

# ***RV Associates***

SOLICITORS & ADVOCATES

RAJINDER WALI (287/87)  
VANDANA C. WALI (676/91)

**OFFICE:**

23 (Basement), Hemkunt Colony  
Greater Kailash-I,  
New Delhi-110048  
Tel.: 011-43603826, 9811056231

**RESIDENCE:**

A-105, Mount Kailash,  
New Delhi-110 065  
Tel.: 011-41656230

Ref.:RV/Notices 2024  
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24<sup>th</sup> May 2024

Ansal Tower  
38, Nehru Place  
New Delhi - 110019

**Sub: Announcement of Elections for Managing Committee & Processes Governing Elections on 21<sup>st</sup> June 2024**

Dear Owners,

At the outset, I would like to thank the Managing Committee for appointing me as the Returning Officer for conducting election of Management Committee members for the 1/3<sup>rd</sup> vacancies due to retirement by rotation.

I take pleasure in informing the members that as per the governing laws in Delhi, the elections have to be held for 15 Managing Committee members as per the Bye - Laws appended to the Delhi Apartment Ownership Act. The under mentioned 1 / 3rd members who have retired by rotation are as under:

- |                         |                 |
|-------------------------|-----------------|
| 1. Sh. G.D.Gupta        | - Flat No. 1201 |
| 2. Sh. Sanjay Gupta     | - Flat No. 117  |
| 3. Sh. Manu Gupta       | - Flat No. 1312 |
| 4. Sh. K.N.Sachdev      | - Flat No. 411  |
| 5. Sh. Rajender Kanodia | - Flat No. 1520 |
| 6. Sh. Rattan Arora     | - Flat No. 1317 |

Therefore, the election of 6 (Six) members is to be conducted. Those retired members if not otherwise

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**Emails: [wali.rvassociates@gmail.com](mailto:wali.rvassociates@gmail.com) & [rv.associates@hotmail.com](mailto:rv.associates@hotmail.com)**



Ref.:RV/Notices 2024  
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disqualified, shall be eligible to contest the election of the members of another term of three years.

This communication is to announce the date for elections for the 6 (Six) members of Managing Committee on 21.06.2024 for ANSAL TOWER - 38, NEHRU PLACE, and FLAT OWNERS WELFARE ASSOCIATION. Please go through the communication so as to apprise yourself of the process and also participate in full strength to ensure your community continues to thrive.

Election of total 6 (Six) members will be held who in turn along with other members shall elect the office bearers. These elected members will have a term of three years.

ELIGIBILITY & RULES FOR OWNERS TO VOTE FOR MANAGING COMMITTEE

1. He/She/They must be the lawful owner(s) of the Apartment. In case of the joint owners first name owner shall be eligible, joint owner other than first owner will also be eligible, subject to NOC from the first owner. The Owners having duly registered documents / flat buyer Agreement in his/her/their name are only entitled to vote. The documents which are not recognized as valid mode of transfer as per the decision of Hon'b'e Supreme Court in the case of Suraj Lamp & Industries (P) ... vs. State of Haryana & Anr. dated 11th October, 2011, shall not be considered to be eligible for casting vote in the ensuing election, unless validly





Ref.:RV/Notices 2024  
.....

transferred Deed of Apartment / Flat Buyer Agreement is in the name of the Owner.

2. Owner(s) should not be in arrears of payment of Maintenance and Electricity dues as on 31st March, 2024. In case of joint ownership, the first named person and Karta of HUF will be eligible to vote. The right to vote of second person or any other joint owner will be subject to No Objection Certificate from the first name Person.
3. In case of companies, person duly authorized by the company under a board resolution will be eligible to vote. The resolution may be deposited one day in advance with the office of the Returning Officer.
4. In case of partnerships / association of persons owning the flats, duly authorized partner/member of association will be eligible to vote subject to depositing the said authority letter with the office of Returning Officer two days in advance.
5. In case of Public Sector Undertaking/Govt. Institution letter authorizing a representative to vote must reach the office of Returning Officer one day in advance.

**ELIGIBILITY FOR CONTESTING ELECTION:**

Any voter who is entitled to vote shall be eligible to contest, however the Board Resolution / Authority Letter, as the case may be, should specify so.

Ref.:RV/Notices 2024  
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Every nomination shall be proposed and seconded by a VALID VOTER. However, in case the Candidate's Proposer and / or Seconder is / are in arrears of maintenance dues of the Apartment held by him / her / them, then the nomination of the said candidate shall be cancelled.

The voting shall be done on percentile basis. The apartment owners will be eligible to vote as per the area as per the maintenance bill.

**ELECTION SCHEDULE:**

28 <sup>th</sup> May 2024 (Tuesday)	Eligible Members list will be displayed on The Association main Notice Boards
29 <sup>th</sup> May 2024 (Wednesday)	Availability of nomination forms at Association Office during working hours between 11AM and 4PM only.
11 <sup>th</sup> June 2024 (Tuesday) till 2.30 PM	Last date of filing nomination forms to be deposited in the earmarked box ( duly sealed by the undersigned ) in the Association Office at ATFOWA
13 <sup>th</sup> June 2024 (Thursday) at 3 PM.	Scrutiny of nomination forms
13 <sup>th</sup> June 2024 (Thursday) at 5 PM.	Display list of eligible candidates of accepted nominations on association main notice board.
17 <sup>th</sup> June 2024 (Monday) up to 1	Last date of withdrawal of nominations





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PM.	
17 <sup>th</sup> June 2024 (Monday) at 5 PM.	Display list of final eligible candidates of accepted nomination, on Association main Notice Boards.
21 <sup>st</sup> June 2024 (Friday) between 9AM to 1 PM	Voting / casting of ballots by eligible voters
21 <sup>st</sup> June 2024 (Friday) from 1.30 pm till final counting	Counting of votes in the presence of Returning Officer
21 <sup>st</sup> June 2024 (Friday)	After final Counting, declaration of results by the Returning Officer (Results will be displayed on Association main Notice Boards)
21 <sup>st</sup> June 2024 (Friday) at 3 PM	First meeting of the elected and existing members in which the election of office bearers will take place.

Should you have any questions, please feel free to reach  
out to the undersigned after 4 p.m. on any working day.



**(Rajinder Wali)**

Advocate (Enrl. No. JK/287/87)  
Returning Officer  
9811056230