartment Owners agree that for the purpose of carrying out interior work within the Apartment, the respective Apartment Owners shall execute a separate indemnity in favour of the Owners Association as a safeguard in case of damage to the Tower or Project and/or Common Areas, Amenities and Facilities during the process of interiors or modification. Any stamp duty on such indemnity along with the architect certified plans for the interior work shall be submitted to the Owners Association and/or the Maintenance Manager in case the Owners Association has not been formed as yet.
- 61.7. The Apartment Owners shall also deposit interest free caution deposit amount of Rs.20,000/- (Rupees Twenty Thousand Only) or such amount as may be decided by the Association to the Owners Association before the commencement of the interior works and subject to the conditions imposed by the Association in this regard. The Apartment Owner will not be permitted to commence works till the indemnity is provided to the Owners Association and caution deposit is paid. The Apartment Owner shall also submit to the Association 2 sets of scaled drawings of the unit layout, proposed build out and M&E works proposed. It is also agreed that during the course of interior works being carried out, any of the Office Bearers will be entitled to visit the Apartment without prior notice to monitor & supervise that the work is being carried out as per the drawings shared and approved by the Association. The Association is entitled to halt the ongoing works in case there is any deviation from the approved scheme. The Apartment Owner shall cooperate with the Association on this front.
- 61.8. The caution if the deposit shall be adjusted against damage caused subject to the following:

- a) If no damage is caused the entire amount of Rs.20,000/- will be refunded.
- b) If the amount of damage ascertained is within Rs.20,000/- then the balance amount will be refunded after deducting the amount required to repair the damage.
- c) If the amount of damage ascertained is more than Rs.20,000/- then in that event the Apartment Owner carrying out works shall pay the actual amount required to repair the damage to the Association or the vendor appointed to carry out such work.

- 81.9. Apartment Owners should use the staircase and avoid using lifts for moving heavy construction materials, furniture etc.
- 81.10. The Apartment Owners shall ensure air-conditioner outdoor units shall be placed only at the areas designated by Grantor and or the Owners Association. Adequate arrangement should be made by the Apartment Owner for draining out water from the air conditioning unit. Apartment Owners must ensure to drain out the water of spill AC properly so that it does not spill the Project and/or Tower walls and also does not cause inconvenience to others.
- 81.11. The Apartment Owners shall not enclose any of the balconies/terrace, living room, kitchen of the Apartment with glass or grill or otherwise.
- 81.12. The Apartment Owners shall not construct any kind of structure (permanent or temporary) in the open area or any balcony / terrace areas of the Apartment.
- 81.13. An Apartment Owner shall ensure that no structural members such as columns and beams within the unit are tampered with in the course of the renovation or alteration works.

- 81.14. The Apartment Owners shall not carry out modifications or alterations within the apartment, which are structural in nature as this could be detrimental to the entire Tower or Phase or Project. Such modification work includes drilling holes / chipping beams and columns, alteration of walls, flooring, plumbing lines, etc., are strictly prohibited.
- 81.15. The Apartment Owners shall not make any holes in the external walls of their Apartment or any internal wall opening up in the Common Area, Amenities and Facilities of the Project, for either installation of AC, exhaust fans, or for any other installation which require puncturing of any of the external walls or the internal wall opening up in the Common Area of the Tower/building/Project or floor. If there is any such requirement, the Apartment owner shall make available all relevant information, details and design as requested and called for by the Maintenance Manager. Only after the Maintenance Manager has approved of such installation shall the Apartment owner carry out such installation.
- 81.16. The Apartment Owners shall not change the location of toilets, kitchens or plumbing lines as this could have adverse implications to the neighboring apartments.
- 81.17. An Apartment Owner shall avoid carrying out any modifications to the wet areas such as bathrooms as that may result in the waterproofing membranes being damaged and render the waterproofing warranty void. Any renovation works in these areas will only be after proper consultancy report from accredited plumbing contractors is submitted to the Association.
- 81.18. Any works done in the wet areas such as bathrooms or kitchen would render the waterproofing warranty void and any leakage resulting from such works shall be attended to by the Apartment Owner.

61.19. The Apartment Owners shall ensure that during the process of carrying out fit-outs there is no damage caused to any shared walls and Common Area. The Apartment Owners shall ensure that walls, drains, pipes and other fittings are kept in good condition and in case of any damage caused, the respective Apartment Owner/s will be responsible to carry out repairs as required by the Grantor or Owners Association.

61.20. Any work related to renovation/refurbishing/woodwork etc. will not be permitted or be allowed to be carried out in any Common Area, Amenities and Facilities of the Project including in the basement and or car parking slots.

61.21. To maintain the aesthetics of the façade, an Apartment Owner who wishes to install grilles for windows should seek the written approval of the Grantor and or the Association before starting any work. Grilles shall be as per the designs approved by the Grantor or the Association.

62. RULES & REGULATIONS GOVERNING MOVING IN/OUT

62.1. An Apartment Owner moving in/out of the Apartment must apply for approval from the Association in a prescribed form. An Apartment Owner shall pay an amount of Rs.2,000/- prior to such move.

62.2. The cheque shall be prepared in favour of the Association and given to the Association before approval is granted for moving in/out of an Apartment.

62.3. Upon approval the Apartment Owner shall ensure that moving in/out of an Apartment are kept between 7 am – 7 pm.

62.4. The details of the movers and packers engaged by the Apartment Owner should be notified to the Maintenance Managers who shall inform the Security at Guardhouse before commencement of any work.

- 62.5 Movers and packers are to carry out prior survey to assess the movement of the shifting material in the Project.
- 62.6 Where the Apartment Owner requires the use of lifts for transportation, the Apartment Owner shall ensure that the lift interior and other areas along the transportation route are adequately protected to the satisfaction of the Maintenance Manager. Further, the passenger lifts shall not be used for transportation of goods or items of personal effects like T.V., refrigerator, washing machines, air conditioner, tables, chairs, furniture and fixtures, etc.
- 62.7 The Apartment Owner shall ensure that the works to be carried out will not in any way cause any nuisance to the other Apartment Owners.
- 62.8 Vehicles used for moving the Apartment Owners material must not obstruct other vehicles when parked within the Project. Such vehicles are not permitted to be parked overnight within the Project.
- 62.9 Upon completion of the moving in/out, the Apartment Owner or Resident shall inform the Maintenance Manager and a joint inspection of the lift lobby / Common Area will be carried out to ascertain there has been no damage.
- 62.10 In the event of damage caused to the common property or unwanted items or carton boxes are found on the common property which are the result of the Apartment Owner's moving activities, the Maintenance Manager reserves the right to make good the damage and/or cause the removal of unwanted items or carton boxes and such cost shall be recovered from the Apartment Owner.
- 62.11 The Apartment Owner or Occupier and their movers must take note that the height limit of the basement car park is 3.375 meters.



63. CLUB HOUSE

63.1. The Club House is open from 6 am to 9 pm or such other times as the Association of Owners might decide in the General Meeting of the Association.

63.2. The Club-House comprises of facilities as mentioned under Club house location in Annexure 'B' to this Deed (together referred to as the Club Facilities).

63.3. GENERAL GUIDELINES RELATING TO USE OF CLUB HOUSE AND THE CLUB FACILITIES:

- a) The Club-House and the Club Facilities is exclusively for the use and entertainment of the Apartments Owners and their families.
- b) Personal guests of the Apartments Owners may be permitted to use these Club Facilities only when the Resident accompanies them. The Maintenance Manager reserves the right to restrict the usage time of the Club Facilities for the guests, depending on the crowd.
- c) Children under the age of 12 are permitted to use the Club Facilities only when accompanied by adult Resident, who must remain in attendance. The Apartments Owner / Resident shall be fully responsible for any child under his or her control.
- d) Staff employed by owners are not allowed to use the Club Facilities.
- e) Dogs or Pets of any kind are not allowed in the Club Facilities or the swimming pool areas.
- f) The charges for usage of the Club Facilities at Club House and other amenities will be available with the Maintenance Manager.
- g) 'No Smoking' rule also applies to the Club House and the Club Facilities area.

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64. SWIMMING POOL:

64.1. The Association will keep a register at the area adjoining the swimming pool where every Apartment Owner before using the pool will record his/her details as required by the Association. Each Apartment Owner is responsible for the safety of his/her ward while the child/children are in the swimming pool. The swimming pool shall be utilized only by the Owners and their children.

64.2. The Association is not liable and not responsible for any accident/calamity/tragedy occurring in the swimming pool of any kind.

64.3. The Pool is open from 7 am to 8 pm or such other times as the Owners might decide in the General Meeting of the Association.

64.4. GENERAL GUIDELINES RELATING TO USE OF SWIMMING POOL:

- a) The pool is meant for the use of Apartment Owners of Godrej Elanfy. Guests are allowed subject to rules of the Association upon payment of fee as determined by the Association. Guests will be permitted to use the pool only when accompanied by a Resident. The Maintenance Managers reserve the right to restrict the usage time of the facilities for guests depending on the crowd.
- b) Children below Ten (10) years of age should be accompanied and supervised by an adult at all times while using the Swimming Pool.
- c) Residents should avoid using the swimming pool when they are suffering from skin disorders or contagious diseases.
- d) Proper swim-wear is to be worn by all those who wish to use the pool.
- e) Users will not be permitted into the pool without proper swimming attire.

- f) Any person with long hair is required to wear a swimming cap.
- g) Footwear is not permitted near the pool area.
- h) Taking a shower and foot wash is a must before entering the pool.
- i) Diving and jumping into the pool is strictly prohibited.
- j) Water sports are prohibited in the pool.
- k) Consumption of snacks and drinks is not permitted near the swimming pool premises.
- l) The Association is not responsible for loss of valuables/ personal belongings.
- m) The pools are not supervised by any lifeguard. All swimmers should exercise caution when using the pool. The instructions of the Clubhouse supervisor / security personnel are to be followed.
- n) No pets are allowed in the swimming pool premises.
- o) Professional coaches may use the pool for lessons with the Association's written approval.
- p) Abuse of any of the facilities in any manner that causes damage will result in Apartment Owner/Resident held responsible and will have to bear the cost for repair.
- q) The Manager reserves the right to shut down the swimming pool for maintenance and repairs.

- c) The Association reserves the right to ban any person from using the pool, whether Apartment Owner/s or Resident, who substantially derogards the Byo-Laws, and/or who conducts himself/herself in an uncourtey manner.

65. GYMNASIUM

65.1. The gym is open from 6 am to 9 pm daily or such other times as the Association might decide from time to time in General Meeting.

65.2. GENERAL GUIDELINES FOR USE OF GYM:

- a) The Maintenance Manager reserved the right to shut down the gym for maintenance and repairs.
- b) The gym is exclusively for the use of the Apartment Owners.
- c) Appropriate footwear, attire, as well as towel are necessary to be arranged by the users while using the gym facilities.
- d) No wet swimsuits shall be worn in the gym.
- e) Eating and smoking is strictly prohibited
- f) Children under the age of 12 are not allowed to use the gym equipment.
- g) Care must be exercised on the proper handling and use of the equipment.
- h) All equipment must be returned to their respective positions after use. No equipment must be removed from the gym.
- i) To prevent anyone from hogging any equipment, time limit for use of each equipment may be imposed when it becomes necessary.

- j) Coaching is not permitted in the gym without approval of the Maintenance Manager.
- k) The Association and or Maintenance Manager will not be held responsible for any injury or accident etc., arising from the carelessness or negligence on the part of the person/s concerned or arising from failure to abide by the rules or instructions for the use of the equipment in the Gym.
- l) The Association and or Maintenance Manager will not be held responsible for any injury or accident arising to any person using the gym.
- m) Apartment Owner / Residents must ensure that all users of the facilities should at all times follow the directions of the Maintenance Manager.
- n) Abuse of any of the gym facilities in any manner that causes damage to the gym facilities will result in Apartment Owner / Resident being held responsible and will have to bear the cost of repair.
- o) The Association reserves the right to ban any person from using the facility, whether Apartment Owner or Resident, who substantially disregards the Bye-Laws, and /or who conducts himself/herself in an unbecomly manner.

66. RULES PERTAINING TO THE USE OF KIDS PLAY AREA

- 66.1. This facility is open from 7 am to 7 pm daily or such other times as the Owners Association might decide from time to time in a General Meeting.

66.2. GUIDELINES FOR USE OF THE KIDS PLAY AREA:

- a) This facility is provided for the exclusive use of Resident kids. A responsible adult must accompany kids whilst using the kids play area.
- b) Personal guests may be permitted to use these facilities only when accompanied by the Resident.

- c) The Maintenance Manager reserves the right to restrict the usage time of the facilities for the guests, depending on the crowd.
- d) Children over the age of 12 years should be discouraged from using the Kids Play Area.
- e) Noisy, rough or dangerous play will not be permitted at the Kids Play Area.
- f) Noise level should be kept low to avoid causing disturbance to others.
- g) Responsible adults must ensure that all users of the facilities should at all times follow the directions of the Maintenance Manager.
- h) Abuse of any of the facilities in any manner that causes damage to the facilities will result in Apartment Owner/Resident being held responsible and will have to bear the cost of repair.
- i) Pets are not allowed in the play area.
- j) The Association reserves the right to ban any person from using the facility, whether Apartment Owner/s or Resident, who substantially disregards the By-Laws, and /or who conducts himself/herself in an unruly manner.
- k) The Association and or Maintenance Manager will not be held responsible for any injury or accident etc arising from the carelessness or negligence on the part of the person/s concerned or arising from failure to abide by the rules or instructions for the use of the equipment in the Kids Play Area.

67. **OTHER RULES:**

- 67.1. Salesmen making cold calls are not allowed to enter the gate.
- 67.2. Visitors in autos and taxis have to alight at the gate, as these vehicles will not be allowed inside.
- 67.3. The main gates shall be kept locked between 11 pm and 6 am. It can be opened as and when required for the Apartment Owner or Visitors notified by the Apartment Owner.
- 67.4. Apartment Owners shall not carry out noisy, offensive or dangerous trade or pursuit, which may be a nuisance, annoyance or danger to other Apartment Owners.
- 67.5. Apartment Owners should avoid wasting water or energy. They should ensure that all water taps and electrical appliances are properly shut off before leaving their Apartment.

- 67.6. Apartment Owners shall ensure household domestic helpers display identity cards while entering the Project and while they are within the premises of the Project. These identity cards need to be procured post registration with the Association and/or Maintenance Manager. The Apartment Owner shall handover copy of the permanent address proof & identity documents for domestic help to the Association at the time of registration. The Apartment Owner shall comply with the statutory norms pertaining to the appointment of domestic help.
- 67.7. Apartment Owners are aware and acknowledge that there is no smoking in the lobby, corridors and Common Area, Amenities and Facilities of the Apartment Towers and this is also against the law of the land.

CHAPTER - XI

AMENDMENTS TO BYE LAWS APARTMENT OWNERSHIP

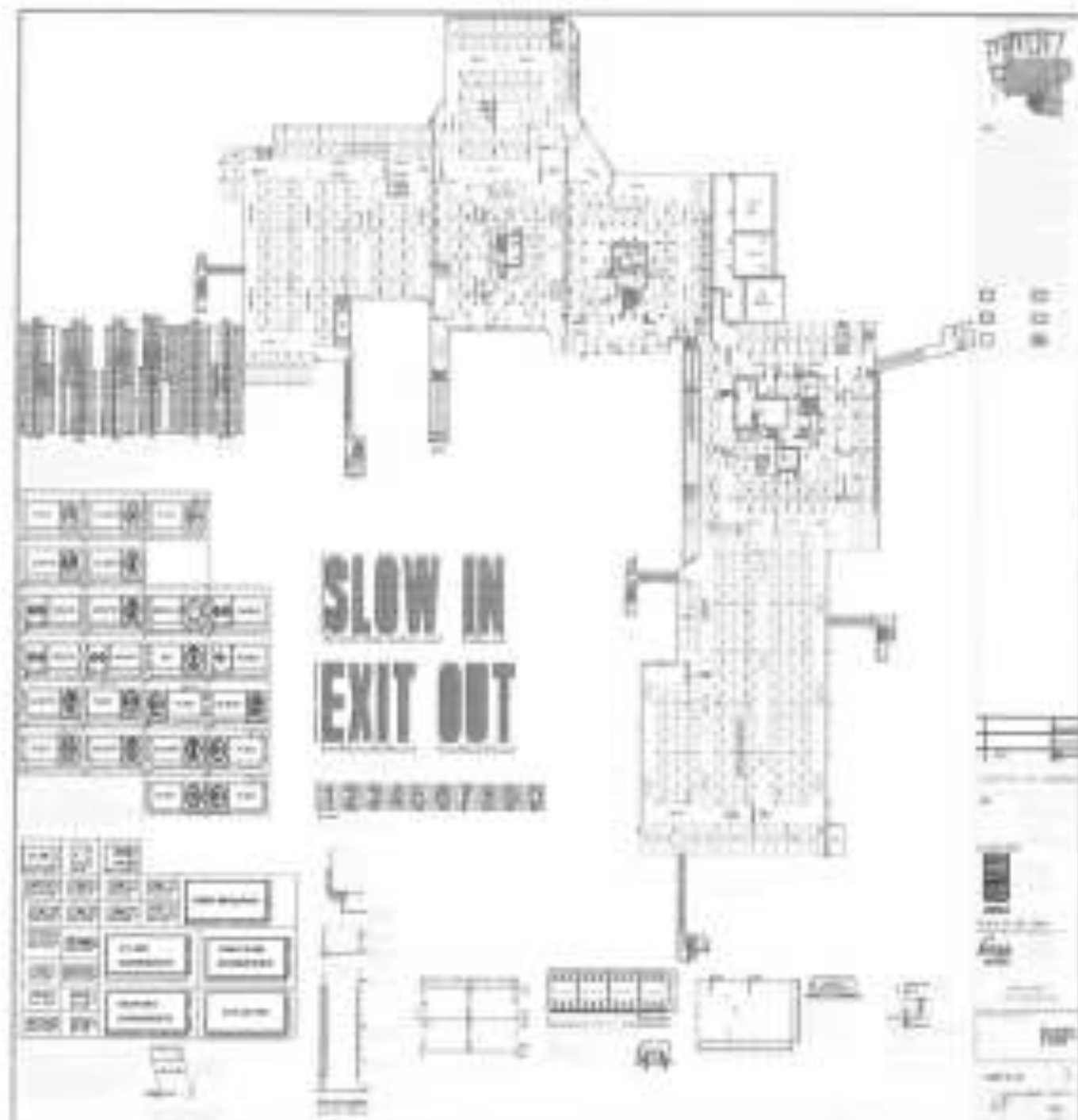
68. AMENDMENT OF BYE-LAWS

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 75% of the total number of all Apartment in the Project, who are present and voting either in person or by proxy.

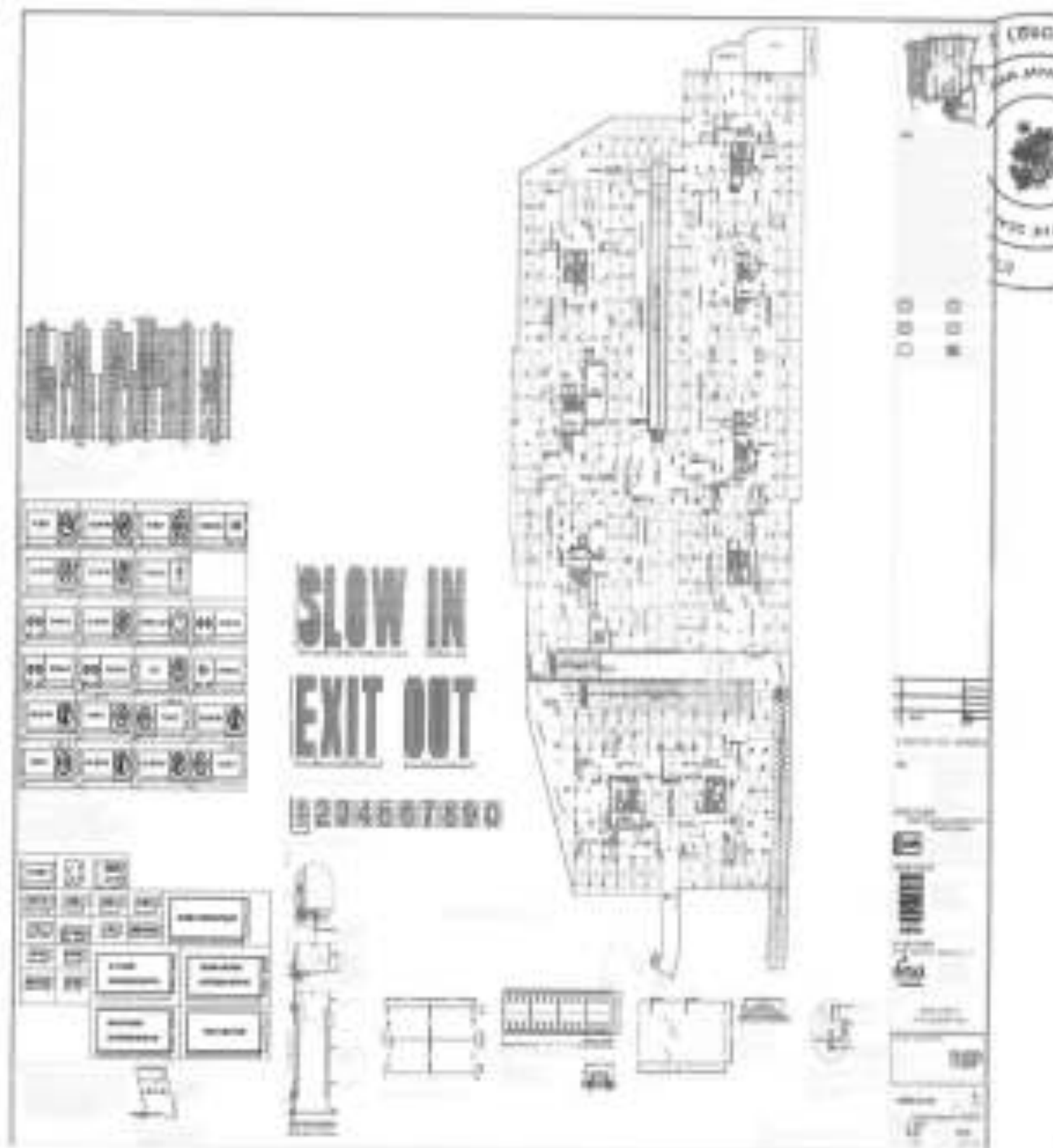
EXHIBIT C

(Car Park Plan)

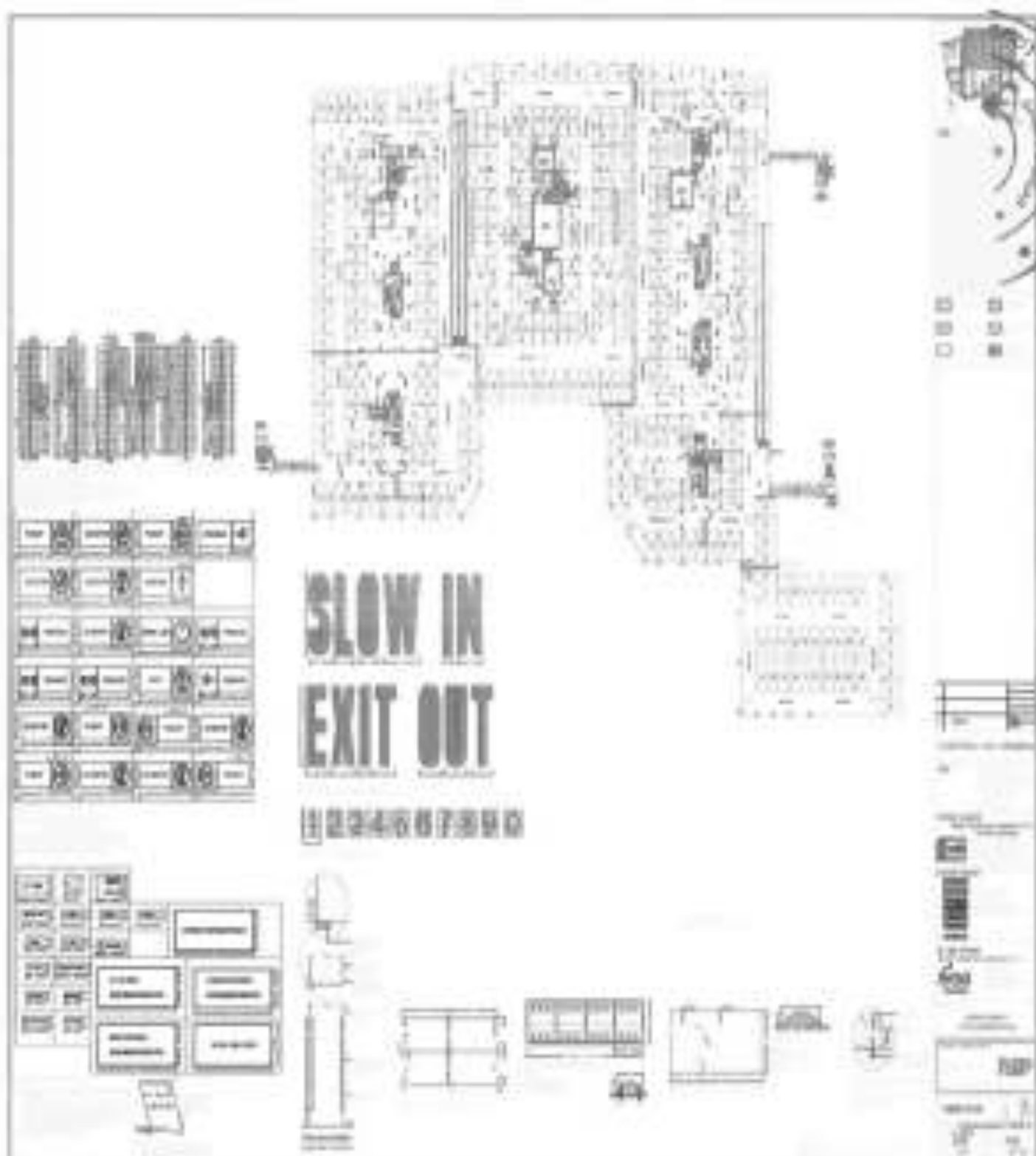
Phase 1



Phase 2



Phase 3



ANNEXURE 'A'

(Common Areas of the Project)

Sr. No.	Description of Common Areas	General/Restricted/Limited
1.	Entrance Lobbies	General
2.	Courtyards	General
3.	Corridors	General
4.	Staircases	General
5.	Lifts	General
6.	Terraces at every level	General
7.	Driveway	General
8.	Pathway	General
9.	Landscape Areas	General
10.	Visitor Car Parks	General
11.	Car Parks allotted in Apartments (Basement and Surface Level)	Limited
12.	Common lights on the main gates and running along the periphery of the Apartment.	Restricted
13.	110 Street lights and 7 solar street lights – only in ph. 1	Restricted
14.	Electrical Rooms and Other Service Areas	Restricted
15.	Security Cabin	Restricted

ANNEXURE 'B'
(Common Amenities and Facilities of the Project)

Sl. No.	Description of Common Amenities and Facilities	Location	General/Restricted
1.	Retail Tie-up	Phase 1- Tower H	General
2.	Pharmacy Tie-up	Phase 1- Tower H	General
3.	Restaurant Tie-up	Phase 1- Tower H	General
4.	Diagnostics Centre	Phase 1- Tower H	General
5.	Central Plaza	Phase 1	General
6.	Central Spine - Ph 1	Phase 1	General
7.	Artificial Pond	Khazab land	General
8.	Jogging/ Walking/ Cycling track	Around khazab land	General
9.	24/7 SECURITY, CC TV SURVEILLANCE	All Phases	General
10.	CHILDREN PLAY AREA	Phase 1 and 2	General
11.	SENIOR CITIZEN COURT	Phase 2	General
12.	Barbeque Area with sitting	Central Plaza	General
13.	Trampoline	Portable and can be placed any where	General
14.	Club House	Phase 1- Near Tower N	General
15.	Crèche	Clubhouse	General
16.	Acupressure pathway	Clubhouse courtyard pathway	General
17.	Gym	Clubhouse	General
18.	MINI THEATRE	Clubhouse	General
19.	YOGA/ DANCE ROOM	Clubhouse	General
20.	Water Volley ball	In the clubhouse swimming pool	General



21.	Badminton Court-dum-Party Hall	Club House	General
22.	Indoor games: Table Tennis, Cards, Carom, Chess room,	Club House	General
23.	Library and reading room,	Club House	General
24.	Health Club for Men and Women with steam and massage,	Club House	General
25.	Outdoor Swimming pool with Kids pool with changing room & locker facilities,	Club House	General
26.	Graffiti Wall	Club House	General
27.	Pantry	Club House- Multi-purpose hall.	General



Sl. No.	Particulars	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1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Case No.	Floor No.	Zone	Room Category	Area (sqm)	Volume (m³)	Weight (kg)	Value (€)
01-0-01	0	2 Storey B - 0		81.323	813.23	17.67	133.38
01-0-02	0	2 Storey B - 2		81.323	813.23	17.67	133.38
01-0-03	0	2 Storey B - 3		81.323	813.23	17.67	133.38
01-0-04	0	2 Storey B - 4		81.323	813.23	17.67	133.38
01-0-05	0	2 Storey B - 5		81.323	813.23	17.67	133.38
01-0-06	0	2 Storey B - 6		81.323	813.23	17.67	133.38
01-0-07	0	2 Storey B - 7		81.323	813.23	17.67	133.38
01-0-08	0	2 Storey B - 8		81.323	813.23	17.67	133.38
01-0-09	0	2 Storey B - 9		81.323	813.23	17.67	133.38
01-0-10	0	2 Storey B - 10		81.323	813.23	17.67	133.38
01-0-11	0	2 Storey B - 11		81.323	813.23	17.67	133.38
01-0-12	0	2 Storey B - 12		81.323	813.23	17.67	133.38
01-0-13	0	2 Storey B - 13		81.323	813.23	17.67	133.38
01-0-14	0	2 Storey B - 14		81.323	813.23	17.67	133.38
01-0-15	0	2 Storey B - 15		81.323	813.23	17.67	133.38
01-0-16	0	2 Storey B - 16		81.323	813.23	17.67	133.38
01-0-17	0	2 Storey B - 17		81.323	813.23	17.67	133.38
01-0-18	0	2 Storey B - 18		81.323	813.23	17.67	133.38
01-0-19	0	2 Storey B - 19		81.323	813.23	17.67	133.38
01-0-20	0	2 Storey B - 20		81.323	813.23	17.67	133.38
01-0-21	0	2 Storey B - 21		81.323	813.23	17.67	133.38
01-0-22	0	2 Storey B - 22		81.323	813.23	17.67	133.38
01-0-23	0	2 Storey B - 23		81.323	813.23	17.67	133.38
01-0-24	0	2 Storey B - 24		81.323	813.23	17.67	133.38
01-0-25	0	2 Storey B - 25		81.323	813.23	17.67	133.38
01-0-26	0	2 Storey B - 26		81.323	813.23	17.67	133.38
01-0-27	0	2 Storey B - 27		81.323	813.23	17.67	133.38
01-0-28	0	2 Storey B - 28		81.323	813.23	17.67	133.38
01-0-29	0	2 Storey B - 29		81.323	813.23	17.67	133.38
01-0-30	0	2 Storey B - 30		81.323	813.23	17.67	133.38
01-0-31	0	2 Storey B - 31		81.323	813.23	17.67	133.38
01-0-32	0	2 Storey B - 32		81.323	813.23	17.67	133.38
01-0-33	0	2 Storey B - 33		81.323	813.23	17.67	133.38
01-0-34	0	2 Storey B - 34		81.323	813.23	17.67	133.38
01-0-35	0	2 Storey B - 35		81.323	813.23	17.67	133.38
01-0-36	0	2 Storey B - 36		81.323	813.23	17.67	133.38
01-0-37	0	2 Storey B - 37		81.323	813.23	17.67	133.38
01-0-38	0	2 Storey B - 38		81.323	813.23	17.67	133.38
01-0-39	0	2 Storey B - 39		81.323	813.23	17.67	133.38
01-0-40	0	2 Storey B - 40		81.323	813.23	17.67	133.38
01-0-41	0	2 Storey B - 41		81.323	813.23	17.67	133.38
01-0-42	0	2 Storey B - 42		81.323	813.23	17.67	133.38
01-0-43	0	2 Storey B - 43		81.323	813.23	17.67	133.38
01-0-44	0	2 Storey B - 44		81.323	813.23	17.67	133.38
01-0-45	0	2 Storey B - 45		81.323	813.23	17.67	133.38
01-0-46	0	2 Storey B - 46		81.323	813.23	17.67	133.38
01-0-47	0	2 Storey B - 47		81.323	813.23	17.67	133.38
01-0-48	0	2 Storey B - 48		81.323	813.23	17.67	13

Q1-1-01	2000-01-01	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	1000000	10000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[illegible]



Tag No.	Tag Name	Size	BB4 (ADJUST) AREA SQM	BB4 (ADJUST) AREA SFT	TOTAL BUILDING AREA	BB4 (ADJUST) AREA SQM	BB4 (ADJUST) AREA SFT	SPR	SPR	SPR	SPR
Tower N											
SROOF											
ME-1-01	ME-1-01	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-02	ME-1-02	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-03	ME-1-03	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-04	ME-1-04	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-05	ME-1-05	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-06	ME-1-06	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-07	ME-1-07	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-08	ME-1-08	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-09	ME-1-09	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-10	ME-1-10	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-11	ME-1-11	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-12	ME-1-12	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-13	ME-1-13	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-14	ME-1-14	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-15	ME-1-15	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-16	ME-1-16	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-17	ME-1-17	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-18	ME-1-18	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-19	ME-1-19	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-20	ME-1-20	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-21	ME-1-21	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-22	ME-1-22	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-23	ME-1-23	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-24	ME-1-24	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-25	ME-1-25	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-26	ME-1-26	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-27	ME-1-27	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-28	ME-1-28	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-29	ME-1-29	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-30	ME-1-30	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-31	ME-1-31	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-32	ME-1-32	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-33	ME-1-33	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-34	ME-1-34	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-35	ME-1-35	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-36	ME-1-36	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-37	ME-1-37	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-38	ME-1-38	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-39	ME-1-39	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-40	ME-1-40	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-41	ME-1-41	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-42	ME-1-42	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-43	ME-1-43	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-44	ME-1-44	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-45	ME-1-45	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-46	ME-1-46	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-47	ME-1-47	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-48	ME-1-48	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-49	ME-1-49	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-50	ME-1-50	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-51	ME-1-51	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-52	ME-1-52	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-53	ME-1-53	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-54	ME-1-54	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-55	ME-1-55	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-56	ME-1-56	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-57	ME-1-57	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-58	ME-1-58	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-59	ME-1-59	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-60	ME-1-60	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-61	ME-1-61	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-62	ME-1-62	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-63	ME-1-63	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-64	ME-1-64	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-65	ME-1-65	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-66	ME-1-66	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-67	ME-1-67	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-68	ME-1-68	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-69	ME-1-69	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-70	ME-1-70	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-71	ME-1-71	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-72	ME-1-72	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-73	ME-1-73	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-74	ME-1-74	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-75	ME-1-75	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-76	ME-1-76	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-77	ME-1-77	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-78	ME-1-78	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-79	ME-1-79	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-80	ME-1-80	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-81	ME-1-81	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-82	ME-1-82	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-83	ME-1-83	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-84	ME-1-84	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-85	ME-1-85	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-86	ME-1-86	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-87	ME-1-87	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-88	ME-1-88	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-89	ME-1-89	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-90	ME-1-90	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-91	ME-1-91	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-92	ME-1-92	1.0000 E-1	125.13	1353.05	11.46	125.13	1353.05	1500	1500	1500	1500
ME-1-93	ME-1-93	1.0000 E-1	125.13	1353.05	11.46	125.13</					

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A1-B-01	5	2.00000000	10.25	2000.00	5.00	50.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00</
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Godrej Furniture Area and Shed/In

Tower C	Unit No.	Unit No.	Unit	TOTAL DISTRIBUTION		PMA SOLUTION AREA		LAWRENCE AREA		100%	SFT
				SQM	SFT	SQM	SFT	SQM	SFT		
GROUND FLOOR	C1-B-01	1	2-BHK C-1	96.30	1043.18	4.36	46.80	121.120	1293.00	80.00	861.00
	C1-B-02	2	2-BHK C-2	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-B-03	3	1-BHK C-3	98.17	1051.70	4.10	43.24	121.120	1293.00	80.00	861.00
	C1-B-04	4	2-BHK C-4	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-B-05	5	2-BHK C-5	98.17	1051.70	4.36	46.80	121.120	1293.00	80.00	861.00
	C1-B-06	6	2-BHK C-6	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-B-07	7	2-BHK C-7	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-B-08	8	2-BHK C-8	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-B-09	9	2-BHK C-9	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-B-10	10	2-BHK C-10	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
1ST FLOOR	C1-C-01	1	2-BHK C-1	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-02	2	2-BHK C-2	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-03	3	2-BHK C-3	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-04	4	2-BHK C-4	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-05	5	2-BHK C-5	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-06	6	2-BHK C-6	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-07	7	2-BHK C-7	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-08	8	2-BHK C-8	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-09	9	2-BHK C-9	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C1-C-10	10	2-BHK C-10	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
2ND FLOOR	C2-B-01	1	2-BHK C-1	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-02	2	2-BHK C-2	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-03	3	2-BHK C-3	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-04	4	2-BHK C-4	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-05	5	2-BHK C-5	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-06	6	2-BHK C-6	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-07	7	2-BHK C-7	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-08	8	2-BHK C-8	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-09	9	2-BHK C-9	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00
	C2-B-10	10	2-BHK C-10	98.17	1051.70	5.10	54.36	121.120	1293.00	80.00	861.00

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No.	Particulars	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1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