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PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

**GOVERNMENT OF WEST BENGAL**

**Department of Housing**

**Law (Apartments) Section**

**New Secretariat Buildings, 3rd Floor, C-Block**

**1, Kiran Sankar Roy Road, Kolkata-700 001.**

No 135-HIV/IMC-11/2015

Kolkata, the 26th February, 2016

**NOTIFICATION**

In exercise of the power conferred by sub-section (1) of section 13 of the West Bengal Apartment Ownership Act, 1972 (West Ben. Act XVI of 1972), the Competent Authority hereby makes, with the prior approval of the State Government the following amendments in the West Bengal Apartment Ownership Bye-laws, 1974 (hereinafter referred to as the said bye-laws) with immediate effect: -

**Amendments**

In the said bye-laws-

- 1) in bye-law 3 -
  - a) in sub-clause (b) of clause (1) *omit* the words “on his notifying the purchase or lease to the Board concerned” ;
  - b) in clause (2) for the words “submission of the property concerned to the provisions of the Act”*, substitute* the words “acceptance of Form - A”;
- 2) in clause (3) of bye-law 4 for the word “February”, substitute the word “May”;
- 3) after bye-law 5 the following bye-law shall be *inserted* -

“**5A. Tenure of the Board.** - The tenure of each Board of Managers shall be three years:  
Provided that any Board elected before 1<sup>st</sup> May, 2016 shall have tenure of one year only”;
- 4) bye-law 7 shall be *omitted*;
- 5) in clause (1) of bye-law 9 for the word “January”, *substitute* the word “April” ;

6) for clause (1) of bye-law 11 the following clause shall be *substituted* -

“(1) Election of officers. - The President, Secretary, Treasurer and such other officer as may be necessary shall be elected by the Board from amongst the managers of the Board at the first meeting of each Board. A manager shall be eligible for being re-elected as President, Secretary, Treasurer or any other officer”;

7) in bye-law 16, for the word “February”, the word “May” shall be *substituted*;

8) in clause (3) of bye-law 17, for the word “twenty”, *substitute* the words “five thousand” ;

9) in clause (2) of bye-law 20, for the word “value”, *substitute* the words “built-up area”.

By order

Santanu Das

W.B.C.S.(Exe)

Competent Authority

Under the West Bengal Apartment Ownership Act, 1972