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Objectives of a Women Self Help Group

Empower women to take collective decisions on their interest

Promotes saving habits among rural people

Provides a platform for exchange of ideas

Enhances the decision-making capacity of members



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ENTHALPY OF FORMATION OF VACANCIES

- ☐ Formation of a vacancy leads to missing bonds and distortion of the lattice
- □ The potential energy (Enthalpy) of the system increases
 □ Work required for the formaion of a point defect →
- Enthalpy of formation (ΔH_f) [kJ/mol or eV / defect]
- ☐ Though it costs energy to form a vacancy its formation leads to increase in configurational entropy
- □ ⇒ above zero Kelvin there is an equilibrium number of vacancies

Crystal	Kr	Cd	Pb	Zn	Mg	Al	Ag	Cu	Ni
kJ / mol	7.7	38	48	49	56	68	106	120	168
eV / vacancy	0.08	0.39	0.5	0.51	0.58	0.70	1.1	1.24	1.74





How to register apartment owners association. How to form apartment association. Association formation rules. How to form apartment owners association.

The selected members of the association hold office for one year and re-elections are conducted once a year or mid-year if all the members agree. 28. QUORUM FOR MANAGEMENT COMMITTEE MEETINGS: At all meetings of the MC, the presence of one third of the MC members shall constitute a quorum for the transaction of business, and the acts of the Members present at the meeting at which the quorum is present, shall be the acts of the MC. POWERS AND DUTIES OF THE ASSOCIATION: a) The Association shall be a non-profit organization. In the event of so doing, the full cost of repairing such damage shall be borne by the Owner/Resident. Safety of residents - The association is responsible for ensuring residents security by implementing laws. Any violation of this will be treated as null and void. The registered association enjoys legal benefits and protects its members. The "Deposit" lying in the account of seller shall be transferred to the new member. 20. Rules framed by the resident's core committee is in the general interest of residents as a guiding factor and the committee alone has the right to amend or alter the same. b) The retiring Committee members are eligible for re-election. t) Every Owner/Resident shall exercise due care about making noise or any kind or use musical instruments, radios, television sets, amplifiers etc that may disturb others. The authority to a proxy must be in writing. OBLIGATIONS OF THE MEMBERS a) The code of conduct are designed with keeping the common interest of owners/residents in mind with the following objectives: i) to ensure a SAFE & Secure and secure living environment for the residents; ii) to ensure COMFORTABLE and peaceful living for the residents by ensuring that the amenities and common facilities are in good shape and available to all; iii) to facilitate residents enjoying the benefits of well connected living; iv) to preserve and enhance the BRAND VALUE of by making it the most desirable place to live in the city b) In addition to following code of conduct, the Association may issue additional guidelines in line with the above objectives and welfare of the APARTMENT, as decided by the committee as a dedicated fund termed sinking fund. The amount so collected shall be utilized for reconstruction of common buildings or for carrying out structural additions or alterations to the buildings or for carrying out heavy repairs/replacements, provided that such reconstruction /repairs do not fall within the ambit of any agreement with an external agency for maintenance of Condominium. SECRETARY: The Secretary shall be responsible to the Building and shall: a) Look after the administration and other affairs and attend to all correspondence; Keep accurate minutes of the proceedings of all meetings of the MC, and of the Annual General and Special Meetings; b) Give effect to the directions and decisions taken at such meetings; c) Collect all dues to the Association and ensure through the Treasurer, where appointed, that proper accounts are maintained of all financial transactions relating to the Association; d) Manage, and control the staff, and take disciplinary action where necessary; e) Institute, prosecute and defend suits and other proceedings in which the Association may be involved; f) Prepare the Annual Report, and financial Statement of Accounts under the guidance of the MC; g) Generally perform all such duties as are incidental to the Office of Secretary. h) Amendments, if any, to Rules and Bye-laws for housing society of the Association. d) By raising loans, if necessary, subject to such terms and conditions of the Association with the approval of the Body. The pets should be immunized regularly and the reports should be given to the manager of the building. m) Every Owner/Resident shall ensure that the Apartment is not used for any purpose other than residential, except with the express, written permission of the MC and that other spaces allotted to him/her/them are utilised only for the association shall be the Chairperson for all subsequent meetings. In his absence, Vice-President will chair these meetings. 5. JOINT APARTMENT OWNERS: Where two or more persons have purchased an Apartment jointly, they shall be jointly entitled to the Apartment and the person whose name stands first shall alone have the right to vote. j) Every owner/Resident shall fully, and without delay, reimburse the Association for any expenditure in repairing or replacing any damages to the Building including the Common Areas and facilities caused through his/her/their fault. f) 'RESIDENT' means any person staying in g) "MEMBER" means an Owner, as aforesaid. The basis for all key decisions is the greater common good. A person so removed shall not be eligible to stand for election to the MC for a period of two years. g) Adoption of the Budget for the following year. j) Any other business with the permission of the Committee, from among the Members elected to the MC by the General Body. mm) All Owners/Residents are governed by the club rules which may be placed on all notice boards from time to time. Print What is the Apartment Owners Association? Apartment A Member should be 18 years or above. ADJOURNED MEETING: If the meeting of the owners cannot be organized because of lack of quorum, the members who are present may adjourn the meeting to the same day, 1 hour later. In case of a default, all such outstanding amounts will automatically devolve upon the buyer or the new lessee. Without an explicit written NOC from the association no such transaction as referred in (b) above is to be taken up. The notice of the Special Meeting shall state the date, time and place of such Meeting and the purpose thereof. Any dues to the Association not paid for three months or more, at the discretion of MC, will be deducted from the said deposit. No Owner/Resident shall use any part of the Premises for any commercial purpose whatsoever. e) 'OWNER' or 'APARTMENT OWNER' or 'APARTMENT OWNERS' means the person owning an Apartment in the Condominium with or without car parking space. 33. 13. 43. It is clarified that such member is eligible for the re-election to the Committee of management after a gap of one year. 14. The financial statement shall state upto what dates profits and expenses of common area are included. c) The Association may frame rules to amplify these bye-laws for housing society and these rules, which shall be applicable to all members /residents after they are passed in the annual general meeting or a special general meeting ("AGM/SGM"). u) Every Owner shall furnish relevant particulars of any person/ persons other than the Owners themselves in occupation of his/her/their Apartment as may be required by the MC. 39. ELECTION AND TERM OF OFFICE: a) The term of Office of the Management Committee elected at any Annual General Body Meeting shall be for one year. RESIGNATION An elected Management Committee member may resignation to the President or in his absence to the Secretary of the Association, but the resignation whichever is earlier. 15. 25. The association is responsible for providing services such as maintenance of amenities and enforcing regulations. ANNUAL MEETING The first Annual General Body meeting of the Association shall be held during any day of the month of July or August, in each succeeding year. The Meeting may also transact such other business of the Association as may be properly brought up before it. 34. Adoption of the audited accounts for the preceding year along with the Auditor's Report and the treasurer's report, after discussion thereon. aa) No Owner/Resident shall use any portion of the Common area of the Building without the written permission of the MC. k) Consider, scrutinize, approve and accept the Income and Expenditure Account and Balance sheet of the Association for the preceding year and approve and accept the Income and Expenditure Account and Balance sheet of the Association for the preceding year and approve and accept the Income and Expenditure Account and Balance sheet of the Association for the preceding year and approve and accept the Income and Expenditure Account and Balance sheet of the Association for the During the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Balance sheet of the Income and Expenditure Account and Income a action as may be necessary on the reports of the secretary and Auditors; m) Consider, approve and initiate such action as may be necessary on the report of the Registrar, or of the Officer duly authorized by him; o) Consider, and deal with appeals against the action of the MC, if any, or any Member thereof; 18. The Association shall have the obligation to answer; within seven days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, repair, alteration or installation being undertaken. INVESTMENT: The Association may invest, or deposit its funds in anyone or more of the following: a) In any of the securities specified in Section 20 of the Indian Trust Act, 1882; b) In any Public Sector Bank, or Government Financial Institution; or c) In any banking company, or institution, approved for this purpose by the Association. How are the members of the association selected? The members of the association are elected unanimously by the members of the apartment. 17. ORGANIZATION OF MEETINGS OF MANAGEMENT COMMITTEE: The first Meeting of a newly elected Management Committee shall be held within ten days of election at such place as shall be fixed by the President. At the Meeting at which such Members were elected and no notice shall be present. What are the documents required for registration? The following documents are required for registration: Society name and address Duly signed proposal letter by the executive committee that is addressed to the Registrar of Societies Association? A registered association enjoys all legal benefits. 44. h) To establish, maintain and reinforce contacts to render help/assistance to all members regarding the maintenance of the Association, may authorize the other Joint Owner, by a letter of authority deposited in the office of the Association consisting of the President and persons all of whom shall be Apartment Owners (members) who are all residents of the Apartments in; from among whom, a Vice-President, a Secretary, a Treasurer, and a Joint Secretary will be elected by the Members of the Management Committee (MC). Communication about the new time of the meeting will be put on notice board. REMOVAL OF MEMBERS OF MANAGEMENT COMMITTEE: At any Annual or Special General Body Meeting duly constituted with required quorum, any one or all the Members may be removed, with or without cause, by a majority of the Apartment Owners present at such Meeting and successors may, then and there, be elected to fill the vacancy thus created. j) To frame rules and administrative procedure with the approval of the MC, or any person authorised by them, in case of any emergency originating in or threatening his/her/their apartment whether the Owner is present or not. . A letter of authorization for such occupation shall be given to the Building, or the installations provided therein, or alters the facade, or inconveniences the Owners of the adjacent apartments. Owners of two wheelers not allotted parking spaces shall park their vehicles inside the boundary of the Building only at the discretion of the MC. The case can be filed at the National Consumer Disputes Redressal Commission (NCDRC). 19. b) The Association will have the responsibility of administering the , approving the Annual budget, collecting periodical and ad-hoc payments and arranging for management of the MC or any person authorised by them to enter the Apartment for the purpose of performing installations, alterations, or repairs to the mechanical or electrical services, provided that the requests for entry are made in advance, and that such entry is at a time convenient to the Owner. Taxation - Paying taxes which includes property taxes, applicable GST, and other taxes becomes easy for a registered association. Banking - It is easy for a registered association to open a bank account and carry out banking procedures. gg) No Owner /Resident shall engage any staff of the Association for any personal work without the sanction of the MC. b) 'ASSOCIATION' means the APARTMENT OWNERS' ASSOCIATION constituted by such owners for the purpose of carrying out objectives of the association as provided by the rule 3 of the Bye-laws for housing society. MANAGER/SUPERVISOR: The Management Committee may employ, for the Association, a Management Committee to perform such duties and services as the Management Committee may authorize. E.g. - Limiting the number of visitors entering the apartments due to the pandemic Legal action against builder - The association for violating building codes, etc. i) "DEFAULTING MEMBER" means any Owner who has not paid the dues to the Association for three months or over. No other business shall be transacted at a Special meeting except as stated in the responsibility of the owners to ensure that these are communicated to be sent in respect of any adjourned meeting. The decision to remove a member shall be ratified at the AGM immediately following the removal failing which the removal and shall also be entitled to be reinstated to the post he/she was not removed. The person so removed may, however, continue on the MC as an Ordinary Member, if he/she so desires. 27. c) No Committee member shall be eligible for election for more than two consecutive terms. This associate member, and a management committee that includes a president, vice president, vice president, secretary, and treasurer. This blog discusses how sample bye - laws for housing societies look like. The proxy must be deposited with the Secretary/President of the Association not less than 48 hours before the time for holding the Meeting. 22. 23. The period of notice for such a meeting shall be decided by the President; dependent on the urgency of the matter to be discussed at such meeting. The proxy cannot participate in the deliberations of the Annual General Meeting. New Committee members shall be elected at the Annual General Body Meeting. x) No Owner shall make any structural or other modifications which may alter the facade of the Building in any way, whatsoever, save and except grills, which may be provided as a measure of safety, but only as approved by the MC, and under its written orders. Only one car shall be parked in the one covered parking space. The proxy need not be a Member, but no person may be a proxy for more than four members. In the same spirit, the Association also actively promotes and advocates the use of eco-friendly methods for the long-term benefit of the MC, any Office BEARERS Upon the written request of a majority of the Members of the MC, any Office Bearer may be removed from his office by the President if he/she so desires; with or without assigning any reason, and his successor/s selected at any regular meeting of the MC, or at any Special Meeting of the MC called for such purpose. f) Election of the MC called for such purpose. f) Electi /or Company who/which has purchased an Apartment in the Building from M/s Developers Pvt. d) Consider and approve the Management Committee's Annual Report for the preceding year, A Sample Bye-Law For Housing Society draft: (Regd.) MEMORANDUM OF ASSOCIATION BYE-LAWS FOR HOUSING SOCIETY Registered office: " Memorandum of Association PREAMBLE: In its efforts to promote and sustain an outstanding community, the APARTMENT OWNERS' ASSOCIATION shall be quided by a set of shared values, to which all its members stand committed. 47. Only one servant can stay in the apartment r) Every Owner/Resident shall ensure that the staff employed by him/her/them bear a good character and shall be responsible for their service. The selection shall be made at the first organization meeting of the MC, which shall be responsible for their service. The selection shall be made at the first organization meeting of the MC, which shall be responsible for their service. The selection shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC, which shall be made at the first organization meeting of the MC. VOTING IN CASE OF JOINT APARTMENT OWNERS: Only one of the Joint Owners shall be entitled to vote or be eligible to be elected and not all the Joint Owners. EMERGENCY MEETINGS OF THE MANAGEMENT COMMITTEE: Emergency meetings of the Management Committee may be convened by the President or the Secretary without notice giving sufficient jurisdiction for convening the Emergency Meeting. 31. Special Meeting softhe Emergency M request of at least three Members. h) Every Owner shall perform promptly all maintenance and repair work within his own apartment, which if omitted would affect the Building in entirety, or in a part belonging to other owners being expressly responsible for the damages and liabilities that his/her/their failure to do so may endanger. In doing so he/she/they shall not make any alteration, or modification which may affect the facade or the main structure of the Building or the common walls or floors between two units. APPOINTMENT OF AUDITORS The Association, to be prepared by the MC as here in before provided, and shall examine the annual return, and verified, and in accordance with Law, or specifically report to the Association in what respect he/she finds it incorrect, un-vouched, and not in accordance with law. 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 till all dues are cleared. If the Apartment is Company owned for residential purposes, the Company may nominate a deemed member. The MC shall also have the powers to co-opt two persons from among the Owners, or from persons who are not Owners, but are wholly residing, occupying, or otherwise in lawful possession of any Apartment in the Building, to assist the MC in its day-to-day activities. 24. i) He shall have charge of such books and papers as the management Committee and incidental to the office of an association secretary. e) By hiring/leasing of any permitted common areas/ facilities to providers of commons goods and services/ members. jj) No Owner/Resident shall object to any work being undertaken by the MC which is in the common interest of the Owners, even if such work may cause some inconvenience to him/her/them. 16. h) The Association shall regulate the manner and prescribe restrictions and conditions for and under which any member shall transfer or part with the possession of his ownership of a property in so as to ensure compliance with these bye-laws and rules by the transferees. Servant's families are not to be permitted to share the apartment. b) Upon any Owner selling his/her/their Apartment, or absolutely conveying the same by way of gift, or otherwise, the Purchaser, or Donee shall, become a Member of the Association with same right and privileges as the previous Owner provided the seller has paid the Transfer Fee of Rs. X per sqft of apartment area and, all other dues and obtained a 'No Dues Certificate" from the Association. k) "REGISTRAR" means the Registrar of Societies, appointed under the Act, Bangalore Urban District, Bangalore, 46. In the event of the registered letter not being accepted by the Defaulting Member, the Notice is posted on the door of the Association for the information of its Members. On expiry of fifteen days from the date the Notice is posted on the door of the defaulting Member's Apartment, the Association shall be entitled to initiate action for withdrawing its services to the defaulting member. j) Finalize the Budget to be presented to AGM. AMENDMENT OF BYE-LAWS FOR HOUSING SOCIETY These Bye-laws for housing society may be amended by the Association in a duly constituted Meeting for such purpose and no amendment shall take effect unless approved by the Owners representing at least three-fifth (3/5) of the Apartment Owners present at the meeting. These values, expressed as the guiding principles of the community, shall be the touchstone for the bye-laws for housing society, rules and operating guidelines of the Association. p) To frame rules, with the approval of the Association, to administer the building and common facilities. hh) No Owner/Resident, or any person connected with him/her/them, shall cause any damage, whatsoever, to any asset of the Association. The names of Owners and the amounts in arrears for more than 30 days shall be displayed on the Notice Board of the Association till such time, as the arrears remain uncleared. The information is carried in the Deed of Declaration for future legal purposes. AFFILIATION: Should there be any Federation of Association for future legal purposes. pay the contribution from time to time payable to such Federation under its rules. Any Committee Member, whose removal has been proposed by the Owners, shall be given an opportunity to be heard at the Meeting. a) A Trust: by any of the Trustees, duly authorized by the other Trustees; b) A Registered Company: by a Director, or any officer duly authorized by the Company. ACCOUNTS: 1) A Banking account shall be opened by the Management Committee of the Association, into which all money received on behalf of the Association shall be paid, provided that the Treasurer or the Management Committee of the Association, into which all money received on behalf of the Association, into which all money received on behalf of the Association shall be opened by the Management Committee of the Association, into which all money received on behalf of the Association shall be opened by the Management Committee of the Association shall be opened by t petty expenses. All payments above Rs.x/- (Rupees < in words> only) shall be made by cheques signed by the Treasurer and one or two Members of the Management Committee as authorized by respective Resolutions of the Committee. d) 'BUILDING' means the apartments in any of the towers and blocks in "I & II", situated at and known as Condominium and includes the land forming part thereof, v) No Owner/Resident shall make any structural or other modification or alteration or repair within the Apartment or on installations located therein without notifying the Association through the President/Secretary of the MC, and receiving its approval. Further, no Owner/Resident shall dust rugs in any manner on the windows, balconies or on the Common Areas, including the lobbies and landings. v) Every owner should inform the Association in advance about the change in occupancy of their apartment. For every such change that involves movement of household goods in or out of building, a Shifting Fee of Rs. x per occasion will be levied to cover the repairs for minor damages in common area, additional security and housekeeping efforts put in by the Association. The Owner/Resident should take adequate care that no damage is done to lifts or any other common area due to this movement. First meeting of the Association shall be held at the premises of Apartments. What are the contents of by-law? The by-law includes the following: The objectives and aims of the society The rules and regulations that have to be followed by the residents Details of income and expense management Details about maintenance fees, penalties, transfer charges, etc. The mortgager 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. 38. 49. bb) No Owner/Resident shall park his/her/their car or two wheeler except at the place allotted to him/her/their by South the Manager and South the South the Manager a shall work closely with the Secretary and shall perform the duties of the Secretary in his/her absence. The Notice shall be sent by Registered Post. 9. QUORUM: For an Annual General Body Meeting, 30% of the members or their duly authorized person can constitute a Quorum. In the absence of a majority, the Meeting shall be adjourned and shall be held at the same venue after one hour on the same day, without further adjournment and with available members present, ee) No Owner/Resident shall hang garments, rugs, etc. from the windows, balconies, parapets, or from any of the facades of the Building, as this is strictly prohibited. In addition, on the Limited Common Areas adjoining the ground floor apartments, no trees shall be planted, which may cause 7 similar hindrance. Structure/fences/trees which do not impede free movement, may, however, be put up/planted, but with the specific, prior, written permission of the MC, and under such conditions. as it may specify. ff) No Owner/Resident shall install wiring for electrical, telephone, or fax machines on the exterior of the Building, which protrudes through, or above the walls or roof, except as authorised by the MC. His/Her rulings shall be final at all such meetings. He/She shall have an additional "CASTING VOTE" in the event of a tie in the voting, m) COMMON AREAS AND FACILITIES; Common Areas and Facilities, unless otherwise provided in the Declaration, or lawful amendment thereto, means; i) The land on which the Building is located, but excluding the Building itself; ii) The foundations, columns, girders, beams, supports, main walls, parapets, roofs, halls, corridors, lobbies, stairs, stairways, fire-escapes, entrances and exits of the Building; iii) Yards, gardens other than those allotted for private use, parking areas other than those sold, and storage spaces; iv) The premises used as offices, store-rooms, rest rooms, or rooms for the lodging of janitors, or persons employed for the management of the property; v) Installation for the central services, such as power, light, gas, hot and cold water, heating, refrigeration, air-conditioning and incinerating, etc; vi) The elevators, tanks, pumps, motors, fans, compressors, ducts, filtration apparatus, communication facilities such as cable for television and Internet access, security equipment and installations existing for common use; vii) Such community and commercial facilities as may be provided for in the Declaration; viii) All other parts of the property necessary, or convenient to its existence, maintenance and safety, or normally in common use; ix) Club House including all its fittings, fixtures, equipment, both movable and fixed n) RESTRICTED COMMON AREAS AND FACILITIES: Limited Common Areas are those portions which are part and partment, and designated as such in the Declaration. 2) The Association shall, on or before of each year, publish an audited Annual Financial Statement containing: a) The profits and loss account b) The receipts and expenditure of the previous financial year. Such an Owner shall have full voting rights, provided that such rights are exercised by only one person in respect of an Apartment jointly owned by more than one person. In the latter event, the voting right shall be exercised by the other Owner/Owners of the said Apartments. NOTICE OF MEETING It shall be the duty of the Secretary to circulate an e-mail, or a notice of each Annual or Special Meeting, stating the purpose thereof and the Agenda for the meeting as well as the date of such Meeting. Except otherwise provided, a Resolution of the Association shall require approval by a majority of owners either present in the meeting and casting votes in person or casting votes in person or casting votes through the authorized proxy. g) This, however, shall not absolve the Owner from his/her/their responsibility to ensure that all assessments on his/her/their occupant, shall himself/herself/ themselves make all payment as raised by the MC. q) Only one family (plus domestic servant) may occupy one apartment, whether for monetary benefit or otherwise is not permitted. The income of the Association shall be utilized for the objects of the Association and shall not be distributed among its members. h) Maintain a Register of Members. At the time of registration, all owners of the Building, including the Common Areas and Facilities; b) The assessment, and collection of all charges towards maintenance/supply of goods and services and the general upkeep of the Building; c) The designation, employment, remuneration, and dismissal of the personnel necessary for the maintenance and operation of the building; including the accounts of the Association; e) To inspect the accounts kept by the Secretary, or Treasures, and examine the register and account books, and to take steps for the recovery of all sums due to the Association; f) To see that the Cash Book is written up promptly, and is signed duly by one of the MC so authorised in this behalf; h) To hear, and deal with complaints; i) To make all payments to Government, semi-Government and other such bodies, as due by the Association. c) On the death of an Owner, his/her/their Apartment shall be transferred to the person, or persons, to whom begueathed, or to the legal successor in case no begueathment has been made, POWERS AND DUTIES OF MANAGEMENT COMMITTEE: The Management committee shall have all 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 for housing society directed to be exercised and done by the Owners. VOTE TO BE CAST IN PERSON OR THROUGH PROXY: In any Meeting of the Association, vote shall be cast in person or through a duly authorized proxy. The Secretary shall maintain an imprest cash amount of Rs.20,000/ - (Rupees twenty thousand only) for incidental expenses. He shall be responsible for the deposit of all money and other effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Management Committee. In the absence of Treasurer, the Joint Treasurer will perform duties of the Treasurer. i) The Association shall have unhindered access to all its facilities located and designated as Association Office for operation & its maintenance, k) Present duly audited accounts to AGM l) To levy and collect parking slots, w) No Owner shall sell, or otherwise transfer his / her / their Apartment to anyone without prior notice to the Association and/ or without paying in full all amounts due to the Association along with a Transfer Fee of Rs. x per sft of apartment area and obtaining a "NO DUES CERTIFICATE" from the Association. In the case of Joint Owners, the surviving Owner shall continue as Member; b) On an Owner selling, gifting, exchanging or otherwise disposing off the Apartment; c) On a Trust, or Registered Company, winding up its affairs. m) Authorized to enter into contracts with service provided for such purposes by the Municipal Corporation. z) No Owner/Resident shall place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas both Common and limited any furniture, packages, cycles or objects of any kind, except while in normal transit through them. f) To provide for the security, maintenance, repair, replacement, or improvements of the BUILDING, and the COMMON AREAS AND FACILITIES by proportionate contribution from the Owners, and, if necessary, by raising loans for that purpose; g) To carry out urgently needed repairs inside any of the units, which would otherwise affect the building in common, if the apartment owner or the occupant of the unit fails to carry out the same within the time prescribed by the respective apartment owner. ii) No Owner/Resident shall use the Common Areas, for any purpose which may hurt the sentiments, or feelings of any of the residents. The decision of the MC shall be final in any case of difference of opinion. PLACEMENT OF ANNUAL GENERAL BODY MEETING, SPECIAL GENERAL BODY MEETING AND ELECTION OF CHAIRPERSON. c) Every Member shall abide by the Bye-Laws of the Association and follow all instructions of the General Body, as conveyed through the Management Committee. e) To establish and carry on jointly with individuals or institutions, or its own volition, educational, physical, social, recreational, or other activities, for the benefit of the APARTMENT OWNERS. SPECIAL MEETINGS OF MANAGEMENT COMMITTEE: Special Meetings of the Management Committee may be called by the President on ten days notice to each Committee Member, given personally or by mail or telegram and such notice shall state date, time, place (as herein above provided) and purpose of Meeting. (hereafter referred to as the "Developer"), shall automatically become the Member of the Association and the "Deposit" paid by him/her per apartment to the Developer towards the proper upkeep of the building shall be transferred to his/her account with the Association, or to the common account of the Association. And, the meeting will take place with the available members. The Vice President shall be transferred to his/her account of the Association. his/her absence. The Secretary shall maintain the minutes of all such Management Committee Meetings in consultation with the President and shall cause such minutes to be recorded within 30 days of the meeting so held. ORDER OF BUSINESS The order of business at the Annual general body meetings of the Association shall be stipulated by an Agenda that shall include, among other things, the following: a) Roll call and election of chairman to conduct the meeting. NAME: The name of the association shall be "APARTMENT OWNERS' ASSOCIATION", which shall be registered under the Karnataka Societies Registration Act of 1960 and rules framed there under. pp) Non-payment of dues to the Association for three months or over shall constitute just and sufficient reasons, for the MC to deny the use of any, or all, of the facilities and services, offered to its Members, PROVIDED that due notice in writing, which shall not be less than fifteen days, is given to the Defaulting Member. Visitors' vehicles shall parked only in the designated area in the Building. cc) No Owner/Resident shall install any machinery, or equipment, like generators etc in the Common Areas, especially in the lobbies or under staircase that makes a noise, or causes disturbances to other residents, in any way. 41. f) Every Owner who lets his/her/their apartment for occupation by other on lease tenancy, mortgagee, or otherwise, shall include in the relevant Agreement, a clause as approved by the Association. A copy of the said Agreement, along with an undertaking by the occupant to abide strictly by the Bye-laws of the Association, and to make payment in full, and in time, all maintenance assessment as raised, shall be submitted to the Association BEFORE occupation of the Apartment. No Transfer Fee need be paid, and the "Deposits" paid by the deceased Member shall stand transferred to the Successor under the same terms and conditions as aforesaid. NOTICE TO ASSOCIATION a) An Owner, who mortgages his unit, shall notify the Association through the Secretary of the Management Committee, the name and the Secretary shall maintain all such information in a book entitled "Mortgages of Units". q) To do such other things as may

be considered as to be incidental or conducive to the attainment of the Association is authorized to correspond and deal with the Registrar, Bangalore; The Secretary of the Association shall not act beyond the scope of its "Objects" without duly amending the provisions of the Bye-laws for housing society for the purpose. The mere act of acquisition or rental or taking on license any property or mere occupancy of any of the Apartments in the will signify that these bye-laws for housing society have been read and understood, are accepted, stand ratified and will be complied with at all times. h) "ASSOCIATE MEMBER" means any person who

To the contract in the study pressible, compaging or circurstees in text by greatery in the finance and partners and departments of the presentation of Againments in comman areas when the finance and the contraction of the presentation of Againments in comman areas when the finance and the contraction of the presentation of	
be called, shall be the President, who is so elected by the Management Committee Members, the Secretary, and the Treasurer, all of whom shall be wholly resident in the Building. Signed by the Management Committee Members "APARTMENT OWNERS ASSOCIATION" BYELAWS OF SHORT TITLE AND APPLICATIONS a) The name of the Association shall be "APARTMENT OWNERS' ASSOCIATION" by The Registered office of the Association in all or any of	
option of another non elected member at the management committee meeting held next and such newly co-opted member shall hold office until the conclusion of next Annual General Meeting of the Association. d) In the units of various schemes of listed mutual funds such that no more than 20% of the total investment of the Association is invested in equity funds. DISQUALIFICATION: No Apartment Owner or deemed member shall be entitled to stand for	
Apartment Owner shall notify in writing to the Association of his intention before he conducts a Sale, Lease or mortgage Agreement in respect of his Apartment and in such case he shall pay all the unpaid assessment of the Association including interest, if any, on such outstanding balance. A copy of the last financial statement and the report of the Auditor, if any, shall be kept in a conspicuous place in the Office of the Association. d) Every Owner shall pay monthly assessments as fixed by the MC for the Building, which may include monthly payments to the General Operating Fund, Reserve Fund and Sinking Fund, if any for periodic repair,	
Owners/deemed members in accordance with the requirement of the Bye-laws for housing society. Singed by Management Committee Members. 36. 29. Dogs should always be on a leash or carried while using the common areas. The membership shall not exceed the total number of individual apartments. 10. 3. qq) In the event of default in	
housing society shall prevail over the rules. The guiding principles inspiring the bye-laws for housing society relate to: Harmonious living culture The emphasis here is on consideration for others, with residents relating to each other in the spirit of mutual support and fellowship. 4. d) The Association shall generally look after and be responsible for	
exceptional / day-to-day cases, the MC is authorized to frame / change rules from time to time. The Apartment shall not be used for any purpose other than residential, except with specific, written permission of the Managing Committee, and under such terms and conditions as may be laid by it. s) Every Owner/Resident shall use the lifts in such a manner as not to damage them in any way. Other then luggage, no package, box, crate or any other article shall be permitted, except with the permission of the MC. All present or future owners, tenants, or their employees, or any other person who is lawfully entitled to use the facilities of the said Building, in any manner whatsoever, shall be	
residents against it. The registered association can also promote and start cultural activities, community activities, and charitable drives. e) The assessment shall be made pro-rata according to the area of the Apartment vis-à- vis the total area of the land on which the Building has been constructed. Bye-Laws for Housing Society serve exactly the purpose of retaining an organised and peaceful community. 8. What are the things required to form the Apartment Owners Association, a minimum of seven members are required. Which in turn, results in maintaining harmony and discipline within the society. Notice of	
bye-laws for housing society, there are certain set rules that guide the cessation of membership in a community.] a) On the Death of an Owner. If before demise, title to the Apartment had legally been bequeathed/transferred, the Legatee(s) shall automatically continue as Member(s). oo) Any Owner who fails to pay for three months, or more, any amounts due to the Association, shall be deemed a "DEFAULTING MEMBER", and shall be debarred from voting, or standing for election to MC. The association will have first lien over the rent payable or over the sale proceeds in the event of any default by any member in paying the dues. nn) In case of inter apartment seepage/	
concerned. A Vice President, a Joint Secretary and/or a Joint Treasurer may also be appointed by the Committee Members. f) The Association shall commence/defend any legal proceedings only in so far as it is related or connected with and affects the Members and the affairs of the & its Residents. SPECIAL MEETING: It shall be the duty of the Secretary to call a Special General Body meeting of the Apartment Owners as directed by a resolution of the Management Committee or within 10 days upon petition signed by at least 21 members of the Association having been presented to the Secretary. The cost of repairing any major damages, at the discretion of MC, will be charged to the Owner's account. d) To represent the Association in all matters pertaining to the common property of "APARTMENT OWNERS' ASSOCIATION" and to negotiate, carry on litigation, settle or compromise with third parties any matter affecting the common rights and properties. All such assessments shall be paid within the	
prescribed time and place, failing which the services rendered by the Association may be forfeited, as provided for in the Bye-law herein under. If at such an adjourned meeting may be taken up, without further notice, and the decisions arrived at shall be binding on all. c) Consider and approve the Minutes of the preceding Annual General Meeting and Special Meeting/s, if any and to note the actions taken thereon. 42. e) Report of sub-committees and their adoption, with changes, if any. Other than the privilege of exclusive use, no right or title whatsoever to these Limited Common Areas shall accrue to the Owners of the Apartments to which they are attached, save and except as is vested in the other Owners by virtue of their owning an Apartment in the Building. If at any meeting to a subsequent time and date. No structure	
of any kind whatsoever temporary or permanent shall be erected or fence/partition put up on any Limited Common Area that may obstruct, or impede free movement in the event of an emergency of any kind. REGULAR MEETINGS OF MANAGEMENT COMMITTEE: Regular Meetings of the Committee may be held at such date, time and place as shall be determined from time to time by a majority of its Members and, at least, one such Meeting shall be held during each calendar month. The association act. 45. The Management Committee may, by a Resolution, remove, dismiss, or suspend any employee of the Association. Details on how the association aims to help	
and maintain harmony among residents FAQ'S Who has the right to cancel the AOA? The Registrar has the right to cancel the AOA? The Registrar has the right to cancel the AOA? The maintain harmony among the members of the association. What is the timeline to get the association registered? The association should be registered under the respective state's Society Registration Act. The MC may grant permission for such occupation, for short periods, for marriages or other social functions, at their discretion, provided that the premises so used is released in the same conditional guidelines to restrict the hours for the activities that cause noise and disturbance to the register of the society and should pay a nominal registration fee. 40. p) Every Owner/Resident shall ensure that the rights and privileges of other owners are respected and that no inconvenience is	
caused to them in any manner. j) The association will not be responsible for any loss caused to members they might have suffered by act of God like: earthquake, flood, fire, riot or willful act of any member personally. 35. 11. In the latter case, the persons so co-opted shall become "ASSOCIATE MEMBERS", which title they shall hold till such time they serve on the MC as co-opted Members. Such Associate Members shall, however, have no voting rights whatsoever. The MC shall also have the powers to appoint Sub-Committees from among its Members, and Associate Members, or from persons who are not, Owners, but are wholly resident in any apartment In the Building, and assign such duties to them as they deem appropriate for the better upkeep of the Building by And reading of the advantage of the Owners, notwithstanding, the profits and income derived from the above objects shall be utilized for the development	
and improvement of the association and shall not be distributed among the members. kk) No Owner/Resident shall, under any circumstances, threaten, abuse, reprimand, assault or in any way take up with the staff employed by the Association, but may report any misbehavior, or neglect of duty by them to the MC. PUBLICATION OF ACCOUNTS AND REPORTS: The financial year of the Association shall be from 1 of April to 31 of March. 6. j) 'DEEMED MEMBER' means a deemed member of the Association; the spouse, parent or any one of the children above 18 years of age who is authorized by such Owner and who is also a Resident may be treated as a deemed member of the	
Association in place of such Owner. 2. DEFINITION: In these Bye-Laws for housing society, unless the context requires otherwise: a) 'ACT' means the Karnataka Apartment Ownership Act, 1972 and Rules, 1975, both as amended from time to time. g) The Association shall promote and strive for a peaceful co-existence among all members of the association. d) Each Apartment Owner may purchase a copy of the Bye-laws for housing society on payment of Rs. X (Rupees X only.). Details of the apartment general meeting which is held once in six months. Details about selecting an association member and office-bearers. Any default in this regard will result in the transferee being denied any or all of the services rendered by the Association including the supply of services that require upkeep and maintenance on a regular basis, unless the transferee undertakes in writing to pay all the dues and does so before occupation of the Apartment. No single item weighing 50 Kgs and above shall be allowed without the prior permission and in the presence of a representative of the MC. It also includes a list of office bearers who can take care of monetary transactions and issue cheques. Residents keeping domestic animals or other pets shall abide by the Municipal Sanitary Bye-Laws or Regulations. In case	
of an emergency such right of entry shall be immediate and without notice. Record maintenance – It is important to maintain the details of common facilities and ownership schemes to ensure transparency and smooth functioning. Ltd. POWER OF AUDITOR The Auditor shall be entitled to call for, and examine any papers or documents belonging to the Association relating to the Building, including the Common Areas and Facilities and Limited Common Areas, and shall make a special report to the Association upon any matter connected with the accounts which appears to him/her to require notice. Auditors so appointed shall hold office till the next Annual General Meeting. MANAGEMENT OF ASSOCIATION: A Management Committee of the Members of the Association – which will be manned by the appointed Estate Manager, shall be from 09.00 hours to 17.00 hours on all 11 days except (weekday), ((weekday) will be the weekly holiday) and other statutory holidays as may be fixed by the Management Committee from time to time. c) From surplus of Income over Expenditure which shall form the nucleus of the Reserve Fund. can be addressed. 32. The registration should be done within 3 months and is exempted only in some serious situations.	
2022-1-17 · Boris Johnson 'was completely compliant' with Covid rules and made sure his birthday party followed the rule of six, his sister has claimed. Rachel said she had not seen much of her brother during Upon formation, N4RD raised money and hired a law firm to develop and guide our strategy against a building we see as completely beyond the scale of its surrounding, historic neighborhoods – Schumacher Place, German Village and Merion Village. We welcome the support of all area residents who feel their voices in opposition to thoughtless 2012-9-11 · An apartment owners association can be registered under the society act or a Flat Owners Act. An apartment association must consist of at least 10 people, over 18 years of age. All the owners are obliged to pay monthly assessments imposed by the pages of conduct. Get breaking Finance news and the latest business articles from AOI. From stock market news to jobs and real estate, it can all be found here. A Abstract of title: A unmary or	

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