

hereinafter called the GRANTOR NO. 3 / DEVELOPER which expression shall unless repugnant to the context or meaning thereof, always mean and include the said GRANTOR/DEVELOPER and include his legal representatives, successors and assigns of the THIRD PART

WHEREAS, All that piece and parcel of land bearing Nazul Plot No. 127 containing by admeasurements 6,500 Sq. Ft (or 603.85 Sq.mtrs) bearing City Survey No. 396 and sheet No. 33 of Mouza- Ambazari, Situate at Dharampeth Extension, Shivaji Nagar, Nagpur, within the limits of the NMC Ward no. 73 in Tahsil and District- Nagpur was owned and possessed by Vendor / Promoter/ GRANTOR under leasehold rights, the said lease is valid till 31st March 2035 vide Lease renewal agreement dated 24.12.2008 revenue case No. 45/NAA-48/2007-2008;

AND WHEREAS the said land originally belonged to Mr. Sadashiv S/o Parashram Veerkar, having acquired the same on Leasehold rights from erstwhile government;

AND WHEREAS Mr. Sadashiv S/o Parashram Veerkar transferred the said property to Mr. Trimbak Ramchandra Sangitrao vide Sale Deed Dated 28.04.1953 regd at Sr.No 335(p) on even date;

AND WHEREAS Mr. Trimbak Ramchandra Sangitrao breathed his last on 19.09.1966 and consequent upon his death/demise the said property devolved upon his widow Mrs. Sulochanabai Sangitrao, his two sons namely Mr. Krishnarao Trimbak Sangitrao and Mr. Ramchandra Trimbak Sangitrao and daughter namely Mrs. Sushma Manohar Pachkhede, by way of intestate succession, being the only legal heirs of the deceased;

AND WHEREAS on expiration of the original term of lease, the Government of Maharashtra later on extended the same for a further term ending on 31.03.2005 by executing a renewed Indenture of Lease in favor of the said Mr. Krishnarao Trimbak Sangitrao and Mr. Ramchandra Trimbak Sangitrao on 08.09.1988 vide revenue case no. 18/NAA-48/1981-82;

AND WHEREAS Mr. Krishnarao Trimbak Sangitrao, Mr. Ramchandra Trimbak Sangitrao, Mrs. Uma Shekhar Warangaonkar, Mrs. Nilima Prashant Elkunchwar, Ms. Shailaja Ramchandra Sangitrao, Mrs. Sharda Shripad Deshmukh, Mrs. Jaishree Nandkumar Mate, Mrs. Kalpana Satish Ambekar and Mrs. Anjali Shyam Patil later on jointly relinquished all their respective rights, title and interest in respect of the said property in favor of Mr. Mohan Krishnarao Sangitrao, Mr. Kishor Krishnarao Sangitrao and Mr. Ravindra Ramchandra Sangitrao vide Deed of Relinquishment Dated 31.03.1994 regd at Sr.No 2663 on 31.03.1994;

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