

2138

सिध्दार्थ डयान

THE BANK OF RAJASTHAN LIMITED, HOTEL SHAKTI, COMPOUND, KUSHAL NAGAR, JALANA ROAD, AURANGABAD-431 005. D-5/STP(V)/C.R.1001/12/05/204-207

भारत (2107) SPECIAL MAHARASHTRA SEP 27 2006 12:58 R.00398001- PE5113 INDIA STAMP DUTY MAHARASHTRA

नाव/Name: Anil... (anil)...
पत्ता/Address: Aurangabad...
हस्ते/By: Jayashree Made
पावती क्र./Receipt No.: 43107

The Bank of Rajasthan Ltd.

Authorized Signatory

Customer Copy

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SL

Deposit Br. Aurangabad Date: 27/09/06

Pay to: The Bank of Rajasthan Ltd. Stamp FRK. Ac:

Franking Value	Rs.	39,800
Service Charges	Rs.	10
Total	Rs.	39,810

Name of Stamp duty paying party: Anil Construct

Paid by: Jayashree Made

DD / Cheque No. / Drawn by: THE BANK OF RAJASTHAN LTD. Jalana Road, Aurangabad. CASH RECEIVED 39810

(For Bank)

Tran ID
Franking S
Of



अ ग ग-५
२२/९/०६
२००६

B. O. T. Agreement
(Project cost Rs 3.98 crore . For 99 years lease period)

THIS AGREEMENT is executed this 27.09.06 by and

BETWEEN

केन्द्रिय माहितीचा अधिकार
व्यवस्थापक-२००५ अंतर्गत माहिती

THE AURANGABAD MUNICIPAL CORP. hereinafter referred to as "AMC" (which expression shall unless the context does not so admit include his successors and permitted assigns) of the One part and M/s Shree Prakash Developers & J.V., Shree Prakash Complex, 2-A, 1st Floor, Near Kulkarni Garden, Sharanpur Rd., Nashik. carrying on the business in partnership in the name of firm and style of Limited company registered under the Indian Companies Act 1913 (VII of 1913) the companies Act 1956 and having its registered office at Nashik, hereinafter referred to as the "Developer" (Which expression shall unless the context does not so admit, include his heirs, executors and administrators of the last survivor / its successors of the other part.)

WHEREAS the Aurangabad Municipal Corp. issued Notice no. AMC/ACCOUNT /TENDER /94/2006/Dated 4/02/2006 inviting tenders of the developments of plot at Siddarth Garden G.No. 612 S.No. 4. C.T.S.20723, Aurangabad hereunder written and delineated on Drawing as per approved sanction plan from Town Planning Department. (hereinafter referred to as the "said plot") by constructing Aurangabad Municipal Corp. component and Developer components building on the plot marked by the boundaries as per approved sanction plan from Town planning department. ----- and by demolishing specified existing buildings / structures standing thereon participation of private developer with lease hold rights for the plot area on the plot marked by boundaries as per approved sanction plan from Town planning department having 7000/- Sq. Mtrs., plot area as per approved sanction plan from Town planning department (hereinafter referred to as the "Lease land / build up area") with further sub lease rights of the said area for Commercial / Residential purpose (hereinafter referred to as "The said Work")

AND WHEREAS pursuant to the said tender notice, the developer submitted the tender along with Earnest Money amounting to Rs.2 lakh (Rupees Two lakh) in the form of demand draft no. 920996 dated 27/2/2006 of ICICI Bank Ltd., Nashik. The developer in his / their / its tender has / have agreed to construct Aurangabad Municipal Corp. component work.

AND WHEREAS the Aurangabad Municipal Corp. has accepted the said tender and communicated its decisions to the Developer of this agreement has/ have submitted Performance Guarantee Bond of Rs. 7.96 lakh in the form of demand draft no. 441184 of Rs. 4 Lakhs dated 24/7/2006 and demand draft no. 441183 of Rs. 3.75 Lakhs dated 28/07/2006 of ICICI Bank Ltd. and demand draft no. ~~3022670~~ of (Rs. 21000/-) (Twenty one Thousand only) dated 27..... of 09-2006 ----- Bank Ltd.

State Reserve of India

AND WHEREAS under the terms and conditions of the said offer the developer has / had agreed to execute and agreement in the prescribed form.

B) NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



The scheme is formulated with a view to encourage and involve private developers in implementation of development project for Aurangabad Municipal Corp. by mobilising and deploying their own resources. Under the scheme the developer hereby agree to construct the building for Aurangabad Municipal Corp. vide clause 8.2 of tender document through private financing. The Aurangabad Municipal Corp. hereby agrees to permit the developer to use plot area for constructing developers components of work as per the AURANGABAD Municipal Authority's D. C. rules prevailing in the area on lease basis with further sub-leasing rights.

Developer agrees to recover his total capital outlay, which includes cost of the project, interest, overheads, and other incidental expenses by sub-leasing the residential / commercial complex.

अ ग ग-५		
२००८	२	५
२००९		

ऑरंगाबाद न. ५ अंतर्गत पारितोषी
 ऑरंगाबाद न. ५ अंतर्गत पारितोषी

Details of area to be developed by the developer for Aurangabad Municipal Corp. use and for the Developer's use are as below:

- i] Total plot area :7000 Sq. Mt.
- ii] Area of encroachment (if any) :Nil Sq. M.
- iii] Net area of the Plot to be developed. 7000 Sq. M
- iv] Built up area to be handed over to the Aurangabad Municipal Corp.5708 Sq. M. parking + 60 B/U
- v] Area of land / built up area to be retained by the developer on lease for his use 2373 B/U+935 Aums. Sq. M.

2) The developer hereby agrees to construct building for Aurangabad Municipal Corp. component of work as per clause 8.2 of tender documents of Aurangabad Municipal Corp. use and to demolish specified existing buildings / structures and clear the site in all respect at his own cost. The developer hereby also agrees to clear the site at his own costs after completion of the whole project.

3) The developer hereby agrees to raise funds for the completion of this work by way of investing his own funds, borrowing and sub leasing area of the building constructed as developers components of work or the plot. The developer hereby also agrees that the Aurangabad Municipal Corp. shall exercise full control as a lesser on the use of area handed over to the developer on lease basis.

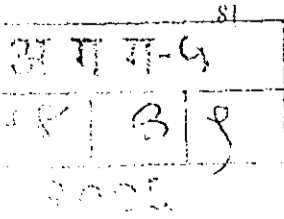
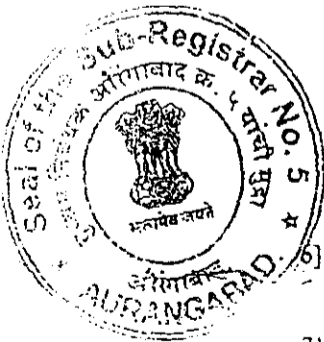
4) The Aurangabad Municipal Corp. hereby agrees to release the land / built up area for the use of developer in accordance with clause 2.1.2 (B) of the tender document and in accordance with the draft lease agreement attached with the tender document. The developer hereby also be permitted to sub lease the released plot area after approval of Engineer-in-charge as per the terms and conditions in the draft lease/ sub lease agreement and as already approved by the Aurangabad Municipal Corp.

5) The developer hereby agrees that no advance or loans or subsidy or equity shall be provided for the project by Aurangabad Municipal Corp. The developer shall also make his own arrangements for financing the scheme from his own resources and /or from open market or by so leasing out the Developer's component of work constructed on leased far / built - up area as per clause 2.2.5 in conformity with the lease / sub-lease agreement. For raising finances the Developer shall not mortgage the Aurangabad Municipal corp. portion of land or the assets created there upon. AMC Guarantee will be given for repayment of loans taken debentures / bonds floated by developer, Substitution Agreement as per section 10 may be executed for easy financial assistance if desired the Developer.

6) The developer hereby agrees to submit his sub lease proposals for approval to Engineer in charge.

7) The developer hereby agrees that the use of land involved in this project as specified in the development plan of AGURANGABAD Municipal Authority shall not be altered.

8) The developer hereby agrees to shift utility lines such as water supply, external drainage, storm water drains, telephone and electrical cables etc., during construction as directed by Engineer-in-charge. The developer hereby agrees to obtain prior approval from concerned authorities regarding shifting of utility service and also agrees that all expenses for



अहमदाबाद - 2004 अहमदाबाद नगरपालिका

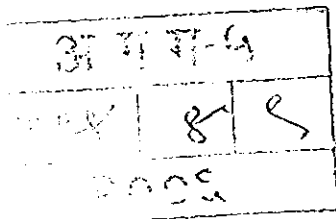
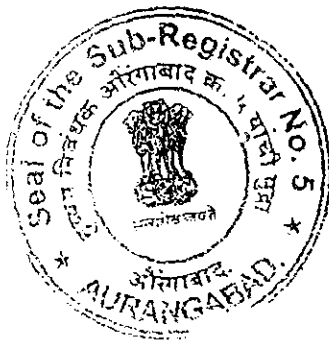
shifting of utility services and obtaining necessary permissions from concerned authorities shall be borne by the developer.

- 9] The developer hereby agrees that he shall not be permitted to constructed permanent structures other than those, which are ancillary and form part of the projects. The location and the layout of these ancillary structures will have to be got approved by the developer from the Engineer-in-charge.
- 10] Construction of Temporary structures such as site office for developer shall be permitted after prior approval of the Engineer-in-charge. The developer shall dismantle the temporary structures within 30 days from the date of completion of project.
- 11] The developer hereby agrees to insure all proposed structure. All insurance to be effected by the developer shall be taken out preferably with the Directorate of Insurance, AMC of Maharashtra, Mumbai. The insurance cost shall be for the entire capital outlay and shall cover.
- A] Against any possible structural failure during the construction or after completion of the project.
- B] The possibility that the scheme may be abandoned or dropped insurance's shall cover the entire construction period and the entire defect liability period i.e. 2 years for building works and 3 years for water proofing works.
- 12] It is hereby agreed that if for any reason, the Aurangabad Municipal Corp. causes the developer to abandon the project midway, then the costs of construction, if exceeds, the money collected by the developer from the lease holders, the same shall be compensated to the developer valued as per clause 2.7.21 of ITB including the interest liability if any, in the form of lease of land / built up area. On the other hand, if the money collected by the Developer from lease out area exceeds the costs of constructions the developers shall pay the extra money so collected to the Aurangabad Municipal Corp. along with interest at prevailing RBI lending rates.
- 13] The Aurangabad Municipal Corp. reserves absolute right to take over the project if developer abandon the project midway after compensating the developer as per tender clauses to the extent of his un-recovered investments and interest liabilities including repair and maintenance cost etc. up to that period after adjusting for the amount collected from the leased plot area.

C] NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

Until the grant of the lease as herein after referred to the Developer shall be deemed to be mere license on of the said plot and nothing in these presents contained, shall be construed as a demise in law, of the plot of land / built up area more particularly described here under written hereby agreed to be demised or any part thereof so as to be given to the Developer, and any legal interest therein, until the lease hereby contemplated shall be executed and registered, but the Developer shall only have a license to enter upon, the said plots for the purpose of performing the agreement.

If for any reason the Aurangabad Municipal Corp. causes the Developer to abandon the project midway then the cost of construction, if exceeds, the money collected by the Developer form the sub lease holders, the same shall be compensated to the Developer valued as per clause 2.7.21 and interest liabilities if any On the other hand, if the money collected by the Developer from



“केंद्रिय माहितीचा अधिकार
अधिनियम-२००५ अंतर्गत माहिती”

leased out areas exceeds the cost of constructions valued as per clause 2.7.21 , the extra money so collected shall be paid by the developers to the Aurangabad Municipal Corp. along with interest.

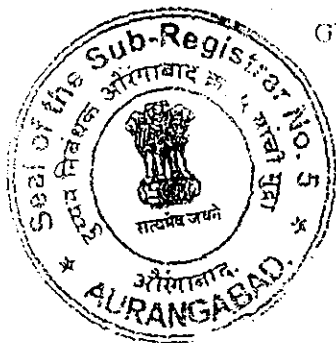
The time prescribed i.e. 2 years hereof shall in any circumstances be essence of the contract and developer shall not be entitled to extension of time for any reason whatsoever the developer shall deploy sufficient plant, equipment and labour with working hours and shifts as may be necessary to strictly maintain the progress of the work as per the approved progress schedule. The working and shift hours shall comply with all AMC Regulation in force .

D] The Engineer-in-charge has at all time the right without in any way violating this agreement to direct the developer to alter the order of the work or any part thereof and the developer shall after receiving such direction proceed accordingly in such event the developer shall also receives the progress schedule accordingly and submit 6 copies of the revise schedule to the Engineer-in-charge within 7 days of his direction to alter the schedule of work .

E] The developer shall proceed with the work due diligence and strictly adhere to the approved progress schedule of the contract. In the event of the developer failing or neglecting to adhere to the approved progress schedule. The engineer- in -charge shall be entitled without prejudice to any other rights and remedies of the AMC including the right to terminate this Agreement to recover from the developer as and by way of compensaction for delays. The developer is liable to pay to the AMC of project costs of AMC component per month subjected to maximum up to amount of performance security.

F] No construction work on the plot as per schedule shall commenced by the developer until the said plans, elevations, sections, of the working drawing and specifications shall have been approved by the Engineer-in-charge as aforesaid as well as by the Aurangabad Municipal Authority. The Developer shall not thereafter make any alterations in or additions thereto, unless such alterations and additions are approved by the Engineer-in-charge. The lease shall be prepared in duplicate by the solicitor to commencement in law and judiciary department and shall be in the form and marked with such modifications and additions thereto as maybe agreed upon.

G] The sum of Rs 7.96 Lakhs (Rs. Seven Lakh ninety six thousand only) has been deposited as a performance security the developer pursuant to agree here of shall be treated as performance security for due observance and performance by the developer of the terms and conditions here of, without prejudice to any other rights and remedies of the Aurangabad Municipal Corp. against any breach, by the developer of this Agreement. The Aurangabad Municipal Corp. may in its absolute right forfeit the said sum of Rs.7.96 Lakhs (Rs Seven Lakh ninety six thousand only) and appropriate the same towards satisfaction of any sum due or payable by the developer under this Agreement or any claims or demands whatsoever whether liquidated or which may at any time be made or have been made on behalf of the Aurangabad Municipal Corp. in respect thereof. Even after due compliance by the developer with all his / its/ their obligations under this agreement the said sum of Rs.7.96 Lakhs (Rs Seven Lakh ninety six thousand only) shall liability period as per clause 3.10.6 as security for due observance and performance by the developers of the covenants terms and conditions and performance by the developer of the



31 11 11-4
2005 | 4 | 8
2005

“काय माहितीचा अधिकार अधिनियम-२००५ अंतर्गत माहिती”

covenants terms and conditions on his / its / their part and contained in, the said lease.

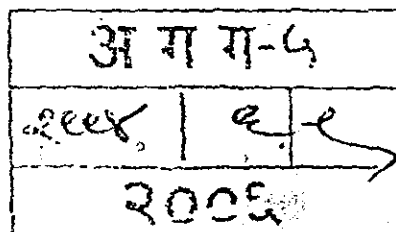
- I] The developer shall be responsible to obtain from the competent authorities occupation, completion certificate, and approvals thereof respect of the said work.

All notices consents and approvals to be given under this agreement shall be in writing and any notice shall be considered as duly served. If the same shall have been addressed to the developer or the resident Engineer of the developers and delivered left or posted to the usual or last known place of residence or business. All costs, charges and expenses of the solicitor to the Government incidental to drawings, engrossing and completing this agreement in duplicate and the lease to be hereafter granted to the Developer and the duplicate thereof and all costs. Charge and expenses of matter arising thereof including stamp duty registration charges and costs of all documents, correspondence of otherwise and also the costs of the additional copy of this agreement and the lease shall be borne and paid by the Developer to the Government according to the rate of fees payable to Attorneys prescribed to this Agreement shall be binding on the Developer.

- J] Contract document including all annexure, schedules, form are part and parcel of this Agreement. General conditions as well as additional conditions attached to this Agreements shall be binding on the developer.

- 14] In case of any kind of dispute between the developer and the Aurangabad Municipal Corporation the said dispute will be settled by the parties according to arbitration and conciliation act 1996 . And arbitrator charges will born by the developer .

IN WITNESS WHERE OF the Aurangabad Municipal Corp. to set his hand and affix his official seal hereto for and on his behalf and the developer has /have here to set his hand / their respective hands common seal of the developer has been here unto affixed on the day and year herein above written.



अ. ग. ग-५ अधिकारी
अ. ग. ग-५ अधिकारी

SINGED SEALED AND DELIVERED

Shri. Chandrakant S. Soni
City Engineer
Aurangabd Municipal Corp.

City Engineer
Municipal Corporation
Aurangabad.

in the present of

- 1.-----
- 2.-----

SIGNED, SEALED AND DELIVERED

By the within named Developer

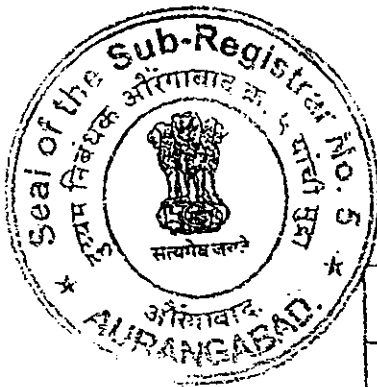
1. Power of Attorney holder of
Anil constructions.
Mrs. Jayshree K. Nade

2. Shri. Prakash S. Patil

3. Shri. Shrikant G. Gayakwad

In the presence of

- 1. महाशिवरात्रि
- 2. Despate Animesh Patil



अ ग ग-५		
२२४	७	२
२००९		

कैबिच ५
२००९
अतिरिक्त अधिकारी

006
दुय्यम निबंधकः
:59 pm औरंगाबाद 5









दस्त गोषवारा भाग-1

अगम5
दस्त क्र 2994/2006

512

स्त क्रमांक : 2994/2006

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: म. श्री प्रकाश डेव्हलपसे अण्ड जे.व्ही. तर्फे मागीदार 1) श्री प्रकाश सदाशिवराव पाटील पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: शारापुररोड शहर/गाव: नाशिक	लिहून घेणार वय 50 सही		
2	नाव: 2) श्री श्रीकांत गंगाधरराव गायकवाड पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: शारापुररोड शहर/गाव: नाशिक तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 52 सही		
3	नाव: 3) जयश्री किशानराव नाडे पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: आयोघ्याकॉलनी शहर/गाव: लातूर तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 43 सही		
4	नाव: नहानगर पालिका औरंगाबाद तर्फे श्री जदकुमार शंकरलाल सोनी पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: मनपा शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन	लिहून घेणार वय 57 सही		



अधिकारिणम-२००७ अंतगत माहिती

दस्त गोषवारा भाग - 2

अगमऽ

दस्त क्रमांक (2994/2006)

e/e

दस्त क्र. [अगमऽ-2994-2006] चा गोषवारा
बाजार मुल्य : 39800000 मोबदला 0 भरलेले मुद्रांक शुल्क : 39800

दस्त हजर केल्याचा दिनांक : 27/09/2006 04:38 PM
निष्पादनाचा दिनांक : 27/09/2006

दस्त हजर करणा-याची सही :

[Handwritten Signature]

दस्ताचा प्रकार : 5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/09/2006 04:38 PM
शिकका क्र. 2 ची वेळ : (फ्री) 27/09/2006 04:41 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/09/2006 04:43 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/09/2006 04:44 PM

दस्त नोंद केल्याचा दिनांक : 27/09/2006 04:44 PM

ओळख :

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

1) भगवानछगनराव तवार, घर/फ्लॅट

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/वसाहत : कोकणवाडी

शहर/गाव : औरंगाबाद

तालुका :

पिन :

2) दिपकअत्रासुहेद पाटील, घर/फ्लॅट नं. :

गल्ली/रस्ता :

ईमारतीचे नाव :

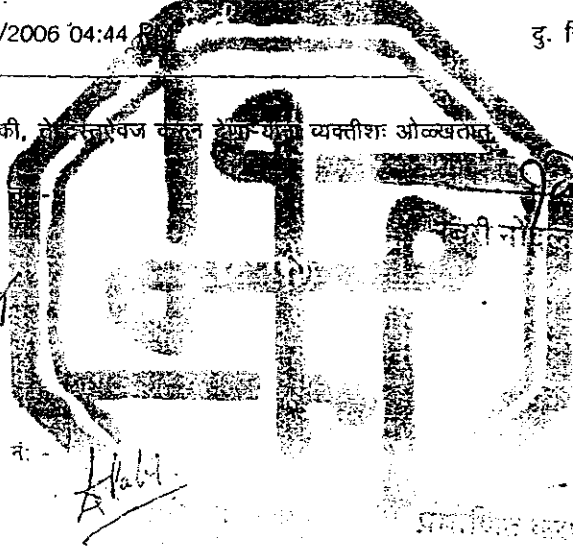
ईमारत नं. :

पेट/वसाहत : कोकणवाडी

शहर/गाव : लातूर

तालुका :

पिन :



पावती क्र.: 3081 दिनांक: 27/09/2006

पावतीचे वर्णन

नांव: मे. श्री प्रकाश डेव्हलपर्स अॅण्ड जे.व्ही. तर्फे
भागीदार 1) श्री प्रकाश सदाशिवराव पाटील

30000 : नोंदणी फी

180 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री

30180: एकूण

दु. निबंधकाची सही औरंगाबाद 5

[Handwritten Signature]
27/9/06

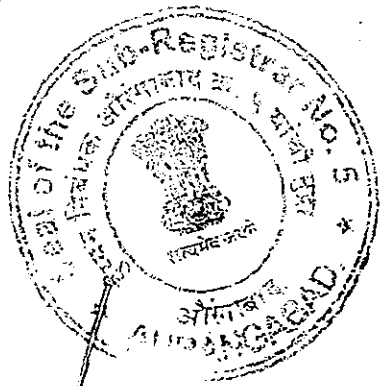
बुकाचे 2000
दस्ताचा दिनांक 27/9/06

[Handwritten Signature]
27/9/06

सहस्रव्यय निबंधक वर्ग-
औरंगाबाद क्र. 5

[Handwritten Signature]
27/9/06

दु. निबंधकाची सही
औरंगाबाद 5



अधिकार
अधिकार-2004 अंतर्गत जारी



दस्तक्रमांक व वर्ष: 2994/2006

Wednesday, September 27, 2006

4:45:33 PM

दुयम निबंधक: औरंगाबाद 5

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : औरंगाबाद शहर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.मा. रु. 39,800,000.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मोहल्ला सिध्दार्थ गार्डन, सेंट्रल बस स्टॅन्ड शेजारी, औरंगाबाद
- (3) क्षेत्रफळ (1) 7000.00 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) महाबाय साहिब औरंगाबाद बर्फ श्री चंद्रकुमार शंकरलाल सोनी; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: मनपा; शहर/गाव: औरंगाबाद ; ता.का. नाशिक; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे. प्रकाश सदाशिवराव पाटील; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: शारापुररोड; शहर/गाव: नाशिक; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) 2) श्री. शंकांत गणेशराव गणेशराव; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: शारापुररोड; शहर/गाव: नाशिक; तालुका: -; पिन: -; पॅन नम्बर: -.
(3) 3) जयश्री किशनराव नाडे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: आयोड्या कॉलनी; शहर/गाव: लातूर; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याची 27/09/2006
- (8) नोंदणीचा 27/09/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 2994 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 1990000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 3000
- (12) शोरा

द्वितीय नाहितीचा अधिकार
अधिनियम-२००५ अंतर्गत नाहिती

Maharashtra Small Scale
 Industries Development
 Corporation Limited., Vikas
 Bhavan, Dr. Rajendra Prasad
 Road, Aurangabad-431 001.
 D-5/STP(V)/C.R.1012/08/2005/
 825-828

भारत 70056
 145510
 SPECIAL ADHESIVE
 महाराष्ट्र
 APR 29 2009
 11:54
 R.0000100/-PB5352
 INDIA STAMP DUTY MAHARASHTRA

C-403

A. B. KUMBLE
 M. S. S. I. D. C. Ltd.
 Aurangabad.

M/S/SIDC		RECEIPT	
Franking Division : Vikas Bhavan, Ground Floor, Dr. Rajendra Prasad Road, Aurangabad - 431001 Ph. : 2331138, 2344048 Fax : (0240) 2331035		No.: 1404	Date: <i>29/04</i>
Received with thanks from M/s. / Shri. <i>Atharva & Sons Centre</i>			
The sum of Rs. _____			
by Cash / Pay Order / Cheque / D.D. No. <i>Ca</i> Dated _____			
Drawn on _____			
		For M.S.S.I.D.C. Limited	
Rs. 1101			



DEED OF CORRECTION TO THE CONCESSION AGREEMENT

This Deed of Correction to the Concession Agreement, registered at Sr.
 No. ----- at the Office of Sub-Registrar, Aurangabad, is being executed today
 on this *23* day *Jun* 2009, at Aurangabad, between :-

Commissioner of Aurangabad Municipal Corporation, Aurangabad.

(Hereinafter referred to as "AMC", which expression shall unless repugnant to the
 context or meaning thereof shall include its administrators, successors and assigns) of
 One Part.

2300 9 22
 2009

C-405

AND

M/s Shree Prakash Developers & J.V.
Having its office at shree prakash Complex,
2-A, First floor, near Kulkarni Garden,
Sharanpur Road, Nasik.
Through : It's Partners :-

1. Shree Prakash Developers

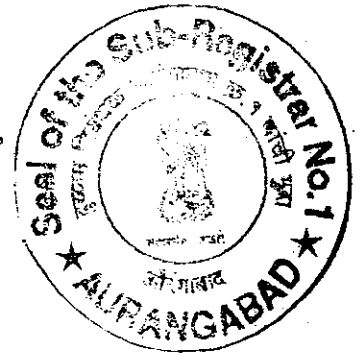
A partnership firm through : It's Partners.

- A. Prakash Sadashiv Patil,
Age 52, Years, Occup : Business,
R/o, Sahajivan Colony, Visemala,
College Road, Nashik.
- B. Shrikant S/o Gangadhar Gaikwad,
Age 51, Years, Occup : Business,
R/o, Plot No.3, Varad Bungalow
Opposite Divya Prasad, Akashwani Road
Nashik.

2. Anil Constructions,

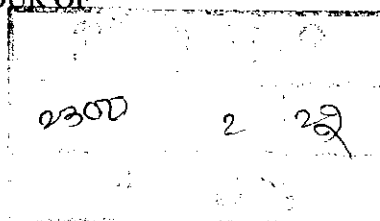
A partnership firm
Through : It's Partners and power of attorney holders,

- A. Jayshree Kishanrao Nade,
Age 47, Years, Occup : Household,
R/o, 3-A, Prachi Complex, Kokanwadi,
Aurangabad.



(Hereinafter referred to as "ASSIGNOR ", which expression shall mean and include all the present and future partners of the firm, their heirs, successors, legal representatives, executors, administrators and assignees etc.,)

IN FAVOUR OF

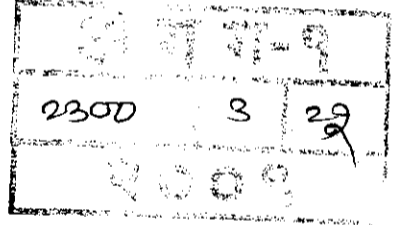


C-407

M/s. Atharwa & Sunil Developers

Through : It's Partners :-

1. Mr. Rameshwar S/o Kanhaiyalal Bharuka
Age 44 Years, Occup : Business,
R/o, P-24, Town Center, Aurangabad.
2. Jitendra S/o Hiralal Paraswani
Age 20 Years, Occup : Business,
R/o. 178, Sindhi Colony, Aurangabad.
3. Jayshree Kishanrao Nade,
Age 47, Years, Occup : Household,
R/o, 3-A, Prachi Complex, Kokanwadi,
Aurangabad.
4. Ravindra S/o Babulal Jain,
Age 40, Years, Occup : Business,
R/o, G-3, Vardhaman Residency,
Khinavasara Park, Garkheda,
Aurangabad.
5. Rajendra S/o Ghevarchandji Desarda,
Age 48 Years, Occup : Business,
R/o, N-1, A-24, Cidco,
Aurangabad.



(Hereinafter referred to as "the Concessionaire and assignee", which expression shall unless repugnant to the context or meaning thereof shall include all its present and future partners of the firm, their heirs, successors, legal representatives, executors, its administrators, successors and assigns) of Other Part.

WHEREAS, the Aurangabad Municipal Corporation invited proposals for undertaking the work of "Development of Siddharth Garden C.T.S.No. 20723 on B.O.T. Basis" hereinafter referred to as the project on finance Build Transfer Basis as per Notice inviting Bids No. 94/2006 dated 04/02/2006 issued by Aurangabad Municipal Corporation.

C-409

AND WHEREAS, pursuant to the said Bid Notice, dated 04/02/2006, M/s. Shree Prakash Developers & J.V. Concessionaire/s has submitted his / their bid for the project which has been accepted by the AMC on the terms and conditions contained hereunder.

AND WHEREAS, after the acceptance of the proposal communicated by the Aurangabad Municipal Corporation, the Concessionaire/bidder was required to enter into a Concession Agreement with Aurangabad Municipal Corporation in connection with execution of the project being in fact the presents and accordingly Concession Agreement came to executed on dated 27/09/2006 and registered at Sr. No. 2994, at the Office of Sub-Registrar, Aurangabad.

AND WHEREAS, Assignor expressed their desire to transfer/assign the project in full to the Assignee M/s. Atharwa & Sunil Developers including therein the partners mentioned above and Assignee after going through the tender documents and all relevant documents there for including therein the registered agreement dated 27/09/2006 between the corporation and Assignor, expressed their desire to obtain the said project on assignment basis in accordance with the Clause No.3.2.b of the Tender Document the parties as under :-

1. That, whenever there is a reference or name of M/s. Shri Prakash Developers, it stands deleted and replace by M/s. Atharwa & Sunil Developers.
2. The newly added party of M/s. Shri Prakash Developers & J.V. called Assignor M/s. Atharwa & Sunil Developers called Assignee hereby accept all the terms and conditions that has been embodied in the original

concession Agreement dated 27/09/2006, registered at Sr. No. 2994 at the Office of Sub-Registrar, Aurangabad.

31	31
2300	8 22
2008	4

AND WHEREAS, the balance premises to be deposited with Aurangabad Municipal Corporation as per the tender will be deposited by Assignee.

That, the total development of the project as per the tender documents will be carried on by the Assignee at their own risk, responsibility and at his own costs & construction work as per specifications drawings in the schedule from the AMC and the construction should be as per IS codes & B&C manual instructions given by Engineer in charge from time to time. As per approved original tender condition and concession Agreement. In case of failure, it will be the total responsibility of Assignor i.e. M/s. Shree Prakash Developers & J.V. to complete the project in all respect as per concession Agreement executed.

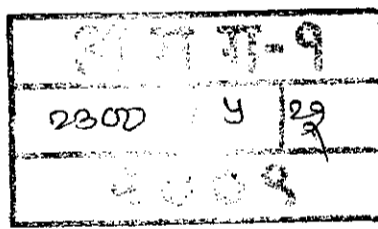


C-44

5. That, it is the total responsibility of the Assignee to comply with all the terms and conditions of the development agreement and particularly time limit fixed in the tender agreement and to complete the project within the time schedule.
6. That, Assignee will take responsibility of AMC premium, taxes, labour insurance, provident fund ESIC & any occasional expenses also incase any accident, injury damage to AMC property & death of any labour or staff during the construction onsite & will also take responsibility to plant the trees and maintain it as per Hon. High Court order.
7. That notwithstanding anything written herein before ,no right that is not accrued to concessionaire because of the agreement between AMC and concessionaire whereby the project was allotted to concessionaire, shall accrued to assignee in any eventuality.

In witnesses whereof this deed of correction to the concession deed is executed today on this day of 2009, Aurangabad.

Signed and sealed by :-
Commissioner,
 Aurangabad Municipal Corporation,
 Aurangabad.



1. M/s. Shree Prakash Developers & J.V.
 Assignor,

- A. Prakash Sadashiv Patil *[Signature]*
- B. Shrikant Gangadhar Gaikwad *[Signature]*
- C. Jayshree Nade *[Signature]*

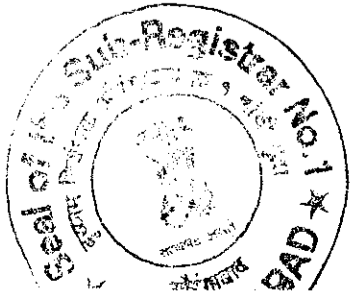
2. M/s. Atharwa & Sunil Developers
 Assignee,

- A. Rameshwar Kanhaiyalal Bharuka *[Signature]*
- B. Jitendra Hiralal Paraswani *[Signature]*
- C. Jayshree Nade *[Signature]*
- D. Ravindra Babulal Jain *[Signature]*
- E. Rajendra Ghevarchandji Desarda *[Signature]*

Witness

1) *[Signature]*
 Sudhakar Ekanathrao
 Karale

2) *[Signature]*
 Chankonde Dipak
 Narhari Rao



C-413

A.M.C.



Wednesday, September 27, 2006
4:41:45 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3081

गावाचे नाव औरंगाबाद शहर

दिनांक 27/09/2006

दस्ताऐवजाचा अनुक्रमांक 8 प्रक. 92994 2006

दस्ता ऐवजाचा प्रकार करारनाम किंवा त्याचे संपलख किंवा करार संक्षेपलेख



सादर करणाराचे नाव: श्री प्रकाश वेव्हलपसंस्थाने. तर्फे भागीदार 1) श्री प्रकाश सदाशिवराव

नोंदणी फी	-	30000.00
नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)	-	180.00
एकूण रु.		30180.00

दस्त परत करी

आपणास हा दस्त अंदाजे 4:56PM ह्या वेळेस मिळेल

27/9/06

दुय्यम निबंधक
औरंगाबाद 5

बाजार मूल्य: 39800000 रु. मोबदला: 0 रु.
भरलेले मुद्रांक शुल्क: 39800 रु.
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: द बँक ऑफ राजस्थान, औरंगाबाद ;
डीडी/घनाकर्ष क्रमांक: 538362; रक्कम: 30000 रु.; दिनांक: 27/09/2006

Y. R. Patil

Designed & developed by C-DAC, Pune

SARITA REPORTS VERSION 5.2.8

27-9	2006
2800	22
2006	



THIS AGREEMENT is executed this 27.09.2006 by and

C-415

31 7 9		
0300	6	29
Jan 2009		

Garden Shops	
1	Food Stalls
2	Sweet shops / Birthday cake shop / bakree / pestry / confectionery
3	Gift items / Souvenir shop
4	Nursury related
5	Rose / Floweres / buke shop
6	Pani puri / Bhel puri
7	Garden / Zoo oriented
8	Restaurant
9	Tea / coffee shops
10	Toys
11	Garden related books
12	Art Gailery
13	Herbal / Ayurvedic shops
14	Garden eqiprnents
15	Sports related eqiprnents
16	Seeds / fertilisers
17	Handi craft / Hand loom
18	Idols / sculptures
19	Cyber café
20	Electronics Games / Gizmos
21	Computer Games station
22	Music cassettes / CD's & Musical instuments
23	Ice cream parler
24	Juice Bar
25	Fountails / artificial (water fall)
26	Medical store
27	One ATM centre for Bank
28	Government (state / central) outlet
29	Aquarium



(Project cost Rs. 3.98 crore For 99 years lease period)

(Project cost Rs. 3.98 crore For 99 years lease period)

THE BANK OF RAJASTHAN
LIMITED, HOTEL SHAOLIN
COMPOUND, KUSHAL NAGAR,
JALANA ROAD,
AURANGABAD-431 005.
D-5/STP(V)/C.R.1001/12/05,
204-207

भारत 43107
123984

SPECIAL
ADHESIVE
महाराष्ट्र
SFP 27 2006



१२:५८
R.0039800/- PB5113

INDIA STAMP DUTY MAHARASHTRA

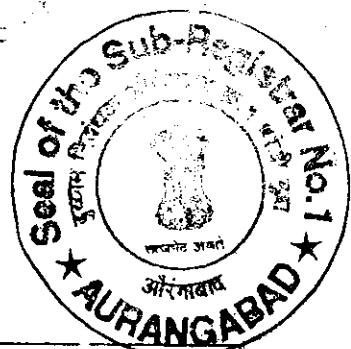
नाम/Name Anil Consumer
पता/Address Aurangabad
हस्ते/By Jayashree Made
पावती क्र./Receipt No. 43107
The Bank of Rajasthan Ltd.

[Signature]
Authorised Signatory

Customer Copy

Deposit Br. Aurangabad	Date	02/09/06
Pay to: The Bank of Rajasthan Ltd. Stamp FRK. Ac.		
Franking Value	Rs.	39,800
Service Charges	Rs.	10
Total	Rs.	39,810
Name of Stamp duty paying party: <u>Anil Consumer</u>		
Paid by: <u>Jayashree Made</u>		
DD / Cheque No. <u>100</u> THE BANK OF RAJASTHAN LTD. Jalana Road, Aurangabad, CASH RECEIVED 39810		

अ ग र-१
२३०० ८/२९
२००६



अ ग र-५
२२४१ ९
२००६

B. O. T. Agreement
(Project cost Rs. 3.98 crore . For 99 years lease period)

THIS AGREEMENT is executed this 23.09.2006 by and

-- BETWEEN --

C-119

THE AURANGABAD MUNICIPAL CORP. hereinafter referred to as "AMC" (which expression shall unless the context does not so admit include his successors and permitted assigns) of the One part and M/s Shree Prakash Developers & J.V., Shree Prakash Complex, 2-A, 1st Floor, Near Kulkarni Garden, Sharanpur Rd., Nashik. carrying on the business in partnership in the name of firm and style of Limited company registered under the Indian Companies Act 1913 (VII of 1913) the companies Act 1956 and having its registered office at Nashik hereinafter referred to as the "Developer" (Which expression shall unless the context does not so admit, include his heirs, executors and administrators of the last survivor / its successors of the other part.)

WHEREAS the Aurangabad Municipal Corp. issued Notice no. AMC/ACCOUNT/TENDER/94/2006/Dated 4/02/2006 inviting tenders of the developments of plot at Siddarth Garden G.No. 612 S.No. 4. C.T.S.20723, Aurangabad hereunder written and delineated on Drawing as per approved sanction plan from Town Planning Department. (hereinafter referred to as the "said plot") by constructing Aurangabad Municipal Corp. component and Developer components building on the plot marked by the boundaries as per approved sanction plan from Town planning department. ----- and by demolishing specified existing buildings / structures standing thereon participation of private developer with lease hold rights for the plot area on the plot marked by boundaries as per approved sanction plan from Town planning department having 7000/- Sq. Mtrs., plot area as per approved sanction plan from Town planning department (hereinafter referred to as the "Lease land / build up area") with further sub lease rights of the said area for Commercial / Residential purpose (hereinafter referred to as "The said Work")

AND WHEREAS pursuant to the said tender notice, the developer submitted the tender along with Earnest Money amounting to Rs.2 lakh (Rupess Two lakh) in the form of demand draft no. 920996 dated 27/2/2006 of ICICI Bank Ltd., Nashik. The developer in his / their / its tender has / have agreed to construct Aurangabad Municipal Corp. component work.

AND WHEREAS the Aurangabad Municipal Corp. has accepted the said tender and communicated its decisions to the Developer of this agreement has/ have submitted Performance Guarantee Bond of Rs. 7.96 lakh in the form of demand draft no. 441184 of Rs. 4 Lakhs dated 24/7/2006 and demand draft no. 441183 of Rs. 3.75 Lakhs dated 28/07/2006 of ICICI Bank Ltd. and demand draft no. ~~323672~~ of (Rs. 21000/-)(Twenty one Thousand only) dated 27/..... of 2006 ----- Bank Ltd. State Bank of India

9300 5 22
2008

AND WHEREAS under the terms and conditions of the said offer the developer has / had agreed to execute and agreement in the prescribed form.

B) NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The scheme is formulated with a view to encourage and involve private developers in implementation of development project for Aurangabad Municipal Corp. by mobilising and deploying their own resources. Under the scheme the developer hereby agree to construct the building for Aurangabad Municipal Corp. vide clause 8.2 of tender document through private financing. The Aurangabad Municipal Corp. hereby agrees to permit the developer to use plot area for constructing developers components of work as per the AURANGABAD Municipal Authority's D. C. rules prevailing in the area on lease basis with further sub-leasing rights.

Developer agrees to recover his total capital outlay, which includes cost of the project, interest, overheads, and other incidental expenses by sub-leasing the residential / commercial complex.

Sub-Registrar No. 5
AURANGABAD
AURANGABAD

11-11-06
18 2 5
2008

C 421

Details of area to be developed by the developer for Aurangabad Municipal Corp. use and for the Developer's use are as below:

- i] Total plot area :7000 Sq. Mt.
- ii] Area of encroachment (if any) :Nil Sq. M.
- iii] Net area of the Plot to be developed. 7000 Sq. M
- iv] Built up area to be handed over to the Aurangabad Municipal Corp.5708 Sq. M. parking + 60 B/U
- v] Area of land / built up area to be retained by the developer on lease for his use 2373 B/U+935 Aums. Sq. M.

2) The developer hereby agrees to construct building for Aurangabad Municipal Corp. component of work as per clause 8.2 of tender documents of Aurangabad Municipal Corp. use and to demolish specified existing buildings / structures and clear the site in all respect at his own cost. The developer hereby also agrees to clear the site at his own costs after completion of the whole project.

3) The developer hereby agrees to raise funds for the completion of this work by way of investing his own funds, borrowing and sub leasing area of the building constructed as developers components of work or the plot. The developer hereby also agrees that the Aurangabad Municipal Corp. shall exercise full control as a lesser on the use of area handed over to the developer on lease basis.

4) The Aurangabad Municipal Corp. hereby agrees to release the land / built up area for the use of developer in accordance with clause 2.1.2 (B) of the tender document and in accordance with the draft lease agreement attached with the tender document. The developer hereby also be permitted to sub lease the released plot area after approval of Engineer-in-charge as per the terms and conditions in the draft lease/ sub lease agreement and as already approved by the Aurangabad Municipal Corp.

2300 90 29

The developer hereby agrees that no advance or loans or subsidy or equity shall be provided for the project by Aurangabad Municipal Corp. The developer shall also make his own arrangements for financing the scheme from his own resources and /or from open market or by so leasing out the Developer's component of work constructed on leased far / built - up area as per clause 2.2.5 in conformity with the lease / sub- lease agreement. For raising finances the Developer shall not mortgage the Aurangabad Municipal corp. portion of land or the assets created there upon. AMC Guarantee will be given for repayment of loans taken debentures / bonds floated by developer, Substitution Agreement as per section 10 may be executed for easy financial assistance if desired the Developer.



The developer hereby agrees to submit his sub lease proposals for approval to Engineer in charge.

The developer hereby agrees that the use of land involved in this project as specified in the development plan of AGURANGABAD Municipal Authority shall not be altered.

The developer hereby agrees to shift utility lines such as water supply, external drainage, storm water drains, telephone and electrical cables etc., during construction as directed by Engineer-in-charge. The developer hereby agrees to obtain prior approval from concerned authorities regarding shifting of utility service and also agrees that all expenses for

2005

C-423

shifting of utility services and obtaining necessary permissions from concerned authorities shall be borne by the developer.

- 9] The developer hereby agrees that he shall not be permitted to constructed permanent structures other than those, which are ancillary and form part of the projects. The location and the layout of these ancillary structures will have to be got approved by the developer from the Engineer-in-charge.
- 10] Construction of Temporary structures such as site office for developer shall be permitted after prior approval of the Engineer-in-charge. The developer shall dismantle the temporary structures within 30 days from the date of completion of project.
- 11] The developer hereby, agrees to insure all proposed structure. All insurance to be effected by the developer shall be taken out preferably with the Directorate of Insurance, AMC of Maharashtra, Mumbai. The insurance cost shall be for the entire capital outlay and shall cover.
 - A] Against any possible structural failure during the construction or after completion of the project.
 - B] The possibility that the scheme may be abandoned or dropped insurance's shall cover the entire construction period and the entire defect liability period i.e. 2 years for building works and 3 years for water proofing works.
- 12] It is hereby agreed that if for any reason, the Aurangabad Municipal Corp. causes the developer to abandon the project midway, then the costs of construction, if exceeds, the money collected by the developer from the lease holders, the same shall be compensated to the developer valued as per clause 2.7.21 of ITB including the interest liability if any, in the form of lease of land / built up area. On the other hand, if the money collected by the Developer from lease out area exceeds the costs of constructions the developers shall pay the extra money so collected to the Aurangabad Municipal Corp. along with interest at prevailing RBI lending rates.

The Aurangabad Municipal Corp. reserves absolute right to take over the project if developer abandon the project midway after compensating the developer as per tender clauses to the extent of his un-recovered investments and interest liabilities including repair and maintenance cost etc. up to that period after adjusting for the amount collected from the leased plot area.

C) NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

Until the grant of the lease as herein after referred to the Developer shall be deemed to be mere license on of the said plot and nothing in these presents contained, shall be construed as a demise in law, of the plot of land / built up area more particularly described here under written hereby agreed to be demised or any part thereof so as to be given to the Developer, and any legal interest therein, until the lease hereby contemplated shall be executed and registered, but the Developer shall only have a license to enter upon, the said plots for the purpose of performing the agreement.

If for any reason the Aurangabad Municipal Corp. causes the Developer to abandon the project midway then the cost of construction, if exceeds, the money collected by the Developer form the sub lease holders, the same shall be compensated to the Developer valued as per clause 2.7.21 and interest liabilities if any On the other hand, if the money collected by the Developer from

11-9		
2300	199	199
2009		

Seal of the Sub-Registrar No. 5
 Seal of the Aurangabad Municipal Corporation No. 1
 31 AURANGABAD
 2009

C-425

leased out areas exceeds the cost of constructions valued as per clause 2.7.21 , the extra money so collected shall be paid by the developers to the Aurangabad Municipal Corp. along with interest.

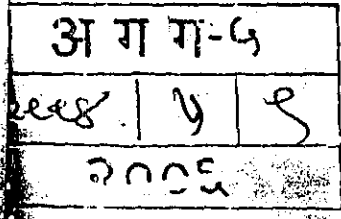
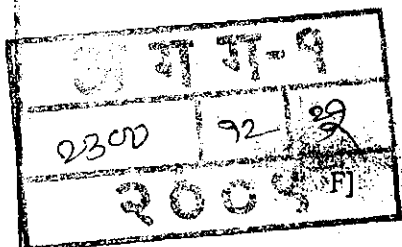
The time prescribed i.e. 2 years hereof shall in any circumstances be essence of the contract and developer shall not be entitled to extension of time for any reason whatsoever the developer shall deploy sufficient plant, equipment and labour with working hours and shifts as may be necessary to strictly maintain the progress of the work as per the approved progress schedule. The working and shift hours shall comply with all AMC Regulation in force .

D] The Engineer-in-charge has at all time the right without in any way violating this agreement to direct the developer to alter the order of the work or any part thereof and the developer shall after receiving such direction proceed accordingly in such event the developer shall also receives the progress schedule accordingly and submit 6 copies of the revise schedule to the Engineer-in-charge within 7 days of his direction to alter the schedule of work .

E] The developer shall proceed with the work due diligence and strictly adhere to the approved progress schedule of the contract. In the event of the developer failing or neglecting to adhere to the approved progress schedule. The engineer- in -charge shall be entitled without prejudice to any other rights and remedies of the AMC including the right to terminate this Agreement to recover from the developer as and by way of compensaction for delays. The developer is liable to pay to the AMC of project costs of AMC component per month subjected to maximum up to amount of performance security.

No construction work on the plot as per schedule shall commenced by the developer until the said plans, elevations, sections, of the working drawing and specifications shall have been approved by the Engineer-in-charge as aforesaid as well as by the Aurangabad Municipal Authority. The Developer shall not thereafter make any alterations in or additions thereto, unless such alterations and additions are approved by the Engineer-in-charge. The lease shall be prepared in duplicate by the solicitor to commencement in law and judiciary department and shall be in the form and marked with such modifications and additions thereto as maybe agreed upon.

The sum of Rs. 7.96 Lakhs (Rs. Seven Lakh ninety six thousand only) has been deposited as a performance security the developer pursuant to agree here of shall be treated as performance security for due observance and performance by the developer of the terms and conditions here of, without prejudice to any other rights and remedies of the Aurangabad Municipal Corp. against any breach, by the developer of this Agreement. The Aurangabad Municipal Corp. may in its absolute right forfeit the said sum of Rs.7.96 Lakhs (Rs Seven Lakh ninety six thousand only) and appropriate the same towards satisfaction of any sum due or payable by the developer under this Agreement or any claims or demands whatsoever whether liquidated or which may at any time be made or have been made on behalf of the Aurangabad Municipal Corp. in respect thereof. Even after due compliance by the developer with all his / its/ their obligations under this agreement the said sum of Rs.7.96 Lakhs (Rs Seven Lakh ninety six thousand only) shall liability period as per clause 3.10.6 as security for due observance and performance by the developers of the covenant terms and conditions and performance by the developer of the



CUW

covenants terms and conditions on his / its / their part and contained in the said lease.

I] The developer shall be responsible to obtain from the competent authorities occupation, completion certificate, and approvals thereof respect of the said work.

All notices consents and approvals to be given under this agreement shall be in writing and any notice shall be considered as duly served. If the same shall have been addressed to the developer or the resident Engineer of the developers and delivered left or posted to the usual or last known place of residence or business. All costs, charges and expenses of the solicitor to the Government incidental to drawings, engrossing and completing this agreement in duplicate and the lease to be hereafter granted to the Developer and the duplicate thereof and all costs. Charge and expenses of matter arising thereof including stamp duty registration charges and costs of all documents, correspondence of otherwise and also the costs of the additional copy of this agreement and the lease shall be borne and paid by the Developer to the Government according to the rate of fees payable to Attorneys prescribed to this Agreement shall be binding on the Developer.

J] Contract document including all annexure, schedules, form are part and parcel of this Agreement. General conditions as well as additional conditions attached to this Agreements shall be binding on the developer.

[4] In case of any kind of dispute between the developer and the Aurangabad Municipal Corporation the said dispute will be settled by the parties according to arbitration and conciliation act 1996. And arbitrator charges will born by the developer.

IN WITNESS WHERE OF the Aurangabad Municipal Corp. to set his hand and affix his official seal hereto for and on his behalf and the developer has /have here to set his hand / their respective hands common seal of the developer has been here unto affixed on the day and year herein above written.



अ ग ग-५
२००५

अ ग ग-९
२३०० १३ १२
२००५

C-431

SIGNED SEALED AND DELIVERED

Shri. Chandrakant S. Soni
City Engineer.
Aurangabd Municipal Corp.

City Engineer
Municipal Corporation
Aurangabad.

in the present of

1.-----

2.-----

SIGNED, SEALED AND DELIVERED

By the within named Developer

1. Power of Attorney holder of
Anil constructions,
Mrs. Jayshree K. Nade

2. Shri. Prakash S. Patil

3. Shri. Shrikant G. Gayakwad

In the presence of

1. प्रकाश सदानंद शिंदे

2. Deepak Animesh Patil



अ ग
२२४ | ५ | ९
२००६

२३०० २४ २९

श्री. सिताराम सुरे (सदस्य रथा. क.)
(सदस्य रथा. क.)

श्री. सिताराम सुरे (सदस्य रथा. क.)
सिताराम सुरे

C-429



0:2006
1:59 pm
दुय्यम निबंधक:
औरंगाबाद 5

दस्त गोषवारा भाग-1

अगम5
दस्त क्र 2994/2006
512

क्रमांक : 2994/2006
प्रकार : करारनामा किवा त्याचे अभिलेख किवा करार संक्षेपलेख

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाम: श्री प्रकाश डेवकलपते अण्ड जे व्ही. तर्फे पत्ता: 1) श्री प्रकाश सदाशिवराय पार्टील मता घर/फ्लॅट नं: - मल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: शारापुररोड शहर/गाव: नाशिक	लिहून घेणार वय 50 सही		
नाम: 2) श्री श्रीकांत गंगाधरराय गायकवाड पत्ता: घर/फ्लॅट नं: - मल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: शारापुररोड शहर/गाव: नाशिक तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 52 सही		
नाम: 3) जयश्री किशनराव नाटे पत्ता: घर/फ्लॅट नं: - मल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: आयोध्याकॉम्प्लेक्स शहर/गाव: तातुर तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 43 सही		
नाम: महानगर पालिका औरंगाबाद तर्फे श्री चंद्रकुमार शंकरलाल सोनी पत्ता: घर/फ्लॅट नं: - मल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: मनपा शहर/गाव: औरंगाबाद तालुका: - पिन: - पिन नम्बर: -	लिहून घेणार वय 57 सही		



2006
2300 194 02
2006



C-433



दस्त गोषवारा भाग - 2

अगग5
दस्त क्रमांक (2994/2006)
er

दस्त क्र. [अगग5-2994-2006] चा गोषवारा
बाजार मुल्य :39800000 मोबदला 0 भरलेले मुद्रांक शुल्क : 39800

दस्त हजर केल्याचा दिनांक :27/09/2006 04:38 PM
निष्पादनाचा दिनांक : 27/09/2006
दस्त हजर करणा-याची सहा :

Rah

दस्ताचा प्रकार :5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/09/2006 04:38 PM
शिकका क्र. 2 ची वेळ : (फ्री) 27/09/2006 04:41 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/09/2006 04:43 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/09/2006 04:44 PM

दस्त नोंद केल्याचा दिनांक : 27/09/2006 04:44 PM

पावती क्र.:3081 दिनांक:27/09/2006
पावतीचे वर्णन
नाव: मे. श्री प्रकाश डेव्हलपर्स अॅण्ड जे.व्ही. तर्फे
भागीदार 1) श्री प्रकाश सदाशिवराव पाटील
30000 :नोंदणी फी
180 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

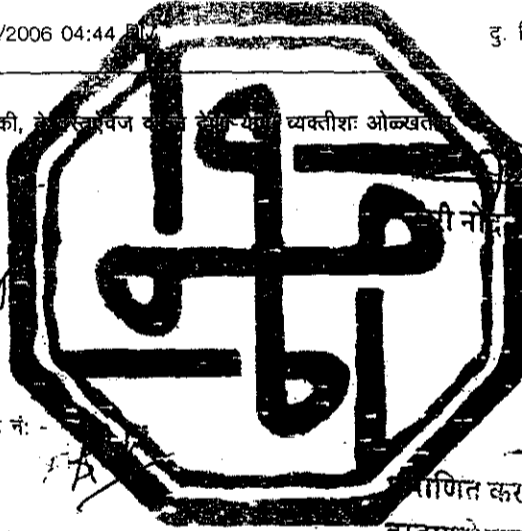
30180: एकूण

दु. निबंधकाची सहा औरंगाबाद 5

ओळख :

खालील इसम असे निवेदीत करतात की, ते निवेदीत करणारे व्यक्तीस ओळखतात
व त्यांची ओळख प्रटवितात.

- भगवानछगनराव तवार ,घर/फ्लॅट -
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/वसाहत: कोकणवाडी
शहर/गाव:औरंगाबाद
तालुका: -
पिन: -
- दिपकअन्नारामहे पाटील ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेट/वसाहत: बांधकामभवन
शहर/गाव:लातूर
तालुका: -
पिन: -



बुकाचे शेर

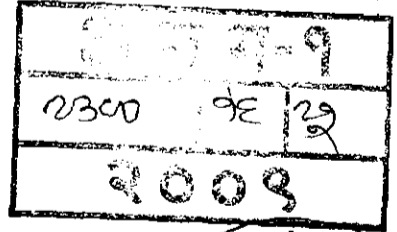
दस्ताची नोंद घेतली तारीख 27/09/06

M. S. Rah
सहा दुय्यम निबंधक वर्ग-
औरंगाबाद क्र. 5

निष्पादन करण्यात येले की, या
दस्तमध्ये एकूण.....

M. S. Rah
सहा दुय्यम निबंधक वर्ग-
औरंगाबाद क्र. 5

M. S. Rah
दु. निबंधकाची सहा
औरंगाबाद 5



C-435

71-
Regn. 39 M

**JOINT DISTRICT
REGISTRAR,
AURANGABAD**
D-5/F.M/C.R.No 70
1526/05/03

RECEIVED
199200
SER.0039800
INDIA STAMP

Name of प्र. प्र. कपाळे Rupees Thirty nine
R/o. औरंगाबाद Eight
By Witness अश्वर्ष विजयसि आठडे 19/04/11
अश्वर्ष Only
25/11



अ र ग - २
0887 0888 928
२००८

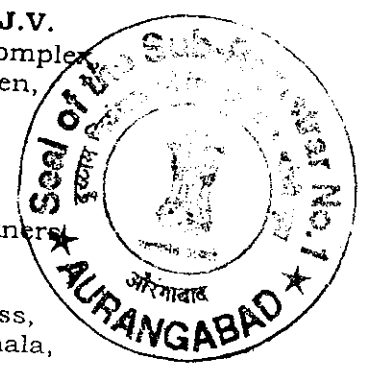
2800 96 29
२००८

DEED OF ASSIGNMENT FOR B.O.T. PROJECT

This Deed of Assignment is executed today on 25 day of November, 2008, at Aurangabad BETWEEN :-

M/s. Shree Prakash Developers & J.V.
Having its office at Shree Prakash Complex
2-A, First Floor, Near Kulkarni Garden,
Sharanpur Road, Nashik.
Through : It's Partners :-

- Shree Prakash Developers**
A partnership firm through : It's Partners
A. Prakash
Sadashiv Patil,
Age : 51 years, Occup.: Busienss,
R/o. : Sahajivan Colony, Visemala,
College Road, Nashik.



Prakash

Sadashiv Patil

Prakash

Prakash

Prakash

(437)



11/2008
दुय्यम निबंधकः
7:08:42 pm औरंगाबाद 2

दस्त गोषवारा भाग-1

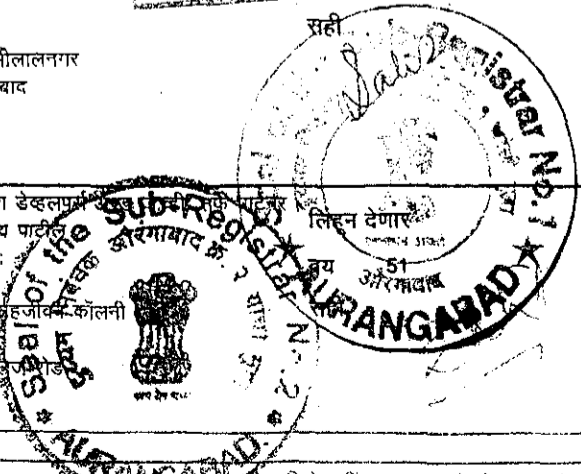
अगग2
दस्त क्र 7648/2008
23/24

दस्त क्रमांक : 7648/2008

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाम: अधर्वा अण्ड सुनिल डेक्कलपसे तर्फे भागीदार 1)सौ.रजनी प्रकाश पारसवाणी पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सिंधी कॉलनी शहर/गाव: औरंगाबाद तालुका	लिहून घेणार वय 45 सही <i>Rajni</i>		
2	नाम: 2) जितेंद्र हिरालाल पारसवाणी पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सिंधी कॉलनी शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: 0	लिहून घेणार वय 19 सही <i>Jitendra</i>		
3	नाम: 3)सौ.जयश्री किशनराव नाडे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: कोकणवाडी शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: 0	लिहून घेणार वय 46 सही <i>Jayashree</i>		
4	नाम: 4)रविंद्र बाबुलाल जैन पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: खिचसरा पार्क शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: 0	लिहून घेणार वय 39 सही <i>Ravi</i>		
5	नाम: 5)शैलेश देवजीभाई पटेल पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: बन्सीलालनगर शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: 0	लिहून घेणार वय 34 सही		
6	नाम: मे.श्री.प्रकाश डेक्कलपसे 1)प्रकाश सदाशिव पाटील पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: कॉलनी शहर/गाव: औरंगाबाद	लिहून घेणार वय 51 सही		

अगग-1
2300 95 29



C-439



1/2008 दुय्यम निबंधक:
8:45 pm औरंगाबाद 2

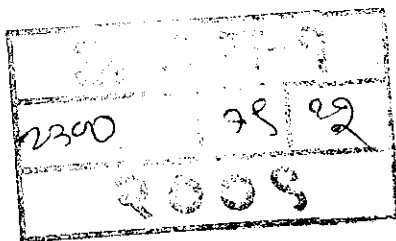
दस्त गोषवारा भाग-1

अगग2
दस्त क्र 7648/2008
28/24

दस्त क्रमांक : 7648/2008

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

नु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
7	नाव: 2) श्रीकोत गंगाधर गायकवाड पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: आकाशवाणीरोड ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाय: नाशिक तालुका: - पिन: - पॅन नम्बर: 0	लिहून देणार वय 50 सही		
8	नाव: अनिल कन्ट्रक्शन्स तर्फे जयश्री किशनराव नाडे पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: कोकणवाडी शहर/गाय: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: 0	लिहून देणार वय 46 सही		



c-441



23/06/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

7:02:05 pm

औरंगाबाद 1

अगगा1

दस्त क्र 2300/2009

20/22

दस्त क्रमांक : 2300/2009

दस्ताचा प्रकार : चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाव: आधर्व आणि सुनिल डेव्हलपर्स तर्फे भागीदार नं 1 रामेश्वर कन्हैयालाल भारुका(ASSIGNI) पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: टाऊन सेंटर शहर/गाव: औरंगा</p>	<p>लिहून घेणार वय 44 सही</p>		
2	<p>नाव: जितेंद्र हिरालाल पारसवाणी पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सिंधी कॉलनी शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 20 सही</p>		
3	<p>नाव: रविंद्र बाबुलाल जैन पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: खिवसरा पार्क शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 40 सही</p>		
4	<p>नाव: राजेंद्र घेवरचंदजी देसरडा पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सिडको शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 48 सही</p>		
	<p>नाव: सी. जयश्री किसनराव नाडे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: कोकणवाडी शहर/गाव: औरंगाबाद तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून घेणार वय 47 सही</p>		
	<p>नाव: कमीशनर औरंगाबाद महानगरपालिका औरंगाबाद फे वि ओ टी कक्ष प्रमुख सय्यद सिद्दीक औरंगाबाद खत अली - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: -</p>	<p>लिहून घेणार वय 48 सही</p>		



23/06/09

C-443



23/06/2009

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

7:02:06 pm

औरंगाबाद 1

अगग1

दस्त क्र 2300/2009

29/22

दस्त क्रमांक : 2300/2009

दस्ताचा प्रकार : चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
7	<p>नाव: मेसर्स श्री प्रकाश डेव्हलपर्स अण्ड जे व्ही तर्फे श्री प्रकाश डेव्हलपर्स नं 1 प्रकाश सदाशिव पाटील - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: सहजीवन कॉलनी</p>	<p>लिहून देणार</p> <p>वय 52</p> <p>सही</p> <p><i>Rahu</i></p>		
8	<p>नाव: श्रीकांत गंगाधर गायकवाड - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: प्लॉट नं 3 वरद बंगलो आकाशवाणी रोड</p> <p>शहर/गाव: नाशिक</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर</p>	<p>लिहून देणार</p> <p>वय 51</p> <p>सही</p> <p><i>Rahu</i></p>		
9	<p>नाव: अनिल कॅन्सट्रक्शनतर्फे मु.आम म्हणुन जयश्री किशनराव नाडे - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: कोकणवाडी</p> <p>शहर/गाव: औरंगाबाद</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन</p>	<p>लिहून देणार</p> <p>वय 47</p> <p>सही</p> <p><i>Jwale</i></p>		



C-445



दस्त गोषवारा भाग - 2

अगग1
दस्त क्रमांक (2300/2009)
२२/२२

दस्त क्र. [अगग1-2300-2009] चा गोषवारा
बाजार मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:2562 दिनांक:23/06/2009
पावतीचे वर्णन
नांव: आथर्व आणि सुनिल डेव्हलपर्स तर्फे भागीदार
नं 1 रामेश्वर कन्हैयालाल भारुका(ASSIGNI)

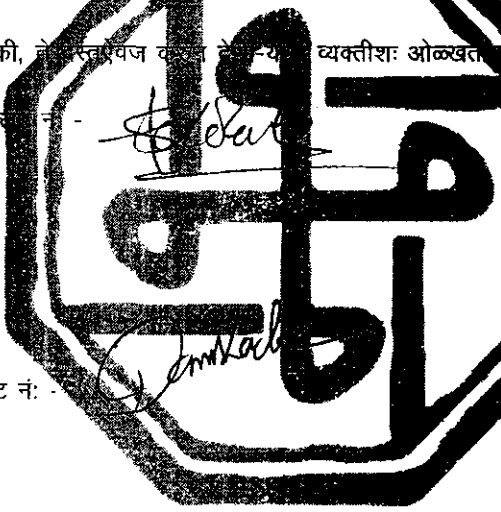
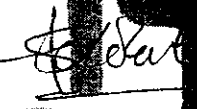
दस्त हजर केल्याचा दिनांक :23/06/2009 06:35 PM
निष्पादनाचा दिनांक : 23/06/2009
दस्त हजर करणा-याची सही :

100 :नोंदणी फी
420 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
520: एकूण

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/06/2009 06:35 PM
शिक्का क्र. 2 ची वेळ : (फी) 23/06/2009 06:40 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 23/06/2009 07:01 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 23/06/2009 07:01 PM

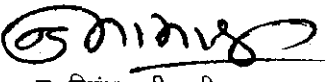
दस्त नोंद केल्याचा दिनांक : 23/06/2009 07:01 PM

पावती क्र.:2563 दिनांक:23/06/2009
पावतीचे वर्णन
नांव: आथर्व आणि सुनिल डेव्हलपर्स तर्फे भागीदार
नं 1 रामेश्वर कन्हैयालाल भारुका(ASSIGNI)

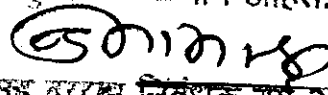
ओळख :
खालील इसम असे निवेदीत करतात की,  व्यक्तीशः ओळखत
व त्यांची ओळख पटवितात.
1) सुधाकर एकनाथराव कपाळे ,घर/फ्लॅट नं - 
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: सिडको
शहर/गाव:औरंगाबाद
तालुका: -
पिन: -
2) दिपकनरहरीराव दमकोंडे ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: --
पेट/वसाहत: सिडको
शहर/गाव:औरंगाबाद
तालुका: -
पिन: -

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

दु. निबंधकाची सही, औरंगाबाद 1



दु. निबंधकाची सही
औरंगाबाद 1

१२९ मुद्रांक २३००
२३/०६/०९ दिनांक २३/०६/०९
पावती क्र. २२ पाने आहेत.

सह. दु. निबंधक वर्ग-२
औरंगाबाद क्रमांक-१

