

Government of west Bengal
Housing Department
Law & Apartment Cell
New Secretariat Buildings
1, Kiran Shankar Roy Road
Kolkata 700001

No 79-HL/1D-11/2021

Date 12.04.2021

ORDER

With reference to the Declaration in Form A submitted on **10. 03..2021** by **Shri Koustabh Ghosh** and subsequently submitted fresh Form A on 09. 04.2021 with respect to property situated at **Binayak Enclave, 59 Kalicharan Ghosh Road, P.S. Baranagar, P.S. Sinthi**, Kolkata 700050, he is hereby informed that in pursuance of sub-section (2) of section 10A of the West Bengal Apartment Ownership Act, 1972 (this Act) read with rule 3 of the West Bengal Apartment Ownership Rules, 1972 (the said Rules) the undersigned examined the Declaration submitted in Form A under this Act and found the property concerned comes within the purview of this Act and the Declaration is in order.

In view of the reasons stated herein above **it is ordered that the Declaration submitted in Form A is hereby accepted** and such acceptance is endorsed with dated signature and seal of the undersigned on the body of the Form A submitted by him testifying to the fact of acceptance of the Declaration made in Form A under the said Rules.

The Form A submitted by him is returned herewith along with all the enclosures for registration within **one hundred twenty days** of the date of return of Form A. Accepted Form A is an **instrument compulsorily registrable** within the meaning of clause (b) of sub-section (1) of section 17 of the Registration Act, 1908.

His attention is drawn to the provisions of section 12 of this Act. It reads:-

"12. Instruments of Declaration etc., compulsorily registrable:

(1) All instruments relating to the Declaration or any amendment thereto referred to in section 10 or the instrument referred to in sub-section (3) of section 4 shall

be deemed to be instruments compulsorily registrable within the meaning of clause (b) of sub-section (1) of section 17 of the Registration Act, 1908."

He is further requested to take steps so that Form 1 is submitted before the undersigned in accordance with clause (2) of bye-law 3 of the West Bengal Apartment Ownership Bye-Laws, 1974 for issuance of Registration Certificate in favour of the proposed Association of Apartment Owners.

sd/

Competent Authority
under the West Bengal Apartment Ownership Act, 1972

No 79/1(2)-HL/1D-11/2021

Date 12.04.2021

Copy along with Accepted Form A is forwarded for information and necessary actions to:-

1. Shri Koustabh Ghosh

Flat No 403, Binayak Enclave,
59 Kalicharan Ghosh Road,
P.S. Baranagar, P.S. Sinthi,
Kolkata 700050

2. **Shri Arijit Mandal** for uploading the copy of the order in the website of this Department.

BM

Competent Authority
under the West Bengal Apartment Ownership Act, 1972