**ISSUE OF NOTIFICATION FOR CONDUCTING ELECTIONS FOR ELECTING THE BOARD OF MANAGERS INTO THE ALPINE ECO APARTMENT OWNERS WELFARE ASSOCIATION**

DEAR ALPINE ECO APARTMENT OWNERS,

1. By the powers and duties vested in the Board of Managers under the provisions of Rule 20 of the Karnataka Apartment Ownership Rules 1975 read with the Bye-Laws made therein under the said Rules and adopted by the above Association for the administration of the affairs of the above Association and in the exercise of the said provision; the Board of Managers of the said Association; has unanimously passed a resolution on 25-03-2012 recommending the conducting of election for electing the next Board of Managers/ Management Committee in accordance with the Act, Rules and Bye Laws. Hence guided by this resolution and in the exercise of the powers and duties vested in me as the President of the said Association under the provisions of Rule 35 of the Karnataka Apartment Ownership Rules 1975 and the Bye-Laws, I hereby issue this Notification for conducting election to elect the next Board of Managers/Management Committee in accordance with the Karnataka Apartment Ownership Act 1972 ( Karnataka Act No.17 of 1973; herein after referred to as the Act) and the above Rules made therein under the said Act and the Bye Laws.
2. **This** **Notification for conducting the election is brought into force with immediate effect.** The present Board of Managers/Management Committee shall make arrangements for conducting the election in accordance with the Act, Rules and Bye Laws and such other Rules for the governance of elections of an Association and shall advice the Polling Officer/Electoral Officer in the superintendence, direction and control of election process as here-in-under.
	1. **Superintendence, Direction and Control of Election Process:**The superintendence, direction and control of election process shall be vested in the Polling Officer/Electoral Officer who shall be assisted by two other Returning Officers. The Polling Officer/ Electoral Officer shall conduct the elections in accordance with the Act, Rules and Bye Laws and such other Rules for the governance of elections of an Association.
	2. Volunteers are called to discharge the duties of Polling Officer/Electoral Officer and two other Returning Officers. 5 residents had volunteered on 25.03.2012 namely Mr Randhir Bindra, Mr Sandip Das, Mr Manish Verma, Mr Arvind Menon, Mr Sachin Filinto and Mr Ritesh. The volunteers are requested to initiate the nomination process no later than 15-04-2012. In the event these volunteers back out of conducting the election process, then the Management Committee shall nominate the Polling Officer/ Electoral Officer and Returning Officers and such nomination shall be final.
	3. The Polling Officer/ Electoral Officer shall conduct the election process on dates as under and according to the following Rules/ Bye Laws:
		1. **Filing/ Scrutiny of Nominations by Apartment Owners contesting elections**: The Polling Officer/ Electoral Officer and Returning Officers shall accept filing of nominations by Apartment Owners contesting elections on **21-04-2012** as a group of candidates to the various posts of the Board of Managers and shall complete scrutiny of filed applications and promulgate the list of the candidates on **22-04-2012**. Names once included in the list/group of candidates shall not be changed after filing of the nominations. Every nomination in the group is to be seconded by equal number of apartment owners duly signed in the nomination forms.
		2. **Disqualifications:**No Apartment Owner shall be entitled to stand for election to such office as President, Secretary, Treasurer or any other office bearer and no Apartment Owner shall be entitled to vote on the questions of the election of the members of the board or the President, Secretary, Treasurer or any other office bearer if he/she is in arrears in respect of his/her contributions for common expenses to the said Association for more than 60 days. The names of Owners and the amounts in arrears for more than 60 days shall be displayed on the Notice Board of the Association till such time, as the arrears remain un-cleared.
		3. **Election Date:**The Polling Officer/ Electoral Officer and Returning Officers shall carry out the election by secret ballot on **29-04-2012** from **0800 hours to 1600 hours**and shall announce the election results by notification to the present Management Committee on **29-04-2012**. Thereafter, the Polling Officer/ Electoral Officer and Returning Officers shall submit the Election Results with recommendations to the present management committee by **30-04-2012**. List of independent observers will be promulgated by the Polling/ Electoral officer.
		4. **Vote to be cast in Person:**Votes shall be cast in person by each apartment owner.
		5. **In Case of Joint Apartment Owners:** Only one person from amongst the joint apartment owners shall cast his/her vote and the person whose name stands first in the registered sale deed alone shall have the right to vote. However, the first Joint Owner, by a letter of authority deposited in the office of the Association by **15-04-2012**, may authorize the other Joint Owner to vote on his/her behalf.
		6. **In Case of Multiple Apartment Ownership:**One member one vote will be the guiding principle. In case a member of the association owns more than one apartment in Alpine Eco, he/she shall be entitled to only one vote irrespective of the number of apartments owned by him/her.
		7. **In Case the Apartment is Owned by a Trust:** Any of the Trustees, duly authorized by the other Trustees can be eligible to vote by a letter of authority deposited in the office of the Association by **15-04-2012**.
		8. **In Case the Apartment is Owned by a Company:**A Director, or any officer duly authorized by the Company shall be eligible to vote by a letter of authority deposited in the office of the Association by **15-04-2012**.
		9. **Apartment Owners Voters List:**The Apartment Owners who stand eligible to cast their vote in accordance with the Act, Rules and Bye Laws and such other Rules for the governance of elections of an Association is attached as Annexure I. Due care and diligence has been taken to draw up the Apartment Owners Voters List.  However, in case any registered Apartment Owner’s name is not included in this List, then such Apartment Owner is hereby directed to deposit a notarized copy of the registered sale deed on or before **15-04-2012**in the office of the Association for inclusion in the Apartment Owners Voters List. The final consolidated List will be handed over to the Polling Officer/ Electoral Officer and Returning Officers by **21-04-2012**.
		10. Notwithstanding anything contained in the clauses 2.3.1 to 2.3.9 supra, the Polling Officer/ Electoral Officer and Returning Officers may implement any other provision known in law for the free and fair elections.
3. **Duties of the Present Board of Managers on Completion of Election Process:**Upon receipt of the election results in writing duly signed by the Polling Officer/ Electoral Officer and Returning Officers by **30-04-2012**, it shall be the duty of the present Board of Managers of the said Association acting through the President / Secretary to satisfy itself that the election process and results conform with the Act, Rules and Bye Laws and such other Rules for the governance of elections of an Association and thereafter proceed to accept the election results.
	1. **Convening of Special General Body Meeting:** Upon acceptance of the election results, the President / Secretary of the present Board of Managers of the said Association shall issue the Notice for a Special General Body Meeting to be convened on **06-05-2012**withthe specific purpose to table the election results with a view for all Apartment Owners to accept the election results and to ratify the same for the assumption of office of the new Board of Managers / Management Committee effective from **06-05-2012**. Thereafter the present Management Committee shall cease to hold office.