ANNEXURE - II

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

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

INFRASTRUCTURE

SN	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** (Minimum 5 acres of land)		
	a) Dean's room	Yes	**Adequate**
	b) Administrative Officers' room		
	c) Meeting room		
	d) Office		
	e) Office Stores		
	f) Pantry etc.		
3	**Library: 8000 Sq. Ft. consisting of :**		
	a) Reception & waiting, Property counter	Yes	**Adequate**
	b) Issue counter		
	c) Photocopying area		
	d) Reading room to accommodate 50% of total students strength		
	e) Postgraduates & staff reading room		
	f) Journal room		
	g) Audio-visual room		
	h) Chief librarian room		
	i) Stores and stocking area		
	j) E-Consortium provision to be provided in the College Library connected with the National Medical Library		
4	**Lecture Halls – 4 6400.Sq. Ft.** Each hall to accommodate 10% more of admission strength with proper seating arrangement, blackboard, microphone and facilities for slide, overhead and multi-media projection.	Yes	**Adequate**
5	**Central Stores 800 Sq. Ft.** With proper storing facilities like racks and refrigerator, preferably compact storage systems.	Yes	**Adequate**
6	**Maintenance room 1000 Sq. Ft.** Equipped with proper facilities to maintain and repair dental chairs and units and various other equipments in the college and hospital.	Yes	**Adequate**
7	**Photography and artist room 400 Sq. Ft.** With proper studio facilities for clinical photography, developing, preparation of slides, charts, models etc.	Yes/	**Adequate**

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Navi Mumbai - 410 210

8	**Medical stores 300Sq. Ft.**		Yes/No	**Adequate**
	Stocked with all the necessary drugs usually prescribed in a dental hospital.			
9	**Amenities area 3200Sq. Ft.**			
	a)	Boys' and Girls' locker rooms	Yes	**Adequate**
	b)	Boys' and Girls' common rooms	Yes	
	c)	Common room for non-teaching staff	Yes	
	d)	Common room for teaching staff	Yes	
	e)	Change room for men	Yes	
	f)	Change room for women	Yes	
10	**Compressor and room forgas plant 300 Sq. Ft.**		Yes	**Adequate**
	Adequate to accommodate required capacity compressors, gas cylinders etc.			
11	**Pollution control measures:**		Yes	**Adequate**
	All the dental institutions shall take adequate pollution control measures by providing incarnation plant, sewage water treatment plant, landscaping of the campus etc.			
12	**Cafeteria 1500Sq. Ft.**		Yes	**Adequate**
	With accommodation for 100 people with kitchen, stores, washing area etc.			
13	**University Examination Infrastructure:**			
	Examination Hall 3600Sq. Ft.		Yes	**Adequate**
	A separate hall for university and other examination furnished with chairs and individual tables to accommodate 250 students at a time.			
	Strong Room: 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		Yes	**Adequate**
14	**Hostels:**		Yes	**Adequate**
	Hostel accommodation shall be provided for all boys and girls based on number of admissions in the Dental College campus itself. The accommodation may be increased in a phased manner over a period of 4 years.			
	Staff quarters:		Yes	**Adequate**
	All the staff members, teaching and non-teaching working in the institution shall be provided adequate accommodation in the 5 acres land earmarked for the college. The staff quarters may be built in a phased manner over a period of 4 years.			
15	**Play ground:**		Yes	**Adequate**
	There shall be facilities for both indoor and out-door games in the premises.			
16	**Auditorium:**		Yes	**Adequate**
	Should accommodate at least 500 people and consisting of: Proper seating arrangements, reception counter, green rooms, lobby, fitted with sound system, slide and multimedia presentation facility.			
HOSPITAL				
17	i)	Own Hospital:	Yes	**Yes**
	ii)	O.P.D.	Yes	122355
	iii)	I.P.D.	Yes	35666
	iv)	Bed Strength	Yes	**120**
	v)	Annual Occupancy	Yes	35666
	vi)	ICCU Bed Strength	Yes	10
	vii)	Laboratories	Yes	Yes
	viii)	Casualty Department	Yes	Yes
	ix)	Equipment's	Yes	Yes
	x)	Paramedical Staff	Yes	52

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DEAN
Dental College

	xi)	Space	Yes	Adequate
	xii)	Student: Patient Ratio	Yes	1:4
18		**Laboratories:**		
		I. Dental subjects:		
	a)	Pre-clinical Prosthodontics and dental material lab **3000 Sq. Ft.**	Yes	Adequate
	b)	Pre-clinical Conservative lab **2500Sq. Ft.**	Yes	Adequate
	c)	Oral biology and oral pathology lab **2500 Sq. Ft.**	Yes	Adequate
	d)	Laboratory for Orthodontics and paedodontics **1500.Sq.Ft.**	Yes	Adequate
		II. Medical Subjects: (only for independent dental colleges): ..... Sq. Ft.		
	a)	Anatomy dissection hall with storage for cadaver, osteology, demonstration room etc. Area **2500Sq. Ft.**	Yes	Adequate
	b)	One laboratory for physiology and pathology and microbiology with stores and preparation rooms for individual subjects attached to it. Area **2500Sq. Ft.**	Yes	Adequate
	c)	Laboratory for biochemistry and pharmacology with store and preparation rooms separately for both subjects **2500Sq.Ft.**	Yes	Adequate
		III. Clinical:		
	a)	Prosthodontics – Plaster room Polymer room Wax room Casting laboratory Ceramic lab 2500Sq. Ft.	Yes	Adequate
	b)	Conservative Dentistry – Plaster room Casting & Ceramic laboratories -- 600Sq. Ft.	Yes	Adequate
	c)	Oral pathology for histopathology –600 Sq. Ft.	Yes	Adequate
	d)	Haematology and clinical biochemistry: a laboratory for routine blood and biochemical investigation and urine analysis 300Sq. Ft.	Yes	Adequate
		Distilled Water Plant	Yes	Adequate
19		**Medical College Attachment (Not Applicable)**		
	a)	Own Medical College?		
	b)	Private Medical College?		
	c)	Govt. Medical College?		
	d)	Name & address of the Medical College		
	e)	E-mail address & contact num		
	f)	Is the Medical College duly re		
	g)	Distance from Dental college (please clarify as to whether you have physically verified /taking the reading of Taxi/Car Meter) by ticking yes or no		
	h)	Whether MOU is signed by competent Authorities between Medical and Dental College for teaching purpose?		
	i)	Validity Period of MOU		
	j)	Whether the above mentioned Medical College is attached to any other Dental College other than the proposed dental college?		
	k)	GOI Notification No. & Dated		
	Requirement of the 100 bedded General Hospital for clinical teaching of BDS students drawn up in accordance with the parameters prescribed by BIS/NABH (applicable if Medical College is more than 10 kms away).			

NOT APPLICABLE

M.J.Vandekar

DEAN
Y.M.T. Dental College
Hospital Kharghar,
Navi Mumbai - 410 210

	a)	Own Hospital?	Yes	Yes
	b)	Medical College Hospital?	NA	NA
	c)	Private College Hospital?	NO	NO
	d)	Govt. General Hospital?	NO	NO
	e)	Whether the permission of the attached 100 bedded hospital is issued by the competent authority?	Yes	Yes
	f)	Name & address of the Hospital: **Dr. G. D.Pol Foundation Y.M.T. General Hospital, Institutional Area, Sector-4 Kharghar, Navi Mumbai-410210**		
	g)	Name of the CMO with Tel No. & Mobile No.: **Dr. Sameer Pol – Mobile No. 977559790**		
	h)	Name of the Issuing Competent Authority: **Medical Officer Health, Panvel City Municipal Corporation**		
	i)	Distance of the hospital from the Dental College by road **45.9 mtr (Within Campus)** (please clarify as to whether you have physically verified /taking the reading of Taxi/Car Meter) by ticking yes or no	Yes	

Total number of beds in Hospital: ...**120 Beds**.....

Category-wise bed distribution:

Department	Required	Alloted	Occupancy		Remarks of the Inspector
			During last 6 months (Oct 21 to March 22)	On the day of inspection	
General Ward – Medical including allied specialities	30	30	4747		
General Ward – Surgical including allied specialities	30	30	4727		
Private Ward (A/C Non A/C	9	9	1422		
Maternity Ward	15	15	2344		
Pediatric Ward	6	6	853		
Intensive Care Services (4% of bed strength)	4	4	614		
Critital Care Services (6% of bed strength)	6	6	867		

Area Requirements (As per BIS/NABH)

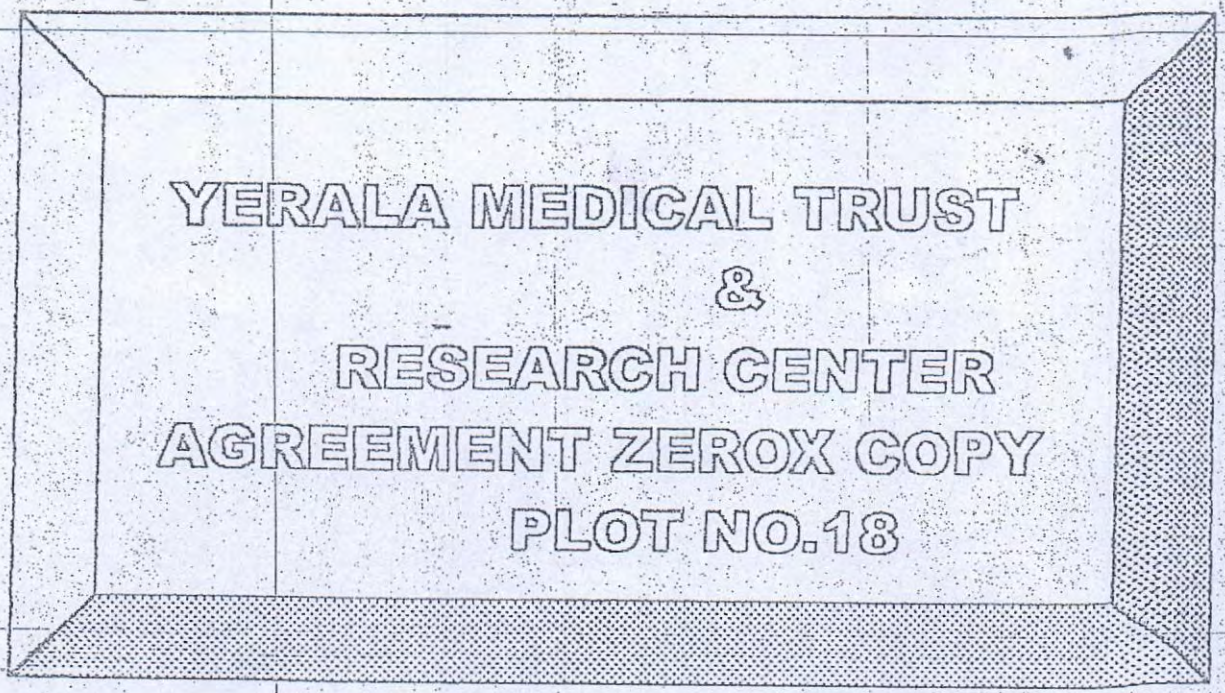
	Required	Available
Covered Area	20 sq.m. / bed	**Available**
Inpatient Services	40%	**Available**
Outpatient Services	35%	**Available**
Department and supportive services	25%	**Available**

M J Vandekar

Dean / Principal Stamp & Signature

DEAN
Y.M.T. Dental College
& Hospital Kharghar,
Navi Mumbai - 410 210

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



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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

(1) 20 Rs.



98317 20/-

Asstt. Estate Officer
CIDCO LTD.

2 JAN 1995

Agreement to lease

between

CIDCO & Maharashtra Hd

AND

Yerala Medical Trust & Research

Centre.

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

Estate Officer

(2) (1)

Permission & License to enter upon the land

POSSESSION RECEIPT

I/WE, SHRI/MESSRS. Yesaly Medical Trust & Research Centre

HAVE THIS 25th DAY OF January 1995 1987 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 Panvel DISTRICT Raigad.

EAR-MARKED FOR Ayurvedic & Homeopathic Medical College AS PER DEMARCATION

ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR.

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

TAKEN OVER.

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

(3)

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, Nariman 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 Yesaji 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-12149 (Bombay) dated 25/3/1991 granted by the Charity Commissioner and having its principal place of business at 55-A, New Haji Kasam Mdg, Kazi Road, Bombay. 400012. (hereinafter referred to a-s "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 V 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 peice 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 prosions 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 Ayurvedic & 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

Estate Officer

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For
M.G.M. Dental College
& Hospital, Kharghar,
Navi Mumbai 410210.

(4)

IS 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~~ construction of building or building to be used for ~~Setting up Ayurvedic & Homeopathic~~ Medical College 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.

NOT A DEMISE

2. Nothing contained in these presents shall be construed as a demise in law of the said land here agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until t 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 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 an as often as it may be called upon to do so, amend all or any such plans and elevations and if so require will produce the same before the Town Planning Officer and will supply him such details as may be call for of the specifications and when such plans, elevations, details and specifications shall be fina approved by the Town Planning Officer and signed by him, the Licensee shall sign and leave with h three copies thereof and also three copies of any further conditions or stipulations which may be agre upon between the Licensee and the Town Planning Officer; provided that the building or buildings here agreed by the Licesee to be so constructed shall not be less than 50% of the permissible F.S.I. under provisions of CIDCO General Development Control Regulations for New Bombay, 1975.

Plans to comply with the following rules;-

(aa) i) The maximum permissible floor space index as defined by the CIDCO General Developm Contral 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. Incase room where height is 4.27 metres or more, the area of such room shall be counted twice 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 the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpa the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a bread this Agreement. Without prejudice to the generality of the rights and remedies of the Corporatio

for conditio

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Estate Officer
CIDCO LTD. Bela
Bombay-400 61

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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

Estate Officer

(A)

(5)

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."

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Bombay-400 614

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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 involvedin 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 emenities such as roods, water, drainage, conservancy for the said land regardless of the extent of benefit dervied 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.

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& Hospital, Kharghar,
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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

(7)

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 o anything done under the authority herein contained.

SANITATION

(h) That the Licensee will observe and confrom to the CIDCO General Development Control Reguations 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 accomodation 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 ncesssary for the purpose of forming the foundations of the buiding and compound walls and executing the works authorised by this Agrement.

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 buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminate 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, insur and keep insured the same in its name against damage by fire for an amount equal to the cost of suc building and will on request produce to the Managing Director a policy or policies of insurance an receipts for the payment of last premium and will forthwith apply all moneys received by virtue of suc insurance in rebuilding or reinstating the building.

RECOVEREY OF ANY SUM DUE TO THE CORPORATION

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

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& Hospital Kharghar
Navi Mumbai 410210

ESTRICTION AGAINST

) The Licensee shall r
urpose of this Agreeme

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(i) State Governmen
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CIDCO

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

) The Licensee shall not appoint any person as its agent, by a Power of Attorney or otherwise, for the urpose 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 f the said land as provided hereinafter, commence conducting Ayurvedic & Homeopathic Medical College greed 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 roperly to the satisfaction of the Managing Director of the Corporation.

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

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

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

(e) Three members of a body to be appointed by the Licensee to manage or govern the _____ hall be nominated by the Corporation and such persons shall have the same rights, powers, privileges nd immunities as other members of the said governing body or the Committee of Management and the egulations or bye-laws of the Licensee shall provide accordingly and shall, if necessary, be amended to rovide for such nomination and the said provision shall not be amended or altered without the previous ritten 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 ink 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 worshop should not be used for anti-social, anti-national and criminal or political activities and that no sues touching the antogonistic attitude towards any other religion, sect or sub-sect shall be entertained discussed in the meeting or congragations of the people converging for pulblic religious worshiop at the ld 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 ntrol 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 agistrate and the Government for the use of the said land as place of religious worship.

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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.

POWER OF CORPORATION

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

TO ENTER UPON LAND

(a) The right of the Managing Director and Officer and servants of the Corporation acting under his 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 deligence 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 to enter upon the said land and thereupon this Agreement shall cease and termiante 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.

(ii) To continue the said land in Licencee'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 condition 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.

(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 afreosaid 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.

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 as waiver of the Corporation's such right and power under the said sub-clause (i) clause

EXPLANATION : 2 N
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COMPLIANCE WITH TI
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College
& Dr. Manmohan Singh
Navi Mumbai - 410210.

EXPLANATION : 2 Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clause and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will not up no defence based on such inconsistency to impugn the exercise of any right or power by the Corporation.

EXTENSION OF TIME

6. Notwithstanding any such default as aforesaid, the Manging Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in, clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Lands Regulations, 1975 made by the Corporation under the provisions of the said Act and thereupon the obligations herein under if the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE

7. As soon as the Town Planning Officer has certified that the Building and works have been erected in accorance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees one hundred only.

COMPLIANCE WITH THE MAHARASHTRA REGIONAL AND TWO PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LAND REGULATIONS, 1975.

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and condtions contained herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975 for the time being in force.

FORM THE LEASE

8. The Lease shall be prepared in duplicate in accorance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate as also also the Lease and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

NOTICE

9A. All notices, consents and approvals to be given under this Agreement shall be in writing and unless otherwise provided herein be signed by the Managing Director or any other officer authorised in him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licencee at the usual or last known place of or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

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(11)

SURRENDER

10. The Licensee may terminate this Agrement 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 hereunder on such terms and conditions as may be determined by the Corporation from time to time by genral or special order.

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Sector No

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Dated :

Asstt.Est (pl

SCHEDULE

All that Piece or parcel of land known as Plot No. For Yerala Ayurvedic & Homeopathic College on Road No. — in Sector No. 4 of Kharghar containing by admeasurement 20270.25 Sq. Mtrs. or thereabouts and bounded as follows that is to say :

On or towards the North by 15.00 M. wide road

On or towards the Sourth by 15.00 M. wide road

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 fir above written :

SIGNED AND DELIVERED for and on)
behalf of the City & Industrial)
ment Corporation of Maharashtra Ltd.,)
by the hand of Shri S L Bhosale)
in presence of)

Estate Officer
CIDCO Belapur
New Bombay 400 614

1) Shri. M.N. Patil

2) Shri H.D. Tambre

SIGNED AND DELIVERED by the with-)
innamed... Licensee in the presence of)

1) Shri. M.N. Patil

2) Shri H.D. Tambre

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& Hospital, Kharghar,
Navi Mumbai - 410210.

granted

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(12)

Permission/License to encroach the land

PHYSICAL POSSESSION RECEIPT

Seen on the site, the boundry stones of Plot No. ____

Sector No. 4 Node Kharghar Taken Over the physical possession of the said land .

Date0 : 25-1-95

Asstt. Estate Officer (plots)

Taken Over

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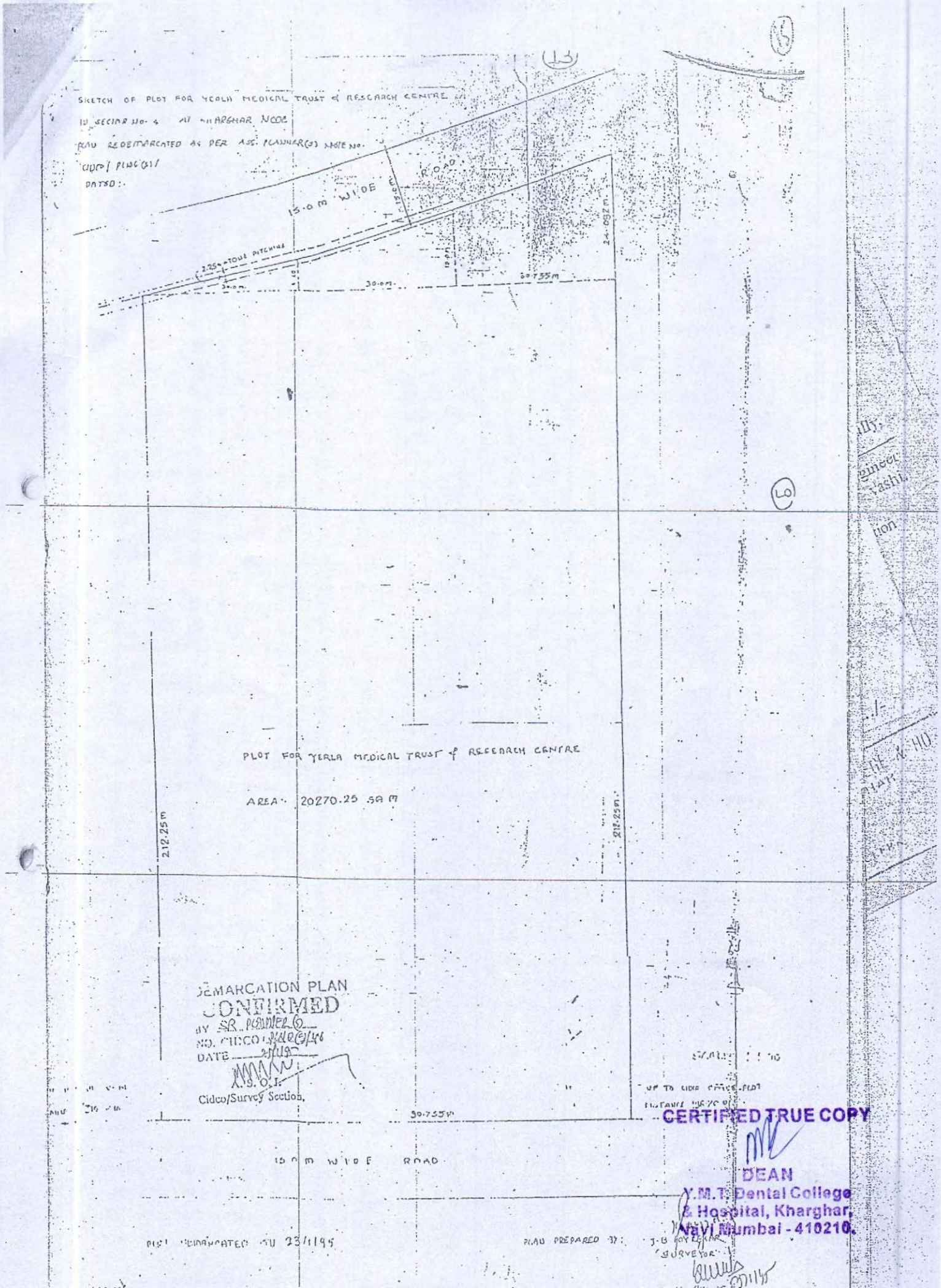
& Hospital, Kharghar,
Navi Mumbai



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(14)

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 'Nirmal', 2nd floor, Nariman 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 Certificae 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 admis 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 Lesee 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 (hereinafer 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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Convenants by the Lessee :

3. The Lessee with intent 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 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, slay 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, 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 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 ususal 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 additions thereto.

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& Hospital, Kharghar,
Navi Mumbai - 410210.

for covenent 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 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.".

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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 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 permises 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 liberaties 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 amanities such as roads, water dralnages, conservancy for the demised premises regardless of the extent of benefit derived by him/them/it from such amenities. Povided 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 :

(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 forefeited to the Lessor.

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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 the demised premises or any

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 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 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 happend.

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 condected for charitable purpose and not for profit.

(g) 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 Lessee shall

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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 118 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 Lessor 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. _____ 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 :
Onthe 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)

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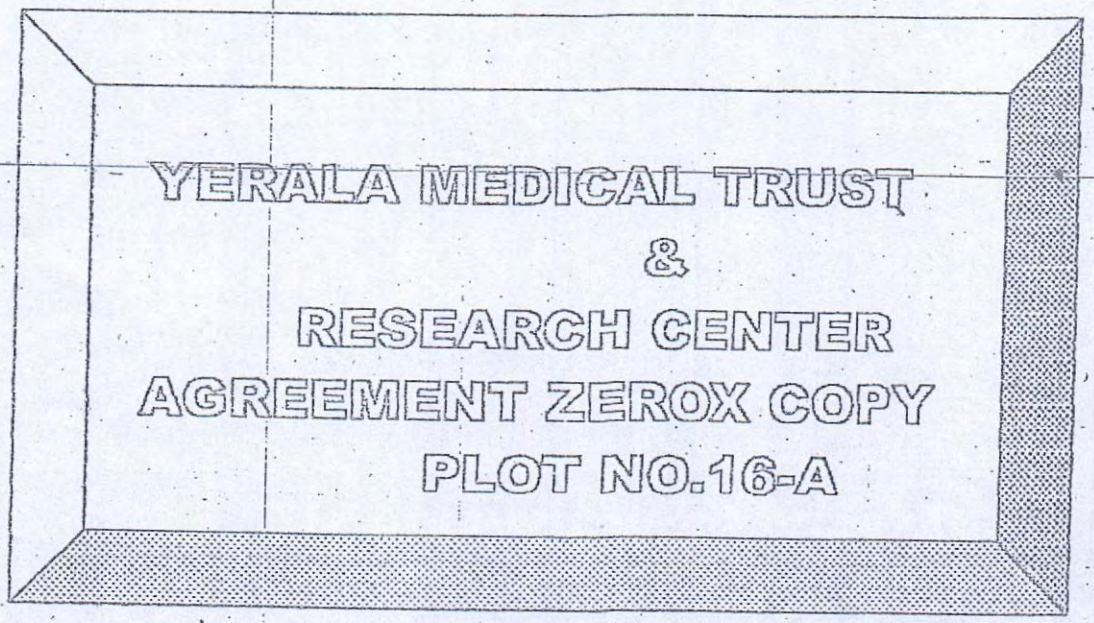
& Hospital, Kharghar,
Navi Mumbai - 410210.


YERALA MEDICAL TRUST
&
RESEARCH CENTER
AGREEMENT ZEROX COPY
PLOT NO.16-A

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16 A.

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दस्तऐवजाचा/अर्जाचा अनुक्रमांक 426/2007

दिनांक 23/11 सन 2007

दस्तऐवजाचा प्रकार- लिज करार रु. 2000000/-

सादर करणाराचे नाव- श्री डॉ. गजानन दत्तात्रय

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी	
नक्कल फी (फोलिओ)	पावे 20000/-
पृष्ठांकनाची नक्कल फी	
टपालखर्च	
नकला किंवा छापणे (कलम ५३ ते ५६)	200
शोध किंवा निरीक्षण	
दंड-कलम २५ अन्वये	92
कलम ३४ अन्वये	
प्रमाणित नकला (कलम ५७) (फोलिओ)	2
इतर फी (मागील पानावरील) बाब क्र.	9
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एकूण	20250/-

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.19, Sector No.4,
Kharghar, Navi Mumbai 410 210

दस्तऐवज
नक्कल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवावी
या कार्यालयात देण्यात येईल.

नावे नोंदणीकृत डाकेने पाठवावा.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या हवाली करावा

Recieved originals
[signature]
15/3/2007

CERTIFIED TRUE COPY
[signature]
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

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2180227 इतर फीचा अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणन.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्यून आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

Phone : 2756 4429



(1) (39) 50 Rs.

पचास रुपये

सत्यमेव जयते

भारत

INDIA

FIFTY RUPEES

५०रु. 50RS

क्र. 151 दिनांक 16 JAN 2001

विक्रेता: सौ ज्योती प्र. दुआ

६ कोरोना चाळ नं-३ वासुदेव पेडणेकर मार्ग

टाटा हॉस्पिटल जवळ मुंबई-१२

श्री/श्रीमती Yerala Medical Trust and Research Centre

पांस न्यायिकतर मुद्रांक पेपर वि ला,व

JPDooc

स्टॅम्प वेंडर

परेल मुंबई

Lease Agreement

Between

CID co LTD of Mah

AND

Yerala Medical Trust and Research centre

Asstt. Estate Officer

(H.Q.)

CHAIRMAN

YERALA MEDICAL TRUST & RESEARCH CENTRES

Plot No.18, Sector No.4

Kharghar, Navi Mumbai - 410 210

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DEAN

Y.M.T. Dental College

& Hospital, Kharghar,

Navi Mumbai - 410210.

(40)

(2)

PERMISSION / LICENSE TO ENTER UPON THE LAND

I/WE, SHRI / MESSRS Yerala medical Trust and Research Centre

HAVE THIS 22 nd DAY OF January, 2011 RECEIVED PERMISSION / LICENSEE

TO ENTER UPON A PLOT NO. 16 A, ROAD NO. — ADMEASURING

THE AREA OF 4000.00 SQ. METERS OUT OF SECTOR NO. 4

PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel, DISTRICT

Raigad EARMARKED FOR Higher Educational Complex. i.e. College of Ayurveda, Homeopathy & Dental,

AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED

BOUNDRY LINE.

HANDED OVER
Asst. Estate Officer
CIDCO LTD. (H.Q.)

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE
Plot No.16, Sector No.4,
Kharghar, Navi Mumbai - 410 210.

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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

(3)

अधिनियम का ५०/- (पन्नास मात्र)
कलम क्र. ३७ दि. १९/१/२००१ रोजी
[illegible] आली आहे.

प्रमाणपत्र अभिनिर्णय क्र. १७५/२०००-०१

मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३२ नुसार प्रमाणित करण्यात ऐते की सदर भाडकरारास रुपये ६३,००,९०१/- (अक्षरी सहा लाख तीस हजार नव्वद मात्र) चे मुद्रांक शुल्क मुंबई मुद्रांक अधिनियम १९५८ ची अनुसुची १ मधील अनुच्छेद ३६(अ)(४) (वाचा अनुच्छेद २५ ब(१)) अन्वये देय असुन मुद्रांक शुल्काची कक्कम चलन क्र. ७१. दिनांक १९.१.२००१ अन्वये भारतीय स्टेट बाबा अलिबाग येथे श्री. येरला मेडीकल ट्रस्ट ॲण्ड रिसर्च सेंटर तर्फे यांनी जमा केली आहे. श्री. अंस. बी. पाटील.

प्रमाणपत्र मुंबई मुद्रांक अधिनियम १९५८ चे कलम ५३ चे [illegible] खालीम पाहुन प्रमाणित केले आहे.

मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग

ठिकाण अलिबाग
दिनांक १९.१.२००१

मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग

THE SEAL OF THE COLLECTOR OF STAMPS
मुद्रांक जिल्हाधिकारी, रायगड-अलिबाग यांचे मुद्रा
RAIGAD-ALIBAG

AGREEMENT

AN AGREEMNT MADE at CBD Belapur New Bombay the 22nd day of January Two Thousand One 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 "Nirmal", 2nd Floor, Nariman 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 Yerala Medical Trust & Research Centre, being a under the Public charitable Trust under the Public Trust Act, 1950 under Registration No.E-12149 dated 27-03-89 granted by the Charity commissioner Mumbai and having its principal place of business at YERALA MEDICAL TRUST AND RESEARCH CENTRE, PLOT No.18, SECTOR NO.4, KHARGHAR, NAVI MUMBAI, 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 Lincensee has for the purpose of establishing and conduction Colleges of Ayurvedic, Homoeopathy and Dental requested the Corporation buy its application dated 10/04/2000 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.

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...2...

Asstt. Estate Officer
CIDCO LTD. (H.Q.)

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YERALA MEDICAL [illegible] CENTRES
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai 410 210.

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 V 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 mire particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line and containing by measurement 4000 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 colleges of Ayurvedic, Homeopathy and Dental (hereinafter referred to as "the said land") for constructing a building or buildings to be used for the purpose of establishing and conducting colleges of Ayurvedic, Homeopathy and Dental at a premium of Rs.90,00,000.00

f) The Licensee has before the execution of this Agreement paid on the 10/10/2000 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.90,00,000.00(Rupees Ninety Lacs 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.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

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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 building to be used for the purpose of establishing and conducting Colleges of Ayurveda, Homeopathy and Dental and for no other purpose and until 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.

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 to 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 buildings 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 Office 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 he permissible F.S.I. under the provisions of CIDCO General Development control Regulations for New Bombay, 1975.

Plans to comply with the following rules

aa) i) The maximum permissible floor-space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One.

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. Incase any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.

iv) The approval of Chief Architect & planner of CIDCO need to be obtained with reference to elevation and aesthetic views of the project before submitting the plans for approval of the competent authority.

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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 in respect of such breach, the Managing Director shall be at liberty t 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 addition 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 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

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DEAN
M.M. Dental College & Hospital, Kharghar, Navi Mumbai-410210.

establishing and maintaining civic amenities such as roods, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such 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 aforesaid 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 of anything done under the authority herein contained.

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 labourer's 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 Managing Director, permit any labourer's 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 party 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 authorized by the Agreement.

NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERRTISEMENTS 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

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INSURANCE

l) That the Licensee will as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire 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 and every such determination by the Managing Director shall not be disputed by the Licensee and shall be final and binding upon it.

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

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

3-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 Colleges of Ayurveda, Homeopathy and Dental. Agreed hereby to be established on the said land the Licensee shall in conducting such Colleges of Ayurveda, Homeopathy and Dental subject to the following conditions:-

a) The Colleges of Ayurveda and Homeopathy and Dental shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

b) The said Colleges of Ayurveda and Homeopathy and Dental 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 and _____ surgical beds.

c) The College of Ayurveda and Homeopathy and Dental shall employ competent staff.

d) The Colleges of Ayurveda and Homeopathy and Dental 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 College 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

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For Govt. Ayurved College & Hospital, Kharghar, Navi Mumbai - 410210.

CHAIRMAN

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 thing proper for the better and efficient conduct and management of the Colleges. Including the maximum fees to be charged for services and the Licensee shall obey such directions with utmost 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 Magistrate and the Government for the use of the said land as place of religious worship

k) Admission of students in each curse in the intended complex must be granted on merit basis, as per the norms prescribed by the competent authorities. The Trust shall keep one seat for each course reserved to be filled by the wards of the employees of CIDCO, which shall be nominated at the instance of the Managing Director or the officer assigned for the purpose.

l) The Tution Fees chargeable to pupils for various courses in the complex must be strictly in accordance with the rules and policy prescribed by the competent authority, in this behalf.

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 an end.

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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:

TO ENTER UPON LAND.

a) The right to the Managing Director and Officer and servants of the Corporation acting under his 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 deligence 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 to enter upon the said land and thereupon 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.

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

iii) To direct removal or alteration of any building or structure erected or used contrary to the condition 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.

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 that 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.

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 waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

EXPLANATION : 2 Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clause and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set

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PLAN
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Navi Mumbai - 410210.

Asstt. Estate Officer
CIDCO LTD. (H.Q.)

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, [illegible]
Kharghar, Navi Mumbai [illegible]210.

up no defence based on such inconsistency to impugn the exercise of any right or power by the Corporation.

EXTENSION OF TIME

6. Notwithstanding any such default as aforesaid, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in, clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control, of the Licensee and if the Licensee shall agree top pay additional premium at the scale provided by Regulation No.7 of the New Bombay Disposal of Lands Regulations, 1975 made by the Corporation under the provisions of the said Act and thereupon the obligations herein under if the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE

7. As soon as the Town Planning Officer has certified that the Building and works have been erected in accordance with the terms hereof and if the Licencee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees on hundred only.

COMPLICANE WITH THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LAND REGULATIONS, 1975.

7A It is hereby agreed and declared by and between the parties hereto that the corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions contained herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975 for the time being in force.

FORM THE LEASE

8. The Lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate as also the Lease and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

NOTICE

8A. All notice, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other office authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left or posted, addressed to the Licencee at the usual or last known place of or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

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SURRENDER

9. 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 hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.

SCHEDULE

All that Piece or parcel of land known as Plot No. 16A in Sector No.4 of Kharghar containing by admeasurement 4000.00 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North by Plot No.16

On or towards the South by Plot No.17

On or towards the East by Plot No.18

On or towards the West by Plot No.15

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)
ment Corporation of Maharashtra Ltd.)

by the hand of Shri S.S.Naik)
Assistant Estate Officer (HQ))

Asstt. Estate Officer
CIDCO LTD. (H.Q.)

In presence of
1) Shri A. L. Deshmukh)
Shri K. K. Veta)

SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE YERALA MEDICAL TRUST & RESEARCH CENTRE BY THE HAND OF Shri Parshant to R.R.no. _____ of _____

In presence of
1) Shri A. L. Deshmukh)
Shri R. K. Veta)

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CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE'S
Plot No.18, Sector No.4
Kharghar, Navi Mumbai - 410 210
DEAN
Y.M.T. Dental College & Hospital, Kharghar, Navi Mumbai - 410210

मोजमापा
यांचा सि
वरिष्ठ
दिनांक 19

15

वरील भूखंड
झालेल्या
संमत
मा. वरिष्ठ
पत्र क्र. शिक्षक
दिनांक १९

भूमापन विभाग, सिडको भवन.

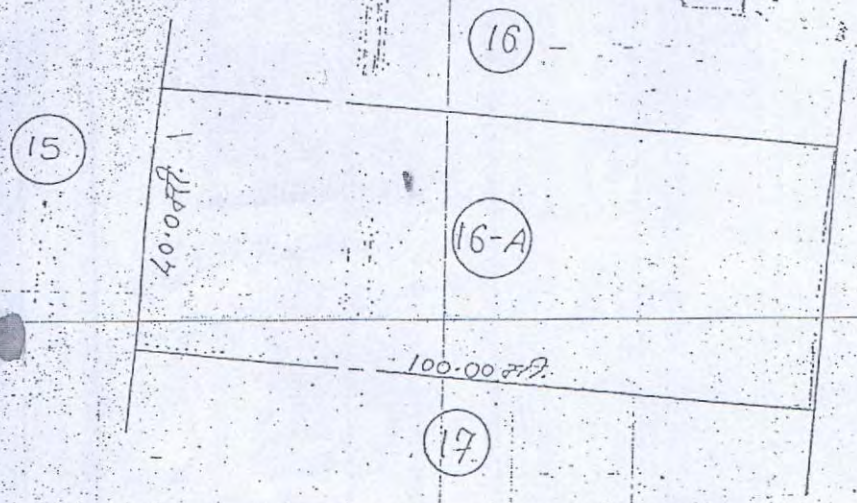
[illegible] खारघर नगरामधील क्षेत्र क्रमांक 4- भूखंड क्र. 16-A

यांचा सिमांकनाचा नकाशा

वरिष्ठ नियोजनकार द. यांचे पत्र क्र. सिडको. नियोजन/दक्षीण/2210

दिनांक 19/9/2000 च्या नुसार सिमांकनाचा नकाशा तयार केला.

क्षेत्रफळ 4000-00 चौ.मी.



भूखंडाची हद्द

वरील भूखंडाचे सिमांकन दिनांक झालेल्या नकाशा क्र. [illegible] संमत सीमांकन नकाशा [illegible] मा. वरिष्ठ नियोजनकार द. [illegible] पत्र क्र. सिडको/नियोजन/द/2210 दिनांक 19/9/2000 [illegible]

प्रमाण: 1:1000

रोजी नियोजन विभागाकडून प्राप्त दि. प्रमाणे सिमांकन केले.

नकाशा तयार करणार.

सहा. भूमापन अधिकारी (१)
सिडको मर्यादित

उमेश रडे
[भूमापक]

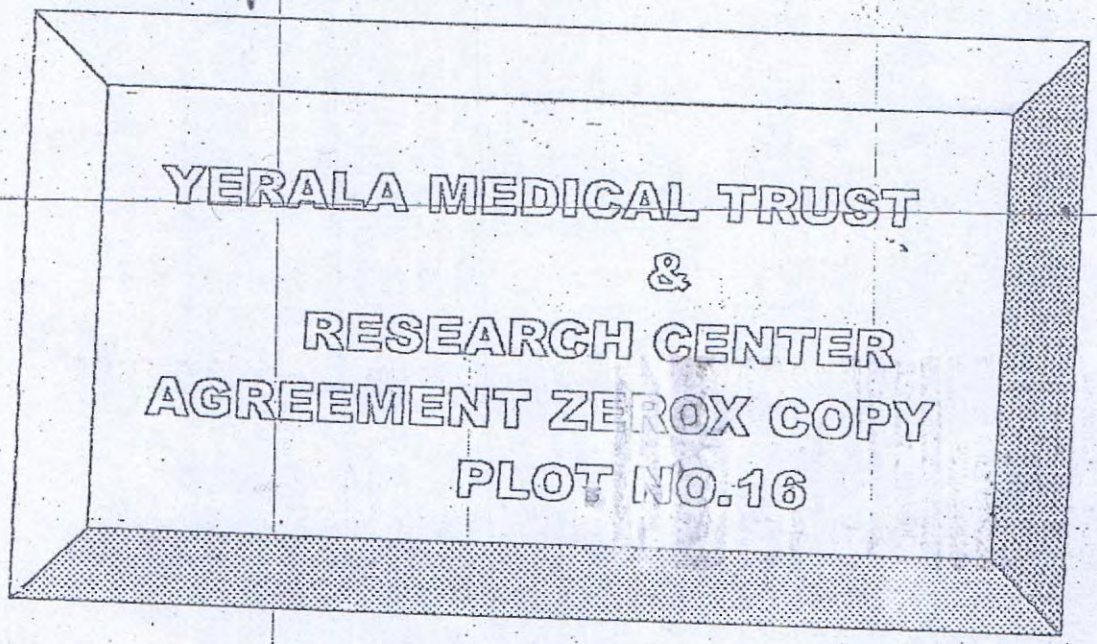
सुरेश शिंदे
[भूमापक]

As[illegible] Estate Officer
CIDCO LTD. (H.Q.)

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.1,
Kharghar, Navi Mumbai - 410 210.

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.



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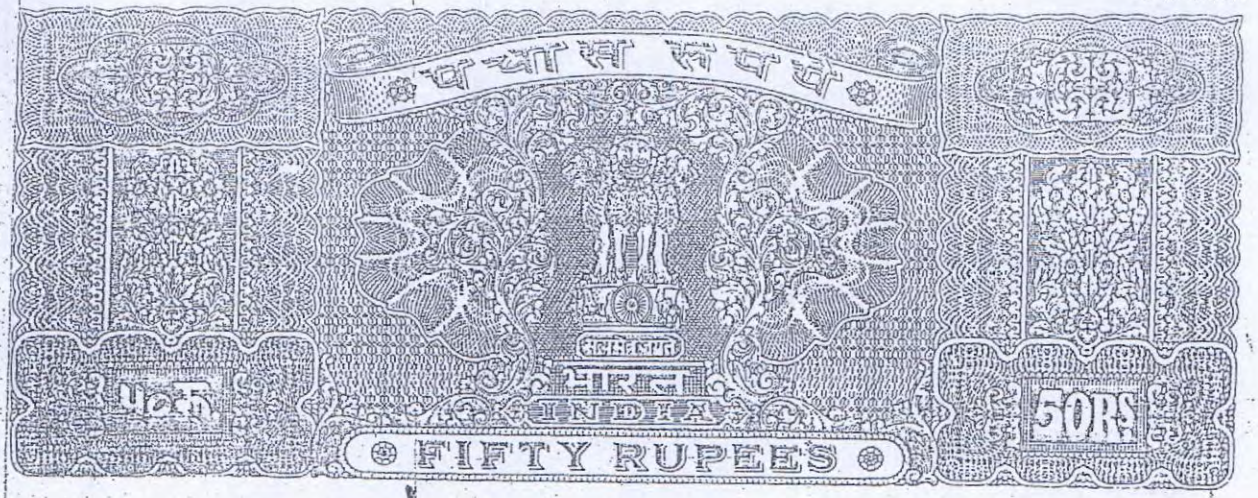

01 FEB 2001

22029

Yerala Medical Trust &
Research centre
Kharghar

Agreement to Sell Lease

Between

M/s. CIDCO of

Maharashtra Ltd.

And

Shri/Smt Yerala Medical Trust & Research Centre.

Asstt. Estate Officer
CIDCO LTD. (H. Q.)

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE'S
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai 410 210.

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Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

PERMISSION / LICENSE TO ENTER UPON THE LAND

I / WE, SHRI / MESSRS Yerala Medical Trust & Research Centre

HAVE THIS 6th DAY OF February, 200 / RECEIVED PERMISSION / LICENSEE

TO ENTER UPON A PLOT NO. 16, ROAD NO. — ADMEASURING

THE AREA OF 7702-00 SQ. METERS OUT OF SECTOR NO. 4

PERTAINING TO REVENUE VILLAGE Khanghar, TALUKA Panvel, DISTRICT

Raigad EARMARKED FOR High education complex

AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED BOUNDARY LINE.

BOUNDARY OF STAND

HANDED OVER

Asstt. Estate Officer
CIDCO LTD. (H. Q.)

TAKEN OVER

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
[illegible] 410 210

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& Hospital, Kharghar,
Navi Mumbai - 410210.

मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३२ नुसार प्रमाणित करण्यात येते की सदर भाडेकरारास रुपये ७,४०,६०५/- (सात लाख चाळीस हजार सहशे पाच) ..... रुपये) [illegible] मुंबई मुद्रांक अधिनियम १९५८ ची अनुसूची १ [illegible] अन्वये देय असलेले मुद्रांक शुल्काचा कलम चलन क्र. 926 दिनांक 02.2.2009 अन्वये भारतीय स्टेट बाकेच्या प्रभादेवी येथे श्री. येरळा मेडीकल ट्रस्ट आणि रिसर्च सेंटर यांनी जमा केली आहे. विश्वस्त डॉ. एस. व्ही. पाटील.

प्रमाणपत्र मुंबई मुद्रांक अधिनियम १९५८ चे कलम ५६ चे पोट अधीन राहून प्रमाणित केले आहे.

रायगड-अलिबाग
दिनांक 02.2.2009

मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग

मुद्रांक अधिनियम की ५०/- (पन्नास मात्र)
चलन नं. 929 दि. 02/2/2009 रोजी
जमा करण्यात आली आहे.

मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग

THE SEAL OF THE COLLECTOR OF STAMP
मुद्रांक जिल्हाधिकारी, रायगड-अलिबाग यांचा शिक्का
RAIGAD-ALIBAG

AGREEMENT

AN AGREEMNT MADE at CBD Belapur New Bombay the 6th day of February Two Thousand One 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 "Nirmal", 2nd Floor, Nariman 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 Yerala Medical Trust & Research Centre, being a under the Public charitable Trust under the Public Trust Act. 1950 under Registration No.E-12149 dated 27-03-89 granted by the Charity commissioner Mumbai and having its principal place of business at YERALA MEDICAL TRUST AND RESEARCH CENTRE, PLOT No.18, SECTOR NO.4, KHARGHAR, NAVI MUMBAI, 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 Lincensee has for the purpose of establishing and conduction Colleges of Ayurvedic, Homoeopathy and Dental requested the Corporation buy its application dated 17/10/2000 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.

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DEAN
Y.M.T. Dental College & Hospital, Kharghar, Navi Mumbai - 410210.

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Asstt. Estate Officer
CIDCO LTD. (H. Q.)

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE'S
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai 410 210

...2...

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 V 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 mire particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 4702. 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 colleges of Ayurvedic, Homeopathy and Dental (hereinafter referred to as "the said land") for constructing a building or buildings to be used for the purpose of establishing and conducting colleges of Ayurvedic, Homeopathy and Dental at a premium of Rs.1,05,79,500/- (Rupees One Crore Five Lakh Seventy Nine Thousand Five Hundred Only)

f) The Licensee has before the execution of this Agreement paid on the 29/01/2001 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. 1,05,79,500/- (Rupees One crore Five Lakhs Seventy Nine Thousand Five Hundred 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.

...3....

Asstt. Estate Officer
CIDCO LTD. (H. Q.)

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

THIS 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 building to be used for the purpose of establishing and conducting Colleges of Ayurveda, Homeopathy and Dental and for no other purpose and until 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.

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 to 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 buildings 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 Office 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 he permissible F.S.I. under the provisions of CIDCO General Development control Regulations for New Bombay, 1975.

Plans to comply with the following rules

aa) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One.

ii) The Maximum height upto which the building shall be constructed shall be 30.10 metres.

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iii) The maximum height of a room in the building shall be less than 4.27 metres. Incase any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I. c)

iv) The approval of Chief Architect & planner of CIDCO need to be obtained with reference to elevation and aesthetic views of the project before submitting the plans for approval of the competent authority. ee)

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 in respect of such breach, the Managing Director shall be at liberty t 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 addition 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 the 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 constructed less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

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DEAN
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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 roods, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such 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 aforesaid 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 of anything done under the authority herein contained.

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 labourer's 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 Managing Director, permit any labourer's 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 party of the said land or remove any stone, earth, or other material there from 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 authorized by the Agreement.

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YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.10, Sector No.4,
Kharghar, Navi Mumbai 410 210

(30)

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, insure and keep insured the same in the name against damage by fire an amount equal to the cost of such building and will on request produce to the Managing Director the 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 and every such determination by the Managing Director shall not be disputed by the Licensee and shall be final and binding upon it.

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

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

3-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 Colleges of Ayurveda, Homeopathy and Dental. Agreed hereby to be established on the said land the Licensee shall in conducting such Colleges of Ayurveda, Homeopathy and Dental subject to the following conditions:-

a) The Colleges of Ayurveda and Homeopathy and Dental shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

b) The said Colleges of Ayurveda and Homeopathy and Dental shall be open to the public without any discrimination on ground of religion, caste, creed, race, sex, place of birth, domicile, language or otherwise.

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The Hospital shall not have at any time less than _____ medical and _____ surgical beds.

c) The College of Ayurveda and Homeopathy and Dental shall employ competent staff.

d) The Colleges of Ayurveda and Homeopathy and Dental 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 higher educational complex 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 thing proper for the better and efficient conduct and management of the Colleges. Including the maximum fees to be charged for services and the Licensee shall obey such directions with utmost 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 Magistrate and the Government for the use of the said land as place of religious worship

k) Admission of students in each curse in the intended complex must be granted on merit basis, as per the norms prescribed by the competent authorities. The Trust shall keep one seat for each course reserved to be filled by the wards of the employees of CIDCO, which shall be nominated at the instance of the Managing Director or the officer assigned for the purpose.

l) The Tution Fees chargeable to pupils for various courses in the complex must be strictly in accordance with the rules and policy prescribed by the competent authority, in this behalf.

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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 an end.

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:

TO ENTER UPON LAND.

a) The right to the Managing Director and Officer and servants of the Corporation acting under his 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 deligence 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 to 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.

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

iii) To direct removal or alteration of any building or structure erected or used contrary to the condition 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.

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 that defective or improper materials (remove for the

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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.

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 waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

EXPLANATION : 2 Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clause and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will
set up no defence based on such inconsistency to impugn the exercise of any right or power by the Corporation.

EXTENSION OF TIME

6. Notwithstanding any such default as aforesaid, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in, clause 3(d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control, of the Licensee and if the Licensee shall agree top pay additional premium at the scale provided by Regulation No.7 of the New Bombay Disposal of Lands Regulations, 1975 made by the Corporation under the provisions of the said Act and thereupon the obligations herein under if the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE

7. As soon as the Town Planning Officer has certified that the Building and works have been erected in accordance with the terms hereof and if the Licencee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees on hundred only.

COMPLICANE WITH THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LAND REGULATIONS, 1975.

7A It is hereby agreed and declared by and between the parties hereto that the corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions contained herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975 for the time being in force.

FORM THE LEASE

8. The Lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate as

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YERALA MEDICAL TRUST & RESEARCH CENTRE
Plot No.18, Sector No.4,

(34)

also the Lease and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

NOTICE

8A. All notice, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other office authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licencee at the usual or last known place of or on the said land hereby agreed to be demised or if the same shall have been affixed to any building erection whether temporary or otherwise upon the said land.

SURRENDER

9. 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 hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.

SCHEDULE

All that Piece or parcel of land known as Plot No. 16 in Sector No.4 of Kharghar containing by admeasurement 4702 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North by 15.00 Meter wide Road

On or towards the South by Plot No.16-A

On or towards the East by Plot No.18

On or towards the West by Plot No.15

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)
ment Corporation of Maharashtra Ltd.)
by the hand of Shri S.S.Naik)
Assistant Estate Officer (HQ))
In presence of)
1) Shri J. D. mhatre)
2) Shri R. K. Veta)

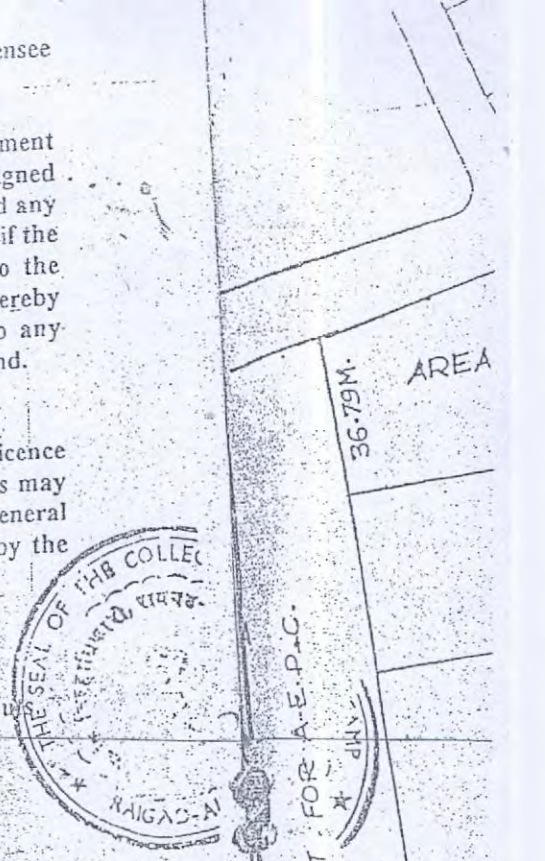
Asstt. Estate Officer
CIDCO LTD. (H. Q.)

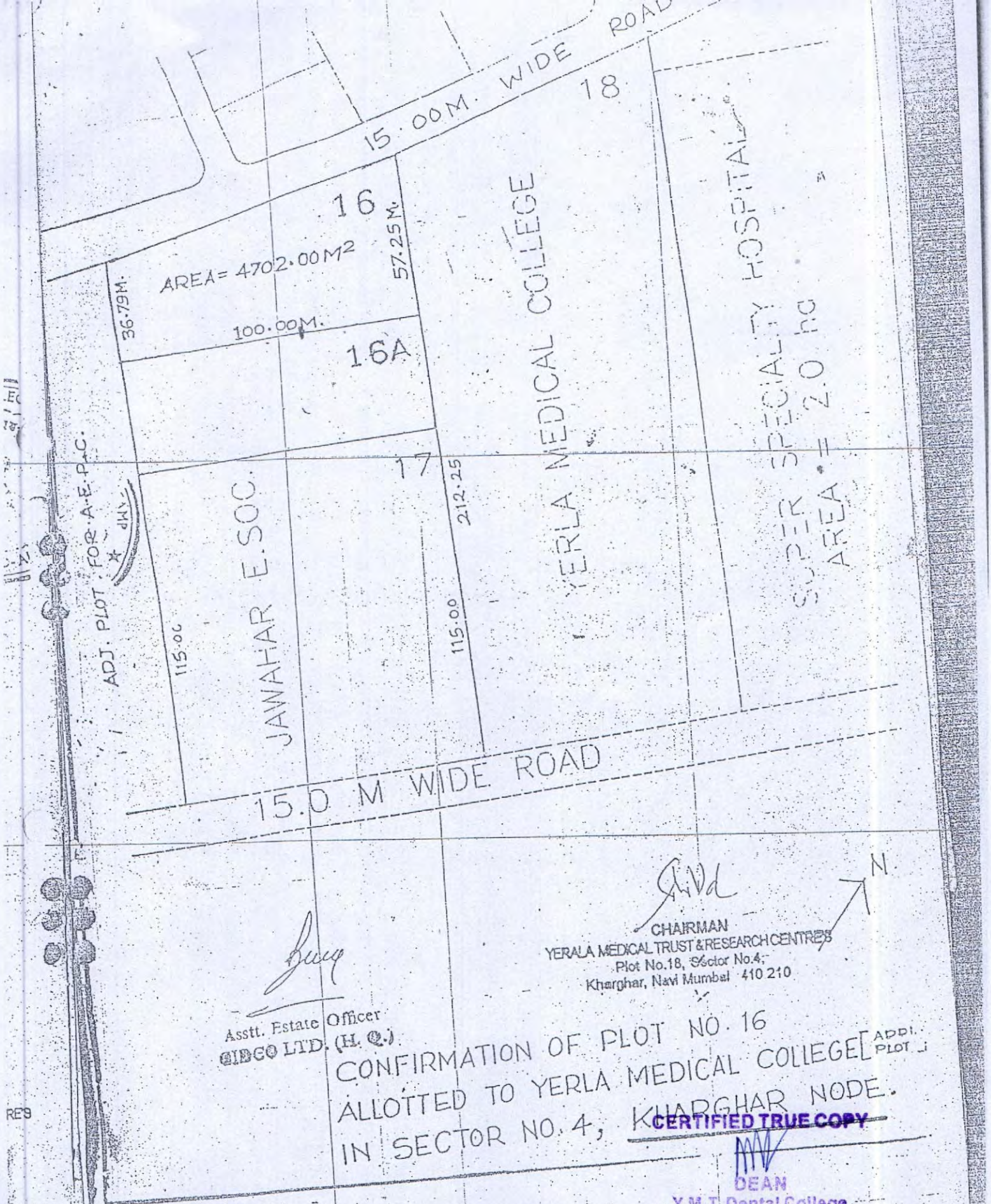
SIGNED AND DELIVERED BY THE
WITHIN NAMED LICENSEE YERALA
MEDICAL TRUST & RESEARCH CENTRE
BY DR.GAJANAN .D. POL
In presence of
1) J. D. mhatre
2 R. K. Veta

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE'S
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.




15.00M. WIDE ROAD
18
16
AREA = 4702.00 M²
57.25M.
36.79M.
100.00M.
16A
17
212.25
115.00
115.00
JAWAHAR E.SOC.
YERLA MEDICAL COLLEGE
SPECIALITY HOSPITAL
SPECIAL = 2.0 hc
AREA
ADJ. PLOT FOR A.E.P.C.
15.0 M WIDE ROAD
N.
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE'S
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai 410 210
Asstt. Estate Officer
CIDCO LTD. (H.Q.)
CONFIRMATION OF PLOT NO. 16
ALLOTTED TO YERLA MEDICAL COLLEGE
IN SECTOR NO. 4, KHARGHAR NODE.
APPL. PLOT
CERTIFIED TRUE COPY
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

5

file
YMTRC
DENTAL

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITE

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONES : 202 2481 / 202 2420 / 202 2579
FAX : 00-91-22-202 2509

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur
Navi Mumbai - 400 614.
PHONES : 757 1241 (9 Lines)
FAX : 00-91-22-757 1066

Ref. No. CIDCO/EMS/EO(III)/2002/ 2272

Date : 12.11.2002

To,
The Chairman
Yerla Medical Trust & Research Centre,
Institutional Area, Sector-4,
Kharghar, Navi Mumbai.

Sub : Amalgamation of Plot No.18, 16 & 16A, Sector-4, Kharghar.
Ref : Your letter dated - 25-10-02

Sir,

Your request for amalgamation of captioned plots at Kharghar can be considered subject to compliance of following points:-

1. You will bring NOC of EE(BP)/ATPO for proposed amalgamation of plots.
2. You will pay Rs.20,000/- to our Corporation as an administrative charges.
3. The oldest date of agreement among the three plots will be taken into consideration for computing lease period. All other terms and conditions stipulated in the Agreement executed in respect of both these plots shall remain unchanged and shall be binding upon you.

On compliance of above, necessary No Objection Certificate shall be issued.

Thanking you,

Yours faithfully,

Estate Officer (III)

Copy to:
EE(BP)/ATPO
C.C. to :
AAO(EMS)

CERTIFIED TRUE COPY

Dean
DR.G.D.POL FOUNDATION
Y.M.T.COLLEGE OF MANAGEMENT
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210

REF.NO.CIDCO/EE(BP)/ATPO/1259 6/12/02

To,
The Chairman,
Yerala Medical Trust & Research Centre
Institutioanal Area, Sector-4, Kharghar
NAVI MUMBAI

SUB:- Amalgamation of Plot Nos.16,16A & 18, Sector-04 at Kharghar
REF:- Your request letter dated 25/10/2002

Dear Sir,

With reference to your request for amalgamation of above mentioned plots this is to inform you that you have to give your consent to the following pre-conditions on compliance to this your request for amalgamation of plot can be considered by this office.

1. The area of amalgamated plots shall be 28972.25 Sq.m.
2. The development shall be permitted to be constructed on the amalgamated plots on combined basis.
3. No relaxation in the height of building (beyond stipulated height in the Agreement to Lease) shall be considered for increased area of the plot due to amalgamation.
4. Side marginal open spaces shall have to be provided for the amalgamated area of the plot as per GDCRs-1975.
5. Sub-division of amalgamated plots shall not be permitted in future for any purpose.
6. Reference date for calculating the additional lease premium/Service Charges etc. shall be 25/01/1995 being the date of Agreement to Lease. Similarly Original Lease Premium rates will be higher of three plots per Sq.mtr. paid by you shall be considered for calculating further additional lease Premium/charges etc for extension of time to be paid by you on amalgamation of the plot.
7. You shall pay the Administrative Charges if any to be paid by you if so decided by the Corporation.

Thanking you,

Yours faithfully,

(S.V.JOSHI) 6/12/02
EE(BP)/ATPO

CERTIFIED TRUE COPY

Dean
DR.G.D.POL FOUNDATION
Y.M.T.COLLEGE OF MANAGEMENT
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
'निर्मल', दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९
फॅक्स : ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी., बेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ७५७ १२४१ (९ लाईन्स)
फॅक्स : ००-९१-२२-७५७ १०६६

संदर्भ क्र.: CIDCO/EE(BP)/ATPO/ 12579

December 6, 2002

To

The Chairman,
Yerala Medical Trust & Research Centre,
Institutional Area, Sector-4,
Kharghar, Navi Mumbai

Sub : Amalgamation of Plot No. 16,16-A & 18, Sector-4
Kharghar, Navi Mumbai
Ref: Your letter dtd. 25/10/2002

Dear Sir,

Your proposal has been examined in this office. You may kindly note the followings :

Present status of development all the three plots is as tabulated below :

Sr. No.	Description	Plot No. 18	Plot No. 16A	Plot No. 16
1.	Date of Agreement	25/01/1995	22/01/2001	06/02/2001
2.	Plot Area	20270.25 Sq.m.	4000.00 Sq.m.	4702.00 Sq.m.
3.	F.S.I.	0.75	1	1
4.	BUA Permissible	15202.68 Sq.m.	4000.00 Sq.m.	4702.00 Sq.m.
5.	BUA Achieved (O.C. granted)	12967.23 Sq.m.	1934.05 Sq.m.	-
6.	C.C. granted	2235.45 Sq.m.	1138.38 Sq.m.	-
7.	Balance F.S.I.	Nil *	928.00 Sq.m.	4702.00 Sq.m.
8.	Lease Premium	450.66 per Sq.m.	2250/- per Sq.m.	Proposal not submitted

- Note : The balance F.S.I. shall become nil only after you obtain occupancy certificate.

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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

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Dean
DR.G.D.POL FOUNDATION
Y.M.T.COLLEGE OF MANAGEMENT
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

/2/

You may kindly go through the conditions appended to this letter and condition No. 2 & 3 of the letter dtd. 12.11.2002, issued by the EO(III) to be agreed by you. On receipt of your letter, this office shall be in position to process your request for the amalgamation of plots.

Thanking you,

Yours faithfully,

(S.V. Joshi) 6/12/07
Executive Engineer (Bldg.Perm.)
Additional Town Planning Officer

CERTIFIED TRUE COPY

Dean
DR.G.D.POL FOUNDATION
Y.M.T.COLLEGE OF MANAGEMENT
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-2202 2481 / 2202 2420
FAX : 00-91-22-2202 2509

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

Ref. No. CIDCO/EMS/EO(III)/2003/ 3164

Received on 3/2/03

Date : 31.1.2003

To,
The Chairman
Yerla Medical Trust & Research Centre
Institutional Area,
Sector-4,
Kharghar, Navi Mumbai.

Kind Attn :- Mr. Pawle, Architect
(Copy for Information)

Sub: Amalgamation of Plot No. 18, 16 & 16A, Sector-4 at Kharghar, Navi Mumbai.
Ref.: Your letter dated 25.10.2002

Sir,

As you have paid administrative charges of Rs.20,000/-, you are permitted to amalgamate Plot No.18, 16 & 16A, Sector-4, Kharghar on following conditions :-

1. You shall observe the provisions made in G.D.C.R. 1975.
2. You shall take necessary permission from the EE(BP)/ATPO for the amalgamation of these plots.
3. In the event of transfer of plots the transfer charges shall be recovered considering individual plot instead of amalgamated plot.
4. For the purpose of computation of lease period, the oldest date of agreement among the three plots shall be taken into consideration

Thanking you,

Yours faithfully,

Estate Officer (III)

c.c.to:
EE(BP)/ATPO

YERALA MEDICAL TRUST
INWARD NO. 02
INWARD DATE 3/2/03
INWARD CLERK SIGN.

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

CERTIFIED TRUE COPY

DR.G.D.PO... FOUNDATION
Y.M.T.COLLEGE OF MANAGEMENT
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

प्रमाणपत्र क्र.

वैदयकियरित्या गर्भावस्था समाप्ती
करण्यासंबधी नियम (१९७१ व ३४)
अधिनियमातील कलम ४ मधील
उपकलम ब द्वारे वितरीत केलेल्या
परिपत्रकानुसार दि. १४/०९/२०५
जा. क्र. MH/PMC/M- 76

सत्यमेव जयते

महाराष्ट्र शासन

मान्यतेचे प्रमाणपत्र

खालील अनुसूचित वर्णन करण्यात आलेल्या जागेस वैद्यकियरित्या गर्भावस्थेची समाप्ती करण्यासंबधी अधिनियम १९७१ च्या ३४ अधिनियमातील कलम ४ मधील उपकलम "ब" द्वारे आठवड्यांपर्यंत गर्भपात करण्यासाठी मान्यता देण्यात येत आहे.

अनुसूची

केंद्राचे नांव	केंद्राचा पत्ता	मालकाचे नांव
डॉ. जी.डी. पोळ फाऊंडेशन वाय.एम.टी. जनरल हॉस्पीटल	से-४, खाण्यार पनवेल	१)डॉ. जी.डी पोळ (मालक) २)डॉ. रेखा आनंद MB. DGO

मंजूर डॉक्टरांची नावे

३) डॉ. सुरभी सिध्दार्थि MD. DGO.

डॉ. विनया सावंत (DNB. DGO)
डॉ. मुकुंद नायक (MD, ATN).
डॉ. मोनाली वावीस्कर (DNB-ATN)

दिनांक : 02/04/2019
स्थळ : आरोग्य विभाग / पमपा

अध्यक्ष
Dr. Ramesh Nikam
M.D (Mum)
तथा वैद्यकीय अधिकारी
Medical Officer of Health
पनवेल महानगरपालिका
महानगरपालिका स्तरीय समिती

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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

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पनवेलमहानगरपालिका

वैदयकीयआरोग्यविभाग

कार्यालय :-देवाळेतलावाच्यासमोर, गोखलेहॉलच्याशेजारी,
पनवेल-४१०२०६.

दुरध्वनीकार्यालय: ०२२- २७४५८०४०/४१/४२ फॅक्सनं. : ०२२- २७४५२२३३
उपायुक्तकार्यालय : ०२२ - २७४५५७५१ आयुक्तकार्यालय : ०२२- २७४५२३३९
ई-मेल : panvelcorporation@gmail.com वेबसाईट: www.panvelcorporation.com

जा.क्र./पमपा/वै.आ.वि/४७१ /सन२०२१-२२ दिनांक:- २१/०३/२०२२

प्रति,

संचालक/व्यवस्थापक,
YMT Dental
College & Hospital
Dr. Ge. D. Pol
Sect 4, Kharghar

विषय: पनवेल महानगरपालिका क्षेत्रातील सुश्रुषागृह नोंदणी नूतनीकरणाकरिता मुदतवाढ.

संदर्भ: १. क्र.आसेआ/ कक्ष-३/ टे-१/मुंबई नर्सिंग होम/२६६८-२७७८ दिनांक ०४.०३.२०२२ चे पत्र
२. इंडियन मेडिकल असोसिएशन पनवेल, नवी मुंबई व पनवेल डॉक्टर्स असोसिएशन, पनवेल यांचे दिनांक २८.०३.२०२२ चे पत्र
३. मा.आयुक्त महोदयाची दिनांक २८.०३.२०२२ ची मान्यता

पनवेल महानगरपालिका क्षेत्रात कार्यरत असलेल्या खाजगी रूग्णालयाची सुश्रुषागृहांची महाराष्ट्र सुश्रुषागृह नोंदणी अधिनियम १९४९ अन्वये, पनवेल महानगरपालिकेमध्ये जानेवारी २०१९ मध्ये नोंदणी करण्यात आलेली आहे. त्याची मुदत दिनांक ३१.०३.२०२२ रोजी संपुष्टात येत आहे.

महाराष्ट्र सुश्रुषागृह नोंदणी अधिनियम १९४९ सुधारित २०२१ अन्वये सुश्रुषागृह नोंदणी अथवा नूतनीकरणाकरिता रूग्णालयांत अग्निशमन यंत्रणा उभारणे व कार्यान्वित करणे, अग्निशमन विभागाचे ना हरकत प्रमाणपत्र तसेच रूग्णांलयीन इमारतीचे Structural Stability Audit करून त्याचे प्रमाणपत्र या कार्यालयाकडे दाखल करणे अनिवार्य आहे. तथापि सद्यस्थितीत यामध्ये काही अडचणी येत असल्याने इंडियन मेडिकल असोसिएशन पनवेल, नवी मुंबई व पनवेल डॉक्टर्स असोसिएशन, पनवेल यांचे दिनांक २८.०३.२०२२ च्या निवेदनाचा विचार करून संबधित रूग्णालयाने अग्निशमन विभागाचे ना हरकत प्रमाणपत्र व Structural Stability Audit ची पुढील दोन महिन्यात पूर्तता करणे, या शर्तीच्या अधीन राहून दिनांक ३१.०५.२०२२ पर्यत नूतनीकरण करण्यास मुदतवाढ देण्यात येत आहे. तथापि दरम्यानच्या कालावधीमध्ये रूग्णालयात काही दुर्देवी प्रसंग उद्भवल्यास त्याची संपूर्ण जबाबदारी आपल्या रूग्णालयाच्या व्यवस्थापनाची राहील, याकरिता नुतनीकरण अर्जासह हमीपत्र सादर करणे आवश्यक आहे.

तरी आपल्या रूग्णालयाने वरील बाबींची नोंद घेवून आवश्यक ती कार्यवाही तात्काळ करावी.

M Nadekar
DEAN
Y.M.T. Dental College
& Hospital Kharghar,
Navi Mumbai - 410 21

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका
पनवेल-रायगड
PANVEL-RAIGAD

(डॉ.आनंद गोसावी)
वैद्यकीय आरोग्य अधिकारी

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GOVT OF MAHARASHTRA

Public Health Department

(PRE-CONCEPTION AND PRE-NATAL DIAGNOSTIC TECHNIQUES PROHIBITION OF SEX SELECTION ACT, 2003)

SCHEDULE III

Certificate Of Registration

1. In exercise of powers conferred under sec. 19(1) of Pre-natal Diagnostic Techniques (Regulation and Prevention of Misuse) Act, 1994, (57 of 1994), the Appropriate Authority PMC hereby grants registration to the Genetic Counselling Centre*/Genetic Laboratory*/Genetic Clinic* named below purposed of carrying out Genetic Counselling Pre-natal Diagnostic Procedures*/ Pre-natal Diagnostic Tests as defined in the aforesaid Act for a period of five years ending on 15/08/2023

2. This registration is granted subject to the aforesaid Act and rules there under and any contravention there of shall result in suspension or cancellation of this certificate of Registration before the expiry of the said period of years.

   A Name and address of the Genetic Counselling Centre*/Genetic Laboratory*/Genetic Clinic*
   Dr G.D Pol foundation YMT General Hospital, Plot No 18 Sect-4, Kharghar, Panvel.

   B Name of the Applicant for registration
   Dr. G D Pol foundation YMT. General Hospital (Pvt. charitable Trust)

   C Pre-natal diagnostic procedure approved for (Genetic Clinic)
   - i) ~~Ultrasound~~
   - ii) Amniocentesis
   - iii) Chorionic villi biopsy
   - iv) Foetoscopy
   - v) Foetal skin or organ biospy
   - vi) Cordocentesis
   - ~~vii)~~ Any other (specify) 2D Echo

   Dr. Sarang H. Nalawade (MS) MD. RegNo. 2002/10/3587
   1) Dr. Mangesh Y. Shankhpale Radio. RegNo. 90270.
   2) Dr. Anjali Palvia, Cardio. RegNo - T5433

   D. Pre-natal diagnostic tests approved (for Genetic Laboratory)
   - I) Chromosomal Studies
   - ii) Biochemical studies
   - iii) Molecular studies

3. Model and make of equipments being used Sonosite Micromaxx, SrNo-WK1486
4. Registration No. allotted MH/ PMC/ P-129
5. Period of validity of Registration 5 years From 16/08/2018 To 15/08/2023

Date : 02/04/2019

SEAL

Dr. Ramesh Nikam
M.D (Mum)
Medical Officer of Heal
Panvel Municipal Corporation

CERTIFIED TRUE COPY

DEAN
Y.M.T. Dental College & Hospital, Kharghar, Navi Mumbai - 410210.

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CERTIFICATE

महाराष्ट्र शासन

सार्वजनिक आरोग्य विभाग

जिल्हा रुग्णालय रायगड - अलिबाग

CIVIL HOSPITAL, ALIBAG ★ सत्यमेव जयते ★ DIST. RAIGAD

प्रमाणपत्र क्रमांक - 151 / 9-4-14
(वैद्यकीयरित्या गर्भावस्था समाप्त करण्यासंबंधी नियम १९७२ च्या नियम ६ मधिल उपनियम वितरित केलेले)

Public Helth Services
CIVIL HOSPITAL ALI BAG - RAIGAD

मान्यतेचे प्रमाणपत्र

खालील अनुसूचित वर्णन करण्यांत आलेल्या जागेत वैद्यकियरित्या गर्भावस्थेची समाप्ती करण्यासंबंधी अधिनियम १९७१ (सन १९७१ चा अधिनियम ३४) याच्या प्रयोजनार्थ, याद्वारे ~~२२~~/२० आठवड्यापर्यंत गर्भाचा वैद्यकिय गर्भपात करण्यासाठी मान्यता देण्यांत येत आहे.

जागेचे नांव	पत्ता आणि इतर वर्णन	मालकाचे नांव
१	२	३
डॉ. जी. डी. पोल फाऊंडेशन वाय. एम. टी. जनरल हॉस्पीटल सेक्टर-४, खारघर नवी मुंबई.	डॉ. जी. डी. पोल (मालक). डॉ. रेखा आनंद, M.B. DGO. डॉ. सुरभी सिंदवार्य, MB. DGO डॉ. विनया सावंत, DNB. DGO, डॉ. मुकुंद नायक व डॉ. मोनाली वाघिलकर (MD. Anesth) (DNB. Anes)	

दिनांक :- 9/4/14

जिल्हा शल्यचिकित्सक
CIVIL SURGEON
रायगड - अलिबाग
RAIGAD, ALIBAG

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DEAN
Y.M.T. Dental College & Hospital, Kharghar, Navi Mumbai - 410210.

Medical Superintendent,
DR. G. D. POL FOUNDATION
Y.M.T. GENERAL HOSPITAL
INSTITUTIONAL AREA, SECTOR NO. 4
KHARGHAR, NAVI MUMBAI - 410 210

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

C. V. PAVALE , B . ARCH ., A.I.I.A.
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/DENTAL/1936/2019 Date – 16 – 12 – 2019

CERTIFICATE

This is to certify that Dr. G. D. Pol Foundation has established a YMT Dental College (Formerly Yerala Medical Trust's Dental College and Hospital for B.D.S. & M.D.S. Courses) on **Plot Nos. 18, 16 and 16-A,** in Sector - 4, Institutional Area, Kharghar, Navi Mumbai - 410 210.

It is further certified that YMT Dental College and Hospital for B.D.S. & M.D.S. Courses is established on **5.0038 Acres** of land which is earmarked for the establishment of Dental College. Dr. G. D. Pol Foundation has established its Dental College (Clinical Depts.) in Bldg. "B" and Hospital in Bldg. "A".

Total construction area of Dental College is as under :-

1) **Bldg. of Dental (Clinical Depts. And Hospital) Bldg. "B" (Ground and 3 Upper Floors)** = 1,18,315.00 Sft.

Total Constructed Area of above is = **1,18,315.00 Sft.**

In addition to the above, Dr. G. D. Pol Foundation has also constructed separate structure, kitchen and cafeteria which admeasures about **2500.00 Sft. Therefore Gross constructed** area of **Dental College Premises is (1,18,315.00 + 2,500.00 Sft.) =1,20,815.00 Sft.**

(2) Constructed Area of Ground Floor part of Bldg. "A" which is used as General Hospital is = **15,500.00 Sft.**

Therefore Constructed Area of YMT Dental College Premises and General Hospital with O.P.D. for B.D.S. & M.D.S. Courses is

(1,20,815.00 + 15,500.00 Sft.) = **1,36,315.00 Sft.**

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CERTIFICATE

This is to certify that land bearing Plot Nos. 16, 16-A and 18, belonging to Dr. G. D. Pol Foundation's YMT Dental College & Hospital for B.D.S. & M.D.S. Courses and earmarked for Buildings of Dental College and Hospital, Boys' Hostel, Girls' Hostel, Staff Accommodation etc. admeasures **5.0038 Acres** and is situated in Institutional Area, Sector No. 4, Kharghar, Navi Mumbai - 410210 (Maharashtra State).

This is to certify that the distance between Dental College Bldg. and Hospital of Dr. G. D. Pol Foundation is 45.9 MTS.

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Ref. No. - CVPA/GDPF/DENTAL/1936/2019

Date – 16 – 12 – 2019

CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that construction of **Bldg. No. 2** comprising ground floor and six upper for Hostel for girls and boys, dining hall and staff accommodation, for Dental College & Hospital for B.D.S. & M.D.S. Courses on Plot No. 16A, Sector No. 4, Institutional Area, Kharghar, Navi Mumbai, for Dr. G. D. Pol Foundation, are completed and the same are 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.

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This is to certify that Bldgs. for Boys' & Girls' Hostel & Staff accommodation for Dr. G. D. Pol Foundation's YMT Dental College & Hospital for B.D.S. & M.D.S. Courses Constructed in Sector - 4, of Institutional area, Kharghar, Navi Mumbai provides following accommodation.

HOSTEL REPORT

(1) **NEW HOSTEL BLDG.** (7 STOREYED) 5TH AND 6TH FLOORS 2 FLOORS FOR BOYS

NO. OF ROOMS	32
5TH FLOOR	16 RMS.
6TH FLOOR	16 RMS.
TOTAL STAYING CAPACITY - 64 STUDENTS (32 X 2)	
TOTAL ACCOMMODATION FOR BOYS	64

(2) **NEW HOSTEL BLDG.** (7 STOREYED) GROUND FLOOR TO 4TH FLOOR)

GIRLS 5 FLOORS FOR GIRLS

NO. OF ROOMS	68 RMS.
GR. FLOOR	8 RMS.
1ST FLOOR	14 RMS.
2ND FLOOR	14 RMS.
3RD FLOOR	16 RMS.
4TH FLOOR	16 RMS.
TOTAL STAYING CAPACITY 136 STUDENTS (68 X 2)	
TOTAL ACCOMMODATION FOR GIRLS	136

(3) **DINNING HALLS**

(C)	BOYS' DINNING HALL - SEATING CAPACITY	36
	NO. OF TABLES	9
	CHAIRS	36
(D)	GIRLS' DINING HALL - SEATING CAPACITY	36

FACILITY OF SEPARATE MESS FOR BOYS AND GIRLS

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(5) **STAFF ACCOMODATION** :

A) GR. FLOOR - 1 FLAT FOR RECTOR
1 FLAT FOR WARDEN

B) 1ST FLOOR - 2 FLATS

C) 2ND FLOOR - 2 FLATS

D) 3RD FLOOR - 1 FLAT

E) 4TH FLOOR - 1 FLAT

F) 5TH FLOOR - 1 FLAT

G) 6TH FLOOR - 1 FLAT

TOTAL NO. OF STAFF ACCOMODATION 10 FLATS

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SUMMARY OF TOTAL CONSTRUCTED AREA

a) Ground Floor	-	**29981.00 SFT.**
b) First Floor	-	**28372.00 SFT.**
c) Second Floor	-	**29981.00 SFT.**
d) Third Floor	-	**29981.00 SFT.**

Total	-	**118315.00 SFT.**



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GROUND FLOOR:

1) Dean's Office	-	1000.00 SFT.
a) Dean's Room	- 600 SFT	
b) PA To Dean	- 100 SFT	
c) Cashier	- 100 SFT	
d) Waiting Area	- 200 SFT	
2) Administrative Office	-	800.00 SFT.
3) Registration / Case papers	-	200.00 SFT.
4) Periodontic Dentistry Dept.	-	7350.00 SFT.
a) Clinic for U.G.	- 2800 SFT	
b) Clinic for P.G.	- 2850 SFT	
c) Seminar Room	- 550 SFT	
d) Sterilization Room	- 200 SFT	
e) Store Room	- 100 SFT	
f) H. O. D./ Prof.Room	- 300 SFT	
g) Reader's Room	- 150 SFT	
h) Lecturer's Room	- 250 SFT	
i) Research & P.G. Room	- 150 SFT	
5) Oral Surgery Dept.	-	7500.00 SFT
a) Oral & Maxillofacial Surgery for P.G.	- 1000 SFT	
b) Oral Surgery for P.G	- 1000 SFT	
c) Oral Surgery for U.G	- 1500 SFT	
d) P.G. Student Room	- 200 SFT	
e) Seminar Room for P. G.	- 300 SFT	
f) Plaster Room	- -	
g) Computer Room	- -	
h) Professor, Asso. Prof, Lecturer Rm	- 500 SFT	
i) Operation Theatre	- 1000 SFT	
j) Store and Clerk Room	- 250 SFT	
k) Oral Surgery Dept	- 1550 SFT	
l) Sterilization	- 150 SFT	
m) Recovery Room	- 50 SFT	

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6) **Oral Medicine Dept.**	-		**5600.00 SFT**
a) Oral Medicine for P.G.	-	2250 SFT	
b) Seminar Room/ Library	-	300 SFT	
c) Museum & 3D Imaging	-	125 SFT	
d) Prof.,H.O.D., Reader,Lect. Room	-	500 SFT	
e) P. G. Room & Cancer Detection Room	-	200 SFT	
f) Sterlization Room	-	100 SFT	
g) Dental Radiology & U. G. Clinic	-	1400 SFT	
h) O.P.G. Room	-	100 SFT	
i) X-ray & Dark Room & CBCT	-	525 SFT	
j) Store Room	-	100 SFT	
7) **Committee Room**	-		**1000.00 SFT**
8) **Entrance Hall, Corridors, Lifts, Staircases, Lobbies**	-		**5189.00 SFT**
9) **Toilets for Staff & Students (Gents & Ladies)**	-		**1000.00 SFT**
10) **Car Park**	-		**342.00 SFT**
Total constructed Area of Ground Floor			**29,981.00 SFT**

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FIRST FLOOR

1) Prosthetic Dentistry Dept.	-	**12000.00 SFT**
a) Prosthodontic Clinic for U.G.	- 4400 SFT	
b) Special Surgery Room	- 200 SFT	
c) Ceramic Room	- 100 SFT	
d) Plaster Room	- 245 SFT	
e) Casting Room	- 525 SFT	
f) Store Room & Dept. LIbrary	- 150 SFT.	
g) Prosthodontic Clinic for P.G.	- 4500 SFT	
h) Acrylic Room	- 380 SFT	
i) Seminar Room	- 450 SFT	
j) Prof., Reader, Lecturer Room	- 825 SFT	
k) Staff & Staff Room	- 225 SFT	
2) Conservative Dentistry Dept.	-	**11375.00 SFT**
a) Conservative Clinic for U.G.	- 5125 SFT	
b) Conservative Clinic for P.G.	- 3075 SFT	
c) Sterilization Room	- 100 SFT	
d) Seminar Room	- 1100 SFT	
e) P.G. Student & Research Room	- 400 SFT	
f) Endo Surgery & micro Endodontics	- 225 SFT	
g) R.V.G. Room	- 100 SFT	
h) Technician Room	- 75 SFT	
j) X-ray Room	- 175 SFT	
k) Prof., Reader, Lecturer Room	- 750 SFT	
l) Staff Room	- 250 SFT	
3) Corridors, Lifts, Staircases, Lobbies	-	**3822.00 SFT**
4) Toilets for Staff & Students (Gents & Ladies)	-	**1175.00 SFT**
Total constructed Area of First Floor	-	**28,372.00 SFT**

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SECOND FLOOR

1) Oral Pathology Dept.	-	**6100.00 SFT**
a) Oral Anatomy & Pathology Lab for U.G.	- 2950 SFT	
b) Oral Pathology Clinic for P.G	- 800 SFT	
c) Histopathology Lab	- 550 SFT	
d) Haematology Lab	- 150 SFT	
e) Store Room	- 150 SFT	
f) Seminar Room	- 350 SFT	
g) Research Room	- 200 SFT	
h) P.G. Room	- 200 SFT	
i) HOD./ Prof. Room	- 150 SFT	
j) Museum	- 150 SFT	
k) Reader/ Staff Room	- 450 SFT.	
2) Community Dentistry Dept -		**2550.00 SFT**
a) Preventive & Community Dentistry Clinic for U.G	- 1800 SFT	
b) Seminar Room	- 175 SFT	
c) Professor/H.O.D.Room	- 140 SFT	
d) Lecurer-Room	- 135 SFT	
e) Museum	- 200 SFT	
f) Sterlization Room	- 100 SFT	
3) Orthodontic Dentistry Dept.	-	**7800.00 SFT**
a) Orthodontic Clinic for P.G.	- 3700 SFT	
b) Sterilization Room	- 200 SFT	
c) P. G. Room and Waiting	- 200 SFT	
d) HOD. Room	- 200 SFT	
e) Record Room	- 75 SFT	
f) Lab P. G.	- 200 SFT	
g) Photography Room	- 100 SFT.	
h) Professor's Room	- 100 SFT	
i) Store Room	- 75 SFT	
j) Lecturer's Room	- 150 SFT	
k) Research Room	- 100 SFT	
l) Reader's Room	- 150 SFT	
m) Seminar Room	- 550 SFT	
n) Orthodontic Clinic for U.G.	- 1300 SFT	
o) Orthodontic Pre-Clinic for P.G.	- 700 SFT	

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4) Pedodontic Dentistry Dept.	-		8900.00 SFT
a) Pedodontic Clinic for U.G	-	2050 SFT	
b) Pedodontic Clinic for P.G.	-	3200 SFT	
c) Counseling Room	-	150 SFT	
d) Minor O.T.	-	275 SFT	
e) Recovery Room	-	275 SFT	
f) Prof. / H.O.D./Reader/ Lect. Room	-	700 SFT	
g) School Clinic	-	200 SFT	
h) Pre-Clinical Lab	-	250 SFT	
i) Seminar Room	-	400 SFT	
j) P. G. and Research Room/Library	-	400 SFT	
k) Store Room/ Clerk	-	400 SFT	
l) Sterilization Room	-	50 SFT	
m) X Ray & Isolation Room	-	150 SFT	
n) Clinical Lab for P.G.	-	200 SFT.	
o) X-ray/Special Room	-	200 SFT.	
5) Corridors, Lifts, Staircases, Lobbies	-		3581.00 SFT
6) Toilet for Staff & Students (Gents & Ladies)	-		1050.00 SFT
Total constructed Area of Second Floor	-		29,981.00 SFT

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THIRD FLOOR

1) Pharmacology Dept.	-	**1500.00 SFT**
a) Pharmacology Lab	- 1400 SFT	
b) Staff Room	- 100 SFT	
2) Physiology Dept	-	**1150.00 SFT**
a) Clinical Physiology Lab	- 1050 SFT	
b) Staff Room	- 100 SFT	
3) Biochemistry Dept.	-	**1500.00 SFT**
a) Biochemistry Lab	- 1250 SFT	
b) Prep. & Instru. Room	- 150 SFT	
c) Staff Room	- 100 SFT	
4) Hall – I	-	**1210.00 SFT**
5) Hall – II	-	**1210.00 SFT**
6) Strong Room	-	**300.00 SFT**
7) Anatomy Dept	-	**2500.00 SFT**
a) Dissection Hall	- 1700 SFT	
b) Cadaver Room & Store Room	- 300 SFT	
c) Histology Lab	- 400 SFT	
d) Staff Room	- 100 SFT	
8) Hall – III	-	**1210.00 SFT**
9) Conservative Dentistry	-	**3350.00 SFT**
a) Pre-Clinical Lab	- 2750 SFT	
b) Staff Room	- 100 SFT	
c) Casting Lab	- 500 SFT	
10) Prosthetic Dentistry		**3000.00 SFT**
a) Pre-clinical Lab	- 2900 SFT	
b) Professor's Room	- 100 SFT	
11) Pathology & Microbiology Lab		**1700.00 SFT**
a) Microbiology Lab	- 1350 SFT	
b) H.O.D. Room	- 100 SFT	
c) Culture Room	- 150 SFT	
d) Staff Room	- 100 SFT	
12) Boy's Common Room	-	**550.00 SFT.**

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13) Girls' Common Room	-		**200.00 SFT.**
14) Library	-		**5350.00 SFT.**
a) Journal Section U. G.& P. G.	-	2500 SFT	
b) Reading Hall U. G.& P. G.	-	1250 SFT	
c) Librarian/Computer Room	-	400 SFT	
d) Staff Reading Room	-	400 SFT	
e) Reception and Waiting	-	800 SFT.	
15) Corridors, Lifts, Staircases, Lobbies			**3851.00 SFT**
16) Toilet for Staff & Students (Gents & Ladies)	-		**1400.00 SFT**
Total constructed Area of Third Floor			**29,981.00 SFT**

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CERTIFICATE

This is to certify that the Bldg., of Dr. G. D. Pol Foundation's YMT Dental College and Hospital for B.D.S. & M.D.S. Courses Constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, provides following accommodation.

1) Periodontic Dentistry Dept.

	U.G.	P. G.
1) P. G. Clinic	--	2250 SFT.
2) Patient Waiting Lobby	600 SFT.	600 SFT.
3) P. G. Clinical Lab	--	--
4) Pre-Clinical Lab	--	--
5) Seminar Room	--	550 SFT.
6) H. O. D. Room	--	150 SFT.
7) Reader's Room	--	150 SFT.
8) Prof.s Room	--	150 SFT.
9) Lecturer's Room	--	250 SFT.
10) Research Room & P.G. Student Room	--	150 SFT.
11) Computer Room	--	--
12) Plaster Room	--	--
13) Store Room	--	100 SFT.
14) Sterilization Room	--	200 SFT.
15) U. G. Clinic	2200 SFT.	--
	2800 SFT.	**4550 SFT.**

Total Area of Periodontic Dentistry Dept. - 7350.00 SFT.

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2) Oral Surgery Dept.

	U.G.	P. G.
1) P. G. Clinic	--	1600 SFT.
2) Patient Waiting Lobby	1100 SFT.	400 SFT.
3) P. G. Clinical Lab	--	--
4) Pre-Clinical Lab	--	--
5) Professor/ HOD Room	--	300 SFT.
6) Reader's Room	--	100 SFT.
7) Lecturer's Room	--	100 SFT.
8) Seminar Room/ Seminar Room	--	300 SFT.
9) Computer Room	--	-
10) Plaster Room	--	-
11) Store Room/Clerk Room	--	250 SFT.
12) Sterilization Room	--	150 SFT.
13) P.G. Student Room	--	200 SFT.
14) Operation Theatre	--	1000 SFT.
15) U. G. Clinic	900 SFT.	--
16) Oral Surgery Dept.	1050 SFT.	--
17) Recovery Room	50 SFT.	--
	3100 SFT.	**4400 SFT.**

Total Area of Oral Surgery Dept. - **7500.00 SFT.**

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3) Conservative Dentistry Dept.

	U.G.	P. G.
1) P. G. Clinic	--	2075 SFT.
2) Patient Waiting Lobby	1200 SFT.	1000 SFT.
3) P. G. Clinical Lab	--	--
4) Pre-Clinical Lab	3350 SFT.	--
5) Seminar Room	300 SFT.	800 SFT.
6) Professor/HOD Room	--	200 SFT.
7) Reader's Room	--	225 SFT.
8) Lecturer's Room	--	325 SFT.
9) Endo Surgery & micro Endodontics	--	225 SFT.
10) R. V. G. Room	--	100 SFT.
11) Staff Room	--	250 SFT.
12) Sterilization Room	--	100 SFT.
13) P.G. Student Room	--	400 SFT.
14) U. G. Clinic	3925 SFT.	--
15) X-ray Room	175 SFT.	--
16) Technician Room	--	75 SFT.
	8950 SFT.	**5775 SFT.**

Total Area of Conservative Dentistry Dept. - 14725.00 SFT.

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4) Orthodontic Dentistry Dept.

	U.G.	P. G.
1) P. G. Clinic	--	2700 SFT.
2) Patient Waiting Lobby.	500 SFT.	1000 SFT.
3) Respetory Room	--	100 SFT
4) Seminar Room/ Library	--	550 SFT.
5) Professor/HOD Room	--	300 SFT.
6) Reader's Room	--	150 SFT.
7) Lab P. G.	--	200 SFT
8) P. G. Room	--	200 SFT.
9) Photography Room	--	100 SFT.
10) Lecturer Room	--	150 SFT.
11) Record/Store Room	75 SFT	75 SFT.
12) Sterilization Room	100 SFT.	100 SFT.
13) U. G. Clinic	800 SFT.	--
14) Preclinical Lab	700 SFT.	--
	2175 SFT.	**5625 SFT.**

Total Area of Orthodontic Dentistry Dept. - 7800.00 SFT.

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5) Oral Pathology Dept.

	U.G.	P. G.
1) P. G. Clinic	--	600 SFT.
2) Patient Waiting Lobby	800 SFT.	200 SFT.
3) P. G. Clinical Lab	--	--
4) Pre-Clinical Lab	--	--
5) Seminar Room/ Library	--	350 SFT.
6) P. G. Student Room	--	200 SFT.
7) HOD. Room	--	150 SFT.
8) Research Room	--	200 SFT.
9) Museum	--	150 SFT.
10) Plaster Room	--	--
11) Store Room.	150 SFT.	--
12) U. G. Clinic	2150 SFT.	--
13) Histopathology Lab	550 SFT.	--
14) Haematology Lab	150 SFT.	--
15) Staff Room	450 SFT.	--
	4250 SFT.	**1850 SFT.**

Total Area of Oral Pathology Dept. - 6100.00 SFT.

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6) Pedodontic Dentistry Dept.

	U.G.	P. G.
1) P. G. Clinic	--	2400 SFT.
2) Patient Waiting Lobby	500 SFT.	1100 SFT.
3) P. G. Clinical Lab	--	200 SFT.
4) Pre-Clinical Lab	150 SFT.	100 SFT.
5) School Clinic	--	200 SFT.
6) Professor/HOD Room	--	400 SFT.
7) Reader's Room	--	200 SFT.
8) Lecturer's Room	--	100 SFT.
9) Seminar Room	--	400 SFT
10) Store Room/ Clerk	400 SFT.	--
11) Sterilization Room	50 SFT.	--
12) P.G. Student & Research Room	--	200 SFT
13) U. G. Clinic	1750 SFT.	--
14) Minor O. T.	--	275 SFT.
15) Recovery Room	--	275 SFT.
16) Department Library	--	200 SFT.
	2850 SFT.	**6050 SFT.**

Total Area of Pedodontic Dentistry Dept. - 8900.00 SFT.

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7) Oral Medicine And Dental Radiology Dept.

	U.G.	P. G.
1) P. G. Clinic/Regn.	--	1550 SFT.
2) Patient Waiting Lobby	300 SFT.	700 SFT.
3) P. G. Clinical Lab	--	--
4) Pre-Clinical Lab	--	--
5) Seminar Room & Library	--	300 SFT.
6) HOD Room	--	150 SFT.
7) Prof's Room	--	50 SFT.
8) Councelling Room	--	150 SFT.
9) Lecturer's Room	--	150 SFT.
10) Cancer Detection Room/Biopsy	--	100 SFT.
11) Plaster Room	--	--
12) Museum	--	50 SFT.
13) 3D Imaging Room	75 SFT.	--
14) Sterlisation Room	--	100 SFT.
15) P.G. Student Room	--	100 SFT.
16) U. G. Clinic	--	--
17) X-Ray And Dark Room/CBCT	525 SFT.	--
18) O. P. G. Room	--	100 SFT.
19) O. M. & Dental Radiology	1100 SFT.	--
20) Store	--	100 SFT.
	2000 SFT.	**3600 SFT.**

Total Area of Oral Medicine And Dental Radiology Dept. - **5600.00 SFT.**

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8) Prosthetics Dentistry Dept.

	U.G.	P.G.
1) P.G.Clinic	--	3300 SFT.
2) Patient Waiting Lobby	1100 SFT.	1200 SFT.
3) Pre-Clinical Lab	2000 SFT.	1000 SFT.
4) Seminar Room	--	450 SFT.
5) HOD Room	--	250 SFT.
6) Professor's Room	--	75 SFT.
7) Reader's Room	--	300 SFT.
8) Lecturer's Room	--	200 SFT.
9) S. P. Surgery Room	--	200 SFT.
10) Plaster Room	170 SFT.	75 SFT.
11) Acrylic Room	380 SFT.	--
12) Ceramic Room	--	100 SFT.
13) P. G. lab	--	--
14) Casting Room	--	525 SFT.
15) Store Room	50 SFT.	--
16) Sterilization Room	--	--
17) U.G. Clinic	3300 SFT.	--
18) Nurses & Staff Room	125 SFT.	100 SFT.
19) Dept. Library	100 SFT.	
	7225 SFT.	**7775 SFT.**

Total Area of Prosthetics Dentistry Dept. - 15000.00 SFT

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9) Library

	U.G.	P.G.
1) Reading Hall for P.G.	--	1600 SFT.
2) Waiting Lobby	300 SFT.	--
3) Reading Hall for U.G.	1600 SFT.	--
4) Journal Section, Store & Stocking, & Issue Counter, Photocopying area	1400 SFT.	1100 SFT
5) Librarian	400 SFT.	--
6) Staff Reading Room	400 SFT.	--
7) Computer Room for U.G. & P.G.	1000 SFT.	–
8) Student's Cloak Room	200 SFT.	--
	5300 SFT.	**2700 SFT.**

Total Area of Library - 8000.00 SFT

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10) Administrative Block

1) Dean office	600 SFT.
2) PA to Dean	100 SFT.
3) Cashier	100 SFT.
4) Waiting Area.	400 SFT.
5) Administrative Office	800 SFT.
6) Committee Room	1000 SFT.

Total Area of Administrative Block - 3000.00 SFT

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11) Lecture Halls & Exam Hall

1) Hall I	1200 SFT.
2) Hall II	1200 SFT.
3) Hall III	1200 SFT.
4) Exam Hall / Cap Centre	800 SFT.

Total Area of Lecture Halls & Exam Hall - 4400.00 SFT

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12) Amenities

1) Boys & Girls Common Room	750 SFT
2) Boys & Girls Locker Room	1600 SFT
Total Area of Amenities	**2350 SFT**

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13) Service Department

1) Central Store	1400 SFT.
2) Maintaince Room	1000 SFT.
3) Medical Store	400 SFT.
4) Compressor & Room For Gas Plant	300 SFT

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14) Medical Subjects

1) Pharmacology Dept.	-	**1500.00 SFT**
a) Pharmacology Lab	- 1400 SFT	
b) Staff Room	- 100 SFT	
2) Physiology Dept	-	**1150.00 SFT**
a) Clinical Haematology Lab	- 1050 SFT	
b) Staff Room	- 100 SFT	
3) Biochemistry Dept.	-	**1500.00 SFT**
a) Biochemistry Lab	- 1250 SFT	
b) Prep. & instru.Room	- 150 SFT	
c) Staff Room	- 100 SFT	
4) Anatomy Dept	-	**2500.00 SFT**
a) Dissection Hall	- 1700 SFT	
b) Cadaver Room & Store Room	- 300 SFT	
c) Histology Lab	- 400 SFT	
d) Staff Room	- 100 SFT	
5) Conservative Dentistry	-	**3350.00 SFT**
a) Pre-Clinical Lab	- 2750 SFT	
b) Staff Room	- 100 SFT	
c) Casting Lab	- 500 SFT	
6) Prosthetic Dentistry		**3000.00 SFT**
a) Pre-clinical Lab	- 2900 SFT	
b) Professor's Room	- 100 SFT	

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7) Pathology & Microbiology Lab **1700.00 SFT**

a) Microbiology Lab	-	1350 SFT
b) H.O.D. Room	-	100 SFT
c) Culture Room	-	150 SFT
d) Staff Room	-	100 SFT

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15) Store Room

1) Store Room	800 SFT.
Total Area of Store	**- 800.00 SFT**

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PANVEL CITY MUNICIPAL CORPORATION

Certificate Of Registration

(Under Bombay Nursing Home Registration (Amendment) Act 2005 Under Section 5)

This is certify that Dr. G. D. Pol Foundation YMT Dental College & General Hospital has been registered under The Bombay Nursing Home Registration (Amendment) Act 2005 in Respect of YMT Dental College & Hospital situated at Plot no. 18. Sector 4 Kharghar. Panvel City Municipal Corporation and has been authorised to carry on said Nursing Home

Registration No. MH/PMC/H-172

Date of Registration 02.04.2019

Place PMC

Date of issue 02.04.2019

Terms and Conditions

1) Certificate is valid upto 31 / 03 / 2022 oltens 100
2) No. of indoor patients Sanctioned ..... 20 ..... Maternity Bed - / ICU Bed- / NICU Bed/Total Bed 120
3) There should not be any nuisance or health hazards to the neighboring residents
4) Hospital waste should be disposed off as per the Biomedical Waste Act, 1998
5) Hospital waste should not be thrown in community dustbins or anywhere in open space.
6) All necessary NOC required from various department should be renewed regularly.
7) It is necessary to obtain relevant Registration / Licences required under various act applicable to hospital
8) Registration should be renewed every three year in the month of March as per the Bombay Nursing Home Registration (Amendment) Act 2005.
9) It is mandatory to submit information / report as desired by PCMC
10) The Registration is liable to be evoked on violation of any of above condition

Dr. Ramesh Nikam
M.D (Mum)
Medical Officer of Health
Local Supervising Authority cum
Medical Officer of Health
Panvel City Municipal Corporation

PANVEL CITY MUNICIPAL CORPORATION

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701
Fax: 24024068 /24023515
Website: http://mpcb.gov.in
E-mail: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd - 4th Floor,
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai - 400 022

Red/LSI

Date: 16/05/2019.

Consent No: Format 1.0/BO/UAN No. 13386/1905000959

To,
Dr. G. D. Pol Foundation,
Plot no.18, Sector-4,Kharghar, Navi Mumbai,
Tal: Panvel, Dist: Raigad.

Sub : Combined Consent to Operate and BMW Authorization under RED Category to Health Care Establishment (HCE).

Ref : 1. Your application for combine consent to operate and Authorization UAN No.13386 dated 19.09.2016.

3. Consent Appraisal Committee meeting Minutes dated 10.04.2019.

Combined Consent to Operate

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981, Authorization under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2016 and Biomedical Waste Management Rules 2016 is considered and the consent is hereby granted subject to following terms and conditions and as detailed in the schedule I, II, III, IV & V annexed to this order:

1. The conditional combined consent to Operate and BMW authorization is granted for a period up to 31.12.2020.

2. The capital investment of the HCE is Rs. 30.91 Crs. As per C. A. Certificate submitted)

3. The Consent is valid for the Hospital Activity of –

Sr. No.	Activity	
1	Beds	450 Nos.
2	Total Plot Area	28,972 Sq. Mtrs
3	Total Built up Area	24,207 Sq. Mtrs
Without Laundry activity		

4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	5.0	As per Schedule –I	The treated effluent shall be recycled to the maximum extent for flushing and remaining shall be used on land for gardening and connected to the sewerage system provided by the local body.
2.	Domestic effluent	140.0	As per Schedule –I	

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5. Conditions under Air (P& CP) Act, 1981 for air emissions:

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set[1X 320 KVA]	1	As per Schedule-II

6. Conditions under Hazardous Wastes (Management, Handling Transboundary and Other Waste) Rule 2016 for treatment and disposal of Hazardous Waste:

Sr. No.	Type of Waste	Quantity	UOM	Treatment	Disposal
1	5.1 Used/ Spent oil	As actual	Nil	--	Sale to authorized Recycler.
2	35.3 Sludge from ETP	As actual	Nil	--	Shall be given to CBMWSTF for incineration or to CHWTSDF

7. Non-Hazardous Solid Wastes:

Sr. No.	Type of Waste	Quantity	UOM	Treatment	Disposal
1	Wet Garbage	179	Kg/Day	OWC	Manure
2	Dry Garbage	417	Kg/Day	---	Recycle or hand over to local body
3	STP Sludge	As actual	Kg/Day	---	Manure

8. Conditions under E- Wastes (Management and Handling) Rule 2011:

Sr. No.	Type of Waste	Quantity	UOM	Treatment	Disposal
1	E-Waste	As actual	Nil	---	Through authorized recylers

9. If Built up area exceeds more than 20,000 sq. Meters and if hospital is Commissioned After 14.09.2006, the project proponent shall comply EIA Notification 2006 as Amended.

10. This consent is issued subject to conditions mentioned below,

I. The "authorized Person" shall comply with provisions of the Environment (Protection) Act, 1986, and the Rules made there under.

II. Any unauthorized change in equipment or working conditions as mentioned in the application by the person authorized shall constitute a breach of this Authorization.

III. If the built up area exceeds more than 20,000 sq. Mtrs. and if the hospital is commissioned after 14.09.2006, the project proponent shall comply EIA Notification 14.09.2006 by obtaining Environment Clearance.

IV. You shall submit details of Management and Handling of outdated, discarded, unused Cytotoxic drugs generated in the Cancer centers, research and health care in the format prescribed by CPCB which is available on www.cpcb.nic.in along with Annual Report to MPCB with a copy to CPCB before 31st January every year.

V. You shall manage the Mercury Waste in the HCE in environmentally sound manner (including storage, spilled collection, transportation and disposal) as per CPCB guidelines published on CPCB website www.cpcb.nic.in dated: 07.09.2010 as detailed in document entitled "Environmentally Sound Management of Mercury Waste in Health Care Facilities".

VI. You shall ensure phase out of chlorinated plastic bags, gloves and blood bags by HCEs within two years;

VII. You shall establish Bar code system within one year.

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VIII. You shall ensure that the liquid waste is treated and disposed by all the occupier or operator of a CBWTF in accordance with the Water Act, 1974;

IX. You shall maintain day to day basis and display the monthly record Including Annual report on its website within two years from the date of Notification.

X. You shall submit BMW Annual report to the prescribed authority in form –IV by 30th June of every year including information about the categories and quantities of BMW handled during the prescribed year.

XI. All records shall be subject to inspection and verification by the prescribed authority at any time.

XII. You shall submit separate Bank Guarantees towards compliance of condition mentioned at Annexure – IV to Regional Office, within 30 days.

XIII. You shall submit compliance of Bank Guarantee conditions every six months to Regional Officer, for verification purpose.

XIV. You shall submit application for renewal of Combined Consent and Biomedical Waste authorization before 120 days along with appropriate fees.

XV. PP shall operate STP so as to achieve BOD-10 mg/l and recycle 60% of treated Sewage for toilet flushing, cooling tower make-up & gardening;

XVI. PP shall operate Organic Waste Digester/ Converter followed by Composting for the treatment of Biodegradable waste and use as a manure.

11. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

12. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.

13. This consent is issued as per the Boards office order no.E-736/2019 Dated 06.05.2019.

For and on behalf of the
Maharashtra Pollution Control Board

16/5/19

(P.K. Mirashe)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction No./D.R. No.	Date	Bank
1	1,50,000/-	0190051	23.09.2016	Abhyudaya Co-op Bank Ltd
2	10,000/-	0190144	04.10.2016	Abhyudaya Co-op Bank Ltd
3	7,10,000/-	BKIDN18309676891	05.11.2018	State Bank Of India.

Copy to:

1. Regional Officer – MPCB, Raigad and Sub –Regional Officer --Raigad-I, MPCB – They are directed to ensure the compliance of the CCA conditions.
2. Chief Accounts Officer, MPCB, Mumbai- for information.

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Schedule-I

I) **Terms & Conditions for compliance of Water Pollution Control**

1) A] You shall provide ETP of 5.0 CMD capacity for the treatment of Trade effluent and STP of 150 CMD capacity for the treatment of domestic effluent. The sewage generated from the hospital and thereafter the treated effluent shall be discharged in to Sewage Treatment Plant with the adequate design capacity followed by Chlorination and the treated water shall be disposal to Municipal Sewer / Land application after achieving standard prescribed below:

B] The Applicant shall operate the combined waste water treatment plant to treat the trade and domestic effluent so as to achieve the following standards prescribed by the Board or under E P Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr. No.	Parameters	Discharge Standards applicable
		Limiting Concentration in mg/l, except for pH
01	pH	6.5-9.0
02	Oil & Grease	10
03	BOD (3 days 27oC)	30
05	COD	250
06	Total Suspended Solids	100
08	Bio-Assay test	90 % survival of fish after 96 hours in 100 % effluent

C] The treated effluent shall be recycled to the maximum extent for flushing and remaining shall be used on land for gardening and connected to the sewerage system provided by the local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waste water & the system for the disposal of effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps for expansion / modify or establish any modification to treatment and disposal system or an extension or addition thereto.

3) You shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) You shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

5) **The applicant shall comply with the provision of the water (Prevention and Control of Pollution) Act, 1974.[Water Consumption Details]**

Sr. No.	Purpose for water consumed	Water Consumption quantity CMD
1.	Industrial Cooling and boiler feed etc.,	---
2.	Domestic purpose	175.0
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	5.0
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	--
5	Other such as agriculture, gardening, etc.	---

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Schedule-II
Terms & conditions for compliance of Air Pollution Control

1. As per your application, you have proposed / provided the Air pollution control (APC) system and also proposed to erect/erected following stack (s) to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO2 Kg/Day
1	DG Set [1 X 320 KVA]	Stack	4.5*	HSD	20 Ltrs/Hrs	1.0	9.6 Kg/Day

*Above the roof level.

2. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter	Not to exceed	150 mg/Nm^3

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.

4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5. **Conditions for D.G. Set**

   a. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

   b. Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

   c. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

   d. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

   e. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

   f. D.G. Set shall be operated only in case of power failure.

   g. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

   h. The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.

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Schedule-III

Treatment and Disposal of Biomedical Waste generated from Hospital to CBMWTSDF

The authorization is granted for generation and disposal of Bio-Medical Waste (BMW) to CBMWTSDF in waste categories and quantities listed here in below:

Sr. No.	Category	Type of Waste	Quantity not to exceed (Kg/M)	Segregation Color coding	Treatment & Disposal
1	Yellow	a) Human Anatomical waste	77	Yellow colored non-chlorinated plastic bags	Given to CBMWTSDF & treated there in incinerator.
		b) Animal Anatomical waste	60		
		C) Soiled Waste	65		
		d) Expired or Discarded Medicines	30.0		
		e) Chemical Waste	90.0		Given to CBMWTSDF & treated there in incinerator.
		f) Chemical Liquid Waste	55	Yellow colored non-chlorinated plastic bags or containers	Given to CBMWTSDF & treated there in incinerator
			---	Yellow colored containers or non-chlorinated plastic bags	Given to CBMWTSDF & treated there in incinerator
			--	Separate collection system leading to effluent treatment system	Pretreatment
		f) Discarded linen, mattresses, beddings contaminated with blood or body fluid.	120	Non-chlorinated yellow plastic bags or suitable packing material	Given to CBMWTSDF & treated there in incinerator
		g) Microbiology Biotechnology and other clinical laboratory waste	35	Autoclave safe plastic bags or containers	Given to CBMWTSDF & treated there in incinerator
2	Red	**Contaminated Waste** (Recyclable) (a) Wastes generated from disposable items such as tubing, bottles,	25	Red colored non chlorinated plastic bags or containers	Given to CBMWTSDF where it is Autoclaved and disinfected

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		intravenous tubes and sets, catheters, urine bags, syringes (without needles and fixed needle syringes) and vaccutainers with their needles cut) and gloves.			
	Red	Solid Waste	--	Red colored non chlorinated plastic bags or containers	
3	White (Translucent)	**Waste sharps including Metals:** Needles, syringes with fixed needles, needles from needle tip cutter or burner, scalpels, blades, or any other contaminated sharp object that may cause puncture and cuts. This includes both used, discarded and contaminated metal sharps	28	Puncture proof, Leak proof, tamper proof container	
4	Blue	**a) Glassware:** Broken or discarded and contaminated glass including medicine vials and ampoules except those contaminated with cytotoxic wastes.	45	Cardboard boxes with blue colored marking	Given to CBMWTSDF where it is it disinfected
		b) Metallic Body Implants	500		

No onsite treatment of BMW is permitted .The above mentioned Bio Medical waste shall be sent to common BMW treatment & disposal facility authorized by MPCB.

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Schedule-IV : Bank Guarantees

Statement of conditions to be complied and Bank Guarantee imposed to ensure timely compliance to be observed by

Sr. No.	Activity / Condition to be Complied	Compliance Timeline (Months)	Bank Guarantee Amount
I (A)	**Operation and Maintenance**		
1	To Segregate and Handle BMW as per Rule	Continuous	Rs. 50,000/-
2	To provide STP within six months and Towards Operation and Maintenance of STP/ETP to achieve prescribed discharge standards	Continuous	Rs. 50,000/-
I (B)	**Records**		
1	To Maintain records of BMW and submission of Annual Report in Form –II before 31st January	Continuous	Rs. 25,000/-
2	To maintain records of BMW material delivered to CBMWTSDF	Continuous	Rs. 25,000/-
II	**Performance**		
1	To provide BMW separate storage facility as per guidelines of CPCB	Continuous	Rs. 50,000/-

Note: You shall submit the B.G. valid for additional 4 month period after the validity of your granted CCA. i.e. up to 30.04.2021.

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14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the HCE.

15) You shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.

16) You should not cause any nuisance in surrounding area.

17) You shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

18) You shall maintain good housekeeping.

19) You shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement to Regional Office by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.

20) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.

21) You shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. You will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.

22) You shall submit Six Monthly statement in respect of obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).

23) You shall submit official e-mail address and any change will be duly informed to the MPCB, forthwith.

24) You shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dtd. 16.11.2009 as amended

25) You shall observe provisions of E-waste (Management and Handling) Rules 2011 and Battery Waste (Management and Handling) Rules 2001, as amended.

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☎: 022 - 2774 4429
Fax : 022 - 2774 4427

DR. G. D. POL FOUNDATION

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

Ref. No. : DGDPF/80/2021-22

Date : 21/12/21

To,

Member Secretary

Maharashtra Pollution Control Board

Sion, Mumbai – 400 022.

Sub: Grant of renewal of Combined Consent to Operate

Dear Sir,

In reference to the subject above, we are hereby submitting the following documents for your kind reference and ready perusal.

1. Copies of OC Certificate issued by the competent authority.
2. Building Completion certificate.
3. STP details
4. BMW category and quantity as per new BMW rule.
5. ETP details
6. Bank Guarantee

Request you to kindly consider our case favorably and grant us the certificate at the earliest

Thanking You,

For, Dr. G D Pol Foundation

Authorized Signatory

ADMINISTRATIVE OFFICER
DR. G. D. POL FOUNDATION
Institutional Area, Sector-4,
Kharghar, Navi Mumbai - 410 210.

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