

## NOTICE

### **ELECTION OF BOARD OF MANAGERS 2024 URBANA ASSOCIATION OF APARTMENT OWNERS ELECTORAL ROLL-VOTER'S LIST**

- 1) An electoral roll popularly known as Voter's List is a compilation that lists people who are entitled to vote in a particular election in a particular jurisdiction.
- 2) Preparation of voter's list is the responsibility of the competent authority designated for that purpose, to supervise the work relating to preparation of electoral roll and also the conduct of the elections.
- 3) Needless to say, the successful management of any elections solely depends on the cleanliness and fairness of the electoral roll/voters list.
- 4) "Urbana Association of Apartment Owners" comprising Seven (7) existing and functional Towers has been Registered with the Competent Authority under the provisions of WB Apartment Ownership Act 1972, Rules and Bye laws 2022. Election process to elect the first Board of Managers would soon get underway and in the Special General Meeting held on 24/12/2023, I have been entrusted with that responsibility.
- 5) In the process of obtaining registration from the Competent Authority, Form-1 was submitted by the team headed by Mr. Sanjeev Nandwani of T7/1204 who was entrusted with that responsibility.

Form-1 dated 10/9/2023 which was approved by the competent authority, contains the list of Members who are the owners and that will be treated as the electoral roll /voters list for the coming elections as it has been prepared in accordance with the law, rules and bye laws. It contains the name of the owner and the corresponding apartment owned by them. It does not have personal details like Mobile number and email id (We have the mobile number and email id with us, but will not share in the public forum for data privacy).

- 6) a. In cases where an apartment is owned by a single Individual, then he/she is automatically treated as the Member/Owner in Form 1.  
  
b. In cases where an apartment is owned jointly by individuals, written consent was obtained from other owners and the name of the nominated person among them was treated as the member/owner in Form 1.  
  
c. In cases where an apartment is owned jointly by individuals and no nomination was submitted as discussed in point b above, then the name of the first owner was treated as the member/owner in Form 1.

Still, if anyone wants to change the nomination details then the nomination form is attached.

- 7) a. In cases where an apartment is owned by Artificial Juridical Entities including Company/LLP/HUF/Trust, written consent was obtained to appoint a natural person and the name of that nominated person was treated as the representative of the member/owner in Form 1.  
  
b. In cases where an apartment is owned by Artificial Juridical Entities including Company/LLP/HUF/Trust, and still no written consent has been provided to appoint a natural person to be treated as the representative of member/owner in Form 1.  
An opportunity is being provided now to submit the details of the authorised representative via email by 20.00 hrs of 16/2/2024 to become eligible for voting in the upcoming elections as mentioned above. Nomination form is attached.
- 8) This notice along with approved Form-1 is being put up on platforms like MyGate App of Urbana, ADDA App of Urbana, UWA Website and a hard copy is being kept at the UWA office located at Urbana Club Premises.
- 9) In case of any query please mail at [uaaelections24@gmail.com](mailto:uaaelections24@gmail.com)

Regards,  
Raghubir S Upadhyay,  
(Election Authority)  
For Election of Board of Managers 2024,  
Urbana Association of Apartment Owners