

Sheeladevi Manoharlal Suri remained owner of residual area of 22671 Sq. Ft. out of the said Plot No. 21 which she bequeathed equally in favour of her two sons namely, Shri Suresh Manoharlal Suri and Shri Jagmohan Manoharlal Suri, vide will deed duly registered in the office of the Sub – Registrar, Nagpur – 8, bearing serial/registration No. 4178 dated 25/07/2007 amongst other properties and in due course of time she left for her heavenly abode on 08/04/2008, as such out of that said residual portion having area of 22671 Sq. Ft. of plot No. 21 area of 11604 Sq. Ft. devolved upon said Shri Sureshchandra Manoharlal Suri (LAND OWNER herein) and area of 11607 Sq. Ft. devolved upon Shri Jagmohan Manoharlal Suri jointly.

AND WHEREAS; the said owners thereafter effected a partition of their above referred land/property among themselves as per partition deed dated 29/09/2011 as a result thereof, the northern side portion admeasuring 11604 Sq.Ft came to be allotted and given to Shri Sureshchandra Manoharlal Suri (LAND OWNER herein) and eastern side portion admeasuring 11067 Sq.Ft. came to be allotted and given to Shri Jagmohan Manoharlal Suri as such the present LAND OWNER became the sole and absolute owner of the northern side portion land admeasuring about 11604 Sq. Ft., out of said plot which has been mutated/recorded in the name of present LAND OWNER as the absolute owner thereof.

AND WHEREAS; the DEVELOPER/BUILDER is engaged in the business of construction, development of property, builder-ship.

AND WHEREAS; in view of negotiations between the parties, the LAND OWNER and the DEVELOPER/BUILDER have agreed to develop the said portion of plot No. 21 of the LAND OWNER in to a multi-storied building comprising of various self-contained Units/Flats/Apartments for sale in favour of individual buyer/s on the basis of undivided share in land or otherwise with Units/Flats/Apartments, accordingly, the parties hereto had due deliberations, discussion and consequent thereto the parties have agreed upon various term and conditions which are considered expedient to reduced and recorded in writing as under –

NOW, THEREFORE, THIS AGREEMENT OF DEVELOPMENT
WITNESSETH AS FOLLOWS :-

1. THAT, the LAND OWNER, being legal, true and beneficial owner of ALL THAT piece and parcel of northern side portion land admeasuring about 11604 Sq.Ft., out of Nazul Plot No. 21 having total area admeasuring about 41671 Sq.Ft. (3871.33 Sq.Mtrs.) bearing City Survey No. 68/1 (part) Sheet No. 12, of Mouza – Wadpakhad, Corporation House No. 892/A, Ward No. 63, situated at Clark Town, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur, does

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