

# CAPE TOWN ASSOCIATION OF APARTMENTS OWNERS

PLOT -GH-01/A, SECTOR 74, NOIDA, DISTT- GAUTAM BUDH NAGAR, U.P

Regd. No. GBN/03245/2019-20

Ref. No CAAO/Notice/2019-20/01

Date-08.08.2019

Dear Capetown Owners,

This is to apprise you that Cape Town Association of Apartment Owners (hereinafter referred as **CAAO**) which is formed on 03.03.2019 as per provision of **Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010**.

Registration of Association was given by Dy Registrar office, Meerut on 16.07.2019.

Subsequently CAAO has received the PAN No **AAEAC2232R** on **30.07.2019**.

**CAAO has opened the following bank account for the purpose of Association:**

**Account Name : Cape Town Association of Apartments Owners**

**Account No : 201003586311**

**IFSC Code : INDB0000964**

**Bank Name : IndusInd Bank**

Since the requisite necessary formalities have been completed, CAAO has now launched the drive for deposition of entrance fee by Apartment Owners/Members on 08.08.2019 (This is as per Provisions of **Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010**).

**Following are the steps to complete the formalities of membership:**

**Step 1: Pay Entrance fee of Rs 1000**

Entrance fees is payable in following modes:

a. **Cheque favouring** "Cape Town Association of Apartments Owners".  
Amount Rs 1000, Please mention the Name, Tower/Flat no and mobile number on back side of cheque and drop in Cheque drop box at IndusInd Bank ATM. (Cheque details are to be filled in Membership form as well)

b. **RTGS/IMPS**

Account Name : **Cape Town Association of Apartments Owners**

Account No : 201003586311

IFSC Code : INDBC000964

Bank Name : INDUSIND BANK Sector 77 Noida

(RTGS/IMPS Transaction number to be mentioned on membership form also)

c. **Cash at Bank Counter**

**Address :** Indusind Bank ,Grd& Basement Floor ,Unit no

CS8, Prateek Walk,GH-001Sector 77 Noida

Distt. GautamBudhNagar, UP

**Step 2 :**

a. **Submit the application as per performa enclosed herewith as Annexure 1 in complete**, Scan the hard copy in PDF/JPG/JPEG format and send along with payment details thru **email to: [kksharmacs@gmail.com](mailto:kksharmacs@gmail.com) and [cma.pbharlwaj@gmail.com](mailto:cma.pbharlwaj@gmail.com),**

**OR**

**Cape Town Association of Apartments Owners**

  
Secretary

# CAPE TOWN ASSOCIATION OF APARTMENTS OWNERS

PLOT -GH-01/A, SECTOR 74, NOIDA, DISTT- GAUTAM BUDH NAGAR, U.P

Regd. No. GBN/03245/2019-20

- b. Send hard copy of Application in complete along with Payment details to Sh Krishna Sharma, Secretary, CS1-602, GH-01/A, Cape Town Apartments, Sector 74 Noida.  
(Mean time we are exploring to put a drop box at ATM or CAAO office in Capetown)

**OR**

- c. **Fill the Google form enclosed herewith in email after payment of Entrance fee.**

**Step 3**-Post verification of Application form and payment details, Secretary CAAO will issue the "Membership Number" to Apartment Owner on Email.

**Membership Number** will be the **Unique Number** to be used for communication with "**Cape Town Association of Apartments Owners**".

Secretary will release report on Membership to Apartment Owners on every 15 Days.

Related provisions on Membership of Association are as follows:

As per **Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act ,2010 section 14 Sub section (3)**

"In a case, where an association of apartments Owners of a Building has not been formed, on the intended date of execution of a deed of apartment in favour of prospective apartment owner, it shall be obligatory for a prospective apartment owner to become member of association within a period **of 4 weeks** on receipt of a written intimation about the formation of such association."

As per **Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act ,2010 section 14 Sub section (4)**

"Where an association of an apartment Owners exist on the intended date of transfer of an apartment, it is obligatory for the prospective apartment owner to become member of such association before execution of deed of an apartment in his favour.

As per **Chapter 2 Point No 4 (1) of Model Bye-Laws issued by Uttar Pradesh Shashan** vide notification No 3977/8-1-11-115D.A/02T.C -1 which was accepted by us on First meeting as Bye-Laws of Association on dated 10.03.2019:

"All Person who have purchased apartment in Cape Town Apartments Condominium and executed a deed of apartment, shall automatically be the members of the association and will pay the entrance fee of Rs 1000. Each apartment Owner shall receive a copy of the Bye-Laws."

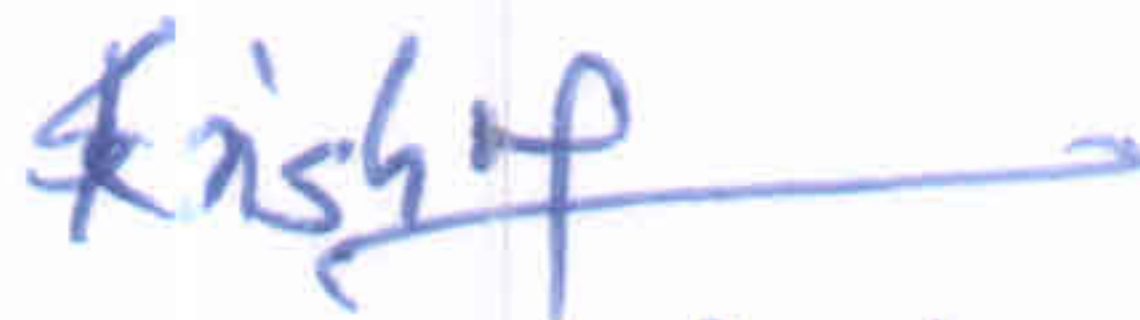
Upon the sale, bequest or transfer of apartment, the purchaser of the apartment or the grantee or legatee or the transferee shall automatically become the member of Association and shall be admitted as member on Payment of the entrance fee of Rs 1000.

Thanks and Regards,

**For Cape Town Association of Apartments Owners**

**Cape Town Association of Apartments Owners**

(Secretary)



(Krishna Kumar Sharma)

Secretary