



Wednesday, August 01, 2012

1:20:12 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव शहानुरवाडी

पावती क्र. : 5077

दस्तऐवजाचा अनुक्रमांक

अगग2 - 04886 - 2012

दिनांक 01/08/2012

दस्ता ऐवजाचा प्रकार

करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव:मे. श्रीहरी असोसिएट प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर सचिन मधुकरराव मुळे - -

नोंदणी फी

:- 26600.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)

:- 200.00

एकूण

रु.

26800.00

आपणास हा दस्त अंदाजे 1:34PM ह्या वेळेस मिळेल

दुय्यम निबधक

औरंगाबाद 2

बाजार मुल्य: 2660000 रु. मोबदला: 2660000रु.

भरलेंले मुद्रांक शुल्क: 2660 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: लोकविकास बँक ;

डीडी/धनाकर्ष क्रमांक: 75388; रक्कम: 26600 रु.; दिनांक: 01/08/2012

दस्त स्कॅन झाले



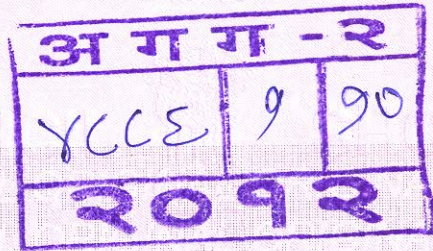
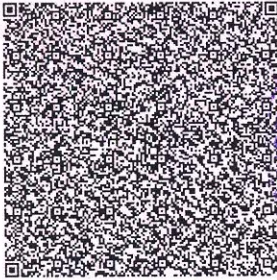
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : SHCIL-AURANGABAD
Signature : *Spatty*
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH10292064408655K
Certificate Issued Date : 31-Jul-2012 01:09 PM
Account Reference : SHCIL (FI)/ mhshcil01/ AURANGABAD/ MH-ARG
Unique Doc. Reference : SUBIN-MHMHSHCIL0111047850480761K
Purchased by : VINOD KHARAT
Description of Document : Article 5(g-a)(ii) Sale Agreement
Property Description : CONCESSION AGREEMENT (B.O.T)
Consideration Price (Rs.) : 26,60,000
(Twenty Six Lakh Sixty Thousand only)
First Party : SHREEHARI ASSOCIATES P LTD
Second Party : COMMISSIONER OF AURANGABAD MUNICIPAL CORPORATION
Stamp Duty Paid By : SHREEHARI ASSOCIATES P LTD
Stamp Duty Amount(Rs.) : 2,660
(Two Thousand Six Hundred And Sixty only)



Please write or type below this line.....

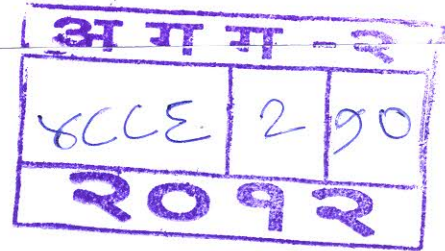
Concession Agreement (BOT)
Shubayshu
Shu

ZK 0002099788

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SHCIL E-Stamping		Receipt		(To be filled in by the client)	
Stamp Duty Purchased By	Shreehari . A. P. Ltd	Stamp Duty Paid by	<input checked="" type="checkbox"/> 1st Party	<input type="checkbox"/> 2nd Party	
Stamp Duty Amoun	₹ 26606	Type of Payment	<input type="checkbox"/> Cash	<input type="checkbox"/> Cheque	<input type="checkbox"/> DD
			<input type="checkbox"/> Pay-Order	<input type="checkbox"/> NEFT	
			<input type="checkbox"/> RTGS	<input type="checkbox"/> Account to Account Transfer	
Cheque/ DD/ PO/ UTR/ REF/Account No.				Date: 31/07/2012	
Bank Name		Branch Name			
Counter Signature with Seal	spatiy				



CONCESSION AGREEMENT (B.O.T.)

This agreement made at Aurangabad on this 1st day of July August 2012 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. Shreehari Associates (P) 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 1, Sai Vrindavan, Near Mahanubhav Aashram, Paithan Road, Itkheda, Aurangabad- 431 005 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.

(an)

[Handwritten signature]

WHEREAS The Aurangabad Municipal Corporation invited proposals for undertaking the work of "For lease of Developed land for weekly market at Shahnoorwadi of the Municipal Corporation Aurangabad." hereinafter referred to as "the project on Finance Build Transfer basis as per Notice inviting Bids No. AMC/E-Tender/2011/100, dated 07/01/2012 issued by A.M.C.

M/s Shreehari Associates (P) Ltd, Aurangabad the Concessionaire/s has interalia submitted his / their bid the for project which has been accepted by the AMC on the terms and conditions contained hereunder.

THE PROJECT/ SCOPE OF WORK: -

Aurangabad Municipal Corporation wants to allot the developed land at Shahanoorwadi to private agency / entrepreneur /Bidder on B.O.T. basis for thirty years only. The successful agency / entrepreneur /Bidder will have to arrange his own finance/funds to provide detachable prefabricated gala covers to minimum 1000 gala's [or cover area by non detachable prefabricated to cover a gala to perform activity ; as per layout size of gala 1.8x2.4mtr.accessible by minimum 3.00mtr. wide pathway';] as per specifications submitted with tender by tenderer. The successful agency / entrepreneur/Bidder can recover his investment, annual rent payment to A.M.C. and his other maintenance expenses etc by letting-out the lease developed land to the occupants of his choice for six days in week other than Monday.

The successful agency / entrepreneur / bidder will have to use the developed land on Monday for vegetable weekly market only on every Monday and other days as per D.C.rules only as per instruction of AMC. The possession of land of A.M.C. will be handed over to successful agency / entrepreneur / bidder after signing of agreement and fulfilling all tender conditions. The fabrication (detachable) of weekly market gala covers should be done as per specifications under supervision of A.M.C. Engineers. (it is necessary to submit structural engineer certificate for safety of fabricated gala's)

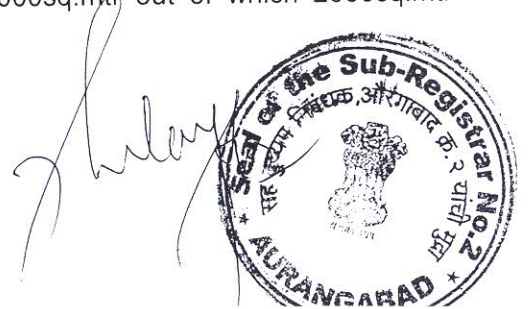
The rates of gala shop will be decided by A.M.C not more than RS.50/-per gala of size 1.80x2.40 0mtr.Rates will be increased by 12% after every three years.

(Slaughter of all kinds of animals, kadba market & fish market prohibited)

AND WHEREAS the occupant has approached the concessionaire / bidder to enter into this concession agreement (B.O.T.) in respect of vegetable market, open space survey no.12 admeasuring 10000sq.mtr out of which 2000sq.mtr

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२०१२		

(Signature)



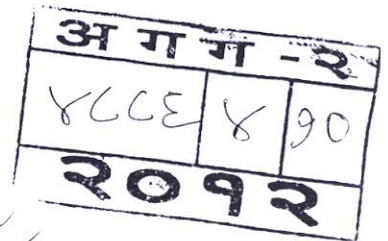
should be kept for parking, with the several covenants and conditions hereafter appearing and agreed to by and between the parties and execute this concession agreement deed.

1. 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")
2. Other documents such as additional details of the proposal, security Deposit, and other correspondence between the A.M.C. and the concessionaire / bidder are as Reference Documents.
3. The words and expressions used in this Concession Agreement shall have the same meaning as are respectively assigned to them in the contract documents.
4. Aurangabad Municipal Corporation in consideration of the Concessionaire, having agreed to accept payment of Rs.21,60,000=00 (Rupees Twenty One lacs Sixty Thousand 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.
5. 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 of the A.M.C. and within the time limits specified therein agreement. If work is not completed within stipulated time then heavy penalty will be imposed and agreement will be canceled or any other suitable action will be taken by AMC.
 - b) To duly observe and perform all the terms and conditions in the contract documents.
 - c) Paid the performance security deposit amounting to Rs. 5,00,000=00 (Rupees Five lacs only) in the form of a Bank Guarantee of an equivalent amount.
 - 1) To develop shahnoorwadi vegetable market and enter into agreement(s) provided in the Contract Documents with A.M.C. and This contract Agreement shall be governed by and constructed in accordance with laws of the republic of India.



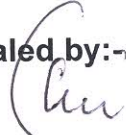
Am

Shubangh



IN WITNESS where of the parties hereunto have set their hands and seals the day and year first above written.

Signed and Sealed by:-



Chief B.O.T.Cell
Municipal Corporation, Aurangabad.
Syed Sikandar Ali
B.O.T. Chief
on Behalf of
Commissioner

Municipal Corporation Aurangabad

For SHREEHARI ASSOCIATES PVT. LTD.

(MANAGING DIRECTOR)

M/s. Shreehari Associates (P) Ltd.
Aurangabad

Signature

Seal

Signature

Seal

In presence of

1. Name & Address



Signature

Mohamed Wasil Mohamed Yusuf
Age :- 55 years,
R/o, 1-14-53, Buddi line
Aurangabad.



2. Name & Address



Signature

Dilip Ramnath Kalaskar
Age :- 32 years,
R/o. Flat No. A-2, Gajaneh Nagan
Itkheda, Aurangabad.





MUNICIPAL CORPORATION AURANGABAD

Tel. No. (0240) 2333536-40, 2348001-05 (PBX)
Fax No. (0240) 2331213



No./AMC/BOT/2012/ 78

Date : 22/05/2012

"ACCEPTANCE LETTER"

To

M/s. Shreehari Associates (P) Ltd.,
1, Sai vardhavan mahanubhav asharam,
Itkheda,
Aurangabad

**Sub: Notice invitation Bids No.AMC/E-Tender/2012/100,
dated 07.01.2012**

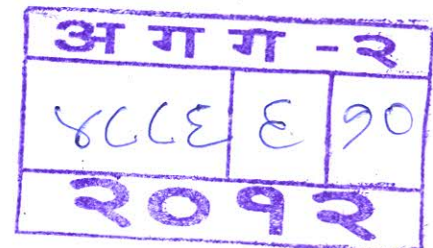
Lease of developed land for weekly market at Shanoorwadi of the
Municipal Corporation Aurangabad on B.O.T. Basis.

Ref:- Your Bid Letter open dated 10.04.2012.

- 1) Pursuant to your Bid letter in reference, I have to inform you that Aurangabad Municipal Corporation has accepted your Bid for the Project.
- 2) The nonrefundable deposit for development rights offered by you for the project is Rs.21,60,000=00 and the same has been agreed by you.
- 3) As per bid condition you are required to execute a Lease Agreement with Aurangabad Municipal Corporation in form – 2 of Bid documents.
- 4) You are hereby called upon-
 - (a) to attend the office of the undersigned within 15 days from the date of receipt of this letter for execution of the Contract Documents and.
 - (b) to furnish within 15 days after receipt of this letter of nonrefundable deposit amount of Rs.21,60,000=00 (Rs. in words Twenty One Lakhs Sixty Thousand Only) either in demand Draft or in the form of Bankers Cheque drawn on Account of Chief Account Officer, A.M.C. payable at Aurangabad.
- 5) You are requested to submit your alternative design if any better then submitted in tender in line with the DC rules of AMC for the Projects and get



Save the Girl Child



the same approved by the City Engineer prior to signing the Contract Documents.

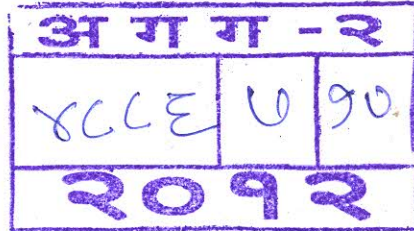
- 6) Please note that if you fail or neglect to attend and execute an agreement, pay the nonrefundable amount, and provide the performance Security deposit within the specified periods as aforesaid, then this letter of acceptance shall automatically stand cancelled and thereupon, without prejudice to any other rights and remedies of the Aurangabad Municipal Corporation, the amount Earnest Money deposit paid by you earlier along with Bid letter shall forthwith stand forfeited to Aurangabad Municipal Corporation.

Ch

22/05/2012

Chief B.O.T. Cell
Municipal Corporation
Aurangabad

Chief B.O.T. Cell
Municipal Corporation, Aurangabad.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MULAY SACHEEN MADHUKAR

MADHUKAR HARIBHAU MULAY

09/11/1966

Permanent Account Number

AJCPM1317P

Mulay
Signature



18092009

IDENTITY CARD

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

Name: SYED SIKANDAR ALI
SYED AKHTAR ALI

Designation: B. O. T. CHIEF

Department: Aurangabad Municipal Corporation.

Holder's Sign: *[Signature]*

Commissioner
A.M.C. Aurangabad

MUNICIPAL CORPORATION AURANGABAD
Phone : (0240) 2333536 - 40, 23331281, 2331283 Fax : (0240) 2331213
web : www.aurangabadmahapalika.org



Dy. Commissioner

Name : Mohamed Wasil
Designation : Sectional Engineer
Date of Birth : 18th Mar 1957
Blood Group : B +ve
Address : 1-14-53, Buddi Line,
Aurangabad.
Phone : 2324724

[Signature]
Employee

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KALASKAR DEELIP RAMNATH

RAMNATH KONDIRAM KALASKAR

10/12/1980

Permanent Account Number

ATPPK5574R

Deelip
Signature



18022007

01/08/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

अगग2

दस्त क्र 4886/2012





1:21:30 pm

औरंगाबाद 2

e190

दस्त क्रमांक : 4886/2012

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: मे. श्रीहरी असोसिएट प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर सचिन मधुकरराव मुळे - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: --</p> <p>पेट/वसाहत: गोलवाडी</p> <p>शहर/गाव: औरंगाबाद</p> <p>ट</p>	<p>लिहून घेणार</p> <p>वय 46</p> <p>सही</p>	 <p>65922 - 184826</p>	
2	<p>नाव: आयुक्त महानगरपालिका औरंगाबाद तर्फे बी.ओ.टी चिफ सय्यद सिकंदर अली सय्यद अख्तर अली - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: औरंगाबाद</p> <p>शहर/गाव:-</p>	<p>लिहून देणार</p> <p>वय 52</p> <p>सही</p>	 <p>65922 - 184827</p>	





दस्त गोषवारा भाग - 2

अगग2

दस्त क्रमांक (4886/2012)

१०११०

दस्त क्र. [अगग2-4886-2012] चा गोषवारा
बाजार मुल्य :2660000 मोबदला 2660000 भरलेले मुद्रांक शुल्क : 2660

दस्त हजर केल्याचा दिनांक :01/08/2012 01:16 PM
निष्पादनाचा दिनांक : 01/08/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिकका क्र. 1 ची वेळ : (सादरीकरण) 01/08/2012 01:16 PM
शिकका क्र. 2 ची वेळ : (फ्री) 01/08/2012 01:20 PM
शिकका क्र. 3 ची वेळ : (कबुली) 01/08/2012 01:21 PM
शिकका क्र. 4 ची वेळ : (ओळख) 01/08/2012 01:21 PM

पावती क्र.:5077 दिनांक:01/08/2012
पावतीचे वर्णन
नांव: मे. श्रीहरी असोसिएट प्रा. लि. तर्फे मॅनेजिंग
डायरेक्टर सचिन मधुकरराव मुळे - -

26600 :नोंदणी फी
200 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

26800: एकूण

दस्त नोंद केल्याचा दिनांक : 01/08/2012 01:21 PM

दु. निबंधकाची सही, औरंगाबाद 2

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) मो. वसुल मो. युसुफ - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: बुढीलेन

शहर/गाव:औरंगाबाद

तालुका: -

पिन: -

2) दिलीप रामनाथ कळसकर- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: इटखेडा

शहर/गाव:औरंगाबाद

तालुका: -

पिन: -

मुद्रांक शुल्क: सवलत :बी ओटी करारनाम्याला मुशु 0.1 टक्का आहे.

दु. निबंधकाची सही
औरंगाबाद 2

प्रमाणित करण्यात येते की,

सदर दस्तावेजात एकूण १० पाने आहेत

----- बुकाचे -----
नंबराचे नोंदवला दि. ११/८/२०१२



सह दुय्यम निबंधक वर्ग-2
औरंगाबाद क्र.-2