

S.K CONSTRUCTION

49, Baikunthapur road, Baguipara, District :- South 24 Parganas

Rajpur Sonarpur WB :- 700149

(Promoter, Developer, Construction)

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TO WHOMSOEVER IT MAY CONCERN

DECLARATION / CLARIFICATION FOR JDA & POA

BEING EXECUTED IN A SINGLE DEED

This is to declare and certify that we have executed the Joint Development Agreement (JDA) and Power of Attorney (POA) in a Single Deed, being Deed No. 190100719 of 2025, registered at the Office of the ARA – I, KOLKATA, for reasons as enumerated under:

1. As the same is permissible in the State of West Bengal by the Directorate of Registration and Stamp Revenue, Govt of West Bengal, and there is NO SPECIFIC EMBARGO in the State of West Bengal, whereby a Joint Development Agreement (JDA) and Power of Attorney (POA) cannot be executed in a Single Deed
2. That the Directorate of Registration and Stamp Revenue, Govt. of West Bengal has allowed for the Registration of the mentioned Deed as “Development Agreement cum Power of Attorney” as the same is legally permissible in nature.
3. Requisite Govt Fees has been paid for the registration of such Deed AND THE SAME CAN BE VERIFIED FROM THE (QUERY SECTION – MAJOR INFORMATION OF THE DEED) part of the Deed, and that is why the Competent Authority for Registration, here ARA – I, KOLKATA has allowed for the same
4. That ARA – I, KOLKATA, has approved for the execution and registration of the aforementioned Deed as the same is good in law and is permissible.
5. That it is a common legal practice and legal parlance that the JDA & POA are executed in a Single Deed as the same is good in law and there is no specific embargo w.r.t. same in any Act/s or Rule/s.

S. K. CONSTRUCTION

Sanjit Karan Kar.
Partner