

ELECTION TO THE BOARD OF MANAGERS & PRINCIPAL OFFICER 2025-2027

The Ace Apartment Owners Welfare Association

Registration No. Chennai South/175/2025

The newly formed The Ace Apartment Ownership Association (hereinafter referred as TAAOWA) needs process of election to be carried out. The following Post are to be elected by the eligible voting members.

1. President
2. Secretary
3. Vice President
4. Joint Secretary
5. Treasurer
6. Board of members 16 Nos

The post numbers from 1 to 5 called Principal Officers and directly elected by electoral voters. Also 16 board members has to be elected from all four blocks keeping the need of block wise representation too.

Election will be conducted by the Election Conduction Officer as Returning Officer, preferably member or a resident of The Ace.

1. Returning Officer: Dr. Prabhakar Mishra
Retired Senior Central Govt Officer.

She/He will be overall supervising the election on the day of the election and pre-election process. A Committee selected from the members and IT experts will help him/her for conduct of the election. The Secretary prepares final voter list and Returning Officer supervise and approves it. Then final list of voters will be displayed on the notice board /electronic channels of the society where election programme also displayed.

Only the owners who are staying as residents within the 'The Ace apartment' are eligible to contest the election at the time of nomination

Provisional voter list – https://docs.google.com/spreadsheets/d/17m6vIP-RkkuBSyZH3Hi_zQaH4bVCfIYzX1LeyvyBzQw/edit?gid=0#gid=0

No proxies is required as election is made online mode

 Election Schedule:

-  17 Start of Nomination: 06 Oct 2025, 10:00 AM
-  17 Last Date of Nomination: 15 Oct 2025, 10:00 PM
-  17 Scrutiny of Applications: 15 Oct 2025, 10:00 PM – 11:00 PM
-  17 Withdrawal of Nominations: 16 Oct 2025, 10:00 AM – 10:00 PM
-  17 Final Candidate List Publication: 18 Oct 2025, 10:00 AM
-  17 Online Voting: 20 Oct 2025, 10:00 AM – 21 Oct 2025, 6:00 PM
-  17 Election Results: 21 Oct 2025, 6:30 PM
-  17 General Body Meeting: 25 Oct 2025

Note:

- Nominations and election shall happen through MyGate.
- All rules and regulations shall be governed by TAAOWA's bylaws.
- This is the first intimation for General Body Meeting to be held on xx Oct 2025.

The election to the Post/constituency of blocks will be held if there is a more than one nomination of a one Post of Principal Office and more than four nomination for each blocks.

Any candidate is permitted to contest only for one post in the total 21 posts election being held.

The election to Post of Principal Officer will be held.

The candidate contesting for the Board of members has to contest for the block only where their name enrolled as a voter in the final voter list.

1. Five Principal Officer post: Any one from the voter list of The Ace can contest, for only one of post from five post. In case of single nomination received for a post the candidate will be declared unopposed by the Returning officer of election.

If any Principal Officer post remains vacant the new elected committee may coopt a member from the member of association from the voter list, as in the eligible voters list for the post after taking over the responsibility.

If anyone file nomination paper for Principal officer they are not permitted to file nomination for board members. Also one member can contest for one post only.

2. 16 Board of members from Blocks A,B,C,D each block four candidate to be elected.

The name of candidate should appear in the voter list of that particular block. If some one contesting Block B board member his name should appear in Block B voter list.

However, all the members of The Ace are entitled to cast vote for maximum up to four members of each block. They can cast vote from 0,1,2,3 or 4 for each block.

For a block if four or less nomination received, they will be declared unopposed for that block. If any vacancy remains after election new Board of manager committee may coopt any member from the eligible voter used during the election. Any candidate filing nomination for the post of Board of members is not allowed to file a nomination for the post of Principal Officer. One member can contest for one post only.

As it is proposed to use electronic voting method 'mock polls' will be demonstrated at The Ace premises at certain interval of days well before the election, which will be notified. The candidate who are in fray/planning to contest can see the process and test the methods used.

Who can vote in election?

bye law 9(j) of TN apartment ownership act with respect to reg no 175/2025 (ChennaiSouth)

- j. The first Joint-owner of the flat/apartment, whose name appears first in the Transfer document (ie., Sale deed/gift deed/settlement deed/release deed/exchange deed/will/probate/Judgement/ sale certificate etc.,) shall be the de-facto member of the association, even though there may be two or more joint owners of the same flat/apartment unless such joint owners nominate one amongst them to be a member of association in respect of such apartment.

The members admitted in the TAAOWA as per this bye law, and whoever admitted as member under this bye law only will be eligible to vote or attend general body meeting,

Byelaw 9(i) of TN Apartment Ownership Act with respect to reg no 175/2025 (ChennaiSouth)

- i. The members at the General Body Meeting, shall elect/select their Board of Managers/Executive Committee Members, from among the apartment/flat owner - members and such selected/elected members shall take active part in executing the policies and decisions and achieving the objectives of the association.

The committee members can be selected form apartment/flat owner-member only. Not a flat owner or his spouse or family member etc.

Byelaw 9(f) of TN Apartment Ownership Act with respect to reg no 175/2025 (ChennaiSouth)

- f. A member may authorize a co-owner/family member (whose name appears in the title document) to represent them in General Body Meetings or for contesting elections, provided written authorization is submitted to the Association.

The option of authorizing co-owner/family member representing {only for name appearing in sale/title deed document} them GB/ contesting elections is done during the admission process. Only authorised person among owners has become association members and they will contest election or attend GB.

The people name in the election voter list declared on the final list given only will be allowed to cast the vote. It is the responsibility to verify their names presence in the voter list. The Election returning officer or committee will not entertain any complaints regarding this. Only the owners who has member of TAAOWA by filing forms and paying membership fee of Rs 1000 and appearing in the voter list will be allowed to cast vote.

As per the Tamilnadu Apartment owners Act 2022, and use of earlier acts of Tamilnadu Cooperative Society act 1975 is permitted where ever the act 2022 act does not cover.

The election has to be held ensuring the member only has to cast vote. The owner who has enrolled as member will be enabled to cast their vote. One flat, one member in association, one vote.

The Nomination form will be available online and can be submitted online too.

The practice of nomination deposit is dispensed in this election

The Secretary or the Authorized Officer or the Board of Administrators shall prepare and publish the provisional list of Voters.

PROCEDURE FOR ACCEPTANCE OF NOMINATION FORM TO BE FOLLOWED BY THE RETURNING OFFICER/or his Representative.

The Officer shall:

- a) Verify the nomination forms received online at his own interval fixed and will supervise the process carried out online.
- b) Candidates list will be arranged in alphabetical order.
- c) And final list will be shown probable candidate on the last day of closure of nomination..

PROCEDURE TO BE FOLLOWED BY RETURNING OFFICER/or his representative ON RECEIPT OF REQUEST OF CANDIDATE TO WITHDRAW HIS NOMINATIONS

The Reporting Officer/his representative shall give the receipt for the same and record the same in the online register with the date and timing.

LIST OF VOTERS TO BE PREPARED BY

The list of Voters is prepared either by the Secretary or the Authorised officer or Board of Administrators as the case may be.

The Returning Officer does not have power to decide membership issues but he can decide on the claims or objections based on the facts and records in the books of the society.

VERIFICATION OF NOMINATION FORMS

A person whose name is not listed in the final List of voters is not eligible to contest the election or either is he permitted to vote. If in the voter list the candidate name not present nomination will be rejected.

Election Committee:

- 1) Election Returning Officer: Dr. Prabhakar Mishra
Retires Senior Central Govt Class I Officer
- 2) Election Official :Chetan Kumar
Architect C 906
- 3) A Nominee of the returning officer.

The election committee will be given backup for electronic online voting support by the following team of volunteers and they will giving only technical support and eligible to contest election.

1. Natarajan Prabhakaran – B-1707
2. Manoj SP – C-1104
3. Elavarasan Yadav – D-1002

Counting and declaration of result will be done with presence of following.

1. 3 owners-member of association
2. Returning officer
3. Advocate of association

An gist of rules:**Eligibility Criteria**

- The contestant shall be a flat owner and also member of the Association.
- If a member or any one belonging to a member's family carries on a business/ commercial activity inside the premises of TAAOWA, then the member is not eligible to contest in the association elections.
- The contestant must be at least 18 years old.

- There can be a maximum of only one candidate from one family (even if the family owns multiple flats).
- A candidate can contest for only one position. He/she cannot submit multiple nomination forms (to contest for different posts).
- A member who wants to contest for Board of Members, he should apply for the post of the block in which his flat is present.
- Only the Primary Nominee provided in the Membership Form is eligible for candidature and voting.
- Only those flat owners members who are residing in the 'The Ace' premises at the time of submitting the nomination are eligible to contest.

Avoiding Conflict of Interest:

If a member, or anyone belonging to a member's family, has any ongoing regular financial transactions with the Association, including but not limited to the following, such member is not eligible to contest for any post of the Executive Committee for the duration of such financial transactions.

- a) Lease/rental of facilities within the premises, where the lease/rent is payable to the Association, including the supermarket, grocery shop, vegetable shop, play school, hair salon, beauty parlour, doctor's clinic, juice shop, ironing shop, tailoring shop, etc.
- b) Acting as a commercial service provider / vendor to the Association, such as facility management services, security services, housekeeping services, supply of water in tankers, maintenance contracts for generators, lifts, STP, fire hydrant, reticulated gas supply, gym, swimming pool, gardening, etc.
- c) Any other contract works for the Association such as civil works, plumbing, electrical works, etc.

Explanation notes:

The Conflict of Interest applies not only for the Eligibility to Contest, but also during the entire tenure of the Elected Members.

Contestants or their Family Members, and later the Elected Members or their Family Members, shall not be associated with any commercial/financial activities with the Association, at the time of Election and during their full tenure of holding office in TAAOWA.

Nominations:**Kindly be noted that:**

If only one nomination is received for a position, then that member will be declared elected unopposed for that position.

For those positions where more than the number of posts nomination is received, the elections will be held through online electronic secret ballot method.

Note: Election Officer has the discretion to change the schedules due to administrative reasons, and this will be communicated to the members accordingly.

Decision of Election Officer will be final.