建設 押取 पावनी Original/Duplicate नोंदणी क्रं. :39म Tuesday January 29,2013 1:59 PM Regn.:39M पावती क्रं.: 679 दिनांक: 29/01/2013 गावाचे नाव: औरगाबाद शहर देस्तऐवजाचा अनुक्रमांक: अगग1-537-2013 दस्तऐवजाचा प्रकार : विकसनकरारनामा सादर करणाऱ्याचे नाव: मे, पाटील कंस्ट्रक्शन ॲन्ड इंफ्रास्ट्रक्चर प्रा.लि. औरंगाबाद तर्फे डायरेक्टर मल्लिकार्जुन बसवंतराव पाटील ₹. 30000.00 नोंदणी फी दस्त हाताळणी फी रु. 380.00 पृष्ठांची संख्या: 19 ₹. 30380.00 एकूण: आपणास हा दस्तऐवज अंदाजे 2:19 PM ह्या वेळेस मिळेल आणि सोबुत थंबनेल प्रत व CD घ्यावी. Sub Registrar Aurangabad I

बाजार मुल्य: रु.8000000 /-

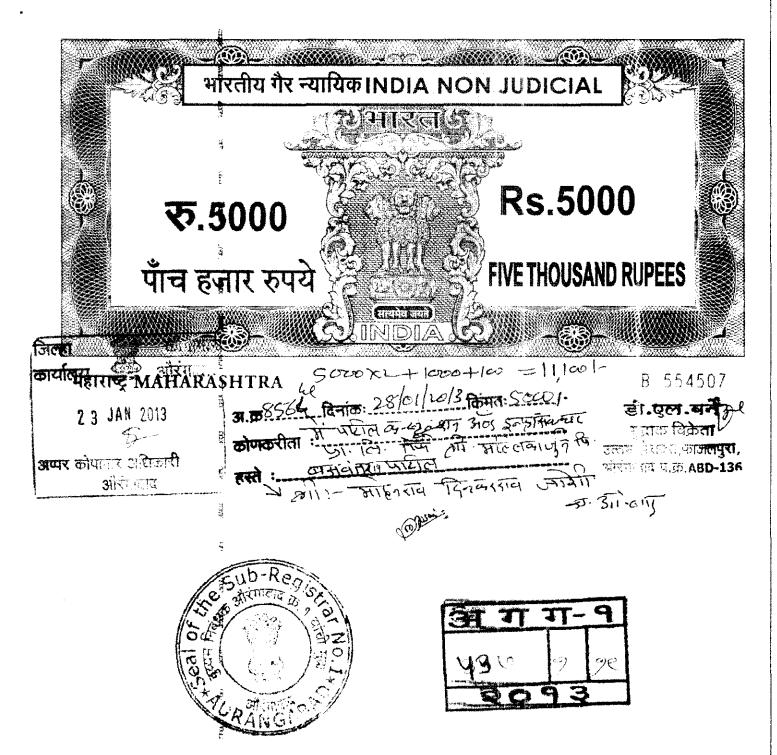
मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 26048/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 26048 दिनांक: 29/01/2013 र्वेकेचे नाव व पत्ता: The Latur Urban Co-Op Bank LTD,Latur "

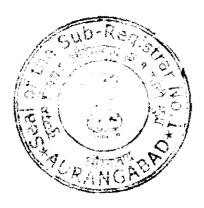
2) देयकाचा प्रकार: By Cash रक्कम: रु 380/-

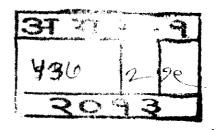
DATE S



CONCESSION AGREEMENT

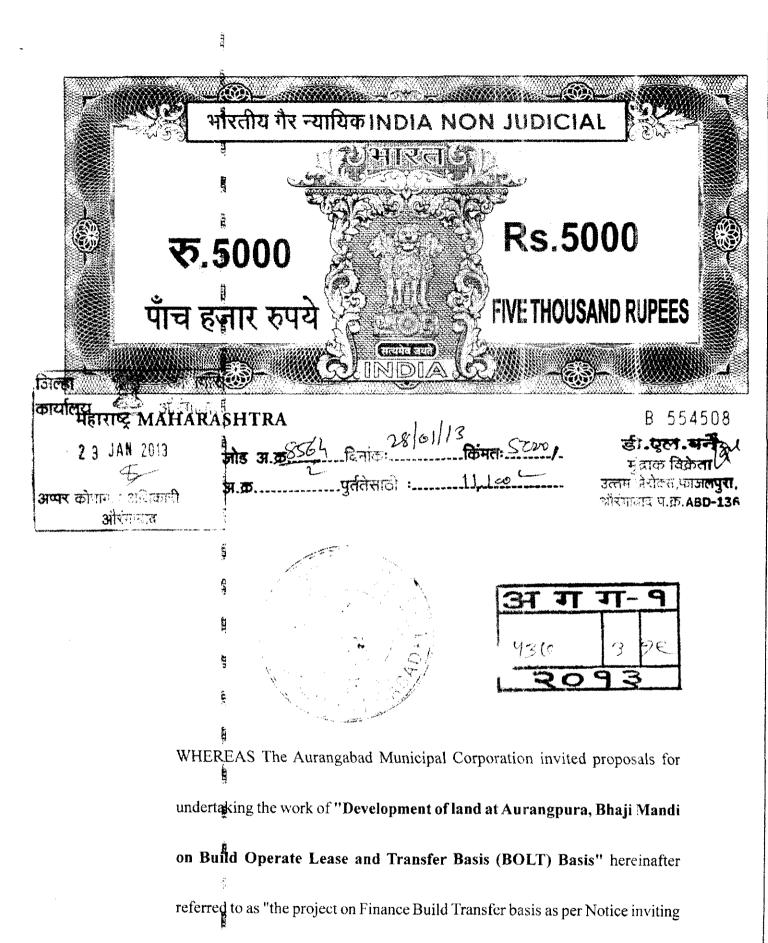
This agreement made at Aurangabad on this 29th day of January 2013 between the Commissioner of Aurangabad Municipal Corporation herein after referred to as "A.M.C." (Which expression shall unless repugnant to the context or meaning thereof shall include its administrators, successors and assigns) of One Part.





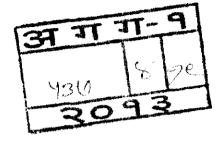
AND

M/s.Patil Construction & Infrastructure Pvt. Ltd. a company registered under the Companies Act. 1956 (1 of 1956)/Indian Companies Act. 1913 (VII of 1913), a Company having the incorporated office at 3rd floor, PMPML commercial Building No.01, Opp. Income Tax Building. Shankarseth Road, Swargate Pune-411 042. at hereinafter referred to as "the Concessionaire: (which expression shall unless repugnant to the context or meaning thereof shall include it administrators, successors and assigns) of the other part.



Bids No. AMC/E-Tender/2012/80 dated 07/09/2012 issued by A.M.C.



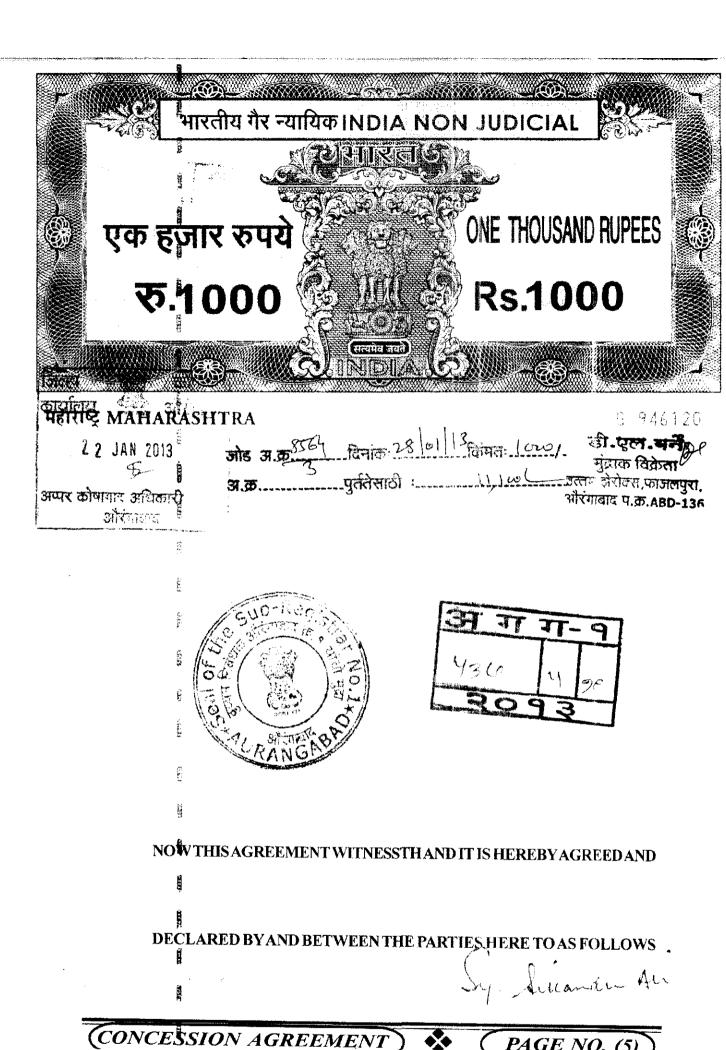


AND WHEREAS pursuant to the said Bid Notice, dated 07/09/2012

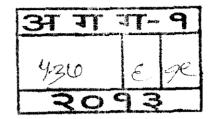
M/S. Patil Construction & Infrastructure Pvt.Ltd. Aurangabad the Concessionaire/s has interalia submitted his/their bid the for project which has been accepted by the AMC on terms and conditions contained hereunder.

AND WHEREAS after the acceptance of the proposal communicated by the Aurangabad Municipal Corporation, the Concessionaire/bidder is required to enter into a concession Agreement with Aurangabad Municipal Corporation in connection with execution of the project being in fact these presents.

Johandu Air







SCOPE OF WORK: The project scheme involves construction of Bhaji Mandi Shopping Center, Shopping Complex with Amenities. The Bhaji Mandi Shopping Center, Shopping Complex shall be constructed on plot. The private entrepreneur/ bidder will be responsible for developing and constructing permissible built-up area (F.S.1) for Bhaji Mandi Shopping Center, Shopping Complex with amenities by his own funds. The Aurangabad Municipal Corporation will allow the private entrepreneur/bidder to recover his investment by giving the private entrepreneur/ bidder the right to lease out the bidder component of Bhaji Mandi Shopping Center. Shopping Complex and Parking on plot area Admeasuring Plot A-1471.00 Sq.mtr and Plot B 365.75 Sq.mtr and Open Nala Plot Parking - C-243.60 Sq.mtr. except AMC component i.e. total ground floor on plot A & B and also Basement parking and parking behind plot B shopping complex. The successful entrepreneur/bidder will be responsible for the construction of the Bhaji Mandi Shopping Center, Shopping Complex by his own funds. The Aurangabad Municipal Corporation owner of plot of project will allow the successful entrepreneur/bidder to recover his investment by Development of land at Aurangpura, Bhaji Mandi on Build Operate Lease and Transfer [BOLT] Basis giving the successful entrepreneur/bidder the right to lease out bidder component from the Bhaji Mandi Shopping Center, Shopping Complex having area of plot admeasuring Plot A-1471.00 Sq.mtr and Plot B 365.75 Sq.mtr and Open Nala Plot Parking - C-243.60 Sq.mtr. on a Long Term Lease of 30 years to occupants of his choice on payment of nonrefundable deposit to recover his investment on the bidder component. And occupant have to pay lease rent Rs. 100/- per Sq.mtr per month on chargeable area to A.M.C. on shopping complex of bidder component for 30 years which will be increased by 12% after every three years, Entrepreneur/bidder pay the lease rent of unbooked gallas or possession etc with effect from due date of completion of the project as per tender notice.

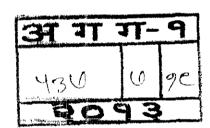
जिल्हा कोषागाए।
कार्यालय है औरंगाबाद महाराष्ट्र MAHARASHTRA

2 3 मि। 2013 जोड अ.क. \$\frac{5}{2} - \frac{1}{2} - \frac{1} - \frac{1}{2} - \frac{1}{2} - \frac{1}{2} - \frac{1}{2} - \fra

FX 236927

खी । एटन । अन्हिं। मुंद्राक विक्रेता उत्तम क्षेरोव व, फाजलपुरा, भौरंगाबाद प.क. ABD-136



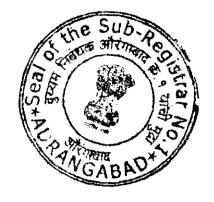


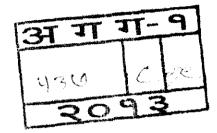
Sufficient went way should be provided as directed by the engineer in charge so that Nala Watar should not be disturbed and before every monsoon Nala below the project site should be compulsarily cleaned by the Successful Bidder.

Maintenance upto period of 30 years, All terraces belongs to AMC.

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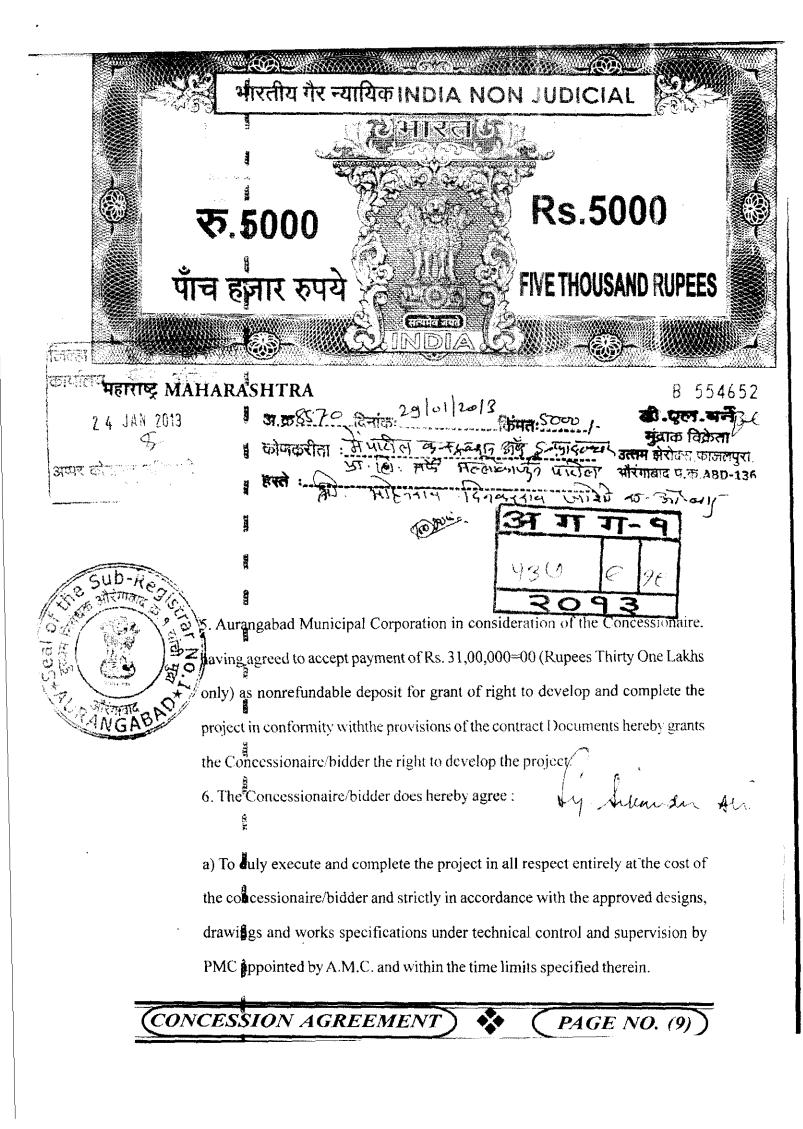
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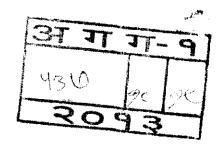


it is also responsibility of entrepreneur/bidder to take permission from Govt. as the parking site it is on Nala Plot and it is necessary to get permission from Govt. before commencement of work of parking. it is the responsibility of bidder to obtain the PR Card in the name of AMC.

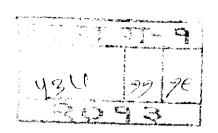
- 2. The contract documents shall be deemed to formand be read and construed as part of this agreement (all these documents and letters are hereinafter collectively referred to as "contract Documents").
- 3. Other documents such as additional details of the proposal, security Deposit, and other correspondence between the A.M.C. and the concessionaire/bidder are attached therewith, as Reference Documents.
- 4. The words and expressions used in this Concession Agreement shall have the same meaning as are respectively assigned to them in the contract documents.







- b) To duly observe and perform all the terms and conditions in the contract documents.
- c) To pay Rs. 17,55,000=00 (Rupees Seventeen Lakhs Fifty Five Thousand only) as project development fee, in the form of Demand Draft, at the time or before concession agreement of the project and the nonrefundable deposit amount of Rs. 31,00,000=00 (Rupees Thirty One Lakhs only) in the manner provided in Clause 3.8.2 of the contract Documents.
- d) To pay the security deposit amounting to Rs. 24,00,000=00 (Rupees Twenty Four Lakhs Only) and to pay performance security deposit amounting Rs. 25,00,000=00 (Rs. Twenty Five Lakhs only) either in Demand Draft or in the form of a Bank Guarantee of an equivalent amount.
- e) To handover the AMC component complete in all respects to A.M.C free of cost immediately on completion of its construction after obtaining occupancy certificate within stipulated time period specified in tender document.
- f) To market, the space of concessionaire portion, commercial complex and enter into tripartite agreement (s) provided in the contract documents with A.M.C. and the occupants of concessionaire portion and commecial complex.
- g) The occupant of the concessionaire component have to pay rent of 100/- Per Sq.mtr Per month on chargeable area to AMC for Thirty years which will be increase by 12 % after every three years except he component of AMC.
- h) The lease period will be 30 years for the developer and occupants. After expiry of lease period the developer/occupant shall hand over the total facility with all buildings etc to AMC as per the condition of contract.





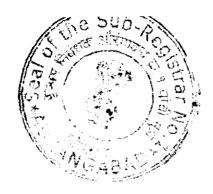
7) Settlement of disputes

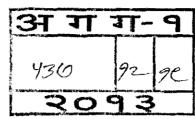
A) If any dispute or difference or claims of any kind arises between concessionaire/bidder and AMC in connection with construction, interpretation or application or any terms and conditions or any matters or things in any way connected with or in connection with or arising out of this contract, or the right duties or liabilities of any part under this contract, whether before or after the termination of this agreement, then the parties shall meet together, in an effort to resolve such dispute, difference or claim between the parties and the decision of the Commissioner will be finial.

The party may, in appropriate cases may refer the matter to an expert appointed by them with mutual consent. The parties agree to abide by the decision/opinion of the expert. The cost of obtaining the services of the expert shall be born by the concessionaire/bidder.

- B) All defferences and disputes regarding to this project arising out of this agreement and if any party do not agree with the decision of the Commissioner/ expert, then it shall be resolved by arbitrator, and arbitrator will be appointed with the consent of both the parties, under arbitration and concilliation Act 1996 or law providing in its place at the time and the decision of the arbitrator shall be final and binding on all the constituents.
- C) Court Jurisdiction will be at Aurangabad.
- D) This Concession Agreement is subject to the decision of the hon, ble Court regarding if any matter are pending before any Court of India or if any dispute arries infuture also.

8) This concession agreement shall be governed by and constituted in accordance with laws of the republic of India.





9) This concession agreement is part & parcel of tender document. The term & conditions mention in the tender document is part of this concession agreement. IN WITNESS where of the parties hereunto have set their hands and seals the day and year first above written.

Typed By: Uttam Xerox Signed and Sealed by :-

Syed Sikandar Ali

Chief B.O.T. Cell on Behalf of Commissioner Municipal Corporation Aurangabad

M/S. Patil Construction & Infrastructure

Pvt.Ltd. Aurangabad Hafiquists

In presence of

1.

Shri. Mohan Dinkarrao Joshi

Age: 41 years, Occu: Business

R/o.: Samarthnagar, Aurangabad

2.

Mohmmad Vasim Mohmmad Yusuf

Age: 56 years, Occu: Business

R/o. BuddiLine, Aurangabad

Cy. Sillander Als

मालमत्ता पत्रक

अर्रिश्वा आर्मी मंडरी

विशाग/मौजे	Aurangabad	गानुकाल भूः	माका CTSO A	urangabad	Insett	Astrangahad
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२८/०५/२००८	सांचे फर्नाम आदेश क्र. न दिनांक. २३/४/२००८ शह ३. ४९ प्रशास १६४४ मध्य शास्त्र वा समर १८४४ - इस " प्रस्कृत्य अवस्था" वर क्षेत्रफलः	-				1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
	करून भारतीय गाँगकः। इस		430	0 73 9	e	

ल्यामधी क्रमाण -

खरी नक्कल -

प्रार्थिकाकतः अस्तरकात दुन मन व कात **आदेशा**.

प्रकार नोंद्र घेण्यात आसी.

CTSO Aurangabad Aurangabad

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त्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABVPM7325C

नाम /NAME

WASIL MOHAMED YUSUF MOHAMED

पिता का नाम /FATHER'S NAME

YUSUF MOHAMED QASEEM MOHAMED

जन्म तिथि /DATE OF BIRTH

18-03-1957

R o Mikingshows

SHUTANGHE: SMISSE

आयकर आयुक्त, नासिक COMMISSIONER OF INCOME-TAX, NASIK



इस कार्ड के खां / मिल जाने पर कृप्या जारी करन याले प्राधिकारी की सूचित / वापस कर दें आयकर आयुक्त, केन्द्रीय राजस्व भवन, पुराना आगरा रोड, गडकरी चोंक.

नारिक - **4**22 002.

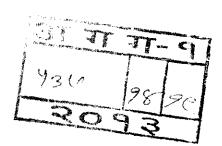
In case this card is lost/found. kindly inform/return to the issuing authority $\dot{\gamma}$

Commissioner of Income-tax,

Kendriya Rajaswa Bhavan.

Old Agra Road, Gadkari Chowk.

Nasik - 422 002.



A Company

MAHARASHTRA STATE MOTOR DRIVING LICENCE OF NO MH20 20090016151 OC 22-11-1991

Ot No MH20 20090016151 Valid Till 31-05-2014 (NT)

DLD 12-05-2011
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV 22-11-1991
MCWG 08-04-1964

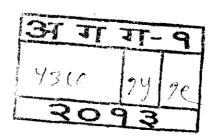
DOB 01-06-1964 BG

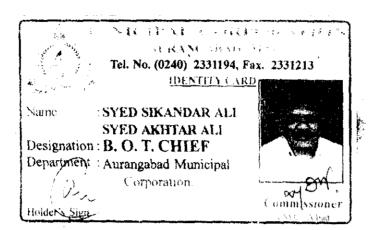
Name DR. MOHAN D JOSHI SIDW of DINKARRAO R JOSHI Add FL. NO. B&C, KALASHRI APPT SAMARTH NAGAR, AURANGABAD.

140 Signature & ID of Issuing Authority: MH20 201143 And the second second

Si**gnature**/Thump Im**press**ion of Floider









Resi Address: 16, Shabistan Housing Society, Majnu Hill Main Road, Aurangahad,

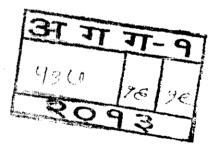
Date of Birth: 14-09-1960 Blood Group: () + ve

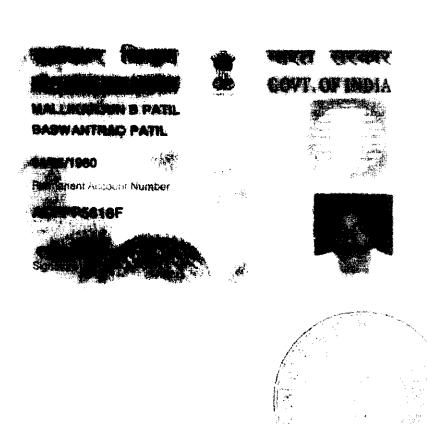
* INSTRUCTIONS

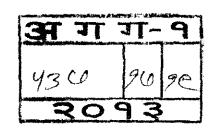
Please Keep this Identity card with you & produce on demand by authorised person or security.

In case of loss/theft it should immediately be reported to anthorised Signatory / Personnel dept.

This card is not transferable and must be surrendered immediately after resignation / termination or cessation of employment. if Found. Please Drop this in a Post Box.







मंगळवार,29 जानेवारी 2013 1:59 म.नं. दस्त गोषवारा भाग-1

अगग1 इस्त क्रमांक: 537/2013 🧵 🤇 🥊

दस्त क्रमांक: अगग1 /537/2013

बाजार मुल्य: रु. 80,00,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.26,048/-

दु. नि. सह. दु. नि. अगग1 यांचे कार्यालयात

अ. क्रं. 537 वर दि.29-01-2013

रोजी 1:57 म.नं. वा. हजर केला.

पावती:679

पावती दिनांक: 29/01/2013

सादरकरणाराचे नाव: मे, पाटील कंस्ट्रक्शन ॲन्ड इंफ्रास्ट्रक्चर प्रा.लि. औरंगाबाद तर्फे डायरेक्टर मल्लिकार्जुन बसवंतराव

पाटील

नोंदणी फी

रु. 30000.00

दरन हाताळणी फी

₹. 380.00

पृष्टांची संख्या: 19

एकुण: 30380.00

Sub Registrar Aurangabad I

दस्ते हजर करणाऱ्याची मही

Sub Registrar Aurangabad I

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (5-ह-अ-vi) बांाा@ वापरा व हस्तांतरीत करा पदतीखालील प्रकल्प- मग तो पथकर किंवा फी वसूल करण्याचा हक्क यांसह असो किंवा यांव्यतिरिक्त असो.

शिक्का क्रं. 1 29 / 01 / 2013 01 : 57 : 19 PM ची वेळ: (सादरीकरण)

शिक्का कें. 2 29 / 01 / 2013 01 : 59 : 35 PM ची वेळ: (फी)



in a a substitution of the 29/01/2013 2 02:22 PM

दस्त गोषवारा भाग-2

अगग1 ब्स्त क्रमांक:537/2013

दस्त क्रमांक :अगग1/537/2013 दस्ताचा प्रकार :-विकसनकरारनामा

छायाचित्र अंगठ्याचा ठसा अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार नाव:मे. पाटील कंस्ट्रक्शन ॲन्ड इंफ्रास्ट्रक्चर प्रा.लि. लिहन घेणार औरंगाबाद तर्फे डायरेक्टर मल्लिकार्ज्न बसवंतराव बय:-52 पाटील स्वाक्षरी:-पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -. रोड नं: शास्त्रीनगर, औरंगाबाद, पॅन नंबर:ABFPP5818F नाव:औरंगाबाद महानगर पालिका औरंगाबाद तर्फे लिहन देणार बी.ओ.टी.मुख्य सय्यद सिकंदर अली सय्यद अख्तर अली वय :-51 स्वाक्षरी:-पत्ताःप्लॉट नं: -. माळा नं: -, इमारतीचे नाव: -, ब्लॉक/ नं: -, रोड नं: औरंगाबाद, महाराष्ट्र, औरंगुब्रिट.

Autoander Alr

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबूल करनात. शिक्का क.3 ची वेळ:29 / 01 / 2013 02 : 01 : 29 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु पक्षकाराचे नाव व पत्ता **乔**.

नाव:श्री. मोहन दिनकरराव जोशी वय:47 पत्ता:समर्थनगर, औरंगाबाद पिन कोड:431001

2 नाव:मोहम्मद वसीम मोहम्मद युसुफ - -वय:56 पत्ता:बुडडीलेन, औरंगाबाद पिन कोड:431001

छायाचित्र

अंगठ्याचा ठसा









शिक्का क्र.4 ची वेळ: 29 / 01 / 2013 02 : 02 : 10 PM

शिक्का क्र.5 ची वेळ:29 / 01 / 2013 02 : 02 : 20 PM नोंदणी पुस्तक 1 मध्ये

न्द्री जिरीनाराभ टाक्नीर.)

_बुकाचं <u>५३८</u> नबरी नोंदला दिनांक <u>२९ १७१२८</u>१3

537 /2013

प्रमाणीत करण्यात येते की, या उस्तामध्ये एकुण 90 पाने आहेत.