

अकोला महानगरपालिका, अकोला.

सा.बा.विभाग

कार्यालयीन टिपणी

- १) दक्षता नगर व्यापारी संकुल व अधिकारी निवास.
- २) नझुल प्लॉट नं. १ शिट नं. ५६
- ३) सदर ठिकाणी खालील प्रमाणे बांधकाम प्रस्तावित आहे.
- अ) ग्रऊंड फ्लॉअर - एकुण २८+२ व्यापारी गाळे - विकासकाकरिता.
- ब) पहीला मजला - एकुण २६ व्यापारी गाळे - विकासकाकरिता.
- २ व्यापारी गाळे , म.न.पा. करिता
- क) दुसरा मजला - एकुण ६ ऑफीसेस - विकासकाकरिता.
- ड) अधिकारी निवास तळ मजला २ निवासी गाळे, पहीला मजला २ निवासी गाळे, दुसरा मजला १ निवास गाळा.
- ४) उपरोक्त प्रमाणे बांधकामाचे एकुण क्षेत्रफळ खालील प्रमाणे आहे.
- अ) भुखंडाचे क्षेत्रफळ - ३०६५.०० चौ. मि.
- ब) ग्रऊंड फ्लॉअर - ६५०.२१ चौ.मि. व्यापारी गाळे - १८७.७१ चौ.मि. निवासी गाळे.
- क) पहीला मजला - ७५६.७९ चौ.मि. व्यापारी गाळे - १९०.७९ चौ.मि. निवासी गाळे.
- ड) दुसरा मजला - ७५३.५६ चौ.मि. व्यापारी गाळे - १६६.०५ चौ.मि. निवासी गाळे.
- फ) एकुण बांधकामाचे क्षेत्रफळ - २१६०.५५ चौ.मि. व्यापारी गाळे. ५४४.५५ चौ.मि. निवासी गाळे.
- ५) उपरोक्त बांधकामा करिता एकुण अंदाजपत्रकीय खर्च १,१७,६६,०३५/-.
- ६) सदर बांधकाम प्रस्तावित केल्यावर सदर बांधकाम करणे करिता दि. ७/५/०३ रोजी दैनिक लोकमत, दै. देशौन्नती व दै. नवभारत (हिंदी) या वृत्त पत्रात जाहीर निविदा प्रसिध्द केल्यावर त्यास अनुसरुन दि. २१/५/०३ रोजी पर्यंत एकुण ७ कोरी निविदा फॉर्म विकल्यागेले त्यापैकी दि. २२/५/०३ दुपारी ४ वाजे पर्यंत एकुण ३ निविदा प्राप्त झाल्या व मा.आयुक्तां समोर दि. २२/५/०३ रोजी उघडण्यात आल्या. त्याचे तपशिल खालील प्रमाणे.
- अ) श्रीकृपा डेव्हलपर्स, खामगाँव. देकार प्रीमीयम रु. ५१,५१,५३१/-
- ब) ईगल कन्सट्रक्शन, उल्हास नगर. देकार प्रीमीयम रु. ५,००,०००/-
- क) बरडीया मार्केटींग प्रा.लि., अकोला. देकार प्रीमीयम रु. ४५,११,०००/-
- ७) उपरोक्त प्रमाणे श्रीकृपा डेव्हलपर्स, खामगाँव यांची निविदा सर्वाधिक देकार प्रीमीयमची असल्यामुळे त्यांची निविदा मंजुर करण्यात आले व स्थायी समिती सभा दि. ३०/५/०३ ठराव क्र. २४ नुसार त्यास मंजुरी देण्यात आली. व त्यानुसार अमनपा/सा.बा.वि./बि.ओ.टी./ दक्षता नगर/३३/०३ दि. ३/६/०३ रोजी कार्यादेश देण्यात येवुन दि. १८/८/०३ रोजी विकासक श्रीकृपा डेव्हलपर्स, खामगाँव व महानगरपालिका (मा.आयुक्त) यांचे दरम्यान करारनामा झाला.

८) उपरोक्त करारनाम्यानुसार काम पुर्ण करण्याचा कालावधी कार्यादेशाचे दिनांका पासुन म्हणजे २ दि. १८/१०/०३ पासुन दि. ३/२/०५ पर्यंत होता. व प्रीमीयम ची रक्कम खालील प्रमाणे घेणे होती.

- अ) पहीला हफ्ता २५% - रु. १२,८७,८८३/- करारनाम्याचे वेळेत प्राप्त.
ब) दुसरा हफ्ता २०% - रु. १०,३०,३०६/- कार्यादेशा पासुन पाच महीना नंतर
क) तिसरा हफ्ता २०% - रु. १०,३०,३०६/- कार्यादेशा पासुन दहा महीना नंतर
ड) चौथा हफ्ता २०% - रु. १०,३०,३०६/- कार्यादेशा पासुन पंधरा महीना नंतर
इ) पाचवा हफ्ता १५% - रु. ७,७२,७३०/- कार्यादेशा पासुन विस महीना नंतर

उपरोक्त प्रमाणे विकासकाने दि. १३/८/०५ पर्यंत पुर्ण रक्कम महानगरपालिकेस अदा केले असुन काम पुर्ण झालेले आहे. व अधिकारी निवास म.न.पा. हस्तांतरीत झालेले आहे.

९) विकासकाचे काम पुर्ण झालेले असुन म.न.पा. करिता असलेला अधिकारी निवास म.न.पा. कडे हस्तांतरीत झालेला असुन मा.आयुक्त तिथे दुसऱ्या मजल्या वरील गाळ्यात निवास करिता आहे.

१०) सदर प्रकल्पातुन म.न.पास खालील प्रमाणे अर्थीक लाभ अपेक्षीत आहे.

- अ) प्रीमीयम - रु. ५१,५१,५३१/-.
ब) परवाना शुल्क - तळ मजला रु. २.५० प्रति चौ.फुट - रु. १,७४,५०६/- प्रति वर्ष
- पहीला मजला रु. २.०० प्रति चौ.फुट - रु. १,१९,६४९/- प्रति वर्ष
- दुसरा मजला रु. १.५० प्रति चौ.फुट - रु. १,०४,०११/- प्रति वर्ष
क) ईमारत कर - नियमानुसार.
ड) बांधकाम - रु. १,१७,६६,०३५/-.

अकोला महानगरपालिका, अकोला

(कार्यालयीन टिप्पणी)

दि. 11/5/05.

विषय :- म्हणता नगर व्यापारी संकुलामधील व्यापारी गाळ्याचे पक्क्या करारनामा लावणे.

संदर्भ :- मळीगाट अमीनेता, मे. सी. सी. सी. करारनामा वगैरे पत्र दि. 7/5/05 प्राप्त दि. 10/5/05.

महोदय,

अखिल सार करणात जेणे करी, म्हणता नगर मध्यम जोट न. 1 वरील न. 56 येथील महानगरपालिका अकोलाचे व्यापारी संकुल व आर्थिकरी मिलासाचे जाळे कोष्टाचे काळ झडझड. अन्नप्रा/कांवावी/वीओ/टी/दक्षता नगर/ 83103 दि. 36103 गुलाट मे. सी. सी. सी. उल्लेखित, ~~वगैरे~~ "समुष्टी" नगरात जाईल वगैरे (वाढावा) यांग वीओसी सत्तावर विक्रीत करण. करीता देण्यात आले आहे.

त्यानुसार संवर्धन करारा करारनामा दि.

* 18 ऑगस्ट 2003 रोजी झालेला आहे.

सह करारनामा गुलाट विकासकांकडून रु. 51,51,531/- (एकलाख वीस एकलाख हजार पाचवी एकलीस फक्त) महानगरपालिकेस नोंदरीकडवत प्रीमीयम देणे होते. तसेच संवर्धन पुरवठाचे कोष्टकात सर्वोपरि 20महीन्याने म्हणजेच दि. 31/05 पर्यंत पूर्ण करावयाचे होते.

त्यानुसार अन्तर्गत विकासकोनी प्रीमीयम रु. 2348495/- (रु. तेहतीसलक्ष अडेपचीस हजार चारशे पन्नास फक्त) महानगरपालिकेस आता कोलेले असून रु. चौथी व पाचवी किल रु. 1030306 अधिक रु. 772730/- असे एकूण रु. 1803036/- (रु. अठरालक्ष तीन हजार एकलीस फक्त) अद्याप देणे बाकी आहे.

संवर्धनीतीमळे कोष्टकाचे व्यापारीसंग कोले असता व्यापारी संकुलाचे कोष्टकात पूर्ण झालेले असून आर्थिकरी मिलासाचे जाळ्याचे कोष्टकात अवकाश 95% झालेले आहे. वगैरे वगैरे

अकोला महानगरपालिका, अकोला

(कार्यालयीन टिप्पणी)

विषय :- लकमजळ 28+2 = 30 दुकाने
 पलीतगळ 26 = 26 दुकाने
 सुंदर्भ :- 3 सदा गळ 6 आंमोस

व त्रिस्तुलीकळाचे कळ पुरतीपद्याव आहे.
 याबाबत लेवहीत सल्लागार झालेलेत आहे
 प्रमाणपत्र सध्या आहे.
 व्यापारी संकुळाचे बांधकाम मेजुर नकाशे
 नुसार आहे.

शिविरा सध्यालोखत असलेल्या नकाशात
 मीन्स लकमजळ्यावरील त्रिस्तुलीवालीत दुकान
 क्र. 8A व 8.16A ही दुकाने डझनिलेकी नाहीत
 पेलु म. नाटुश्यात काट घांये करील उपलब्ध
 मेजुर नकाश्यात सध्या दुकाने डझनिलेकी
 आहेत.

ससेय पलीत्या मजल्यावरील दुकान क्र. C-3
 व C-4 महानगर पाळीकेंद्रास राखीव असुन
 ताब्यात ठेवले आहेत.

विकासकामे व्यापारी संकुळातील पूर्ण
 झालेल्या व्यापारी भाग्याचे परवाना कराट
 करी करीत आहे 30/01/05 रोजी सध्यात
 याही पुरतो नाकातीडिशु केलेले आहे. ससेय
 परवाना कराट करीत बावत विनंती केलेली
 आहे.

वरील प्रकल्पाचे बांधकाम पूर्णलेवरी
 पूर्ण ठेवले बाकी असल्यामुळे, ससेय प्रीमीयत
 ची वकळत येणे बाकी असल्यामुळे,
 इमारत हस्तांतरित करुन न येता फक्त व्यापारी संकुळा
 लकमजळ व पलीत्या मजल्यावरील दुकानांचे
 परवाना कराट करुन ठेवले बावत ससेय
 "व्यापारी संकुळाचे बांधकाम पूर्ण झालेले
 असुन अधिकारी निवात ठेवले बांधकाम
 बाकी असल्यामुळे व प्रीमीयत रु. 1800006/-

अकोला महानगरपालिका, अकोला
(कार्यालयीन टिप्पणी)

4

विषय :-

संदर्भ :-

आकी आपल्यामुळे फक्त व्यापारी संकुलीत
लवचपतीत्या व अजत्याचे व्यापारी नाव्यांचे
पूर्ण प्रमाणपत्र देण्याबाबत आदेशाचे व
निर्णयाचे सादर. लवचपतीत्या व अजत्याचे
करणेचे प्रसिद्धीबाबत सादर.

उपआयुक्त विकास श्री. निरंज ~~...~~
मंजुरीचा व श्री. निरंज
ध्यानेने व श्री. निरंज

आता आकीयेताची विद्युतीकरणार्थ 10,30,306/-
व अज्ञात खर्च 8,10,00/-
रु 83,306/- रु प्रिमीयम विभाग
मो. उपआयुक्त (विभाग) कडून आल्यावर लक्षमण

आलेधारका सोबत करारनामा
करता येऊ आले व्यापारी संकुलीचे काम
पूर्ण झाले असून अधिकारी निवासस्थान
पूर्णत्वाक आहेत. संपूर्ण काम झाल्यानंतर
अतिरिक्त बाबींचा विचार करून प्रिमीयम
मिळाल्यावरच उर्वरित काम मजल्यावरील
मजल्याच्या करारनामा करण्यात येईल.
मजल्यातील उपरोक्त नमूद केल्याप्रमाणे
लक्षमण व पहिल्या मजल्यावरील
आलेधारकांचा करारनामा करण्यात येईल.

आदर

मो. 2182 आकीयेता
आयुक्त विकास
Premium मजल्याचे काम
मो. आयुक्त (वि.)

(कार्यालयीन टिप्पणी)

काग (असिबिह)

ਪੰਜਾਬੀ ਦਾ ਸਾਹਿਤੀ ਭਾਗ
ਅੰਗਰੇਜ਼ੀ ਵਿੱਚ

आदेशानुसार
१९५०
३५५५५५ (११)

અકોલા મહાનગરપાલિકા, અકોલા

(કાર્યાલયીન ટિપ્પણી)

સાલ્સ/ક્રેડિટ/પ્રાપ્તિ/લાજાર અધિકાર

વિષય :-

(૧) વિશિષ્ટ નમુનાત્મક કામ પૂર્ણ શાખાના
શાસ્ત્ર અધીપતિના ચીન્હ અલગાથ.

સંદર્ભ :-

(૨) વિશિષ્ટ નમુનાત્મક કામ પૂર્ણ શાખાના
શાસ્ત્ર અધીપતિના ચીન્હ પ્રચારણપત્ર.

(૩) કરા (નામ)ના મધુર

(૪) માટે પટ્ટા (માહિતિ માટે) કેળા
પાપુન અંમણીત એફીસ ત્રી
સિદ્ધીત લાગી વ.

કરના કરા (નામ) કરનાની અપવાન કરના
લોચીને લેઈલ.
22-6-04

મહેરજી,

સહાયીતીમસે સેવધીમ રિમાદતીયે શ્યાપારી
સેક્રુલાલી સત્કર્મ અતલેલી અચીકારી નીવાલાયે
કાઠ અપૂર્ણ અસલ્યાપુલે કાઠ પૂર્ણ સાલ્યાવાવન
અહવાલ તલેય ત્રેલોમ નમુનાત પ્રજાળપત્ર
રેને ડાચીત નાતી. આચીકારી નીવાલાયે કાઠ
નીવેશાનુલા પૂર્ણ સાલેનંતુ નીયમાનુલા સલ્પારેન
કરણાત એફીસ.

શ્યાપારી સેક્રુલાલીક શ્યાવસાચીકાલોચન
કવાવયાચા પડવાના કરારનામ્યાચા ~~અસુધ~~
સત્કાલીન આયુક્ત ચીની એગુર કેળાનુલા
કાર્યાલયીન પ્રત વિકાસ કાચે કરારનામ્યાસીક
શેઝુલ 'લી' મળૂન જોડેલી કારે. હપચા
કાલોચન કરાણે.

પરવાના કરારનામ્યાનુસાર માસાક સુધ
પરવાના શુલ્ક નં. ૧/૭/૨૦૦૪ પાસુન વસુલ
કરણે પ્રસારકેવ કરાણાત ચેન કારે.
વિકાસ કાચે કરારનામ્યાનુસાર પડવાના

अकोला महानगरपालिका, अकोला
(कार्यालयीन टिप्पणी)

विषय:- करारनामा घाल्याबाबतून एक वर्षानेतर
संदर्भ:- पासून प्रत्यक्ष भाडे वसुली करावी लागेल
करावा करणाळ लेखणी लावू

~~अ.अ.अ.पं.~~ मा. आयुक्त ध्यांनी दि. 21/10/05 रोजी मान्य केळ्याप्रमाणे
22 व परिल्या मजल्याचे 95
भाडे एवढा 30 करारनामे
करण्याक हरकत नकावी केले वारें

Schedule C
मा. अ. अ. अ. पं.

मा. अ. अ. अ. पं.
28/11/05

23/06

महोदय,
क. अ. ध्यांनी त्यांचे अहवाला मध्ये
परवाना शुल्क 11/7/2005 पासून वसूल
करण्याचे नमूद केले आहे. मात्र करारनाम्याचे
अचलोकन केले असता गाळेधारकास
प्रथम 12 महीन्याचे परवाना शुल्कामध्ये
शुट दिलेली असल्यामुळे परवाना शुल्क
11/7/2006 पासून लागू करण्यास पावे
मात्र ईतर सर्व कर दि. 11/7/2005
पासून देय राहतील.

मा. अ. अ. अ. पं.

24/06

अ.अ.अ.पं./अ.अ.अ.पं.

विडायता सोवत सोळेला.
करारनाम्यातील अ. 95 (iii) नुसार
प्रकल्प पूर्ण झाल्या पासून 92 महिने
पर्यंत परवाना शुल्क लागू (नाही)
किंवा गाळेधारकास विडायताने

અકોલા મહાનગરપાલિકા, અકોલા

(કાર્યાલયીન ટિપ્પણી)

સાચું કામ / અચૂક / કામગીરી અસરકારક

વિષય :-

(૧) વિલિન નમુન્યાત્મક કામ પૂર્ણ સાધવાના

સાચું સામીપેલા ચાંચા અવગત.

સંદર્ભ :-

(૨) વિલિન નમુન્યાત્મક કામ પૂર્ણ સાધવાને

સાચું સામીપેલા ચાંચા પ્રમાણપત્ર.

(૩) કરાનામવાચી મહુદા

(૪) માડે પટ્ટા (માહિતિ માડે) કેવા
પાપુન અંમણાત એકીક તી
સિદ્ધીત તારીખ.

કાલ ના (કાલ) સાચું કરાવાના
મહાનગર કરાનામા કરવાની અવગત કરાના
સોચીએ હોઈલ.

કો. ૦૨૦૦૦૦
૨૨-૬-૦૫

મહોદય,

સહાયકીતીમસે સંવર્ધન રિમાદતીયે સ્થાપારી
સંકુલારી સત્કર્મ અતલેલી અચીકારી નેવાસારે
કાળ અપૂર્ણ અસલ્યામુલે કાળ પૂર્ણ સાલ્યાવાતમ
અહવાલ તલેય ત્રેહીમ નમુદ્યાત પ્રજાળપગ
રેને ડાચીન નાતી. આચીકારી નેવાસારે કાળ
મીરેશાનુલાડુ પૂર્ણ સાલેનૈસુ મીયમનુલાડુ સસાવેન
કરવ્યાત એકીક.

સ્થાપારી સંકુલારીક સ્થાવસાચીકાલોચન
કાલવાચા પડવાન કરારનામ્યાચા ~~અચીકારી~~
સત્કારીન આચીકારી ચાંચી એગુર કેલ્યાનુલાડુ
કાર્યાલયીન પ્રત વિકાસ કાર્યે કરારનામ્યાસીક
એચીકારી 'તી' મહુદા જોડીકી કારે. કાપશા
અતલેલીકન કરાવે.

પરવાન કરારનામ્યાનુસાર માસીક ~~અચીકારી~~
પરવાન શુલ્ક નં. ૧૭/૨૦૦૫ પાપુન વસુલ
કરવે પ્રમાણપત્ર કરાવ્યાત એમ કારે.
વિકાસ કાર્યે કરારનામ્યાનુસાર પડવાન

अकोला महानगरपालिका, अकोला

(कार्यालयीन टिप्पणी)

विषय :-

संदर्भ :-

गांधी गोपविका व शिवाजी नगर
हिले त्या अनुषंगाने गांधी विका
मोठे कारनामे करणे लागली
तथापि विहायने त्यांच्या
कडे सारलेल्या प्रिन्सिपलच्या हस्ताक्षर
संपूर्ण रकम म.न.पा. निश्चित
जमा करणे यारतेचे आहे त्याच
प्रमाणे व्यापारी सेकुअर इमारतीचे
डाम पूर्ण झाल्याचा Completion
Report आणि Completion
Certificate घेऊन उपनिर्देश
उपनिर्देशाची सोबी देणे अपाप्त
आहे या शिवाय हरा नामे
करता येणार नाहीत.

करिता प्रिन्सिपल कितीही
शकित आहेत हजेमिहाय रकमेचा
अवकाश या तसेच Completion
Report आणि Completion Certificate
घेऊन देणे.

३०/१०/२०२०

१२/१०/२०

महेश्वर

हजेमिहाय व्यापारी सेकुअर कामाबाबत
अवकाश द्यावील प्रमाणे देत आहे.

७) वर व्यापारी सेकुअर टाऊन प्रीमियम
रु. ९१,९१,५३१/- (रु. एक लाख वरून एक लाख
हजार पाचशे टाकतीय) देणे ठेजे.

अकोला महानगरपालिका, अकोला

(कार्यालयीन दिव्यणी)

विषय :-

संदर्भ :-

पहिली हप्ता ४- रु. 12 87 823/-

दुसरी हप्ता ४- रु. 10 30 306/-

तीसरी हप्ता ४- रु. 10 30 306/-

रु. 33 48 495/-

उपरोक्त प्रमाणे विकसकाने रु. 33 48 495/- मनावा

मिळी मध्ये जमा केलेले आहेत.

चौथी हप्ता ४- 10 30 306/-

पाचवी हप्ता ४- 7 72 730/-

था पैकी अर्ध इमारतीकरिता विकसकाने
लेले करिता विकसकाने मनावा करिता अज केलेले
रु. 81 000/- (संवर्धन पावत्या सवधानीत आहेत)

सतेथ कारभाराला नुसार (पान क्र. १ अरु क्र. २)
अर्निस्टमनी रु. 1,18,000/- (DADR NO 30/1/55974)

जेवळ्या हप्तामध्ये वकते करावयाचे होते. सतेथ
नियम 1 दि 51/105 ते 13/105 पर्यंत ये विकसक
फेयके रु. 870/- (पावत्या सवधानीत आहेत).

सतेथ भा. आयुक्त यांचे आदेशानुसार मिवाली
इमारती मध्ये केलेले वाढीव कामाकरिता ये गाज
अंवाजपत्र व कन्वलेट श्री अडे माटे व कोरीया
यांचे काम पूर्ण झाल्याचे प्रमाणप्रमाणानुसार वाढीव
कामाचे राकून रु. 20 61 56/- असे किळुन
राकून रु. 40 60 26/- (रु. थालेस सवधानीत मळीत फक्त)

बजा करता जेवळी भणजे पायवी किंमत

रु. 36 67 04/- ह्याची कागेल भणजेथ

विकसक कडून येणारे प्रीमीय रु. 51 52 31/-

संपूर्ण प्रणे मनावात मिळेल.

उपरोक्त प्रमाणे उर्वरीत चौथी किंमत (रु. ४)

रु. 10 30 306/- ची अदावती येक रु. 03 37 85

अकोला जगात काराशिल को ऑप बँक दि. 13/1/05

कार्यालयीन टिप्पणी

पुरवणी पान क्र.

दिनांक

~~प्रमाण~~, नुसार धनदंडा प्राप्त झाला आहे.

ताचेत पायावे कोस्त (६ फी) रु. ३६६७०५१-
(अनेक मनी, ११६,०००/-, विद्युत कनेक्शन ४१०००/२ विद्युत
देयक ४७०/- व आतरीत काम रु. २०६१५६/- वगळता)
अकोला जगात कमझीयत को ऑप वॉफेचा ~~कोस्ट~~
येक रु. ०३३७३६ हि १३/११/०५ नुसार मनपा
चे सावर्जनिक सोयकार विभागाला प्राप्त झाला आहे.
इपरोका प्रमाणे एकुल देय प्रीमीयत रु. ५१,५३१/-
मनपास प्राप्त झालेले आहेत.

१) पूर्णत्व अहवाल :-

अ) दंडात नगर व्यापारी संकुलाचे वि सोती लक्षा
वरील विकास काम मे. सीएसए डेव्हलपर्स यांना
निर्देश सुचण रु. Amel PWD/BOT/B/2003 dt. 7/5/03
नुसार प्राप्त तीन निर्देश मधून जास्त प्रीमीयत ची
निर्देश असल्यामुळे रु. ल्याहिलमारी इराव रु. २५
दिनांक ३०/५/०३ चे प्राप्त मेगुरीनुसार कायदेशीर
रु. Amel PWD/BOT/Parshata Nagar/33103
हि ३०/५/०३ नुसार देण्यात आले होते.

ब) सहा कामाचा कायदेशीरनुसार करारनामा
हि १८/८/०३ रोजी करण्यात आला.

क) करारनामानुसार विकासका कडून एकुल
प्रीमीयत रु. ५१,५३१/- ~~मे~~ मनपास छोटे छोटे
ल्याचे साबत प्रप्प पूर्ण रक्कमेचा अहवाल वरील
मुह्यामधे स्वतंत्रपणे दिनांक आहे.

ड) करारनामानुसार विकासकास २० करारनामा
चे दिनांक पावून २० महिन्यात मरणेय हि १३/५/०५
पर्यंत करारनामानुसार काम पूर्ण करून मनपास

कार्यालयीन टिप्पणी

पुरवणी पान क्र.

दिनांक

हस्तांतरित करण्याचे होते. त्यानुसार ते कायदाकाने सुदृढीत झाले प्रमाणे दि. 29/6/05 रोजी कायदा पूर्ण केलेले आहे याचाच कन्सिडरर सी कोलीग यांचे प्रमाणण सुद्धा सहाकार्य आहे.

(इ) कन्सिडरर यांचे सहाय्य येथील "बी" नुसार असलेले बांधकाम :-

सहाय्यक :- व्यावसायिक बांधकाम 650.21 चौकी 2 837.92 चौकी
निवासी बांधकाम 187.71 चौकी 1 चौकी

परीक्षणक :- व्यावसायिक बांधकाम 756.79 चौकी 2 947.58 चौकी
निवासी बांधकाम 190.79 चौकी 1 चौकी

सुद्धाकाम :- व्यावसायिक बांधकाम 753.56 चौकी 2 904.01 चौकी
निवासी बांधकाम 150.45 चौकी 1 चौकी

भा. आयुक्त यांचे येथील वाढीव निवासी बांधकाम 15.60 चौकी 1 919.61 चौकी

वरील प्रमाणे एकूण व्यावसायिक बांधकाम :- 2160.56 चौकी

एकूण निवासी बांधकाम :- 544.55 चौकी

एकूण बांधकाम क्षेत्रफळ :- 2705.11 चौकी

2705.11 चौकी एकूण क्षेत्रफळ बांधकाम पूर्ण झालेले आहे.

(क) कन्सिडरर यांचे सहाय्य येथील "बी" नुसार बांधकाम :-

① आ. टी. सी फेब स्ट्रक्चर पूर्ण झालेली करीत वापरले आहे.

② आ. टी. सी फुल्ले फाउंडेशन वापरले आहे.

③ आ. टी. सी कॉन्क्रीट सीम हॅल्व मध्ये बांधकाम केले आहे.

④ बाहेरील सीम 230 मीमी व आतील सीम 115 मीमी थार प्लॅट बांधकाम मध्ये बांधल्या आहेत.

⑤ झालेल्या आतील बाजुस सीमेर फ्लोअर वर काप्रीनीश व ऑईल पेंट दिलेले आहे.

झालेल्या बाहेरील बाजुस डबल कोट सीमेर फ्लोअर सीमेंट कोट सह केले आहे

व्यावसायिक बांधकाम मध्ये बांधकाम झालेले व निवासी झालेले बांधकाम बांधकाम झालेले.

कार्यालयीन टिप्पणी

पुरवणी पान क्र.

दिनांक

(6) व्यवसायीक जाळ्यांचा एन टाय रेसिंग शर्ट काढले आहेत. W/C Belt व Office चे दस्तावे, Paper व कट वॉच Lamination चे आहेत. टायडला डॉक्युमेंटरीयल सेलमधून घ्या आहेत.

(7) सॅमीटरी व ड्रेनेज च्या आवश्यक सुधारणा देण वॉटर हॉट वॉटरिंग लह केलेली आहे.

(8) अड्डा साडेड वॉटर ट्योडोज रॅक बांधली आहे.

(9) डोकेट हेड वॉटर ट्योडोज रॅक बांधली आहे.

(10) एन टाय च्या रेसिंग काढले आहेत.

(11) झालीस रंग डॉकिल फेड व बाहेरील रंग रंगोसेन च्या दिलेल्या आहे.

(12) वॉटर प्रक्रीडा एडिमेंट दिलेली आहे. व छातावा (अखीव) माझिल मोनेकू ये टाईलस काढल्या आहेत.

(13) पाणी पुरवण्या करीता 6" डायमिटर 1.5 MP सवमसीकल पेपासह लसेव अड्डा साडेड व डोकेट हेड वॉटर रॅक मध्ये पाणीभाण करीता पावि काढले आहेत.

उपरोक्त प्रमाणे दक्षता नग्न व्यापारी सेकुनचे व का निवाली ईमारतीचे कळ रिकालकाचे मळनग्रापाकीसेवे लक्षणागळे सुचनेनुसार पूर्ण केले आहे. व त्याबाबत सल्लागार सी कोषिया यांचे पूर्ण अहवाल सुद्धा सल्लागार आहे.

(14) पूर्णत्व प्रमाणपत्र :-

दक्षता नग्न व्यापारी सेकुनचे बांधकाम विकासक म. सीकण डेव्हलपर्स, एकाकाव, आगीबाग-ता नरेन्द्र सुखल सेकलेया, एकाकाव व सी सुनील सीरुल लसेकड, अकोल यांनी कारनामानुसार पूर्ण केलेले आहे.

नगरपालिका कारनामा करकम 2 पागक 2

कार्यालयीन टिप्पणी

पुरवणी पान क्र.

दिनांक

⑧ मनपासु तस्तोतः ७९४-

विकासक - श्रीराम उल्लेखनीय यांनी वसता
मनपाच्या वसाहतीचे वास्तव्य पूर्ण केले
असल्यामुळे सगळ्या वास्तव्याची व निवासी इमारत
हस्तांतरित करून देण्यास एकमत नाही.

सगळ्या इमारतीमध्ये वास्तव्याची इमारतीचे
तकमकातपरी २४ व्यापारी गाळे व से जीन्यालाकीत
२ गाळे असे एकूण ३० गाळे, पलीत्या मजत्यावरील
२६ गाळे व २ शयलेट युनिट व निन्यालाकीत दोन फ्लॅट रुम
व दुसऱ्या मजत्यावरील एकूण १४ कार्यालयीन गाळे
दोन शयलेट युनिट व दोन फ्लॅट रुम अशा एकूण
एकूण ३५ वास्तव्याची गाळे उपलब्ध आहेत.
पैकी ३२ वास्तव्याची गाळे विकासकामांकरिता
विक्रीस वास्तव्याची काठा प्लान करारनाम्यावर
आवरीत करण्यास अधिकार आहे. व पलीत्या
मजत्यावरील गाळा कू सी-३ व सी-५ मध्येही
२०८ चौफुट करारनाम्यानुसार मजत्यावरील
वापराकरिता विकासकामांकरिता विक्रीस देण्यास
आहे व इमारत पूर्ण झालेली असल्यामुळे मनपा
वापराकरिता उपलब्ध आहे.

सगळ्या इमारतीचे निवासी आगात बांधून
सगळ्या असलेले अधिकारी निवासी मजत्या तकमकात
दोन फ्लॅट, पलीत्या मजत्या दोन फ्लॅट व दुसऱ्या मजत्या
एक फ्लॅट सगळ्या असून मनपाचे अधिकारी निवासाचे
उपयोगाकरिता उपलब्ध आहेत.

बाबत विकासकाने पत्र दिले असून
संपूर्ण आहे.

कार्यालयीन टिप्पणी

पुरवणी पान क्र.

9

दिनांक

④ परवाना कबजादनामे १-

विकासका सोबतचे कारनाम्याचे लक्षण शेज्युल 'सी' मध्ये विकासकाने निरर्थक व्यावसायीकांना आवेदन कवावयाचे व्यावसायीक ठाळे बाबतचे आपले प्रस्तावाचे कारनामा प्रारूप दिलेले आहे.

सद्य प्रारूपानुसार आवेदन प्रस्तावातील व्यावसायीकांना परवाना कबजादनामे कळू द्यावयाचे आहेत.

विकासक श्री. रमेश उठ्ठलपर्स शोणी ७२ पैकी ३८ व्यावसायीकांचे परवाना कबजादनामे करण्याबाबत या प्रस्ताव ल्याये पर दि. ३० मार्च २००५ नुसार दिलेला आहे.

विकासकाचे प्रस्तावानुसार परवाना कबजादनामे करणे कारनाम्यानुसार कळविले आहे. वरील कारनाम्यानुसार दि. ३०/६/०६ पासून खालील व्यावसायीकांचे प्रस्तावित मजुरी वगळता वरील ठाळेचे परवानाफी पत्ती वी फुर ७ सकळाला २.५०/- ② पहील मजला ३/- ③ दुसरा मजला १.५०/- वरील वी फुर ये शुल्क वसुली करावी कळिले.

वरील विकासकाने आगेवर्ती केलेल्या लवकर पहील मजला व दुसरा मजला वरील परवाना कबजादनामे करणे ये अन्यायित्व लागू.

⑤ विकासकास द्यावयाचे पूर्णत्व प्रमाणपत्र १-

विकासकाने दहाताना व्यापावी लेखणीचे बंधक कबजादनाम्यानुसार पूर्ण केलेले आलेल्यामुळे त्यांचा पूर्णत्व प्रमाणपत्र कारनामा कळम २ पाठवू ३

कार्यालयीन टिप्पणी

पुरवणी पान क्र.

दिनांक

मुस्ता हाव्याचे आहे.

कर्मीमा बिकांकास हाव्याचे दुरुनिष्प्रमाणता
मान्यतेस्तव लागू.

कर्मीमा अहवाल पूर्णतः कार्यवाहीसव
लावलेल्या नाद

मा. अपात्रिता महोदय,

सद्यास्थितीत अधिकारी
मा. शम्भू आमिरेला निवासस्थानमध्ये कोलकोठांसे
आधिकारी राहतील हे निश्चित
मा. अपात्रिता (विकासा) नकल्यामुळे तसेच मा. आयुक्त
ह्यांचे करितह स्वतंत्र निवासस्थान प्रस्तावित
असल्यामुळे सद्यास्थितीत गार्डन व पार्किंग रोड
लोकेशन ठरावितण्यात आलेले नाही. तेव्हा अंदाजपत्रक
ध्याकाही नमूद रक्कम ₹ 3000/- रु इतकी विकसका
कडून वसूल करून कामाचे पूर्णत्वाचे प्रमाणपत्र
देण्यात यावे जेणेकरून गाळेधारकांमार्फत करारनामा करता येईल

मंजुरी व पुढील आदेशार्थ राह

मा. उपायुक्त (वि.)

16/8

मा. आयुक्त

विषय :-

संदर्भ :-

22/8/05

महोदय,

व्हिला नगर व्यापारी संकुलाचे विकासक सी. ए. डेव्हार्य स्वामनास खोली निओली बावतचे प्रीमियम रु. 515031/- महानगर पाळीकेस अदा केले आहेत. त्याच पुढाचे त्यांचे विकास काम पूर्ण झालेले आहे.

त्याच अनुसरून विकासकांनी उपकल्पावसायीक गाळ्यांचे खरवाना करारनामे प्रस्तावित केले आहेत.

सद्यपरीस्थितीमध्ये एकूण उपकल्पा 72 गाळ्यांपैकी टक्कीक पुढाचे खरवाना करारनामे प्रस्तावित केले आहेत.

- ✓ ① विकास विजय चोपडे ३- लकमजळ गाळा रु. टास 5. क्षेत्रफळ 210 चौ. फुट.
- ✓ ② सौ. रानीबाई विजमोहन भरतीया ३- लकमजळ गाळा रु. 21 क्षेत्रफळ 205 चौ. फुट
- ③ सौ. रानीबाई विजमोहन भरतीया ३- लकमजळ गाळा रु. 22 क्षेत्रफळ 205 चौ. फुट
- ④ सौ. रानीबाई विजमोहन भरतीया ३- लकमजळ गाळा रु. 23 क्षेत्रफळ 205 चौ. फुट
- ⑤ सौ. रानीबाई विजमोहन भरतीया ३- लकमजळ गाळा रु. 24 क्षेत्रफळ 205 चौ. फुट
- ⑥ सौ. रानीबाई विजमोहन भरतीया ३- लकमजळ गाळा रु. 25 क्षेत्रफळ 205 चौ. फुट.

अकोला महानगरपालिका, अकोला

(कार्यालयीन टिप्पणी)

विषय :-

संदर्भ :-

⑥ सौ. रानीसाई विजमोहन भरतीया १- तकमजळी
गावा क्र. २६ डोंगळ २०५ चौफुट

⑦ सौ. रानीसाई विजमोहन भरतीया १- तकमजळी
गावा क्र. २७ डोंगळ २०५ चौफुट

⑧ सौ. रानीसाई विजमोहन भरतीया १- तकमजळी
गावा क्र. २८ डोंगळ २०५ चौफुट

उपरोक्त प्रमाणे विकसकाने नऊ
परवाना कवारनामे प्रस्तावित केले आहेत.
प्रस्तावा लोखत विकसकाने व्यावसायीकांना
होवयाची नारकात प्रमाणपत्र व इन्फॉर्मेशन
लेटर होवत जोडलेले आहे.

कमीत उपरोक्त नमूद प्रमाणे प्रस्ताव
परवाना कवारनामा करणे क्वरीता व आवंटन
पत्र देण्याक्वरीता अंगुरीस्तव व डाडेबास्तव
लाहू.

मी. ~~अप्रभाजी चौसा~~

सादर
सिंह

100Rs.



न. न. ४४

दि. १८-८-०३

मूल्य/किमत १००/-

गांव उमेशागवळ अकोला म्युनिसिपल कॉर्पोरेशन
हस्त चंद्रकांत शिंदे

गांव अकोला
ऑ. नि. बांदके
मुद्रांक विक्रेता, कामगाव
छा. नं. १/९३

SUB-TREASURY OFFICE
KHAMGAON

18 AUG 2003

सी. जे. शिंदे

AGREEMENT

This agreement is made on this 18th day of August 2003 between Akola Municipal Corporation, Akola represented by "The Commissioner" Akola Municipal Corporation, Akola (hereinafter referred as Corporation, which expression shall include its successors and assigns) of the one part and M/s Shrikrupa Developers, a registered partnership firm, carrying on business at khamgaon as property developers, "Samrudhi", Natraj Garden Road, Khamgaon, represented by partner Shri Narendra Surajmal Sanklecha aged about 52 yrs., occupation business r/o Khamgaon and Shri Sunil Shriram Hatekar aged about 40 yrs., occupation business r/o Akola (hereinafter referred to as Developer, which expression shall include its heirs, executors, successors, administrators) of 2nd Part.

Where as Akola Municipal Corporation, Akola through its Commissioner has taken a decision to develop a Commercial Complex & Residential Quarters on Nazul Sheet No. 56, Plot No.1, Dakshata Nagar, Near Sindhi Camp Square, Akola and whereas for the purpose of construction of said Commercial Complex & Residential Quarters, tenders were invited by the Corporation by issuing public notice in Daily Lokmat dated 8/5/2003 and whereas offer given by the Developer (Party of 2nd Part) in his Tender, was the highest one, the same was also approved by the resolution Subject No. 24, Serial No.1, of the Standing Committee dated 30th May 2003, therefore the offer of the Party No.2 was accepted by the Corporation through its Commissioner which is accepted by Corporation through its Commissioner and it was decided by the Party No.1 to enter in to the Agreement with —

Signature

1

Commissioner

Akola Municipal Corporation
Akola

PARTNER

Shrikrupa Developers

Party No.2 for the work of development and construction of said Commercial Complex & Residential Quarters to the Developer (Party of 2nd Part) on following terms and conditions

DESCRIPTION OF THE WORK

Development of Commercial Complex and Residential Quarters on Nazul Sheet No. 55, Plot No.1, Dakshata Nagar, Near Sindhi Camp Square, Akola

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TERMS AND CONDITIONS

1. The scheme envisages construction mentioned in the schedule "A" and "B" and as specified by the Corporation in the map annexed, by the developer at his own cost within 20 Calendar months from the date of work order and in lieu thereof the Corporation will grant licence to use to the person nominated by the developer on licence fee basis for the Built-up area of Shops on Ground Floor, Chambers/ offices on First Floor and Offices or Residential Flats on second floor for the period of 60 (Sixty) years extendable up to 90 years. The Corporation shall not claim any licence fee from prospective Licensees nominated/recommended by the developer for the period of one year from date of completion of all floors, but the Municipal taxes will be required to be paid by the Licensee, if legally payable. The License will be issued by the Corporation after payment of the total premium, however in case developer intends and willing to recommend a license before completion of the total project and completion thereof, the Corporation will grant license to said persons on furnishing a bank guarantee of amount equal to the amount required for the remaining in-completed construction work, which is given by the developer and the corporation will have no objection for granting such license and certificate to commence the use of that portion of the building of the Commercial complex.

The money derived by way of premium from prospective Licensees would be retained by the developer. The developer will pay non-refundable premium of Rupees Fifty One Lakhs Fifty One Thousand Five Hundred and Thirty One (Rs.51,51,531/-) only, which shall be paid in instalments as follows -

1st Instalment - 25% of total premium on signing of agreement i.e.Rs.12,87,883/-.

2nd Instalment - 20% of total premium within 15 days of casting of Ground floor slab or 5 months from date of work order which ever is earlier
i.e.Rs.10,30,306/-

3rd Instalment - 20% of total premium within 15 days of casting of first floor slab or 10 months from date of work order which ever is earlier
i.e.Rs.10,30,306/-.

4th Instalment - 20% of total premium within 15 days of casting of second floor slab or 15 months from date of work order which ever is earlier
i.e.Rs.10,30,306/-..

5th Instalment - 15% of total premium on completion of building and before issue of completion certificate by the consulting Engineer/ Architect or 20 months from date of work order which ever is earlier i.e Rs.7,72,730/-

The earnest money of Rs.1,18,000/- (Rupees One Lakh Eighteen Thousand only) shall be adjusted in the last 5th instalment.


PARTNER
For Shikrupa Developer's

2


Commissioner
Akola Municipal Corporation
Akola

2. This is the total contract to develop the commercial complex & Residential Quarters as per drawings and specification given by the consulting Engineer /Architect. Under any circumstances the Corporation will not be responsible for any loss or compensation to the developer due to any increase in costs of material and labour, eventualities like heavy rains or flood which may cause damage to the executed work. However Proposed Roads & Municipal Drains along Roads as shown in the Development plans will be developed by the Akola Municipal Corporation. The developer has to complete the project in stipulated time of 20 Calendar months and obtain the completion certificate from the consulting Engineer/ Architect/Commissioner of Akola Municipal Corporation.

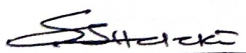
3. **CONSTRUCTION** : The developer shall carry out and complete the construction work to the satisfaction of Corporation and the Corporation Architect (M/S Design Consortium) and in accordance with plans, detail drawings, specifications and structural details supplied by the Architect appointed by Akola municipal Corporation and approved by the Corporation and may from time to time issue further drawings and or written instructions which are here after referred to as Architect's instructions as regard to -

- a) The variations or modifications of design and specifications.
- b) The removal from site of any inferior material brought there on by the developer.
- c) The removal and/ or re-execution of any works executed by the developer
- d) The opening up for inspection of any work covered -up.
- e) The amending and or making good of any defects.

One complete set of drawings and specifications shall be furnished by the Corporation to the developer, and the Corporation shall furnish one copy of any additional drawing, which in their opinion may be necessary for execution of any part of work. Such copies shall be kept on the site and Architect/ Engineer or the City Engineer & the Commissioner shall at all reasonable times have access to the same.

The surplus excavated materials from excavation of foundation pits etc. shall be transported to a location as specified by the Corporation within the area of Municipal Corporation at developers cost. The excavated material may be retained by the developer, to the extent it is required for filling work for the complex or any other use. If any kind of demolition work of old structure required, it should be carried out by developer at his own cost which is included in his offer, however the Corporation shall not claim any amount towards scrap material if the same is useful to the developer.

The developer is provided with the basic working drawings and specifications along with this agreement, however minor details and designs required during the execution of different stages of works will be supplied by the Architect as and when required. The Architect shall not make any delay in the supply of such details. The corporation / Architect shall not make any modifications or amendments in the basic working drawings and specifications which will cost the increase in any item of work by more than 5%. The developer shall not claim any extra payment for this increase in the quantity of any item up to 5%.





PARTNER
For Shikrunda Developer's



Commissioner
Akola Municipal Corporation
Akola

For the purpose of construction of commercial complex & Residential Quarters, the developer shall execute all construction works and use of all the construction materials as per the Indian Standard specifications, as provided in the book "**Standard Specifications**" of the public works department and from the specifications of items mentioned in the Estimate enclosed. All the materials to be used for the construction such as cement, bricks, lime, steel, stone, tiles etc. shall be in conformity with items shown in the current schedule rates of P. W. D & Standard specifications shown therein.

The quality of all the items mentioned in the working drawings should be got approved from the Architect before commencing with the respective construction work.

All the work shall be done by the developer under the supervision of the Architect/ Corporation up to their satisfaction. The developer shall not be entitled for indemnity or protection from defective work on account of the supervision. The developer should satisfy himself about the correctness of the information. The plan may be changed as per statutory requirement or otherwise by the Corporation of any nature what so ever will not qualify the developer to demand any payment from the Municipal Corporation. Developer shall pay the proportionate additional premium for the additional built up area permitted by the Corporation in the progress of the work, if the additional Built-up area is permitted to be given on license by the Corporation and the developer is given right to nominate or recommend License for the same. It is further agreed that in case the built-up area for which the developer is entitled to recommend or nominate the Licensee, is reduced for any reason what-so-ever, the premium payable by the Developer will be proportionately reduced.

The works has to be carried out as per the drawings specification and instructions of the Architect. All elevational treatment, internal finishes are to be finalised before the execution of this agreement.

Developer shall not make any addition or alteration or omission of works without written permission of the Commissioner & Architect.

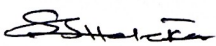
4. The developer on starting the work shall furnish to the Architect programme for carrying out the works stage by stage in stipulated time. The records showings the progress of works weekly shall be maintained by the developer.

The developer shall arrange everything necessary for the proper execution of the works according to intent and meanings of the drawings and specifications. If the developer finds any discrepancy he shall immediately and in writing refer the same to the Architect, decision given by the Architect & corporation in that respect shall be final and binding. The developer shall make arrangement for ground and fresh water as well as electricity for the construction and development work at his own costs and at his own risk. The corporation will give N.O.C. for taking the said electric or telephone connection or other similar facility.

The developer shall arrange, supply and maintain at his cost, during execution of works, all the necessary equipment, centring, scaffolding, staging, planking, timbering, strutting, fencing, hoarding, watching, and lighting by night as well as by day, required for proper execution of works and protection of any adjacent roads, streets or buildings etc.

The developer shall carry out all the R.C.C. Works strictly in accordance with the drawings, details and instruction of the Architect/ Engineer.

4



PARTNER
 For Shrikrupa Developer's


Commissioner
 Akota Municipal Corporation
 Akota

5. Safety/Structural Soundness:

Developer will be responsible for the safety and the structural soundness of the building along with all the fixtures and fittings, during progress of all works, and for a further period of 12 months from the date of issue of certificate of completion of works by the Architect. Any defects in workmanship or materials during the time of works progressing or the maintenance defect liability period developer shall replace the same and make it good at his own cost as provided in the contract.

The premium quoted by the developer shall be exclusive of sale tax actual, works contracts tax or any other duty levied by any Govt/ Public bodies. The premium is firm and shall not subject to any variation.

The developer shall give all notices and pay all fees and shall comply with provisions of all acts and regulations for the necessary execution of the contract. The developer shall meet the Commissioner of the Corporation and Architect whenever required and so informed by the Commissioner or the Architect.

The developer shall be responsible for the true and perfect setting out of all the works and for the correctness of the position, levels dimensions and alignment of all parts thereof.

6. SUPERVISION AND SUPERVISOR.

The developer shall give necessary personal super-intendancy during the execution of the works and even there after until the expiration of the Defects Liability period of one year. The developer shall also appoint and employ during the whole period of works under progress a competent supervisor who shall be constantly in attendance at the building while the men are at work. Any directions, explanations, instructions or notices given by the Architect/ Corporation to such supervisor shall be held to be given to the developer.

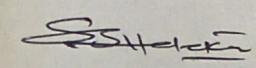
7. FAILURE BY DEVELOPER TO COMPLY WITH ARCHITECT AND COMMISSIONER

If developer after receipt of written notice from Architect & Commissioner within seven days fails to comply with the Architect & Commissioner's instructions legally necessary for proper execution of the contract, Municipal Corporation may with the consent of the Architect employ and pay other person to execute any such work whatsoever as may be necessary and costs and expenses incurred in connection their with shall be recoverable from the developer.

8. AUTHORITIES NOTICES.

The developer shall confirm to the provisions of any Act of the legislature relating to the work and to the regulations and bye laws of any authority and of any water, lighting and other companies and or authorities with whose system the structure is proposed to be connected and shall before making any variations from the drawings or specifications that may necessary by so conforming, the Municipal Corporation written notice specifying the variation proposed to be made and the reason making it, and apply for instructions thereon. In case the developer does not receive any instructions from the Corporation within 10 days he shall proceed with the work, conforming with the provisions regulation or bye laws in question.

The developer shall arrange to file all notices required by the said Acts, Regulations or Bye-Laws to be given to any authority and pay to such authority or to any a public office all fees that may be properly chargeable in respect of the works and lodge the receipts with Municipal Corporation .


PARTNER
For Shrikrupa Developers


Commissioner
Akola Municipal Corporation
Akola

9.DAMAGE TO PERSONS, PROPERTY, INSURANCE IN RESPECT OF.

The developer shall be responsible for all injury to person animals or things and for all damage to the structural and/ or decorative part or property which may arise from the operation or neglect of himself or his employees, whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with carrying out of this project. This clause shall be held to include inter-alia, any damage to building and any damage cause to the building and works forming the subject of this project by rain or other inclamacy of weather.

The developer shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole project complete and perfect in every respect so as to make good or otherwise satisfy all claims for damages to the property of third parties.

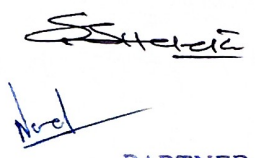
10.DEVELOPER SHALL PROVIDE.

- a) Separate electrical meter will be fitted for each licensee and the required deposit and charges will be paid by the licensee.
- b) A detail plan for discharge of sewage and waste from the proposed building to the Municipal drain shall be made and executed properly.
- c) Over head water tanks to be of size as mentioned in schedule so as to have a sufficient water supply to entire complex.
- d) Water connections to be taken from Municipal Corporation and under ground water tanks with pumps to be constructed to fulfil the need of the complex as detailed in the tender notice.
- e) Electrification from the competent and qualified Engineer.
- f) Plumbing in respect of water supply and sanitary fittings and electric connections, the developer shall obtain the necessary connection and get the poles and transformer installed if required from M. S. E. B. at his cost and similarly all the above said works shall be done by the developer at his own costs as per approved working drawings.

The required number of W. C., urinals, Drinking water, Water Fountain, Wash Basin etc. shall be provided by the developer on each floor of the complex, as may be specified by the Architect in the working drawings, to be connected to septic tanks as shown in drawings and discharge of same to be connected to Municipal drain as specified by the Architect.

11 SPECIFICATION :

The developer shall complete the construction as per the specifications approved by the Corporation at his own costs. Any deviation from the specification shall be the responsibility of the developer and the Corporation shall have the rights to reject such work and call upon the developer to rectify the same and comply within the specifications. However this will not entitle the developer to claim extension time or any compensation or any cost for the work so done. The decision of the Architect, Commissioner shall be final in all respect.


PARTNER
For Shrikrupa Developer's


Commissioner
Akola Municipal Corporation
Akola

12 PERIOD OF COMPLETION.

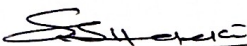
The buildings of the complex shall be completed in all respect within a period of 20 Calendar months from the date of issue of the work order. Time is essence of contract. The developer shall maintain proportionate progress of work of both the Buildings viz. Commercial complex and Residential Quarters throughout at each stage of construction like RCC work of Ground Floor of commercial complex and Residential Quarter shall be completed before commencing with the First Floor construction of Both the Buildings and similarly for other stage of works. If the developer fails to complete the entire construction work within period of 20 Calendar months then the Corporation shall be entitled to recover compensation at the rate which may extend up to Rs. 5000.00 (Rs. Five Thousand Only) per week from the developer and may also terminate the contract and will be further entitled to get the work completed through others, at the risk, cost and consequences of the developer, and cost so incurred for completion of the construction work along with the compensation will be recovered from the developer. It is however made clear that, if the delay in completing construction of the commercial complex is for any reason not attributable to the developer, the said clause would not apply and the period of completion of the construction of the commercial complex would stand extended proportionately. The developer shall not claim any compensation on this account and shall complete the work after all hurdles are sorted out

13. SCHEDULE OF PAYMENT.

The developer shall pay the instalments of the premium as mentioned in scheme of the project. Payment of instalments of premium is also the essence of the contract. Delay in payment as stipulated will attract interest at the rate of **15% per annum** from due date, maximum up to a period of 1 month. After that works will be stopped by the Commissioner by giving a notice in writing to the developer and entitled to terminate the contract and will be further entitled to forfeit the amount up to Rs.1,18,000/-. Corporation may develop further remaining work from any other developer.

14 On completion of the work the developer shall furnish the certificate by the Architect of such completion, but no such certificate will be given and nor shall the work be considered to be complete until the developer shall have removed from the premises on which work shall have been executed, all scaffoldings, surplus materials and rubbish and shall have cleaned off the dirt from all wood work, doors and windows, walls floors, staircases or other parts of building, including cleaning and oiling of all their hardware fittings. The whole of the work shall be thoroughly inspected by the developer and deficiencies and defects out right. On completion of such inspection, the developer shall inform the Commissioner & Architect in writing that he has finished the work and is ready for inspection. He shall keep the entire building neat, clean and ready for immediate occupation and to complete satisfaction of the Commissioner and the Architect.

After completion of constructions, during defect liability period of one year from date of completion the developer shall keep bank guarantee of Rs. 5,00,000/-(Rs. Five Lakh only) with the Corporation. Any defect noticed during the said period of one year, the developer shall rectify all the defects noticed or instructed by the Architect and if he fails to do so, the Corporation shall be entitled to encash the bank guarantee to the extent of the amount spent for rectification of such defects.



PARTNER


Commissioner
Akola Municipal Corporation
Akola

15. ISSUE OF LICENCE, PERIOD OF LICENCE & TRANSFER OF LICENCE RIGHTS.

i) The Corporation will grant licence to use in respect of said building in favour of the persons nominated or recommended by the developer in lieu of premium paid to the Corporation. The said Licence shall be for a period of 60 years (Sixty Years) extendable up to 90 years in the form prescribed attached here with as Schedule "C". The License will be granted by the Commissioner, Akola Municipal Corporation to the persons recommended or nominated by the developer within 30 days from the date of communication or recommendation or nomination to the Commissioner. In case the corporation fails to issue the same within the above period of 30 days, it shall be deemed to be granted at stipulated rate and terms and conditions prescribed in Schedule "C".

ii) Licence fee shall be at the rate fixed by Municipal Corporation for different floors as mentioned below -

For Ground floor. - Rs. 2.50/per Sq.ft. of carpet area per month.

For First floor. - Rs. 2.00/per Sq.ft. of carpet area per month.

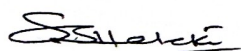
For Second floor. - Rs. 1.50/per Sq.ft. of carpet area per month.

iii) It has been agreed that the developer should be given a grace period of one year from the date of completion of project to get and obtain suitable license and recommend or nominate to the Commissioner for granting License. Under these circumstances, the License fee will be charged and the period of License as 60 years will be reckoned to the License after a period of 12 months from the date of completion of the Project by the Developer or from the date of licence deed entered in to between Corporation and respective licence holder, whichever is later. The licence holder is not liable to pay licence fee for the period of first 12 (Twelve) months to the Corporation. However the said licence holder shall pay the MPL. tax and other taxes as may be applicable time to time for this period of 12 months.

iv) There shall be 10% increment on "original licence fee" fixed by Mpl. Corporation on expiry of every five year till Sixty years.

v) The Corporation shall have right to increase the licence fees after expiry of 60 (Sixty) years on basis on then prevailing market rates of licence fee at that time if the same is extended for further next period.

vi) The persons nominated by the developers shall become the Licensees of the Corporation only on entering in to the agreement of licence in writing with the Corporation. Till that time the agreement of licences are entered in to with Corporation in writing, there will not be any privity of contract between Corporation and prospective Licensees. It shall be lawful for the developer to charge such premium from prospective Licensees as the developer may deem fit without any interference from the Corporation.





PARTNER
For Shrikrupa Developer's



Commissioner
Akola Municipal Corporation
Akola

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It shall be competent for the developer to receive such premiums from such persons and the Corporation will not be concerned with the same

vii) The licence hold rights granted by the Corporation will be transferred with the permission of Corporation in writing on payment of transfer fees licence hold rights.

- a) To family members i.e. wife, husband, son, daughters, Father or Mother of the licence holder on payment of Rs. 10,000.00 (Ten Thousand only) to the Corporation and,
- b) To persons other than family members as mentioned on payment of Rs. 20,000.00 (Rs. Twenty Thousand Only) to the Corporation .
- c) In case of death of Licensee, the License shall be transferred in the name of his/her legal heirs, without any transfer fees.
- d) Entering into partnership by the Licensee will not be construed as transfer. How ever liability to pay License Fee will be of the Licensee only.
- e) If the Licensee wants to obtain a loan from any person/ authority, he may obtain the same by mortgaging his rights and same will not be construed as transfer for the purposes of this agreement.

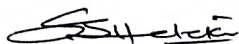
viii) All the cost of preparation of documents of licences stamp duty, registration fees, transfer of licence charges and all other charges will be borne by the developer or licence holder.

ix) The developer shall take initiative and give co-operation to form a registered maintenance society for the purpose of maintenance of the building i.e. cleaning, sweeping the passages, toilets, front and side open spaces, passage and external and internal lighting, minor or major repairs of building, to maintain sanitary and water supply systems, sumps and pumps for rain water, external paintings periodically, to appoint chowkidars etc.

For this purpose the developer shall collect from every licensee a sum equivalent to Rs.10000/-(Rs. Ten Thousand only) or sum equivalent to Rs.50.00 per sq ft. of carpet area in possession of licensee, which ever is more and deposit the same in a nationalized bank in the name of maintenance society as fixed deposit and interest thereof shall be used for maintenance purpose or if more sum is required, then the balance amount shall be collected proportionately from each licensee.

Each and every portion of the complex shall be used only for the purpose permissible under the development control rules. However, any portion of complex shall not be used for any unlawful activity.

Licensees shall not be allowed to disturb the size and shape of display boards.





PARTNER
For Shrikrupa Developer's



Commissioner
Akola Municipal Corporation
Akola

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16. OWNERSHIP.

The land described in schedule "A" and entire building to be constructed there on, shall be the property of the Corporation and the developer shall have no rights on title or interest in the said developed property or any portion there on in any manner or in any nature what so ever. The maintenance of the building shall be the responsibility of the registered maintenance society of licence holder subject to approval of the Corporation. The licence holder shall not carry out any addition/alteration without the permission of the Corporation in writing.

As the Property belongs to Corporation it self, Development charges and other taxes chargeable against the Corporation for development shall not be applicable for this Project development.

The Corporation reserves right to develop/ extend further the premises of building in future without any claim of the developer.

17. INFORMATION OF BOOKING.

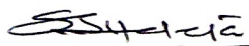
The developer shall give report at the end of every month about the list of persons for licence holder rights of the premises in the said complex to be constructed by the developer. However till the agreement of Licensees are entered in to between the Corporation and the prospective licensee after the completion of the project, there will not be any privity of the contract or agreement between Corporation and prospective licensee, assurance or promise give by the developer to any such prospective Licensee.

18. RESIDENTIAL QUARTERS BUILDING AND FIRST FLOOR OF THE COMPLEX.

The developer has to construct Built-up area of 528.95 Sq.mt as Ground plus Two Storied Residential Quarters along with Compound wall, Car Porch and Bore-wells for Rain water Harvesting, Out house of 25 Sq.mt Built-up area, Two Chambers/Offices numbering C3 & C4 on First Floor of the Commercial Complex & Two 6" bore well with 1.5 HP KSB type submersible pump with all fittings and accessories and connected to over head water tank by 1" G.I. pipe at his own cost and will be retained by the Corporation free of cost at his own cost in the manner to satisfy the Corporation and the Architect for the Corporation purpose, fully finished entirely and externally, as shown in the drawings are to be handed over to the Corporation free of cost. The developer shall not be entitled to claim any amount from the Corporation on this account.

19. COMPENSATION.

The developer or any person claiming through him shall not be entitled to claim any compensation from the Corporation for any delay in execution of the entire construction due to any type of Hurdles to be sorted out by Corporation except that the period of completion is extended proportionately till the hurdles are sorted out. The Developer will not be responsible for any delay caused due to activity of third party, which creates hurdles in the development works or any stay from any court, the proportionate Period of Completion will be extended.





PARTNER

For Shrikrishna Developers



Commissioner

Ahmedabad Municipal Corporation

Project Development

However, if due to any reason not attributable to the developer, the entire scheme is required to be abandoned, at any intermediate stage by the corporation and the Corporation gives in writing to the Developer stating that the hurdles for execution of work in time are beyond the control of Corporation, then the Corporation shall refund the premium and pay to the developer the actual costs of the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of Public Works Department of Akola Division of the then prevailing year and in addition to this, the Corporation will pay to the developer compensation as may mutually agreed upon and if there be no agreement, then as may be decided upon by an Arbitrator.

If it is not possible to proceed with the work or continue the work of development due to any hurdle on the part of Corporation or person claiming through it or third party or court proceedings for the continuous period of six months the developer will have the option to abandon the work at intermediate stage and he will be entitled for getting the premium refunded to him and the Corporation will pay for the work already done by the developer which will be worked out on the basis of actual quantities of work done and schedule of rates of Public Works Department of Akola Division of the then prevailing year.

20. ACTS, RULES & REGULATIONS.

The developer shall follow all the rules, acts and regulations in force from time to time.

21. USER OF THE COMPLEX.

Each and every portion of the complex shall be used only for the purpose permissible under the Development Control rules. However the developer is at liberty to nominate the Licensees for using the second floor of the commercial complex either as offices or as Residential Flats, if desired by the developer and the developer will submit the necessary plan for residential flats or Lodging to the corporation keeping the same built-up area and the corporation shall grant the necessary permission to the developer for the use shown by the developer, within 15 days from the date of application made by the developer to the corporation.

22. RIGHTS FOR PLACING THE HOARDING.

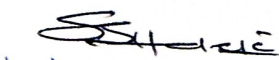
The Corporation reserve the right for hoarding in or on the premises of the complex. Hoarding shall not be placed anywhere on the premises without written permission of the Corporation.

23. COSTS.

All costs of stamp duty, registration fees and charges for the preparation of documents shall be borne by the developer.

24. MEASUREMENT OF WORK.

The developer will submit to the corporation the detailed measurements of all the works executed at the end of every 15 days.


PARTNER


Commissioner
Akola Municipal Corporation
Akola

25. POSSESSION.

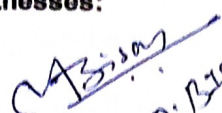
The possession of land and the proposed building shall always be that of Corporation.

26. DISPUTES.

In case of any dispute of any nature whatsoever between the parties including termination of this agreement and consequence arising there from and thereafter, the same shall be referred to an Arbitrator i.e. Hon. Collector, Akola or any other person acceptable to both the parties and decision of an Arbitrator will be binding on both the parties.

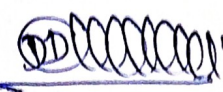
IN TOKEN WHEREOF, the parties have signed this agreement out of their free will on this 18th day of August 2003

Witnesses:

1. 
(MAYO A. BISEN)

Party no.1


Commissioner
Akola Municipal Corporation
Akola

2. 
(Dilip D. Chaudhari).

Party no.2



PARTNER
For Shrikrupa Developer's
SHRIKRUPA DEVELOPER'S
"Samrudhi", Natraj Garden Road,
KHAMGAON - 444 303

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SCHEDULE "A"

DETAILS OF THE SITE OF PROPOSED DEVELOPMENT OF COMMERCIAL COMPLEX AND RESIDENTIAL QUARTERS ON NAZUL SHEET NO.56, PLOT NO.1, DAKSHATA NAGAR, NEAR SINDHI-CAMP SQUARE, AKOLA FOR THE MUNICIPAL CORPORATION OF THE CITY OF AKOLA IS BOUNDED AS UNDER-

- Towards North - National Highway no.6 Bye-pass
- Towards East - State Highway (Akola-Mangrulpir Road) leading to Sindhi Camp Akola
- Towards South - 15m wide D.P. Road
- Towards West - Premises of Police Ground.

STATEMENT OF AREAS

1. Area of Plot to be developed : 3065.00 Sq.mt.

2. Built up Area statement in Sq.mts

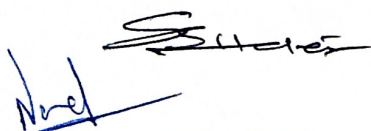
Sr. No.	Floor	Commercial Complex	Residential Quarter	Total Built-up Area
1	Ground Floor	650.21	187.71	837.92
2	First Floor	756.79	190.79	947.58
3	Second Floor	753.56	150.45	904.01
	Total Built-up Area	2160.56	528.95	2689.51

3. Premises of Site other than the Built-up Area : To be executed as per the enclosed Architectural Drawings and details provided while execution of work by the Architect which includes development of Parking Area, Compound wall to the Residential Quarter, out house for chowkidar, M.S. Gates, Car Porch, Rain water Harvesting etc..



Commissioner,
Municipal Corporation of the City of Akola

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PARTNER
For Shrikrupa Developer's



Commissioner
Akola Municipal Corporation
Akola

COMPLETION CERTIFICATE

This is to certify that the Developer " **M/S Shrikrupa Developers**" Khamgaon has finished the work of **Commercial Complex Cum Residential Staff Quarter Building** of the proposed Commercial Complex and Residential Staff Quarters on Nazul Sheet no. 56, Plot no.1 near sindhi camp square, Dakshata Nagar, Akola for Akola Municipal Corporation, Akola as per the agreement executed by him with the Municipal Commissioner, Municipal Corporation, Akola. in the month end of June 2005 i.e. within stipulated time limit up to 29th June 2005 and possession of two Municipal Chambers bearing no. C-3 & C-4 at First floor of Commercial complex building and Staff Quarter Building has been taken by Akola Municipal Corporation, Akola. On 17.08.2005.

The Developer " **M/S Shrikrupa Developers**" Khamgaon has completed the Development of **Commercial Complex Cum Staff Quarter Building** of this Proposed Commercial Complex and Residential Staff Quarters on Nazul Sheet no. 56, Plot no. 1 near Sindhi Camp Square, Dakshata Nagar, Akola for Akola Municipal Corporation on BOT basis as per Tender Conditions, Drawings and Designs and Technical guidance supplied by the consultant M/s. Design Consourtium Akola and as per specifications mentioned in the Tender Document.


Commissioner
Akola municipal corporation Akola

*Redlined
original paper
For Shrikrupa Dev
Khamgaon
Date
17/8/05*

अकोला महानगरपालिका अकोला

स्थायी समिती ची सभा

दिनांक ३०/०५/०३

2818103

15

विषय क्र.२४ :- दक्षतानगर, कस्तुरबागांधी रुग्णालय आणि जठारपेठ व्यापारी संकुलाच्या बि.ओ.टी. तत्वावरील प्राप्त निविदांचा विचार करून सर्वाधिक प्रिमिअम देणा-या निविदाधारकांची निविदा मंजूर करणे व वर्क ऑर्डर देणे.

ठराव क्र.२४

दिनांक : ३०/५/०३

सुचक :- श्री.सुनिल मेश्राम

अनुमोदक :- डॉ.किशोर मालोकार

अकोला महानगरपालिकेच्या मालकीचे जागेवर खालील नमुद केलेल्या ठिकाणी बि.ओ.टी. तत्वावर व्यापारी संकुले बांधण्याकरीता प्राप्त झालेल्या निविदांचा भावदर्शक तुलनात्मक तक्ता उपस्थित सभासदांनी सभेत पाहिला व त्यावर सविस्तर चर्चा करण्यांत आली. ही सभा खालील नमुद केलेनुसार कामाचे नावांसह व नावासमोर दर्शविलेल्या सर्वात अधिक प्रिमिअम भरणा-या निविदा मंजूर करित आहे.

अ.क्र	कामाचे नांव	ज्या निविदाधारकाची निविदा मंजूर करण्यांत आली त्यांचे नांव व प्रिमिअमची रक्कम.
१	दक्षतानगर सिंधी कॅम्प येथे शिट नं. ५६, प्लॉट नं.१ वर व्यापारी संकुल बांधणे	श्रीकृपा डेव्हलपर्स,खामगांव रुपये ५१,५१,५३१/- (अक्षरी रु.एक्कावन्नलक्ष एक्कावन्न हजार पांचशे एकतीस फक्त).
२	जठारपेठ रोड येथील प्लॉट नं.८/१ शिट नं. ५६ अ येथे व्यापारी संकुल बांधणे	श्री.दिलीप चौधरी, अकोला. रु.३०,५१,१११/- (अक्षरी रु.तीस लक्ष एक्कावन्नहजार एकशे अकरा)
३	कस्तुरबा हॉस्पिटल, डाबकीरोड येथे प्लॉट नं.१०६/४, १४७, १४९, १७६, १७७, १७८, १७९, १८०, १८१, शिट नं.१७ ब येथे व्यापारी संकुलबांधणे.	श्री.मनोज खापेकर, अकोला रु.३,९१,०००/- (अक्षरी रु.तीन लक्ष एक्क्यान्नव हजार फक्त).

वरिल प्रमाणे कामनिहाय आलेल्या सर्वाधिक प्रिमिअमच्या निविदा मंजूर करण्यांत येत असून, बि.ओ.टी.तत्वावरची उपरोक्त कामे त्वरित सुरु करण्याकरीता कामाचे आदेश निर्गमित करण्यांत यावेत. यासंदर्भात नियमानुसार करारनामा करण्याचे अधिकार ही सभा मा.आयुक्त, महानगरपालिका अकोला यांना प्रदान करित आहे, असे सर्वानुमते ठरले.

ठराव सर्वानुमते मंजूर,

(Signature)

सभापती,

स्थायी समिती,

अकोला महानगरपालिका.

प्रतिलिपी,

- १) मा.महापौर, मनपा, अकोला. यांना माहिती करिता सविनय सादर.
- २) मा.आयुक्त मनपा, अकोला. यांना माहिती करिता सविनय सादर.
- ३) मा.उपायुक्त(प्रशासन), मनपा, अकोला. यांना माहिती करिता सविनय सादर.
- ४) मुख्य लेखापरिक्षक, मनपा, अकोला. यांना माहिती करिता सविनय सादर.
- ५) नगर रचनाकार, यांना माहितीसाठी व पुढील कार्यवाहीकरीता रवाना.
- ६) उपकार्यकारी अभियंता, /आरोग्य अधिकारी मनपा, यांना माहितीकरीता सादर.

नगर सचिव

अकोला महानगरपालिका, अकोला.

(Signature)

16

Akola Municipal Corporation, Akola
Work Order

AMC/PWD/BOT/Dakshata Nagar/33/03
Akola Municipal Corporation, Akola
Date. 31.6.03

To,
M/S Shrikrupa Developers
"Samrudhi" Natraj Garden Road,
Khamgaon - 444303.

**Sub :- Development of Commercial Complex and Residential Quarters on
Nazul Sheet No.56, Plot No. 1, Dakshata Nagar, Near Sindhi Camp
Square, Akola for Municipal Corporation of Akola.**

Ref :- 1. This Office tender Notice No.AMC/PWD/BOT/B/2003 Dt. 07/5/03.
2. Your tender for the above work Opened on dt. 22/5/2003 .
3. Resolution No. 24 of Standing Committee dated 30/5/2003.

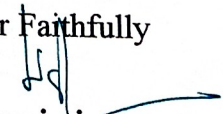
Dear sir,

With reference to the above, the undersigned is pleased to accept your offer to Develop the Shopping Complex and Residential Staff Quarters at Dakshata Nagar, Near Sindhi Camp Square, Akola. on following Terms & Conditions.

1. The total area to be developed by you under this contract is 2689.51 square meter.
2. The total time allowed to complete the entire project shall be 20 months from the date of this work order.
3. You have to pay a non- refundable premium in total 5 instalments and out of this the 1st instalments is to be paid to the Akola Municipal Corporation, Akola on signing of agreement.
4. You have to enter into a written agreement in respect of this with Akola Municipal Corporation, Akola on a stamp paper of Rs.100/- (non- refundable) for proper performance of the contract within 15 days after the issue of this work order.

Thanking you.

Yours Faithfully


Commissioner

 Akola Municipal Corporation, Akola

Copy to :-

1. The City Engineer, Akola Municipal Corporation, Akola.
2. The Chief Auditor for information. Akola Municipal Corporation, Akola.
3. The Dy.Ex.Engineer, Akola Municipal Corporation, Akola

अकोला महानगरपालिका, अकोला.
कार्यालयीन टिपणी
लोककर्म विभाग

विषय :- अकोला महानगरपालिकेचे हद्दीमधील मनपाचे जागेवर B.O.T. तत्वावर दक्षता नगर
सिंधी कॅम्प चौक येथील नं. ५६ प्लॉट नं. १ वर व्यापारी संकुल बांधणे बाबत

महोदय,

अकोला महानगरपालिकेचे हद्दीतील महानगरपालिकेचे असलेल्या जागेवर दक्षता नगर सिंधी
कॅम्प चौक येथील नं. ५६ प्लॉट नं. १ वर व्यापारी संकुल बांधणे बाबत ची जाहीर निविदा दैनिक
लोकमत, दैनिक देशोन्नती, दैनिक नवभारत (हिंदी) या वृत्तपत्रकामध्ये दिली होती त्यानुसार
दि. २१.५.०३ रोजी पर्यंत एकुण ७ कोरी निविदा फॉर्म विकल्या गेले दि. २२.५.०३ रोजी दुपारी ४ वाजे
पर्यंत एकुण ३ निविदा प्राप्त झाल्या.

आलेल्या निविदा मा. आयुक्त यांचे समक्ष दि. २२/५/०३ रोजी उघडण्यात आल्या त्याची
तपशिलवर माहिती तुलनात्मक सोबत जोडली आहे.

पुढील आदेशार्थ सादर

~~३०/५/०३ री~~

उपकार्यकारी अभियंता

शहर अभियंता

मा. आयुक्त

21/5/03 Developer Khangaon Road, Laxmi Nagar
59, 59, 534/- Premium offer दिली आहे.

(हस्ताक्षर) ८

31/5/03
City Engineer
Municipal Corporation
of the City of Akola

मा. २५/५/०३

दि. ३०/५/०३ रोजी तारीख देवरीत ही माहिती मिळाली आहे.

उपकार्यकारी

मा. मा. २५/५/०३

मा. २५/५/०३

मा. २५/५/०३

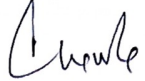
2/6

तुलनात्मक तक्ता

18

दि. २३/५/०३

अ. क्र.	कामाचे नांव	निविदा धारकांचे नाव	दिलेले दर (रुपये)	शेरा
१	दक्षतानगर सिंधी कॅम्प येथे सिट नं. ५६ प्लॉट नं. १ वर व्यापारी संकुल बांधणे.	१. श्रीकृपा डेव्हलपर्स खामगांव. २. ईगल कन्स्ट्रक्शन, उल्हास नगर. ३. बरडीया मार्केटींग प्रा.ली. अकोला	५१,५१,५३१/- ५,००,०००/- ४५,११,०००/-	✓ ✓ ✓


Deputy Executive Engineer
Municipal Corporation
of the City of Akola


City Engineer,
Municipal Corporation
of the City of Akola

Akola Municipal Corporation, Akola
Work Order

AMC/PWD/BOT/Dakshata Nagar/33/03
Akola Municipal Corporation, Akola
Date. 31/01/03

To,

M/S Shrikrupa Developers
"Samrudhi" Natraj Garden Road,
Khamgaon - 444303.

**Sub :- Development of Commercial Complex and Residential Quarters on
Nazul Sheet No.56, Plot No. 1, Dakshata Nagar, Near Sindhi Camp
Square, Akola for Municipal Corporation of Akola.**

- Ref :- 1. This Office tender Notice No.AMC/PWD/BOT/B/2003 Dt. 07/5/03.
2. Your tender for the above work Opened on dt. 22/5/2003 .
3. Resolution No. 24 of Standing Committee dated 30/5/2003.

Dear sir,

With reference to the above, the undersigned is pleased to accept your offer to Develop the Shopping Complex and Residential Staff Quarters at Dakshata Nagar, Near Sindhi Camp Square, Akola. on following Terms & Conditions.

1. The total area to be developed by you under this contract is 2689.51 square meter.
2. The total time allowed to complete the entire project shall be 20 mounths from the date of this work order.
3. You have to pay a non- refundable premium in total 5 instalments and out of this the 1st instalments is to be paid to the Akola Municipal Corporation, Akola on signing of aggrement.
4. You have to enter into a written aggrement in respect of this with Akola Municipal Corporation, Akola on a stamp paper of Rs.100/- (non- refundable) for proper performance of the contract within 15 days after the issue of this work order.

Thanking you.

Yours Faithfully


Commissioner

 Akola Municipal Corporation, Akola

- Copy to :-
1. The City Engineer, Akola Municipal Corporation, Akola.
 2. The Chief Auditor for information. Akola Municipal Corporation, Akola.
 3. The Dy.Ex.Engineer, Akola Municipal Corporation, Akola

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34

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34/87745/ 2010/2002104

34/87745/ 2010/2002104

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DESIGN CONSORTIUM

Regd. Off. 11/Z. P. Complex, Civil Lines, Akola 444 001
Fax. 0724-2431111, Ph: 2436977, E-mail: euclid2000@rediffmail.com

Design Studio : 110-111, "Harsh Sankul" Civil Lines, Akola
Fax. 0724-2432524, Ph : 2441653, E-mail: ajlohia@indiatimes.com

COMPLETION CERTIFICATE

This is to certify that the Developer "M/S ShriKrupa Developers", Akola has finished the work of **Commercial Complex cum Residential Staff Quarter Building** of the Proposed Commercial Complex and Residential Staff Quarters on Nazul Sheet no.56, Plot no.1 near Sindhi Camp Square, Dakshata Nagar, Akola for Akola Municipal Corporation, Akola as per the agreement executed by him with the **Municipal Commissioner, Akola Municipal Corporation, Akola**, Akola in the month end of June 2005 i.e. within stipulated time limit up to 29th June 2005 except Parking shed of Residential Staff Quarter Building due to pending decision about its location and Possession of two Municipal Chambers bearing no.C-3 & C-4 at First floor of Commercial complex building and Staff Quarter Building may be taken by Akola Municipal Corporation, Akola immediately.

The Developer "M/S ShriKrupa Developers", Akola has completed the Development of **Commercial Complex cum staff Quarter Building** of this Proposed Commercial Complex and Residential Staff Quarters on Nazul Sheet no.56, Plot no.1 near Sindhi Camp Square, Dakshata Nagar, Akola for Akola Municipal Corporation on BOT basis as per Tender Conditions, Drawings and Designs supplied by us and as per specifications mentioned in the Tender Document.

Submitted for your information.

Truly yours,
For M/s Design Consortium

(Signature)

(Er. Ajay Lohia and Ar. Dilip Jade.)

Dt. 7th August 2005

Dakshatanagar Vyapari Sankul, AMC

List of Prospective Licensees Nominated by us for Mutual License Deed with AMC

GROUND FLOOR

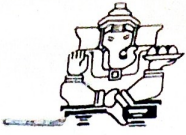
Sr. No.	Name Of Prospective Licensee	Shop/ Chamber no. allotted	Floor	Carpet area as per Approved Plan	Rent Prescribed by AMC
1.	Vijay Vikas Chopde	S-5	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
2.	Ashish Manganlal Patel	S-6	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
3.	Jitedra Prabhudayal Sharma	S-7	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
4.	Rajesh Murlilal Sharma	S-8	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
5.	Surendra Prbhakar Yelne	S-8A	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
6.	Janardhan Govindrao Wakode	S-9	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
7.	Sau.Sarita Parag Deshmukh	S-10	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
8.	Yogendra Pandhurang Ambhore	S-11	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
9.	Jitendra Ratanlal Jain	S-12	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
10.	Pramod Ratanlal Jain	S-13	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
11.	Shymsingh Ramrajsingh Thakur	S-16	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
12.	Haish Prabhakar Yelne	S-18	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
13.	Chandrakumar Jainram Chandwani	S-19	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
14.	Vittal Kashiram Nemade	S-20	GROUND	208 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
15.	Smt.Ranibai Brijmohan Bhartiya	S-21	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
16.	Smt.Ranibai Brijmohan Bhartiya	S-22	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
17.	Smt.Ranibai Brijmohan Bhartiya	S-23	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
18.	Smt.Ranibai Brijmohan Bhartiya	S-24	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
19.	Smt.Ranibai Brijmohan Bhartiya	S-25	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
20.	Smt.Ranibai Brijmohan Bhartiya	S-26	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
21.	Smt.Ranibai Brijmohan Bhartiya	S-27	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft
22.	Smt.Ranibai Brijmohan Bhartiya	S-28	GROUND	205 Sq.Ft (19.06 Sq.Mt)	2.5/- Per Sq.Ft

Dakshatanagar Vyapari Sankul, AMC

List of Prospective Licensees Nominated by us for Mutual License Deed with AMC

FIRST & SECOND FLOOR

1.	Nandkishore Laxminarayan Chavan	C-1	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
2.	Mulchand Sajandas Popatani	C-2	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
3.	A.M.C.	C-3	FIRST	208 Sq.Ft (19.40 Sq.Mt)	
4.	A.M.C.	C-4	FIRST	208 Sq.Ft (19.40 Sq.Mt)	
5.	Anand Maganlal Parel	C-5	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
6.	Dr.Ashwin Ratanlal Verma	C-6	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
7.	Dr.Ashwin Ratanlal Verma	C-7	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
8.	Suraj Govindrao Kubde	C-9	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
9.	Krishna Baliram Narde	C-10	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
10.	Vijay Gajanan Halge	C-11	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
11.	Sau.Aruna Shrihari Potdar	C-12	FIRST	208.76 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
12.	Sunial Triumbalrao Subnis	C-13	FIRST	208.76 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
13.	Rajesh Ramdaa Siwal	C-14	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
14.	Sau.Sushma Ishwar Gattani	C-17	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
15.	Sau.Sushma Ishwar Gattani	C-18	FIRST	208 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
16.	Sau.Poonam Prasad Sangwai	12	SECOND	208 Sq.Ft (19.40 Sq.Mt)	1.5/- Per Sq.Ft
	Mehanshastri Ambadas Jaltare	14	SECOND	208 Sq.Ft (19.40 Sq.Mt)	1.5/- Per Sq.Ft



21/20/2016/03/14/9428104
Tq. 22/304

SHRIKRUPA DEVELOPERS

"Samrudhi", Natraj Garden Road, KHAMGAON - 444 303

(O) : (O) 252204, (R) 252330, 253448

Mobile - 9422017622, 9422181056

Date :

59

Dt.22.03.05

To,
Comissioner
Akola Muncipal corporation,
Akola.

Sub :- Regarding Progress of work B.O.T. project at Dakshata nagar
and request for executing license deed of the persons nominated
by us.

Sir,

We have almost completed the work of Residential Staff Quarter
Building and Commercial Complex Building is completed .

With our previous letter dt.19.1.05 we have already enclosed list of
persons nominated by us for executing license deed for the respective
shops/chambers.

We are also enclosing here with this letter second/additional list of
persons nominated by us.

We request you to execute the both by the end of March -2005.

Thanking you in anticipation

For Shrikrupa Developers

Yours truly

[Signature]

Partners

For Shrikrupa Developers.

Copy to

- 1) Shri M.Tatte sahab,AMC
- 2) City Engineer,AMC

[Signature]
29/3/05

Shri Dakshatonde
[Signature]



SHRIKRUPA DEVELOPERS

"Samrudhi", Natraj Garden Road, KHAMGAON - 444 301
☎ : (O) 252204, (R) 252330, 253448
Mobile - 9422017522, 9422131056

Date :

60

Dakshatanagar Vyapari Sankul, AMC

List of Prospective Licensees Nominated by us for Mutual License Deed with AMC

Sr. No.	Name Of Prospective Licensee	Shop/ Chamber no. allotted	Floor	Carpet area as per Approved Plan	Rent Prescribed by AMC
1.	Vijay Vikas Chopde	S-5	GROUND	208.76 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
2.	Sau.Sarita Parag Deshmukh	S-10	GROUND	208.76 Sq.Ft (19.40 Sq.Mt)	2.5/- Per Sq.Ft
3.	Suraj Govindrao Kubde	C-9	FIRST	208.76 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
4.	Sau.Sushma Ishwar Gattani	C-17	FIRST	208.76 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
5.	Sau.Sushma Ishwar Gattani	C-18	FIRST	208.76 Sq.Ft (19.40 Sq.Mt)	2.0/- Per Sq.Ft
6.	Sau.Poonam Prasad Sangwai	12	SECOND	208.76 Sq.Ft (19.40 Sq.Mt)	1.5/- Per Sq.Ft
7.	Mohanshastri Ambadas Jaltare	14	SECOND	208.76 Sq.Ft (19.40 Sq.Mt)	1.5/- Per Sq.Ft

For Shrikrupa Developers

[Signature]

Partners



31/5/31/11/4/ 28/10/04

28/10/04

SHRIKRUPA DEVELOPER'S

"Samrudhi", Natraj Garden Road, KHAMGAON - 444 303

(O) 252204, (R) 252330, 253448

Mobile - 9422017622, 9422181056

Date :

61

Dakshatanagar Vyapari Sankul, AMC

List of Prospective Licensees Nominated by us for mutual License Deed with AMC.

Sr. No.	Name of Prospective Licensee	Shop / Chamber no. allotted	Floor	Carpet area as per Approved Plan	Rent Prescribed by AMC
1	Ashish Manganlal Patel	S-6	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
2	Jitendra Prabhudayal Sharma	S-7	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
3	Rajesh Murlilal Sharma	S-8	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
4	Surendra Prabhakar Yelne	S-8A	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
5	Janardhan Govindrao Wakode	S-9	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
6	Yogendra Pandhurang Ambhore	S-11	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
7	Jitendra Ratanlal Jain	S-12	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
8	Pramod Ratanlal Jain	S-13	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
9	Shyamsingh Ramrajsingh Thakur	S-16	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
10	Harish Prabhakar Yelne	S-18	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
11	Chandrakumar Jainram Chandwani	S-19	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.
12	Vittal Kashiram Nemade	S-20	Ground	208.76 sq. ft. (19.40 sq.mt.)	2.5/- Per sq.ft.



SHRIKRUPA DEVELOPER'S

"Samrudhi", Natraj Garden Road, KHAMGAON - 444 303

☎ : (O) 252204, (R) 252330, 253448

Mobile - 9422017622, 9422181056

Date :

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13	Smt. Ranibai Brijmohan Bhartiya	S-21	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
14	Smt. Ranibai Brijmohan Bhartiya	S-22	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
15	Smt. Ranibai Brijmohan Bhartiya	S-23	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
16	Smt. Ranibai Brijmohan Ground Bhartiya	S-24	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
17	Smt. Ranibai Brijmohan Bhartiya	S-25	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
18	Smt. Ranibai Brijmohan Bhartiya	S-26	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
19	Smt. Ranibai Brijmohan Bhartiya	S-27	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
20	Smt. Ranibai Brijmohan Bhartiya	S-28	Ground	205.14 sq.ft. (19.06 sq.mt.)	2.5/- Per sq.ft.
21	Nandkishore Laxminarayan Chavan	C-1	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
22	Mulchand Sajandas Poptani	C-2	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
23	A.M.C.	C-3	First	208.76 sq.ft. (19.40 sq.mt)	
24	A.M.C.	C-4	First	208.76 sq.ft. (19.40 sq.mt)	
25	Anand Maganlal Patel	C-5	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
26	Dr. Ashwin Ratanlal Verma	C-6	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
27	Dr. Ashwin Ratanlal Verma	C-7	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
28	Krishna Baliram Narde	C-10	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
29	Vijay Gajanan Halge	C-11	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
30	Sau. Aruna Shrihari Potdar	C-12	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
31	Sunil Trimbalsrao Subnis	C-13	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.
32	Rajesh Rambilas Siwal	C-14	First	208.76 sq.ft. (19.40 sq.mt)	2.0/- Per sq.ft.