

I/146493/2021



GOVERNMENT OF WEST BENGAL
HOUSING DEPARTMENT,
APARTMENT BRANCH,
NEW SECRETARIAT BUILDING, (1ST FLOOR, 'A'-BLOCK),
1, KIRAN SANKAR ROY ROAD, KOLKATA-700001.

No. /HO-23099/1/2021-APARTT CELL Date: 23/08/2021

From: The Competent Authority
under the West Bengal
Apartment Ownership Act, 1972

To: Sri Premjit Roy, Secretary
Unimark Grand Apartment Owners' Association,
36, Ballygunge Park
Kolkata-700019.

Ref: His letter dated-18.08.2021 regarding purported Bye-Laws of Unimark Grand Apartment Owners' Association.

In response to his above dated letter, he is informed that no Association of Apartment Owners registered under the West Bengal Apartment Ownership Act, 1972 has any power to frame its own Bye-laws. Section 13 of the West Bengal Apartment Ownership Act, 1972 has conferred powers only to the Competent Authority to frame Bye-laws that too with the prior approval of the State Government. All the Association of Apartment Owners are legally duty bound to administer the property concerned in accordance with such Bye-laws.

In view of this he is further informed that the purported Bye-Laws of Unimark Grand Apartment Owners' Association submitted to this office is a *non est* document in the eye of law and it has no legal sanction or authority or force for any purpose whatsoever.

(Debasis Ghosh)

Competent Authority under the West Bengal
Apartment Ownership Act, 1972

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