



Ref. No.

Date :

TO WHOMSOEVER IT MAY CONCERN

CLARIFICATION W.R.T. THE QUERIES OF JDA/POA

1. This is to declare and certify that we have executed the Joint Development Agreement (JDA) and Power of Attorney (POA) in a Single Deed, registered at the Office of the ADSR Bardhaman, for reasons as enumerated under:
 - As the same is permissible in the State of West Bengal by the Directorate of Registration and Stamp Revenue, Govt of West Bengal.
 - 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.
 - Requisite Govt Fees has been paid for the registration of such Deed.
 - That ADSR Bardhaman, has approved for the execution and registration of the aforementioned Deed as the same is good in law and is permissible.
 - 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.
2. That we have executed Supplementary Agreement and the same is permitted under Law and that Original JDA/POA does not need to be cancelled in case of execution of a Supplementary Agreement or else the Mother Title Chain of the Land would get hampered and that is why in case of execution of a Supplementary Agreement, the Mother Agreement to the Supplementary Agreement need not be cancelled as is a common legal and lawful practice, as rehearsed throughout India.

M/S SAMANTA HOUSING DEVELOPER
Debario Samanta
PARTNER

Date: 07-07-2026

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