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, 9811056230

RESIDENCE:
D-44/8, 3rd floor, East of Kailash New Delhi-110065

Ref.:RV/...
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30th Octobe,2026

Ansal Tower
38, Nehru Place
New Delhi - 110019

Sub: Announcement of Elections for Managing Committee & Processes Governing Elections on 30th November 2026

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 arising due to retirement.

I take pleasure in informing the members that as per the governing laws in Delhi, the elections have to be held for the following Managing Committee members who have retired by rotation/resigned as under:

1.	Sh. Harish Kumar Chopra	Flat No. 1418
2.	Sh. Kamal Jhajharia	Flat No. 1323
3.	Sh. Umesh Chand Goyal	Flat No. 1315
4.	Sh. Hemant Sachdev	Flat No. 411

Therefore, the election of 4 (Four) members is to be conducted. Those retired members if not otherwise 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 4 (Four) members of Managing Committee on 30.11.2026 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.

Emails: **wali.rvassociates@gmail.com & rv.associates@hotmail.com**

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Election of total 4 (Four) 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'ble Supreme Court in the case of Suraj Lamp & Industries (P) Ltd. 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 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 30th September, 2026. 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.

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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.

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.

ATFOWA ELECTION 2026 SCHEDULE

4th November 2026, (Wednesday)	Eligible Members list will be displayed on the Association main notice Boards.
5th November 2026, (Thursday)	Availability of nomination forms at Association Office during working hours **11 AM to 4 PM only,**
17th November 2026 ,till 3.00 PM (Tuesday)	Last date of filing nomination forms to be deposited in the ear- marked box (duly sealed by the undersigned) in the association office At ATFOWA.
20th November 2026, Time 3 PM (Friday)	Scrutiny of nomination forms
23rd November 2026, Time 5 PM (Monday)	Display list of eligible candidates of accepted nominations, on association main notice boards,

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25th November 2065, up to 1 PM (Wednesday)	Last date of withdrawal of nominations.
27th November 2026, Time 5 PM (Friday)	List of Accepted nominations, on association main notice boards.
30th November 2026, 9 AM to 1 PM , (Monday)	Voting /casting of ballots by eligible voters.
30th November 2026, 2:30 PM, to till final counting (Monday)	Counting of voters in the presence of Returning Officer.
30th November 2026, (Monday)	After final counting. Declaration of results by returning officer(Result will be displayed on association main notice boards)
30th November 2026, Time – 4 PM (Monday)	First meeting of the elected and existing members in which the election of office bearer will take place.

Should you have any questions please feel free to reach out to undersigned after 4 PM on any working day.

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

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