

Sl. No. 62 Dated 12 SEP 2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before the Notary 65AB 837432
at Alipore Judge's Court



ACCEPTED
Debasish Ghosh
12/09/2022

'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.**

[See sub-rule (1) of rule 3 and sub-rule (1) of rule 5]

12 SEP 2022

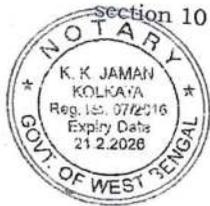
1. In pursuance of section 2 of the West Bengal Apartment Ownership Act, 1972, read with sub-section (1) of section 10 of the said Act, we hereby declare that we are majority of the owners of the property situated at Premises No. 36A Pratapaditya Road, P.S.- Tollygung, P.O.- Kalighat, Pin -700026 in the city of Kolkata having its full postal address - 36A Pratapaditya Road, P.S.- Tollygung, P.O.- Kalighat, Pin -700026, West Bengal, India and do further declare that hereby we submit the said property comprising a building having both residential and commercial units 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 Babul Chaudhury and sanctioned by Kolkata Municipal Corporation 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, the majority of the owners do hereby furnish further the following particulars as required under sub-section (1) of section 10 of the said Act;



11 2 SEP 2022.

A. Description of the property :

(i) Area and description of the land upon which the building/buildings is/ are constructed:
Premises No. 6A Pratapaditya Road, P.S.- Tollygung, P.O.- Kalighat, Pin -700026 measuring about 606.745 SQM.

(ii) Area and description of the building/buildings:
Building No. 1

(a) Total Built up area: 17,533.76 Sq. Ft.

(b) Number of storeys: B+G+IV

(c) Number of apartments: - 13

(d) Other particulars, if any: NIL

(iii) Area and description of common areas and facilities:
(a) Lawn, Parks, etc: There is nothing like lawn and park within the premises.

(b) Road, Pathways: 10 feet internal driveway across the boundary wall of the property.

(c) Other common areas, if any:

Entrance lobbies, common circulation spaces, stair cases, landings, common lobbies of all floors, lift & accessories, 2 Machine rooms, lift lobbies, terrace, electrical room, meter room, fire panel room etc.

(d) Water supply arrangements:

Water is supplied from municipal waterline.



11 2 SEP 2022.

(e) Street light within the property:
There are 6 LED street lights within it.

(f) Internal drainage:

All sewerage and drainage outfall connections up to pit fall point outside the building to KMC main sewage line.

(g) Other common facilities, if any:

Fire detection system, Fire protection system, lift facility, CCTV camera facilities etc.

(iv) Description of the limited common areas and facilities, if any, stating to which apartments their use is reserved:

There are limited common areas as car parking spaces. The details of which are stated below in a tabular form.

Sl No.	Apartment No	Car parking space no.	Car parking area
1	1A	1A	
2	1B	1AB	135 SQ. FT.
3	1C	1C	135 SQ. FT.
4	2A	2A	135 SQ. FT.
5	2B	2B	135 SQ. FT.
6	2C	2C	135 SQ. FT.
7	3A	3A	135 SQ. FT.
8	3B	3B	135 SQ. FT.
9	3C	3C	135 SQ. FT.
10	1B	1BB	135 SQ. FT.
	1F 44A	4A	135 SQ. FT.
	12 4C	4C	135 SQ. FT.



12 SEP 2022

(v) Value of the property:
Rs. 14,02,72,000/- (approx)

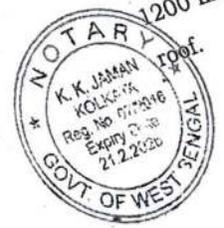
(vi) Nature of interest of the owner / owners in the property:
Absolutely ownership

(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:
The building made of solid foundation each with rain forced cement concrete and cements brick work bearing outside wall and inside wall. Every floors supported by sufficient numbers columns, horizontal beams, roof slabs and lintels. The frame structure is supported by its column in R.C.C. piles with copes in foundation tied by R.C.C. beams. The super structure of the building is designed in consideration of all possible loads including seismic loads.

(b) Stairway:
RCC slab landing with various thickness, minimum 1200 mm stairs from the Ground Floor to the ultimate



12 SEP 2022

(c) Water Tank:

Overhead water RCC water tank with capacity of 5000 litre.

(d) Plumbing network:

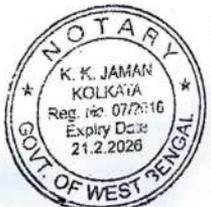
All apartments are equipped with partly GI partly PVC pipelines.

(e) Electric wiring network:

Electric connection to each apartment has been provided from the individual main meter on the ground floor through concealed conduit copper wiring up to the Distribution Boxes for each apartment.

(f) Other common areas:

Entrance Lobby, Spaces for Electrical and Fire Shaft on all Floors, Staircases on the Ground Floor, Staircases on each Floor including Common Lobby in each Floor, lift room on ultimate roof including lift lobby in each floor, domestic and fire water tanks, fire refuge area etc.



(C) Description of each apartment or each building- Apartment No... or Building No...

12 SEP 2022

Sl. No.	(a) Location	(b) Approximate area	(c) Number of Rooms	(d) Immediate common area to which it has access	(e) Any other information necessary for its proper identification	(f) Built up area of the apartment
1	Ground Floor	1412 SQ. FT.	1	HALL	Common lobby	1412 SQ. FT.
2	1A	1871 SQ. FT.	1	HALL	Common lobby	1871 SQ. FT.
3	1B	615 SQ. FT.	1	HALL	Common lobby	615 SQ. FT.
4	1C	1299 SQ. FT.	1	HALL	Common lobby	1299 SQ. FT.
5	2A	1069 SQ. FT.	1	HALL	Common lobby	1069 SQ. FT.
6	2B	1181 SQ. FT.	3	BHK	Common lobby	1181 SQ. FT.
7	2C	1776 SQ. FT.	2	BHK	Common lobby	1776 SQ. FT.
8	3A	1069 SQ. FT.	1	HALL	Common lobby	1069 SQ. FT.
9	3B	1181 SQ. FT.	3	BHK	Common lobby	1181 SQ. FT.
10	3C	1776 SQ. FT.	2	BHK	Common lobby	1776 SQ. FT.
11	4A	1069 SQ. FT.	1	HALL	Common lobby	1069 SQ. FT.
12	4B	1181 SQ. FT.	3	BHK	Common lobby	1181 SQ. FT.



12 SEP 2022

(D) Percentage of individual interest in the common areas and facilities appertaining to each apartment and its owner for all purposes including voting:

Sl No	Apartment	Owner	Percentage of individual interest in common areas and facilities: (%)
1	Ground Floor	Enclave Tradecom PVT. LTD.	8.05
2	1A	Enclave Tradecom PVT. LTD.	10.67
3	1B	Enclave Tradecom PVT. LTD.	3.50
4	1C	Mr. Anup Poddar	7.40
5	2A	Mrs. Madhushree Pachisia	6.09
6	2B	Mrs. Madhushree Pachisia	6.73
7	2C	Mrs. Madhumita Chakravorty	10.12
8	3A	Mrs. Piyali Jana	6.09
9	3B	Acchelal Gupta	6.73
10	3C	Reeta Maiti	10.12
11	4A	Rajendra Mimani	6.09
12	4B	Rajendra Mimani	6.73
13	4C	Rajendra Mimani	10.12



Other particulars, if any: NIL

17 SEP 2022

3. We, the majority of the apartment owners do hereby further declare, covenant and undertake as follows:-

(i) Omitted

(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 the 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 encumbrance of any nature shall be created against the property, though such an encumbrance may be created only against each apartment and the percentage of undivided interest in the common areas and facilities appurtenant to such apartment, in the same manner as in

17 SEP 2022

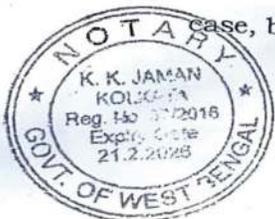
relation to any other separate parcel of property subject to individual ownership;

(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 excavated any additional basement or cellar;

(viii) Omitted

(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.



12 SEP 2022

In witness we have set our hands this 12th day of September 2022 and solemnly declare that what is stated in paragraph 1 is true to our knowledge and what is stated in paragraph 2 & 3 is to our information received from records.

Sl No	Apartment No	Apartment Owners' Name	Signature of Apartment Owner
01	1A	ENCLAVE TRADECOM PVT. LTD.	ENCLAVE TRADECOM PVT. LTD. Aiswarya
02	2C	MRS. MADHUMITA CHAKRAVORTY	H. Chakravorty
03	1B	MR. ANUP PODDAR	Reena Maity
04	3C	MRS. REETA MAITY	Madhusree Pachisia
05	2A	MRS. MADHUSHREE PACHISIA	

In the presence of -
(1) Soumitra Dasgupta, B29, Diamond Park, Kol-700/09
and
(2) Moumuni Roy, C-103, Mayfair Park, Kol-700/145
Solemnly affirmed before me this 12th day of September 2022.

(Signature of the Magistrate/or person competent to administer Oath.)
Identified by me
Debasish Choudhury
Advocate
Alipore Judges Court, Kol-24
WB/929/1985



Solemnly declare and affirmed before me on identification under the notaries Act.
K.K. JAMAN
Notary, Govt. of West Bengal
Reg. No. 12016

12 SEP 2022