



TSGGDF

GOVERNMENT OF TELANGANA

REGISTRATION AND STAMPS DEPARTMENT



THE REGISTRAR OF SOCIETIES

RANGA REDDY

Certificate of Registration

(No : 294 of 2023)

I hereby certify that 'SERENE WELFARE ASSOCIATION' , 3-90 Sy No 33,43,44,46/ Yenkapally/ Chevella/ Chevella/ Rangareddy/ Telangana/ India/ on this day registered under the Telangana Societies Registration Act., 2001



REGISTRAR OF SOCIETIES

RANGA REDDY

RANGA REDDY

Date : 4/Apr/2023

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.
 The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
 The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
 During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నది మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన సర్వహాణ సమస్యలు లేవు.
 Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

T. Jayanthi

సంతకము
 SRIVEN NET DEN
 Signature
 SDP-SRND

Opp: Amberpet Police Station
 TIRUMALANAGAR
 AMBERPET Mandal
 HYDERABAD-500013
 TELANGANA

(Maintained Under Section 3 of Societies Registration Act, 2001)

1. Society Registration Number :	No : 294 of 2023
2. Name of the Society :	SERENE WELFARE ASSOCIATION
3. Society Category :	Other
4. Society Address :	3-90 Sy No 33,43,44,46/ Yenkapally/ Chevella/ Chevella/ Rangareddy/ Telangana/ India/

Member Details

S.No	Name of the office Bearers & S/O, W/O, D/O	Designation of their local standing in the Society	Occupation	Residential Address
1	BALARAM REDDY PALLE, S/O LATE P SANJEEVA REDDY	PRESIDENT	BUSINESS	PLOT NO 158/ ROCK TOWN COLONY/ MANSOORABAD/ Saroornagar/ RANGAREDDY/ Telangana/ NA/ India
2	VIJAY KUMAR GAJULA, S/O G ADI NARAYANA	SECRETARY	BUSINESS	8-3-224/9/24/B H-103/ NEAR HANUMAN TEMPLE/ MADHURA NAGAR/ Ameerpet/ HYDERABAD/ Telangana/ NA/ India
3	SOHAM MODI, S/O LATE SATISH MODI	TREASURER	BUSINESS	PLOT NO 280/ ROAD NO 25/ JUBLEE HILLS/ Khairtabad/ HYDERABAD/ Telangana/ NA/ India
4	ABHINAY GAJULA, S/O G VIJAY KUMAR	MEMBER	BUSINESS	8-3-224/9/24/B H-103/ NEAR HANUMAN TEMPLE/ MADHURA NAGAR/ Ameerpet/ HYDERABAD/ Telangana/ NA/ India
5	KALYAN CHAKRAVARTHY JAIPRAKASH, S/O JAIPRAKASH JAYARAMAN	MEMBER	BUSINESS	3-5-700 FLAT NO 302/ SAIRAM APARTMENTS/ OPP OLD MLA QUARTERS/ Himayatnagar/ HYDERABAD/ Telangana/ NA/ India
6	BUTCHI RAMBABU GANGAVARAPU, S/O G S SWAMI	MEMBER	SERVICE	VILLA NO 16/ NILGIRI EASTATES/ RAMPALLY/ Keesara/ MEDCHEL/ Telangana/ NA/ India

7	SURESH MADYARLA, S/O M RAJIAH	MEMBER	SERVICE	PLOT NO 104/A/ SUDHA NAGAR COLOY/ OLD SAFILGUDA/ Malkajiri/ MEDCHEL/ Telangana/ NA/ India
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Document Details

Document Type	Document Name
Memorandum and Byelaw	bylaws.pdf
Lease DeedAffidavit	Affidavit.pdf
Self signed declaration	SELF ID.pdf



MEMORANDUM OF ASSOCIATION

SERENE WELFARE ASSOCIATION

Office: H. No. 3-90, Sy. Nos. 33, 43, 44, 46 of Yenkapally Village,
Chevella Mandal, R.R. District, Telengana – 501503.

NAME OF THE ASSOCIATION: "SERENE WELFARE ASSOCIATION".

LOCATION:

The Registered office of the Association shall be at: H. No. 3-90, Sy. Nos. 33, 43, 44, 46 of Yenkapally Village, Chevella Mandal, R.R. District, Telengana – 501503.

AIMS AND OBJECTS OF THE ASSOCIATION:

The aims and objects of the Association shall be to promote cultural, charitable, social, sporting, literary activities and other such related activities, which are more particularly stated hereunder:

1. Promote cultural activities by way of conducting classes, for both children and adults, to impart training in traditional dance, painting of any form, traditional arts, fine arts etc., and to hold periodic exhibitions for the said purpose.
2. Promote literature by maintaining a library. To encourage donation of books by the members to the library.
3. Promote social and charitable activities. The society shall endeavor to help government and charitable schools, colleges, primary health centers, hospitals by providing consumables, equipment, furniture or by way of voluntary service by its members.
4. Promote sporting activities by way of conducting coaching classes, for both children and adults, to impart training in cricket, badminton, volley ball, basket ball, caroms, pool, chess, etc., and to hold periodic tournaments for the said purpose.
5. Promote/encourage social activities amongst its members. To organize social and cultural events during festivals, holidays, New Year, etc.
6. To do all things necessary and expedient for the accomplishment of the aforesaid objectives.

CERTIFIED that the Association is formed with no profit motive and no commercial activity is involved in its working.

CERTIFIED that the office bearers of the Association shall not be paid any remuneration or honorarium of any kind from the funds of the Association.


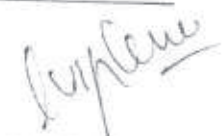




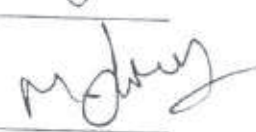
CERTIFIED that the Association would not engage itself in agitational activities to ventilate grievances.

CERTIFIED that the Officer Bearers Signature are genuine.



 

Signature of the President/Secretary

CERTIFIED TO BE A CORRECT COPY:

Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
1. Mr. P. Balaram Reddy S/o. Late P. Sanjeeva Reddy	43	President	Business	Plot No. 158 Rock Town Colony Mansoorabad Hyderabad - 500 068.	
2. Mr. G. Vijay Kumar S/o. Mr. G. Adi Narayana	65	Secretary	Business	8-3-224/9/24/B, H-103 Near Hanuman Temple Madhura Nagar Hyderabad - 500 038.	
3. Mr. Soham Modi S/o. Late Satish Modi	53	Treasurer	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad - 076.	
4. Mr. Abhinay Gajula S/o. G. Vijay Kumar	35	Member	Business	8-3-224/9/24/B, H-103 Near Hanuman Temple Madhura Nagar Hyderabad - 500 038.	
5. Mr. Jaiprakash Kalyan Chakravarthy S/o. Shri. Jai Prakash Jayaraman	49	Member	Business	3-5-700, Flat No. 302 Sairam Apartments Opp: Old MLA Quarters, Himayatnagar, Hyderabad - 500 029.	
6. Mr. G.B. Rambabu S/o. Mr. G. S. Swami	63	Member	Service	Villa no. 16, Nilgiri Estates, Rampally Village, Keesara Mandal, Medchal-Malkjgiri Dist.	
7. Mr. M. Suresh S/o. Mr. M Rajaiah	42	Member	Service	Plot No. 104/A, Sudha Nagar Colony, Old Safilguda, Hyderabad-056.	

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Mahender. M S/o. Late M. Mallesh	42	Service	R/o. H. No: 28-77 Yadav Basti, Neredmet Hyderabad.	
2. Mr. Ch. Ramesh S/o. Late Narsing Rao	40	Service	R/o. H. No: 1-3-176/D/2 Kavadiguda, Hyderabad-80	



 Signature of P. Balaram Reddy

BYE LAWS OF
SERENE WELFARE ASSOCIATION

1. NAME OF THE ASSOCIATION:

The Association shall be called as Serene Welfare Association.

2. LOCATION:

The Registered Office of the Association shall be at H. No. 3-90, Sy. Nos. 33, 43, 44, 46 of Yenkapally Village, Chevella Mandal, R.R. District, Telengana – 501503.

3. DEFINITIONS: In these Bye Laws unless the context required otherwise:

- a. "Association" means Association of the members of Serene Welfare Association.
- b. Founding Members are the members who have formed this Association.
- c. "Executive Committee" means the duly elected Executive Committee and/or the Executive Committee of Founding Members.
- d. "Registrar" means the Registrar of Societies.
- e. "Rules" mean the rules and regulations formulated by the Founding Members and amended from time to time.
- f. "Majority of Members" means those members holding 51 percent of votes.
- g. "Year" means a period of twelve months from April to March.

4. JURISDICTION:

- a. The provisions of this bye laws shall apply to all members of the Association.

5. MEMBERS OF ASSOCIATION:

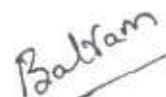
- a. MEMBERSHIP: Membership to the limited to such persons who may apply to become members of the Association and their application for membership is approved by the Executive Committee members. The Executive Committee shall periodically call for a special meeting for approval of such applications. Atleast 50% of the Executive Committee members must approve the application for a person to be admitted as a members of the Association. Upon such acceptance each member will become a member of the Association and shall pay a sum of Rs. 50/- as non-refundable entrance fees. Each such member shall receive a copy of the bye laws on payment of such entrance fees.
- b. The membership shall be transferrable, subject to approval of majority members of the Executive Committee.

6. DISQUALIFICATION OF A MEMBER:

No member shall be entitled to vote on the question of election of the members of the Executive Committee or be entitled to stand for election to such office if he is in arrears of any sum due from him to the Association for more than 30 days preceding the date of such election.

7. CONSTITUTION OF EXECUTIVE COMMITTEE:

- a. The Executive Committee shall consist of a maximum of 7 members. They shall be elected at the general body meeting of the Association by secret ballot.
- b. The Executive Committee shall, in turn, elect a president, secretary and a treasurer from among themselves.
- c. The elected Executive Committee shall be at liberty, to co-opt up to two members on the Executive Committee to help better and smooth working of the Association. Such co-opted members shall enjoy all privileges and rights on par with elected Executive Committee members till the end of their term.



Signature of the President/Secretary



- d. The members forming the Association shall be the Founding Members of the Executive Committee and shall hold office till the election of the new Executive Committee. The first such election shall be called for after the Association has at least 20 members. However the Executive Committee shall be at liberty to call for the first elections at any other time it may deem fit and proper. The term of the founder Executive Committee shall continue till such time first elections are called for.
- e. The functions of the Executive Committee shall be as mentioned below.
 - i. **PRESIDENT** The president shall preside over all the general meetings and meetings of the Executive Committee and shall be its Executive head. It shall be his duty to keep overall supervision of the functioning and administration of the Executive Committee. In case of a tie in a meeting of the Executive Committee meeting or of the general body, he shall have a casting vote.
 - ii. **SECRETARY**: The secretary shall be in charge of carrying out the day to day functions of the Association and its administration and assist the Executive Committee in implementing its resolutions and policies.
 - iii. **TREASURER**: The treasurer shall be in charge of maintaining the accounts, cash and banks balances and keep supervision over the income and expenditure of the Association with the coordination of the President and Secretary and other Executive Committee Members.
 - iv. **OTHER MEMBERS OF EXECUTIVE COMMITTEE**: The other members of the Executive Committee shall assist the office bearers in discharging the functions of the Association and perform their duties as entrusted to them from time to time.

8. TERM OF EXECUTIVE COMMITTEE:

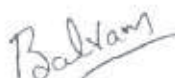

The term of office of the Executive Committee shall be for a period of two years. All the members of the Executive Committee shall be liable to retire on completion of their term of office. Being eligible and willing to be re-appointed, any or all of the members may be re-nominated for election for another term. The Executive Committee shall hold office until their successors have been elected and hold their first meeting. The election should be normally completed during the last month of the term, but not later than (30) days of the completion of the term. However the term of the Founding Members/Executive Committee forming the Association shall be upto such time the first elections for the Executive Committee is called for.

9. VACANCY IN EXECUTIVE COMMITTEE:

- a. In case of any vacancy in the office bearers on account of death, resignation, removal or otherwise of any office bearer, the Executive Committee shall fill it up by electing another member as office bearer.
- b. In case of a vacancy in the office of other Executive Committee members, the Executive Committee shall be empowered to fill it up till the time of next election by co-opting another member.
- c. The Executive Committee shall be empowered to appoint such staff as may be necessary to carry out the functions of the Association on such remuneration as may be fixed by it.

10. ELECTIONS:

The general body shall conduct the elections to the Executive Committee Bi-annually by secret ballot. The first elections shall be announced and conducted by the adhoc Executive Committee appointed by the present Association.

Signature of the President/Secretary

11. VOTING RIGHTS:

- a. All members of the Association shall be entitled to attend and participate in the discussions and vote in all general meetings, subject to clause 6 above.
- b. All members shall have one vote only.
- c. No member shall be eligible to vote unless he is not in default of dues to the Association for more than one month.

12. PROXIES:

- a. Any member of the Association entitled to attend and vote at a meeting of the Association shall be entitled to appoint another person (whether a member or not) as his proxy to attend and vote instead of himself; but a proxy so appointed shall not have any right to speak at the meeting. A member shall not be entitled to appoint more than one proxy to attend at the same occasion.
- b. The instrument appointing a proxy shall be in writing and be signed by the appointer.
- c. The proxy is to be deposited with the Association or any other person authorised by the Association before 48 hours of the meeting.
- d. A proxy deposited before the original meeting can be used at the adjourned meeting.
- e. A person can be appointed as proxy only for one member.

13. ACCOUNTS:

The Executive Committee through its treasurer and person-in-charge of its office shall maintain true and correct accounts as may be prescribed and required from time to time and have the same audited at the end of every financial year. The said audited accounts shall be presented to its members at every annual general meeting for its due approval.

14. APPOINTMENT OF AUDITORS:

The General Body in its annual general meeting shall appoint auditors for each year, and shall get the accounts audited. The General Body shall also fix the remuneration of the auditors.

15. MEETINGS OF THE EXECUTIVE COMMITTEE:

The Executive Committee shall meet at least once in every six months or as often as may be necessary in the office of the Association or any other places suitable to all.

16. MEETINGS OF THE GENERAL BODY:

The annual general meeting of the general body comprising of all the members shall be held once in a year. However, only members shall have the voting right at the meeting.

Atleast 30% of the members may ask the Executive Committee to call for an extra-ordinary general meeting at any time by giving fifteen days notice in writing to the board. In such a case, the Executive committed shall be obliged to call for such meeting.

However, the first such general body meeting can only be called for by duly elected Executive Committee members. The Founding Members shall not be entitled to call for a general body meeting.

Balwan

Surjit

Signature of the President/Secretary

17. THE FUNDS OF THE ASSOCIATION:

- a. The funds shall be spent only to the attainment of the objects of the Association and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- b. Funds for the Association shall be raised in one or more of the following ways:
 - i. By way of Registration Fee from members, as provided in Clause 5 above.
 - ii. By Corpus fund to the members.
 - iii. By way of charges towards promotion of cultural, charitable, social, sporting, literary activities.

18. OPERATION OF FUND OF THE ASSOCIATION:

- a. The Treasurer shall deposit all the sums (funds) of the Association in any bank by opening an account or accounts for the purpose as the Executive Committee may approve. All expenditures incurred from time to time shall be brought to the notice of the Executive Committee by the treasurer and the Secretary in the subsequent meetings of the Executive Committee. The Bank accounts so opened shall be operated jointly by the Treasurer along with the President or Secretary.
- b. No Executive member or authorized representative of the Association or an employee of the Association shall be entitled to collect Funds of the Association including monthly maintenance charges by way of cash. Funds of the Association must be collected by cheque, payorder, wire transfer and electronic transfer. Appropriate receipt should be issued for the same. However, members shall be entitled to deposit cash for payment of monthly maintenance charges directly in the bank account of the Association and obtain receipt for payment after producing proof of deposit to the Association.
- c. The Treasurer or other Executive Committee Members shall not be authorized to withdraw more than Rs. 20,000/- per day by way of cash from the bank account of the Association. Any withdrawal of more than Rs. 20,000/- on any day shall require a resolution passed by the Executive Committee and duly signed by the President, Secretary and Treasurer for each such withdrawal, duly recording the intended use of the cash being withdrawn.

19. QUORUM:

- a. The presence of members representing 30% of votes shall be the quorum for the General Body Meeting. If within half an hour from the time appointed for holding a General Body Meeting, a quorum is not present the meeting shall stand adjourned to the same day in the next week, at the same time and place as to such other day and at such other time and place as the Executive Committee may determine. If at the adjourned meeting also, a quorum is not present within half an hour from the time appointed for holding the meeting, the members present shall be a quorum.
- b. The quorum for a meeting of Executive Committee shall be 1/3rd of its total strength (any fraction contained in that one thirds being rounded off as one). If a meeting of Executive Committee should not be held for want of quorum, thus the meeting shall automatically stand adjourned till the same day in the next week at the same time and place.

20. NOTICES:

All notices relating to meetings, proceedings or of any other nature shall be served by circulation either by post or by email or by hand delivery or by other electronic media to its members or by a display of the same on the notice board affixed for the purpose.

Balram

Signature

Signature of the President/Secretary

21. LEGAL PROCEEDINGS:

The Association shall be entitled to sue or to be sued in the name of "Serene Welfare Association" and shall be represented by its President or its Secretary.

22. POWERS OF RECOVERY:

The Association shall be entitled to institute legal proceedings for recovery of dues from its members or from third parties to it, apart from discontinuation of the basic amenities and services as mentioned above.

23. DECISION OF THE COMMITTEE:

- a. The decisions taken by the Executive Committee shall be binding on its members and no members shall be entitled to challenge the same in any Court of Law.
- b. The decisions by the Executive Committee shall be taken by passing a resolution to the affect in any of its meeting or by circulation, and shall either be circulated to all the members in writing or displayed on the notice board of the office for seven clear days. The display on the notice board shall also be deemed to be circulated and intimated to the members.

24. OTHER CHARGES

- a. The Executive Committee shall be authorized to levy / collect charges towards promotion of cultural, charitable, social, sporting, literary activities from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 5 members of the Executive Committee. A general body meeting shall not be required to collect such charges and the Executive Committee shall be fully authorized to do so as given above. However, members shall have an option to voluntarily pay such charges i.e they cannot be made mandatory. Further such additional charges should be based on estimate of expenditure and shall be temporary in nature.

25. RULES AND REGULATIONS OF THE ASSOCIATION:

- a. The Founding Members of the Association shall formulate the Rules and Regulations for day to day operations of the Association within 90 days form formation of the Association. These Rules shall be binding on all the members of the Association. The Rules may be amended from time to time as per procedure given herein.

26. OBLIGATIONS OF THE MEMBERS/OCCUPANTS:

- a. Members shall comply with all the Bye-laws of the Association along with the rules and regulations stipulated by the Association for accomplishment of the aims and objects of the Association.
- b. Failure to comply with any Bye-laws, rules and regulations of the Association shall be a ground for action by the Executive Committee members, that may include termination of membership of the Association.

J.C.P. Grew

Balfam

Signature of the President/Secretary

27. 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 Executive Committee and every deed of instrument to which the seal is affixed shall be attested for and on behalf of the Association by two members of the Executive Committee, i.e., the Secretary and the President of the Executive Committee.

28. AMENDMENTS TO THE BYE LAWS:

These Bye Laws may be amended by 2/3rds majority of the members attending the duly constituted meeting for such purpose and in the case of any amendment/alteration to the Objects of the Association it shall further be confirmed by 2/3rds of the members present in the Second Special meeting.

29. AMENDMENTS TO THE RULES REGULATIONS OF THE ASSOCIATION:

These Rules and Regulations formed by the Founding Members may be amended by 2/3rds majority of the members attending the duly constituted meeting for such purpose.

30. AGENDA OF THE MEETING:

The agenda for discussion at the general body meetings shall be circulated at least fifteen days in advance to its members.

Notwithstanding anything contained in these bye-laws the Association shall be governed and be bound by all laws and legislations, central or state, that may be passed affecting this type of Association in present or future.

31. WINDING UP:

In case the Association has to be wound up, the property and funds of the Association that remain on discharging after discharging the liabilities shall be transferred or paid to some other institution with similar aims and objects or which works for any public purpose.

32. FOUNDING MEMBERS OF THE ASSOCIATION:








The members that have formed this Association shall be the Founding Members of the Association. The Founding Members shall manage the day to day affairs of the Association as per the rules given herein till such time the first election for the Executive Committee Members is called for.

33. The term his shall mean and include whenever context requires his/her/them/they/ their and the like.

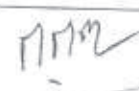



DECLARATION

We, the undersigned have formed into an Association and hereby declare that we will be responsible to run the affairs of the Association and are desirous of getting the Association registered under public societies Registration Act, 1350 F.















Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
1. Mr. P. Balaram Reddy S/o. Late P. Sanjeeva Reddy	43	President	Business	Plot No. 158 Rock Town Colony Mansoorabad Hyderabad - 500 068.	
2. Mr. G. Vijay Kumar S/o. Mr. G. Adi Narayana	65	Secretary	Business	8-3-224/9/24/B, H-103 Near Hanuman Temple Madhura Nagar Hyderabad - 500 038.	
3. Mr. Soham Modi S/o. Late Satish Modi	53	Treasurer	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad - 076.	
4. Mr. Abhinay Gajula S/o. G. Vijay Kumar	35	Member	Business	8-3-224/9/24/B, H-103 Near Hanuman Temple Madhura Nagar Hyderabad - 500 038.	
5. Mr. Jaiprakash Kalyan Chakravarthy S/o. Shri. Jai Prakash Jayaraman	49	Member	Business	3-5-700, Flat No. 302 Sairam Apartments Opp: Old MLA Quarters, Himayatnagar, Hyderabad - 500 029.	
6. Mr. G.B. Rambabu S/o. Mr. G. S. Swami	63	Member	Service	Villa no. 16, Nilgiri Estates, Rampally Village, Keesara Mandal, Medchal-Malkjgiri Dist.	
7. Mr. M. Suresh S/o. Mr. M Rajaiah	42	Member	Service	Plot No. 104/A, Sudha Nagar Colony, Old Safilguda, Hyderabad-056.	

WITNESSES:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Mahender, M S/o. Late M. Mallesh	42	Service	R/o. H. No: 28-77 Yadav Basti, Neredmet Hyderabad.	
2. Mr. Ch. Ramesh S/o. Late Narsing Rao	40	Service	R/o. H. No: 1-3-176/D/2 Kavadiguda, Hyderabad-80	

 
Signature of the President/Secretary

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Name in block letters	Residential Address	Passport size Photograph	Finger print In Black (Left Thumb)
1. Mr. P. Balaram Reddy S/o. Late P. Sanjeeva Reddy	Plot No. 158 Rock Town Colony Mansoorabad Hyderabad – 500 068.		
2. Mr. G. Vijay Kumar S/o. Mr. G. Adi Narayana	8-3-224/9/24/B, H-103 Near Hanuman Temple Madhura Nagar Hyderabad – 500 038.		
3. Mr. Soham Modi S/o. Late Satish Modi	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad - 076.		
4. Mr. Abhinay Gajula S/o. G. Vijay Kumar	8-3-224/9/24/B, H-103 Near Hanuman Temple Madhura Nagar Hyderabad – 500 038.		
5. Mr. Jaiprakash Kalyan Chakravarthy S/o. Shri. Jai Prakash Jayaraman	3-5-700, Flat No. 302 Sairam Apartments Opp: Old MLA Quarters, Himayatnagar, Hyderabad - 500 029		
6. Mr. G.B. Rambabu S/o. Mr. G. S. Swami	Villa no. 16, Nilgiri Estates, Rampally Village, Keesara Mandal, Medchal-Malkjgiri Dist.		
7. Mr. M. Suresh S/o. Mr. M Rajaiah	Plot No. 104/A, Sudha Nagar Colony, Old Safilguda, Hyderabad-056.		

Thank to
DATE ISSUED
Soham Modi
FOR INKFIELD PAPER
Self



5/-
44-10-2023 18:28:14
₹ 000050/-
APR 11 2023 10:41 AM
APR 11 2023 10:41 AM

AFFIDAVIT

I Soham Modi, Son of Late Satish Modi, aged about 53 years, Occupation: Business and authorized signatory of M/s. Modi Farm House Hyderabad LLP having its registered office at 5-4-187/ 3& 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad and confirm with good state of mind and hereby declare on oath as follows:

M/s. Serene Welfare Association, the application of which is submitting for Registration of Societies, Ranga Reddy Dist. The said Association is located in my premises bearing no. 3-90, Sy. No. 33, 43, 44 & 46 of Yenkapally Village, Chevella Mandal, Ranga Reddy District-501503.

I have No Objection to establish the said Association in the above premises, for which I did not collect any rent or deposit from the Association.

It was declared on oath with free will and consent without coercion or hesitations with good state of mind on this the 10-03-2023.

-DEPONENT

ATTESTED
J.V.N.
J.V.N. RAMA KRISHNA
M.Com., LLB
ADVOCATE & NOTARY
12-11-236, Warsangus,
SECUNDERABAD-500 061
Phone No: 9346672478



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
 భారత ప్రభుత్వం
 Unique Identification Authority of India
 Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/10862/03097

07/03/2012

To
 Palle Balaram Reddy
 పల్లె బలరం రెడ్డి
 S/P P Sanjeeva Reddy
 plotno158and 158
 rock town colony
 mansoorabed
 LBNagar
 Rangareddi,
 Andhra Pradesh - 500068



UF1144286051N

11442860



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7578 5812 4287

ఆధార్ - సామాన్యని హక్కు

Balaram



భారత ప్రభుత్వం
 GOVERNMENT OF INDIA

పల్లె బలరం రెడ్డి
 Palle Balaram Reddy



జన్మ సంవత్సరం/Year of Birth: 1993
 పురుషుడు / Male

7578 5812 4287



ఆధార్ - సామాన్యని హక్కు

Mail : gajula vijay 2011 @ g mail . com

Mobile : 9246160873




భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrolment No.: 2081/50003/34612

To
 గాజుల విజయ్ కుమార్
 Gajula Vijay Kumar
 8-3-224-9-24/B-H-103
 Madhura Nagar
 Madhura Nagar
 Near Hanuman Temple
 Hyderabad
 Hyderabad Andhra Pradesh - 500038
 9246160873

Download Date: 27-02-2021

Issue Date: 27-02-2021




మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
5725 1033 9049
 VID : 9192 3408 2105 9935
నా ఆధార్, నా గుర్తింపు




భారత ప్రభుత్వం
Government of India





గాజుల విజయ్ కుమార్
 Gajula Vijay Kumar
 పుట్టిన తేదీ/DOB: 02/07/1953
 లింగం/SEX: MALE

Issue Date: 27-02-2021

Issue Date: 08-03-2021

5725 1033 9049
 VID : 9192 3408 2105 9935
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
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సమాచారం



- ఆధార్ ఒక గుర్తింపు మాత్రమే పొరసత్వం కాదు
- సంక్షిప్తంగా బ్యాలం కోడ్ / ఆన్లైన్ వెక్యూఎంఎల్ / ఆన్లైన్ ప్రామాణీకరణ అయినా గానీ గుర్తింపును రద్దీకరం చేయవద్దు.
- ఇది ఎలక్ట్రానిక్స్ ద్వారా వ్రాయబడిన లేఖ.

INFORMATION

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- ఆధార్ దేశవ్యాప్తంగా చెల్లుబాటు అవుతుంది.
- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలను సులువుగా పొందడానికి ఆధార్ మీకు సహాయపడుతుంది.
- ఎక్కడా మేము మొదటి సారి మరియు ఇమెయిల్ చదవని ఆధార్ లో ఆన్ లైన్ చేసి ఉంచండి
- ఎమ్ ఆధార్ అప్ ఉపయోగించండి. మీ ఆధార్ ను ఎల్లప్పుడూ మీ స్మార్ట్ ఫోన్ లో ఉంచండి

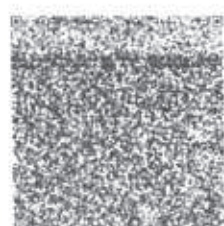
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వివరాలు:
 8-3-224-9-24/B-H-103, మధుర నగర్, విజయ్ కుమార్
 గాజుల విజయ్ కుమార్, మధుర నగర్, హనుమన్
 ప్రాధానాన్ని, మధుర నగర్,
 హైదరాబాద్ - 500038

Address:
 8-3-224-9-24/B-H-103, Madhura Nagar, Near
 Hanuman Temple, Madhura Nagar,
 Hyderabad, Hyderabad
 Andhra Pradesh - 500038



5725 1033 9049
 VID : 9192 3408 2105 9935

1947 | help@uidai.gov.in | www.uidai.gov.in

Signature



భారత విశేష గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Government of India

సమీచు శ్రమసంఖ్య/Enrolment No.: 1171/00027/00529

To: Gajula Abhinay (గజుల అభినయం) S/O Gajula Vijay Kumar 8-3-224/9/24/B H-103 Madhura Nagar Near Hanuman Temple Madhura Nagar Hyderabad Andhra Pradesh - 500038



EY 00937629 2 IN Ref. No.: 25012011-00070

మీ సంఖ్య / Your No.:

5928 1407 7692

సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

గజుల అభినయం Gajula Abhinay



పుట్టిన సంవత్సరం / Year of Birth : 1988 పురుషుడు / Male

5928 1407 7692



సామాన్యని హక్కు

Handwritten signature

Mail: abhisajula@gmail.com mobile: 9848036236



Government of India



AADHAAR

నిర్దేశములు

- Aadhaar గుర్తింపుకు మాత్రమే నిరూపణ. పౌరసత్వానికి కాదు. గుర్తింపు నిరూపణకై, ఆన్‌లైన్‌లో నిర్ధారణ పొందండి. ఏదైనా సహాయం అవసరమైతే :

ఫోన్ నెం. 1800 180 1947 లో సంప్రదించండి లేదా పోస్ట్‌బాక్స్ నెం. 1947, బెంగుళూరు -560001 కి ఉత్తరం రాయండి లేదా help@uidai.gov.in. కి ఈ-మెయిల్ పంపండి.

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Call us 1800 180 1947 or; Write to P.O. Box No. 1947, Bengaluru - 560 001 or; Email help@uidai.gov.in



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వీరునామా:

S/O గజుల విజయ కుమార్ 8-3-224/9/24/B హ-103, మధుర నగర్ నీయర్ హనుమాన్ తెంపుర మధుర నగర్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500038

Address:

S/O Gajula Vijay Kumar 8-3-224/9/24/B H-103, Madhura Nagar Near Hanuman Temple Madhura Nagar, Hyderabad Andhra Pradesh, 500038

Aadhaar - Saamanyuni Hakku



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Government of India

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Unique Identification Authority of India

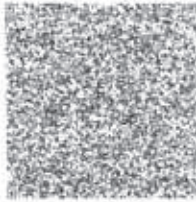
రెజిస్ట్రేషన్ Enrolment No. 0000 00730 23246

Download Date: 24/06/2021

To
శ్రీ ప్రకాశ్ కళ్యాణ్ చక్రవర్తి
Jai Prakash Kalyan Chakravarty
Jayaraman jai prakash
3-5-699 FLAT NO 501
Vittalwad narayanguda
Kharatabad shaikpet
Himayath nagar
Himayathnagar
Hyderabad Telangana - 500029
9845017803

Issue Date: 15/04/2021

Signature valid



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2725 3787 2510

VID : 9133 0509 7854 4952

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



శ్రీ ప్రకాశ్ కళ్యాణ్ చక్రవర్తి
Jai Prakash Kalyan Chakravarty
జన్మ తేదీ DOB: 25/09/1974
లింగం Gender: MALE

Download Date: 24/06/2021

Issue Date: 15/04/2021

2725 3787 2510

VID : 9133 0509 7854 4952

నా ఆధార్, నా గుర్తింపు



Government of India



సమాచారం

- ఆధార్ ఒక గుర్తింపు మాత్రమే సాధనకరం కాదు
- సురక్షితమైన క్వార్ కోడ్ / ఆన్ లైన్ ఎక్స్ ఐ ఎం / ఆన్ లైన్ ప్రామాణీకరణను ఉపయోగించి గుర్తింపును ధృవీకరించండి.
- ఇది ఎలక్ట్రానిక్స్ ద్వారానే జారీ చేయబడిన లేఖ.

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- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలను సులువైనా సాధనకరంగా ఆధార్ మీదు సాధించవచ్చు.
- ఎక్కప్పుడూ మీ మొబైల్ నెంబర్ మరియు ఇమెయిల్ ఎడెస్ ఆధార్ లో ఆప్ డేట్ చేసి ఉంచండి.
- ఎవీ ఆధార్ ఆన్ అప్ డొయింగ్ / మీ ఆధార్ ను ఎలక్ట్రానిక్స్ ద్వారా మీ స్మార్ట్ ఫోన్ లో ఉంచండి.

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Unique Identification Authority of India



రెజిస్ట్రేషన్
అధికారి డి. ప్రకాశ్ కళ్యాణ్ చక్రవర్తి, 3-5-699 ఫ్లాట్ నెం 501, వైతల్ వాడ నారాయణ గూడ, ఖరతాబాద్ షాకెట్, హిమయత్ నగర్, హిమయత్ నగర్, హైదరాబాద్, తెలంగాణ - 500029.

Address:
Jayaraman jai prakash, 3-5-699 FLAT NO 501, Vittalwad narayanguda, Himayath nagar, Kharatabad shaikpet, Himayathnagar, Hyderabad, Telangana - 500029



2725 3787 2510

VID : 9133 0509 7854 4952

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Handwritten signature


 Government of India



గంగవరపు బుచ్చి రామ్ బాబు
 Gangavarapu Butchi Ram Babu
 పుట్టిన తేదీ/DOB: 05/11/1958
 పులిపేరు/ MALE



2934 4046 3118

నా ఆధార్, నా గుర్తింపు

J


 Unique Identification Authority of India

తెలుగులో:
 పరిచయం: 2-2-1075/25 ఫ్లాట్ నెం. 502, ఆర్చీస్
 క్లాసిక్ అపార్ట్ మెంట్, తిలక్ నగర్ సిగ్నల్స్, బాగ్
 ఆంబర్పేట్, బాగ్ ఆంబర్పేట్, ఇండియన్ ఆయిల్ పంప్
 వెనుక, ఆంబర్పేట్, హైదరాబాద్,
 తెలంగాణ - 500013

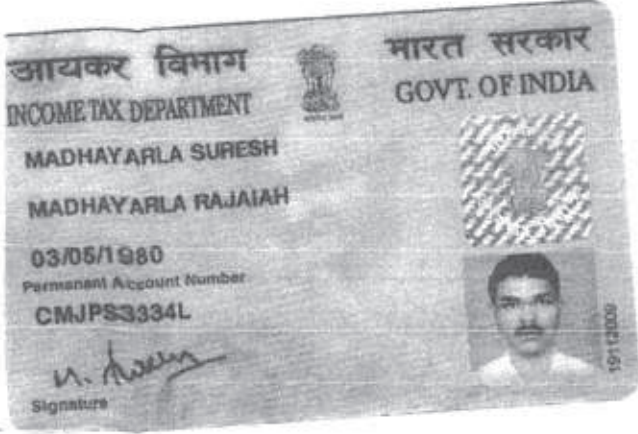
Address:
 S/O.Satyanarayana, 2-2-1075/25 Flat
 No.502, Archies Classic Apartment, Near
 Tilak Nagar Signals, Bagh Amberpet, Bagh
 Amberpet, Behind Indian Oil Petrol Pump,
 Amberpet, Hyderabad,
 Telangana - 500013



2934 4046 3118







భారత ప్రభుత్వం
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Government of India

నమోదు సంఖ్య / Enrollment No. : 1171/27211/09772

To
Madyarla Suresh
మద్యర్ల సురేష్
S/O: Madyarla Rajaiah
Plot Number 104/A
Sudha Nagar Colony
Old Safi Guda
Tirumalagiri
Ramakrishna Puram, Hyderabad
Andhra Pradesh - 500056
9886689788

10/04/2013



KL102239365FT

10223936



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3926 1031 0436

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

Government of India



మద్యర్ల సురేష్
Madyarla Suresh

జన్మించిన సంవత్సరం / Year of Birth: 1980
పురుషుడు / Male

3926 1031 0436



ఆధార్ - సామాన్యుని హక్కు

Handwritten signature

File No. 294/2023
Dated: 04.04.2023
Registrar of Societies
Ranga Reddy District
Serene Welfare





₹ 0000200/-

Stamp and registration details

Rules & Regulation of Serene Welfare Association

DT: 05-05-2023


- A. Association registration no.: Certificate of registration bearing no. 294/2023 was issued on 04.04.2023 by Registrar of Societies, Ranga Reddy District.
- B. Association registered address: Serene Welfare Association, forming a part of a group housing scheme known as Serene Welfare forming part of Sy. nos. 33, 43, 44 & 46, Yenkapally Village, Chevella Mandal, R.R. District.
- C. These Rules and Regulations of Serene Welfare Association are been formed as per the bye-laws of the Association (clause 25a).
- D. The Rules and Regulations of Serene Welfare Association shall be binding on all the members of the Association.
- E. Rules and Regulations of Serene Welfare Association may be changed from time to time by 2/3rd majority of the members as given in clause 29 of bye-laws.

Rules & Regulations:

- 1. Definitions: In these Rules and Regulations unless the context required otherwise:
 - a. "Project" or "Layout" shall mean include the entire development spread over about 32 acres and known as Serene Farms. Then entire development of the Farm House project was undertaken by M/s. Modi Farmhouse Hyderabad LLP. The Developer has developed land admeasuring Ac. 31-34 gts., situated at Sy. Nos. 33, 43, 44, 46 of Yenkapally Village, Chevella Mandal, R.R. District, Telengana - 501503, as a Farm project known as Serene Farms with the following features:
 - b. 47 Farm Houses of about 1/2 acre each with a villa/house/cottage constructed thereon. The cottages are about 400 sqft and the villas are about 1,000 to 1,200 sqft.
 - c. 6 cottages in a separate part of the project.
 - d. Clubhouse consisting of the main clubhouse building, banquet hall, swimming pool, tot-lot and other open areas.
 - e. 3 buildings consisting of 4 quarters each.
 - f. Common amenities like roads, main gate, pump house, sumps, ponds, etc.
 - g. The site is divided into 2 parts. The first part consists of the clubhouse + cottages + one building with 4 quarters. These have access from the main gate. The second part consists of 47 Farm Houses with common amenities like roads, pump house, etc. These have a separate inner gate such that persons using the clubhouse + cottages can be restricted from entering the area of the 47 Farm Houses (i.e., the second part).
 - h. 47 Farm Houses have sold to prospective purchasers and possession handed over.
 - i. "Association" means Serene Welfare Association.
 - j. "Committee" means an executive committee.







- k. "Farm Houses" shall mean and include all farm houses admeasuring ½ or 1 acre along with a villa/ cottage constructed thereon.
- l. "Facilities of Common Use" or "Common Amenities" shall mean and include all common facilities which are shared by all the Farm Houses in the Project like clubhouse, swimming pool, roads, footpaths, transformers, generators, sumps, pumps, streetlights, distribution cables and distribution boards, drainage lines, septic tank, security kiosk, gates, etc. that are for the common use of all the occupants of the Project.
- m. "Owner" means the person who owns one or more Farm Houses by way of a registered sale deed and or an agreement signed with the Developer.
- n. "Occupants" means the person occupying farmhouse(s) in the Project either as a tenant/sub-tenant/lessee/licensee or in any other mode of occupancy.
- o. "Builder" or "Developer" means the company M/s. Modi Farm House (Hyderabad) LLP who are the owners promoters and builders of the farmhouse project known as the Serene Farms. Other firms and companies that are associates of M/s. Serene Constructions LLP who are developing houses in the Project shall also be included as Builder.
- p. "Area" means the area of each cottage/villa constructed within a farmhouse in square feet (sft) as specified in the ownership documents.
- q. "Monthly Maintenance Charges" means the charges payable by the Members of the Association for maintenance of Common Amenities and provision of utilities like water, power backup, etc.

2. Additional responsibility of Association:

- a. To maintain Facilities of Common Use and Common Amenities in the project /layout.
- b. To manage, maintain and provide utility services like provision of drinking water, water for general use, power for streetlights/pumps, power backup through generator.
- c. To bear the cost of managing Common Amenities and utilities like:
 - i. payment of salaries of security/ housekeeping/ gardeners, etc.
 - ii. Payment for utility services like electricity bills, water bills, diesel charges, etc.
 - iii. Pay for parts and labour for repair of equipment and facilities of Common Amenities.
 - iv. Maintenance cost of clubhouse, swimming pool, etc.
 - v. Any other cost related to maintenance of common amenities and to make the aims of the Association.
- d. To collect Monthly Maintenance Charges and other charges to meet the aims and objectives of the Association including maintenance of Facilities of Common Use/ Common Amenities.

3. Members of Association:

- a. Membership: All Owners of the Farm Houses in the layout shall be eligible automatically and will be a member of the Association and shall pay a sum of Rs. 50/- as non-refundable entrance fees. Each such member shall receive a copy of the bye laws on payment of such entrance fees.
- b. The Membership shall be transferred to the legal heirs of the owner automatically. However, any transferee, other than family members of the owner, shall become member on furnishing a copy of the conveyance and payment of a transfer fee of Rs. 5,000/- (Rupees Five Thousand Only) to the Association. The transfer fee shall form part of the corpus fund of the Association.

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- c. Where a Farm House is owned by two or more persons, they shall be jointly entitled to such ownership, but the person whose name stands first in the relevant agreement/deed for ownership shall be eligible for membership and he/she shall alone have the right to vote.
- d. Each Farm House in the project can have only one member.
- e. A Member shall cease to be a member when he ceases to be an owner. He should, however pay all the outstanding amounts due to the Association. In case of non-payment, the liability shall automatically be transferred to the new owner notwithstanding any agreement between the old owner and the new owner.
- f. Occupant of the Farm House other than an owner is not eligible to be a member of the Association.

4. Corpus Fund:

Each member / owner shall be required to pay corpus fund of Rs. 30,000/- for Farm House at the time of taking possession of the Farm House from the Builder. The corpus fund shall be automatically transferred to the new member/ owner of the Farm House at the time of transfer of membership.

5. Maintenance Charges:

- a. Each occupant/owner shall pay maintenance charges every month for each Farm House as given under:
 - i. From 1st April, 2023 to 31st March, 2024 – Rs. 5,000/-
 - ii. From 1st April, 2024 to 31st March, 2025 – Rs. 5,500/-
 - iii. From 1st April, 2025 onwards – Rs. 6,000/- subject to increase from time to time.
- b. Maintenance charges will be payable in advance on or before 10th of each month. The maintenance charges are subject to change depending on the needs of the Association from time to time.
- c. Additional charges for water supply (through tankers) and diesel for generator may be levied from time to time, as decided by the Executive Committee and shall form part of the monthly maintenance charges. Such additional charges shall be deemed to be part of the maintenance charges and shall be payable along with the monthly maintenance charges.

6. Default in Payment of Maintenance Charges:

A member who is in default of regular payment of his dues shall be liable to face the action taken by the Executive Committee and such action taken against the said defaulter shall be adhered to without any objection. Such action may also include stopping or regulating any services to the occupant like water, electricity, entry of vehicles etc. The Executive Committee shall be at liberty to formulate a policy for levy of interest or penalty for default or delay in payment of maintenance charges. The Executive Committee may levy interest or penalty for default or delay in payment of monthly maintenance charges. However, such a policy shall be uniformly applicable to all Farm Houses and may be periodically revised by the Executive Committee.

The bottom section of the page contains several handwritten signatures and initials. On the left, there are three large, stylized signatures. In the center and right, there are smaller initials and signatures, some with names written next to them, such as 'Balkrishna', 'S. M. J.', and 'S. K. J.'.

7. The Funds of the Association:

- a. The funds shall be spent only to the attainment of the objects of the association and no portion thereof shall be paid or transferred directly or indirectly to any of the members through any means.
- b. Funds for the Association shall be raised in one or more of the following ways:
 - i. By way of Registration Fee from members, as provided in Clause 3 above.
 - ii. By way of Transfer Fee from the Transferees, other than family members, as provided in Clause 3 above.
 - iii. By way of fine as may be imposed by the Executive Committee.
 - iv. By way of monthly maintenance charges as provided in Clause 5 above, includes additional charges for water supply and generator charges.
 - v. By any other mode as may be decided by the President/Secretary.
 - vi. By Corpus fund from the members.
 - vii. By way of charges towards promotion of cultural, charitable, social, sporting, literary activities.
 - viii. By way of renovation fund that may be approved by way of an EGM or AGM.
- c. Corpus Fund shall be deposited in any of the securities specified in section 20 of the Indian Trusts Act., and is to be used only for major repairs/maintenance or for replacement of machinery, etc. However, the approval of more than atleast 2/3rds of the executive committee members shall be required for using the corpus fund.

8. Operation of Fund of the Association:

- a. The Treasurer shall deposit all the sums (funds) of the association in any bank by opening an account or accounts for the purpose as the Executive Committee may approve. All expenditures incurred from time to time shall be brought to the notice of the Executive Committee by the treasurer and the Secretary in the subsequent meetings of the Executive Committee. The Bank accounts so opened shall be operated jointly by the Treasurer along with the President or Secretary.
- b. The Executive Committee may invest or deposit its funds:
 - i. In any approved Bank,
 - ii. In any of the securities specified in Section 20 of Indian Trusts Act.
- c. No Executive member or authorized representative of the Association or an employee of the Association shall be entitled to collect Funds of the Association including monthly maintenance charges by way of cash. Funds of the Association must be collected by cheque, payorder, wire transfer, UPI and electronic transfer. Appropriate receipt should be issued for the same. However, members shall be entitled to deposit cash for payment of monthly maintenance charges directly in the bank account of the Association and obtain receipt for payment after producing proof of deposit to the Association.
- d. The Treasurer or other Executive Committee Members shall not be authorized to withdraw more than Rs. 20,000/- per day by way of cash from the bank account of the Association. Any withdrawal of more than Rs. 20,000/- on any day shall require a resolution passed by the Executive Committee and duly signed by the President, Secretary and Treasurer for each such withdrawal, duly recording the intended use of the cash being withdrawn.

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9. Powers of Recovery:

The Association shall be entitled to institute legal proceedings for recovery of dues from its members or from third parties to it, apart from discontinuation of the basic amenities and services as mentioned above.

10. Increase / Decrease in Monthly Maintenance Charges

- a. The Executive Committee shall be authorized to increase / decrease monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 4 members of the Executive Committee. A general body meeting shall not be required for increase / decrease in monthly maintenance charges and the Executive Committee shall be fully authorized to do so as given above.
- b. The Executive Committee shall be authorized to add charges towards water supply (both municipal water and supply by way of tankers) and diesel charges for backup generator to the monthly maintenance charges from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 4 members of the Executive Committee. A general body meeting shall not be required to add such an amount to the monthly maintenance charges and the Executive Committee shall be fully authorized to do so as given above. However, such additional amount towards water supply and or diesel charges shall be based on estimate of monthly expenditure and shall be temporary in nature. Such charges cannot be levied for more than 6 months in a calendar year.

11. Other Charges

- a. The Executive Committee shall be authorized to levy / collect charges towards promotion of cultural, charitable, social, sporting, literary activities from time to time by passing an appropriate resolution. Such a resolution shall be signed by atleast 4 members of the Executive Committee. A general body meeting shall not be required to collect such charges and the Executive Committee shall be fully authorized to do so as given above. However, members shall have an option to voluntarily pay such charges i.e., they cannot be made mandatory. Further such additional charges should be based on estimate of expenditure and shall be temporary in nature.

12. Obligations of the Members/Occupants:

- a. Maintenance and repair:
 - i. Every occupant/owner shall undertake promptly all maintenance and repair work within their Farm House at their own cost, which if delayed would affect other Farm Houses/ common amenities entirely or in a part.
 - ii. All the repairs of internal installations in the Farm Houses, such as water, electrical, gas, sewage, telephone line, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the charge to the occupant/owner concerned, when attended to by the staff maintained by the Association.
 - iii. An occupant/owner shall reimburse the Association for any expenditure incurred in repairing or replacing in common area the facility damaged through his fault.
 - iv. Every occupant/owner shall promptly repair any leakage that may arise in their Farm House at their own cost.

1. Balaram
2. S. K. S.
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6. J. S.
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b. Use of Farm House, internal changes etc:

An occupant/owner shall not undertake the following activities in their Farm House without previously notifying the Association in writing and obtaining permission in writing from the Association:

- i. Structural modifications/alterations.
- ii. Renovation of bathroom.
- iii. Fixing grills in balconies or common areas.
- iv. Fixing of grills, shutters, collapsible gates, at the main entrance of the Farm House.
- v. Install clothes lines outside the balcony that may affect the elevation of the building.
- vi. Make any changes to the Farm House that may in any way effect its overall elevation, look, colour, landscaping, gates etc.
- vii. Change the external colour or appearance of the building including colour of doors / windows, gates, grills etc.

The Association shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alterations or installations.

- c. Use of common areas etc: An occupant/owner shall not place or cause to be placed on the roads and other common areas and facilities of a similar nature in the layout, both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.
- d. Right of entry: An occupant/owner shall grant the right of entry to the staff or Executive Committee members of the Association into his Farm House in case of emergency originating in or threatening his Farm House, at reasonable hours of the day, irrespective of the occupant's presence or not.
- e. Declaration by the member about tenant/ lessees/ license / other occupier: Members and owner of each Farm House shall be required to make a declaration to the Owners Association with details of occupier, in case, the Farm House is not occupied by the Member. Such a declaration shall be made atleast 7 days before the proposed date of occupation by a non-member like tenant / lessees/ license/ other occupier. The Association shall have a right to object to the occupation of the Farm Houses by the tenant/ lessees/ license / other occupier, in case, such an occupier is violating the bye laws of the Association. The Association will intimate its objection to such an occupier within 7 days of receiving the details of the occupier. No tenant/ lessees/ license / other occupier shall occupy a Farm House without making an advance declaration. Members shall be required to make a declaration about other occupiers as per prescribed format which shall include details like name, address, no. of occupants, photographs, business, etc., of the occupier.
- f. Other Obligations:
 - i. They shall not do or caused to be done any acts which interfere with the general elevation or the colour scheme or the appearance of the Farm House or interfere or block the common passage, corridors staircases and common areas etc, or any part thereof.
 - ii. No member shall not put up any notice or sign board otherwise than in accordance with the specifications made by the Executive Committee in this regard.

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- iii. They shall not do or cause to be done any acts or any noise or cause air pollution, which would be a nuisance to any of the occupants of the Farm House(s).
- iv. They shall not throw any thrash or garbage or any waste material in the common passage or common areas or the utilities /facilities.
- v. Tenants or the occupants/owners shall not do or cause to be done any acts, which may be prohibited, by any Act or law for the time being in force.
- vi. All units in the building shall be used for residential purposes and no unit shall be used for any commercial purpose including factory, workshops, offices, shops, schools, tutorial classes, clinics, etc. The general idea of the Association being that the Farm House shall be used for residential purposes only.
- vii. They shall not let out the water used for cleaning or washing into the common areas or roads. The cars/vehicles shall be washed with water within the Farm House.
- viii. They shall not stock or store any kind of goods or material, which are explosive, combustible, obnoxious or other goods which are not permitted to be stored without the sanction of the competent authority under any Government law related thereto.
- ix. They shall not do or suffer anything to be done in their Farm House which may cause nuisance, annoyance or inconvenience to any of the members of the association or carry on practices, which may be repugnant to the safety, general decency or morals of the residents of the Serene Farms . The President/Secretary shall be competent either suo-moto or on complaint to take steps to stop all such practices mentioned above.
- x. They shall comply with the rules, conditions and restrictions placed by the Association from time to time for the accomplishment of the aims and objects of the Association. Failure to comply with any of these stipulations shall be a ground for action by the President/Secretary to seek relief or recover damages, as deemed fit from the defaulting member/nominal member.
- xi. They shall be bound by the bye-laws and resolutions that may be passed by the Association from time to time. All the residents of the Farm Houses shall also be bound by the bye-laws and by such resolutions. All members shall impose these conditions on their transferees, tenants, licensees, etc.
- xii. The President/Secretary shall be entitled to regulate the visits of the hawkers, vendors, laundry, washing, maid servants, including the vegetable vendors, newspaper boys, milk boys. In case of any unruly behavior or mis-conduct on the part of such persons, the President/Secretary shall intimate the same to the member/resident concerned, who shall co-operate with the President/Secretary in taking suitable action.
- xiii. In all the matters of dispute and differences of opinion between the member /occupants /tenants/subtenants of various units with respect to any matter touching or related to the user and the enjoyment of the units and the common facilities/utilities in the layout the decision of the Executive Committee shall be final and binding on all the parties.

13. Exclusion Clause:

The Association or its members shall not be entitled under this bye-laws to regulate the following:

- (i) The ownership rights of the clubhouse, 3 quad room units, 6 cottages, land parcels not being roads and other buildings/structures erected for common amenities and other common amenities / areas, which have not been specifically assigned to any member of the Association or to the Association itself by the Builder and such ownership rights shall remain exclusively with the Builder.

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- (ii) The Builder shall have the right to construct any additional building / Farm Houses, to make additions and alterations to the existing buildings / Farm Houses and the Association shall not make any objection or interruption nor make any claims to the proposed constructions. That the Association shall not cause any obstruction or hindrance, to the builder and shall give reasonable access, permission assistance to the original owners or their nominated contractors or their agents, nominees etc., or body that may be set up by builder to construct, repair, examine, survey the complex or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary. That the land allotted for common amenities, other vacant lands along with buildings / structures thereon, rights of further construction on, in and around the layout and of areas not specifically allotted to any person shall belong only to the builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Association.
- (iii) The Builder shall have a right to erect equipment, towers, satellite dish, mobile phone equipment, prefabricated rooms or other such structures that may be required for installation of communication equipment like television receivers and transmitters, dish TV receivers and transmitters, mobile phone / wireless phone / other phone transmitters and receivers, Wi-Fi / Wi-MAX / similar communication technologies that are required for providing dial-up / broadband or such other internet transmission and reception facilities. The Builder shall be absolutely entitled to collect premium, rent, license fee, deposits, periodic revenue or such other fees, levies and charges from providers / users of such communication equipment in its own name or in the name of its nominees / assignees/ associates. The Builder shall have the right to install such communication equipment on the terrace floor or any other area not specifically sold or assigned by the Builder to the owners of Serene Farms. The owners / members/Association shall not be entitled to raise any objections on this count.
- (iv) That the rights to construct in and around the site/Farm Houses/buildings/project and ownership of areas not specifically sold or allotted to any person shall belong only to the Builder and the Association shall not have any right, title or claim thereon. The Builder shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Association. The Association shall permit the Builder to make constructions, additions and alterations, repairs, develop land, etc in and around Serene Farms by providing reasonable access and not causing any hindrance to the said activity of the Builder.

14. The term his shall mean and include whenever context requires his/her/them/they/ their and the like.

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 2. Stephen
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DECLARATION

We, the undersigned have framed the Rules and Regulations of Serene Welfare Association and hereby declare that we will be responsible to run the affairs of the as per Rules & Regulations given herein.

Name in block letters	Age	Designation of their local standing in the society	Occupation:	Residential Address	Signature
1. Mr. Balaram Reddy S/o. Late P. Sanjeeva Reddy	43	President	Business	Plot No. 158, Plot No. 158, Rock Town Colony, Mansoorabad, Hyderabad - 500 068	
2. Mr. G. Vijay Kumar		Secretary	Business	8-3-224/9/24/B, H-103, Near Hanuman Temple, Madhura Nagar, Hyderabad - 500 038	
3. Mr. Soham Modi S/o. Late Satish Modi	53	Treasurer	Business	Plot No. 280 Road No. 25 Jubilee Hills Hyderabad - 076.	
4. Mr. Abhinay Gajula, S/o. G. Vijay Kumar	35	Member	Business	8-3-224/9/24/B, H-103, Near Hanuman Temple, Madhura Nagar, Hyderabad - 500 038	
5. Mr. Jaiprakash Kalyan Chakravarthy S/o. Shri. Jai Prakash Jayaraman	49	Member	Business	3-5-700, Flat No. 302, Sairam Apartments, Opp: Old MLA Quarters, Himayatnagar, Hyderabad - 500 029	
6. Mr. G.B. Rambabu S/o. Mr. G.S. Swami		Member	Service	Villa no. 16, Nilgiri Estates, Rampally Village, Keesara Mandal, Medchal-Malkajgiri Dist.	
7. A Suresh, S/o. A Padmaiah	45	Member	Service	Falt no. 38, Dovton Bazar, Bollaram, Secunderabad - 500 010	

Witnesses:

Name in Block Letters & S/o. D/o. W/o.	Age	Occupation	Residential Address	Signature
1. Mr. Mahender H S/o. Late M. Mahesh	42	Service	R/o. H NO. 28-77 YADU BABI, HYDERABAD	
2. Ch. RAMESH S/o. Late Krishna Rao	40	Service	R/o. H NO. 1-37761812 KAUNDI WAD, HYDERABAD	

Balaram
G. Vijay Kumar
Soham Modi
Abhinay Gajula
Jaiprakash Kalyan
G.B. Rambabu
A Suresh