

APEKSHA RESIDENCY OWNERS' ASSOCIATION
WAREHOUSE ROAD, MANNAGUDDA, MANGALORE 575003



Dear members,

For the kind attention of the buyers /Sellers of flat in APEKSHA RESIDENCY.

Even though residents have occupied the flats since April 2007, DOD was registered on 14th March 2011 and Apeksha Residency Owners' Association was formed very recently on 5th June 2011. Association is governed by the Karnataka Apartment Ownership Act 1972 and the Deed of Declaration.

We draw your attention to the following points;

New flat owner:

- 1. Every flat owner has to pay admission fee of Rs 1000.**
- 2. Total share capital of Rs 36000/- is shared by all flat owners on the basis of undivided share of Land. Accordingly, 2BHK flat owners should have shares of value Rs 865/- and 3BHK flat owners should have Rs 1135/-.**
- 3. Every flat owners name is listed in DoD. Association is maintaining Owners' Register as well as Occupants' register.**
- 4. Prospective buyer must check up with association Secretary / President about any dues from the previous owner.**
- 5. When a flat is sold to a buyer, he is required to apply for membership of the association with a notarized copy of the sale deed and with Admission fee Rs 1000/- as well as Transfer fee Rs 2000/-.**
- 6. The Application will be considered in the next meeting of Governing Board. On acceptance of the membership the new members name would be added in Owners' Register as well as in the NAME BOARD on the ground floor. Shares also would be transferred to the new owner.**

About Tenants:

- 1. Flat owner should inform the Association about the change of Tenants. Before vacating the tenant, it is the responsibility of the flat owner to ensure that the tenant has cleared Maintenance and Electricity dues. If tenant vacates with out clearing the dues then it will have to be paid by the flat owner.**
- 2. Flat owners must inform the association details of the new tenant in advance. The form for Occupants' register and date of occupancy must be provided to the association.**
- 3. New tenants should be informed about the High Tension Electric supply and its cost and our billing and collection method. The Maintenance & Electric charges are to be paid before 10th of every month. Delayed payment attracts penalty of Rs 50/- upto 20th of the month. Thereafter every 10days delay attract Rs 50/- additional penalty. This comes in to force from July 2011 onwards.**
- 4. Since at the moment we Collect maintenance for previous month, residents are required to pay for two month maintenance charges ie June (Rs 1000)& for July11 (Rs 1000/1100).**

PRESIDENT 30 June 2011

APEKSHA RESIDENCY OWNERS' ASSOCIATION
WAREHOUSE ROAD, MANNAGUDDA, MANGALORE 575003



4 July 2011

Dear Residents,

During General Body Meeting on 26th June 11, It was unanimously decided that

1. Now maintenance will be paid in advance. Hence in July payment for June & July will have to be made. Earlier Maintenance was being collected for previous month.
2. From July 11 onwards 3BHK owners will have to pay Rs 1100/- per month and 2BHK owners will have to pay Rs 1000/- per month towards monthly maintenance.
3. Delayed payment beyond 10th of month attracts penalty of Rs 50 up to 20th and there after additional penalty of Rs 50 for every 10 days
4. Admission fee of Rs 1000/- to be paid by every flat owner to the Association.
5. Total share Capital Rs 36000/- shared in proportion to undivided share of land. Share capital for 2BHK owners is Rs 865/- & 3BHK owners is Rs 1135/-.
6. All those who have not yet contributed Rs 11000/- towards establishment fund may do so before September end.
7. All payments are to be made to Mrs Prasanna Kumari (201) between 7 and 9 pm. Avoid morning hours.
8. Receipts will be given from July 11 onwards.

Thanking you for your cooperation,

President

APEKSHA RESIDENCY OWNERS' ASSOCIATION
WAREHOUSE ROAD, MANNAGUDDA, MANGALORE 575003



14 June 2011

Dear Residents,

We have opened a SB account in the Karnataka Bank Ltd, Mannagudda.
SB account no: 4792500101035201 & IFSC Code : KARB 0000479.

From 1st July 2011, all payments (electrical + Maintenance charges) in cash shall be made to the Treasurer of the Association, Smt. Prasanna Kumari, Flat 201, between 7 pm to 9 pm by 10th of the month. (avoid morning, please).

Outstation payments (from Poona, Bangalore) may be made (for amount which can last for few months) by cheque in the name of the Association and sent to either to the President Shri. Prabodh C. Bolur, Flat 301, or Treasurer Smt. B. Prasanna Kumari, Flat 201 and same would be adjusted towards the dues every month and appropriate receipt shall be issued.

The residents are requested to obtain their receipts with out fail after 10th of every month. Or it would be sent through care taker.

Thanking you, in anticipation of your cooperation,

Yours truly,

TREASURER

APEKSHA RESIDENCY OWNERS' ASSOCIATION
WAREHOUSE ROAD, MANNAGUDDA, MANGALORE 575003



Dear Residents,

We are required to maintain the Owners' register and Occupants register as mentioned in Karnataka Acts for apartments.

The details of the people residing and vehicles owned are to be filled up in the forms, which is being sent to each of you.

Kindly return the duly filled in form.

Thanking you,

Prabodh C. Bolur

20 June 2011

APEKSHA RESIDENCY OWNERS' ASSOCIATION

Owners' Register

Flat No			
Name Of The Owner			
Residence address:			
Telephone no: / Cell no: Email id;			
Particulars of other Members in the Family if residing in APEKSHA RESIDENCY			
NAME	Age	Male/Female	Occupation
(1)			
(2)			
(3)			
(4)			
(5)			
Local Contact Person's address if not residing in APEKSHA RESIDENCY.			
Local Contact Person's Tel/cell no: Email:			
In Case Of Owner Occupation			
In Case Of Owner Occupation, Vehicles Particulars;			
	Model	Colour	Reg. no.
Car:			
Two wheelers':			
Date:--	Signature		

APEKSHA RESIDENCY OWNERS' ASSOCIATION
Occupants' Register

Flat No			
Name Of The Occupant			
Owner/ Tenant			
Particulars of other Members in the Family			
NAME	Age	Male/Female	Occupation
(1)			
(2)			
(3)			
(4)			
(5)			
In Case Of Tenant Occupation			
Address of owner:			
Tel no:			
Email:			
Vehicles Particulars;.....			
	Model	Colour	Reg. no.
Car:			
Two wheelers':			
Contact Telephone / Cell No			
Email:			
Date:--	Signature		