

sister, the other co-owner, Miss Leonora Philomena Velloz, and on her death dated 03/05/1963 Miss Leonora Philomena Velloz became the owner of the said entire property.

AND WHEREAS; Miss Leonora Philomena Velloz sold the said property to Shri Francis Joseph Thanicatt by sale deed dated 13/06/1966 registered in the office of the Sub – Registrar of Assurances at Bombay in Book No. 1 at serial No. 532/66 dated 13/06/1966.

AND WHEREAS; Shri Francis Joseph Thanicatt sold the said entire property to Shri Manohar S/o. late Sukhrajmal Suri by sale deed dated 04/09/1969 registered in the office of the sub – Registrar of Assurances at Nagpur in Book No. 1 at serial No. 4483/69 dated 04/09/1969.

AND WHEREAS; the Governor of Maharashtra after the expiry of the lease further renewed the lease of the said land by Indenture of Lease for further term commencing from 28/10/1944 and ending on 27/10/1974 which was further renewed commencing from 28/10/1974 and ending on 27/10/2004 in respect of plot No. 21 admeasuring 3871.20 Sq. Mts. i.e. 41671 Sq. Ft. in favour of said Shri Manohar S/o. late Sukhrajmal Suri.

AND WHEREAS; Shri Manohar S/o. late Sukhrajmal Suri expired on 14/01/1999 and as per his last will dated 14/09/1990 registered in the office of the Sub-Registrar, Nagpur, in book No. A3, from pages 176 to 177 of Volume No. 17 dated 14/09/1990, he bequeathed the said plot No. 21 to his wife, Smt. Sheeladevi Manoharlal Suri and the name of Smt. Sheeladevi Manoharlal Suri came to be mutated/recorded in revenue records.

AND WHEREAS; after expiry of lease term the Governor of Maharashtra through Collector, Nagpur, renewed the lease of the said Plot No. 21 in favour of Smt. Sheeladevi Manoharlal Suri for further term commencing from 27/10/2004 and ending on 27/10/2034 by Indenture of Lease registered in the office of the Sub – Registrar, Nagpur – 4, bearing serial/registration No. 2498, in book No. 1 dated 08/05/2007. The area of that plot No. 21 as per lease indenture is 41671 Sq.Ft.

AND WHEREAS; said Smt. Sheeladevi Manoharlal Suri during her lifetime floated an apartment scheme known as "SRI SRI MANOHAR APARTMENTS" on a part of the said plot No. 21 to the extent of 12000 Sq.Ft., being the west-south portion of the said plot, however, it was not completed, therefore, she negotiated with a developer for completion of the scheme and after negotiations she gave also additional area of 7000 Sq. Ft. out of the said plot and entered in an agreement for development with M/S. Paul Brothers through it's partner Shri Gagan Paul S/o. Yash Paul Chhabra relating to total area of 19000 Sq. Ft. where the said developer completed and had constructed an apartment scheme known as "SRI SRI MANOHAR APARTMENTS" as such said Smt.

