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शाहागंज प्राजी मंडी



पावती

Original/Duplicate

Wednesday, July 03, 2013

नोंदणी क्र.: 39M

5:55 PM

Regn.: 39M

पावती क्र.: 3788 दिनांक: 03/07/2013

गावाचे नाव: औरंगाबाद शहर

इस्तऐवजाचा अनुक्रमांक: अगग1-3096-2013

इस्तऐवजाचा प्रकार : विकसनकारारनामा

पादर करणाऱ्याचे नाव: मे.पाटील कन्स्ट्रक्शन इन्फ्रास्ट्रक्चर प्रा.ली. औरंगाबाद तर्फे डायरेक्टर  
श्री. मल्लीकार्जुन बसवंतराव पाटील

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 400.00

पृष्ठांची संख्या: 20

एकूण: ₹. 30400.00

गणनास मूळ दस्त, घडनेल प्रिंट व सीडी अंदाजे 6:14 PM रोजी देण्यात आली आहे.  
[Signature] औरंगाबाद I

गजार मुल्य: ₹. 8400000/-

मोबदला: ₹. 8400000/-

गरलेले मुद्रांक शुल्क: ₹. 16800/-

) देयकाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-

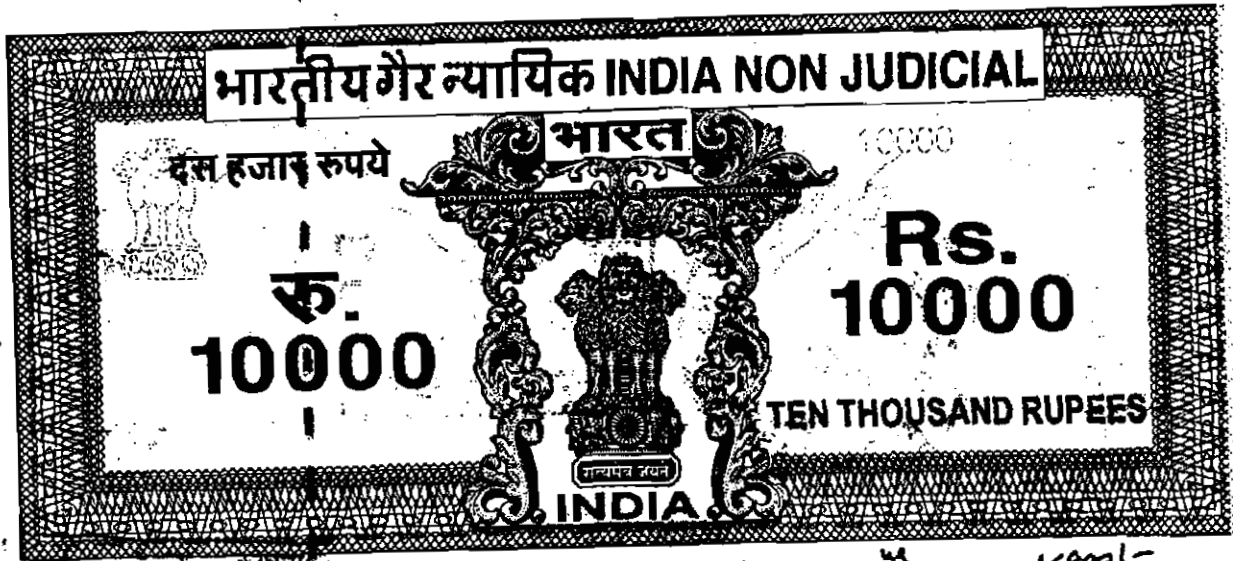
नेडी/घनादेश/पे ऑर्डर क्रमांक: 029257 दिनांक: 03/07/2013

केचे नाव व पत्ता: The Latur Urban Co-Op Bank LTD, Latur "

) देयकाचा प्रकार: By Cash रक्कम: ₹. 400/-

मूळ दस्त घेतले केले

[Signature]



महाराष्ट्र MAHARASHTRA 10000 + 5000 + 1000 + 500 + 1000 x 3 = 16800/- 406761

27 JUN 2013

क्र.सं. 2102 दिनांक: 03/07/2013 किंमत: 10000/-

डॉ. सुभाष. च. नै. गुल  
मुंबई  
जयम होटेल, फाउन्टेन रोड,  
औरंगाबाद प.स. ABD-138

गणपत कोषागार अधिकारी  
औरंगाबाद

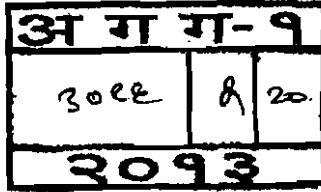
मि. महेलीकाचुने वसुधाकराय पटिल न.को.बा.5



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2013

**CONCESSION AGREEMENT**

This agreement made at Aurangabad on this 03th day of July 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

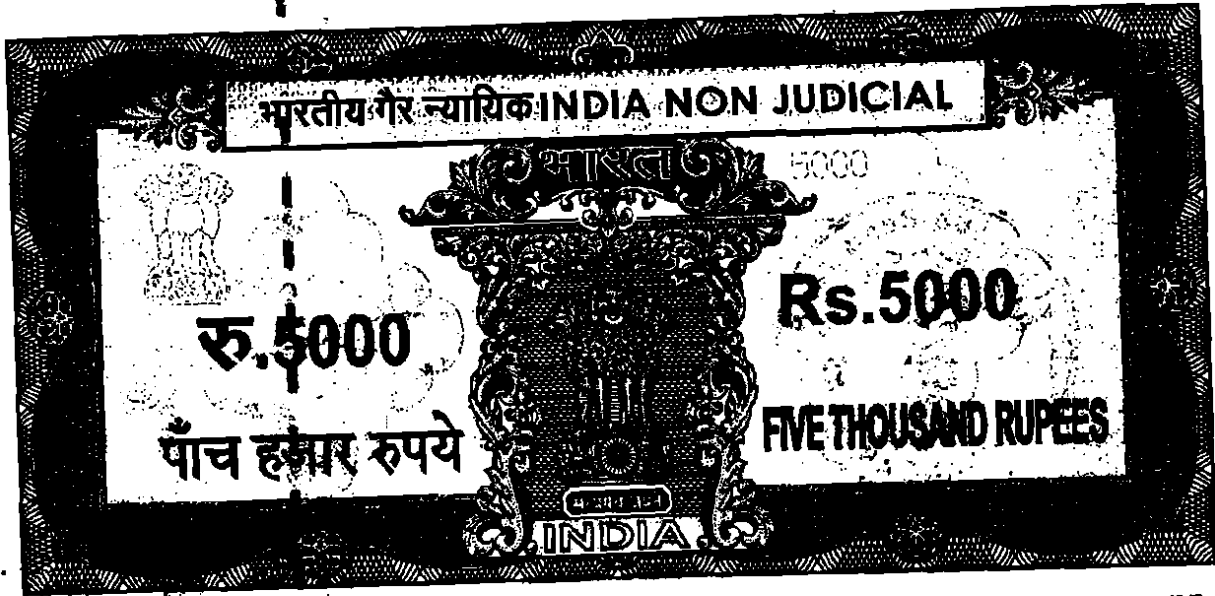
shall unless repugnant to the context or meaning thereof shall include it

administrators, successors and assigns) of the other part.

CONCESSION AGREE MENT



PAGE NO. ( 2 )



MAHARASHTRA B 342033 B 342033  
 27 2012  
 जॉड अ.क. 2102 दिनांक: 03/07/2013  
 अ.क. 2 फुल्लेसाठी 16805  
 डी.पुल.बर्नेल  
 कुंठाक विक्रेता  
 उल्लम होटेयस, फाजलपुरा,  
 औरंगाबाद प.क. ABD-134



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WHEREAS The Aurangabad Municipal Corporation invited proposals for  
 undertaking the work of "Development of land at Shahganj, Bhaaji Mandi On  
 Build Operate Lease and Transfer (BOLT) Basis". hereinafter referred to as  
 "the project on Finance Build Transfer basis as per Notice inviting Bids No. AMC/  
 E-Tender/2012/78 dated 07/09/2012 issued by A.M.C.

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

000500 4

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.

**CONCESSION AGREE MENT**



**PAGE NO. ( 4 )**

DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED AND

connection with execution of the project being in fact these presents.

into a concession Agreement with Aurangabad Municipal Corporation in

Aurangabad Municipal Corporation, the Concessionaire/bidder is required to enter

AND WHEREAS after the acceptance of the proposal communicated by the

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2102  
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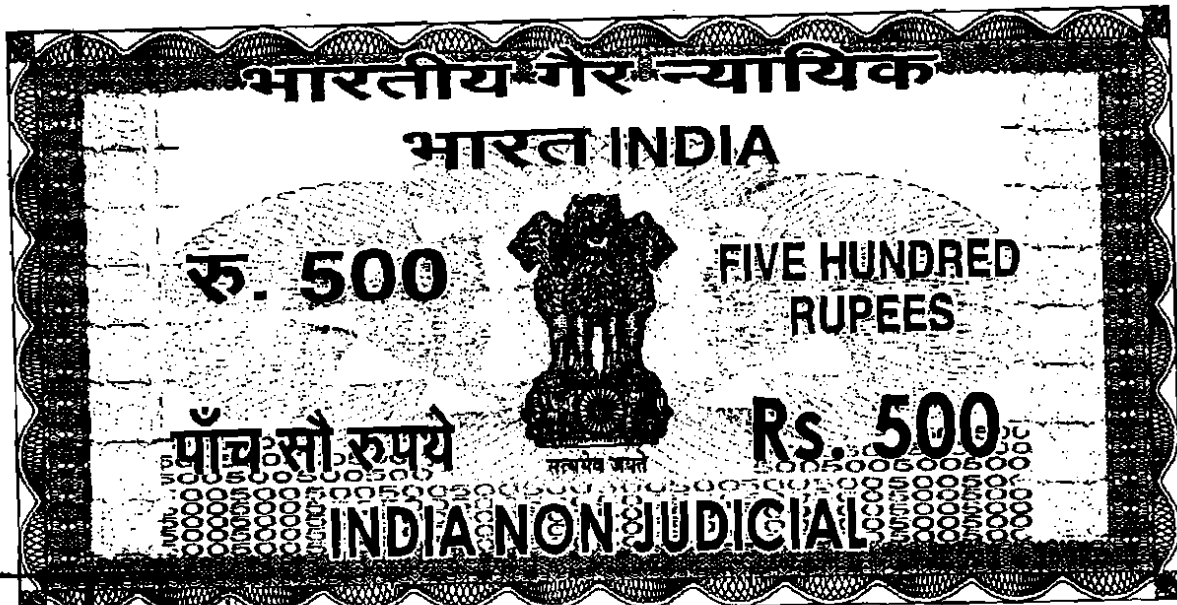




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**1. SCOPE OF WORK :-** The project scheme is to develop the land by constructing Shahganj veg market & Commercial complex market etc. through successful entrepreneur/bidder. The project scheme involves permissible construction on land area 6754.30 Sq.mtr. as per CTS No. 10234. The successful entrepreneur/bidder will be responsible for the construction of the project by his own funds. The Aurangabad Municipal Corporation owner of land of project will allow the successful entrepreneur/bidder to recover his investment by giving the successful entrepreneur/bidder the right to lease out the remaining space of the project excluding AMC component of the project on a long term lease of 30 years. to occupants of his choice on payment of nonrefundable deposit to recover his investment on the said project. And occupant have to pay lease rent Rs. 100/- per Sq.mtr per month on chargeable area and Rs. 10/- per Sq.mtr per month for parking area to A.M.C. on shopping complex of bidder component for 30 years which will be increased by 12% after every three years, except the component of A.M.C. Entrepreneur/bidder will 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 कार्यालय महाराष्ट्र MAHARASHTRA  
 10 08 2013  
 अख्यर कोषाध्यक्ष औरंगाबाद

जोड अ.क्र. 2102 दिनांक: 03/07/2013 किंमत: 500/-  
 अ.क्र. पुस्तिकाची : 1680

L 878571  
 डी.एल.बर्ने  
 मुंबई  
 उत्तम सेवेस, फडालपुरा,  
 औरंगाबाद प.क्र. ABD-136



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The entrepreneur/bidder will also construct AMC component on ground floor area of 5000 sq.mtr and basement floor for required parking with all facilities, free of cost & handed over it to AMC.





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The ground floor, built up area of 5000 Sq.mtr will be the AMC component. And

for this AMC component, separate required parking must be provided in basement

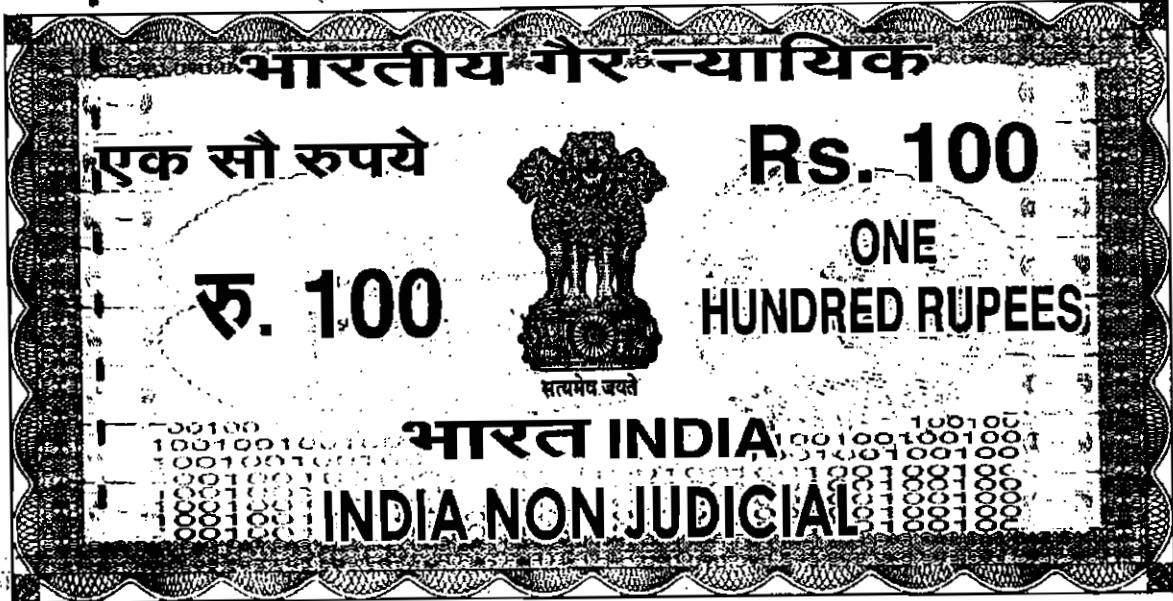
floor as per DC rule. The developer's component will be 5131.45 Sq.mtr. built up

& its required parking is to be separately provided by the developers. All terraces

belongs to AMC. The drawings of A.M.C component will be finalized by the city

engineer of A.M.C.



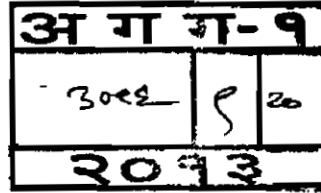


महाराष्ट्र MAHARASHTRA

1 JUL 2013

महाराष्ट्र गैर न्यायिक  
स्टॅम्प का कार्यालय

जोड अ.क्र. 2102 दिनांक: 03/07/13 किंमत: 100/-  
अ.क्र. 5 पत्रतोसाठी: 1682



GU 043810

डी.एल.बर्नर

मुद्राक विक्रेता

उत्तम झरोक्स, फाजलपुरा,  
औरंगाबाद प.क्र. ABD-136

AMC component which will be on ground floor will be bifurcated as follows :-

Health Centre 500 Sq.mt built up area.

No. of Shops 200 having area of 11 Sq.mt to 12 Sq.mt each shop.

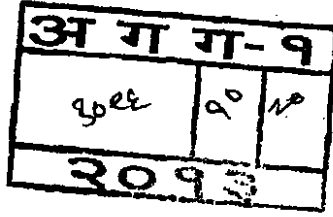
No. of Ottas 120 having area of 5 Sq.mt to 6 Sq.mt each otta.

Parking Required to above all component as per DC rule.

Toilet With water facility

CONCESSION AGREE MENT

PAGE NO. ( 9 )



2. Security Deposit, and other correspondence. The contract documents shall

be deemed to form and be read and construed as part of this agreement (all these

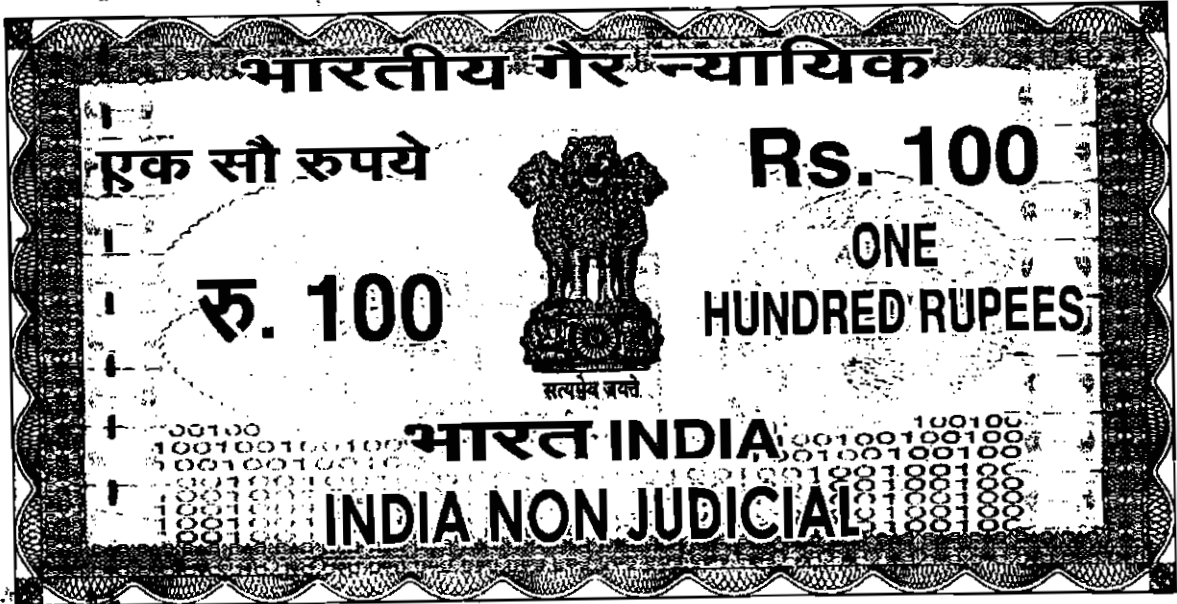
documents and letters are hereinafter collectively referred to as "contract

Documents").

3. Other documents such as additional details e between the A.M.C. and the

concessionaire/bidder are attached therewith, as Reference Documents.





महाराष्ट्र MAHARASHTRA

ओड अ.क्र. 2102 दिनांक: 03/07/13 किंमत: 100/-  
 पुस्तिसाठी: 10000

GU 043811

डी.एल.बर्नर

मुद्राक विक्रेता

उत्तम झरोक्स, फाजलपुरा,  
 औरंगाबाद प.क्र. ABD-136



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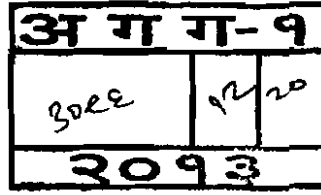
4. The words and expressions used in this Concession Agreement shall have the same meaning as are respectively assigned to them in the contract documents.

5. Aurangabad Municipal Corporation in consideration of the Concessionaire, having agreed to accept payment of Rs. 21,00,000-00 (Rs. Twenty One Lacs only) as nonrefundable deposit for grant of right to develop and complete the project in conformity with the provisions of the contract Documents hereby grants the Concessionaire/bidder the right to develop the project.

CONCESSION AGREEMENT



PAGE NO. ( 11 )



6. The Concessionaire/bidder does hereby agree :

a) To duly execute and complete the project in all respect entirely at the cost of

the concessionaire/bidder and strictly in accordance with the approved designs,

drawings and works specifications under technical control and supervision by

PMC appointed by A.M.C. and within the time limits specified therein.





महाराष्ट्र MAHARASHTRA

GU 043812

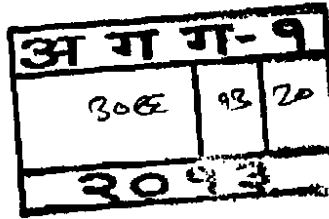
JUL 2013

गोड नं. 2102 दिनांक: 07/07/2013 किंमत: 100/-  
पुस्तिकाची : 1680

डी.पुल.बर्ने

मुद्राक विक्रेता

उत्तम झेरोक्स, फाजलपुरा,  
औरंगाबाद प.क्र. ABD-136



b) To duly observe and perform all the terms and conditions in the contract documents.

c) To pay Rs. 32,25,000=00 (Rupees Thirty Two lakhs Twenty 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. 21,00,000=00 (Rupees Twenty one lakhs only) in the manner provided in Clause 3.8.2 of the contract Documents.

CONCESSION AGREEMENT

PAGE NO. ( 13 )



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d) To pay the security deposit amounting to Rs. 43,00,000-00 (Rupees Forty

Three Lakhs Only) and to pay performance security deposit amounting Rs.

20,00,000-00 (Rs. Twenty Lakhs only) either in Demand Draft or in the form

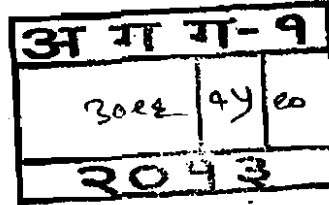
of a Bank Guarantee of an equivalent amount.

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.





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 commercial complex.

**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 them.

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.







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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 Syed Akhtar Ali**

Age : 51 years, Occu : Service

R/o. Aurangabad Times Colony, Aurangabad

Chief B.O.T. Cell

on Behalf of Commissioner

Municipal Corporation Aurangabad

M/S. Patil Construction & Infrastructure

Pvt.Ltd. Aurangabad Through Director

**Malikarjun Baswantrao Patil**

In presence of

1.

Shri. Mohan Dinkarrao Joshi

Age : 41 years, Occu : Business

R/o. : Samarthnagar, Aurangabad

2.

Mohammad Vasiq Mohammad Yusuf

Age : 56 years, Occu : Business

R/o. BuddiLine, Aurangabad

**CONCESSION AGREE MENT**



**PAGE NO. ( 16 )**

मालमत्ता पत्रक

बी.ए.जि.नं. ३३३३

विधान/पौजे -- Aurangabad

तालुका/न.भु.मा.का. -- CTSO Aurangabad

जिल्हा -- Aurangabad

नगर भूमापन लिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार सामन्नाला दिलेल्या अक्षरस्थानांसाठी किती पाडण्यात आले त्यातील अर्धेण स्थळांकरिता तपासणीची विधुन घ्या

कम्युन १०२३४ १०२३४ १३००.६ चौ.मि. ४

सुविधाधिकार --

इत-ताचा मुळ धारक वर्ष १९७१ नगर परीषद औरंगाबाद -- कळाने

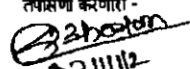
पट्टेदार -

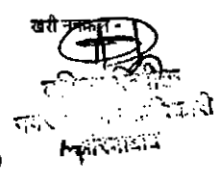
इतर भार -

इतर शीरे --

दिनांक व्यवहार खंड क्रमांक नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा) साक्षात्कार

प. रकार नं. प्रमाण

तपासणी करणारा -  
  
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खरी मुद्रा -  


CTSO Aurangabad  
 Aurangabad

अधिकार - श्री. सा.सा.पटिल  
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विधान पत्रिका  
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 २२००  
 १३२००



Tel. No. (0240) 2331194, Fax. 2331213

**IDENTITY CARD**

Name : **SYED SEKANDAR ALI**  
**SYED AKHTAR ALI**

Designation : **R. D. E. CHIEF**

Department : **Aurangabad Municipal Corporation.**

Holder's Sign: *[Signature]*

*[Photo]*

Commissioner  
A.M.C. A/bad

MAHARASHTRA STATE MOTOR DRIVING LICENCE

NO. 22-11-1991

ISSUED ON: 25-11-1991

EXPIRES ON: 25-11-1994

CLASS: 8G

ISSUED AT: AURANGABAD

Signature: *[Signature]*

**अ ग ग-१**

30/12 20/12

PERMANENT ACCOUNT NUMBER  
**ABVPM7328C**

NAME  
**WASIL MOHAMED YUSUF MOHAMED**

FATHER'S NAME  
**YUSUF MOHAMED QASEEM MOHAMED**

DATE OF BIRTH  
**18-03-1967**

SIGNATURE  
*[Signature]*

COMMISSIONER OF INCOME-TAX, NASIK



Summary1 (GoshwaraBhag-1)

बुधवार, 03 जुलै 2013 5:55 म.नं.

दस्त गोशवारा भाग-1

अगग1

दस्त क्रमांक: 3096/2013 9210

दस्त क्रमांक: अगग1 /3096/2013

बाजार मूल्य: ₹. 84,00,000/- मोबदला: ₹. 84,00,000/-

भरलेले मुद्रांक शुल्क: ₹.16,800/-

दु. नि. सह. दु. नि. अगग1 बांधे कार्यालयात

अ. क्र. 3096 वर दि.03-07-2013

रोजी 5:54 म.नं. वा. हजर केला.

पावती:3788

पावती दिनांक: 03/07/2013

सावरकरणाराचे नाव: मे.पाटील कन्स्ट्रक्शन इन्फ्रास्ट्रक्चर प्रा.ली. औरंगाबाद तर्फे डायरेक्टर श्री. मल्लीकार्जुन बसवंतराव पाटील

दस्त हजर करणाऱ्याची सही:

नोंदणी फी ₹. 30000.00

दस्त हादाळणी फी ₹. 400.00

पुढांची संख्या: 20

एकूण: 30400.00

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: विकसनकरालेखा

मुद्रांक शुल्क: (5-व-iv)कोणतेही आंबान हद्द किंवा हितसंबंधा निर्मितीच्या यांच्या संबंधातील व आर्थिक मूल्य असणारे करार

शिक्का क्र. 1 03 / 07 / 2013 05 : 42 : 08 PM ची वेळ: (सावरीकरण)

शिक्का क्र. 2 03 / 07 / 2013 05 : 54 : 53 PM ची वेळ: (फी)







Summary-2( दस्त गोषवारा भाग - २ )

03/07/2013 6 00:38 PM

दस्त गोषवारा भाग-2

अवगण1  
दस्त क्रमांक:3096/2013 20120



दस्त क्रमांक :अवगण1/3096/2013  
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:औरंगाबाद महानगर पालिका औरंगाबाद तर्फे बी.ओ.टी मुख्य सय्यद सिकंदर अली सय्यद अख्तर अली पत्ता:प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: औरंगाबाद, .. पिन नंबर:	विद्वान देणार वय :-51 स्वाक्षरी:-		
2	नाव:शे.पाटील कन्स्ट्रक्शन इन्फ्रास्ट्रक्चर प्रा.ली. औरंगाबाद तर्फे डायरेक्टर श्री. मन्लीकार्जुन बसवंतराव पाटील पत्ता:प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शास्त्रीनगर, औरंगाबाद, .. पिन नंबर:ABFPP5818F	विद्वान देणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:03 / 07 / 2013 05 : 58 : 42 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. मोहन दिनकरराव जोशी वय:41 पत्ता:समर्थनगर, औरंगाबाद पिन कोड:431001	स्वाक्षरी	
2	नाव:मोहम्मद बसीम मोहम्मद सुषुफ वय:56 पत्ता:बुडीसाईन, औरंगाबाद पिन कोड:431001	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:03 / 07 / 2013 05 : 59 : 30 PM

शिक्का क्र.5 ची वेळ:03 / 07 / 2013 05 : 59 : 42 PM नोंदणी पुस्तक 1 मध्ये

Sub-Registrar Aurangabad

3096 / 2013

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१९ बुफाचे 3096-  
नोंदणी नोंदला दिनांक 31/6/2013  
प्रमाणीत करण्यात येते की, या  
दस्तामध्ये एकूण 20 पाने आहेत.

सह. मुख्य निबंधक वर्ग-२  
औरंगाबाद क्रमांक - १