

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 320sq.ft (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 312.62 Sq.ft. b) Total Seating Capacity - 100 c) Audio / Video System and Other Facilities - Available	Yes	Adequate
	(IV) Central Library: a) Total Area : 273.49 sq.ft. Total No. of Books - 13853 Distribution of books – Ayu – 9041, Modern – 4098, Other - 679 Capacity of Reading Hall :- for Students - 100 for Teachers - 50 No. of Scientific Journals - 32 No. of News Papers - 7 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

	(V) Providing a library 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 (4420Sq.mtr. / Sq.ft.) Whether the Hospital is Owned by the College / Management or Rented ?	Yes	Adequate
		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 – 544.48Sq.ft. 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 – 2214.48Sq.ft. 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 – 259.20sq.ft. No.of OTs available - 03 Facilities shall be as per MSR & all details shall be on college website.	Yes	
VI. Panchakarma Block as per MSR Total area of Panchakarma Block – 405.05Sq.ft. 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 :	Yes	Adequate
X. Hospital Kitchen and Canteen:	Yes	Adequate
XI. Stores/Mortuary:	Yes	Adequate



Dean/ Principal Stamp & Signature

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area Sector - 4,
Kharghar, Navi Mumbai - 410 210..

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १५६०

दिनांक ३०/६/१९ (सन १९)

दस्तऐवजाचा प्रकार--

भाडेपट्टा भु-व ६० व. माले १००

सादर करणाराचे नाव--

Dr. G. D. Pol,

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७)
- इतर फी (मागील पागावसील) बाब क्र.
- या पावतीची रकम भारतीय स्टेट बँक
- फोन्डधार शक्ती पत्रकेत घेणे क्रमांक
- दिनांक १/११ अन्वये आगवारा जमा केला आहे.

CHAIRMAN

Yerala Medical Trust & Research Centre,
Currey Road (E), Mumbai - 400 012.

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नक्कल

Received on 18/10/2001

शुभम निबंधक

रोजी तयार होईल व

एकूण

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

शुभम निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

Please send the original documents to Managing Director, Abhyudaya Co-op Bank Ltd., Kerk Tower, Panel Village, Mumbai - 400012.

VD. SANJEEV YADAV
PRINCIPAL

Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institution Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.

श्री. बा. द. (50,00,000) - 99-50 बीडीए एच 954
 आ. ए. विश्व फाउंडेशन अ. मकीम- 9050/27/ म. 1/मना- 4,
 विंग नं 22 गवर्नर क्वार्टर.

मुमुता स. को. ति. ६
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 चलन क्रमांक

तक्रमा. ०६-म
 Gen. 26-M

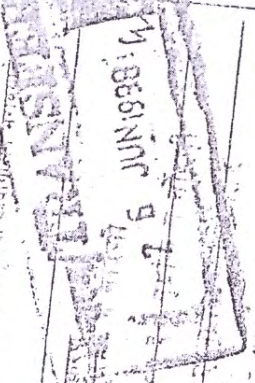
या विकासाच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या बिल रकमेचे चलन
 भारतीय स्टेट बँकमध्ये/भारतीय रिझर्व बँकेमध्ये

वित्तानीय अधिकाऱ्याने किंवा कोषपालाने

लेखापालाने/उपकोषागाराचे/भारतीय रिझर्व बँकेचे/भारतीय स्टेट बँकेचे/कोषागाराचे/उपकोषागाराचे

दिनांक
 (आकड्यात)

त्रय (अक्षरी)



कोषपाल :
 लेखापाल प्राप्त Received Payment
 चे भारतीय स्टेट बँक
 कोषागार-वित्तनीय अधिकाऱ्याने/विकासाच्या कोषागाराचे
 एच. एम. सी. एच. एच. एच.
 100, Marol Nagar, Ahmedabad.

वित्तनीय

आकडे: ६ ६ ३ ९ ६ ९ ० ० ० ०

हजार लक्षे, पैके रकमेचा देय सोबतची पावती

आधिकारीचे/विकासाच्या कोषागाराचे

शुभम - वास्तुवाचक

शुभम - वास्तुवाचक

विकासाच्या कोषागाराचे/उपकोषागाराचे

नाम/पत्ता: मुमुता स. को. ति. ६
 आ. ए. विश्व फाउंडेशन अ. मकीम- 9050/27/ म. 1/मना- 4,
 विंग नं 22 गवर्नर क्वार्टर.

मरणा कराराने देण्यात आले आहे त्या व्यक्तीचे नाव/पत्ता: मुमुता स. को. ति. ६
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विकासाच्या कोषागाराचे/उपकोषागाराचे

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 विंग नं 22 गवर्नर क्वार्टर.

VD. SANJEEV YADAV
 PRINCIPAL
 Dr. G. D. F.O.I. FOUNDATION
 Y.M.I. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
 Institute Sector - 4,
 Marol Nagar, Mumbai - 410 210.



26 JUN 1998

बिरोजाना घासक मुतांक विधी क. १९९६
श्रीकृष्ण स्टम्पर, मिनीअर गेट स.
कुली, मुंबई-४०० ०७०.

क्रमांक..... 1215
संदर्भ/श्री/श्रीमती..... Yerala Medical Trust & Research Centre

माला म्यायेर, मुदांक र..... वा विर
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.**

THIS LEASE made at C.B.D. Belapur, Navi MUMBAI The
BETWEEN THE CITY AND INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company
incorporated under the Companies Act, 1958 (1 of 1958) and
having its Registered Office at 1st Floor, Nariman P
Point, Bombay 400 021, (hereinafter referred to as the LEASE,
which expression shall where the context so admits, be deemed
to include its being as a public Charitable Trust under the
public Trust Act, 1950 under Registration No. E 12149, Bombay
Registered in the name of Yerala Medical Trust & Research
Centre, Bombay.

Estate Officer (I)
CUDCO LTD. Belapur
New Bombay-400 614.

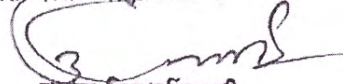
DR. Gajanan
Dattatraya

Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Mumbai - 400 210..

Dr. G. D. Pol.
CHAIRMAN
Yerala Medical Trust & Research Centre,
Currey Road (E), Mumbai - 400 012.

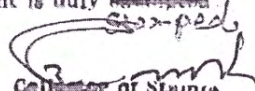
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अभिनिर्णय की प्रतीति (पत्तिका मात्र)
क्रमांक नं. ११० दि. २६/६/१९९८ रोज
बसु करणत भाली लाहे.


मुद्रिक जिल्हाधिकारी,
वायसंड-अलिनाग

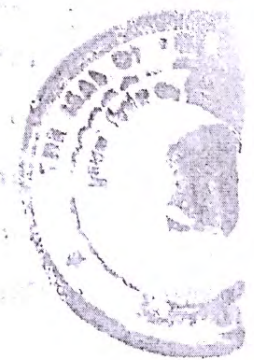
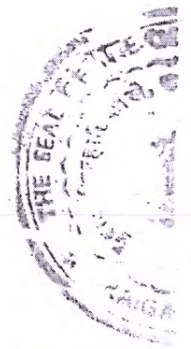
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CERTIFIED under section 23(1)(a)
of the Bombay Stamp Act, 1958, that
the Instrument is duly stamped


Collector of Stamps
Raigad-Alibag



VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. P. FOUNDATION
Y.M.T. AYURVEDIC COLLEGE AND HOSPITAL
KIDDERPUR (Dist. Raigad-210..)



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dated : 25/03/1989 granted by the Charity
Commissioner and having its principal place
of business at Trivani Sangam Building, III
Floor, Currey Road (East), Mumbai 400 012
(hereinafter referred to as the LEASEE, which
expression shall where the context so admits
be deemed to include its successor or succe-
ssors and permitted assign or assigns) of the
Other Part.

WHEREAS by an Agreement dated the 25th day
of January, 1995 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 louse of
the piece of the land and premises hereinafter
described AND WHEREAS the LEASE has constructed
in accordance with the said Agreement and the
Certificate of completion thereby contemplated
has been granted.

NOW THE LEASE WITNESSETH AS FOLLOWS :

INTERPROTATION

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 Office autho-
rised 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.91,35,125/- (Rupees Ninety



[Signature]
Estate Officer ()
CO. LTD. Belapur
Day-40 614.

[Signature]
Dr. G. D. Pol,
CHAIRMAN ...3/-
V.D. SANJEEV YADAV
PRINCIPAL
Yerala Medical Research Centre,
Currey Road (East), Mumbai
M.T. ATOP ... AND HOSPITAL
Kharjod, NanMundli - 410 210.

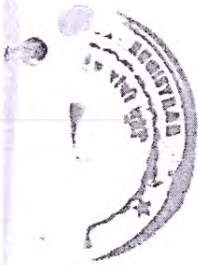
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One Lakhs Thirty Five Thousand One Hundred Twenty Five Only) paid by the LESSEE to the LESSOR as premium and of the rent hereby reserved and of the covenants and Agreements on the part of the LESSEE hereinafter contained, the LESSOR doth hereby demise unto the LESSEE. All that piece of land described in the Schedule hereunder written containing by measurement 20,270,25 Sq.Mtrs. or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red colour 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 demise premises') unto the LESSEE for a term of Sixty Years computed from the 25th day of January, 1995 subject nevertheless to the provisions of the Maharashtra Regional and Town Planning made thereunder PAYING THEREFORE 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 1st 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.



[Signature]
Estate Officer ()
MICO LTD. Belapur
Mumbai-400 614.

[Signature]
...4/-
VD. SANJAY SHANKAR
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AND ... HOSPITAL
New National Area Sector-4,
Kharghar, Nashik number - 410 210..

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CONVENENTS BY THE LESSEE :

3. The LESSEE with intend to bind all persons into whomsoever hands the demised premises may come doth 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 and in the manner hereinbefore appointed for payment, thereof clear of all deductions.

TO PAY RENTS AND TAXES :

b) To pay all existing and future taxes, 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 excavate 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 execution, 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



Estate Officer ()
IDCO LTD, Pelapur
No mbay.40. 614.

D. G. D. Pol. ...5/-
CHAIRMAN
Yerala Medical Trust & Research Centre,
Currey Road (E), Bangalore - 400 012

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL

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garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building and shown upon the said plan.

NOT TO AFFIX OR DISPLAY SIGN BOARDS, ADVERTISEMENTS ETC :

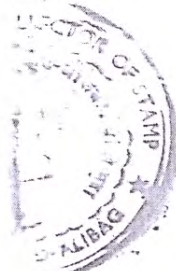
e) Not to any time during the continuance of the said term to affix or display or from the demised premises any sign board sky sign noon sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION OF THE LESSOR :

f) Not 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 shall at any time be made to the facade or elevation of any building or erection and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.



[Signature]
Estate Officer ()
LTD. Palapur
Mumbai-400 614.

[Signature]
Dr. G. D. Pol
Yerala Medical
; Currey Road (E), Mumbai - 400 011

Dr. G. D. POL
PRINCIPAL
FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institution Area Sector - 4,
Kharghar, Mumbai - 410 210..

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TO REPAIR :

h) Throughout the said term at the LESSEE'S expense well and substantial to repair, mpave cleans 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 fistures and all conditions thereto.

FOR CONVENENT NO.3 (m) OF LEASE DEED :

Without prejudice to the other rights of he LESSOR under this Agreement and/or in law, the LESSEE shall be liable to pay to the LESSOR interest at the rates 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.

TO ENTER AND INSPECT :

i) 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 line or upon the demised pre-mises and to inspect the state or repairs thereof and if upon such Inspection it shall appear any repiars or any works are necessary they or any of them may be notice to the LESSEE call upon him to excute the repairs or such



G.M.
G. D. Pol,
CHAIRMAN
Yerala Medical Trust & Research Centre
Correy Road (E), Mumbai - 400 032

Estate Officer ()
Mumbai

...7/-

VD. SANJEEV YADAV
PRINCIPAL
D. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Ins. Industrial Area Sector-4,

7. 10/01/196
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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 Ayurvedic and Homeopathic Medical Colleges and for no other purpose.

INDEMNITY :

1. 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 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/ them/it from such amenities. Provided that

[Signature]
Estate Officer ()
MTCO LTD. Belapur
Day-4-614

[Signature]
Dr. G. D. Pot... 8/-
CHAIRMAN
Y.M.T. Medical Trust & Research Centre,
Carey Road (E), Mumbai - 400 012.

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POT FOUNDATION
Y.M.T. AYURVEDIC COLLEGE AND HOSPITAL
Sector - 4,



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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 therefrom.

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 structure 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.



[Signature]
 Estate Officer ()
 SIDCO LTD. Felapuri
 No. mbay-480614.

[Signature] ...9/-
 Dr. G. D. P.
 CHAIRMAN
 Yashwantrao Chavan Medical Trust & Research Centre
 Curry Road
 Dr. G. D. POL FOUNDATION
 Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
 Institution - 4,
 Kherghar, Nashik - 422 002

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o) Not to sell, assign, mortgage, underlet or otherwise transfer wholl or partly the demised premises or its interest therein or part wholly or partly the demised premises except with the previous sanction of the Managing Director who will be at liberty to grant such sanction subject to such conditions as to 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 or 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 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 a building or repairing the premises detroyed 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, humcane or otherwise the LESSEE shall reinstate and repair the same to the satisfaction of the Managing Director and



[Signature]
 Estate Officer ()
TRICO LTD. Belapur
 B. Jay-ee. 614.

[Signature]
 Dr. G. D. Patel 10/-
 CHAIRMAN
 Yerala Medical Trust (Research Centre),
 Curry Road (E), Mumbai - 400 012.

DR. SANJEEV YADAV
 PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
 Institution - Belapur - 4,
 B.N. Road - 11, Belapur - 4, Mumbai - 400 010

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shall nevertheless continue to pay the rent hereby reserved as if nor such destruction or damage by fire, tempest, hurricane or otherwise has happened.

RESTRICTION ON APPOINTMENTS OF AGENT :

q) Not to appoint any agent by a Power of Attorney or otherwise except its Office or Servant.

FURTHER COVENANTS BY LEASE :

3A. The LESSEE covenants with the LESSOR to conduct Ayurvedic and Homeopathic Medical Colleges 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, domicils, language or otherwise.

C. The LESSEE shall employ competent staff.

D. The demised premises shall be conducted for charitable purpose and not for profit.

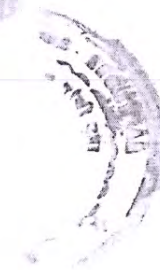
E. No fee shall be charged to a person whose total monthly income is less than Rs.350/-.

F. Three members of a body to be appointed by the LESSEE to manage or govern the College shall be nominated by the

Estate Officer ()
CO. LTD. Belapur
No. 614.

Dr. G. D. Pol...
CHAIRMAN
Yerala Medical Inst...
Carrey Road (E), Mumbai - 400 011

Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institute No. 4, Sector - 4,
Kharghar, Navi Mumbai - 410 210..



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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 by laws of the LESSEE shall provide accordingly and shall, if necessary be amounted 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 be entitled to recover such sum as arrears of land revenue pursuant to paragraph 6 of the Schedule to the Maharashtra Registered and Town Planning Act, 1960 (Mah XXXVII of 1966). Whether any sum is some payable by the LOSSEE 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.



[Signature]
Estate Officer ()
ILCO LTD. Belapur
Mumbai-400 614.

[Signature]12/-
VD. SANJEEV YADAV
PRINCIPAL
DR. G. D. FOL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area, Sector 1,
Kharghar, Mumbai - 400 210..

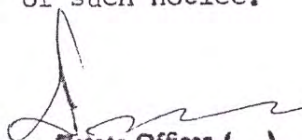
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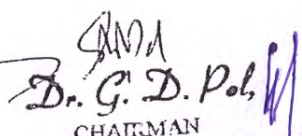
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RE ENTRY:

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 setting 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 shole 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 powner 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 notife in writting of his intention to be made 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.


Estate Officer ()
CO LTD, Belapur
New Mumbai-400 614.


Dr. G. D. Pol,
CHAIRMAN
Yerala Medical Trust & Research Centre,
Currey Road (E), Mumbai - 400 012.
DR. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Principal
Khar Road, Mumbai - 410 210.

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.

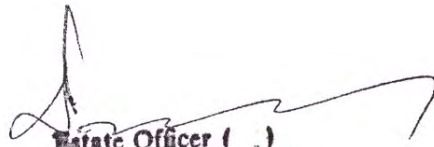
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
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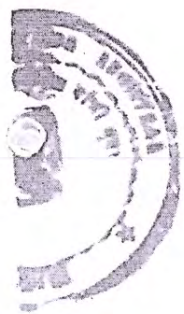
Explanation : A declaration by the Managing Director that the demised premises are required by the Central Government or the State Government for its own purpose or required for any public purpose shall as between the Lessor and the Lessee, be conclusive and binding upon the Lessee.

(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,


Estate Officer ()
CO LTD. Belapur
New Mumbai-400 614.


Dr. G. D. Pol
CHAIRMAN
Yerala Medical Trust & Research Centre,
Currey Road (E), Mumbai - 400 012.

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL
Y.M.T. AYURVEDIC MEDICAL CENTRE AND HOSPITAL
1st Floor, 4,
Khar



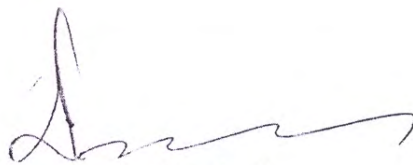
whichever is less, if any building or other works authorisedly erected by the Lessee on the land granted by the Lessor. If the question shall arise as to the adequacy of such compensation payable to the Lessee, such question shall be referred to the Government for its decision which shall be final and binding upon the Lessee.

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

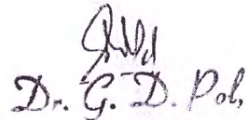
6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraph with 1,2 and 3 of the Schedule to the Maharashtra Regional & Town Planning 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.



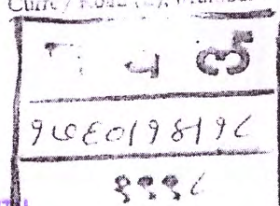
Estate Officer ()
MICO LTD. Belapur
New Bombay-400 614.



CHAIRMAN
Yerala Medical Trust & Research Centre,
Currey Road (2), Mumbai - 400 012.



VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institute Building - 4,
Kharghar, New Bombay - 400 210.



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7-A It is hereby agreed and declared by the betwe the parties hereto that the Lessor has leased and demised the premises unto the Lessee and the Lessee has ta taken such lease upon the conditions.covenants and stipula- tions contained herein to be observed and performed by the Lessee and subject to section 118 and other applicable provisions of the Maharashtra Regional & Town Planning Act, 1966, Maharashtra Act (XXXVII of 1966) and the rules and regulations, including the New Bombay Disposal of lands Regulations 1875 for the time being in force and as amended form time to time.

Marginal Note :

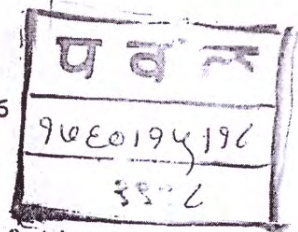
8. The Marginal not@s do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

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

S C H E D U L E

ALL THAT piece or parcel of land known as Plot No. 18 by admeasurement 20,270.25 square metres or thereabout in the 4 sector of the layout of land situated, lying and being at Village Kharghar, Taluka Panvel with the Registration sub District Raigad within the Registration District Raigad and bounded as follows :

- On the North by : 15.00 M ROAD
- On the East by : PLOT NO. 17 & 16
- On the South by : 15 M Road
- On the West by : PLOT NO. 19



[Signature]
 Estate Officer ()
 M. CO. LTD. Relapur
 New Bombay-400 614.

[Signature]
 VD. SANJEEV YADAV
 PRINCIPAL

[Signature]
 Dr. G. D. P. Pol
 Research Centre
 400 012.

Dr. G. D. P. FOUNDATION
 Y.M.T. AYURVEDIC ... HOSPITAL
 Kharghar ... 410 210..



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

Shri J. D. Tamhankar)
In the presence of)

- 1) Mr. V.S. Godbole)
- 2) Mr. G.D. Urunker for)

SIGNED AND DELIVERED by the)
within named Lessee in the)
presence of)

- 1))
- 2))

- 1) Mr. V.S. Godbole
- 2) Mr. G.D. Urunker for

[Signature]
Estate Officer (I)
CILCO LTD. Belapur
New Bombay-400 614.

[Signature]
Asstt. Estate Officer
CILCO LTD.

[Signature]
Dr. G. D. Pol,
CHAIRMAN

Yerala Medical Trust & Research Centre,
Currey Road (E), Mumbai - 400 012

[Signature]
Asstt. Estate Officer
CILCO LTD.



[Signature]
VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institute, Sector - 4,
Kharghar, New Mumbai - 410 210.

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

K. C. PAVALE , G. D. Arch. A.I.I.A.

REGISTERED ARCHITECTS

'UDYAM, 16 – 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI – 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/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 .

This is to further state 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.

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area, Kharghar, Navi Mumbai - 400 028.

Havale

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

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

K. C. PAVALE , G. D. Arch. A.I.I.A.

REGISTERED ARCHITECTS

'UDYAM, 16 – 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI – 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/AYURVED/2013/2020

DATE : 05/02/2020

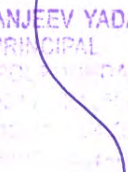
CERTIFICATE

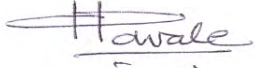
This is to state that the Bldg., of **Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital** for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

SUMMARY OF TOTAL CONSTRUCTED AREA

BUILT UP AREA

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


VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 400 210.


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



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

K. C. PAVALE , G. D. Arch. A.I.I.A.

REGISTERED ARCHITECTS

'UDYAM, 16 – 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI – 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/AYURVED/2014/2020

DATE : 05/02/2020

CERTIFICATE

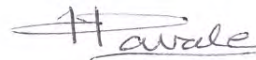
This is to state that the Bldg., of **Dr. G. D. Pol Foundation's Y.M.T. Ayurvedic Medical College and Hospital** for B.A.M.S. (U.G. & P.G.) Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

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

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210..


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



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

K. C. PAVALE , G. D. Arch. A.I.I.A.

REGISTERED ARCHITECTS

'UDYAM, 16 – 27, SHIVAJI PARK, ROAD NO. 3, DADAR, MUMBAI – 400 028 TEL. : 2445 66 99, 2446 87 77

Ref. No. : CVPA/GDPF/AYURVED/2015/2020

DATE : 05/02/2020

C E R T I F I C A T E

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) Powder 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	
	<hr/>	
	1925.03 SFT	
	(178.84 SMT)	

2) OPD

a) Shalakya Tantra	83.61 SMT
b) Balrog	62.82 SMT
c) Special Ward	62.82 SMT
d) Panchkarma	41.80 SMT
e) Enquiry Counter	2.32 SMT
f) Swastharakshan	41.81 SMT
g) Registartion & Dispensing	41.81 SMT
h) Shalya Tantra	41.81 SMT

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area Sector - 4,
Kharghar, Navi Mumbai - 410 210.

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i) Anushalya	41.81 SMT
j) Kayachikitsa	46.92 SMT
k) Pathology	150.04 SMT
l) Strirog.	61.32 SMT
m) X-ray & Sonography	52.02 SMT
n) 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)
3) Bhaishajya Kalpana & Rasashastra Department	1350.0 SFT (125.64 SMT)
4) Strirog 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 4019.00 SFT
(1104.37 SMT) (373.36 SMT)

8) Hospital Canteen	1573.0 SFT (146.20 SMT)
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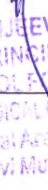
Total Constructed Area of Ground Floor 17480.0 SFT 1623.93 SMT

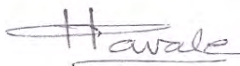
V.S. SANJEEV YADAV
PRINCIPAL
Dr. G. D. P. FOUNDATION
Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Industrial Area Sector - 4,
Kharghar, Navi Mumbai - 410 210..

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FIRST FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Rog Nidan 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) Sharir Rachna Dept.		3365.0 SFT (312.61 SMT)
5) Class Room - 1		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) Panchkarma Dept.		830.0 SFT (77.11 SMT)
10) Lifts		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)
		17135.0 SFT (1591.88 SMT)
Total <u>Constructed Area</u> of First Floor	-	17135.00 SFT 1591.88 SMT

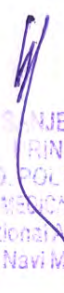

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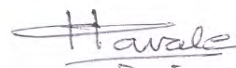


SECOND FLOOR

	<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) Balrog Dept.		830.0 SFT (77.11 SMT)
6) Class Room - 2		1800.0 SFT (167.22 SMT)
7) Class Room - 3		1722.0 SFT (160.00 SMT)
8) Swasthavritta Dept.		1721.0 SFT (159.87 SMT)
9) Lifts		155.0 SFT (14.40 SMT)
10) Lobby		77.0 SFT (7.15 SMT)
	<hr/>	
	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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THIRD FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Shalyatantra Dept.		1721.0 SFT (159.87 SMT)
2) Auditorium		3365.0 SFT (312.62 SMT)
3) Girls Common Room		582.0 SFT (54.00 SMT)
4) Shalakya Dept.		1721.0 SFT (159.87SMT)
5) Sharir Kriya Dept.		1800.0 SFT (167.22 SMT)
6) Class Room - 4		1800.0 SFT (167.22 SMT)
7) Class Room – 5		1722.0 SFT (160.00 SMT)
8) Agadtantra Dept.		1490.0 SFT (138.42 SMT)
9) Strong Room		409.0 SFT (37.98 SMT)
		14610.0 SFT (1357.30 SMT)
Total <u>Constructed Area</u> of Third Floor	14610.00 SFT	1357.30 SMT

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FOURTH FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
1) Panchkarma Ward - Female	1795.0 SFT (166.76 SMT)	
2) Panchkarma Therapy - Female	1800.0 SFT (167.22 SMT)	
3) Panchkarma 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) Strirog Ward	660.0 SFT (61.32 SMT)	
7) Kayachikitsa Ward - Male	1345.0 SFT (124.95 SMT)	
8) Strirog 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) Panchkarma Ward - Male	830.0 SFT (77.11 SMT)	
12) Lifts	155.0 SFT (14.40 SMT)	

14515.0 SFT
(1348.48 SMT)

Total Constructed Area of Fourth Floor - 14515.00 SFT 1348.48 SMT

W
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FIFTH FLOOR

	<u>HOSPITAL</u>	<u>COLLEGE</u>
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) Shalakyia Ward - Male	1157.0 SFT (107.46 SMT)	
6) Panchkarma 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) Recovery Room	660.0 SFT (61.32 SMT)
21) Shalaky Ward – Female	1762.0 SFT (163.76 SMT)
22) Lifts	155.0 SFT (14.40 SMT)

14515.0 SFT
(1348.48 SMT)

Total Constructed Area of Fifth Floor - 14515.00 SFT 1348.48 SMT

K. C. PAVALE

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



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