

# 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 ..... Affidavit cum Declaration

Executed by ..... Northbrook Zute Co. Ltd.

of ..... 1, G. T. Road Chandani, Baidyabati, Hooghly -

and others as per the same.

7/22222

hereinafter referred as the executant/s on this  
the... 01 NOV 2018 ... day of. in the year

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 .....

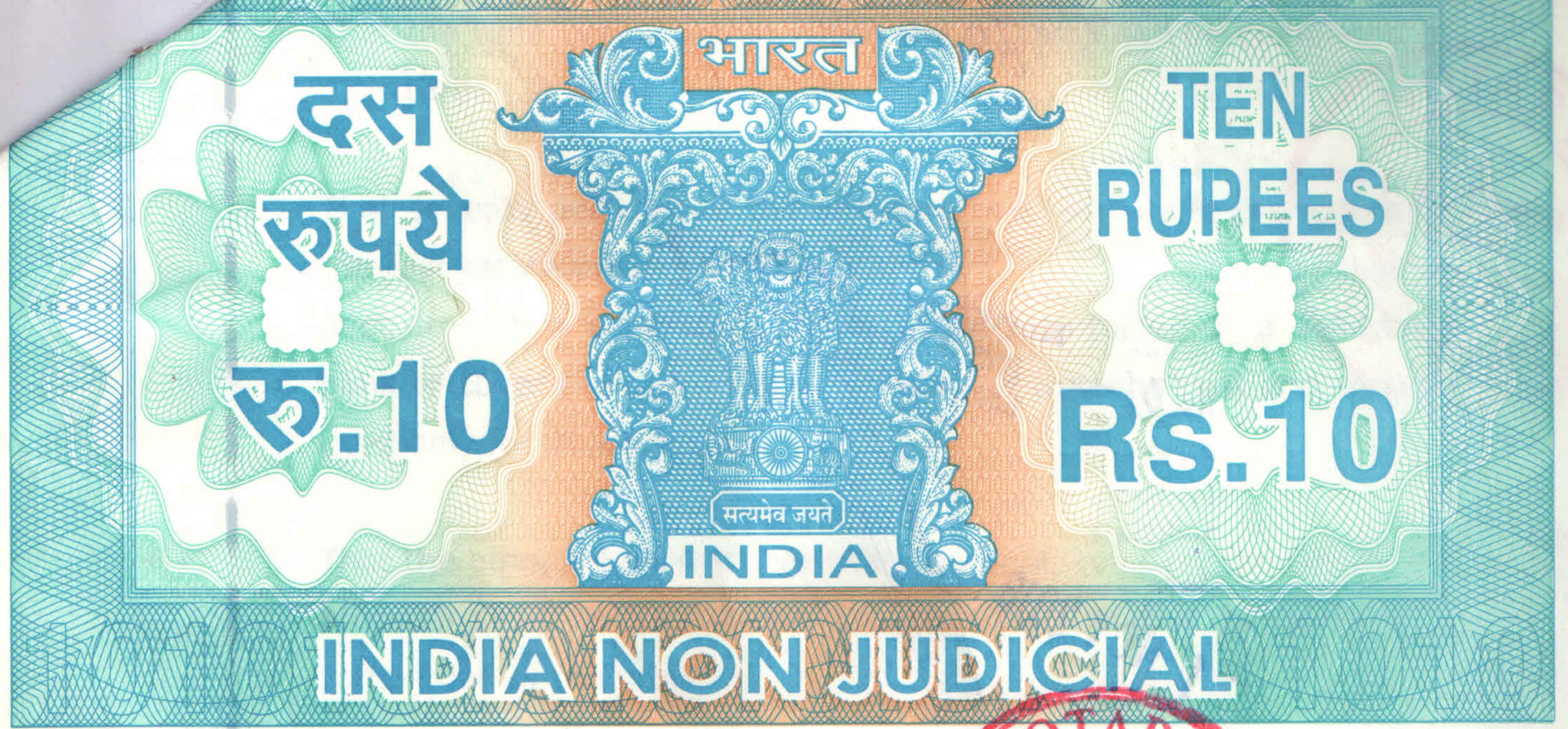
P. K. Datta  
Notary

Govt. of India

Regn. No. 1101/98

Chief Metropolitan Magistrate's Court  
2 & 3, Bankshall Street, Calcutta - 700 001

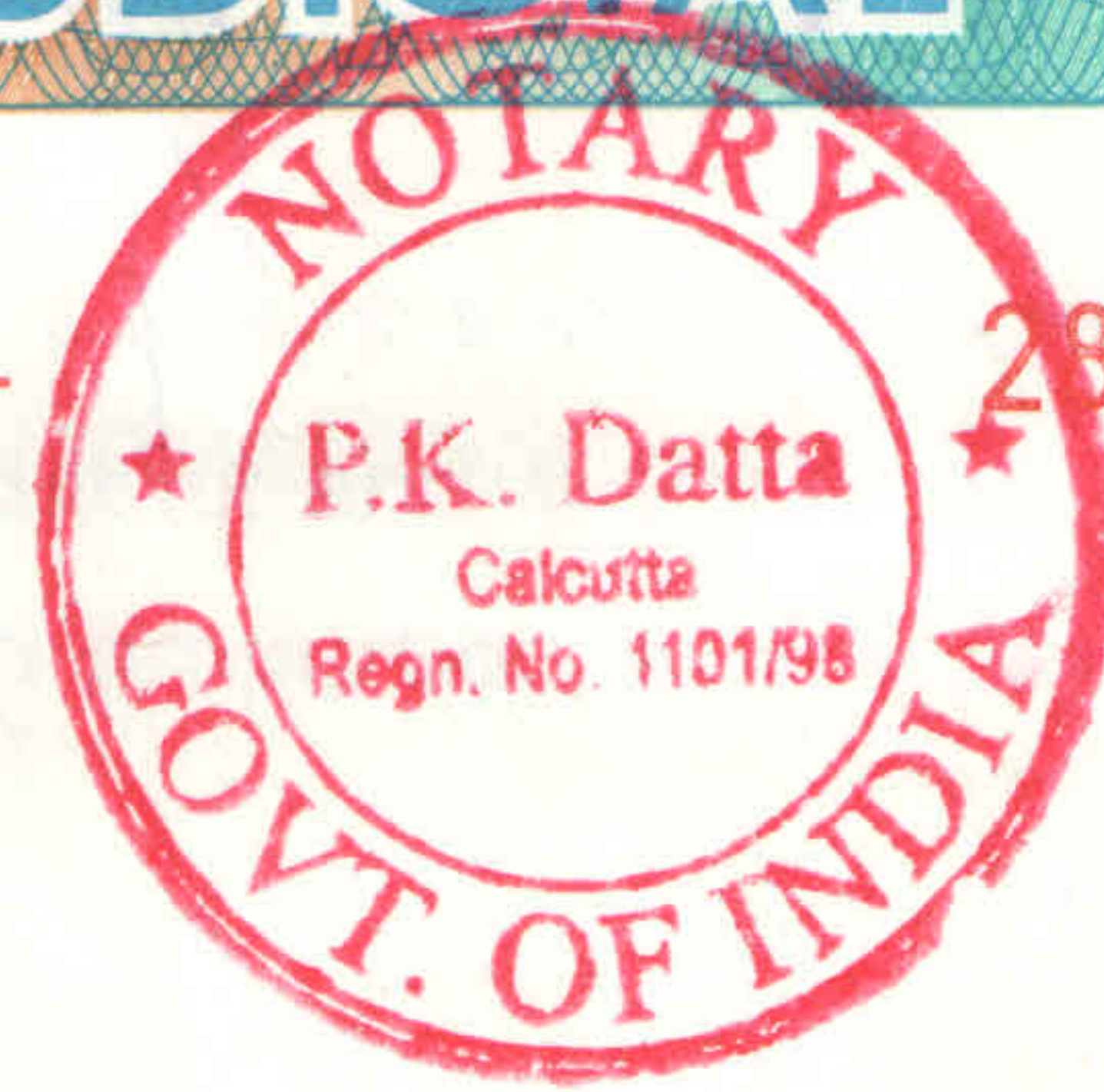
भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

28AB 504062

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.

**NORTHBROOK JUTE CO. LTD**

*P. K. Datta*  
**Director**

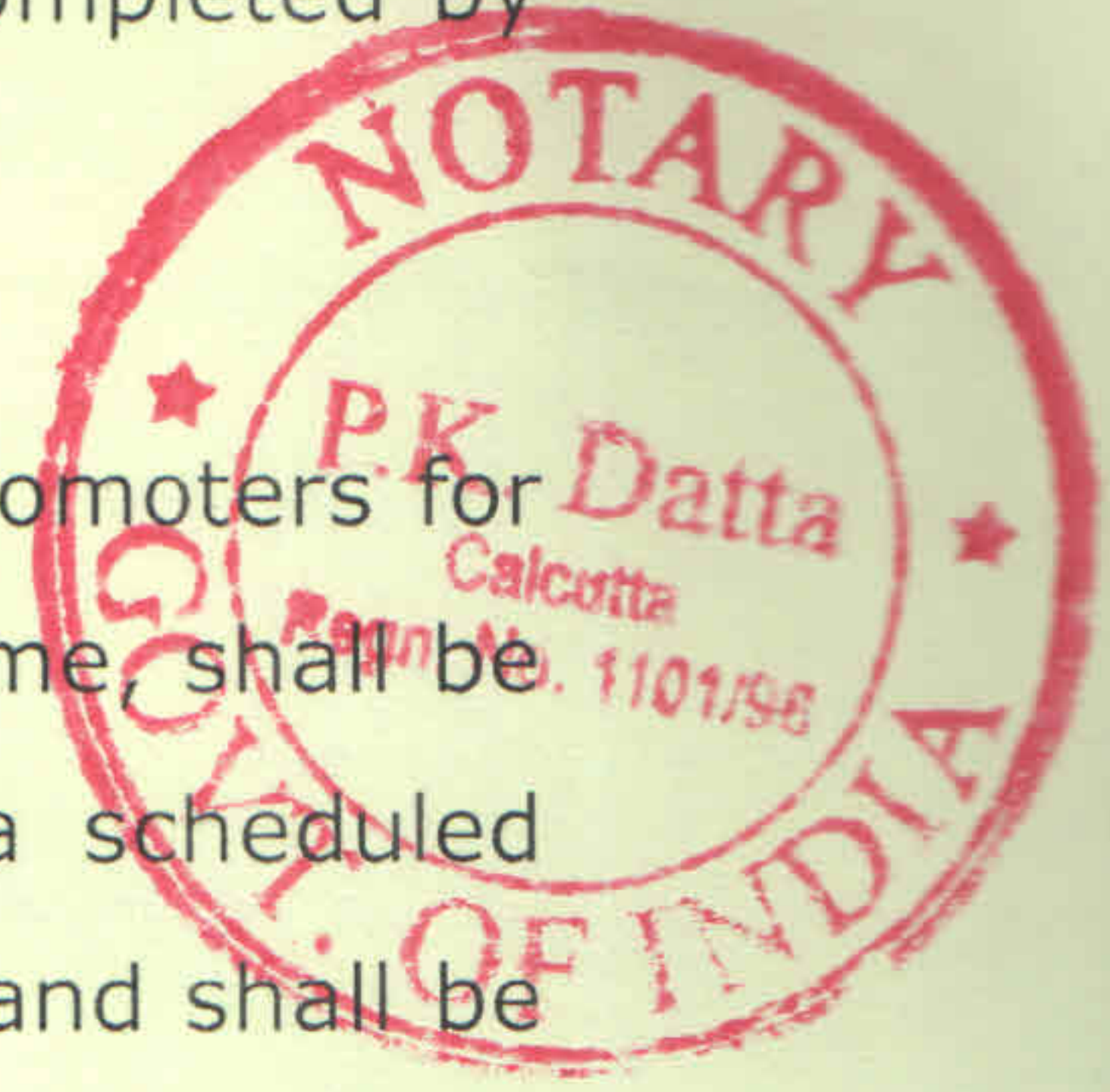
1  
**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
G.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

1 NOV 2018

Calcutta - 700 001

1 NOV 2018

3. That the time period within which the project shall be completed by us is three (3) years.
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.



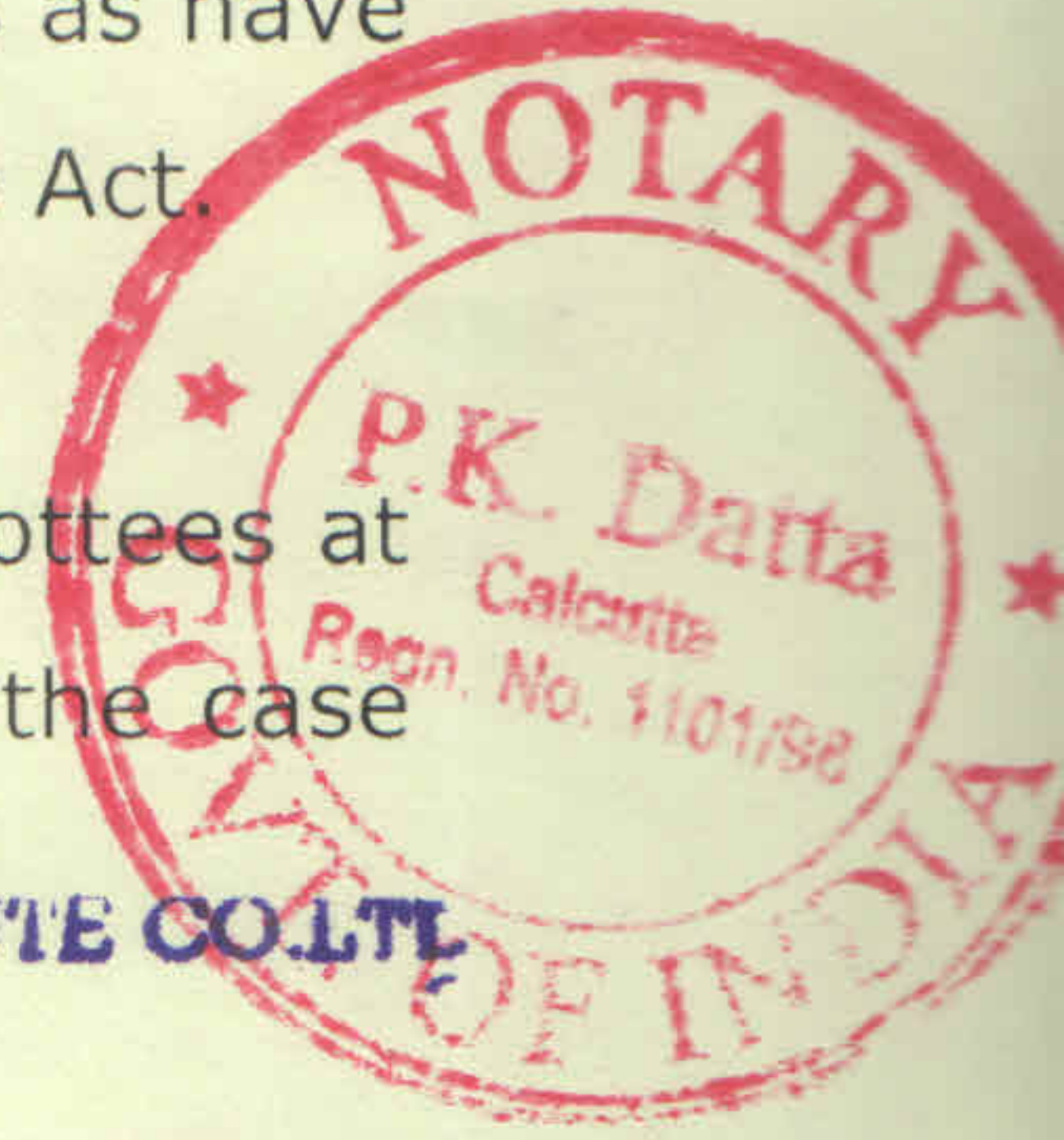
For **NORTHBROOK JUTE CO. LTD**

*Pan Anu Panji*  
**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 01<sup>st</sup> day of November'2018

For NORTHBROOK JUTE CO. LTD.

*[Handwritten Signature]*  
Director

Deponent

I. G. T. Road, Champdani  
Baidyabati, Hooghly - 712222

Identified by me  
*[Handwritten Signature]*  
Utpal Sen Chowdhury  
C.M.M. Court  
Advocate

Signature Attested by me  
on Identification of advocates

*[Handwritten Signature]*

P. K. DATTA  
Notary

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

01 NOV 2018