

[ORIGINAL]

भारतीय गैर न्यायिक

दस रुपये

TEN RUPEES

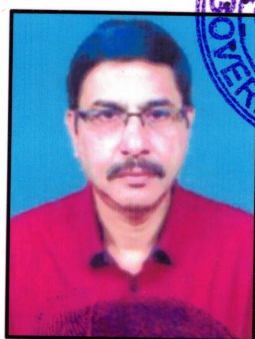
Rs. 10

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist Khurda

Regd No. 7791/2009

M-9861006174

INDIA NON JUDICIAL



Saswata Banerjee Chinmoy Banerjee Subash Prana Gobind Chandra

DISTRIBUTION AGREEMENT

This Agreement is made on this 6th day of May, 2023.

BETWEEN

(I) **SRI SASWATA BANERJEE**, aged about 64 years, by Profession- Retd. Serviceman, (Aadhaar No. 6320 6734 6937) (II) **SRI CHINMOY BANERJEE**, aged about 56 years, by Profession- Business, (Aadhaar No. 2072 2811 7480), both sons of Late Sri Sisir Chandra Banerjee, both by Caste - Brahmin, both residents of F-8, BJB Nagar, P.S- Badagada, Bhubaneswar, Dist- Khurda, Odisha-751014 (hereinafter called the 1st party" The Owner" which expression unless excluded or repugnant to the



CSS SJ HOMES
PARTNER
CSS SJ HOMES

Saswata Banerjee
Chinmoy Banerjee
Gobind Chandra

12024
3/14/18

DISTRICT TREASURY
KHURGA, BHUBANESWAR
18 APR 2018
ADL. TREASURY OFFICER

CSS SJ HOMES

CSS SJ HOMES
Gobind Chandra
PARTNER

no

J BARAL
STAMP VENDOR
S.R. Xhandagiri, BSR

REVERSE SIDE OF DOCUMENT WITH Faint Text and Stamps

subject or context shall deem to mean and include his heirs, legal representatives and successors, assigns) of the **First Party**.

AND

M/S. CSS SJ HOMES, registered address - Plot No. 564, Vivekanand Marg, Bhubaneswar, Dist.-Khurda (Odisha), correspondence address – A-306, Nirmala Plaza, Forest Park, Bhubaneswar, Dist.-Khurda (Odisha); represented by its Partners **Sri Subash Jena**, aged about 60 years, S/o-Late Satyabadi Jena, (Aadhaar No.7681 7707 4715), by Caste : Khandayat, by profession : Business, and **Sri Gobind Chandra Singh**, aged about 33 years, son of Sri Chandra Shekhar Singh, (Adhaar Card No. 3174 3431 4594), by Caste: Kshatriya, by Profession : Business; Mobile – 9337227966, herein after referred to as the Developer/Promoter (which expression unless excluded by or repugnant to the context shall always deem and include their Director, legal representatives, administrators, executors and assigns) of the **Second Party**.

Whereas a registered development agreement No-1082205638, Dt.-12.04.2022 and a Registered GPA No. – 1082205640, Dt-12.04.2022, was executed between both the parties, for construction of a Residential Apartment over the scheduled plot.

That accordingly the building plan has been approved by the Bhubaneswar Municipal Corporation vide its letter No- 7567, dt.17/02/2023.

That in continuation to the Registered Development Agreement No: 1082205638, dt: 12/04/202 and as per its terms & conditions this distribution agreement is being executed between both the parties as follows:-

Description	Area
Total Project Land Area as per ROR	Ac.0.380 Dec.
Total Construction Area for proposed flats	5072.8 Sq.Mt. (Carpet Area)
Landowner's share of construction area as per Regd. Development Agreement Doc. No. – 1082205638, Dtd. 12/04/2022	2029.12 Sq.Mt. (Carpet Area)
Construction area allotted to the Landowner as per the following flats marked in floor plan attached	2029.12 Sq.Mt. (Carpet Area)

CSS SJ HOMES
Subash Jena

PARTNER

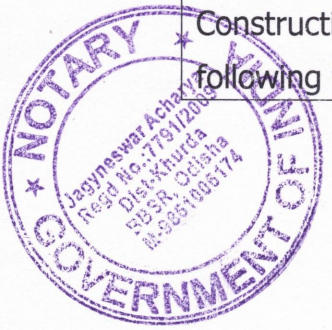
CSS SJ HOMES

Gobind Chandra

PARTNER

① Saswata Banerjee

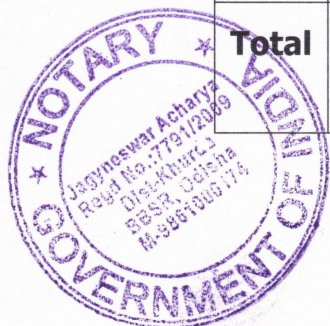
② Chinmay Banerjee



Against an entitlement of 2029.12 Sq.Mt. Carpet Area, the following proposed flats as per the approved plan have been allotted to the 1st Party owner on mutual agreement in **PRISTINE HEIGHTS** to be delivered after completion.

LANDOWNER'S SHARE					
Flat No.	Flat Carpet Area (Sq.Mt.)	Balcony Carpet Area (Sq.Mt.)	Floor Location	4-Wheeler Parking Number (Area-2.44X4.58 mts Each)	Landowner's Name
201	114.47	16.42	SECOND	LB-02	S. BANERJEE
204	106.33	16.42	SECOND	LB-03	S. BANERJEE
503	106.33	16.42	FIFTH	ST-04	S. BANERJEE
504	106.33	16.42	FIFTH	LB-01	S. BANERJEE
601	114.47	16.42	SIXTH	UB-13	S. BANERJEE
602	114.47	16.42	SIXTH	UB-14	S. BANERJEE
801	114.47	16.42	EIGHTH	UB-16	S. BANERJEE
804	106.33	16.42	EIGHTH	UB-15	S. BANERJEE
303	106.33	16.42	THIRD	ST-03	C. BANERJEE
304	106.33	16.42	THIRD	LB-05	C. BANERJEE
401	114.47	16.42	FOURTH	LB-06	C. BANERJEE
402	114.47	16.42	FOURTH	LB-07	C. BANERJEE
603	106.33	16.42	SIXTH	UB-09	C. BANERJEE
604	106.33	16.42	SIXTH	UB-10	C. BANERJEE
701	114.47	16.42	SEVENTH	UB-11	C. BANERJEE
702	114.47	16.42	SEVENTH	UB-12	C. BANERJEE
Total	1766.4	262.72	S. BANERJEE – SASWATA BANERJEE		
	Sq.Mt.	Sq.Mt.	C. BANERJEE – CHINMOY BANERJEE		

CSS SJ HOMES
 Subash Prava
 PARTNER
 CSS SJ HOMES
 Gobind Chandra
 PARTNER
 Saswata Banerjee
 Chinmoy Banerjee



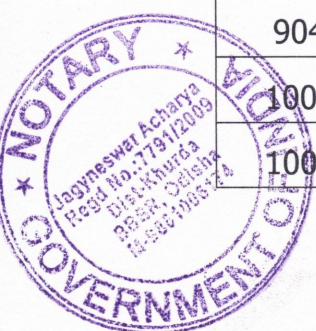
6-5-2015

The following flats have been allotted as developer's share on mutual agreement in **PRISTINE HEIGHTS.**

Flat No.	Flat Carpet Area (Sq.Mt.)	Balcony Carpet Area (Sq.Mt.)	Floor Location	4-Wheeler Parking Number (Area-2.44X4.58 mts Each)	Allotted to
101	114.47	16.42	FIRST	LB-08	DEVELOPER
102	114.47	16.42	FIRST	UB-01	DEVELOPER
103	106.33	16.42	FIRST	UB-02	DEVELOPER
104	106.33	16.42	FIRST	LB-10	DEVELOPER
202	114.47	16.42	SECOND	UB-03	DEVELOPER
203	106.33	16.42	SECOND	UB-04	DEVELOPER
301	114.47	16.42	THIRD	LB-11	DEVELOPER
302	114.47	16.42	THIRD	UB-05	DEVELOPER
403	106.33	16.42	FOURTH	UB-07	DEVELOPER
404	106.33	16.42	FOURTH	LB-12	DEVELOPER
501	114.47	16.42	FIFTH	LB-13	DEVELOPER
502	114.47	16.42	FIFTH	LB-14	DEVELOPER
703	106.33	16.42	SEVENTH	UB-08	DEVELOPER
704	106.33	16.42	SEVENTH	LB-15	DEVELOPER
802	114.47	16.42	EIGHTH	UB-17	DEVELOPER
803	106.33	16.42	EIGHTH	UB-18	DEVELOPER
901	114.47	16.42	NINETH	ST-02	DEVELOPER
902	114.47	16.42	NINETH	UB-06	DEVELOPER
903	106.33	16.42	NINETH	LB-16	DEVELOPER
904	106.33	16.42	NINETH	LB-17	DEVELOPER
1001	114.47	16.42	TENTH	ST-01	DEVELOPER
1002	114.47	16.42	TENTH	LB-09	DEVELOPER

CSS SJ HOMES
 Subrata Banerjee
 PARTNER

Sarwata Banerjee
 Chiranjy Banerjee
 PARTNER



Flat No.	Flat Carpet Area (Sq.Mt.)	Balcony Carpet Area (Sq.Mt.)	Floor Location	4-Wheeler Parking Number (Area- 2.44X4.58 mts Each)	Allotted to
1003	106.33	16.42	TENTH	LB-18	DEVELOPER
1004	106.33	16.42	TENTH	LB-04	DEVELOPER
Additional	-	-	-	ST-05	DEVELOPER
Additional	-	-	-	ST-06	DEVELOPER
Additional	-	-	-	ST-07	DEVELOPER
Additional	-	-	-	ST-08	DEVELOPER
Additional	-	-	-	ST-09	DEVELOPER
Additional	-	-	-	ST-10	DEVELOPER
Additional	-	-	-	ST-11	DEVELOPER
Additional	-	-	-	ST-12	DEVELOPER
Additional	-	-	-	ST-13	DEVELOPER
Total	2649.6 Sq.Mt.	394.08 Sq.Mt.			

CSS SJ HOMES
 Gobind Chandel
 PARTNER

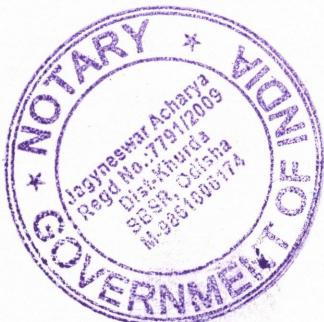
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 Subash Prasad
 PARTNER

Sarwat Bangla
 Chiny Bangla

That the Residential flat and Four-wheeler parking unit numbers have been marked and attached to this agreement, as per Annexure 1 to 4.

It has been mutually agreed between both the parties that the name of the project shall be "**PRISTINE HEIGHTS**".

The court at Bhubaneswar alone shall have jurisdiction to entertain trials actions suits and proceedings arising out of this agreement.



Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

THE SCHEDULE ABOVE REFERRED TO:

District-Khurda, Ps: Bhubaneswar No.75, Tahasil: Bhubaneswar,
Mouza- Bhubaneswar Sahara Unit No.29 **BUXI JAGABANDHU NAGAR**, Khata
No.66/320, Plot No.419, Kissam : Gharabari-2, Area : Ac.0.380 decimals
(full Plot), corresponding to settlement Khata No. 325, Plot No.419, Which
corresponds to G.A. Plot No.-F-8, Drawing No.: C-3654, Area: 111' X 150'.

In Witness whereof the parties here to subscribed their respective hands
and respective signatures on the date first above written.

Witness:

1. Raj Kishore muduli.
S/O - Kailas muduli.
Pt - Badabazar, mudulisahi
Nimapada, Puri - 752106

2. Sudam mallick
S/O - Debendra mallick
At - Bhangorpur Bhubaneswar
Khordha pin - 752102.

① Saswati Banerjee
② Chiranjay Banerjee

Owner / 1st party.

CSS SJ HOMES
Subashreeva.
PARTNER

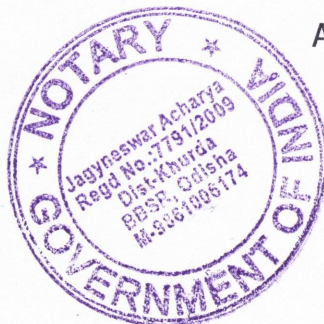
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Gobind Chandra
PARTNER

Developer / 2nd party.

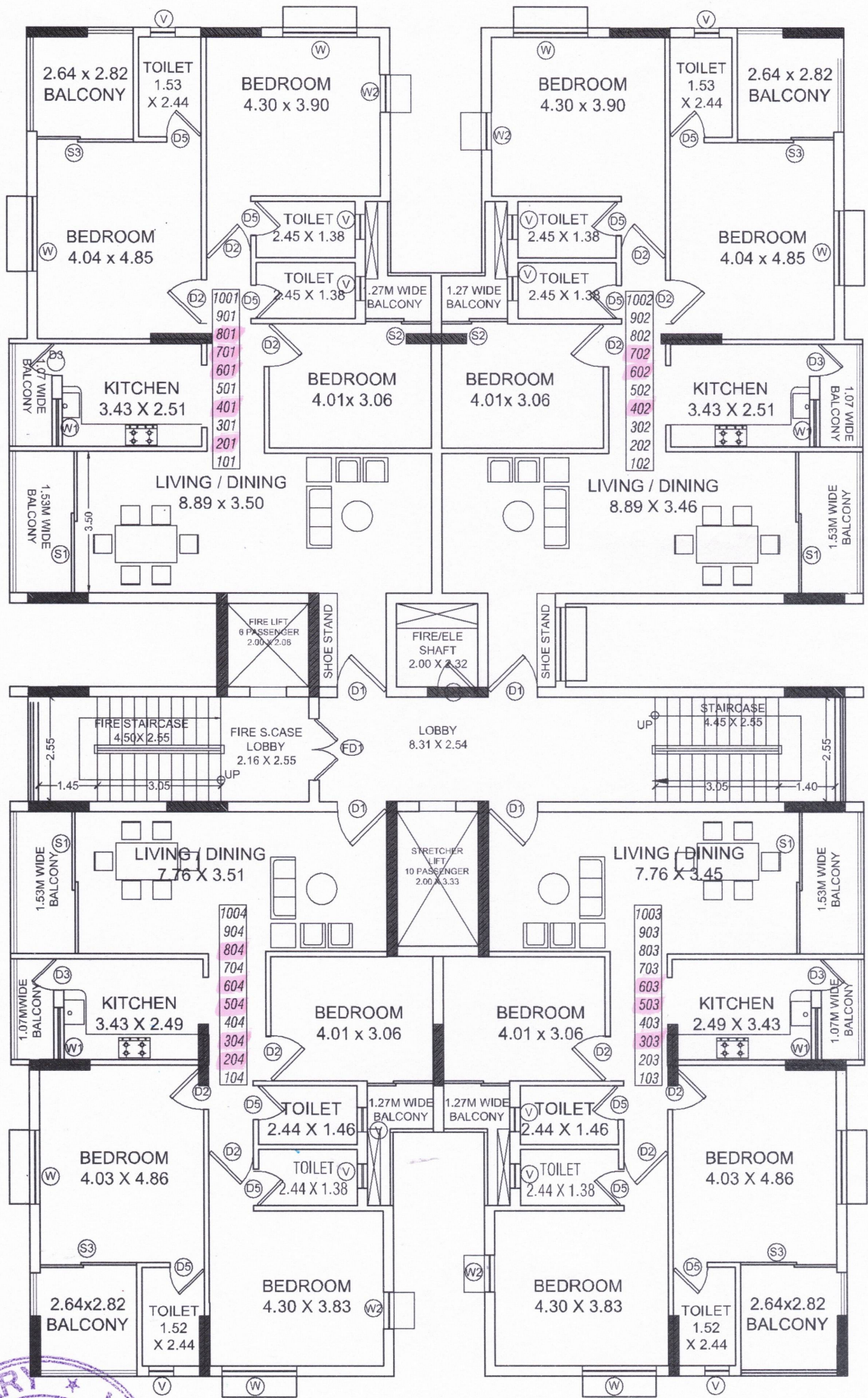
The executant of this deed of agreement is my client. The terms and
conditions of this agreement is drafted and typed by me according to his
direction. The contents of this agreement was read over and explained to
the executants, he being fully satisfied about the contents scribed his
signature hereto in my presence.

Executed in
Presence of Witness

6/5/14
Advocate, Bhubaneswar.

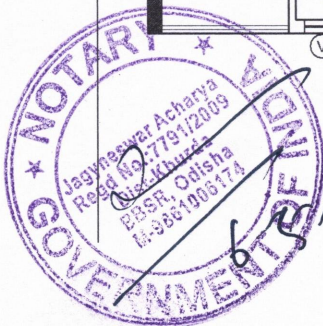


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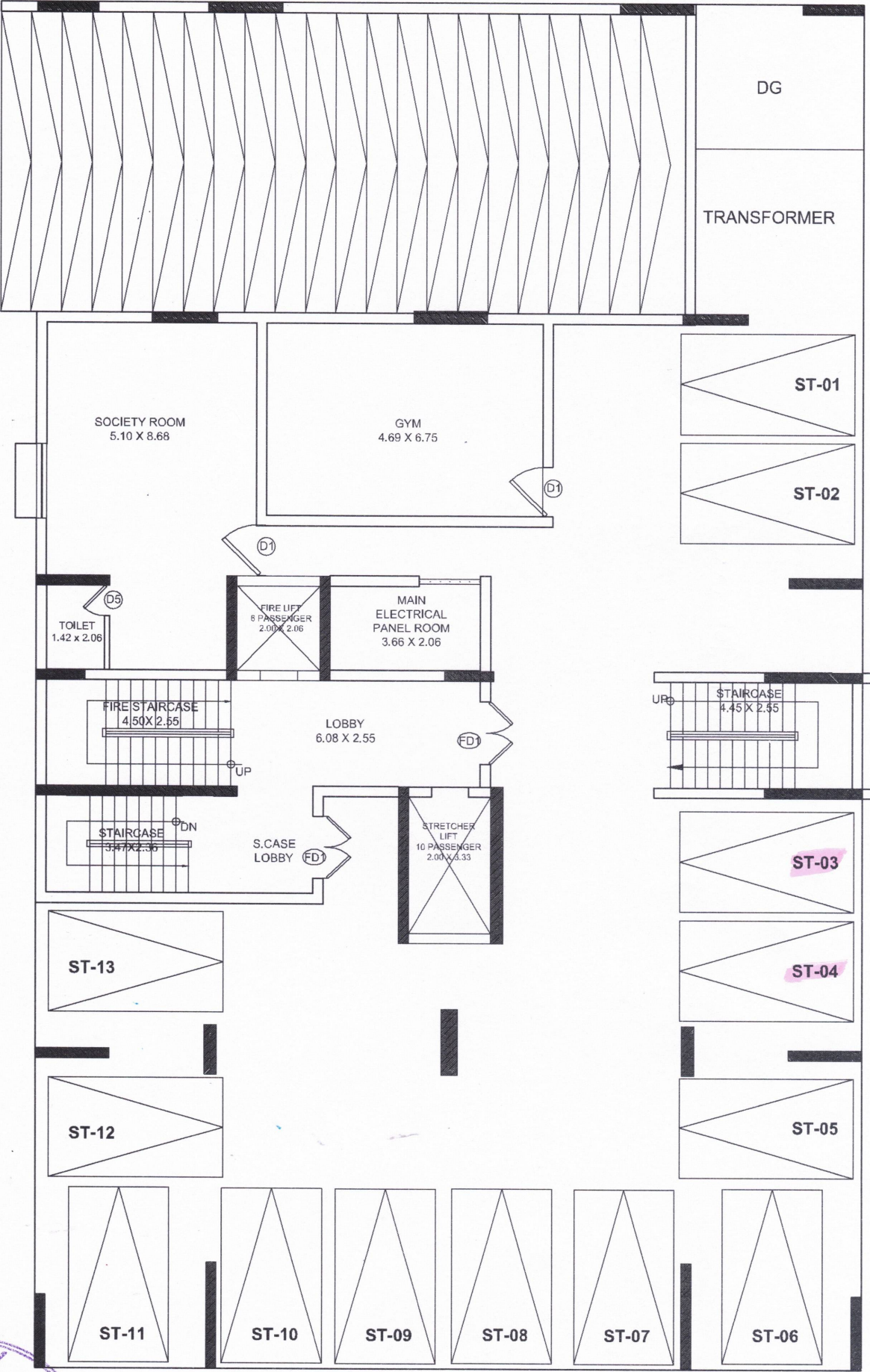
**TYPICAL FLOOR PLAN
(1ST-10TH FLOOR)**

ANNEXURE - 1



Saswata Ranjita
Chiny Banika
CSS SJ HOMES
Subash Raner.
Partner
Partner

RAMP DOWN TO BASEMENT

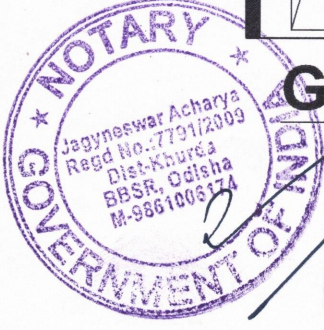


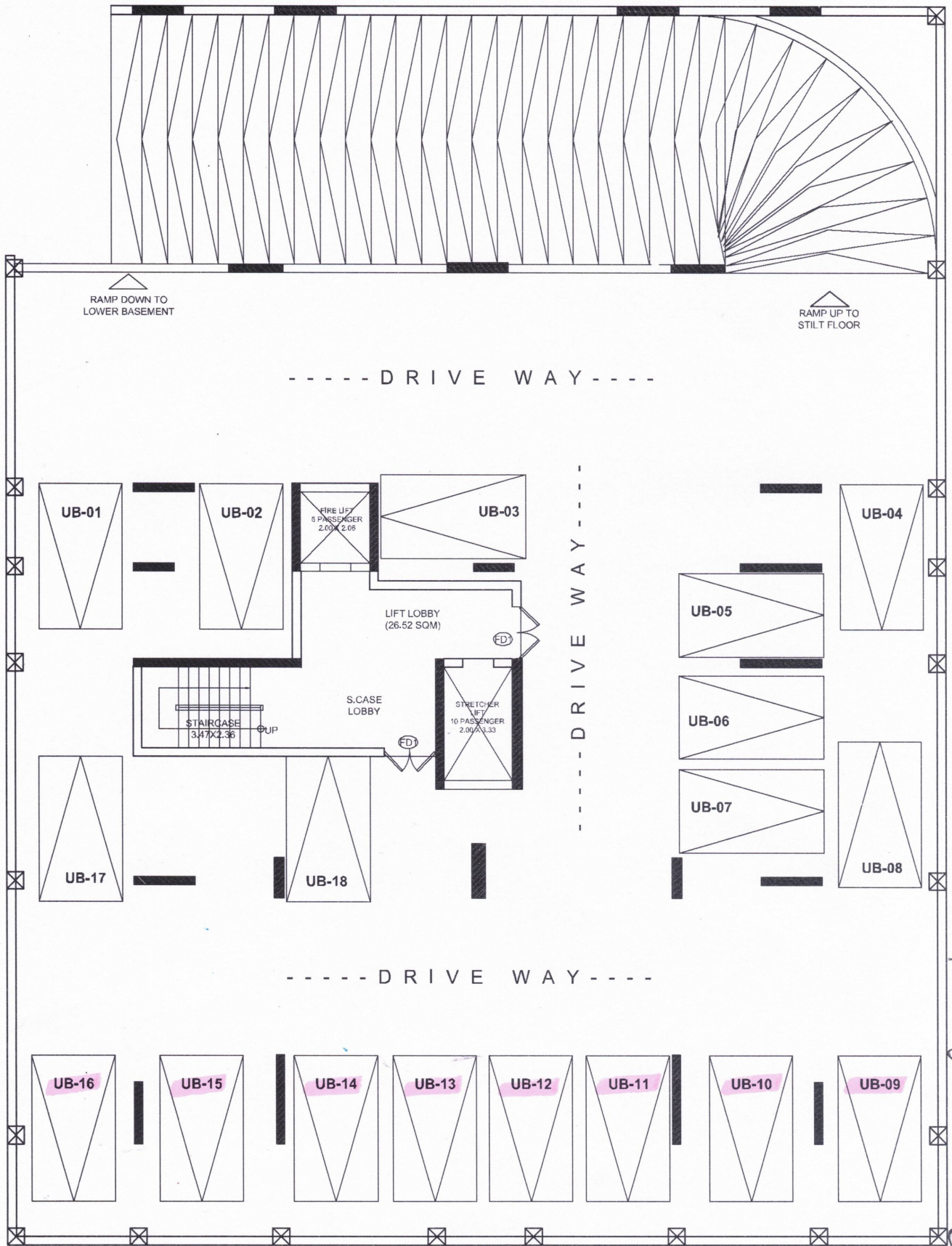
CSS SJ HOMES
 Subash Barua, Partner
 Gobind Chandra
 Partner

Sarwan Barua
 Chiny Barua

GROUND CUM STILT FLOOR PLAN

ANNEXURE - 2

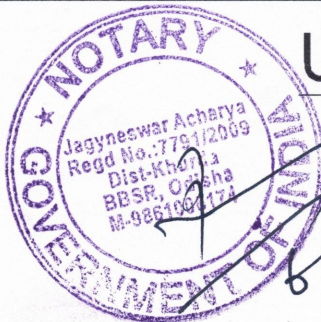




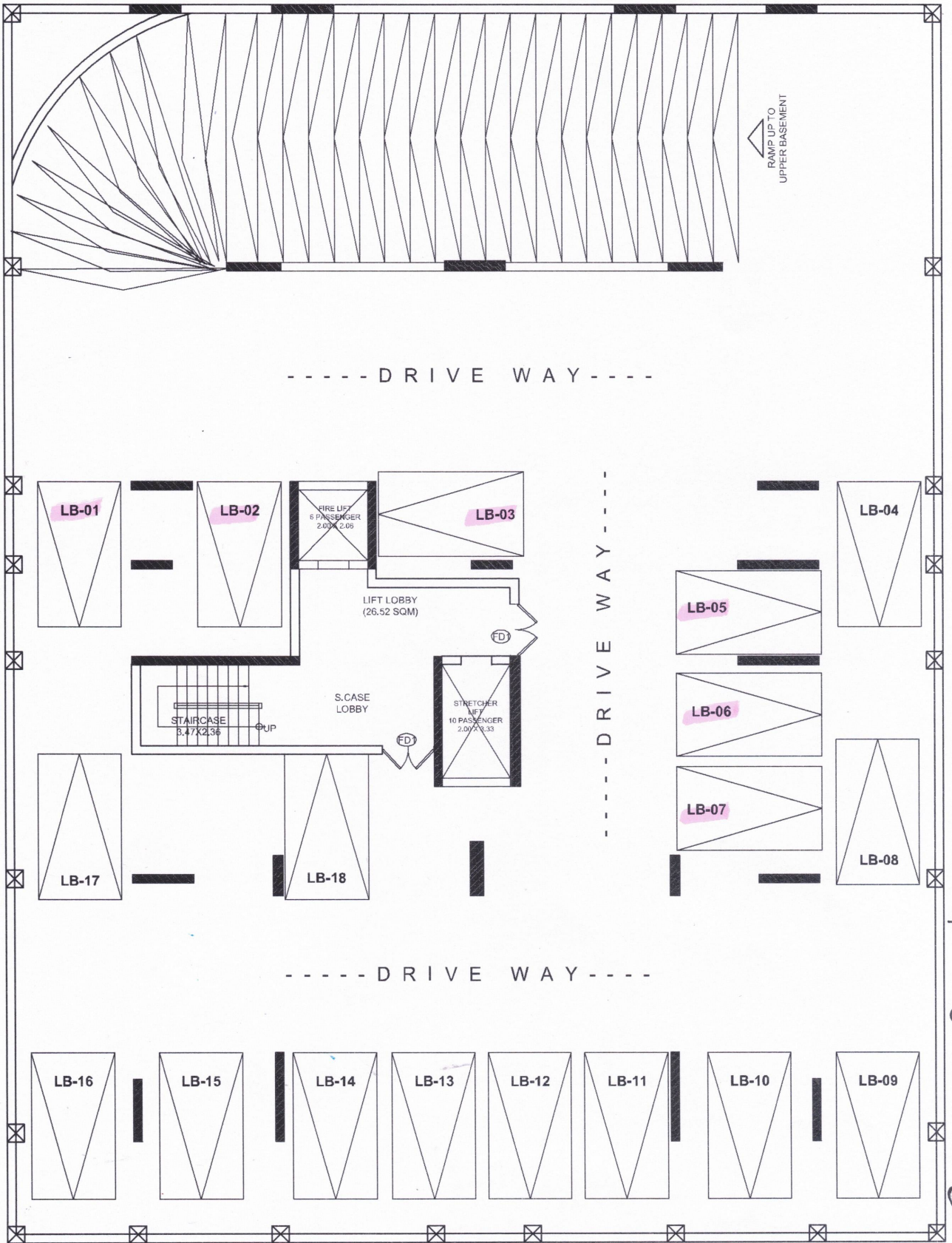
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 CSS SJ HOMES
 Sarsata Dasg
 Chiamy Banik

UPPER BASEMENT

ANNEXURE - 3



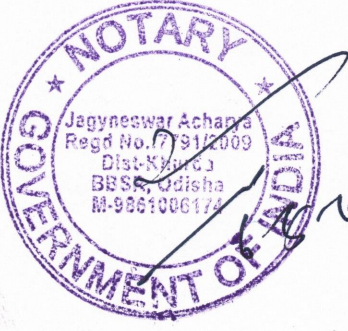
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CSS SJ HOMES
 CSS SJ HOMES
 Sarsadn Bank Subash Jena. @bind choudhary
 Chiny @ai's

LOWER BASEMENT

ANNEXURE - 4



Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
 Regd.No.-7791/2009
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