

Aoa full form in real estate

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Sample Asset Sale Agreement

1. **Names**
 (Seller) and _____ (Buyer) agree to the following sale.

2. **Sale of Business Assets**
 Seller is selling to Buyer and Buyer is buying from Seller the assets described below of the _____ business known as _____ located at _____.

3. **Assets Being Sold**
 The assets being sold consist of:
 A. The goodwill of the business, including the current business name and phone number.
 B. The lease dated _____ between _____ Seller as Tenant, and _____ Landlord, covering the premises of _____ for the time period from _____ to _____.
 C. The inventory of goods.
 D. The fixtures, fixtures, and equipment listed in Attachment _____.
 E. The equipment listed in Attachment _____.
 F. The supply contracts with _____.
 G. Intellectual property rights as follows: _____.

4. **Sale Price**
 The sale price for the assets listed in this section is \$ _____ and is allocated as follows:
 Goodwill \$ _____
 Assignment of Lease \$ _____
 Inventory \$ _____
 Accounts Receivable \$ _____



Credentiaing Program Description
 Policy Update 7/8/2015




[단독] AOA 출신 초아, 전 소속사 임원 설립 신생 회사서 새출발

마이데일리 | 2020.08.21 14:21

가 가



What is an aaaa in real estate. What is an oa in real estate.

This story is from December 11, 2019end of article Skip to first unread messageunread, Feb 18, 2011, 11:45:10 AM2/18/11Sign in to reply to authorYou do not have permission to delete messages in this groupSign in to report message as abuseEither email addresses are anonymous for this group or you need the view member email addresses permission to view the original message Can anybody provide me MOA & AOA of a Private Limited Company carrying real estate business.-- Thanks & RegardsManish Kumar DixitMob.- +919718396258 +919716771265 Email: csmanis...@gmail.com Please consider the environment before printing this e-mail. Paper is made out of trees. Conserve, Reduce, Re-use, Renew and Recycle! unread, Feb 18, 2011, 12:10:39 PM2/18/11Sign in to reply to authorSign in to report message as abuseEither email addresses are anonymous for this group or you need the view member email addresses permission to view the original messageto csm...@googlegroups.comReal Estate Pvt Co AOA.docReal Estate Pvt Co MOA.doc A company must prepare certain preliminary documents before applying for company registration. The Memorandum of Association (MOA) and Articles of Association (AOA) are two such preliminary documents that every company must prepare. The MOA and AOA should be filed with the Registrar of the Companies (ROC) along with the company incorporation form. The Memorandum of Association (MOA) and Articles of Association (AOA) define a company's scope of work, objectives, rules and internal management. The MOA and AOA are two essential documents that are the basis of the company's constitution. They are indispensable, and the company's foundation stands upon them. Therefore, the founders of a company must draft them with utmost clarity and precision. A Memorandum of Association (MOA) is a document containing details of the company's constitution and is the foundation of the company's structure. It is known as the charter of a company. It lays down the scope of the company's activities, objectives for which it is formed, determine the scope of its authority and its relationship with the outside world. The creation of an MOA is the first step towards company registration. During the formation of a company, the company members must subscribe to the MOA. Subscribing to an MOA means to put one's mark or signature on the document as attestation or approval of its contents. Contents of MOA Every company's MOA should contain the following five clauses: Name clauseRegistered office clauseObject clauseLiability clauseCapital clause Articles of Association (AOA) of a Company The Articles of Association (AOA) of the company contains its rules or bye-laws and regulations that control or govern the conduct of its business and manage its internal affairs. The AOA is subordinate to the MOA of a company and is governed by the MOA. Every company must have an AOA as it plays a vital role in defining its internal rights, workings, management and duties. The contents of AOA should be in sync with

the MoA and the Companies Act, 2013. Contents of AOA Details regarding the share capital, details of director's qualification, appointment, powers, remuneration, duties etc. Rules regarding company dividends and reserves. Details regarding company accounts and audit. Provisions relating to the company's borrowing powers. Provisions relating to conducting meetings. Process of winding up of the company. Difference Between MOA and AOA Particulars MOA AOA Description Defines the company's constitution, powers, objectives, and constraints of the organisation. Defines rules and regulations of the company. It also defines the duties, powers, liabilities and rights of individuals associated with the organisation. Contents It contains the five mandatory clauses. It contains the provisions as per the requirements of the organisation. Filing at the time of registration It is a mandatory document that must be filed with the ROC at the time of company registration. The drafting of AOA is mandatory. However, the filing of AOA with the ROC is optional at the time of company registration. Importance and position MOA is a supreme legal document and subordinate to the Companies Act. AOA is subordinate to the MoA and the Companies Act. The relationship between the two MOA is a dominant document that helps in the drafting of the AoA. Any provision in the AOA that contradicts the MoA is considered as null and void. Alteration An alteration can be made in the MOA only after passing a special resolution in the Annual General Meeting (AGM) and after obtaining prior approval from the Central Government. An alteration in the AOA can be made by passing a special resolution in the Annual General Meeting (AGM). Retrospective amendment The MOA cannot be amended with retrospective effect. The AOA can be amended retrospectively. Both the MOA and AOA are essential documents of a company. They help the company owners and founders run the company efficiently and streamline its business. Hence, they are vital documents for a One Person Company (OPC), private company or public limited company. Disclaimer: The materials provided herein are solely for information purposes. No attorney-client relationship is created when you access or use the site or the materials. The information presented on this site does not constitute legal or professional advice and should not be relied upon for such purposes or used as a substitute for legal advice from an attorney licensed in your state. Get an expert at affordable price For ITR, GST returns, Company Registration, Trademark Registration, GST Registration The Uttar Pradesh Real Estate Regulatory Authority (UP Rera) on Friday said that the responsibility of forming apartment owners' association (AOA) for different housing projects falls on the builder of the project. The authority also said that the builder has to form the AOA within three months of most owners shifting to the flats. "As per the Rera Act, a builder has to enable the formation of an association or society or cooperative society as the case may be of the allottees or a federation of the same under the applicable laws. A builder will pay all outgoings until the transfer of physical possession of the real estate project to the association of allottees," Rajiv Kumar, chairperson of UP Rera, said. "Under the Rera Act, in the absence of local laws, a builder has to form an AOA within a period of three months after a majority of allottees having booked their plot or apartment in the project. As Uttar Pradesh Apartment Act is applicable in the state, a builder will form an AOA as per this act," Kumar told HT. "An AOA will be formed as per legal norms. Any disputes of AOA elections will be dealt with by the registration authority of the society concerned," the chairperson added. In one such dispute, some allottees of Edana, a housing project of Ecotech Infratech Private Limited, had claimed that the builder was not allowing formation of an AOA. However, Suryaansh Gupta, director, Ecotech Infratech said, "We have already applied for formation of AOA with the registrar of societies." Some of the allottees of the project had said that they were not happy with the AOA representative selected by the builder and wanted a different party to take care of the association. Responding to this, Nitin Tyagi, the AOA president chosen by the builder, said, "We are yet to receive AOA registration. Another group has submitted registration papers. The deputy registrar will decide and allot registration. Our AOA is genuine as we have the builder's consent." Subhash Singh, deputy registrar of firms, societies and chits, Meerut division, said, "I do not remember this case but such cases do come and we decided them according to rules. We allot registration after verifying the claims of the groups in dispute." To this, Kumar added, "Though the builder's consent for formation of AOA is not mandatory, but as it is the responsibility of the builder to enable the formation of AOA and its registration, the builder's influence cannot be ruled out. The AOA election process should be according to law and transparent." SHARE THIS ARTICLE ON Every entrepreneur is excited about the first step of starting a business, which is giving it a legal identity by getting a company registered. Companies are governed through legal documents that pan out the do's and don'ts for it. Commonly known as company charter, Memorandum of Association (MOA) and Articles of Association (AOA) define company's scope of work and its internal management. Drafting of these documents is one of the most critical steps in Private Limited Company registration process. Memorandum and Articles are supreme legal documents forming the company's constitution. They are indispensable, and the foundation of a company stands on it. Therefore, drafting them requires utmost precision and clarity. Let us look into the meaning and importance of articles of association and memorandum of association. What is MoA and AoA? MoA is an abbreviation for Memorandum of Association, and AoA stands for Articles of Association. They safeguard and structure your business, helping in establishing the company's identity, working methodology, and goal. Memorandum of Association As per the Companies Act, 2013, a memorandum covers the following essentials; A. Name Clause Is usually written in the opening paragraph of the article. States the name under which the company functions. States whether the company is a private limited or a public limited. Now, there are certain key points to keep in mind while choosing the name of the company. They are; Having a unique name and not identical to an existing company. Not having any offensive words, connotations, or "sensitive" expressions that may offend any cultural or religious community. Not indicating a connection with the government or local authorities unless you have a permission to do so. B. Situation clause This clause mentions the State in which a company has its registered office. If the future demands changing of registered office address, then the same must be updated in it. C. Object Clause This clause defines the purpose for company formation. This is usually not altered or changed. Hence drafting of this clause is very crucial and should be done with precision and expertise. The company cannot carry on any activity that is not part of object clause of MOA. Such activities are called Ultra Virus (beyond powers) and cannot be ratified even by members. D. Liability clause This clause states the liability of members of the company. It can be limited either by shares or guarantee. This clause is omitted in case of an unlimited liability. E. Capital Clause This clause specifies the maximum amount of capital a company can raise along with its distribution into shares. The company can only secure a specified capital amount mentioned in this clause. Any special rights or privileges are given to shareholders are mentioned here. F. Subscription clause This clause has the names, addresses and the details of its first subscribers. A private limited company needs at least two members. Public limited companies will have a minimum of seven members. It is mandatory for these subscribers to take at least one share. Articles of association This is the secondary document playing a vital role in defining the company's internal workings, their rights, duties and management. It contains the by-laws and other rules & regulations that a company runs by. The contents of AoA remain in sync with the MoA and the Companies Act. Contents of Articles of Association: A. Details regarding the shares of a company Classes and valuation of shares. Transfer, conversion, Lien, and forfeiture of shares. Rights attached to the shares and rules about the alteration of capital. Rules regarding the minimum subscription and conversion of fully paid shares into stock. B. Details regarding directors' rights, duties, and their removal Directors appointment, powers, and duties. Borrowing rights of the Board of Directors and the procedure to remove them. C. Details regarding holding and conducting meetings Conducting Meetings, maintaining minutes, and sending out notices. It also states rules regarding voting rights and proxy that includes quorum required with the percentage of votes with directors. It mentions the accounts & audit, and appointment and remuneration of auditors. D. Process and rules regarding winding up of the company It is possible to make alterations in the articles if that benefits the company. But that should not be in contradiction with any third-party contracts. This alteration is done by passing a special resolution by filing a copy of it with the Registrar, within 30 days of its passing. Such alteration should not, in any way, increase the liabilities of its existing members. Difference between MoA and AoA MoA AoA 1. Defines the constitution of a company. A set of rule and regulations governing the company's working. 2. Defines the objectives, powers and constraints of the organization. Describe powers, duties, rights and liabilities of individuals associated with the organization. 3. Six clauses are mandatory. Its drafting is as per the requirements of the organization. 4. It is a mandatory document for all the companies. Can opt for Table A instead of AoA in public limited company by shares. 5. Filing at the time of company registration. Filing at the time of company registration is optional. 6. A supreme legal document for company and subordinate to Companies Act. A subordinate to the MoA. 7. A dominant document that helps drafting AoA. Any article in this document that contradicts to the MoA is considered null and void. 8. Cannot be amended with retrospective effect. Can be amended retrospectively. 9. Section 2 (28) of the Companies Act 1956 defines it. Section 2 (2) of the Companies Act 1956 defines it. 10. It is subordinate to the Companies Act, as well as is memorandum. 11. Defines the objectives of a company. Defines regulations with which the company will achieve objectives defined in MOA. Conclusion Memorandum of Association and Articles of Association are very important documents. They help the owners to run the company with ease and helps in streamlining the business. Properly defined functions and rules increase efficiency and transparency. Hence, they are indispensable for any private or public limited company.

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