

SL. NO. 07/19.

Notarial Certificate

To all to whom these presents shall come, Pradip Kumar Datta duly appointed by the Central Government as a Notary and practising throughout the city of Calcutta (West Bengal). Union of India, do hereby certify that the paper Writings, collectively marked 'A' annexed hereto, hereinafter called the paper Writings, 'A' are presented before me by the executant's.

Nature of Document Declaration

Executed by M/s. Northbrook Jute Co. Ltd.

of 1. G. T Road. Baidyabati, Hooghly. 712222

and others as per the same.

hereinafter referred as the executant/s on this
the..... day of in the year

03 JAN 2019

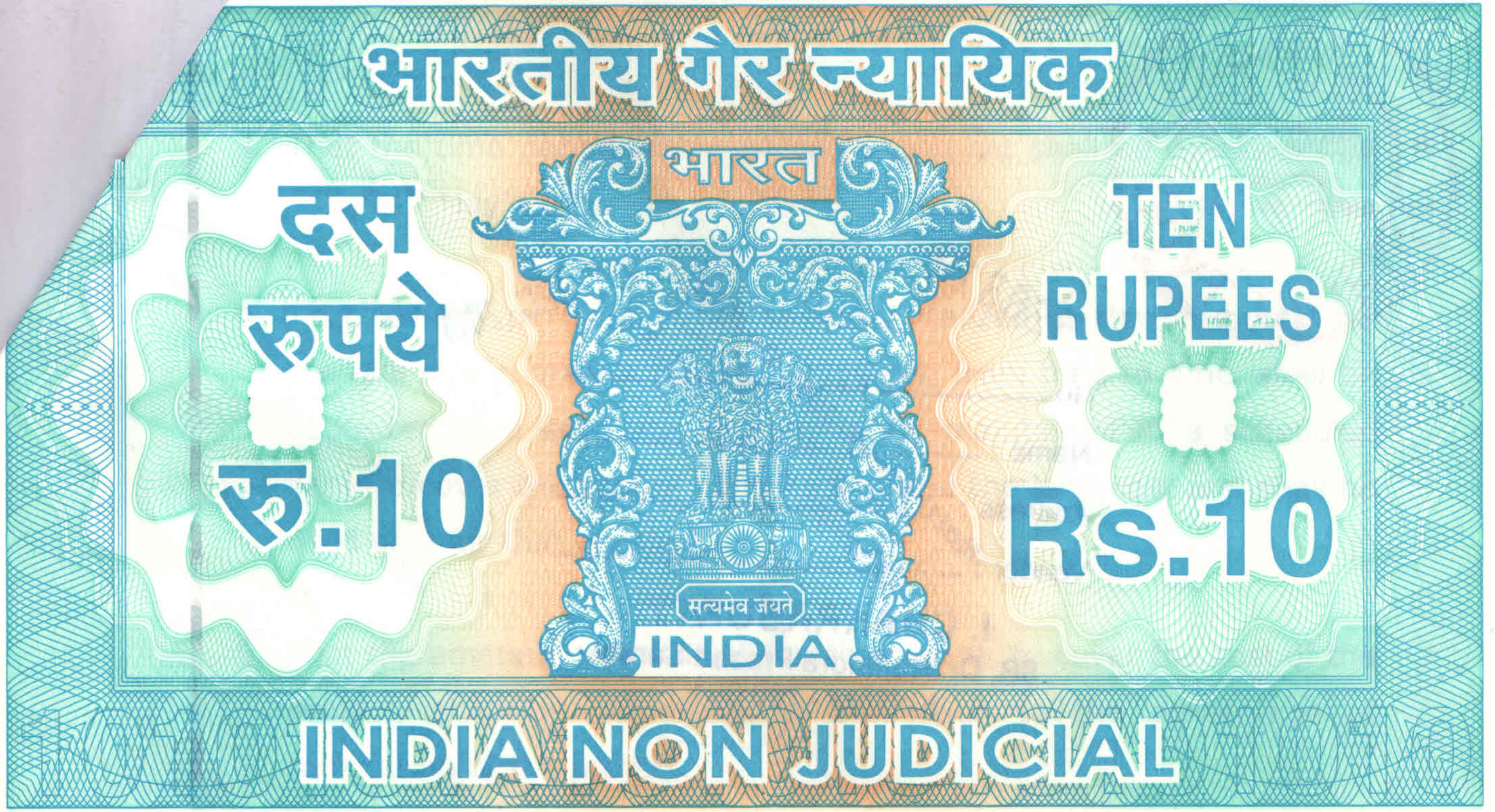
The "Executant/s" having admitted the execution of the Paper Writings "A" and being satisfied as to the identity of the executant I have attested the execution.



IN FAITH AND TESTIMONY WHERE OF I, the said Notary, have hereunto subscribed my name and affixed my seal of office this day of..... in the year

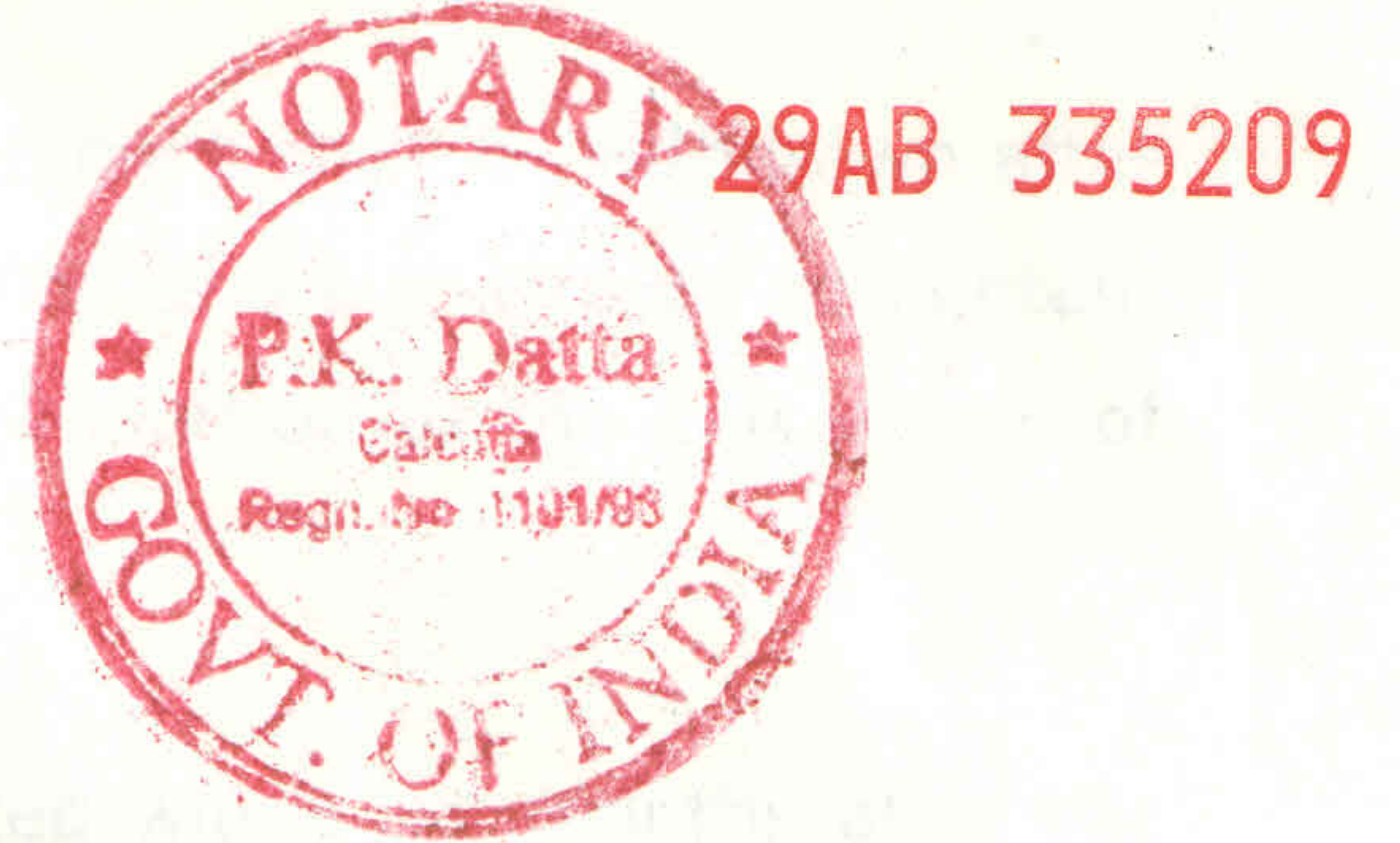
03 JAN 2019

P. K. Datta
Notary



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'A'
[Rule 3(2)]



Affidavit cum Declaration

Affidavit cum Declaration M/s. Northbrook Jute Co. Ltd. promoter of the proposed project "Northbrook City" G+IV storied residential complex;

We, Northbrook Jute Co. Ltd. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we are the owner cum developers having a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

For NORTHBROOK JUTE CO.LTD

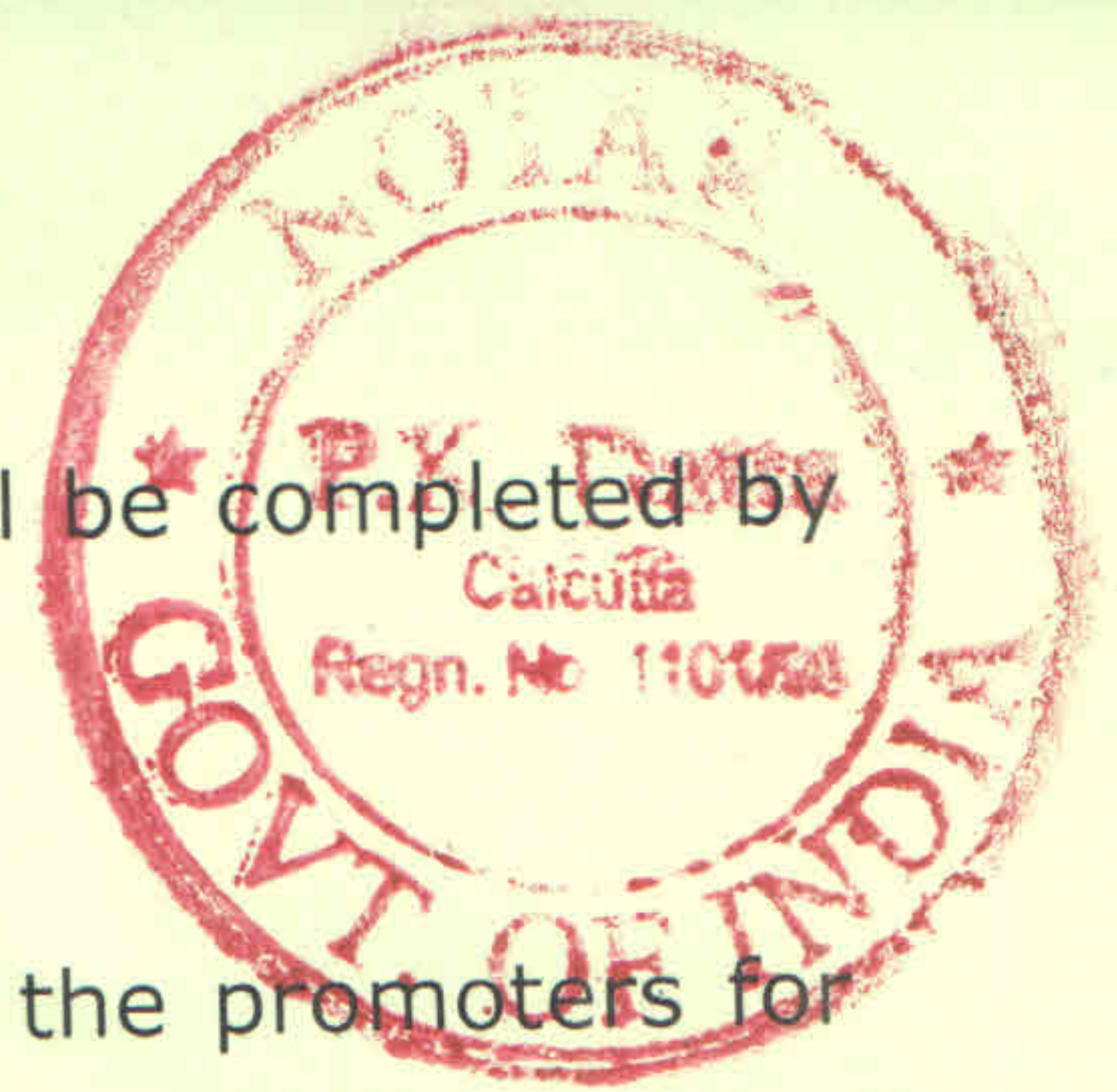
P. K. Datta
Notary
Regn. No. 1191/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

[Signature]
Director

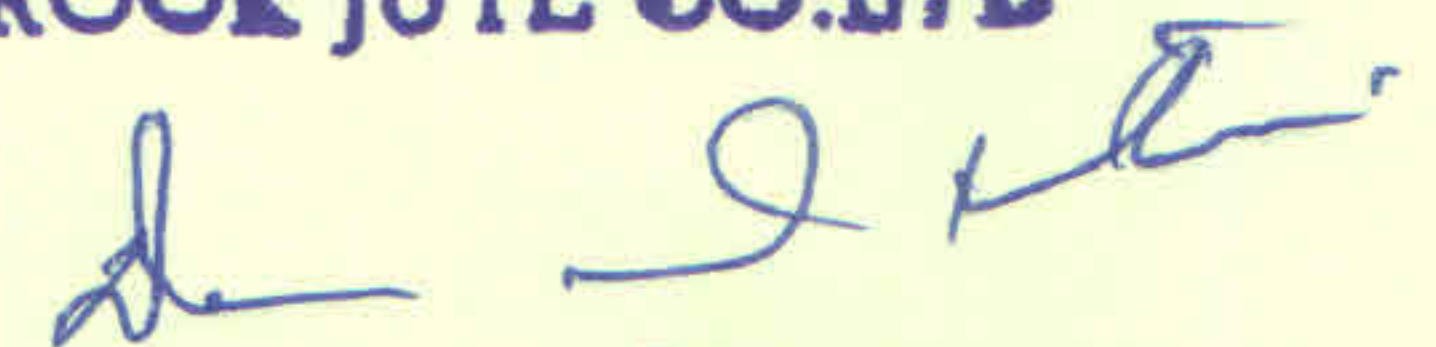
03 JAN 2019

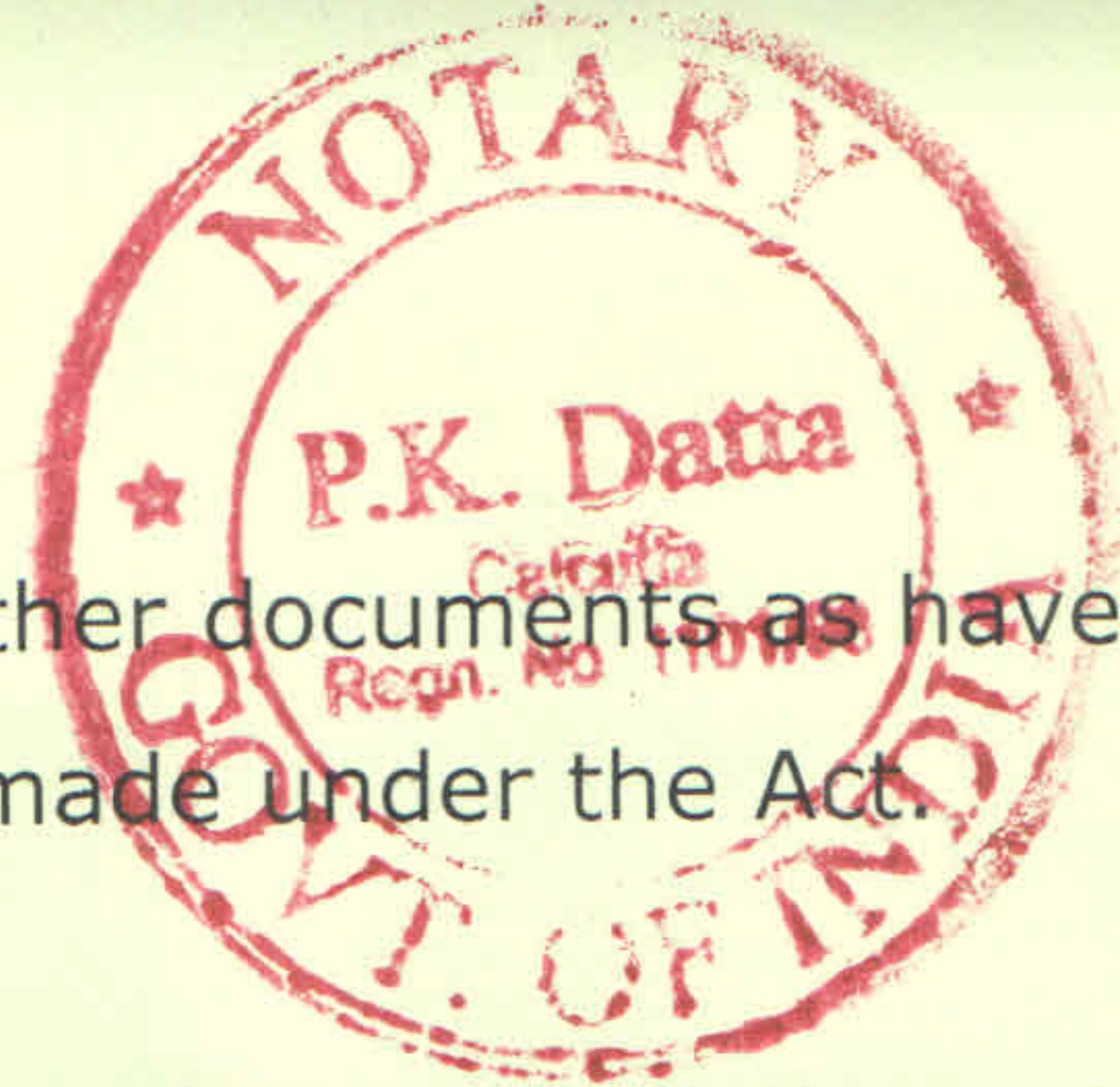
2 & 3, Bankshall Street
Calcutta - 700 001

3. That the time period within which the project shall be completed by us is 31st May' 2021.
4. That seventy per cent of the amounts realized by the promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, a shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.



For NORTHBROOK JUTE CO. LTD


Director



9. That we the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we the promoters shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

For NORTHBROOK JUTE CO.LTD

Director

Deponent

Verification

The content of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified at Kolkata on this ^{3rd} day of ^{January} ~~November~~ 2019

For NORTHBROOK JUTE CO.LTD

Director

Deponent

Identified by me

Advocate
Sampa Paul
C.M.M. Court, Kolkata

Solemnly Affirmed &
Declared before me
Identification by advocate

P. K. DATTA
Notary

P. K. Datta
Notary
Regn. No. 1000/98
C.M.M.'s Court
R & 3, Bankersall Street
Kolkata - 700 001

03 JAN 2019