

वसंत भवन

पावती
Tuesday, January 29, 2013
1:46 PM
Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 678 दिनांक: 29/01/2013

याचाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगम 1-536-2013

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. पाटील कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रा.लि. औरंगाबाद तर्फे
डायरेक्टर श्री. मल्लिकार्जुन बमवन्तराव पाटील

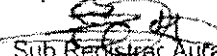
नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: रु. 30500.00

आपणास हा दस्तऐवज अंदाजे 2:06 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.


Sub Registrar Aungabad I

बाजार मूल्य: रु. 11950000/-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 24000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 26047 दिनांक: 29/01/2013

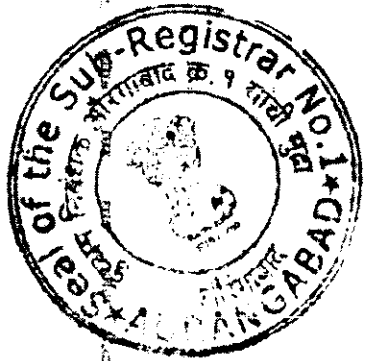
बँकेचे नाव व पत्ता: The Latur Urban Co-Op Bank LTD, Latur "

2) देयकाचा प्रकार: By Cash रक्कम: रु. 500/-





जिल्हा कार्यालय, औरंगाबाद MAHARASHTRA 5000x4 + 1000x4 = 24000/- B 554503
 23 JAN 2013 अ.क्र. 8563 दिनांक: 28/01/2013 किंमत: 5000/- डी.एल.बर्ने
 कोणकरीला : मे. सुविल कल्याणकर, अ.क्र. 5410242 उत्तम इशेचत, फाजलपुरा, मुंब्राक विक्रेता
 अ. नं. 111. श्री. मो. मल्लोबाजी पिका औरंगाबाद प.क्र. ABD-136
 हस्त: कसबागंगा पर्यटन
 श्री. मोहराव दिग्वराव जेठवाणी स. डी. 015

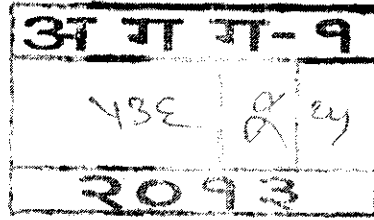
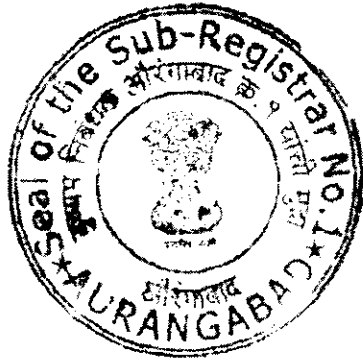


अ ग ग-१		
43E	9	24
2013		

CONCESSION AGREEMENT

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

Sy. Alexander Au



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 its administrators, successors and assigns) of the other part.

Sy Alexander Ali

(CONCESSION AGREEMENT)

(PAGE NO. 01)



कार्यालय महाराष्ट्र MAHARASHTRA

23 JAN 2013

अप्पर जोराना विकारी

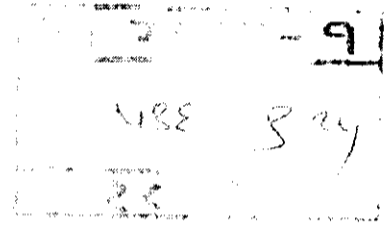
जोड अ.क्र. 8563 दिनांक: 28/01/13 किंमत: 5000/-
अ.क्र. 2 पुर्ततेसाठी : 2000/-

3 554504

डी.एल.बर्ने

मुद्रांक विक्रेता

उत्तम जोराना, फाजलपुरा,
औरंगाबाद प.क्र. A8D-136



WHEREAS The Aurangabad Municipal Corporation invited proposals for undertaking the work of "Development of Vasant Bhavan at CTS No. 5739 on

Build Operate Lease & Transfer Basis (BOLT)" hereinafter referred to as

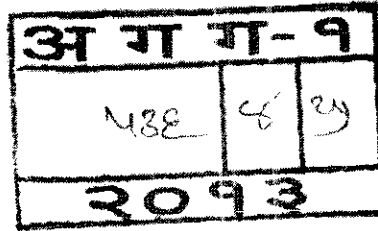
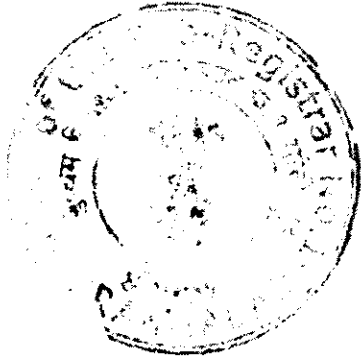
"the project on Finance Build Transfer basis as per Notice inviting Bids No. AMC/

E-Tender/2012/80 dated 07/09/2012 issued by A.M.C.

Sy. Alexander An

CONCESSION AGREEMENT

PAGE NO. (3)



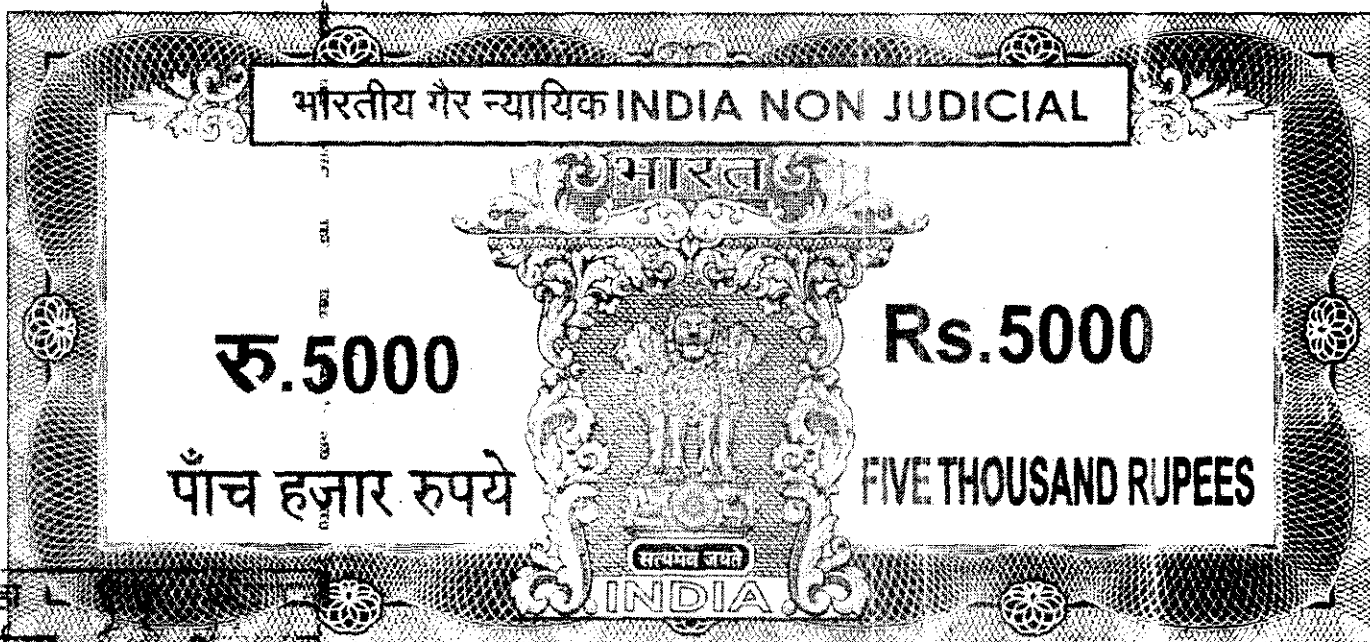
AND WHEREAS pursuant to the said Bid Notice, dated 07/09/2012

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

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

Sy. Alexander Ali





भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

महाराष्ट्र MAHARASHTRA

B 554505

23 01 2013

जोड अ.क्र. 5563 दिनांक 28/01/2013 किंमत: 5000/-
अ.क्र. 3 पुर्तलेताठी : 2400

डॉ. एल. बर्नेर
मुद्राक विक्रेता

उत्तम धेरोक्त, फाजलपुरा,
औरंगाबाद प.क्र. ABO-136

अप्पर कोषागार अधिकारी
औरंगाबाद



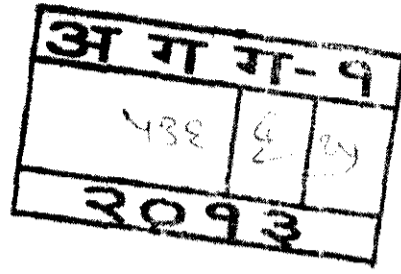
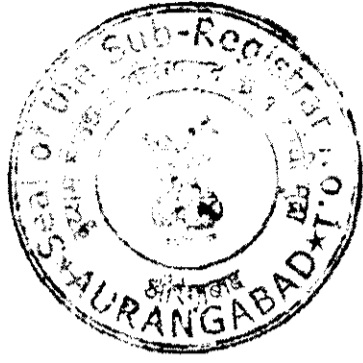
अ ग ग-१		
438	424	
2013		

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED AND

DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS

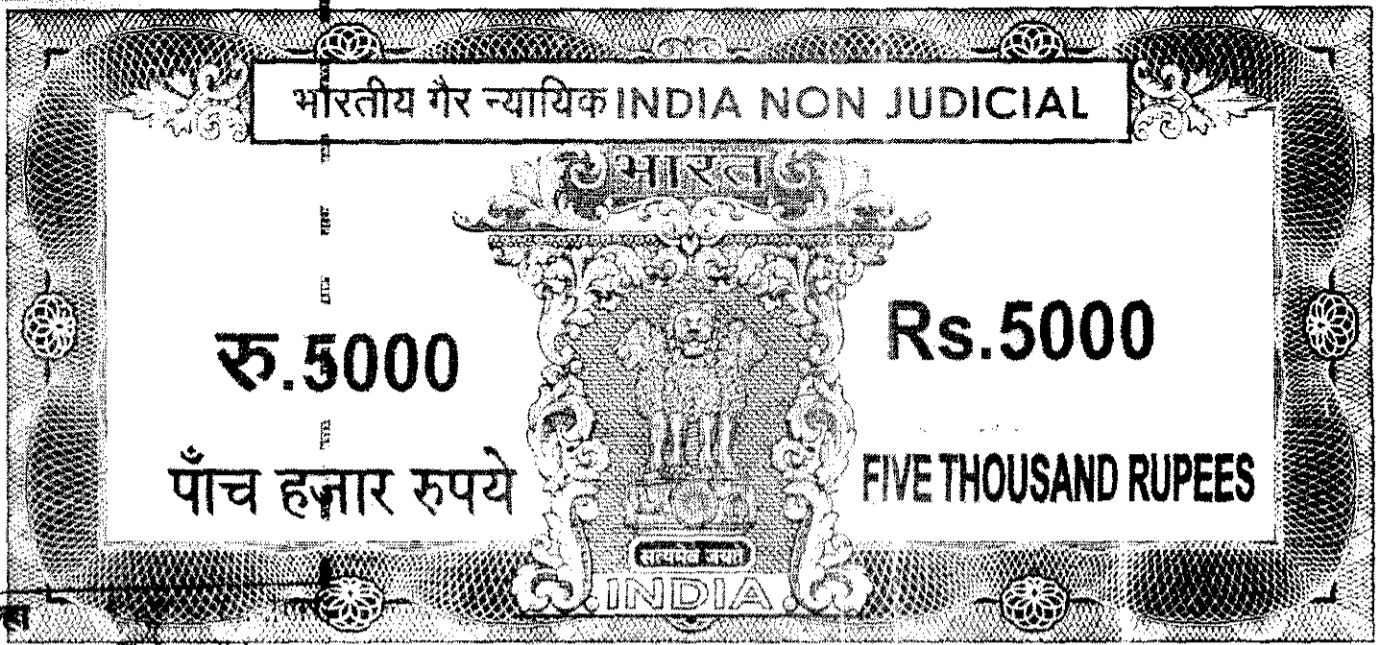
Sy. Sullander Ali

CONCESSION



SCOPE OF WORK :- The project scheme involves construction of Commercial Complex at Vasant Bhavan, Aurangabad. The Commercial Complex at Vasant Bhavan, Aurangabad shall be constructed on plot. The private entrepreneur/bidder will be responsible for developing the construction of the Commercial Complex at Vasant Bhavan, Aurangabad by his own funds. The Aurangabad Municipal Corporation will allow the private entrepreneur/bidder to recover his investment by giving the private entrepreneur/bidder the right to lease out the bidder component of Shopping Complex at Vasant Bhavan, Aurangabad on plot area Admeasuring 1418.00 Sq.mtr. The successful entrepreneur/ bidder will be responsible for the construction of the Commercial Complex at Vasant Bhavan, Aurangabad, by his own funds. The Aurangabad Municipal Corporation owner of plot of project will allow the successful entrepreneur/bidder to recover his investment by giving the successful entrepreneur/bidder the right to lease out bidder component from the Commercial Complex at Vasant Bhavan, Aurangabad having area of plot admeasuring 1418.00 Sq.mtr for which allowable built-up 2127.00 Sq.mtr on a Long Term Lease of 30 years to occupants of his choice on payment of nonrefundable deposit to recover his investment on the bidder component. And occupant have to pay lease rent Rs. 100/- per Sq.mtr per month on chargeable area 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.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

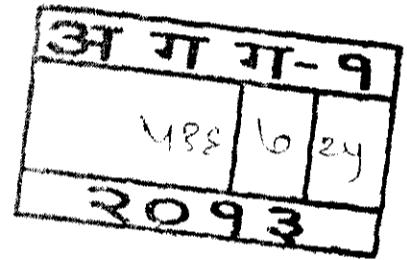
INDIA

जिल्हा
कार्यालय
महाराष्ट्र MAHARASHTRA
23 JAN 2013
अप्पर कोरपोरट अधिकारी

जोड अ.क्र. 8563 दिनांक 28/01/2013 किंमत: 5000/-
अ.क्र. पुर्ततेसाठी : 24000

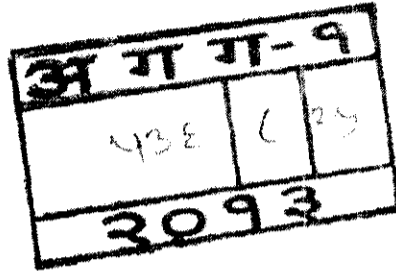
B 554506

डॉ. एल. बर्ने
मुद्राक विक्रेता
उत्तम सेरोबत, फाजलपुरा,
अहमदाबाद प.क्र. ABD-136



2. 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").

Sy. Suman Ali



3. Other documents such as additional details of the proposal, security Deposit, and other correspondence between the A.M.C. and the concessionaire/bidder are attached therewith, as Reference Documents.

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

5. Aurangabad Municipal Corporation in consideration of the Concessionaire, having agreed to accept payment of Rs. 1,08,00,000=00 (Rs. One Crore Eight Lakhs 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.

Sy. Alexander



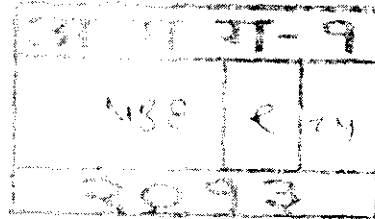
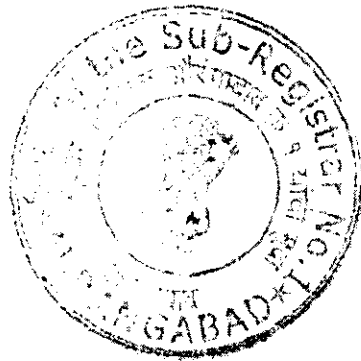
जिल्हा
महाराष्ट्र MAHARASHTRA
 कार्यालय

22 JAN 2013

अप्पर कोषागार अधिकारी
 औरंगाबाद

जोड अ.क्र. 8563 दिनांक: 28/01/2013 किंमत: 1000/-
 अ.क्र. 5

946116
डी.इल.वर्मा
 मुद्रांक विक्रेता
 उत्तम इन्फोटेक्स, काजलपुरा,
 औरंगाबाद प.क्र. ABD-136

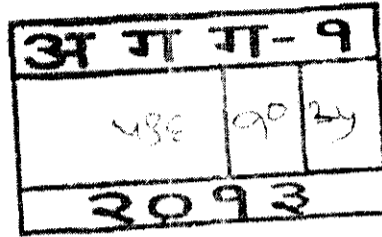
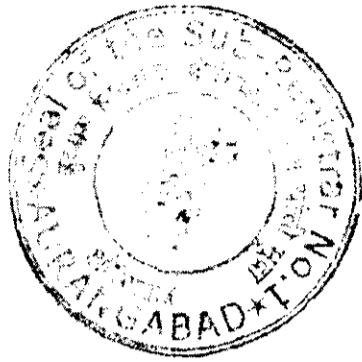


6. The Concessionaire/bidder does hereby agree :

- 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.

Sy. Alexander Ali

CONCESSION AGREEMENT



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

documents.

c) To pay Rs. 8,47,500=00 (Rupees Eight Lakhs Forty Seven Thousand Five

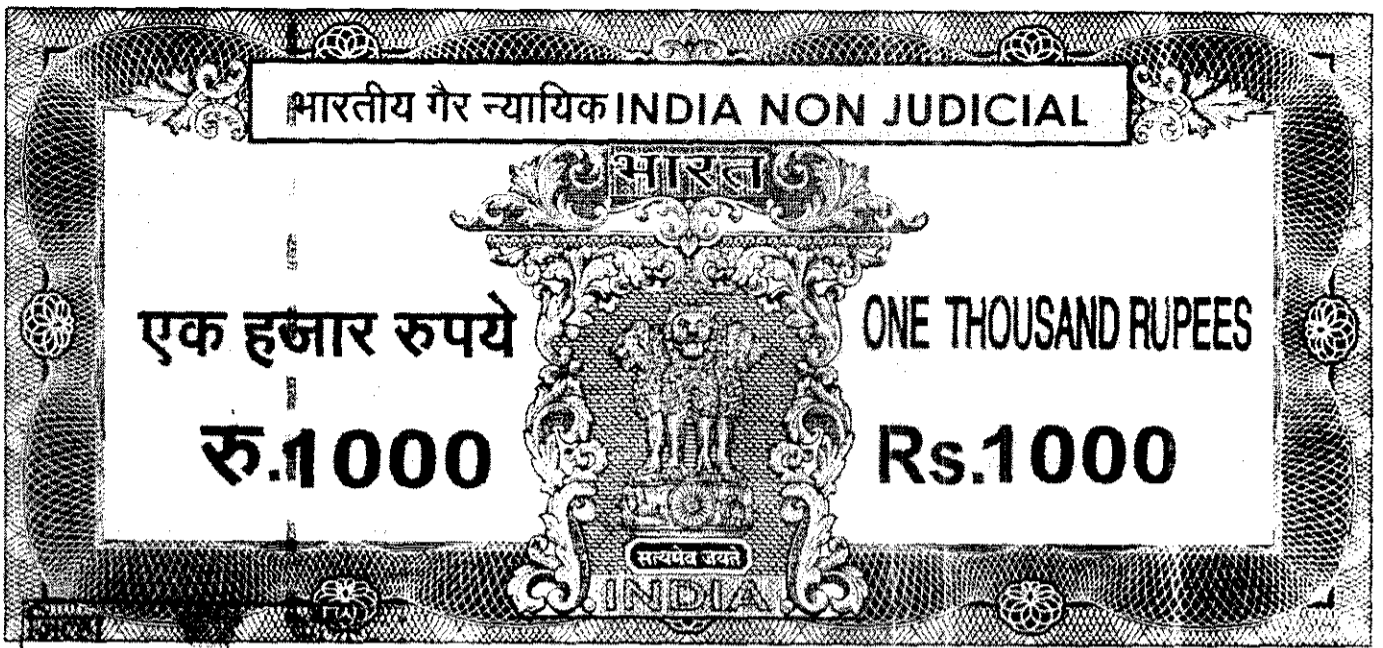
Hundred only) as project development fee, in the form of Demand Draft, at the

time or before concession agreement of the project and the nonrefundable deposit

amount of Rs. 1,08,00,000=00 (Rupees One Crore Eight Lakhs only) in the manner

provided in Clause 3.8.2 of the contract Documents.

Sy. Alexander Ali



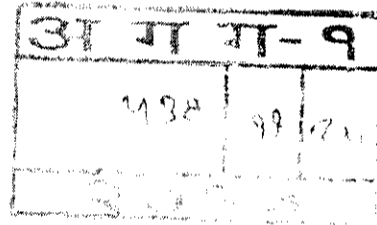
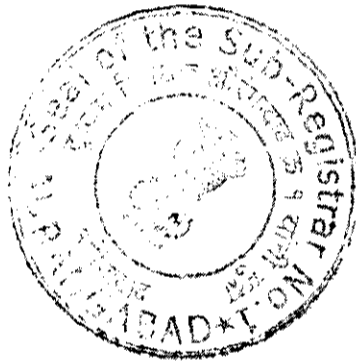
कार्यालय
महाराष्ट्र MAHARASHTRA

22 JAN 2013

अप्पर कोषागार अधिकारी
औरंगाबाद

जोड अ.क्र. 5563 दिनांक 28/01/2013 किंमत: 1000/-
अ.क्र. 6 पुस्तक सं. 24000

C. 946117
डी.एल.बर्नी
सुदाम कविकेता
उत्तम इन्डियन, फाजलपुरा,
औरंगाबाद प.क्र. ABD-136

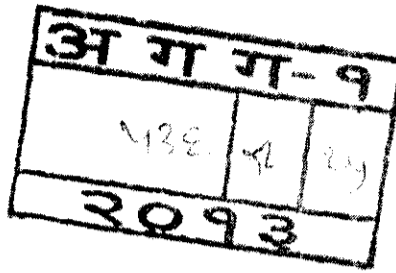


d) To pay the security deposit amounting to Rs. 11,50,000=00 (Rupees Eleven Lakhs Fifty Thousand Only) and to pay performance security deposit amounting Rs. 15,00,000=00 (Rs. Fifteen Lakhs only) either in Demand Draft or in the form of a Bank Guarantee of an equivalent amount.

Sy. Sivander Ali

(CONCESSION AGREEMENT)

(PAGE NO. 11)



e) To handover the AMC component complete in all respects to A.M.C free of cost immediately on completion of its construction after obtaining occupancy certificate within stipulated time period specified in tender document.

f) To market, the space of concessionaire portion, commercial complex and enter into tripartite agreement (s) provided in the contract documents with A.M.C. and the occupants of concessionaire portion and commercial complex.

g) The occupant of the concessionaire component have to pay rent of 100/- Per Sq.mtr Per month on chargeable area to AMC for Thirty years which will be increase by 12 % after every three years except he component of AMC.

Sy. Suman Ar





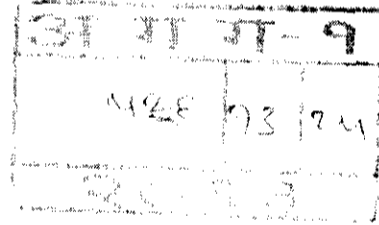
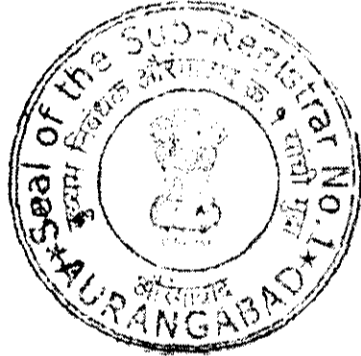
कार्यालय औरंगाबाद
महाराष्ट्र MAHARASHTRA

22 JAN 2013

अम्बर कोशाम्बर अधिकारी
औरंगाबाद

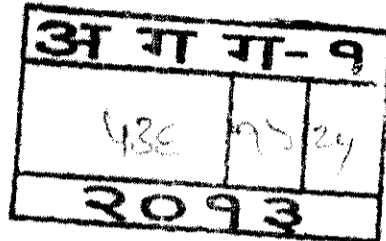
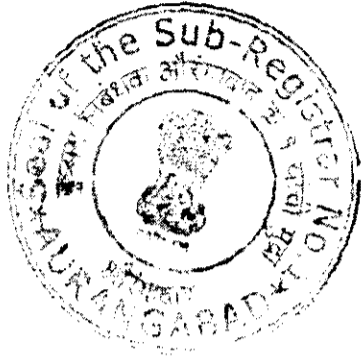
जोड अ.क्र. 8563 दिनांक 28/01/13 किंमत 1000/-
अ.क्र. 7 फुर्सतिसादी 24000

G 946118
डी.एल.बर्ने
मुद्रांक विक्रेता
जसम औरंगाबाद, फाजलपुरा,
औरंगाबाद प.क्र. ABD-136



h) The lease period will be 30 years for the developer and occupants. After expiry
of lease period the developer/occupant shall hand over the total facility with all
buildings etc to AMC as per the condition of contract.

Sy. Iskander Ali



7) Settlement of disputes

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

Sy. Suleman Ali

CONCESSION



कार्यालय महाराष्ट्र MAHARASHTRA

22 JAN 2013

अप्पर कोसगाव तहसिलदारी

जोड क्र. 8563 / 8 दिनांक 28/01/13 किंमत 10000/-

रु. 2000/-

946119

डी.एल.बर्माल

सुद्राक विक्रेता

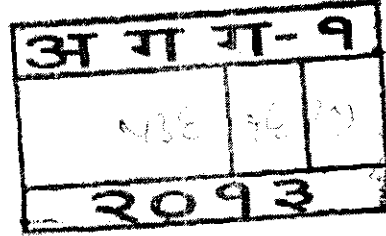
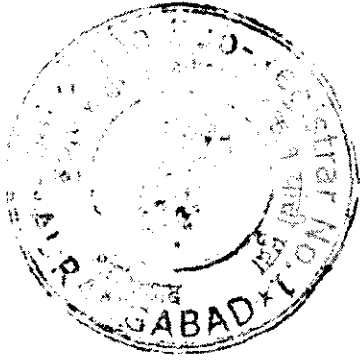
उत्तम दोराऊस, काजलपुरा,
भौरगावा प.क. ABD-136



अ ग ग-१		
488	94	24
2093		

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
confessionaire/bidder.

Sy. Sikandar Ali



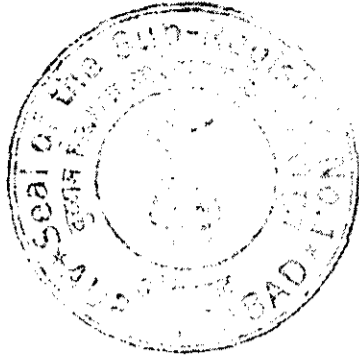
B) All defferences and disputes regarding to this project arising out of this agreement and if any party do not agree with the decision of the Commissioner/ expert, then it shall be resolved by arbitrator, and arbitrator will be appointed with the consent of both the parties, under arbitration and concilliation 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.

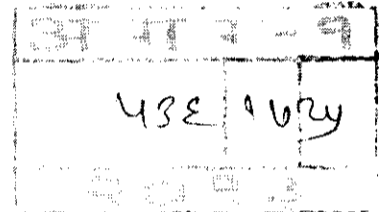
8) This concession agreement shall be governed by and constituted in accordance with laws of the republic of India.

9) This concession agreement is part & parcel of tender document. The term & conditions mention in the tender document is part of this concession agreement.

Sy. Shikandar Ali



B) All differences 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 conciliation 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.



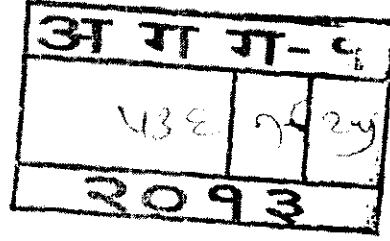
C) Court Jurisdiction will be at Aurangabad.

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 arises in future also.

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

9) This concession agreement is part & parcel of tender document. The term & conditions mention in the tender document is part of this concession agreement.

Sy. Alexander An



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

Typed By : Uttam Xerox

Signed and Sealed by :-

Syed Sikandar Ali

Chief B.O.T. Cell

on Behalf of Commissioner

Municipal Corporation Aurangabad

Sy. Sikandar Ali

M/S. Patil Construction & Infrastructure

Pvt.Ltd. Aurangabad,

~~संस्थानिकांशुन कसपगणप पाकवक~~

In presence of

1.

Shri. Mohan Dinkarrao Joshi

Age : 41 years, Occu : Business

R/o. : Samarthnagar, Aurangabad

2.

Mohmmad Vasim Mohmmad Yusuf

Age : 56 years, Occu : Business

R/o. BuddiLine, Aurangabad

[Signature]

[Signature]

[Signature]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABVPM7325C



नाम /NAME

WASIL MOHAMED YUSUF MOHAMED

पिता का नाम /FATHER'S NAME

YUSUF MOHAMED QASEEM
MOHAMED

जन्म तिथि /DATE OF BIRTH

18-03-1957

REGISTRAR SIGNATURE

[Signature]

आयकर आयुक्त, नासिक

COMMISSIONER OF INCOME TAX, NASIK

अ ग ग-१		
५४६	२०	२५
२०१३		



इस कार्ड के खो / मिल जाने पर कृपया जारी करने

वाले प्राधिकारी को सूचित / वापस कर दें

आयकर आयुक्त,

केन्द्रीय राजस्व भवन,

पुराना आगरा रोड, गडकरी चौक,

नासिक - 422 002.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax,

Kendriya Rajaswa Bhavan,

Old Agra Road, Gadkari Chowk,

Nasik - 422 002.

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

NO. MH20 20090016151
31-05-2014 (NT)

DLD 12-05-2011

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
LMV 22-11-1981
MCWG 08-04-1994



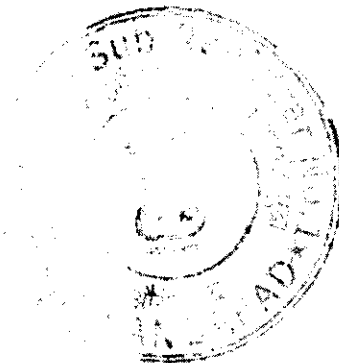
DOB 01-06-1964 BG

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

PIN
Signature & Seal of
Issuing Authority MH20 201143

Signature/Thumb
Impression of holder

अ ग ग-१		
५३५	२९	१५
२०१३		



MUNICIPAL CORPORATION
AURANGABAD, M.S.

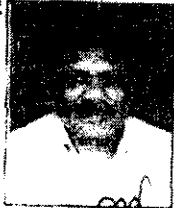
Tel. No. (0240) 2331194, Fax. 2331213


IDENTITY CARD

Name : **SYED SIKANDAR ALI**
SYED AKHTAR ALI

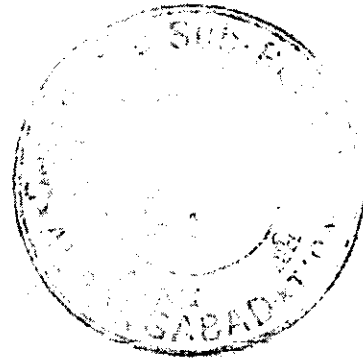
Designation : **B. O. T. CHIEF**

Department : Aurangabad Municipal Corporation.



Holder's Sign  Commissioner
M.M.C. Aurangabad

अ ग ग-१		
488	22	24
२०१३		



Res. Address: 16, Shaheen Housing Society,
Majnu Hill Main Road, Aurangabad.

Date of Birth : 14.09.1960 Blood Group : O + ve

INSTRUCTIONS

- Please Keep this Identity card with you & produce on demand by authorised person or security.
- In case of loss/theft it should immediately be reported to authorised Signatory : Personnel dept
- This card is not transferable and must be surrendered immediately after resignation, termination or cessation of employment.
- If Found Please Drop this in a Post Box.

MUNICIPAL CORPORATION, Aurangabad, MS. Pin 432020/2007

महाराष्ट्र शासन
सर्वसाधारण खाते
MALLARAJAN B PATIL
BASWANTRAO PATIL

0488/1980

Permanent Account Number

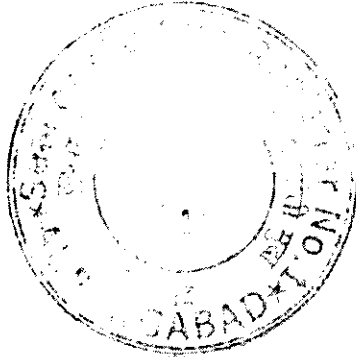
48885018F



भारत सरकार
GOVT. OF INDIA



अ ग ग- 9		
488	23	24
2093		



29/01/2013 1 50:18 PM

दस्त गोषवारा भाग-2

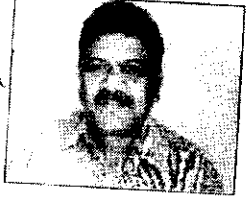



अगण1

संन क्रमांक:536/2013

24/2/13

दस्त क्रमांक :अगण1/536/2013

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:औरंगाबाद महानगर पालिका औरंगाबाद तर्फे वी.ओ.टी. मुख्य सय्यद सिकंदर अली सय्यद अब्दुल अली पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्याक नं. - रोड नं. औरंगाबाद, महाराष्ट्र औरंगाबाद पिन नंबर:	लिहून देणार वय :-51 स्वाक्षरी:- <i>S. S. Alexander</i>		
2	नाव:मे पार्टीन कंस्ट्रक्शन अँड इंफ्रास्ट्रक्चर प्रा लि औरंगाबाद तर्फे डायरेक्टर श्री मल्लिकार्जुन वसवंतराव पार्टीन पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्याक नं. - रोड नं. शास्त्रीनगर औरंगाबाद, पिन नंबर:ABFPP5818F	लिहून देणार वय :-52 स्वाक्षरी:- <i>M. S. Mallickarjun</i>		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 01 / 2013 01 : 49 : 06 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

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

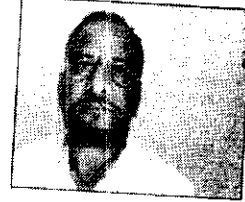
छायाचित्र

अंगठ्याचा ठसा



M. S. Joshi
स्वाक्षरी

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



M. S. Yusuf
स्वाक्षरी

M. S. Yusuf
(श्री. गिरीशराम शिक्का)

शिक्का क्र.4 ची वेळ:29 / 01 / 2013 01 : 50 : 01 PM

शिक्का क्र.5 ची वेळ:29 / 01 / 2013 01 : 50 : 16 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Aurangabad



M. S. Joshi

(श्री. मोहन दिनकरराव जोशी)

9 वे लुकाचे 4285

नंबरी नोंदला दिनांक 20/1/2013

536/2013

प्रमाणीत करण्यात येते की, या
दस्तामध्ये एकुण 24 पाने आहेत.

Summary I (GoshwaraBhag-1)

मंगळवार, 29 जानेवारी 2013 1:46
म.नं.

दस्त गोशवारा भाग-1

अगगा 1
दस्त क्रमांक: 536/2013 28/2/13

दस्त क्रमांक: अगगा 1 /536/2013

बाजार मूल्य: रु. 1,19,50,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 24,000/-

दु. नि. सह. दु. नि. अगगा 1 यांचे कार्यालयात

अ. क्र. 536 वर दि. 29-01-2013

रोजी 1:44 म.नं. वा. हजर केला.

पावती: 678

पावती दिनांक: 29/01/2013

सादरकरणाराचे नाव: मे. पाटील कंस्ट्रक्शन अँड इंफ्रास्ट्रक्चर प्रा. लि. औरंगाबाद तर्फे डायरेक्टर श्री. मल्लिकार्जुन बसवंतराव पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकूण: 30500.00

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्र. 1 29 / 01 / 2013 01 : 45 : 40 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 01 / 2013 01 : 46 : 18 PM ची वेळ: (फी)

