

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

(Land Document, 7/12 Extracts, Tittle Verification dead Building Approved Final plan by Corporation/Municipal Council Hospital College Architect Certified Rooms sizes (Dimensions) Constructed Area – College Hospital, Hostel, Accommodation)

INFRASTRUCTURE

Sr. No	Particulars to be verified	Details on College Website	Adequate/ Inadequate
College			
1	Land details: Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land (Applicable only to Private Colleges). (Verify land documents & Government permissions documents are uploaded on College Website. No Land/ Construction documents shall be submitted to the University. Only deficit information to be pointed out to the University).	Yes	Adequate
2	Total constructed area of college building		
	(I) Administrative Section: Total Area 320 sq.mt (which includes) Principal Room, P.A. Room, Reception cue Visitors lounge, Meeting hall, Account section, Record and Central store etc.	Yes	Adequate
	(II) Lecture Halls: a) Total No. of Lecture Halls - 05 b) IT enabled, Audio / Video teaching Aids - Available c) Total area for lecture Halls – 312.62 Sq.Mt.	Yes	Adequate
	(III) Seminar or Conference or Examination Hall: a) Total Area 312.62Sq.mt. b) Total Seating Capacity - 100 c) Audio / Video System and Other Facilities - Available	Yes	Adequate
	(IV) Central Library: a) Total Area : 273.49 sq.mt. Total No. of Books - 12959 Distribution of books - 2405 Capacity of Reading Hall :- for Students - 100 for Teachers / PG - 50 No. of Scientific Journals - 33 No. of News Papers - 8 Photo Copier Machine – Yes Drinking water & Washrooms- Yes b) Digital Library : No. of Computers - 11 Internet Facility - Yes	Yes	Adequate
	(V) Teaching Departments:		
	There shall be fourteen Teaching Departments as per MSR No. of departments – 14 Departmental Area – 2283.03 Sq.mt. , No. of Books/ Charts / Models / Spacimens (dry and wet) / Museum in each department information to be uploaded on college website.	Yes	Adequate

	(VI) Teaching Pharmacy and Quality Testing Laboratory as per MSR	Yes	Adequate
	(VIII) Common Rooms: Separate common rooms for boys and girls with adequate space and sitting arrangement shall be available.	Yes	Adequate
4	University Examination Infrastructure: Strong Room for examination a) (Area- 300 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for University vehicle, Guest house facility	–	Adequate
5	Other facilities: Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor, Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility, Is there any LMS (learning management system software) available	Yes	Adequate
6	Hostel facility: Boys (UG & PG), Girls (UG & PG), Interns, Residents, Canteen Facility, Warden/ Rector, Hygiene, Vending Machine etc. [Note: Verify Canteen Facility is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	Yes	Adequate
Hospital			
7	Hospital Details	Details on College Website	Adequate/ Inadequate
	Name of the Hospital :Dr. G. D. Pol Foundation YMT Ayurvedic Medical College & Hospital		
	Address: Institutional Area, Sector -4, Kharghar, Navi Mumbai - 410210		
	Telephone No. : 022-27744406		
	Bed Strength : 270 Beds	Yes	Adequate
	Distance of Hospital from the College to which it is attached (in kms)	Same Building	
	Number of beds registered as per BNH Act	Yes	Adequate
8	I. Total constructed area of Hospital Building as per MSR (4420 Sq.mtr.) Whether the Hospital is Owned by the College / Management or Rented ? – Owned	Yes	Adequate
	II. Hospital Administration Block as per MSR (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)	Yes	Adequate
	III. Out–Patient Departments (OPD) as per MSR Total Area of OPD Complex - 544.48 Sq.mt. No. of OPD's - 08 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	IV. In Patient Departments (IPD) as per MSR Total Area of IPD Complex- 2214.42Sq.mt. No. of IPD Departments. 06 Bed Distribution. 270 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	V. Operation Theatres Block as per MSR Total Area of OT Block – 259.20 sq.mt. No.of OTs available – 03 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate

VI. Panchakarma Block as per MSR Total area of Panchakarma Block – 405.05 Sq.mt. No. of Panchakarma section for Male - 02 & Female - 02 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
VII. Casualty Facilities State Government Permission Letter	Yes	Adequate
VII. Physiotherapy Unit as per MSR	Yes	Adequate
IX. Central Clinical Laboratory: Well-equipped with separate sections for Pathology, Biochemistry and Micro-biology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be provided.	Yes	Adequate
VIII. Radiology or Sonography Section: Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.	Yes	Adequate
IX. Labour Room : 40.43 Sq.mt	Yes	Adequate
X. Hospital Kitchen and Canteen: 178.93 Sq.mt.	Yes	Adequate
XI. Stores/Mortuary: 50.00 Sq.mt.	Yes	Adequate




Y.M.T. AYURVEDIC MEDICAL COLLEGE & HOSPITAL
 Dean/Principal Stamp & Signature
 Dean
Y.M.T. Ayurvedic Medical
 College & Hospital,
 S-1-4 Kharghar,
 Nav Mumbai - 410 210

C. V. PAVALE ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

REGISTERED ARCHITECTS

Mumbai - 150th PARK, ROAD NO. 3, DADAR, MUMBAI - 400 028 TEL : 2445 66 99, 2446 87 77

Reg. No. 1/1990/DP/AYURVED/2012/2020

DATE : 05/02/2020

CERTIFICATE

This is to state that Dr. G. D. Pol Foundation's Y.M.T Ayurvedic Medical College and Hospital has already constructed building comprising Ground plus 5 upper floors having Built up area of 92865.00 SFT (8627.37 SMT) for B.A.M.S. (U.G. & P.G.) Courses in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, & in use for the B.A.M.S. (U.G. & P.G.) Courses .

It is to be stated that the land allotted to Dr. G. D. Pol Foundation's Y.M.T Ayurvedic Medical College and Hospital Building (Ground plus 5 upper floors) for B.A.M.S. (U.G. & P.G.) Courses is 0.65 Acre, in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai.

-- Harvale



(K. C. PAVALE)
C. V. PAVALE ASSOCIATES
Architects

V D SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College and Hospital,
Sec-4, Kharghar,
Navi Mumbai - 410 210.

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College and Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210

C. V. PAVALE ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

K. C. PAVALE, M. B. ARCH. 1982

REGISTERED ARCHITECTS

ADDRESS: 77, SHIVAJI PARK, ROAD NO 3, DADAR, MUMBAI - 400 028 TEL.: 2445 66 99, 2446 87 77

PROJECT: Y.M.T. AYURVEDIC/2013/2020


DATE: 05.02.2020

CERTIFICATE

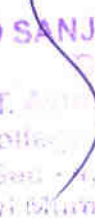
This is to state that the Bldg., of Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

SUMMARY OF TOTAL CONSTRUCTED AREA

	<u>BUILT UP AREA</u>	
GROUND FLOOR	17480.00 SFT	1623.93 SMT
FIRST FLOOR	17135.00 SFT	1591.88 SMT
SECOND FLOOR	14610.00 SFT	1357.30 SMT
THIRD FLOOR	14610.00 SFT	1357.30 SMT
FOURTH FLOOR	14515.00 SFT	1348.48 SMT
FIFTH FLOOR	14515.00 SFT	1348.48 SMT
TOTAL	92865.00 SFT	8627.37 SMT


V D SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210


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Y.M.T. Ayurvedic Medical
College & Hospital,
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Navi Mumbai - 410 210

C. V. PAVALE ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

A. C. PAVALE 35 D ARCADE 4114

REGISTERED ARCHITECTS

OFFICE : SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI - 400 028 TEL : 2445 66 99, 2446 87 77

PROJECT : Y.M.T AYURVED/2014/2020

DATE : 05/02/2020

CERTIFICATE

This is to state that the Bldg., of Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

SUMMARY

	<u>HOSPITAL</u>	<u>COLLEGE</u>
GROUND FLOOR	13461.00 SFT (1250.57 SMT)	4019.00 SFT (373.36 SMT)
FIRST FLOOR	—	17135.00 SFT (1591.88 SMT)
SECOND FLOOR	2790.00 SFT (259.20 SMT)	11820.00 SFT (1098.10 SMT)
THIRD FLOOR	—	14610.00 SFT (1357.30 SMT)
FOURTH FLOOR	14515.00 SFT (1348.48 SMT)	—
FIFTH FLOOR	14515.00 SFT (1348.48 SMT)	—
TOTAL	45281.00 SFT (4206.73 SMT)	47584.00 SFT (4420.64 SMT)

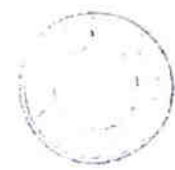
Total Built up Area of Ayurved Institute - 92865.00 SFT 8627.37 SMT




V D SANJEEV YADAV
Dean
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C. V. PAVALE ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

REGISTERED ARCHITECTS

C. V. PAVALE, G.D. ARCH. A.I.A.

107, MIDLAND BANK ROAD NO 3, DADAR, MUMBAI - 400 028 TEL : 2445 66 99, 2446 87 77

PROJECT : AYURVEDIC AYURVED/2015/2020

DATE : 05/02/2020

CERTIFICATE

This is to state that the Bldg., of Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

GROUND FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Pharmacy		
a) Raw Material Section	20.44 SMT	
b) Finished Product Section	19.05 SMT	
c) Pulvariser Section	19.04 SMT	
d) Dryer Section	19.97 SMT	
e) Oil Section	20.44 SMT	
f) Finished Product Section	20.44 SMT	
g) Pharmacy office	19.51 SMT	
h) Electric Rooms	39.95 SMT	
	1925.03 SFT	
	(178.84 SMT)	

2) OPD

a) Shalaky Tantra	83.61 SMT
b) Bedrog	62.82 SMT
c) Special Ward	62.82 SMT
d) Panchkarma	41.80 SMT
e) Enquiry Counter	2.32 SMT
f) Swasthataksap	41.81 SMT
g) Registration & Dispensing	41.81 SMT
h) Shalya Tantra	41.81 SMT

[Handwritten Signature]

D. SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sector - 4, Kharghar,
Navi Mumbai - 410 210



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Dean
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Navi Mumbai - 410 210

Hawala

1) Ambulance	41.81 SMT
2) X-Ray & Radiology	46.92 SMT
3) Pathology	150.04 SMT
4) Lab	61.32 SMT
5) X-ray & Sonography	52.02 SMT
6) Casualty	41.80 SMT

8317.45 SFT
(772.71 SMT)

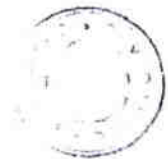
3) Boy's Common Room	300.0 SFT (27.87 SMT)
4) Store & Mortuary	300.0 SFT (27.87 SMT)
5) Brahmajya Kalpana & Rasashastra Department	1350.0 SFT (125.64 SMT)
6) Struog Department	1075.0 SFT (100.00 SMT)
5) Entrance Lounge	990.0 SFT (91.98 SMT)
6) Physiotherapy Centre	1490.0 SFT (138.42 SMT)
7) Lifts	155.0 SFT (14.40 SMT)

11888.00SFT
(1104.37 SMT) 4019.00 SFT
(373.36 SMT)

8) Hospital Canteen	1573.0 SFT (146.20 SMT)
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Dean
Total Constructed Area of Ground Floor
Y.M.T. Ayurvedic Medical
College & Hospital,
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17480.0 SFT 1623.93 SMT
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FIRST FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Reception Department		1800.0 SFT (167.22 SMT)
2) Dean's Office		990.0 SFT (91.98 SMT)
3) Administrative Office		1450.0 SFT (134.71 SMT)
Committee Room		350.0 SFT (32.51 SMT)
4) Sharni Rachna Dept.		3365.0 SFT (312.61 SMT)
5) Class Room - I		1722.0 SFT (160.0 SMT)
6) Kayachikitsa Dept.		1721.0 SFT (159.87 SMT)
7) Samhita Dept.		1490.0 SFT (138.42 SMT)
8) Ras shastra Dept.		660.0 SFT (61.32 SMT)
9) Panchikarma Dept.		830.0 SFT (77.11 SMT)
10) Lits		155.0 SFT (14.40 SMT)
11) College Canteen		1926.0 SFT (178.93 SMT)
12) Hospital store Room		676.0 SFT (62.80 SMT)


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Navi Mumbai - 410 210.

17135.0 SFT
(1591.88 SMT)

Total Constructed Area of First Floor - 17135.0 SFT 1591.88 SMT

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SECOND FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Operation Theatre	2790.0 SFT (259.20 SMT)	
2) Research Lab		1490.0 SFT (138.42 SMT)
3) Dravyaguna Dept.		1490.0 SFT (138.42 SMT)
4) Library		2535.0 SFT (235.51 SMT)
5) Balne dept.		830.0 SFT (77.11 SMT)
6) X-ray room 2		1800.0 SFT (167.22 SMT)
7) Classroom 3		1722.0 SFT (160.00 SMT)
8) Swasthavritha Dept.		1721.0 SFT (159.87 SMT)
9) Lifts		155.0 SFT (14.40 SMT)
10) Lobby		77.0 SFT (7.15 SMT)
	2790.0 SFT (259.20 SMT)	11820.0 SFT (1098.10 SMT)

Total Constructed Area of Second Floor - 14610.00 SFT 1357.30 SMT

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 V D Sanjeev Yadav
 Dean
 Y.M.T. Medical
 College & Hospital,
 Sec 16, Kharghar,
 Navi Mumbai - 410 210

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 V D SANJEEV YADAV
 Dean
 Y.M.T. Medical
 College & Hospital,
 Sec 16, Kharghar,
 Navi Mumbai - 410 210



THIRD FLOOR

<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Stomach Dept.	1721.0 SFT
2) Auditorium	(159.87 SMT)
	3365.0 SFT
3) First Aid Room	(312.62 SMT)
	582.0 SFT
4) Stomach Dept.	(54.00 SMT)
	1721.0 SFT
5) Stomach Dept.	(159.87 SMT)
	1800.0 SFT
6) Class Room - 4	(167.22 SMT)
	1800.0 SFT
7) Class Room - 5	(167.22 SMT)
	1722.0 SFT
8) Pathology Dept.	(160.00 SMT)
	1490.0 SFT
9) First Aid Room	(138.42 SMT)
	409.0 SFT
	(37.98 SMT)
	<hr/>
	14610.0 SFT
	(1357.30 SMT)

Total Constructed Area of Third Floor

14610.00 SFT

1357.30 SMT

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V D SANJEEV YADAV
Dean
Y.M.T. - Medic Medical
College & Hospital,
Sec - 4, Kharghar,
New Mumbai - 410 210

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[Circular stamp]

V D SANJEEV YADAV
Dean
Y.M.T. - Medic Medical
College & Hospital,
Sec - 4, Kharghar,
New Mumbai - 410 210

FLOOR FLOOR

HOSPITAL

COLLEGE

01) Panchikarma Ward - Female	1795.0 SFT (166.76 SMT)
02) Panchikarma Therapy - Female	1800.0 SFT (167.22 SMT)
03) Panchikarma Therapy - Male	900.0 SFT (83.61 SMT)
04) Sudyas Ward - Male	1345.0 SFT (124.95 SMT)
05) Sudyas Ward - Female	830.0 SFT (77.11 SMT)
06) Siroog Ward	660.0 SFT (61.32 SMT)
07) Kayachikitsa Ward - Male	1345.0 SFT (124.95 SMT)
08) Siroog Ward	1660.0 SFT (154.22 SMT)
09) Kayachikitsa Ward - Female	2535.0 SFT (235.51 SMT)
10) Medical Record Room	660.0 SFT (61.32 SMT)
11) Panchikarma Ward - Male	830.0 SFT (77.11 SMT)
12) LABS	155.0 SFT (14.40 SMT)

14515.0 SFT

(1348.48 SMT)

Total Constructed Area of Fourth Floor -

14515.00 SFT

1348.48 SMT

V D SANJEEV YADAV
Distt.

Medical
Officer,
Distt. Hospital,
Muzaffarpur - 201 210


avale



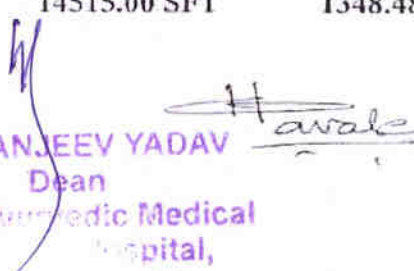
FOURTH FLOOR

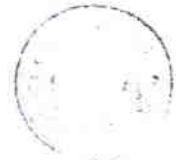
	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Panchikarma Ward - Female	1795.0 SFT (166.76 SMT)	
2) Panchikarma Therapy - Female	1800.0 SFT (167.22 SMT)	
3) Panchikarma Therapy - Male	900.0 SFT (83.61 SMT)	
4) Shalya Ward - Male	1345.0 SFT (124.95 SMT)	
5) Shalya Ward - Female	830.0 SFT (77.11 SMT)	
6) Shirog Ward	660.0 SFT (61.32 SMT)	
7) Kayachikitsa Ward - Male	1345.0 SFT (124.95 SMT)	
8) Shirog Ward	1660.0 SFT (154.22 SMT)	
9) Kayachikitsa Ward - Female	2535.0 SFT (235.51 SMT)	
10) Medical Record Room	660.0 SFT (61.32 SMT)	
11) Panchikarma Ward - Male	830.0 SFT (77.11 SMT)	
12) L.O.S	155.0 SFT (14.40 SMT)	

14515.0 SFT
(1348.48 SMT)


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14515.00 SFT 1348.48 SMT


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FIFTH FLOOR

HOSPITAL

COLLEGE

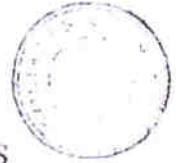
1) Shalya Ward - Female	948.0 SFT (88.0 SMT)	
2) Matron's Room	270.0 SFT (25.00 SMT)	
3) Asst. Matron's Room	270.0 SFT (25.00 SMT)	
4) Panchakarma Therapy - Female	830.0 SFT (77.11 SMT)	
5) Shalaky Ward - Male	1157.0 SFT (107.46 SMT)	
6) Panchikarma Ward - Male	1143.0 SFT (106.10 SMT)	
7) Panchakarma Therapy - Male	830.0 SFT (77.11 SMT)	
8) Shalya Ward - Male	861.0 SFT (80.0 SMT)	
9) Balrog Ward	1825.0 SFT (169.57 SMT)	
10) Superitendant Room	155.0 SFT (14.40 SMT)	
11) Dy. Superitendant Room	155.0 SFT (14.40 SMT)	
12) Kayachikitsa Ward - Male	1346.0 SFT (125.11 SMT)	
13) R. M. O. Room	323.0 SFT (30.00 SMT)	
14) Store	660.0 SFT (61.32 SMT)	
15) Store	155.0 SFT (14.40 SMT)	
16) Hospital Store	155.0 SFT (14.40 SMT)	



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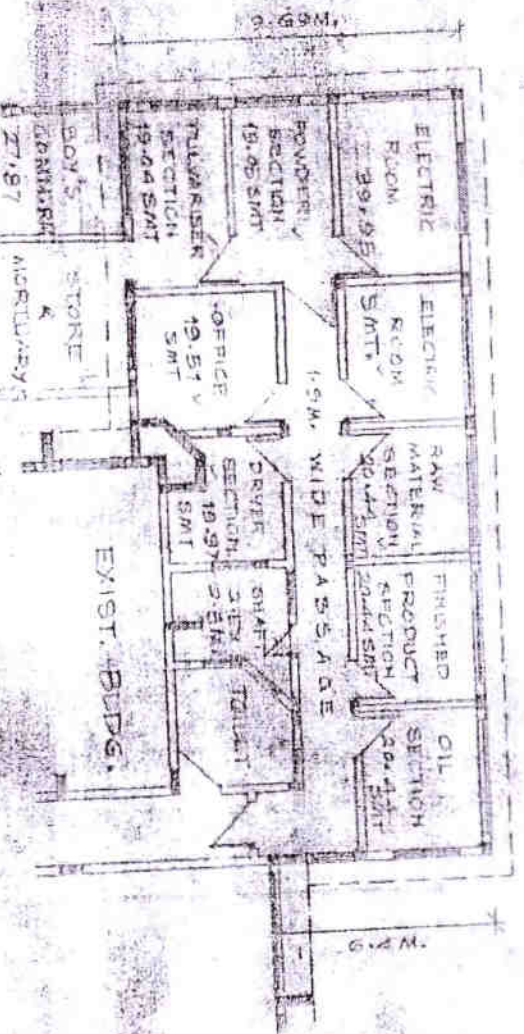
17) Pray Room	515.0 SFT	
	(48.00 SMT)	
18) NABH	155.0 SFT	
	(14.40 SMT)	
19) Waiting	185.0 SFT	
	(17.19 SMT)	
20) Laboratory Room	660.0 SFT	
	(61.32 SMT)	
21) Sanitary Ward - Female	1762.0 SFT	
	(163.76 SMT)	
22) Lifts	155.0 SFT	
	(14.40 SMT)	
	<hr/>	
	14515.0 SFT	
	(1348.48 SMT)	
Total <u>Constructed Area</u> of Fifth Floor	14515.00 SFT	1348.48 SMT


 (K. C. PAVALE)
 C. V. PAVALE ASSOCIATES
 Architects




 V. D. SANJEEV YADAV
 Dean
 Y.M.T. Ayurvedic Medical
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 College & Hospital,
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BUILT UP AREA - 234.55 SMT. (2345.0 SFT)
 PLAN C.R.F.D. 1100.

V.D. SANJEEV YADAV IS Y.M.T. AYURVEDIC MEDICAL COLLEGE & HOSPITAL, NO. 16, 16A & 16B, SECTOR - 4, INSTITUTIONAL AREA, NAVI MUMBAI, Sec-4, Kharghar



PHARMACEUTICALS, CF
 AYURVEDIC COLLEGE
 & HOSPITAL

V D SANJEEV YADAV
 Y.M.T. Ayurvedic Medical
 College & Hospital,
 Sec-4, Kharghar,
 Navi Mumbai - 410 210.

JOB NO. -	1100
DESIGNER - D.D.	R.C. FAVALE
SCALE - 1:100	DEWIS Q.V. FAVALE ASSOCIATES
DATE - 2-2-25	DEWANI, 18-27 CHIVDAI PARK, ROAD NO. 3, BANDAR MUMBAI-26



Sec - 4, Kharghar,
Navi Mumbai - 410 210.

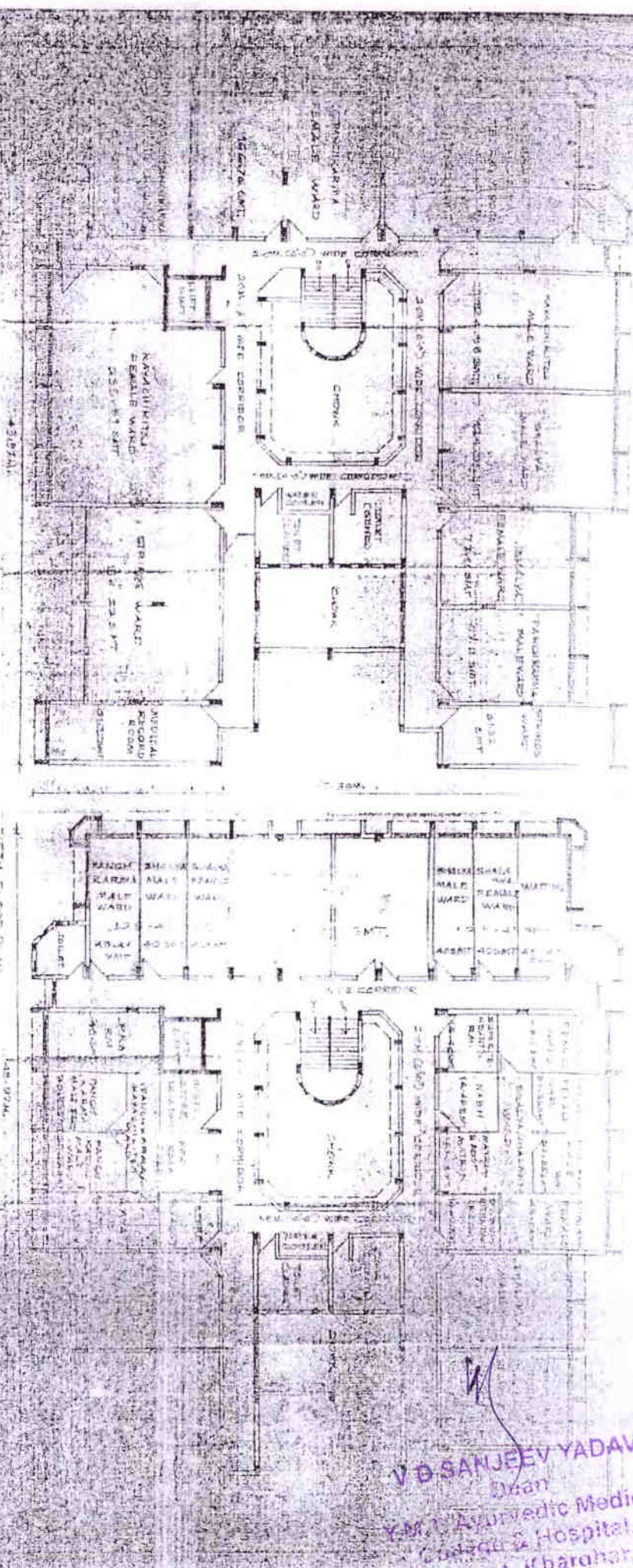
V. D. SANJEEV YADAV & CO. ARCHITECTS PVT. LTD. AYURVEDIC MEDICAL COLLEGE & HOSPITAL ON PLOT
NO. 15, SECTOR-4, INSTITUTIONAL AREA, KHARGHAR, NAVI MUMBAI.

[Handwritten Signature]

BUILD UP AREA - 1048.45 SQ. METERS (23500 SQ. FT.)



FIFTH FLOOR PLAN
SCALE - 1:100



V. D. SANJEEV YADAV
Dean
Y.M.J. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210.



College In...

You can review the information submitted in this College Infrastructure Form form below before closing.

[Edit Information](#)
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Institution Details

Institution Id :	AYU0167
Institution Name :	Dr. G. D. Pol Foundations Y.M.T. Ayurvedic Medical College And Hospital
Institution Course :	Ayurveda
Visitation Id :	A03347

College Council and Website Details

Is College Council available? :	Yes
To view document containing list of Members of the College Council Click here.	
Total number of Members in the College Council :	14
What is the yearly no. of meetings conducted? :	4
Is there a College website available? :	Yes
To view document containing details of information uploaded on College Website as per 9(2) of RMS 2016 Click here.	
What is the URL of the College Website :	www.ymtayurvedcollege.org
Is the information regarding college website as per norms? :	Yes
Is Biometric Available? :	Yes
Working hours of College :	9.30 am to 4.30 pm

Progress made by the institution in the last two years on salient points


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 Dean
 Y.M.T. Ayurvedic Medical
 College & Hospital,
 Sec - 4, Pharghar,
 Nav: Mumbai - 410 210-

College Infrastructure Form

S.NO	Important information of College	Progress made by college
1	Construction of college and hospital building	COLLEGE BUILDING HAS 4420.49 SQ.MTR AND HOSPITAL BUILDING HAS 4206.81 SQ.MTR AREA. THIS IS MORE THAN REQUIREMENT AS PER MSR.
2	Appointment of Teaching staff	ALL DEPARTMENT HAVE TEACHING STAFF AS PER CCIM PATTERN. IN CASE OF LEFT TEACHERS NEW TEACHERS ARE APPOINTED SHORTLY.
3	Appointment of Non-Teaching staff	ALL DEPARTMENTS AND OFFICE HAVE MORE THAN REQUIRED NON TEACHING STAFF AS PER MSR.
4	Appointment of Paramedical and other Hospital staff	HOSPITAL HAS MORE THAN REQUIRED PARAMEDICAL STAFF AS PER MSR.
5	Expansion of various departments of college	ALL DEPARTMENTS ARE FULLY EQUIPPED AS PER MSR NORMS AND UPDATED REGULARLY.
6	Expansion of Herbal Garden, Plantation of New Plants	WE HAVE TOTAL 4646 PLANTS IN HERBAL GARDEN. PLANTATION IS DONE AS PER REQUIREMENT OF PHARMACY.
7	Development of Pharmacy	AS PER NEED OF OPD AND IPD, PHARMACY IS MANUFACTURING MEDICINES. WE ALSO HAVE WELL EQUIPPED QC LAB.
8	Hospital OPD	57692 PATIENTS ATTENDED OPD LAST YEAR. ADDITIONAL SPECIAL OPDS ARE FUNCTIONAL AS PER NEED OF PATIENTS FOR EXAMPLE SARS COVID 19 FEVER OPD. ALSO SINCE LAST FEW MONTHS WE ARE RUNNING GOVERNMENT APPROVED SARS COVID 19 VACCINATION CENTRE FOR BENEFIT OF SOCIETY.
9	Hospital IPD	LAST YEAR 4323 PATIENTS TOOK BENEFIT OF IPD. WE HAVE FACILITIES LIKE OT, PANCHKARMA, PHYSIOTHERAPY ETC.
10	Any national/international/state level seminars, ROTA, CME etc.	CME FOR TEACHERS OF KRIYA SHARIR BY RAV WAS ORGANISED AND CONDUCTED IN JAN 2020. CONSIDERING CURRENT SCENARIO OF PANDEMIC ALMOST ALL DEPARTMENTS ARRANGED ONLINE WEBINARS FOR BENEFIT OF STUDENTS PRACTITIONERS ETC.
11	Publication by college and teaching staff	ALL TEACHING STAFF REGULARLY PUBLISH RESEARCH ARTICLES IN PEER REVIEWED JOURNALS. 5
12	Research activities if any	8 SHORT TERM AND LONG TERM RESEARCH PROJECTS ARE SANCTIONED AND GRANTED BY MUHS. 2 PROPOSALS ON COVID 19 AYURVEDIC TREATMENT REGIMEN SENT TO AYUSH AND MUHS.
13	Awards won by teaching staffs and students	DR. JAI KINI WAS AWARDED BY NIMA FOR EXCELLENCE IN AYURVEDIC RESEARCH FIELD. DEAN DR. SANJEEV YADAV WAS HONORED WITH AAROGYA DHANASAMPADA AWARD.

Constructed Area of College

Details of various components of College other than teaching dept

S.No	Particulars	Available Area (in Sq. mtr.)
1	Administrative wing	320.52
2	Total Area of Lecturer Halls	814.44
3	Auditorium/Seminar Hall/Exam hall	312.62
4	Central Library	273.49
5	Teaching Pharmacy & Quality Testing Laboratory	206.71
6	Common Rooms: Separate for boys and girls	101.72
7	Canteen	100
Total Common Area		2129.50

Details of Teaching Department

College Infrastructure Form

S.No	Teaching Departments	Available Area (in Sq. mtr.)
1	Ayurved Samhita & Siddhant	138.42
2	Rachana Sharir	312.61
3	Kriya Sharir	167.22
4	Dravyaguna Vigyana	276.84
5	Rasa Shastra & Bhaisajya Kalpana	188.60
6	Rog Nidan avum Vikriti Vigyan	167.22
7	Swasthavritta & Yoga	159.87
8	Agad Tantra avum Vidhi Vaidyaka	138.42
9	Kayachikitsa	159.87
10	Panchakarma	77.11
11	Shalyatantra + (Ksharsutra Lab.)	159.87
12	Shalakya Tantra	159.87
13	Prasuti & Stri Roga	100
14	Kaumarbhritya-Bala Roga	77.11
Total Teaching Departments Area		2283.03

Total Constructed Area : **4412.53**
 No. of Lecture Halls : **5**

Central Library

S.No	Details	Number of Books Available
1	Ayurveda	8630
2	Modern Medicine and Related Books	3404
3	Medical Journals	35
4	Others	657
5	Total Number Of Books	12726

Number Of Seats Available In Library Reading Room : **150**
 Number Of Computers With Internet Facility : **11**

Details Of Hostel

Hostel	Area (sq.mtr.)	Own / Rented	No. of Rooms	Capacity	Is mess facility available?	Is there a warden?
Boys	544.62	Own	16	48	Yes	Yes
Girls	1632.9	Own	42	106	Yes	Yes

Transport Facility

Is transport Facility available? : **Yes**
 How many vehicles? : **4**

Sports And Games Facility

Is sports and games Facility available? : **Yes**

Herbal Garden

What is the total area of the Herbal Garden (in sq.mt)? : **30351.42**

What is the total number of species available? : **315**

To view document containing list of of plant species with name **Click here.**

What is the total number of Medicinal plants available? : **4646**

To view document containing list of Medicinal plants with name **Click here.**

Is a demonstration Room available? : **Yes**

What is the area (In sq. mtr) of Demonstration Room? : **50**

Is irrigation facility, available? : **Yes**

Details Of Testing Pharmacy

Is quality testing laboratory available? : **Yes**

Number of medicine's prepared since last visitation : **52**

To view document containing details of Medicines Prepared since last visitation **Click here.**

Dissection Hall

Number of Dissection Tables : **16**

Number of Cadavers Available : **8**

Number of Cadavers Dissected since last visitation : **2**

Is there proper ventilation in Dissection Hall? : **Yes**

Is there an Embalming Room with Storage tank / Freezer? : **Yes**

Additional Information

Is there any due for previous visitation/ inspection pending for payment from the college? : **No**

Is there any penalty amount due from the college for payment? : **No**


Has the college implemented Swasthya Rakshan programme by adopting 5 villages/colonies? : **Yes**

What are the names of Villages/Colonies? : **PRABHU SRUSHTI, SARASWATI HEIGHTS, KAVERI CHS, DNYANESHWARI CHS, BHOOMI TOWERS**

Has the compliance report of the shortcomings been submitted to Council? : **No**

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 Sec - 4, Kharghar,
 Navi Mumbai - 410 210



Hospital I...

You can review the information submitted in this Hospital Infrastructure Form form below before closing.

[Edit Information](#)

[Close](#)

Institution Details

Institution Id : **AYU0167**

Institution Name : **Dr. G. D. Pol Foundations Y.M.T. Ayurvedic Medical College
And Hospital**

Institution Course : **Ayurveda**

Visitation Id : **A03347**

Statutory Requirements compliance for the teaching hospital

Does the teaching hospital of the college fulfill the Statutory Requirements of the concerned State/Union Territory/Local Authority to establish and run the hospital? : **Yes**

To view uploaded Permissions/Clearance certificates Click here.

Hospital Admin Block Details

S.No	Name of the Departments	Available Area (In Sq. mtr.)
1.	Superintendent Room	14.4
2.	Deputy Superintendent Room	14.4
3.	Medical Officers Room (For 2 Resident Medical / Surgical Officer)	30
4.	Matron Room	25
5.	Assistant Matron Room (For 2)	25
6.	Reception & Registration Room	44.13
Total Constructed Area in Admin Block (in Sq. mtr)		152.93

Hospital OPD Block Details

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Hospital Infrastructure Form


S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Kayachikitsa OPD	61.32
2.	Shalya OPD	41.81
3.	Shalaky OPD	83.61
4.	Stree Roga Evam Prasuti Tantra OPD	41.80
5.	Kaumarbhriya (Balroga)	41.81
6.	Swastharakshan & Yoga OPD	41.80
7.	Atyayik (Casualty) Section	27.87
8.	Dressing & First-Aid Room, Ksharsutra Room	41.81
9.	Dispensary	27.87
10.	Waiting space for patients	91.98
11.	Store	12.8
12.	Male & Female Toilet for Patients	30
Total Constructed Area in OPD Block (in Sq. mtr)		544.48

Working Hours of OPD: 9 am-1 pm

Hospital IPD Block Details

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Kayachikitsa Male Ward	336.07
2.	Kayachikitsa Female Ward	389.27
3.	Panchakarma Male Ward	67.11
4.	Panchakarma Female Ward	67.11
5.	Shalya Male Ward	192.06
6.	Shalya Female Ward	272.43
7.	Shalaky Tantra Ward	128.43
8.	Prasooti evum Stri Roga Ward	436.92
9.	Kaumar Bhriya (Balaroga) Ward	176.73
10.	Doctors duty room one for each department	30
11.	Nursing staff duty rooms, one in each ward	56.97
12.	Store room for linen, etc.	61.32
Total Constructed Area in IPD Block (in Sq. mtr)		2214.42

Operation Theatre Block Details


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Hospital Infrastructure Form

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Major Operation Theatre	55.75
2.	Minor Operation Theatre	30.43
3.	Shalaky Operation Theatre	22.05
4.	Labour Room with attached toilet and bath room	40.43
5.	Neonatal care room	13.93
6.	Central sterilisation/autoclave unit	11.37
7.	Scrub room	15.57
8.	Two Recovery room	25.93
9.	Doctors duty room with attached toilet and bath room	11.14
10.	Interns/house officer/resident doctors room with attached toilet and bath room	11
11.	Nursing staff room with attached toilet and bath room	22
Total Constructed Area in Operation Theatre Block (in Sq. mtr)		259.60

Panchkarma Department Details

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Snehana Kaksha (Male)	70
2.	Snehana Kaksha (Female)	115
3.	Swedana Kaksha(Male)	30
4.	Swedana Kaksha(Female)	60
5.	Shirodhara Kaksha(Male)	15
6.	Shirodhara Kaksha(Female)	15
7.	Vamana Kaksha(Male)	05
8.	Vamana Kaksha(Female)	08
9.	Virechana Kaksha(Male)	08
10.	Virechana Kaksha(Female)	10
11.	Basti Kaksha(Male)	10
12.	Basti Kaksha(Female)	15
13.	Rakta Mokshana, Jalaukavacharana, Agnikarma, Pracchanna etc Kaksha	12
14.	Panchakarma therapist/Physician's room	7.5
15.	Panchakarma store room	10
16.	Four attached toilet-baths for males and four for females with wash basin and geyser facility in each. These will be in addition to the toilets of wards.	14.55
Total Constructed Area in Panchkarma Block (in Sq. mtr)		405.05

Hospital Physiotherapy Unit Details

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Physiotherapy Room	126.12
2.	Physiotherapist Room	12.30
Total Constructed Area in Physiotherapy Unit (in Sq. mtr)		138.42

Hospital Clinical Laboratory Details

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Hospital Infrastructure Form

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Well equipped and spacious area of hundred square meter with separate sections for Pathology, Biochemistry and Micro-biology, Attached toilet shall be there for collection of urine samples, Other diagnostic tools for ECG or TMT etc.	130.02
Total Constructed Area in Clinical Laboratory (in Sq. mtr)		130.02

Hospital Radiology/Sonography Block Details

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Radiologist chamber	05
2.	X-ray room	35.02
3.	Dark room	05
4.	Film drying room	04
5.	Store room	04
6.	Ultra Sonography Room	46.32
7.	Patients waiting and dressing room	07
8.	Reception or registration or report room	07
Total Constructed Area in Radiology/Sonography Block (in Sq. mtr)		113.34

Hospital Kitchen and Canteen Block Details

S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Kitchen and Canteen	178.93
Total Constructed Area in Kitchen and Canteen (in Sq. mtr)		178.93

Hospital Store/Mortuary Block Details


S.No	Name of the Departments	Available Area (in Sq. mtr.)
1.	Store/Mortuary	50
Total Constructed Area in Store/Mortuary Block (in Sq. mtr)		50.00

Grand Total Constructed Area of the Hospital (in Sq. mtr): 4187.19

Other Infrastructure Details

S.No	Name of the Departments	Available(Y/N)
1.	Ambulance Service	Yes
2.	Sitting arrangement for internees/students in Various Out Patient Department	Yes
3.	Animal House	Available
	Ownership	Collaborated
4.	Central Research Laboratory	Available

Information of Panchkarma Department Instruments


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 Navi Mumbai - 410 210

7/18/2021

Hospital Infrastructure Form

S.No	Name of the Departments	No. of Available Instruments
1	Drani	18
2	Basti yantra	22
3	Avgahan yantra	4
4	Swedan yantra	14
5	Shirodhara yantra	7
6	Others	184

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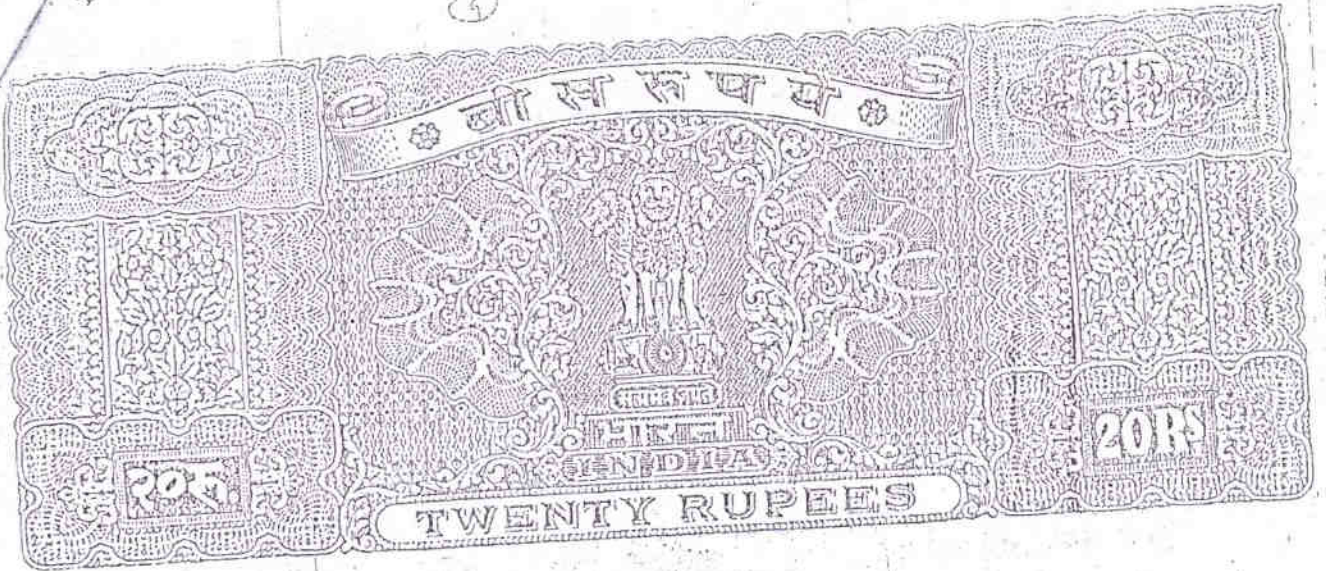


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YERALA MEDICAL TRUST
&
RESEARCH CENTER
AGREEMENT ZEROX COPY
PLOT NO.18

M

(1) 20 Rs.



28317 201

Asstt. Estate Officer
CIDCO LTD.

2 JAN. 1975

Agreement to lease
between

CIDCO of Maharashtra Ltd
AND

Yezala Medical Trust & Research
Centre.

Estate Officer
CIDCO LTD, Belapur
N.W. Bombay-400 614

V D SANJEEV YADAV
Dr an
Y.M. Medic Medical
& Hospital,
Sec. Kharghar,
Navi Mumbai - 410 210

(2)

Permission & license is entered upon the land

POSSESSION RECEIPT

I/WE, SHRI/MESSRS. Yezale Medical Trust & Research Centre
HAVE THIS 25th DAY OF January, 1995 RECEIVED POSSESSION
OF A PLOT NO. _____, ROAD NO. _____ ADMEASURING THE AREA
OF 20,270.25 SQ. METRES OUT OF SECTOR NO. 4 PERTAINING TO REVENUE ...
VILLAGE Kharghar, TALUKA Parnal, DISTRICT Raigad
EAR-MARKED FOR Ayurvedic & Homeopathic medical college AS PER DEMARCATION
ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR.

Mhankar
HANDLED OVER
Estate Officer
CIDCO LTD. Belapur
New Bombay-400 614

TAKEN OVER.



V D SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210

AN AGREEMENT MADE at CBD Belapur New Bombay the 25th day of January
 — One Thousand Nine Hundred and Ninety Five BETWEEN THE CITY AND
 INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated
 under the Companies Act, 1956, (I of 1956) and having its registered office at 'Nirmal', 2nd Floor, Narman
 Point, Bombay - 400021 (hereinafter referred to as "the Corporation" which expression shall where the
 context so admits, be deemed to include its successors and assigns) of the One Part and Yeshu
Medical Trust & Research Centre; being a Society registered under
 the Societies Registration Act 1860 under the Certificate of Registration No _____ dated the _____
 granted by the Registrar of Societies, _____ and registered also as a Public Charitable Trust
 under the Public Trust Act, 1950 under Registration No. E-12/49 (Bombay) 25/3/69
 granted by the Charity Commissioner and having its principal place of business at 55-A, New
Haj. Kasam Mdg, Kasi Road, Bombay, 400012
 (hereinafter referred to as "the Licensee", which expression shall, where the context so admits, be
 deemed to include its successor or successors) of the Other Part.

WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub-sections(1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- (b) The State Government is, pursuant to Section 113-A of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has for the purpose of establishing and conducting Construction of
building for setting up Ayurvedic & Homeopathic Medical College.
requested the Corporation by its application dated 24.7.92
to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described in the schedule here under written.
- (d) The Corporation has, in exercise of its powers under section 159 (1) (a) of the said Act made Regulations, called the New Bombay Disposal of Land Regulation 1975 which provide Inter alia in Chapter thereof for the grant of land by the Corporation for educational, charitable and public purpose.
- (e) The Corporation has, regard being had to its object as contained in section 114(1) of the said Act to secure the lay-out and development of the new town of the New Bombay and the provisions of the said Regulations, consented to grant to the Licensee a lease of the piece or parcel of land described in the schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 20270.25 Sq. Mtrs. or thereabout and designated under the Draft/Final Development Plan of New Bombay sanctioned or being sanctioned under the provisions of the said Act for the land use of College (hereinafter referred to as "the said land") for constructing a building or buildings to be used for the purpose of establishing and conducting Ayur-
dic & Homeopathic Medical College at a premium of Rs. 91,35,125/-

(f) The Licensee has before the execution of this Agreement paid on the 26/12/94
 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which
 expression shall include any other officer of the Corporation as may be notified by the Corporation from
 time to time by a general or special order, a sum of Rs. 91,35,125/-
 (Rupees Ninety one lacs thirty five thousand only) being the full premium
 agreed to be paid by the Licensee to the Corporation and the Corporation has permitted the Licensee to
 occupy the said land from the date hereof on the terms and conditions hereinafter contained.

V. D. S. SANJAYA RAO
 Secy
 Navi Mumbai - 406 210

(4)
AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

Grant of Licence :

1. During the period of five years from the date hereof, the Licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings to be used for the purpose of establishing and conducting ~~and conducting~~ ^{erecting or lawfully to be used for} ~~and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the said terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed. The Licensee shall not use or permit to be used any part of the said building or buildings other than the purpose specified herein.~~ ^{medical college}

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Estate Officer
CIDCO LTD. Bala
Bombay-400 61

NOT A DEMISE

2. Nothing contained in these presents shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a Licence enter upon the said land for purpose of performing this Agreement.

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say :

SUBMISSION OF PLANS FOR APPROVAL

(a) That the Licensee will within six months of the date hereof submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at its own cost and as often as it may be called upon to do so, amend all or any such plans and elevations and if so required will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning Officer; provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible F.S.I. under the provisions of CIDCO General Development Control Regulations for New Bombay, 1975.

Plans to comply with the following rules;

- (iii) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be 0.75
- ii) ~~The Maximum height upto which the building shall be constructed shall be 30.10 metres.~~
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case a room where height is 4.27 metres or more, the area of such room shall be counted twice in the computation of F.S.I.

FENCING DURING CONSTRUCTION

(b) That the Licensee will fence properly the said land at its expense within a period of two months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the Corporation.

Estate Officer
CIDCO LTD. Belapur
New Bombay-400 614

V. O. SANJEEV RAO
Dean
P. M. T. Ayurvedic Medical College & Hospital
Sec - 4, Kharurha
Navi Mumbai - 410 210

for condition No.3(f) of Agreement to Lease.

"Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay the Corporation interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the Licensee under this Clause if such amount remains unpaid for seven days more after becoming due."

Estate Officer

M.O. LTD. Belapur
Mumbai-400 614

5/2/21

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Dean
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College & Hospital,
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in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expense of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

(c) That the Licensee shall not be commence or carry on any work which infringes the CIDCO General Development Control Regulations for New Bombay 1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations sections, specifications and details shall have been so approved as aforesaid any thereafter the licensee shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITES FOR COMMANCEMENT AND COMPLETION OF CONSTRUCTION WORK

(d) That the Licensee shall within a period of one year from the date hereof commence, and within a period of five years from the date hereof at its own expense and in a substantial and workmanlike manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law for the time being in force and in strict accordance with the approved plans, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and conformably to the building lines marked on the plan and completely finish fit for occupation a building or buildings to be used as aforesaid with all requisite drains and other proper conveniences thereto; provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be so constructed less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

RATES AND TAXES

(e) That the Licensee will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier of the said land and any building erected thereon if leviable upon the said land or any building erected thereon.

PAYMENT OF SERVICE CHARGES

(ee) That Licensee will, on the efflux of five years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from the time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment hereunder shall be made on the first day of April in each year or within 30 days therefrom.

PAYMENT OF LAND REVENUE

(f) That the Licensee will pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY

(g) That the Licensee will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining building or other premises in consequence of the execution of the

V D SANJEEV YADAV

Deputy

Commissioner, Municipal

Corporation

Nav Mumbai - 400 210

CIDCO LTD. B. Nagar
New Bombay-400 210

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said works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or anything done under the authority herein contained. RESTRICTION AGAINST

SANITATION

(h) That the Licensee will observe and conform to the CIDCO General Development Control Regulations for New Bombay 1975 or any other law for the time being in force relating to public health and sanitation and will provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and will not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, will comply strictly with the terms thereof;

EXCAVATION

(i) That the Licensee will not make any excavation upon any part of the said land or remove any stone, earth, or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.

NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS ETC.

(j) That the Licensee will not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE

(k) That the Licensee will not at any time do, cause or permit any nuisance in or upon the said land and in particular will not use or permit the said land to be used for what is not granted.

INSURANCE

(l) That the Licensee will as soon as any building to be erected on the said land shall be roofed, insured and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and will on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION

(m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the said Act. Whether any sum is so payable by the Licensee, shall be determined by the Managing Director and every such determination by the Managing Director shall not be disputed by the Licensee and shall be final and binding upon it.

City Municipal Corporation, New Bombay - 400 001

V D SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210

i) The Licensee shall not for the purpose of this Agreement
A. It is hereby expressly agreed hereby to be estate
to the satisfaction
(a) The Ajumea
properly to the satisfaction
(b) The said Ajumea
public without any discrimination
language or otherwise. It
(c) The Ajumea
(d) The Ajumea
for charitable purpose and
(e) Three members of
shall be nominated by the
and immunities as other
regulations or bye-laws of
provide for such nomination
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(g) The Licensee shall
worship should not be
issues touching the antiquity
discussed in the meeting
said land.
(h) The said land shall
(i) State Government shall
control over the said land
(j) The Licensee shall
Magistrate and the Government
CIDCO

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE

(8)

(b) The Licensee shall not appoint any person as its agent, by a Power of Attorney or otherwise, for the purpose of this Agreement except its officer or servant.

A. It is hereby expressly agreed by the Licensee that the Licensee shall not until the grant of the lease of the said land as provided hereinafter, commence conducting Ayurvedic & Homeopathic Medical College and agreed hereby to be established on the said land The Licensee shall in conducting such Ayurvedic & Homeopathic Medical College subject to the following conditions :-

(a) The Ayurvedic & Homeopathic Medical College shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

(b) The said Ayurvedic & Homeopathic Medical College shall be open to the public without any discrimination on ground of religion, caste, creed, race, sex, place of birth, domicile, language or otherwise. The Hospital shall not have at any time less than _____ medical surgical beds.

(c) The Ayurvedic & Homeopathic Medical College shall employ competent staff.

(d) The Ayurvedic & Homeopathic Medical College shall be conducted for charitable purpose and not for profit.

(e) Three members of a body to be appointed by the Licensee to manage or govern the _____ shall be nominated by the Corporation and such persons shall have the same rights, powers, privileges and immunities as other members of the said governing body or the Committee of Management and the regulations or bye-laws of the Licensee shall provide accordingly and shall, if necessary, be amended to provide for such nomination and the said provision shall not be amended or altered without the previous written permission of the Managing Director of the Corporation.

(f) The Corporation shall be entitled to issue to the Licensee such directions as the Corporation may think proper for the better and efficient conduct and management of the Licensee including the maximum fees to be charged for services and the Licensee shall obey such directions with most dispatch and without any demur.

(g) The Licensee shall not hold any meeting except religious gathering on the said land. The place of worship should not be used for anti-social, anti-national and criminal or political activities and that no issues touching the antagonistic attitude towards any other religion, sect or sub-sect shall be entertained or discussed in the meeting or congregations of the people converging for public religious worship at the said land.

(h) The said land shall not be used as godown.

(i) State Government shall have the right to enter the said land. The State Government shall have full control over the said land or the place of worship with a right of entry and eviction.

(j) The Licensee shall observe all the covenants imposed by the Commissioner of Police District Registrar and the Government for the use of the said land as place of religious worship.

V D SANJEEV YADAV
Dean
V.M.T. Ayurvedic Medical
Hospital
- 3, Kharchar,
Navi Mumbai - 410 210.

By: _____
near
Rashi.

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(9)

POWER TO TERMINATE AGREEMENT

4. Should the Town Planning Officer not approve of the plans, elevations, sections, specifications and details whether originally submitted within the time herein before stipulated, the Managing Director may by notice in writing to the Licensee, revoke the Licence, and re-enter upon the said land and, thereupon the licence shall come to and end.

EXPLANATION : 2 No inconsistency to derogate clause and exercisable to will set up no defence by Corporation.

POWER OF CORPORATION

5. Until the building and works have been completed and certified as completed in accordance with clause 7 hereof the Corporation shall have following rights and powers :

Notwithstanding any to the Licensee of his in extended period for the c (d) above, if he is satisf for reason beyond the co the scale provided by by the Corporation under licensee to complete the

TO ENTER UPON LAND

(a) The right of the Managing Director and Officer and servants of the Corporation acting under directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.

TO RESUME LAND

(b) Power (i) in case the Licensee (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants and enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance to the Licensee for and without making any payment at the Licensee for refund or repayment of any premium paid by him/ them/ it but without prejudice nevertheless to all other legal rights and remedies of Corporation against the Licensee.

As soon as the Town in accordance with the term conditions hereinbefore or shall be executed by the j of 60 years from the date

COMPLIANCE WITH THE NEV

It is hereby agreed : to lease the said land to and conditions' contained Maharashtra Regional an regulations made thereunc being in force.

(ii) To continue the said land in Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.

(iii) to direct removal or alteration of any building or structure erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee.

The Lease shall be p modifications and addition expenses of and incidents found its duplicate shall be

(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

A. All notices, consents unless otherwise provided

EXPLANATION : 1 Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release, indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) clause (b) hereof.

and any notice to be g on delivered to, left, or p and hereby agreed to either temporary, or othe

CIDCO New 1, ... 410 514

Y.M.T. Ayurvedic Medical College & Hospital, Sec - 4, Thane Navi Mumbai - 410 210

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SURRENDER

10. The Licensee may terminate this Agreement and surrender the Licence and authority granted hereunder on such terms and conditions as may be determined by the corporation from time to time by general order or special order.

Page

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Sector No. possession

SCHEDULE

All that Piece or parcel of land known as Plot No. For Yezala Ayurvedic & Homeopathic College of Kharghar in Sector No. 4 containing by admeasurement 20270.25 Sq. Mtrs. or thereabouts and

Date:

Area, Estab (plo

bounded as follows that is to say:

On or towards the North by

15.00 M. white line

On or towards the South by

15.00 M. white line

On or towards the East by

On or towards the West by

and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal the day and year first above written:

SIGNED AND DELIVERED for and on

behalf of the City & Industrial

Development Corporation of Maharashtra Ltd.,

by the hand of Shri S. L. Bhosale

in presence of

Estab. Office
CIDCO Belapur
New Building 400 614

1) Shri. M. H. Patil

2) Shri. H. S. Tamhane

SIGNED AND DELIVERED by the with-

named... Licensee in the presence of

1) Shri. M. H. Patil

2) Shri. H. S. Tamhane

V. D. SAMINATHAN
Dean
Y.M.T. Ayurvedic Medical College & Hospital
Sec - 4, Kharghar
Navi Mumbai - 410 210.

Permission/License to encumber the land
PHYSICAL POSSESSION RECEIPT

Seen on the site, the boundry blocks of Plot No. _____

Sector No. 14 Node Kharshe Taken Over the physical
possession of the said land .

Date : 15-1-20

(Signature)
Asstt. Estate Officer
(plots)

Taken Over (Signature)

by
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plots and

nd year first

By
Incharge
Vasth.

E & HO

(Signature)
V D SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharshe,
Navi Mumbai - 410 210.

SKETCH OF PLOT FOR YERALI MEDICAL TRUST & RESEARCH CENTRE
 IN SECTION NO. 4 AT KHERKHAR NAGAR
 PLAN REDEMORPHICATED AS PER A.S. PLANNING (C) NO. 130
 DATED 21/11/85



PLOT FOR YERALI MEDICAL TRUST & RESEARCH CENTRE
 AREA: 20270.22 SQ M

DEMARCATION PLAN
 CONFIRMED
 BY SR. ENGINEER
 NO. CINCO 111/85
 DATE 21/11/85
 A.S. O.P.
 Civic/Survey Section.

Office of the
 Survey Officer
 CIVICO (C) 111, Belapur
 New Bombay-400 614

PLAN PREPARED BY
V D SANJEEV YADAV
 D.A.
**Y.M.T. Ayurvedic Medical
 College & Hospital,
 Sec - 4, Kherkhar,
 Navi Mumbai - 401 210**

ally.
 Engineer
 Vashi.

Map
 No. 111/85
 P.P.A.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

THIS LEASE made at _____ the _____ day of _____ One Thousand Nine Hundred and Ninety _____ BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956(1 of 1956) and having its registered office at 'Nirma', 2nd floor, Narman Point, Bombay - 400 021. (hereinafter referred to as "the LESSOR", which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part AND (Name of Society) _____ being a Society registered under the Societies Registration Act, 1860 under the Certificate of Registration No. _____ dated _____ granted by the Registrar of Societies, _____ and registered also as a Public Charitable Trust under the Public Trusts Act, 1950 under Registration No. _____ dated _____ granted by the Charity Commissioner, and having its principal place of business at _____ (hereinafter referred to as "the Lessee", which expression shall, where the context so admits be deemed to include, its successor or successors and permitted assign or assigns) of the Other Part.

WHEREAS by an Agreement dated the _____ day of _____ and made between the Lessor of the One Part and the Lessee of the Other Part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement, a lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee has constructed a structure/building in accordance with the said Agreement and the certificate of completion thereby contemplated has been granted.

NOW THIS LEASE WITNESSETH as follows :-

Interpretation

1. In these presents, the term "Managing Director" shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorised by him by a general or special order.

Description of land (and building)

2. In consideration of the premises and of the sum of Rs. _____ (Rupees _____) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee All that piece of land described in the Schedule hereunder written containing by measurement _____ sq. metres or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for a term of sixty years computed from the _____ day of _____ 19__ subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules and regulations made thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of Rupees One Hundred only from the 1st April to 31st March or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 1st day of April in each year.

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Y.M.T. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210

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Covenants by the Lessee :

The Lessee with intent to bind all persons into whomsoever hands the demised premises may borne with hereby covenant with the Lessor as follows :-

To pay rent :

(a) During the said term hereby created to pay unto the Lessor the said rent at the times, on the day in the manner hereinbefore appointed for payment thereof clear of all deductions.

To pay rates and taxes :

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised and anything for the time being thereon.

Not to excavate :

(c) Not to make any excavation upon any part of the said land hereby demised, not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond the building line :

(d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

Not to affix or display sign-boards, advertisements, etc.:

(e) Not at any time during the continuance of the said term to affix or display or from the demised premises any sign-board, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

Not to build except with the previous permission of the Lessor :

(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land or to add any thing to the existing building, erection or structure except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment of additional premium.

Alterations :

(g) That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

To repair :

(h) Throughout the said term at the Lessee's expense well and substantial to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and all fixtures and all additions thereto.

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"Without prejudice to the other rights of the Lessor under this Agreement and /or in law, the Lessee shall be liable to pay to the Lessor interest at the rate to be approved by the Lessor by general or specific order on all amounts due and payable by the Lessee under this Clause if such amount remains unpaid for seven days more after becoming due."

Handwritten signature/initials

V O SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sector - 4, Khairnar,
Navi Mumbai - 410 210

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Handwritten notes on the right margin: 1-1, 1-1, 1-1, 1-1

To enter and inspect :

(j) To permit the Managing Director and other officers, surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

Nuisance :

(j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or resident of other premises in the vicinity.

User :

(k) To use the demised premises for the purpose of establishing and conducting _____ and for no other purpose.

Indemnity :

(l) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

Payment of Service Charges :

(m) To make to the Lessor yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water drainages, conservancy for the demised premises regardless of the extent of benefit derived by him therefrom from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of April in each year or within 30 days thereafter.

Delivery of possession after expiration :

(n) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and building then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessee shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term, to remove and appropriate all building, erections and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such building, erection or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

Not to assign :

(o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises except with the previous sanction of the Managing

V. D. SANJEEV YADAV
Dean
Yashwantrao Chavan Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210

Director
Yashwantrao Chavan
Hospital

Director
Yashwantrao Chavan
Hospital

be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966). Whether any sum is so payable by the lessee shall be determined by the Managing Director and every such determination by the Managing Director shall not be disputed by the Lessee and shall be final and binding upon it.

Re-entry :

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained or if the Lessee renounces its character as such by settling a title in the third person or claiming a title in itself, the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

Right of Lessor to resume demised premises:

5-A (1) Notwithstanding anything contained herein to the contrary, the demised premises shall be liable to be resumed by the Lessor upon the happening of any of the contingencies viz.

- (i) The demised premises are not used for the purpose recited specifically hereto before.
- (ii) The demised premises are used for any other purpose.
- (iii) The demised premises are required by Central Government or the State Government for its own purpose.
- (iv) The demised premises are required for a public purpose :

Explanation : A declaration by the Managing Director that the demised premises are required by the Central Government or the State Government for its own purpose or required for any public purpose shall as between the Lessor and the Lessee, be conclusive and binding upon the Lessee.

(2) If the demised premises shall at any time be resumed by the Lessor pursuant to the right and authority contained in the foregoing clause, the compensation payable therefore to the Lessee shall not exceed the amount paid by the Lessee to the Lessor as consideration for the grant of this Lease together with the cost or value at the time of resumption, whichever is less, if any building or other works authorisedly erected by the Lessee on the land granted by the Lessor. If the question shall arise as to the adequacy of such compensation payable to the Lessee, such question shall be referred to the Government for its decision which shall be final and binding upon the Lessee.

Summary eviction of persons unauthorisedly occupying the demised land on determination of the Lease :

6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in

V D SANJEEV YADAV
 Dean
 Y.M.T. Ayurvedic Medical
 College & Hospital
 Sec - 4, Kharghar
 Navi Mumbai - 410 210

Director
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 Division

Director who will be at liberty to grant such sanction subject to such conditions as he may consider appropriate including a condition requiring the Lessee to pay additional premium.

Insurance :

(p) To keep the buildings erected or which may hereafter be erected on the demised premises excluding foundation and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundations and plinth) in a nationalised Insurance Company, and on demand to produce to the Managing Director a policy or policies of such Insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be destroyed or damaged by fire, to forthwith lay out all the monies which shall be received by virtue of any such insurance in re-building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof respectively shall be destroyed by fire, tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise has happened.

Restrictions on Appointments of Agent :

(q) Not to appoint any agent by a Power of Attorney or otherwise except its officer or servant.

Further covenants by Lessee :

3-A. The Lessee covenants with the Lessor to conduct _____ subject to the following conditions :

(a) The demised premises shall be equipped properly to the satisfaction of the Managing Director of the Lessor.

(b) The demised premises shall be open to the public without any discrimination on ground of religion, caste, creed, race, sex, place of birth, domicile, language or otherwise.

(c) The Lessee shall employ competent staff.

(d) The demised premises shall be conducted for charitable purpose and not for profit.

(e) No fee shall be charged to a person whose total monthly income is less than Rs. 350/-.

(f) Three members of a body to be appointed by the Lessee to manage or govern the _____ shall be nominated by the Lessor and such persons shall have the same rights, powers, privileges and immunities as other members of the said governing body or the Committee of management and the byelaws of the Lessee shall provide accordingly and shall, if necessary be amended to provide for such nomination and the said provision shall not be amended or altered without the previous written permission of the Managing Director of the Lessor.

(g) The Lessor shall be entitled to issue to the Lessee such directions as the Lessor may think proper for the better and efficient conduct and management of the _____ including the maximum and minimum fees to be charged for services and the Lessee shall obey such directions with utmost dispatch and without any demur.

Recovery of rent as land revenue :

4. Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall

V D SANJEEV YADAV
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Y.M.T. Ayurvedic Medical
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Navi Mumbai - 410 210.

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accordance with paragraph 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town Planning Act, 1966(Mah.No.XXXVII of 1966).

Notice and demands:

7. Any demand for payment of notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have delivered in the usual course of post.

7-A. It is hereby agreed and declared by and between the parties hereto that the Lessor has leased and demised the premises unto the Lessee and the Lessee has taken such lease upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to section 110 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act (XXXVII of 1966) and the rules and regulations, including the New Bombay Disposal of lands Regulations, 1975 for the time being in force and as amended from time to time.

Marginal Note :

8. The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF, the Lesser and the Lessee have hereto set and subscribed their hands and seal the day and the year first above written.

SCHEDULE

ALL THAT piece or parcel of land known as plot No. _____
by admeasurement _____ square metres or thereabout in the
_____ sector of the layout of land situated, lying and being
at _____ Village, _____ Taluka, _____ with the Registration
sub District _____ within the Registration District _____ and bounded as follows :-

On the North by :

On the East by :

On the South by :

On the West by :

SIGNED AND DELIVERED for and
on behalf of the City and
Industrial Development Corporation
of Maharashtra Limited

by the hand of

Shri

In the presence of

1)

2)

SIGNED AND DELIVERED by the

within named Lessee in the

presence of

1)

2)

Handwritten signature
V D SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital,
Sec - 4, Kharghar,
Navi Mumbai - 410 210

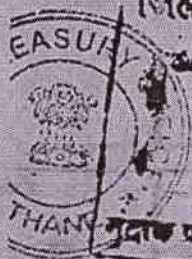
C/411



महाराष्ट्र MAHARASHTRA

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PY 533255



जिल्हा कोषानर कार्यालय,

ठप्पे
- 3 OCT 2016

मुद्रांक प्रमुख लिपीक / लिपीक
3/10/2016

मोडपत्र-1/ फक्त प्रतिज्ञापत्रासाठी 2016 26 OCT 2016

मुद्रांक दिली नोंदवही अनुक्रमांक दिनांक
मुद्रांक दिला घेण्याच्या नाव पर U. D. Pat
पत्ता व सही

श्री. रविंद्र गणू शिंगाडे
परवाना क्र. 16/2000, दफिन पत्र. : 1201043,
मुद्रांक दिला ठिकाण : बुध्दिता सर्किटेर, शॉप नं. 23, इनाता सेंटर एनेका,
पॉस्ट नं. 7, सेक्टर-1ए सी.टी.डी. बेलापूर नवी मुंबई, मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात कारणे बघनकारक आहे.

AGREEMENT FOR LEAVE & LICENSE

Between

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO)

And

Dr. G. D. POL FOUNDATION

V. D. SANJEEV YADAV

(Signature)

HRISHIKESH G. POL
TRUSTEE - 4, Kharghar

Dr. G. D. Pol Foundation,
Sector - 4, Institutional Area
Kharghar Navi Mumbai - 400 614

Dubaha
Asst Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614



C/413

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.

LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENCE made at CBD - Belapur, Navi ^{Dubaha} Mumbai this 30th day of Dec. 2016 between City & Industrial _{30/12/2016} Development Corporation of Maharashtra Limited a Company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 020 hereinafter called "The Corporation" (which expression shall where the context so admits, be deemed to include its successors and assigns of one part) and Dr.G.D.POL FOUNDATION , having its principal place of business at Institutional Area , Sector 4, Kharghar, hereinafter referred to as 'the Licensee' (which expression shall there the context so admits, be deemed to include its successor or successors and permitted assign or assigns) of the Other Part.

^{Dubaha}
Asst - Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 401 614.

Pol
V D SANJEEV YADAV
DR. G. D. POL FOUNDATION
Y.M.T. Ayurvedic Hospital
HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4, Institutional Area
Navi Mumbai - 401 210

WHEREAS :

- a) The Corporation is the New Town Development Authority declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) of Section 113 (3-A) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereafter referred to as 'the Said Act'.
- a. The State Govt. is, pursuant to Section 113 (A) of 'the said Act' acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- b. The Corporation holds piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by Red colour boundary line (hereinafter referred to as '**the Said Land**')
- c. The Corporation has offered to the Licensee to grant the licensee or permission to use and occupy the Said Land for the purpose hereinafter stated and the Licensee has consented to do so.
- d. Both the Corporation and the Licensee are desirous of recording the terms and conditions of the license so granted by the Corporation to the "Licensee"

Now this Leave & License Agreement witnesseth as follows :

1. In consideration of the License Fee of Rs 1000/- (One thousand only) paid by the Licensee to the Corporation, the Corporation hereby grants to the Licensee the license or permission to use and occupy the Said Land for the period of **Ten (10) Years** commencing from **26/05/2015 to 25/05/2025**, as a **Medical Plant and for no other purpose.**
2. The Corporation shall be entitled to issue to the Licensee such directions as the Corporation may think proper and expedient for the better efficient development of the Said Land for **Medical Plant**. The licensee shall comply with such directions with utmost dispatch and without any demur. Nothing contained herein shall be deemed to confirm upon the Licensee any rights to claim from the Corporation any fees, cost, charges or expenses for complying with such direction.
3. If required, the Licensee shall approach to the concerned authority of the Corporation and shall obtain water connection on such terms and conditions as

Dubaha
Asst Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

Dr. G. D. Pol
HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4 Institutional Area

V. D. Sanjeev Yadav
V. D. SANJEEV YADAV

Dr. G. D. Pol
Dr.

Dr. G. D. Pol
Y.M.T. Ayurvedic Medical
College
Sector - 4,
Navi Mumbai
400 200

2/4/15

may be determined by the Corporation, by paying the fees & charges as may be required thereto.

4. The Licensee hereby agrees to observe and perform the following conditions, that is to say:-

- (a) The Said Land will have to be used only for Tree Plantation (Medical Plant) and for no other purpose. However, of the total area of the Said Land the Licensee may develop a Nursery on the area adm. 2.90 hector at one of the corners of the Said Land.
 - (b) To permit the Corporation to enter upon the Said Land for the purpose of inspection of status of the Said Land and for the purpose to see the **Medical Plant** made/being made by the Licensee and for giving necessary directives to the Licensee thereto.
 - (c) To pay charges for water, if any, consumed by it in respect of or in connection with the Said Land within the period stipulated for the same. A notice of demand signed by the Executive Engineer (Water Supply) or any officer so authorized shall be sufficient for the Licensee to pay the charges and the Licensee shall not dispute or object to such amount on any grounds whatsoever.
 - (d) Not to make any excavation upon any part of the Said Land nor to remove any stone, sand, gravel, clay or earth therefrom, except for the purpose for plantation of Trees, Plants, Shrubs, Creepers and not to layout any road or pathway on any portion of the Said Land.
 - (e) Not to affix or display on or from the Said Land any sign-board, sky sign, neon-sign or advertisement with or without illumination or otherwise.
 - (f) Not to do or permit anything to be done on the Said Land, which may be nuisance, annoyance or disturbance to the owners, occupiers or resident of other premises in the vicinity.
 - (g) To indemnify and keep indemnified the Corporation against any claim for damage or loss suffered by any person in consequence of anything done under the license or authority hereby granted.
5. The Licensee will not sub-let, underlet, assign or otherwise part with the possession of the Said Land or any part thereof nor create any third party interest in the Said Land.

Subhanshu
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
New Mumbai-400 614

Pol
MRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4 Institutional Area

V D SANJEEV YADAV
Dean
Y.M.T. Anand Medical
College Hospital,
Sion, Maharashtra,
New Mumbai - 410 210



6. The Corporation shall have an absolute right to enter upon the Said Land at any time for the purpose of inspecting the status and condition of the Said Land and use thereof.
7. The Licensee shall not erect any structure of permanent or of temporary nature on the Said Land.
8. The Leave and License granted hereunder is for a period of 10 Years commencing from 26/05/2015 to 25/05/2025. If the Licensee fulfills the conditions of this Agreement satisfactory the Corporation may consider the request of the Licensee to extend the Leave & License period. Notwithstanding anything contained herein to the contrary, the Corporation shall be entitled to terminate this Leave and License Agreement and to revoke sooner the License or permission granted herein, on the happening of any of the following events, that is to say:
 - i) If the Licensee shall commit a breach of any of the conditions of this Agreement.
 - ii) If the Said Land is required by the Corporation or any other authority for public purpose.
9. Before revoking the license or permission in pursuance to the foregoing clause, the Corporation shall give to the Licensee one month's notice in writing and on the expiry of the period mentioned in such notice the license or permission shall stand revoked and the Licensee shall cease to enter upon or use the said land and public the drinking water garden/ office so constructed thereon or to do anything under or by this agreement. No compensation shall be payable by the Corporation to the Licensee or any other person for any loss or damage suffered in consequence of such revocation of the license- or permission.
10. Where any sum payable to the Corporation by the licensee under this Agreement is not paid, the Corporation shall be entitled to recover, such sum as arrears of land revenue, pursuant to para 6 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), whether any sum is so payable by the Licensee shall be determined by the Corporation and every such determination by the Corporation shall be disputed by the licensee and shall be final and binding upon it.
11. If on the determination of this Agreement, any person is found to be occupying the said land, it shall be lawful for the Corporation to secure

Dickhuys
 Asst. Estate Officer
 CIDCO Ltd., CIDCO Bhavan,
 Navi Mumbai-400 614.

V D SANJEEV YADAV
DR
Y.M.T. Ayurvedic Medical
College, Sector 4, Marol Nagar,
Navi Mumbai - 410 210
 KIKESH G. POL
 TRUSTEE
 D. Pol Foundation
 - 4, Institut

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summary eviction of such person in accordance with para 1,2 and 4 of the schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah XXXVII of 1966).

12. The License shall take all necessary measures and precautions to secure the safety and convenience of persons entering upon the Said Land and shall be wholly and exclusively liable for any loss or damage which may be suffered by any person entering upon the Said Land. The Licensee shall indemnify and shall keep indemnified the Corporation against all claims, demands, liabilities and expenses to which the Corporation may be subjected by virtue of any claim arising from anything done or omitted to be done by the Licensee in or upon or in respect of the Said Land.
13. Nothing contained herein shall be construed as the demise in law of the Said Land or any part thereof or to confirm upon the Licensee any legal right or interest in respect of the Said Land, but the Licensee has mere license to enter upon the Said Land only for the period mentioned above and to do and to perform only such acts or things as are expressly permitted herein and for no other act or thing.
14. All rights and powers hereby reserved to be exercised by the Corporation shall be exercised by the Managing Director of the Corporation or by such other Officer of the Corporation as shall be nominated by him by general or special order.
15. Any notice or letters to be served upon/to be sent to the Licensee under this Agreement shall be considered sufficient, if signed by any Officer of the Corporation and shall be deemed to have been duly served, if it shall have been sent by post in a prepaid manner, addressed to the Licensee as given above or at the address known to the Corporation or if affixed to the Said Land and such notice or letters shall be deemed to have been received by the Licensee on the day on which it should, in the ordinary course of post, have been delivered or if affixed to the Said Land, the date on which it is affixed.
16. The Licensee shall give free access to the public at-large, without discriminating on the ground of religion, cast, creed, sex or on any other ground, to enter into the set up on the Said Land.

Dubaha
Asst Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614

D.P.
HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4, Institutional Area

W
V D SANJEEV YADAV
Y.M. Z
General Medical
College Hospital,
Navi Mumbai - 410 210



SCHEDULE

ALL THAT piece or parcel of land known as Plot No. Nil in Sector-05, Survery No. 457 of Kharghar containing by admeasuring 2.90 Hectors. or hereabout and bounded as follows.

- On or towards the North by : 10 Mtrs. Wide channel
On or towards the South by : 11mt. Wide Road
On or towards the East by : 15 mt. wide road
On or towards the West by : 60 mt. wide corridor

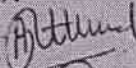
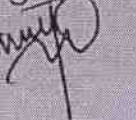
SIGNED AND DELIVERED by the within named City and Industrial Development Corporation of Maharashtra Ltd.,


by the hand of Shri. A.A. Dubal
Asst. Estate Officer (SE)
In the presence of

1. A. B. Rathod 
2. P. M. Patil 


Dubal
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

SIGNED AND DELIVERED by the
Within named licensee by the
Hands, of the Trustee Hrishikesh Gajanan Pol
Dr.G.D.POL FOUNDATION

1. A. B. Rathod 
2. P. M. Patil 


HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4, Institutional Area
Navi Mumbai - 400 614




V. D. CHITAMBAR YADAV
Chitambar
V.M.T. Ayurvedic Medical
College & Hospital
Sector - 4, Kharghar
Navi Mumbai - 410 210

DETAILS OF HOSTEL

0 0143

CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that construction of Bldg. No. 2 comprising ground and six upper floors Hostel for girls and boys, dining hall and staff accommodation for Dr. G. D. Pol Foundation on Plot No. 16A, Sector No. 4, Institutional Area, Kharghar, Navi Mumbai is completed and the same is in use.

Total construction area of Hostel Bldg. & Staff accommodations is as under :

Bldg. No. 2 (Ground & 6 Upper Floors) = 35,174.00 Sq.ft.

Rooms - 100 Nos. X 2 = for 200 Students

Staff Quarters - 10 Nos.

True Copy
Attested

VD. SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital
Sec-4, Kharghar,
Navi Mumbai - 410210.

K. C. Pavale



(K. C. PAVALE)
C. V. PAVALE ASSOCIATES
Architects

True Copy
Attested

VD. SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital
Sec-4, Kharghar,
Navi Mumbai - 410210.

VD SANJEEV YADAV
Dean
Y.M.T. Ayurvedic Medical
College & Hospital
Sec. - 4, Kharghar
Navi Mumbai 410210

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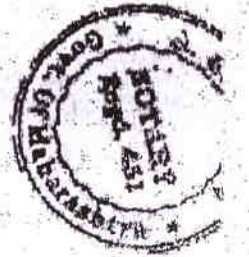
भारत MAHARASHTRA

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जिल्हा कोषागार कार्यालय,
ठाणे
१३ DEC २०१५
मार्ग क्र. १००० / वि. १०००
१३/१२/२०१५



साठेखत

आज दिनांक २१ डिसेंबर २०१५ रोजी बाशी, नवी मुंबई, येथे हे साठेखत खालिल पक्षकारांमध्ये करण्यात आले.

श्री. महेंद्र चंद्रकांत बरत, वय ५२ वर्षे, भारतीय खजान, राहणार घर नं. ५४०, बेलगाडा, सेक्टर-३, खारबर, नवी मुंबई; (वरील शब्द समुहात त्याचे वास्तव, मृत्युपत्र व्यवस्थापक, कायदेशीर प्रतिनिधी आणि मुखत्यार यांना, जर त्यांचा त्यातून संदर्भ व अर्थ यास विरोध नसेल तर समावेश होईल) येथे पुढे 'प्रथम पक्षकार/विद्युत देणा' म्हणून उल्लेख केला आहे.

आणि

मॅ. डॉ. जी. डी. पोटल फाऊन्डेशन यांचे तर्फे संचालक श्री. रूवीकेश गजानन प्रोळ, वय २६ वर्षे, भारतीय सज्जान, राहाणार सदनिका नं. २४०२, तिजन किस्ट, २६वा मजला, ७४६, बाबरेकर मार्ग, प्रभादेवी, मुंबई पश्चिम - ४००००२, (वरील शब्द समुदाय त्यांचे वारस, मृत्युपत्र व्यवस्थापक, कायदेशीर प्रतिनिधी आणि मुख्यत्वार बाबा, जर त्यांचा त्यातून संदर्भ व अर्थ यांस विरोध नसेल तर समावेश होईल) येथे पुढे 'द्वितीय पक्षकार/ लिहून देणार' म्हणून उल्लेख केला आहे.

ज्याअर्थाी सदरचे साठेखत हे उभय पक्षकारांमध्ये करण्यात आले:-

ज्याअर्थाी: तुकडी व पोट तुकडी पनवेल, तालुका पनवेल, जिल्हा रायगड येथील रजिस्टार साहेब यांच्या कोठातील व पनवेल महानगर पालिकेच्या हद्दीतील घर नं. ५४०, मीजे बेलपाडा, खारखर, नवी मुंबई, त्रफळ ०० या मिल्कतीवर बांधण्यात आलेली तळ मजला अधिक चार मजला इमारत व सदर इमारतीमधील १५ सदनिका, या सर्व प्रथम पक्षकार लिहून देणार यांच्या नावे आहे. (येथून पुढे सदर "मिल्कत" म्हणून उल्लेख केला आहे).

ज्याअर्थाी: सदर वर उल्लेख केलेल्या मिल्कतीचे श्री. महेंद्र चंद्रकांत घरत हे मालक असून सदर मिल्कत त्यांच्या प्रत्येक ताबेकब्जात आहे. सदर मिल्कतीशी त्यांचे शिवाय दुसरे कोणाचाही हितसंबंध नाही. सदर मिल्कत तुकडी व पोट तुकडी पनवेल, तालुका पनवेल, जिल्हा रायगड पैकी मीजे बेलपाडा, खारखर या गांवी दुय्यम निर्बंधक पनवेल यांचे हद्दीत आहे.

विक्रमतीर्थ चर्चा

पनवेल महानगर पालिका यांच्या हद्दीतील व दुय्यम निबंधक पनवेल यांच्या कार्यक्षेत्रातील घर नं. ५४०, मीने बेलपाडा, खारघर, नवी मुंबई, क्षेत्रफळ २०० चौ.मी. व या मिळकतीवर बांधण्यात आलेली तळ मजला अधिक चार मजली इमारत व सदर इमारतीमधील १५ सदनिका, तालुका पनवेल आणि जिल्हा रायगड, महाराष्ट्र.

आणि ज्याअर्धी: सदर मिळकत प्रथम पक्षकार यांच्या मालकीची असून त्यांनी ती विक्रीस काढली असता द्वितीय पक्षकार यांनी सदर मिळकत पाहिली व पसंत करून खरेदी करण्याची इच्छा व्यक्त केली. त्यानुसार

सदर मिळकत जशी आहे तशी एकुल मोबदला रु. ३,२५,००,०००/- (रुपये तीन कोटी पंचवीस लाख मात्र) देऊन विकण्याचे प्रथम पक्षकार यांनी विस्तृत केले असता ते द्वितीय पक्षकार यांनी मान्य केले.

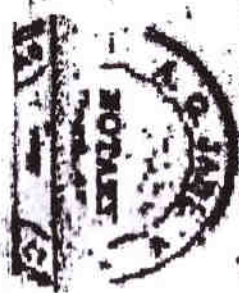
आणि ज्याअर्धी: दोन्ही पक्षकारांमध्ये असे ठरले की सदर मिळकत प्रथम पक्षकार यांनी सदर ठरावास अनुसरून द्वितीय पक्षकार यांना कायम स्वरूपात एकुल रक्कम रु. ३,२५,००,०००/- (रुपये तीन कोटी पंचवीस लाख मात्र) एवढा मोबदला देऊन विकत देण्याचे मान्य व कबूल केले आहे ते खालिल प्रमाणे:-

अ) द्वितीय पक्षकार यांच्याकडून प्रथम पक्षकार यांस सदर साठेखताप्रमाणे मिळकतीच्या एकुल रकमेपैकी रु. २५,००,०००/- (रुपये पंचवीस लाख मात्र) दिनांक २१/११/२०१५ रोजी रोख स्वरूपात बयाना रक्कम म्हणून दिलेले आहेत.

अ) तसेच उर्वरित रक्कम रु.१,००,००,०००/- (एकशे लीन कोटी
 भात) द्वितीय पत्रकार हे ठरवून घ्यायचे भागात सधर करतक्या
 तारखेपासून प्रत्येक घेन परीक्षात रु.२५,००,०००/- (एकशे
 पंचशत लाख भात) प्रमाणे पुढील २५ महिने १२ हफ्ते वेतिल
 म्हागीत दिनकि २१.१२.२०१५ पर्यंत वेतिल.

साहित्य प्रमाणे कर्मचारीकाशी वा साहेबराया मदीं वा हातीं लेखी
 करणारी तरातीं हे वेगींममाणे :

१. प्रथम पत्रकार लिहून देणार काहीर वा कर्तूत करतात की, सधर
 मिळकत ही त्यांच्या मालकीची असून मिळकतीची वा कोणतीही
 आहे. त्यांनी वा करारवाक्यतीकता सधर कोणतीही व्यक्ती, संस्था,
 कंपनी वा इतर कोणत्याही व्यक्ती, संस्था, साहेबराया,
 खरेदीदार, साहेबराया, कुटुंबियांवा वा इतर कोणत्याही प्रकारे लेखी
 वा लेखी स्वक्यात सधर मिळकतीचा व्यवहार केलेला नाही.
२. प्रथम पत्रकार कर्तूत करतात की सधर प्रमाणे मिळकतीची संपूर्ण
 रक्कम त्यांना मिळाल्यावर हे सधर मिळकतीच्या खरेदीखतावर
 उद्दया करतील वा सधर मिळकत द्वितीय पत्रकार यांच्या नांवावर
 इतरांतीर करण्यासाठी आवश्यक इतर कायदपत्रांवर सहया
 करतील.
३. सधरची मिळकत खरेदीदार यांच्या लागत संस्थांवर करण्यासाठी
 प्रथम पत्रकार सधरची कर्तूत/सकलित/अपनिबंधक, नोंदणी
 कायदपत्र वा इतर सधर सधरची दस्तवी सधर साहेबराया सधर
 आवरपक लेखी करार करतील वा त्यावर सहया करतील.

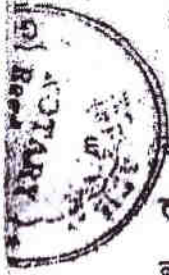


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४. सदरची मिळकतीचे अभिलेखांतरण करण्यासाठी प्रामपंचायत, तलाठी कार्यालय, तहसिल दफ्तरी, नोंदणी कार्यालय व अन्य सरकारी प्राधिकरणांकडून ज्या ज्या प्रकारचे शुल्क, कर आकारले जातील ते सर्व कर द्वितीय पक्षीयकार यांनी भरावयाचे आहेत असे ते कबूल करतात.

५. सदरचा दस्तऐवज झाल्यानंतर प्रथम पक्षकार हे द्वितीय पक्षकार खरेदीदार यांना सदर मिळकतीचे कागदपत्र जसे की अधिकार वरपट्टी, ८ अ चा उतारा, इतर सर्व पावत्या व सदर मिळकतीच्या संबंधीत सर्व मुळ कागदपत्र देतील.



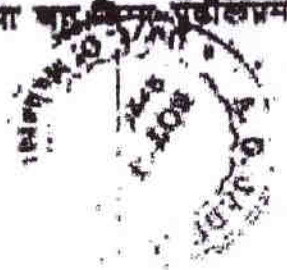
सदरच्या मिळकतीचा ताबा द्वितीय पक्षकार यांना दिलेल्या तारखेपासून येणारे कर व इतर देणी द्वितीय पक्षकार यांनी अदा करावयाची असून यामागील सर्व देणी व कर मिळकती वी भरण्याची जबाबदारी प्रथम पक्षकार यांची आहे व राहिल. सदरच्या मिळकतीचा उपयोग द्वितीय पक्षकार यांनी त्यांच्या मर्जीप्रमाणे करण्याचा असून त्यांच्यापासून मिळणारे उत्पन्न/कायदे द्वितीय पक्षकार यांचे असतील व त्याची योग्य ती व्यवस्था, विल्हेवाट आपले मर्जीप्रमाणे लावण्याचा अधिकार त्यांना आहे. त्याबाबत प्रथम पक्षकार यांची काही एक हरकत नाही.

७. सदरच्या मिळकतीचे खरेदीखत नोंदणीकृत झाल्यानंतर द्वितीय पक्षकार यांनी त्यांच्या नावे प्रामपंचायत, नगरपालिका, पुण्यम निबंधक पनवेल, तालुका पनवेल, जिल्हा रायगड विभागीय कार्यालय, उपनिबंधक नोंदणी कार्यालय पनवले, यांच्या दफ्तरी स्वखर्चाने नोंद करून घ्यावयाची आहे. त्याचप्रमाणे भविष्यात

सदरच्या मिल्कमतीबाबत मिळणारे सोयीपास, ज्येष्ठ उवाच, ७-११
 उताय, आपल्या नावाने वगळून व्यापक आहे व त्या जागी ज्या
 ज्या वेळी व ज्या ज्या काळादरम्यान, काळादरम्यान वगळून यांच्या
 सहाय्या, जात्राजात्राव लागतील त्या ते समस्त हजेर राहून विनामुल्य
 देतील व काळ ते सर्व सहाय्य करतील.

मालमतीचे वर्णन

पनवेल महानगर पालिका यांच्या इटलीतील व मुख्यम निबंधक पनवेल
 यांच्या कार्यालयातील घर नं.५४७, नीचे वेळमासा, कारवार, नवी मुंबई,
 बेरकर २०० चौ.मी. व या मिल्कमतीवर बांधण्यात आलेली तळ मजला
 आठव्या मजला इमारत व शहर इमारतीमधील २५ सयनिका, तासुका
 पनवेल आणि जिल्हा रायगड, महाराष्ट्र. त्याच्या बाबत विनामुल्य पाहिले जाणे:-



- उत्तरेस :
- दक्षिणेस :
- पूर्वेस :
- पश्चिमेस :

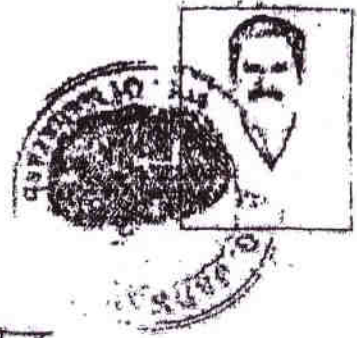
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सदरचे साठेखत हे आम्ही आपल्या यशोवृत्तीने व अविचलपणे बांधिलेले सर्व उल्लेखित बाबींचा नीटपणे सर्व अर्थ समजून कुठल्याही प्रकारचे अपेक्षे पान क्षयवा मादक द्रव्य न घेता तसेच मानसिक दृष्ट्या सक्षम असताना स्वाक्षरी करित आहोत.

प्रथम पक्षीय/लिहून देणार
 श्री. महेंद्र चंद्रकांत शरत

[Handwritten signature]



साक्षीदार :

१. श्री. विठ्ठलराव दामोदर शरत

२.



दुसरे पक्षीय/लिहून देणार

मै. डॉ. जी. डी. पीळ फारुखान यांचे
 तर्फे संचालक श्री. रूपीकोरा नजमान पीळ

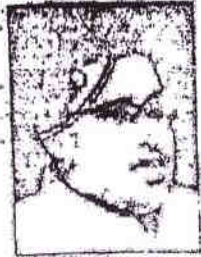
साक्षीदार :

१. *[Handwritten signature]*

२.

Vilas Damodar Vichare
 B. Sc. LL.B. (Kamath)
 Advocate High Court
 Office No. 55-1125.5, 2nd Floor,
 Sector - 2, Vashi, Navi Mumbai

[Handwritten signature]
 21.12.2015
A. G. Jadhav B.A.L.L.B
 HIGH COURT ADVOCATE &
 NOTARY
 E.C. 1, 1st Floor, Sector - 1
 Vashi, Navi Mumbai - 401 202



घाबती

आम्ही, श्री. महेंद्र चंद्रकांत धरत, प्रथम पक्षकार/ लिखून देणार असे कबूल करतो वरी, नारिक साडेखताप्रमाणी, मात्र द्वितीय पक्षकार खरेदीदार, में, डॉ. जी.डी. प्रोक्त फाऊन्डेशन यांचे शुकें शिवालय श्री. जमीनेवा गजानन पीठ, पाण्याकडून वर उल्लेखलेल्या मिळकतीच्या शीबदल्याची मसाला रककम रु. २५,००,०००/- (रुपये पंचवीस लाख मात्र) दिनांक २६/१२/२०१५ होजी पीठ रककमात मिळाली.

मिळाले

रुपये. २५,००,०००/-



श्री. महेंद्र चंद्रकांत धरत
(प्रथम पक्षकार)



साक्षीदार :

१.

२.



OIC

Phone : 022-2774 4429

Fax : 022-2774 4427

DR. G. D. POL FOUNDATION

Institutional Area, Sector - 4, Kharghar, Navi Mumbai - 410 210.

Ref. No. : GDPF/463/2016

Date : 30/03/2016

To,

Mrs. Swati Prafful Karande

Sub:- Appointment Letter

Sir/ Madam,

As mention in the settlement dated 30/03/2016 you are hereby issued the letter of appointment.

You have been appointed as Hostel Rector with effect from 01/04/2012 on permanent basis on the terms and conditions specifically mentioned in the settlement dated 30/03/2016 which has been signed by you and the office bearers of your Union.

You will be paid your salary / wages as mentioned below which will be subject to the deductions of Provident Fund, Professional Tax, etc and other deductions as per the provisions of existing law:-

Basic 5,600/-, D.A. 3,920/-, H.R.A. 1,428/-, CLA 252/-

Gross Salary 11,200/-

Subject to the provisions of the existing law, your services can be terminated by giving one month's notice or by paying one month's wages in lieu thereof. If you want to leave or resign then you will give one month's notice to the management.

You shall work diligently, carefully and shall extend your full cooperation and devote your full time and energy in carrying out their duties. While in our employment you shall not engage yourselves in any other employment, trade, business or profession either for remuneration or otherwise.

[Signature]
True Copy
Attested
DR. MINAD SATHE
BY (Dr. Minad Sathe)
Vice Principal
Y. M. T. Ayurvedic Medical
College & Hospital, Sector 4,
Kharghar, Navi Mumbai - 410 210

[Signature]
True Copy
Attested
DR. MINAD SATHE
BY (Dr. Minad Sathe)
Vice Principal
Y. M. T. Ayurvedic Medical
College & Hospital, Sector 4,
Kharghar, Navi Mumbai - 410 210

DR. G. D. POL FOUNDATION

Institutional Area, Sector - 4, Kharghar, Navi Mumbai - 410 210.

Ref. No. : _____

Date : _____

You shall be retired on attaining the age of 58 years.

Your services are transferable anywhere in Maharashtra at any branches, colleges, hospitals and offices of the Trust, whether in existence or which may come into existence in future. On such transfer the existing wages and benefits shall remain unchanged. You will perform your duties as assigned to you by your superior and will not disobey any order of their superior.


We are sure that you will work sincerely, efficiently and with utmost integrity to take this Institute to the new heights.

You are requested to sign the duplicate copy of this letter as a token of acceptance of the terms and conditions of your appointment.

For Dr. G.D. Pol Foundation

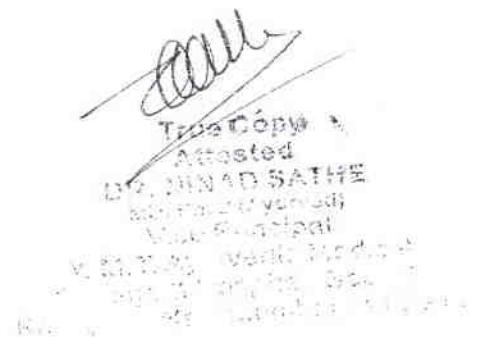


Dr. G.D. Pol
Chairman



30/3/2016

True Copy
Attested
DR. VINOD SATHE
Principal
V S T Agriveda Medical
Hospital Sec-4
Kharghar, Navi Mumbai - 410 210



True Copy
Attested
DR. VINOD SATHE
Principal
V S T Agriveda Medical
Hospital Sec-4
Kharghar, Navi Mumbai - 410 210

C/AH



MAHARASHTRA
महाराष्ट्र कायानगर कार्यालय
जने
3 OCT 2016
मुंबई प्रमुख कार्यालय / कार्यालय
3110.12.2016

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PY 533255

फॉर्म-1 / फक्त प्रतिज्ञापत्रासाठी
मुद्रांक विक्री नोंदवही अनुक्रमांक 20997
मुद्रांक विक्री घेण्याच्याचे नाव Dr. G. D. Pol
पत्ता व सही

26 OCT 2016

श्री. शक्ति विष्णू शिंगाडे,
परकाना क्र. 19/2000, सविन चक्र. : 1201043,
मुद्रांक विक्रीचे ठिकाण : सुविता सर्किलर, शॉप नं. 23, ब्रनात सेंटर एनेक्स,
प्लॉट नं. 7, सेक्टर-4ए, सी.डी.डी. बेलापूर, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांच कारणासाठी
मुद्रांक खरेदी कल्याणपासून 6 महिन्यात कारणे बंधनकारक आहे.

AGREEMENT FOR LEAVE & LICENSE

Between

Reg:
149 (MR)

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED (CIDCO)

And

Dr. G. D. POL FOUNDATION

Dubaha
Asst. Estate Officer
CIDCO Ltd. CIDCO Bhamburda

HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4, Institutional Area



C/413

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.


LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENCE made at CBD - Belapur, Navi
Mumbai this 30th day of Dec. 2016 between City & Industrial
Development Corporation of Maharashtra Limited a Company incorporated under the
Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman
Point, Mumbai-400 020 hereinafter called "The Corporation" (which expression shall
where the context so admits, be deemed to include its successors and assigns of one
part) and Dr.G.D.POL FOUNDATION , having its principal place of business at
Institutional Area , Sector 4, Kharghar, hereinafter referred to as 'the Licensee' (which
expression shall there the context so admits, be deemed to include its successor or
successors and permitted assign or assigns) of the Other Part.

Dubaha
30.12.2016

Dubaha

Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,


HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation
Sector - 4, Institutional Area



C/415

may be determined by the Corporation, by paying the fees & charges as may be required thereto.

4. The Licensee hereby agrees to observe and perform the following conditions, that is to say:-
- (a) The Said Land will have to be used only for Tree Plantation (Medical Plant) and for no other purpose. However, of the total area of the Said Land the Licensee may develop a Nursery on the area adm. 2.90 hectore at one of the corners of the Said Land.
 - (b) To permit the Corporation to enter upon the Said Land for the purpose of inspection of status of the Said Land and for the purpose to see the **Medical Plant** made/being made by the Licensee and for giving necessary directives to the Licensee thereto.
 - (c) To pay charges for water, if any, consumed by it in respect of or in connection with the Said Land within the period stipulated for the same. A notice of demand signed by the Executive Engineer (Water Supply) or any officer so authorized shall be sufficient for the Licensee to pay the charges and the Licensee shall not dispute or object to such amount on any grounds whatsoever.
 - (d) Not to make any excavation upon any part of the Said Land nor to remove any stone, sand, gravel, clay or earth therefrom, except for the purpose for plantation of Trees, Plants, Shrubs, Creepers and not to layout any road or pathway on any portion of the Said Land.
 - (e) Not to affix or display on or from the Said Land any sign-board, sky sign, neon - sign or advertisement with or without illumination or otherwise.
 - (f) Not to do or permit anything to be done on the Said Land, which may be nuisance, annoyance or disturbance to the owners, occupiers or resident of other premises in the vicinity.
 - (g) To indemnify and keep indemnified the Corporation against any claim for damage or loss suffered by any person in consequence of anything done under the license or authority hereby granted.
5. The Licensee will not sub-let, underlet, assign or otherwise part with the possession of the Said Land or any part thereof nor create any third party interest in the Said Land.

Debabrata
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,

B
BRISHNESH K. DOL
TRUSTEE
Dr. G. D. Pal Foundation



66

CLAN

summary eviction of such person in accordance with para 1,2 and 4 of the schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah XXXVII of 1966).

12. The License shall take all necessary measures and precautions to secure the safety and convenience of persons entering upon the Said Land and shall be wholly and exclusively liable for any loss or damage which may be suffered by any person entering upon the Said Land. The Licensee shall indemnify and shall keep indemnified the Corporation against all claims, demands, liabilities and expenses to which the Corporation may be subjected by virtue of any claim arising from anything done or omitted to be done by the Licensee in or upon or in respect of the Said Land.
13. Nothing contained herein shall be construed as the demise in law of the Said Land or any part thereof or to confirm upon the Licensee any legal right or interest in respect of the Said Land, but the Licensee has mere license to enter upon the Said Land only for the period mentioned above and to do and to perform only such acts or things as are expressly permitted herein and for no other act or thing.
14. All rights and powers hereby reserved to be exercised by the Corporation shall be exercised by the Managing Director of the Corporation or by such other Officer of the Corporation as shall be nominated by him by general or special order.
15. Any notice or letters to be served upon/to be sent to the Licensee under this Agreement shall be considered sufficient, if signed by any Officer of the Corporation and shall be deemed to have been duly served, if it shall have been sent by post in a prepaid manner, addressed to the Licensee as given above or at the address known to the Corporation or if affixed to the Said Land and such notice or letters shall be deemed to have been received by the Licensee on the day on which it should, in the ordinary course of post, have been delivered or if affixed to the Said Land, the date on which it is affixed.
16. The Licensee shall give free access to the public at-large, without discriminating on the ground of religion, cast, creed, sex or on any other ground, to enter into the set up on the Said Land.

Dubaha
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Nashik Mumbai-400 014.

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श्री. आर्य समाजिक विकास महासंघ (महाराष्ट्र) मुंबई शाखा

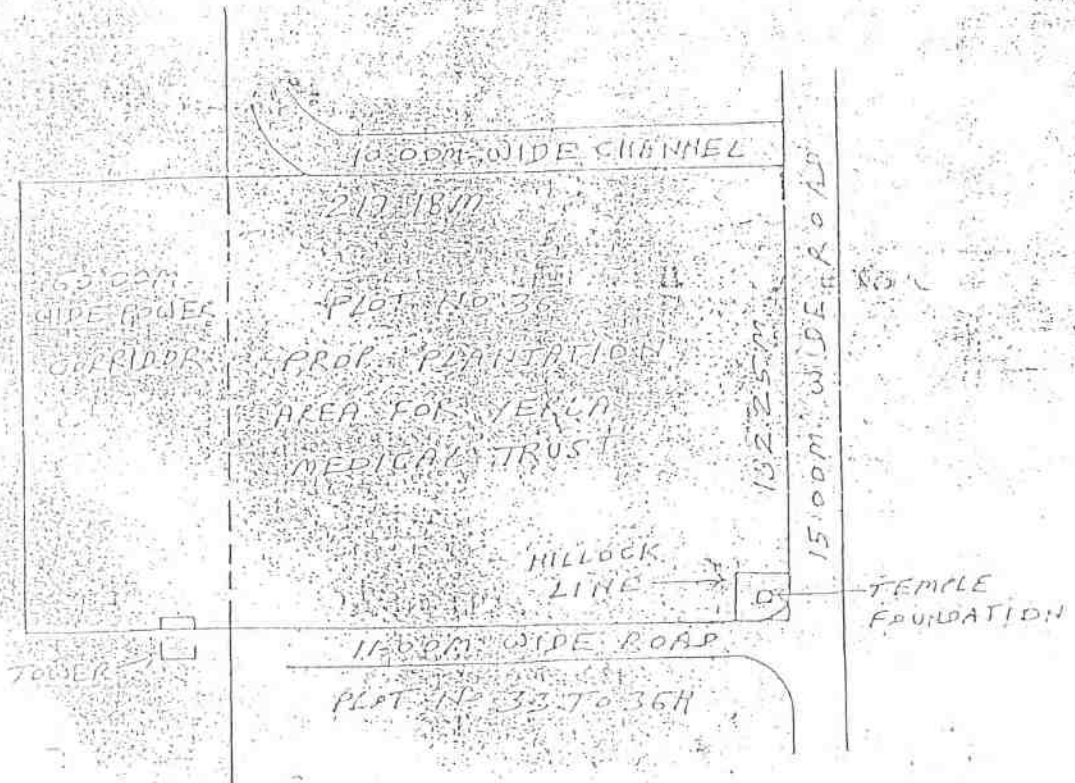
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171 155
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