

CEA-12011/478/2026
Government of India
Ministry of Cooperation
The Co-operative Election Authority

09th Floor, Tower E, World Trade Centre
Nauroji Nagar, New Delhi -110029
Dated: 25th June, 2026
Election No.42/2026-27

ORDER

Sub: Appointment of "Returning Officer" and the "Election Programme" for Conduct of Election of The Royal Lands and Nest Cooperative Housing Society Limited, Chennai- reg.

1. The Cooperative Election Authority has been established under Section 45 of the Multi-State Cooperative Societies Act, 2002 (as amended in 2023). As per Section 45-I of the said Act, the Authority discharges the following functions: -

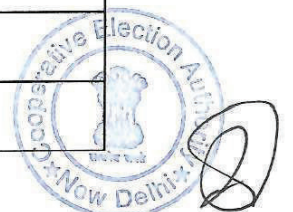
- i. Conduct of elections of the multi-state cooperative society;
- ii. Supervise, direct and control the matters relating to preparation of electoral rolls; and
- iii. Such other functions as may be prescribed.

2. Accordingly, in exercise of the powers conferred by Section 45 K (1) of the Multi-State Co-operative Societies (MSCS) Act 2002, as amended by the MSCS amendment Act 2023 read with Rule 19F (a) of the MSCS Rules 2002, as amended with MSCS Rules in 2023, the Co-operative Election Authority hereby appoints **District Magistrate, Chennai** as Returning Officer for conducting Elections of the society as per details in subsequent paras.

3. The detailed election programme is as under: -

Election Program
{Rule 19H (2)}

A. General Information		
1	Name of MSCS	The Royal Lands and Nest Cooperative Housing Society Limited, Plot No. 1722, 6 th Avenue, Anna Nagar, Chennai-600040
2	Registration No.	MSCS/CR/260/2007 dated 09.10.2007
3	Returning Officer	District Magistrate / Collector, Chennai

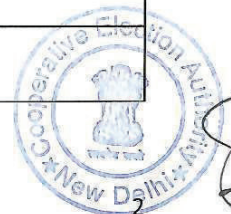


4	No. of Board of Directors & Office Bearers to be Elected	Board of Director-07 (04 General, 02 Women & 01 SC/ST) Office Bearer (Chairman & Vice-Chairman)		
5	Operational Area	4 States & 1 U.T (Tamil Nadu, Karnataka, Kerala, Andhra Pradesh & Puducherry)		
6	Number of Members	319		
7	Polling Booth	As decided by RO. Location should be finalised in advance.		
8	CEO contact details	CEO	Mobile No	Email Id.
		T. Nirmala Devi	9380537001	royalhousingsociety@gmail.com

The Returning Officer is requested to publish election notice in the newspaper circulated in the area of operation as required under Rule 19-I(3) and also to publish election programme on the website of the society.

B. Election program for Board of Directors

1	Publication of Provisional List of Members/Delegates, eligible to Vote on website and notice board	17.08.2026 (Monday)	By Evening
2	Time Window for Raising Objection to the Provisional List	18.08.2026 to 21.08.2026 (Tuesday to Friday)	11:00 AM to 3:00 PM
3	Scrutiny of objection received to the Provisional List (if any)	24.08.2026 to 28.08.2026 (Monday to Friday) (Except holiday)	11:00 AM to 3:00 PM
4	Publication of final list of Members/Delegates, eligible to vote on website & notice board of the society	28.08.2026 (Friday)	By Evening
5	Issue and Filing of Nomination Form	07.09.2026 to 11.09.2026 (Monday to Friday)	11:00 AM to 3:00 PM
6	Display of nominations received by Returning Officer on website & notice board of the society	11.09.2026 (Friday)	By Evening
7	Scrutiny of Received Nomination Forms	14.09.2026 (Monday)	Till Completion of Scrutiny
8	Publication of List of Valid Nominations	14.09.2026 (Monday)	Immediately After Scrutiny
9	Withdrawal of Nominations	15.09.2026 (Tuesday)	11:00 AM to 3:00 PM
10	Publication of Final List of Contesting Candidates	15.09.2026 (Tuesday)	By Evening



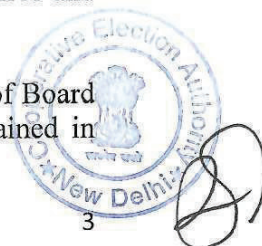
11	Date of Polling, if Necessary	28.09.2026 (Monday)	8:00 AM to 04:00 PM and all those who have entered polling station at 04 PM or before should be allowed to cast vote
12	Counting of votes	30.09.2026 (Wednesday)	08:00 AM onwards
13	Submission of Form 19M with recommendation for seeking approval of CEA before declaration of result of BOD	01.10.2026 (Thursday)	
14	Declaration of Result of Board of Directors	On or before 09.10.2026	
(C) Election Program of Office Bearer (After Declaration of Result of Board Members' Election)			
Announcement of Election Schedule		12.10.2026 (Monday)	
I. Time window for filing nomination		09:30 AM to 11:30 AM	
II. Scrutiny of nomination papers		12:30 PM to 02:00 PM	
III. Time and date for withdrawal		02:00 PM to 04:00 PM	
IV. Display of list of the contesting candidate and schedule of election		By Evening	
Meeting of Newly Constituted Board & Publication of List for valid Nominations, Polling (if required)		13.10.2026 (Tuesday)	11:00 AM Onwards
Declaration of Result of Election of Office Bearers		On or before 19.10.2026	

4. Important instructions on conduct of elections are attached at **Annexure-I**.

5. RO is requested to ensure the election is conducted as per the MSCS Act, 2002 as amended by MSCS (Amendment) Act 2023 and Rules framed thereunder. In case any provision of Registered Bye-Laws of the Society is inconsistent with the provision of Act and Rules made thereunder, then provisions of the Act/Rules shall prevail over such inconsistent provision and decision taken by CEA in this regard shall be final.

6. RO is advised to go through the documents meant for conduct of election- namely (i) **Preparation of member list**, (ii) **Preparation of voter list**, (iii) **Guidelines relating for seeking prior approval of Board of Directors and Office Bearers** and (iv) **Manual of instruction on use of Ballot Paper**. These documents are available on the website <https://crs.gov.in> under the heading: "**Cooperative Election Authority**". Instructions contained in these documents must be followed in letter and spirit so as to ensure free and fair election.

7. Instructions for filling-up of the Format- 19M (for seeking prior approval of Board result) and 19N (for seeking prior approval of Office Bearers) have been contained in



Handbooks of Returning Officer- Seeking prior approval of result of election, this should be scrupulously followed by the Returning Officer.

8. RO may submit proposal for appointment of adequate number of AROs.

9. The Constituency shall be as per registered and approved Bye-Laws of the Society. Contesting candidates have to be from the respective constituency. **Every voter member has a right to elect all the directors individually.**

10. A Checklist for RO is attached for monitoring the election process and recording various important information and details (**Annexure-II**).

11. This issues with the approval of Cooperative Election Authority.



Sanjeev Kumar
(Sanjeev Kumar)
Director
25/6/26

Ph. No. 011-20909039

To,

District Collector / Magistrate, Chennai
4th Floor, 62, Rajaji Salai, Chennai Collectorate,
Chennai, Tamil Nadu- 600001
Email- collrchn@nic.in