DELIVERED









"SHIV BEIGIUES"

BÉLÉAIE DECLARATIONS

[illegible]

[illegible]

[illegible]

ALL THAT [illegible]

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

WHEREAS [illegible]

AND WHEREAS [illegible]

AND WHEREAS [illegible]

[illegible]

[illegible]

[illegible]

1. The [illegible] received at 11 [illegible] commenced by [illegible] Sunday [illegible] were [illegible] Shaw and [illegible] as under:-

[illegible]

Over-No	Name of [illegible]	Runs [illegible]	Wkts [illegible]	Extras [illegible]	Remarks
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

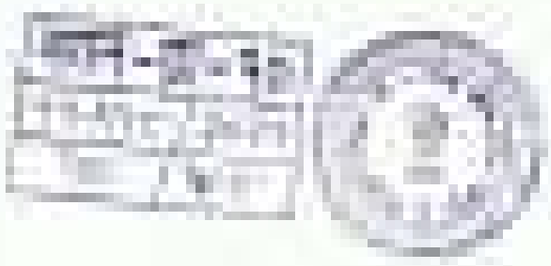
Bowler	Overs	Runs	Wkts	Extras	Remarks
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



(a) Car Parking
(b) Overhead Water Tank.
(c) Quarters, sitting, latrines & storage etc. for watching and protection staff & compounds as also open space for the watching staff, latrines & compound.
(d) Electricity, light and fans connections
(e) Electricity
(f) Electricity
(g) Lift

I (we) am (are) not having any right, title and interest in the aforesaid scheduled land/premises/flat & shall pass...

NOTE :
That the above Building (if Assessed) is subject to **[illegible]** the owner of the aforesaid Building may be directed with revision of Assessed Amount and Assessment Area.

NOTE :
[illegible]

a) I (We) the OWNER/OCCUPIER shall have right to offer for display thereof for advertisement in the prescribed manner of the building. The permission shall not revoked in any circumstances by the owner.

b) The rights of offering for advertisement hoards, Neon Sign boards, or otherwise in any form whatsoever shall vest in the Owner/Occupier/Lessee. The Municipality/Authority will claim the consent only in any circumstances required by the aforesaid property or shall offer consent to any owner by the owner of aforesaid OWNER/OCCUPIER may obtain consent/permission for the same.

[illegible]:

The representations in the [illegible] shall be in accordance with the provisions of [illegible]

[illegible]:

The provisions of the Maharashtra Apartment Ownership Act, 1970, are applicable to the construction and acquisition of individual properties capable of independent use. Each Purchaser, including the promoter, shall participate proportionate share and contribute to the common maintenance, including the promoter's unsold premises, from the date of completion of the building or from the date on which the premises are put to use, whichever is earlier.

[illegible]:

The Allottee(s) hereby declares that the property is under the Provisions of the Maharashtra Apartment Ownership Act, 1970.

[illegible]:

The percentage of the undivided interest in the common areas and facilities appertained hereto:

[illegible]:

That each allottee's interest in the general common areas and facilities shall not be changed in relation to apartments and shall be deemed to be conveyed or transferred to the association as allottee nominee.

[illegible]:

The Purchaser shall comply with the provisions of this Deed as well as the Maharashtra Ownership Flats Act, Rules, Regulations of the Association and Bylaws as amended from time to time. Failure to comply with such provisions, decisions or resolutions shall be a ground for action to recover the costs, fines, damages or expenses which

[illegible]:

The possession of the property to the said allottee(s) is completely vacant and he, possession of the property can not be transferred from such place or time and all the necessary procedural actions will thereafter possess unobstructedly agreed by such conditions. The said allottee has right over the property.

[illegible]









[illegible]

[illegible]

[illegible]

1. [illegible]

   (a) [illegible]

   (b) [illegible]

   (c) [illegible]

2. [illegible]

   (a) [illegible]

   (b) [illegible]

   (c) [illegible]

   (d) [illegible]

   (e) [illegible]

   (f) [illegible]

   (g) [illegible]

   (h) [illegible]

   (i) [illegible]

   (j) [illegible]



[illegible]

NOTICE OF MEETING

[illegible]

ADJOURNED MEETING

[illegible]

ORDER OF BUSINESS

[illegible]

(a) Roll call
(b) Proof of notice of meeting or waiver of notice
(c) Reading of minutes of preceding meeting
(d) Reports of officers
(e) Report of Housing Commissioner, or [illegible]
(f) Election of inspectors
(g) Election of Board
(h) Unfinished business
(i) New business

BOARD OF MANAGERS

MANAGEMENT OF ASSOCIATION

The affairs of the Association shall be governed by a Board.

POWERS AND DUTIES OF BOARD

[illegible]

OTHER DUTIES

[illegible]

(a) [illegible]
(b) [illegible]

(3) [illegible]

Whether meeting of the Board may be held at small club but it does not be determined that that is true for majority of managers but at least five meetings held at least during each year. Notice of regular meeting of the Board shall be given in each business day by mail or telegram to each director at least 3 days prior to the time named for such meeting.

(4) [illegible]

Special meeting of the Board may be called by the president or secretary or by any director on three days' notice to each director, either personally or by mail or telegram, except where notice shall not be necessary. Special meeting of the Board shall be called by the President or Secretary in like manner on the written request of any 3 Managers.

(5) [illegible]

Notice of any meeting of the Board any Managers may in writing waive notice of such meeting. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board no notice shall be required and any business may be transacted at such meeting.

(6) [illegible]

At any meeting of the Board (5) of the total Managers in the total will apply if no Managers shall constitute a quorum but any of the Managers present at a meeting at which a quorum is present shall be the act of the Board. If any meeting of the Board, there is no such a quorum present, but majority of those present may adjourn the meeting from time to time. At any such adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted. Adjournment notice necessary unless specifically fixed at a certain time.

(7) [illegible]

(5) Board may appoint any (2) officers and employees of any Corporation Executive or organization for conducting books, and records and such duties as the Board may from time to time determine. Each officer shall hold office until his successor is duly elected and qualified or until he shall resign or shall be removed in the manner hereinafter provided.

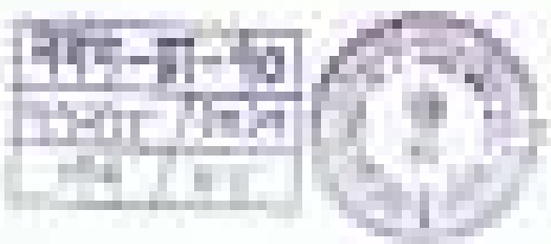
[illegible]

(8) [illegible]

The Principal officers of the Corporation shall be a president, a Vice President and Secretary all of whom shall be elected by the Board.

(9) [illegible]

Changes in officers of the Corporation may be made by the Board at any regular or special meeting of the Board any officer may be removed, either with or without cause, by the Board.



(1) [illegible]

Upon an affirmative vote of majority of the members of the Board any officer may be removed either with or without cause and a successor elected by the Board at any regular meeting of the Board or at any special meeting of the Board called for that purpose.

(2) [illegible]

The President shall be the chief executive officer of the Association. He shall preside at the meetings of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an Association, including but not limited to the power to appoint committees from among the members as he may deem best to fulfill the purposes of the Association and to be ex-officio member of all committees.

(3) [illegible]

The Vice-President shall take all duties of the Chairman and perform the duties of the President in the absence or inability or refusal of the President to act. The Vice President shall perform such duties as may be assigned to him by the Board. In the event of the absence of the President and Vice President, any other officer designated by the Board shall perform the duties of the President.

(4) [illegible]

(a) The Secretary shall keep the minutes of the Board and be assigned of the business of the Association. He shall have charge of such books, and papers as the Board may direct, and shall in general perform all the duties incidental to the office of Secretary.

(b) The Secretary shall be responsible for transmitting funds and securities and shall also be responsible for keeping full and of all monies and receipts and disbursements in books belonging to the Association. He shall deposit all such monies in the name of the Association with such depositories as may be designated by the Board. He shall disburse the funds of the Association as may be ordered by the Board, taking proper vouchers for such disbursements, and shall render to the President and Board at the regular meetings of the Board, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Association.

[illegible]

(1) [illegible]

All checks are obliged to any monthly investment imposed by the Association on issue all expenses arising in the Association which also consist on investment principles of a policy to serve legal and corresponding existing case of business. The contribution of other bonds or statutory. The Administrator shall be major applications according to the terms of the rules as appointed to the Association their volunteers shall include monthly payments to a trustee (pending Payment) and its Signatories.

(2) [illegible]

(a) [illegible]

(b) [illegible]

(c) [illegible]

(d) [illegible]

(e) [illegible]

(f) [illegible]

(g) [illegible]

(h) [illegible]

(i) [illegible]

(j) [illegible]

(k) [illegible]

(l) [illegible]

(m) [illegible]

(n) [illegible]

(o) [illegible]

(p) [illegible]

(q) [illegible]

(r) [illegible]

(s) [illegible]

(t) [illegible]

(u) [illegible]

(v) [illegible]

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(x) [illegible]

(y) [illegible]

(z) [illegible]

(aa) [illegible]

(bb) [illegible]

(cc) [illegible]

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(yyy) [illegible]

(zzz) [illegible]

(aaaa) [illegible]

(bbbb) [illegible]

(cccc) [illegible]

(dddd) [illegible]

(eeee) [illegible]

(ffff) [illegible]

(gggg) [illegible]

(hhhh) [illegible]

(iiii) [illegible]

(jjjj) [illegible]

(kkkk) [illegible]

(llll) [illegible]

(mmmm) [illegible]

(nnnn) [illegible]

(oooo) [illegible]

(pppp) [illegible]

(qqqq) [illegible]

(rrrr) [illegible]

(ssss) [illegible]

(tttt) [illegible]

(uuuu) [illegible]

(vvvv) [illegible]

(wwww) [illegible]

(xxxx) [illegible]

(yyyy) [illegible]

(zzzz) [illegible]

(aaaaa) [illegible]

(bbbbb) [illegible]

(ccccc) [illegible]

(ddddd) [illegible]

(eeeee) [illegible]

(fffff) [illegible]

(ggggg) [illegible]

(hhhhh) [illegible]

(iiiii) [illegible]

(jjjjj) [illegible]

(kkkkk) [illegible]

(lllll) [illegible]

(mmmmm) [illegible]

(nnnnn) [illegible]

(ooooo) [illegible]

(ppppp) [illegible]

(qqqqq) [illegible]

(rrrrr) [illegible]

(sssss) [illegible]

(ttttt) [illegible]

(uuuuu) [illegible]

(vvvvv) [illegible]

(wwwww) [illegible]

(xxxxx) [illegible]

(yyyyy) [illegible]

(zzzzz) [illegible]



(b) Documents shall sometimes contain such minor drafting errors as the use of words in inconsistent cases, incorrect and obsolete text cross-references, and punctuation and grammatical errors. Provided that such errors do not affect the construction of the document, the Authorised Officer may correct such errors in the text of the document.

(c) It is prohibited to deface, tear, or destroy the contents of or cross-out any part of a document, except as expressly permitted by these Rules.

(d) It is permitted to discard garbage or trash contained in documents submitted, provided that such contents is not to be used. If such contents is used, then such garbage or trash shall be collected in a trash can. Documents containing trash may be rejected.

(e) The owner, resident or user shall pay for personal or telephone telephone calls, postage, facsimile or any other expenses incurred by the Authorised Officer in the course of his duties in connection with the application.

PENALTY FOR FALSE STATEMENTS

11. **Penalty**

Each copy of a document to be submitted to the Commissioner or any of the following persons:

(a) the Owner;

(b) the shareholders and directors of the Company;

(c) those persons who profess to act on behalf of the Company or any of them;

(d) any lending bank or financial institution in connection with any application for a loan or any other financial facility.

12. **Definitions**

In these Rules, unless the context otherwise requires:

(a) "Authorised Officer" means a person appointed by the Commissioner;

(b) "Owner" means a legal entity that owns, controls or operates the Premises.

13. **Application**

These Rules shall be read in conjunction with the Regulations and any other law relating to the Premises.

14. **Amendments**

(a) The Commissioner may, from time to time, amend these Rules by publishing a notice in the Gazette.

(b) Any amendment made under paragraph (a) shall be effective from the date of publication of the notice in the Gazette.

(c) The Commissioner may, by notice in writing, require any person to comply with any amendment made under paragraph (a) within such time as may be specified in the notice.

(d) Any person who fails to comply with a notice issued under paragraph (c) shall be guilty of an offence and shall be liable to a fine not exceeding [illegible] dollars.

15. **Revocation**

The following rules are revoked:

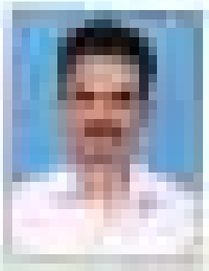
(a) the Rules of [illegible] dated [illegible];

(b) the Rules of [illegible] dated [illegible].

16. **Commencement**

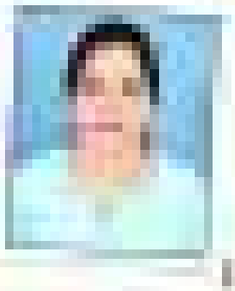
These Rules shall come into operation on [illegible].







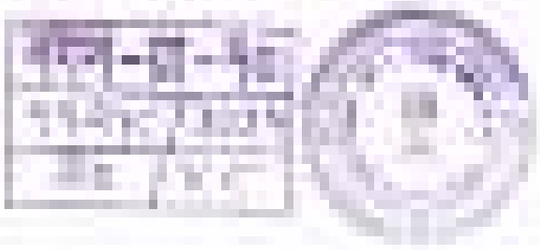


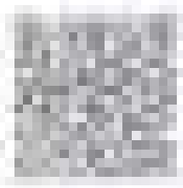




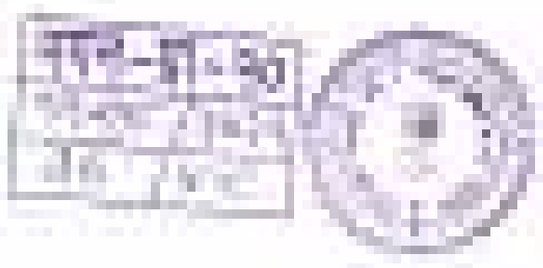














Nagpur Metropolitan Region Development Authority



[redacted]









