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Nowadays, the concept of â € œSament of apartment ownerships is gaining a lot of importance to facilitate the maintenance of the residential project that a builder developed as a housing complex of Group. These housing estates in the state of UTTAR Pradesh are governed by the provisions of the 2010 UTTAR PRADESH Law (promotion of construction, property and maintenance) amended by the 2016 Law of UTTAR PRADESH APARTMENT (PROMOTION OF CONSTRUCTION, PROPERTY AND MAINTENANCE) 2016. In short, it is more popularly called â € œAct of the apartment of P.U.P. This association of apartment ownership is formed under the arrangements of this act. In fact, this association can also be called the Association of Apartments Owners (AOA), a term that is more popular than â € œThe ownership of ownership Apartment rivers € and is used interchangeably. Before discussing the implications of the provisions of the Goods and Services Tax Law (GST) in an AOA, it will be important to understand how a project is executed by a builder, apartment is sold for the owner Apartment river, which are the ordinary areas and how it is formed and the vain enforced functions and the laws governing these AOA. Related Topic: Bad Debts Implications GST (COVID-19) II. Sale of apartment by builder: when a tab of housing company developed by a builder/promoter, first of all it forms a separate company and acquires land in lease/ownership of the authority Place. He then builds the apartments and also develops the common area infrastructure. All of these assets are maintained as awards in the builder/promoter's accounting, unless he chooses to convert all or part of them as the capital of capital. Individuals and a sub-arrest is registered in the name of the apartment owner. This sub-arrening or â € œThepter of apartment € A tripartite agreement between the noid authority, which provided the land, builder and owner of the apartment and is registered after the payment of the seal tax under registration ed aicnªÃrefsnart an TSG od seµÃ§ÃacilpmI :odanoicaler ocip³ÃT .sota so sobma ed seµÃ§Ãisopsid sa odnatiepser ,odadiuc otium ret oiriÃssecen ©Ã ,etniugesnoc roP Â Ãetnednepednl Â ÃaerÃ" ed otiecnoc lat etsixe o£Ãn euq m©Ãbmat es-etoN mÃ Â Â Â Â Â Â Â Â Â Â Â Â¢ÃtcejorpÃ Â¢Ã omoc somret soiriÃv sO .seµÃ§Ãisopsid ed otilfnoc ed osac me iÃrecelaverp euq iel a lauq ranimreted licÃfid iÃ-es-ranrot ,etniugesnoc roP PÃÂ Â¢Ã tcA tnemtrapA PUÂ¢Ã an aditnoc iÃtse m©Ãbmat ,laidromirp otiefe mu met euq ,etnahlemes o£Ã§Ãisopsid amu euq raton etnasseretni iÃreS "ARERÂ Âsota sortuo moc o£Ã§Ãidartnoc me ratse Â Â o£Ã§Ãisopsid amu ed osac on ,euq es-etoN .ARER ad rogiv me adartne ad setna oda§Ãemoc mahnet euq sotejorp a sieviÃcilpa etnemlaugi o£Ãs ARER seµÃ§Ãisopsid sa ,saicn¢Ãtsnucric sadanimreted mE .odipiÃr o£Ã§Ãacidujda ed omsinacem mu ed o£Ã§Ãazilibinopsid a e oiriÃilibomi rotes on serodimusnoc sod sesseretni so regetorp ©Ã iel ad ovitejbo O .laudatse levÃn me sadardauqne marof sarger sa e satad setnerefid ed sodatse so sodot me odacifiton iof elE .lartnec ota mu ©Ã)ARER(,6102 ,tcA)tnempoleveD & noitalugeR(etatsE laeR o euq es-etoN :ARER ad otcapmI .III sodagerpmE ed otnemacatseD e o£ÃssimdA an TSG od seµÃ§ÃacilpmI :odanoicaler ocip³ÃT .o£Ã§Ãapuco/o£Ãsulcnoc ed odacifitrec od o£Ãssime a s³Ãpa otief otnematrapa od adnev an TSG muhnen odarboc ©Ã o£ÃN .sosac snugla me otnematrapa ed soiriÃteirporp so arap roturtsnoc olep otief iof m©Ãbmat adartne ed otid©Ãrc od oslobmeer o ,TSG on sarger ed a§Ãnadum a moC .roturtsnoc olep odarboc ©Ã TSG/o§Ãivres ed otsopmi o ,o£Ã§Ãurtsnoc ed odoÃrep o etnaruD .otnematrapa od soiriÃteirporp sod megram aus moc etnematnuj ,aruturtsearfni ed o£Ã§Ãalatsni ad e otnematrapa od otsuc o arepucer roturtsnoc O .otnematrapa od essop Ã otierid ret a assap ele ,etnemroiretsop ,e otnematrapa ed siaudividni soiriÃteirporp arap sodirefsnart o£Ãs adanoicroporp mumoc aeriÃ ed aruturtsearfni e arret ed lanoicroporp e analp aeriÃ ed edadeirporp ed sotierid so ,otnematrapa ed arutircse atsed s©ÃvartA .8091 Rights in property projects IV. Common project and µ: Common Area and µ - Defined as the Act' Uttar Pradesh (Promotion of Construction, Property and Maintenance) of the Law, 2010 and means: (i) the land on which the building is located and all µ, rights and appetites belonging to the land and construction; (ii) µ, columns. Beams, beams, supports, main walls, roofs/earthAreas, salt µes for common use, corridors, lobbies, stairs, stairs, fire stairs and entrance and entrance of the building; (iii) communal µ, cellars, yards, parks, gardens, communal centers and communal parking areas; (iv) the premises µ for the presentation of caretakers or persons employed in the administration of the property; (v) installation µ central services such as energy light, hot and cold water, heating, cooling, air conditioning, incineration and sewage; (vi) lifts, tanks, pumps, motors, fans, cable pipes, (TV, gas, electricity, etc.), rain water harvesting system, compressors, ducts and, in general, all existing appliances and installations for common use; vii) other common areas and installation of communitarian and commercial µ, as specified in the statutes (words 'and commercial¢ â âTM âTM), all other parts of the property necessary or convenient for its existence, maintenance and security or normally in independent use as defined in clause 3 of the Law means the which have been declared but not included as Common areas for joint use of apartments and can be sold by the developer without interference from other apartment owners. It may be noted that the declaration must be made at competent authority, which is the "authority not" for the state of Uttar Pradesh. V. Transfer of Area and installation µcommon constructor for AOA: normally builder/promoter forms a different to provide maintenance services from Common to the apartment apartment ³ the formation of the AOA, the promoter is obliged to transfer the ³ of the Â µ µ AOA³s one year of completion certificate. The interest-free maintenance license Ã ÂÂ Â99) charged by the developer to the owners of apartments Ã© tambÃ ©m transferred to the AOA. Since the developer/builder is the owner of unsold apartments, he also becomes a member and responsible for contributing to the maintenance of the common area and the IFMS for unsold apartments. The maintenance company would not be in possession of any assets of Â Âinfrastructure ÂÂ ³ Moreover, if assets have been acquired that the maintenance company owns and the cost has not been borne by the owners of the apartments, the AOA can also acquire these assets. Maintenance Company to avoid any disruption to services. In this case, the maintenance company will issue an invoiceTax ÂÂÂÂ Establishment of an AOA : In the state of Uttar Pradesh, the form of theMembership PropertyOwners of Apartments ³ ÂÂ In fact, the AOA can be formed one year ³ the completion certificate is issued for the Project. If the builder does not cooperate, then the owners of apartments can go to front of his ³ after giving notice to the builder and authority Noida. No specific approval of any authority is required. The apartment owners then approach the Registrar of Societies and get the esse odnetnoc oid©Ãrp o euq me sarret ed oiriÃtadnerra o iulcnI e otnematrapa od arutircse an adacificepse megatnecrop an otnematrapa esse maicerpa euq snumoc seµÃ§Ãalatsni e saeriÃ san odidivid o£Ãn esseretni mu e sodidnev o£Ãn sotnematrapa ed osac me otadidnac ues uo rotomorp uo otnematrapa mu meussop euq saossep uo aossep a euq acifingis 'etrap ed oiriÃteirporP' ¬â ¢Ã .AOA alep odatoda o£Ãres sotutatse sesse e ,' aoaË ¬â ¢Ã ed otnemaicnereg e o£Ã§Ãamrof a arap otutatse oledom o ,oiriÃiD on iÃracifiton onrevog o euq)5(o£Ã§Ãaicossa a arap rotomorp od adirefsnart adaredisnoc ©Ã snumoc saeriÃ ed o£Ãtseg A ,' aoa'ed o£Ã§Ãamrof an)4(o£Ã§ÃaicossA ad orbmem mu ranrot es otnematrapa od oiriÃteirporp od etrap rop air³Ãtagirbo ©Ã)3(o£Ã§Ãaicossa amu ramrof sotnematrapa ed soiriÃteirporp soa e rotomorp od atnujnoc edadilibasnopser ed Ã)2(.atief res assop adarapes o£Ã§Ãaicossa amu ,"etnednepedni laicremoc aeriÃ" amu ed uo "etnednepedni aeriÃ" ed osac on ,euq edseD .snumoc seµÃ§Ãalatsni e saeriÃ ed otnemaicnereg o e edadeirporp ad sedadeirporp e sotnematrapa soa o£Ã§Ãaler me sotnussa ed o£Ã§Ãartsinimda a arap sotnematrapa ed soiriÃteirporp ed o£Ã§Ãaicossa amu revah eveD)1(:etniuges o ecenrof - 0102 ,)o£Ã§ÃnetunaM e edadeirporP ,o£Ã§ÃurtsnoC ed o£Ã§ÃomorP(hsedarP rattU' hsedarP ed otnematrapA ed ieL ad 41 o£Ã§ÃeS A .ota o moc odroca ed sotutatse so moc odroca ed opurg mu omoc odnauta ,otnematrapa od soiriÃteirporp so sodot acifingis sotnematrapa ed soiriÃteirporp ed o£Ã§ÃaicossAâ ¬â ¢Ã .snumoc seµÃ§Ãalatsni e saeriÃ arap riubirtnoc e AOA ad sarger sa riuges meved sele e sonalp soiriÃteirporp so sodot a ossi acifiton AOA A .otutatse oledom o emrofnoc ,o£Ã§Ãaicossa ed siaicini saxat omoc 000.1.sR moc riubirtnoc meved e AOA ad sorbmem so etnemacitamotua manrot es sotnematrapa ed soiriÃteirporp so sodoT .PU otnematrapA ed ieL an odacificepse emrofnoc ,sotutatse seµÃ§Ãa ed oledom o odaroprocni ahnet AOA a euq ritnarag e ,revuoh es ,seµÃ§Ãejbo ,sotnemucod so sodot raredisnoc ed sioped ortsiger o adrocnoc rodartsiger O .odartsiger etnemlamrof uo uo sona atnirt ed odoÃrep mu rop ©Ã arret lat ed otnemadnerra o edno ,odÃurtsnoc iof VII. AOA Functions: The Functions of this AOA can be summarized as follows: Keep the common and common installations defined more elaborately in the Apartments Law UP, as described in section IV above . To pay electricity bills for ordinary areas and water rates to provide generator installation as a power backup for ordinary areas to provide generator installation as a backcoming energy Apartment owners, according to the individual need to keep the club and restaurant and provide food and installations of the club to members to maintain banquet rooms, minitals and installations similar to members. Pay any government fees on the project relative to individual members, electrician, etc. the individual apartment ownership. Common area infrastructure insurance due to fire, theft, natural calamities, etc., for the value of replacement. Perform administrative functions of maintenance maintenance of the association office and all the work related to the functioning of society. Any other objective of common interest for members / ownership of apartment read and make the complete pdf cerefy: email: pankaj@prgupta.com Email: pankaj@prgupta.com

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