

## **Bye Laws No. 139**

### **Power, duties and functions of the Committee**

Subject to the Bye Law No. 113 the Committee shall exercise the powers and discharge the functions and duties as mentioned hereunder:

<b>Sr. No.</b>	<b>Items of the powers, functions and duties</b>	<b>The Bye Law No. under which the powers, functions and duty fails</b>
(1)	(2)	(3)
1.	To consider acceptance of deposits from members and raising of funds.	11
2.	To consider and recommend to the meeting of the general body, the rates of contribution of the Repairs and Maintenance Fund and the Sinking Fund.	13(a) and 13(c)
3	To consider all matters relating to the creation, investment and utilization of the Repairs and Maintenance Fund, Reserve Fund and Sinking Fund.	12(i) and (ii) 14(a), (b) and (c), 15
4	To consider and decide the resignations received from members, associate members & nominal members.	27 to 30
5	To ensure that, nominations and revocations thereof are recorded in the minutes of the meetings of the	33

Committee.

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| 6  | To take action on the report of the Secretary on Inspection of the Galas.   | 48(b)     |
| 7  | To take action on cases of cessation of membership, including associate and nominal membership.   | 61        |
| 8  | To consider and decide the applications for various purposes received by the society.   | 65        |
| 9  | To consider and decide cases of refund of shares and interest in the Capital/Property of the society where the shares and interest in the capital/property are acquired by the society. | 66        |
| 10 | To fix the rate of insurance premium in respect of commercial use of galas.   | 69(a)(xi) |
| 11 | To fix in respect of every gala the society's charges on the basis of the proportion laid down under the bye-law 69(a).   | 69(b)     |
| 12 | To review the position of recovery of the Charges due to the society from members and to initiate action against defaulting members.  | 71        |
| 13 | To verify compliance of the provisions relating to charging of interest in defaulted charges of the society.  | 72        |
| 14 | To authorize a member of the Committee  | 74        |

to attest deed of conveyance, share certificates and any other documents to which the seal of the society is affixed.

- 15 To issue letters of allotment of galas to those who have purchased galas from the Promoter (Builder). 76(a)

OR

(FOR PLOT PURCHASED TYPE SOCIETY)

- 15 (1) To decide subject to the Policy laid down by the meeting of the General Body, allotment of flats and to consider cancellation thereof. 76(a)
- 15 (2) To scrutinise, the Register of Allotment of galas and ensure handing over possession of galas. 76(b)(ii)
- 16 To ensure holding of every annual meeting of the general body within the prescribed period. 95
- 17 To ensure that all members required to be considered at an annual meeting of the general body are kept on the agenda of the meeting. 96
- 18 To call a special meeting of the general body when required. 97
- 19 To arrange for election of a new Committee prior to the expiry of the period of the existing committee. 116(a)

20	To ensure that after elections new committee is duly constituted.	119
21	To elect office-bearers of the society.	126(a)
22	To ensure that a meeting of the committee is held once in a month.	128
23	To fill in vacancies of the committee.	129
24	To consider resignation of a member of the committee.	131
25	To consider resignation of an office bearer of the society.	132(c) (d)
26	To obtain securities from the paid employees of the society.	148
27	To approve the audit rectification reports of statutory and internal audits and to forward them to the authorities concerned.	154
28	To execute deed of conveyance of the land and building/buildings thereon.	155(b)
29	To take steps to maintain the property of the society in good condition and to carry out repairs to it and renewals thereof.	156 & 159
30	To insure the property of the society.	161
31	To suggest to the general body meeting the rates of penalties for, breaches of bye laws and to issue show cause notices.	166
32	To regulate operation of the lift of the society.	168
33	To suggest to the meeting of the general	169

body the games to be allowed to be played in the compound of the society.

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| 34 | To consider and decide any other matters provided under the MCS Act 1960, the MCS Rules 1961 and the Bye Laws of the society, but not expressly indicated hereinabove. |       |
| 35 | To regulate parking in the society.  | 78-85 |
| 36 | To ensure that the society is affiliated to Industrial Estate & Premises Federation and its subscription is regularly paid.  | 6     |
| 37 | To take the decision on the complaint application in the managing committee meeting and inform the concerned member of its decision accordingly.                       | 174   |

(IN ADDITION FOLLOWING ITEMS AT SR. NOS. 38 AND 39 ARE APPLICABLE TO PLOT PURCHASED TYPE SOCIETY)

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| 38 | To enter into contract with the Architect of the society.   | 158(f) |
| 39 | To scrutinize the tenders, received for construction work and to submit the same along with committee's report to the meeting of the General Body and to enter into contract with the contractor. | 158(i) |

**Note on this Bye-laws:-**