

**APARTMENT OWNERS' ASSOCIATION (REGD.)**  
**Kendriya Vihar – 1, Sector 125, Sunny Enclave Mohali (Pb.)**  
**(Registration No.5048/2014-15)**

**ELECTION CIRCULAR**

**Dated 05.01.2026**

**No. AOAKV – 1 / 01/2026 (Election)**

**Subject:- Guidelines for a Free and Fair Election**

The Election to constitute a New Executive Committee is to be held on 01/02/2026, the Notice for which has already been issued on 02 /01/2026.

To conduct the Election in a Free and fair manner the following guidelines are issued for consideration by the Members of the Apartment Owner's Association ( AOA ) Kendriya Vihar – 1 Mohali (PB.)

2. All Members of the AOA are requested to extend full co-operation in terms of voting as well as, conducting the Election, so that it is held not only in a Free and Fair manner but also in a cordial atmosphere.
3. Nomination Forms can be obtained from the Society Office, as per Schedule and should be dropped in the Sealed Box kept in the Office. To maintain transparency, prospective Candidates may join us on the day of opening of the Sealed Box, as Observers. The Box will be opened in the presence of the Candidates at 11 : AM on 23 01/2026.
4. Reasons will be given if the Nomination of a Candidate is not accepted after scrutiny of papers.
5. On the day of polling, to maintain decorum, only 10-12 Voters will be permitted inside the Polling Station at a time. However, Candidates may join us during polling as Observers.
6. Voters are requested to bring a Photo ID for identification.
7. The following decisions taken by the Executive Committee in it's meeting held on 25/12/2025, regarding clearance of dues, have been conveyed to us, by the Secy, AOA, K.V.-1.
  - i) Only those AOA Members will be authorized to vote who have cleared their dues, comprising membership fee, maintenance charges, Paint/Whitewash contribution, before January 27, 2026. Payment by Cash would be accepted up to the Polling Day.

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ii) Those members who have not paid their contribution towards Corpus Fund or Road repair may do so by March 31, 2026, but they are permitted to cast their vote in the Election, as one time exception. However, those members who wish to contest the Election have to clear all the dues, comprising Membership fee, maintenance charges, Paint/Whitewash contribution, Corpus Fund and Road repair contribution, before January 10, 2026.

8. Salient features of our Society Bye-Laws are given below for guidance:-

Para 6 xx xx General Body will elect only 13 Executive members (One from Type – A, six from Type – B , Three from Type – C and Three from Type – D Flats). These 13 Members will in turn elect the President (1), Vice – President (1), Secretary (1), Additional Secretary (1), Joint Secretary (1), Treasure (1) etc. as office bearers of the Association. This body will be termed as the Executive Committee.

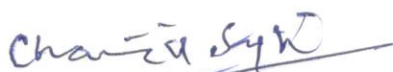
Para 7(i) The management of the Association, including it's funds and properties shall be vested in the Executive Committee, subject to the control of the General Body. Xx xx.

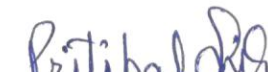
Para 7 (iii) The General Body will elect only 13 executive members. They in turn will elect President, Vice-President, Secretary, Additional Secretary, Joint Secretary, Treasurer etc. from among elected members, who are residing in their Flats.

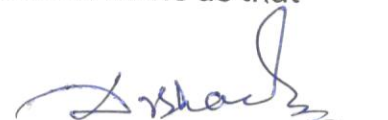
Para 7 (iv) The term of office of the elected members of the Committee shall be for two years from the date of assumption of office and can be extended for a maximum up to six months.

Para 7 (xi) Every issue before the Executive Committee shall be decided by a simple majority of the Committee members present.

Para 4 (ii) VOTE : Each member or his / her authorized representative shall have only one vote. A member who is a defaulter in paying dues of the Association shall have no right to vote in any meeting. Authorized representative shall mean husband / wife and / or the family member over 18 years residing with them. (means having proof of address same as that of the owner of the Flat). Thanks.

  
(Charanjit Singh)

  
(Pritipal Singh)

  
(Desh Raj Sharma)

Copy:- All Notice Boards/ Website/ email to Beneficiaries