

SL No.

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

45AB 718163

ACCEPTED

13/8/20

Competent Authority
under W.B. Apartment
ownership Act '1972'
(West Bengal Act XVI of 1972)
Govt. of W.B., Housing Deptt.

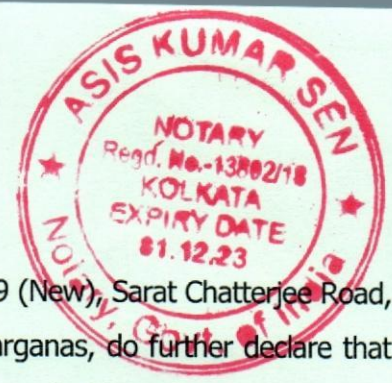


FORM - "A"

Declaration under Section-2, read with Section 10 of the West Bengal Apartment
Ownership Act, 1972

[Sec. Sub-Rule (1) of rule 3 and Sub- Rule (1) of Rule (5)]

1. In pursuance of Section 2 of the West Bengal Apartment Ownership Act, 1972 read with Sub-Section (1) of Section 10 of the said Act, We hereby declare that we are majority owners of the property at situated at 46(Old), 59 (New), Sarat Chatterjee Road, P.O. and P.S. Lake Town, Kolkata- 700089, Dist. North 24 Parganas, in the City/ Town of

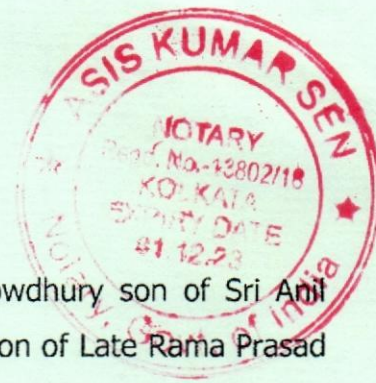


Kolkata having its full Postal address residing at 46(Old), 59 (New), Sarat Chatterjee Road, P.O. and P.S. Lake Town, Kolkata- 700089, Dist. North 24 Parganas, do further declare that hereby I/ We submit the said property comprising a building or buildings having residential together with common areas and facilities to the provisions of the West Bengal Apartment ownership Act. 1972 (West Bengal Act XVI of 1972).

Authenticated copies of the building plan and site plan, prepared by **Mita Saha**, Engineer, Reg. No. S.D.D. M/24 and sanctioned by South Dum Dum Municipality are appended herewith and marked respectively as Annexure "A" and "B". The copy of relevant completion certificate is also appended herewith and marked as Annexure- "C". The copies of Voter Card/ PAN Card of the declarants for identification as Annexure "D" Collectively.

The copies of receipt of letter in Form- E served to all the apartment owners are appended herewith as Annexure- E collectively.

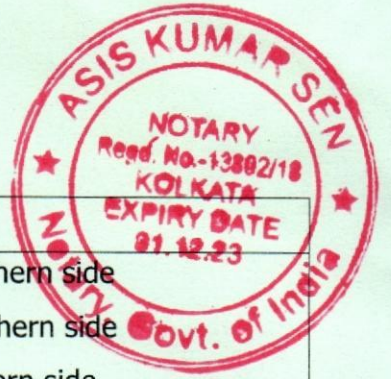
2. We (1) Karan Mohta son of Rajesh Mohta, (2) Indrani Mukherjee daughter of Late Kali Das Chatterjee (3) (a) Sibapriya Mukherjee son of Late Sureswar Mukherjee, (b) Mita Mukherjee wife of Sibapriya Mukherjee, (4) (a) Dr. Sudip Kumar Saha son of Late Gourchandra Saha, (b) Bandana Saha wife of Dr. Sudip Kumar Saha, (5) Vikash Sharma son of Sri Mahabir Prasad Sharma, (6) (a) Chandra Kumar Bandyapadhyay son of late Saila Kumar Bandyapadhyay, (b) Manasree Bandyapadhyay wife of Chandra Kumar Bandyapadhyay, (7) (a) Sanjeeb Kumar Dey son of late Kanailal Dey, (b) Anupama Dey wife of Sanjeeb Kumar Dey, (8) (a) Pranab Ranjan Das son of Late Prafulla Ranjan Das, (b) Swarnali Das wife of Pranab Ranjan Das, (9) (a) Suvro Chatterjee son of late Sambhunath Chatterjee, (b) Durba Chatterjee wife of Suvro Chatterjee, (10) Shobha Singh wife of Ajay Kumar Singh, (11) (a) Indranil Banerjee son of late Himadra Kumar Banerjee, (b) Sumana Banerjee wife of Indranil Banerjee, (12) Swapan Kumar Dutta son of late Kashinath Dutta, (13) (a) Bharat Garani son of Purshottam Garani, (b) ~~Purshottam Garani son of late Lal Chand Garani~~, (14) Chanda Chatterjee daughter of late Dilip Kumar Chatterjee, (15) (a) Ujjal



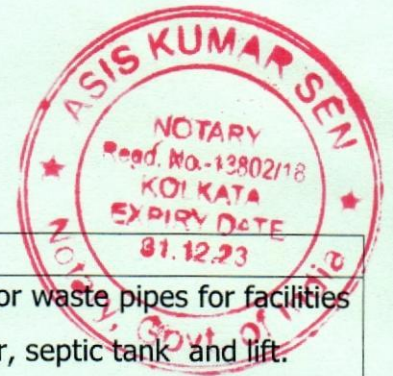
Chowdhury son of Sri Anil Chowdhury, (b) Ashish Chowdhury son of Sri Anil Kumar Chowdhury, and (16) (a) Deba Prasad Banerjee son of Late Rama Prasad Banerjee, (b) Sarbori Banerjee wife of Deba Prasad Banerjee all nominated and represented by **Purshottam Garani** son of Late Lal Chand Garani, residing at 46, Sarat Chatterjee Road, P.O. and P.S. Lake Town, Kolkata- 700089, do hereby furnish/ further the following particulars as required under Sub-Section (1) of Section 10 of the said Act.

A. Description of the property :

i) Area and description of the land upon which the building is constructed.	<p>ALL THAT piece and parcel of land measuring 14 Cottahs 2 Chittacks 6 sq. ft. more or less Solid land situated at 46(Old), 59 (New), Sarat Chatterjee Road, P.O. and P.S. Lake Town, Kolkata- 700089, Dist. North 24 Parganas.</p> <p>Land is butted and bounded on all side as below :</p> <p>On the North : By 25 f.t. Wide Road On the South : By Other Premises On the East : By 16 f.t. Wide Road On the West : By Common Passage</p>
ii) Area and description of the building/buildings, Building No.	
a) Total Built up area	: 27392.25 sq. ft.
b) No. of stories	: G+V storied Building
c) No. of apartments	: 22 Flats
d) Other particulars	: Passage on the Eastern side, Western side, Northern side, Southern side of the building and 16' wide Municipal Road on the South side.
iii) Area and description of common areas and facilities	



a) Lawn, Park etc	:	Nil
b) Road, Pathways	:	10' Wide pathways on Northern side 08' Wide pathways on Southern side 10' Wide pathways on Eastern side 12' Wide pathways on Western wide
c) Other common areas if any	:	Entrance, passage of stair stair-case leading to each Villas/Apartment from front.
d) Water Supply arrangements.	:	Filtered water from sub-mercible from the South Dum Dum Municipality main supply stored in the under ground reservoir of capacity of 100000 Ltr. of the Building one overhead tank/s situated on the roof having its/ their capacity/ Capacities of 20000 Ltr. of the building. An electric domestic pumps of 5 H.P. for filing up the overhead tanks. Water is supplied to allow the apartments from overhead tanks by 1 1/2 dia G.I. Pipe.
e) Street lights within the property	:	There is/are 8 light/ on the Eastern side, 10 Light/s on Western side, 12 light/s on the Northern side and 8 light/s on Southern side of the buildings.
f) Internal Drainage	:	Covered surface drain provided with 10 Gully pit/s on the Eastern side, 08 Gully pit/s on the Western side, 10 Gully pit/s on the Southern side, 07 Gully pit/s on the Northern side of the building which and finally connected with 10" sewerage drain in the main Road, of the South Dum Dum Municipality.



g) Other common facilities if any	: Roof, Pipe for disposal or waste pipes for facilities of disposal of rain water, septic tank and lift.
iv) Description of limited common areas and facilities, if any, stating to which apartment their use is reserved.	: One Car parking No. 1 reserved for Flat No. 1A, 1 st floor. One Car parking No. 2 reserved for Flat No. 1B, 1 st floor. One Car parking No. 3 reserved for Flat No. 1D, 1 st floor. One Car parking No. 4 reserved for Flat No. 2A, 2 nd floor. One Car parking No. 5 reserved for Flat No. 2B, 2 nd floor. One Car parking No. 6 reserved for Flat No. 2D, 2 nd floor. One Car parking No. 7 reserved for Flat No. 3A, 3 rd floor. One Car parking No. 8 reserved for Flat No. 4A, 4 th floor. One Car parking No. 9 reserved for Flat No. 4B, 4 th floor. One Car parking No. 10 reserved for Flat No. 4C, 4 th floor. One Car parking No. 11 reserved for Flat No. 4D, 4 th floor. One Car parking No. 12 reserved for Flat No. 5A, 5 th floor. One Car parking No. 13 reserved for Flat No. 5B, 5 th floor. One Car parking No. 14 reserved for Flat No. 5C, 5 th floor.
v) Value of the Property	: Rs.6,50,60,500/-
vi) Nature of interest of the owners' in the property.	: Absolute ownership
vii) Existing encumbrances, if any, affecting the property.	: Free from all encumbrances.
B. Description of common areas and facilities in respect of each	



building.		
a) Foundation and main wall of the building/Buildings.	:	5 x 5 x 5 foundation each with reinforced cement concrete and cement brick work 10" load bearing wall on all sides of Ground, First to Twelve floor are supported by 36 columns and 10" load bearing wall from all sides of each block as shown in the plan sanctioned by the South Dum Dum Municipality.
b) Stairways	:	Common stairways, having 6' wide from the entrance on the ground floor, to the roof of the building and fitted with 2" thick stair slab in 10 flights each flight consists of 9 steps, the stair case is provided with side railing as shown in the sanctioned Plan.
c) Water Tanks.	:	Underground reservoir of 100000 Ltr. of the Building and 1 overhead tank of 20000 Ltr. building for use of the occupiers of each apartment.
d) Plumbing Network	:	Each apartment is fitted/ provided with tap and toilets, kitchen, basis etc. separately connected with 1/2" dia G.I. Pipe Line, by 1/2" dia G.I. Pipe Lines and fittings.
e) Electrical wiring net work	:	Ordinary /concealed electrical wiring with wiring with 720 Power point and 5 x 15 amps power points for light, fan etc. and one bell point in each apartment. Each apartment has separate meter and main switch fitted and fixed in a protected place of the building.
f) Other common areas.	:	Entrance passage to stair, staircase roof.

**C. Description of each apartment or each Building Apartment No. GA to 5D or Building No. 1
situated a 46(Old), 59 (New), Sarat Chatterjee Road, P.O. and P.S. Lake Town, Kolkata- 700089, Dist. North 24 Parganas**

Apartment No.	Location of the apartment	Approximate Area	Numbers of Rooms	Immediate common area to which it has access	Any other information necessary for its proper identification.	Built area of the apartment Sq. ft.
	(1)	(2)	(3)	(4)	(5)	(6)
GA	Ground floor	1165 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	North-West	873.25
GB	Ground floor	1125 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	East-West	843.75
1A	1 st floor	1666 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-East	1249.5
1B	1 st floor	1683 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-West	1262.25
1C	1 st floor	1576 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	North-West	1182
1D	1 st floor	1435 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	East-West	1076.25
2A	2 nd floor	1666 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-East	1249.5
2B	2 nd floor	1683 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-West	1262.25
2C	2 nd floor	1576 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	North-West	1182



2D	2 nd floor	1435 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	East-West	1076.25
3A	3 rd floor	1666 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-East	1249.5
3B	3 rd floor	1683 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-West	1262.25
3C	3 rd floor	1576 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	North-West	1182
3D	3 rd floor	1435 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	East-West	1076.25
4A	4 th floor	1638 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-East	1228.5
4B	4 th floor	1638 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-West	1228.5
4C	4 th floor	1576 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	North-West	1182
4D	4 th floor	1435 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	East-West	1076.25



5A	5 th floor	1666 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-East	1249.5
5B	5 th floor	1683 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	South-West	1262.25
5C	5 th floor	1576 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	North-West	1182
5D	5 th floor	1435 sq. ft. Super Built up area	3 Bed rooms, 1 Kitchen, 2 Toilets, 2 Varandah	Staircase	East-West	1076.25





- D. Percentage of individual Interest in the common areas and facilities appertaining to each apartment and its owners for all purposes including voting :

APP. No.	Built-up area (Sq. ft.)	Car Parking area (Sq. ft.)	Total Area (Sq. ft.)	Percentage (%)
GA	873.25		873.25	3.187
GB	843.75		843.75	3.080
1A	1249.5	130	1379.5	5.036
1B	1262.25	135	1397.25	5.100
1C	1182		1182	4.315
1D	1076.25	130	1206.25	4.403
2A	1249.5	130	1379.5	5.036
2B	1262.25	135	1397.25	5.100
2C	1182		1182	4.315
2D	1076.25	130	1206.25	4.403
3A	1249.5	130	1379.5	5.036
3B	1262.25		1262.25	4.608
3C	1182		1182	4.315
3D	1076.25		1076.25	3.928
4A	1228.5	130	1358.5	4.959
4B	1228.5	130	1358.5	4.959
4C	1182	130	1312	4.789
4D	1076.25	130	1206.25	4.403
5A	1249.5	130	1379.5	5.036
5B	1262.25	180	1442.25	5.265
5C	1182	130	1312	4.789
5D	1076.25		1076.25	3.928

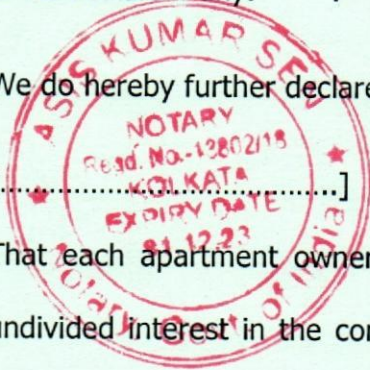
Total : 27392.25 sq. ft.



E. Other Particulars if any. : NIL.

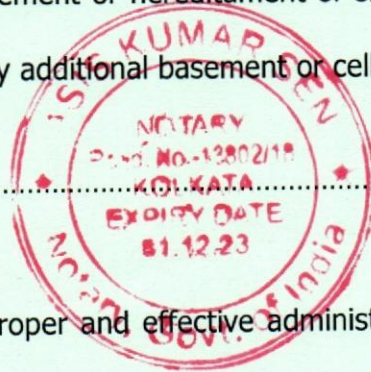
3. We do hereby further declare, covenant and undertake as follows :-

- i) [.....]
- ii) That each apartment owner, present or future, shall be entitled to an undivided interest in the common areas and facilities in the percentage expressed in the Declaration and appurtenant to such apartment'
- iii) That the common areas and facilities, general or restricted shall remain undivided and that no owner shall bring any action for partition or division thereof so long as the property remains submitted to the provisions of the said Act.
- iv) That the percentage of the undivided interest in the general or restricted common areas and facilities, as expressed in the Declaration, shall not be altered except with the consent of all the apartment owners expressed in an amended Declaration duly executed and registered as provided in the said Act.
- v) That during the period the property remains subject to the said Act, no encumbrances of any nature shall be created against the property, through such an encumbrances may be created only against each apartment and the percentage of undivided interest in the common areas and facilities appurtenant to such apartments, in the same manner as in relation to any other separate parcel of property subject to individual ownership.





- vi) That the percentage of the undivided interest in the common areas and facilities shall not be separated from the apartment to which it appertains and shall be deemed to be conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance or other instrument.
- vii) That no apartment owner shall do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or hereditament or shall add any material structure or excavate any additional basement or cellar.
- viii) [.....]
- ix) That for the proper and effective administration of the property and for the due maintenance, repair and replacement of the common areas and facilities, the apartment owners shall strictly comply with the provisions of the said Act and the Bye-laws made thereunder and shall pay their share or common expenses as assessed by the Association of Apartment Owners and that the failure to comply with any such requirement shall be a ground for action for damages or for other relief or reliefs at the instance of the Manager or the Board of Managers on behalf of the Association of Apartment Owners or in a proper case, by an aggrieved apartment owner.

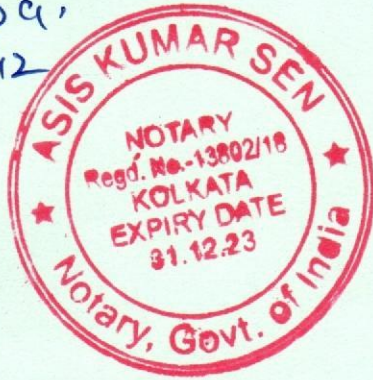


IN WITNESS WHEREOF we have set our hands this 22nd day of July 2020 (Two Thousand Twenty) and solemnly declare that what is stated in Para 1 is true to our knowledge and what is stated in Para 2 and 3 is to our information received from records.

IN THE PRESENCE OF :

1. Ganesh Das.
67A, Shreedhor Roy Road.
P.S - Tiljala, Kol-39.

2. Mukul-gh Acharya,
118B Swinbore Lane
P.S - Kasba,
Kol - 700042



- (1) Karan Mohta
- (2) Indrani Mukherjee
- (3) (a) Sibapriya Mukherjee
- (b) Mita Mukherjee
- (4) (a) Dr. Sudip Kumar Saha
- (b) Bandana Saha
- (5) Vikash Sharma
- (6) (a) Chandra Kumar Bandyapadhyay
- (b) Manasree Bandyapadhyay
- (7) (a) Sanjeeb Kumar Dey
- (b) Anupama Dey
- (8) (a) Pranab Ranjan Das
- (b) Swarnali Das
- (9) (a) Suvro Chatterjee
- (b) Durba Chatterjee
- (10) Shobha Singh

For constituted Attorney

[Signature]



- (11) (a) Indranil Banerjee
- (b) Sumana Banerjee
- (12) Swapan Kumar Dutta
- (13) (a) Bharat Garani
- (b) Purshottam Garani
- (14) Chanda Chatterjee
- (15) (a) Ujjal Chowdhury
- (b) Ashish Chowdhury
- (16) (a) Deba Prasad Banerjee
- (b) Sarbori Banerjee

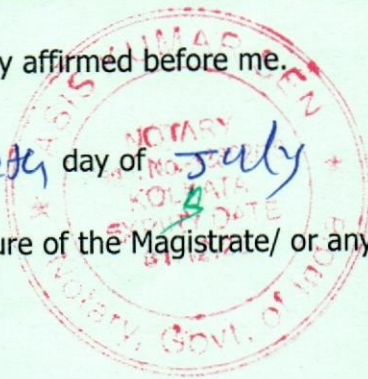
For constituted Attorney

Sole owner/or all the owners of the property.

Solemnly affirmed before me.

This 22nd day of July 2020.

(Signature of the Magistrate/ or any person competent to administer Oath)



IDENTIFIED BY ME
Hebranya
ADVOCATE

22 JUL 2020

Solemnly affirmed and declared
before me on Identification
Asis Kumar Sen
ASIS KUMAR SEN
City Civil Court
Kolkata
Reg. No.-13302/19

22 JUL 2020