MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

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

INFRASTRUCTURE

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Particulars to be verified</th>
<th>Details on College Website</th>
<th>Adequate/Inadequate</th>
</tr>
</thead>
<tbody>
<tr>
<td>College</td>
<td>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 &amp; 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).</td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td>2</td>
<td>Total constructed area of college building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(I) Administrative Section:</td>
<td>Total Area 320sq.ft (which includes) Principal Room, P.A. Room, Reception cue Visitors lounge, Meeting hall, Account section, Record and Central store etc.</td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td>(II) Lecture Halls:</td>
<td>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.</td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td>(III) Seminar or Conference or Examination Hall:</td>
<td>a) Total Area 312.62 Sq.ft. b) Total Seating Capacity - 100 c) Audio / Video System and Other Facilities - Available</td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td></td>
<td>b) Digital Library : No. of Computers - 11 Internet Facility - Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(V) Teaching Departments:</td>
<td>There shall be fourteen Teaching Departments as per MSR No. of departments 14 Departmental Area - 2283.03 Sq.mt, No. of Books/ Charts / Models / Specimens (dry and wet) / Museum in each department information to be uploaded on college website.</td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td>(VIII) Common Rooms: Separate common rooms for boys and girls with adequate space and sitting arrangement shall be available.</td>
<td>Yes</td>
<td>Adequate</td>
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<td>---</td>
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<tr>
<td>4 University Examination Infrastructure: Strong Room for examination a) (Area- 300 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopyer Machine, Examination hall with benches, Parking Facility for University vehicle, Guest house facility</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>6 Hostel facility: Boys (UG &amp; PG), Girls (UG &amp; 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.]</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>7 Hospital Details</td>
<td>Details on College Website</td>
<td>Adequate/ Inadequate</td>
<td></td>
</tr>
<tr>
<td>Name of the Hospital : Dr. G. D. Pol Foundation YMT Ayurvedic Medical College &amp; Hospital</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Address: Institutional Area, Sector -4, Kharghar, Navi Mumbai - 410210</td>
<td></td>
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<td></td>
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<tr>
<td>Telephone No.: 022-27744406</td>
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<tr>
<td>Bed Strength : 270 Beds</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
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<tr>
<td>Distance of Hospital from the College to which it is attached (in kms)</td>
<td>Same Building</td>
<td></td>
<td></td>
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<tr>
<td>Number of beds registered as per BNH Act</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>8 I. Total constructed area of Hospital Building as per MSR (4420 Sq.mtr. / Sq.ft.)</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>Whether the Hospital is Owned by the College / Management or Rented?</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>II. Hospital Administration Block as per MSR (Superintendent room, Deputy Superintendent room, Medical officers’ room, Matron room, Assistant Matron room, Reception and Registration, etc.)</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>III. Out–Patient Departments (OPD) as per MSR Total Area of OPD Complex – 544.48 Sq.ft. No. of OPD’s - 08 Facilities shall be as per MSR &amp; all details shall be on college website.</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
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<tr>
<td>IV. In Patient Departments (IPD) as per MSR Total Area of IPD Complex – 2214.48 Sq.ft. No. of IPD Departments – 06 Bed Distribution – 270 Facilities shall be as per MSR &amp; all details shall be on college website.</td>
<td>Yes</td>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Details</td>
<td>Requirement</td>
<td>Note</td>
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<td>----------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
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<tr>
<td><strong>VI. Panchakarma Block as per MSR</strong></td>
<td>Total area of Panchakarma Block – 405.05 sq. ft. No. of Panchakarma</td>
<td>Yes</td>
<td>Adequate</td>
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<tr>
<td></td>
<td>section for Male – 02 &amp; Female – 02 Facilities shall be as per MSR &amp;</td>
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<td></td>
<td>all details shall be on college website.</td>
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<tr>
<td><strong>VII. Casualty Facilities</strong></td>
<td>State Government Permission Letter</td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td><strong>VII. Physiotherapy Unit as per MSR</strong></td>
<td></td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td><strong>IX. Central Clinical Laboratory</strong></td>
<td>Well-equipped with separate sections for Pathology, Biochemistry and</td>
<td>Yes</td>
<td>Adequate</td>
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<tr>
<td></td>
<td>Micro-biology. Attached toilet shall be there for collection of urine</td>
<td></td>
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<td>samples. Other diagnostic tools for ECG or TMT etc. shall be provided.</td>
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<tr>
<td><strong>VIII. Radiology or Sonography Section</strong></td>
<td>Radiologist chamber, X-ray room, Dark room, film drying room, store</td>
<td>Yes</td>
<td>Adequate</td>
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<tr>
<td></td>
<td>room, patients waiting and dressing room, reception or registration or</td>
<td></td>
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<td></td>
<td>report room.</td>
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<td><strong>IX. Labour Room:</strong></td>
<td></td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td><strong>X. Hospital Kitchen and Canteen:</strong></td>
<td></td>
<td>Yes</td>
<td>Adequate</td>
</tr>
<tr>
<td><strong>XI. Stores/Mortuary:</strong></td>
<td></td>
<td>Yes</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

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,
भावसी क.

दस्तऐवजाचा/अधिवक्ता अनुमान 9480

दिनांक 301818 (मास १९)

भारतवर्ष ३५ ४५ का अभिलेख १००

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

नांदनी ३९ र.,
Regn. 39 m.

20000/-(२०,०००)

168769

2016

नॉबलीयुक्त बांकने पाठवली जाहिर.
या कार्यविधाय द्वारा येईल.

Please send the original documents to Managing Director, Ahalya Gas Bank Ltd.,
K. R. Town, Powai, Village, Mumbai -400064.

VD. SANJEEV YADAV
PRINCIPAL

DR. G. D. PORE

Y.M.T. AYURVEDIC MEDICAL COLLEGE AND HOSPITAL
Institutional Area-4,
Kharghar, Navi Mumbai - 410210.
LEASE DEED

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, 1956 (1 of 1956) and

having its Registered Office at NO. 1, 2nd 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 Yeral Medical Trust & Research

Centre, Bombay.

Estate Officer (t),
CIDCO LTD. Belapur
New Bombay 400 614.

[Signatures]

V.D. SANJEEV YADAV
PRINCIPAL
Dr. G.D. POKKUNDUR
Y.M.T. AYURVEDA MEDICAL COLLEGE AND HOSPITAL
Nariman Point, Bombay 400 021.
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 LESSOR, 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 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 lease 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:

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 office authorized 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
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 thereaboot 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 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.
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 excavating 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

Dr. G. D. Padmanabhan
CHAIRMAN

V. M. T. Medical College and Hospital
garages and necessary adjuncts thereto as hereinbefore 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.
h) Throughout the said term at the LESSEE's expense well and substantial to repair, maintain, clean 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 conditions thereto.

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

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 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:

1) 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 premises and to inspect the state or repairs thereof and if upon such Inspection it shall appear any repairs or any works are necessary they or any of them may be notice to the LESSEE to 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 LESSOR.

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 drainage, conservancy for the demised premises regardless of the extent of benefit derived by him/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 shall be paid on the first day of April in each year or within 30 days therefrom.

DELIVERY OF POSSESSION AFTER EXPIRATION:

a) 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.
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 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 premi-
ises excluding foundation and plinth, insured
against loss or damage by fire in a sum equi-
valent to the cost of the building (excluding
foundations and plinth) in a Nationalised In-
surance 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 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,

Estate Officer ( )

Dr. G. D. Patel
CHAIRMAN

YADAV

Dr. G. D. Patel Foundation
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, 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 by laws 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 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 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.

[Signature of Estate Officer]
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 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 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.

[Signature]

Estate Officer (.)
Gill (O.Ltd.), Belapur
New Mumbai-400 614.
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 work 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 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 so sent by post shall be deemed to have delivered in the usual course of post.

Estate Officer ( )
DR. KO.LTD. B. Belapur
New Bombay.400 014.

Dr. C. P. Pal,
CHAIRMAN
V. D. Sanjeev Yadav
PRINCIPAL
Dr. G. D. POLYFAESTION
Y.M.T. Ayurvedic Hanoured and Hospital
Institute. No. 15, Naryan Park, Mumbai-400 012.
It is hereby agreed and declared by 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 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 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 an the year first above written.

SCHEDULE

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 Registrations 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
SIGNED AND DELIVERED for and on behalf of the City and Industrial Development Corporation of Maharashtra Limited by the hand of Shri J. D. Tamhanker in the presence of

1) M. V. S. Goldbole
2) M. G. D. Vranke

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

1) M. V. S. Goldbole
2) M. G. D. Vranke
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.
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

<table>
<thead>
<tr>
<th>Floor</th>
<th>Built Up Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>17480.00 SFT</td>
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<tr>
<td>FIRST FLOOR</td>
<td>17135.00 SFT</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>14610.00 SFT</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>14610.00 SFT</td>
</tr>
<tr>
<td>FOURTH FLOOR</td>
<td>14515.00 SFT</td>
</tr>
<tr>
<td>FIFTH FLOOR</td>
<td>14515.00 SFT</td>
</tr>
<tr>
<td>TOTAL</td>
<td>92865.00 SFT</td>
</tr>
</tbody>
</table>

BUILT UP AREA

1623.93 SMT
1591.88 SMT
1357.30 SMT
1357.30 SMT
1348.48 SMT
1348.48 SMT

8627.37 SMT

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

(K. C. PAVALE)
C. V. PAVALE ASSOCIATES
Architects
C. V. PAVALE ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, VALUERS

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

<table>
<thead>
<tr>
<th></th>
<th>HOSPITAL</th>
<th>COLLEGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>13461.00 SFT (1250.57 SMT)</td>
<td>4019.00 SFT (373.36 SMT)</td>
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<tr>
<td>FIRST FLOOR</td>
<td>—</td>
<td>17135.00 SFT (1591.88 SMT)</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>2790.00 SFT (259.20 SMT)</td>
<td>11820.00 SFT (1098.10 SMT)</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>—</td>
<td>14610.80 SFT (1357.30 SMT)</td>
</tr>
<tr>
<td>FOURTH FLOOR</td>
<td>14515.00 SFT (1348.48 SMT)</td>
<td>—</td>
</tr>
<tr>
<td>FIFTH FLOOR</td>
<td>14515.00 SFT (1348.48 SMT)</td>
<td>—</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>45281.00 SFT (4206.73 SMT)</strong></td>
<td><strong>47584.00 SFT (4420.64 SMT)</strong></td>
</tr>
</tbody>
</table>

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

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

Vd. Sanjeev Yadav
Principal
Dr. G. D. Pol Foundation
Y.M.T. Ayurvedic Medical College and Hospital
Institution Area, Sector - 4,
C. V. PAVALE ASSOCIATES  
ARCHITECTS, INTERIOR DESIGNERS, VALUERS  
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  

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

<table>
<thead>
<tr>
<th>Pharmacy</th>
<th>HOSPITAL</th>
<th>COLLEGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Raw Material Section</td>
<td>20.44 SMT</td>
<td></td>
</tr>
<tr>
<td>b) Powder Section</td>
<td>19.05 SMT</td>
<td></td>
</tr>
<tr>
<td>c) Pulvariser Section</td>
<td>19.04 SMT</td>
<td></td>
</tr>
<tr>
<td>d) Dryer Section</td>
<td>19.97 SMT</td>
<td></td>
</tr>
<tr>
<td>e) Oil Section</td>
<td>20.44 SMT</td>
<td></td>
</tr>
<tr>
<td>f) Finished Product Section</td>
<td>20.44 SMT</td>
<td></td>
</tr>
<tr>
<td>g) Pharmacy office</td>
<td>19.51 SMT</td>
<td></td>
</tr>
<tr>
<td>h) Electric Rooms</td>
<td>39.95 SMT</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>1925.03 SFT</strong></td>
<td><strong>(178.84 SMT)</strong></td>
</tr>
</tbody>
</table>

2) OPD

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Shalakya Tantra</td>
<td>83.61 SMT</td>
<td></td>
</tr>
<tr>
<td>b) Balrog</td>
<td>62.82 SMT</td>
<td></td>
</tr>
<tr>
<td>c) Special Ward</td>
<td>62.82 SMT</td>
<td></td>
</tr>
<tr>
<td>d) Panchkarma</td>
<td>41.80 SMT</td>
<td></td>
</tr>
<tr>
<td>e) Enquiry Counter</td>
<td>2.32 SMT</td>
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<tr>
<td>f) Swastharakshan</td>
<td>41.81 SMT</td>
<td></td>
</tr>
<tr>
<td>g) Registartion &amp; Dispensing</td>
<td>41.81 SMT</td>
<td></td>
</tr>
<tr>
<td>h) Shalya Tantra</td>
<td>41.81 SMT</td>
<td></td>
</tr>
</tbody>
</table>
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)

11888.00 SFT
(1104.37 SMT)

8) Hospital Canteen 1573.0 SFT
(146.20 SMT)

Total Constructed Area of Ground Floor 17480.0 SFT
1623.93 SMT
<table>
<thead>
<tr>
<th>FIRST FLOOR</th>
<th>HOSPITAL</th>
<th>COLLEGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Rog Nidan Department</td>
<td></td>
<td>1800.0 SFT</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(167.22 SMT)</td>
</tr>
<tr>
<td>2) Dean’s Office</td>
<td></td>
<td>990.0 SFT</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(91.98 SMT)</td>
</tr>
<tr>
<td>3) Administrative Office</td>
<td></td>
<td>1450.0 SFT</td>
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<tr>
<td>Committee Room</td>
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<td>(134.71 SMT)</td>
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<tr>
<td>4) Sharir Rachna Dept.</td>
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<td>350.0 SFT</td>
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<tr>
<td></td>
<td></td>
<td>(32.51 SMT)</td>
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<tr>
<td>5) Class Room - 1</td>
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<td>3365.0 SFT</td>
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<tr>
<td></td>
<td></td>
<td>(312.61 SMT)</td>
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<tr>
<td>6) Kayachikitsa Dept.</td>
<td></td>
<td>1722.0 SFT</td>
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<tr>
<td></td>
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<td>(160.0 SMT)</td>
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<tr>
<td>7) Samhita Dept.</td>
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<td>1721.0 SFT</td>
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<tr>
<td></td>
<td></td>
<td>(159.87 SMT)</td>
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<tr>
<td>8) Ras shastra Dept.</td>
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<td>1490.0 SFT</td>
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<tr>
<td></td>
<td></td>
<td>(138.42 SMT)</td>
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<tr>
<td>9) Panchkarma Dept.</td>
<td></td>
<td>660.0 SFT</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(61.32 SMT)</td>
</tr>
<tr>
<td>10) Lifts</td>
<td></td>
<td>830.0 SFT</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(77.11 SMT)</td>
</tr>
<tr>
<td>11) College Canteen</td>
<td></td>
<td>155.0 SFT</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(14.40 SMT)</td>
</tr>
<tr>
<td>12) Hospital store Room</td>
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<td>1926.0 SFT</td>
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<tr>
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<tr>
<td></td>
<td></td>
<td>676.0 SFT</td>
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<td>17135.0 SFT</td>
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<tr>
<td></td>
<td></td>
<td>(1591.88 SMT)</td>
</tr>
<tr>
<td>Total Constructed Area of First Floor</td>
<td>17135.0 SFT</td>
<td>1591.88 SMT</td>
</tr>
</tbody>
</table>
SECOND FLOOR

1) Operation Theatre

2) Research Lab

3) Dravyaguna Dept.

4) Library

5) Balrog Dept.

6) Class Room - 2

7) Class Room - 3

8) Swasthavrita Dept.

9) Lifts

10) Lobby

HOSPITAL

2790.0 SFT
(259.20 SMT)

COLLEGE

1490.0 SFT
(138.42 SMT)

1490.0 SFT
(138.42 SMT)

2535.0 SFT
(235.51 SMT)

830.0 SFT
(77.11 SMT)

1800.0 SFT
(167.22 SMT)

1722.0 SFT
(160.00 SMT)

1721.0 SFT
(159.87 SMT)

155.0 SFT
(14.40 SMT)

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
THIRD FLOOR

1) Shalyatantra Dept.
2) Auditorium
3) Girls Common Room
4) Shalakya Dept.
5) Sharir Kriya Dept.
6) Class Room - 4
7) Class Room – 5
8) Agad tantra Dept.
9) Strong Room

HOSPITAL

1721.0 SFT
(159.87 SMT)
3365.0 SFT
(312.62 SMT)
582.0 SFT
(54.00 SMT)
1721.0 SFT
(159.87 SMT)
1800.0 SFT
(167.22 SMT)
1800.0 SFT
(167.22 SMT)
1722.0 SFT
(160.00 SMT)
1490.0 SFT
(138.42 SMT)
409.0 SFT
(37.98 SMT)

14610.0 SFT
(1357.30 SMT)

Total Constructed Area of Third Floor - 14610.00 SFT 1357.30 SMT

[Signature]

VD. SANJEEV YADAV
PRINCIPAL
Dr. G. D. POL FOUNDATION
Y.M.T. AYURVEDA MEDICAL COLLEGE AND HOSPITAL
Institutional Area Sector-4,
Kharar, Navi-Mumbai - 410210..
<table>
<thead>
<tr>
<th>Room Type</th>
<th>Hospital</th>
<th>SMT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Panchkarma Ward - Female</td>
<td>1795.0</td>
<td>(166.76)</td>
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<tr>
<td>Panchkarma Therapy - Female</td>
<td>1800.0</td>
<td>(167.22)</td>
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<tr>
<td>Panchkarma Therapy - Male</td>
<td>900.0</td>
<td>(83.61)</td>
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<tr>
<td>Shalya Ward - Male</td>
<td>1345.0</td>
<td>(124.95)</td>
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<tr>
<td>Shalya Ward - Female</td>
<td>830.0</td>
<td>(77.11)</td>
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<tr>
<td>Strirog Ward</td>
<td>660.0</td>
<td>(61.32)</td>
</tr>
<tr>
<td>Kayachikitsa Ward - Male</td>
<td>1345.0</td>
<td>(124.95)</td>
</tr>
<tr>
<td>Strirog Ward</td>
<td>1660.0</td>
<td>(154.22)</td>
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<tr>
<td>Kayachikitsa Ward - Female</td>
<td>2535.0</td>
<td>(235.51)</td>
</tr>
<tr>
<td>Medical Record Room</td>
<td>660.0</td>
<td>(61.32)</td>
</tr>
<tr>
<td>Panchkarma Ward - Male</td>
<td>830.0</td>
<td>(77.11)</td>
</tr>
<tr>
<td>Lifts</td>
<td>155.0</td>
<td>(14.40)</td>
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</tbody>
</table>

**Total Constructed Area of Fourth Floor**

<table>
<thead>
<tr>
<th>Hospital</th>
<th>SMT</th>
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</thead>
<tbody>
<tr>
<td>14515.0</td>
<td>(1348.48)</td>
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</table>

**Total Constructed Area of Fourth Floor**

<table>
<thead>
<tr>
<th>Hospital</th>
<th>SMT</th>
</tr>
</thead>
<tbody>
<tr>
<td>14515.00</td>
<td>1348.48</td>
</tr>
</tbody>
</table>

**Principal's Signature**

[Signature]
### FIFTH FLOOR

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Hospital Area (SFT)</th>
<th>College (SMT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Shalya Ward - Female</td>
<td>948.0</td>
<td>(88.0)</td>
</tr>
<tr>
<td>2) Matron’s Room</td>
<td>270.0</td>
<td>(25.00)</td>
</tr>
<tr>
<td>3) Asst. Matron’s Room</td>
<td>270.0</td>
<td>(25.00)</td>
</tr>
<tr>
<td>4) Panchakarma Therapy - Female</td>
<td>830.0</td>
<td>(77.11)</td>
</tr>
<tr>
<td>5) Shalakya Ward - Male</td>
<td>1157.0</td>
<td>(107.46)</td>
</tr>
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<td>6) Panchkarma Ward - Male</td>
<td>1143.0</td>
<td>(106.10)</td>
</tr>
<tr>
<td>7) Panchakarma Therapy - Male</td>
<td>830.0</td>
<td>(77.11)</td>
</tr>
<tr>
<td>8) Shalya Ward - Male</td>
<td>861.0</td>
<td>(80.0)</td>
</tr>
<tr>
<td>9) Balrog Ward</td>
<td>1825.0</td>
<td>(169.57)</td>
</tr>
<tr>
<td>10) Superintendent Room</td>
<td>155.0</td>
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</tr>
<tr>
<td>11) Dy. Superintendent Room</td>
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<td>(14.40)</td>
</tr>
<tr>
<td>12) Kayachikitsa Ward - Male</td>
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<td>(125.11)</td>
</tr>
<tr>
<td>13) R. M. O. Room</td>
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<tr>
<td>14) Store</td>
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<td>(61.32)</td>
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<tr>
<td>15) Store</td>
<td>155.0</td>
<td>(14.40)</td>
</tr>
<tr>
<td>16) Hospital Store</td>
<td>155.0</td>
<td>(14.40)</td>
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<tr>
<td></td>
<td>Description</td>
<td>Area</td>
</tr>
<tr>
<td>---</td>
<td>------------------------------</td>
<td>-------</td>
</tr>
</tbody>
</table>
| 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) | Sthalakya Ward – Female     | 1762.0 SFT  
|    |                             | (163.76 SMT) |
| 22) | Lifts                       | 155.0 SFT   
|    |                             | (14.40 SMT) |
|    | **Total Constructed Area of Fifth Floor** | **14515.0 SFT**  
|    |                             | **(1348.48 SMT)** |

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