

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/No	Adequate
2	Total constructed area of college building (Minimum 5 acres of land)		
	a) Dean's room	Yes/No	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/No	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.		
5	Central Stores 800 Sq. Ft. With proper storing facilities like racks and refrigerator, preferably compact storage systems.	Yes/No	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/No	Adequate
7	Photography and artist room 400 Sq. Ft. With proper studio facilities for clinical photography, developing, preparation of slides, charts, models etc.	Yes/No	Adequate

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.			Adequate
	a)	Boys' and Girls' locker rooms	Yes/No	
	b)	Boys' and Girls' common rooms	Yes/No	
	c)	Common room for non-teaching staff	Yes/No	
	d)	Common room for teaching staff	Yes/No	
	e)	Change room for men	Yes/No	
	f)	Change room for women	Yes/No	
10	Compressor and room for gas plant 300 Sq. Ft.		Yes/No	Adequate
	Adequate to accommodate required capacity compressors, gas cylinders etc.			
11	Pollution control measures:		Yes/No	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/No	Adequate
	With accommodation for 100 people with kitchen, stores, washing area etc.			
13	University Examination Infrastructure:			
	Examination Hall 3600Sq. Ft.		Yes/No	Adequate
	A separate hall for university and other examination furnished with chairs and individual tables to accommodate 250 students at a time.			
	Strong Room:		Yes/No	Adequate
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				
14	Hostels:		Yes/No	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/No	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/No	Adequate
	There shall be facilities for both indoor and out-door games in the premises.			
16	Auditorium:		Yes/No	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	Name of the Hospital: Dr. G. D.Pol Foundation			
	Type of the Hospital (Medical / Ayurved / Homoeopathy): Dental			
	Date of Registration: MH/PMC/H-172 Date : 01/04/2025			
	Registration valid up to: 31/03/2028.			
	i)	Own Hospital:	Yes/No	Yes
	ii)	O.P.D.	Yes/No	130005
	iii)	I.P.D.	Yes/No	37142

	iv)	Bed Strength	Yes/No	120
	v)	Annual Occupancy	Yes/No	37142
	vi)	ICCU Bed Strength	Yes/No	10
	vii)	Laboratories	Yes/No	Yes
	viii)	Casualty Department	Yes/No	Yes
	ix)	Equipment's	Yes/No	Yes
	x)	Paramedical Staff	Yes/No	Yes
	xi)	Space	Yes/No	Yes
	xii)	Student: Patient Ratio	Yes/No	1:4
18		Laboratories:		
		I. Dental subjects:		
	a)	Pre-clinical Prosthodontics and dental material lab – ...3000 Sq. Ft.	Yes	Yes
	b)	Pre-clinical Conservative lab 2500 Sq. Ft.	Yes	Yes
	c)	Oral biology and oral pathology lab – 2500Sq. Ft.	Yes	Yes
	d)	Laboratory for Orthodontics and paedodontics – 1500Sq. Ft.	Yes	Yes
		II. Medical Subjects: (only for independent dental colleges): Sq. Ft.		
	a)	Anatomy dissection hall with storage for cadaver, osteology, demonstration room etc. Area – 2500 Sq. Ft.	Yes	Yes
	b)	One laboratory for physiology and pathology and microbiology with stores and preparation rooms for individual subjects attached to it. Area – 2500Sq. Ft.	Yes	Yes
	c)	Laboratory for biochemistry and pharmacology with store and preparation rooms separately for both subjects – 2500Sq. Ft.	Yes	Yes
		III. Clinical:		
	a)	Prosthodontics – Plaster room Polymer room Wax room Casting laboratory Ceramic lab ---- 2500. Sq. Ft.	Yes	Yes
	b)	Conservative Dentistry – Plaster room Casting & Ceramic laboratories --- 600 Sq. Ft.	Yes	Yes
	c)	Oral pathology for histopathology --- 600 Sq. Ft.	Yes	Yes
	d)	Haematology and clinical biochemistry: a laboratory for routine blood and biochemical investigation and urine analysis --- 300 Sq. Ft.	Yes	Yes
		Distilled Water Plant		
19		Medical College Attachment		
	a)	Own Medical College?	Yes/No	
	b)	Private Medical College?	NOT APPLICABLE	Yes/No
	c)	Govt. Medical College?		Yes/No
	d)	Name & address of the Medical College		
	e)	E-mail address & contact number		
	f)	Is the Medical College duly recognized by Medical Council of India?	Yes/No	
	g)	Distance from Dental college to Medical college by road (please clarify as to whether you have physically verified /taking the reading of Taxi/Car Meter) by ticking yes or no	Yes/No	
	h)	Whether MOU is signed by competent Authorities between Medical and Dental College for teaching purpose?	Yes/No	
	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?	Yes/No	
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).			
a)	Own Hospital?	Yes	Yes
b)	Medical College Hospital?	No	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	Yes

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

Category-wise bed distribution:

Department	Required	Alloted	Occupancy		Remarks of the Inspector
			During last 6 months	On the day of inspection	
General Ward – Medical including allied specialities	30	30	4797		
General Ward – Surgical including allied specialities	30	30	7776		
Private Ward (A/C Non A/C	9	9	1372		
Maternity Ward	15	15	2380		
Pediatric Ward	6	6	918		
Intensive Care Services (4% of bed strength)	4	4	808		
Critical Care Services (6% of bed strength)	6	6	918		

Area Requirements (As per BIS/NABH)

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

Data verified by the Committee Members:

Member of LIC

Member of LIC

Member of LIC

Chairman of LIC

A. Deepa Devi

DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai 410 210

13

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

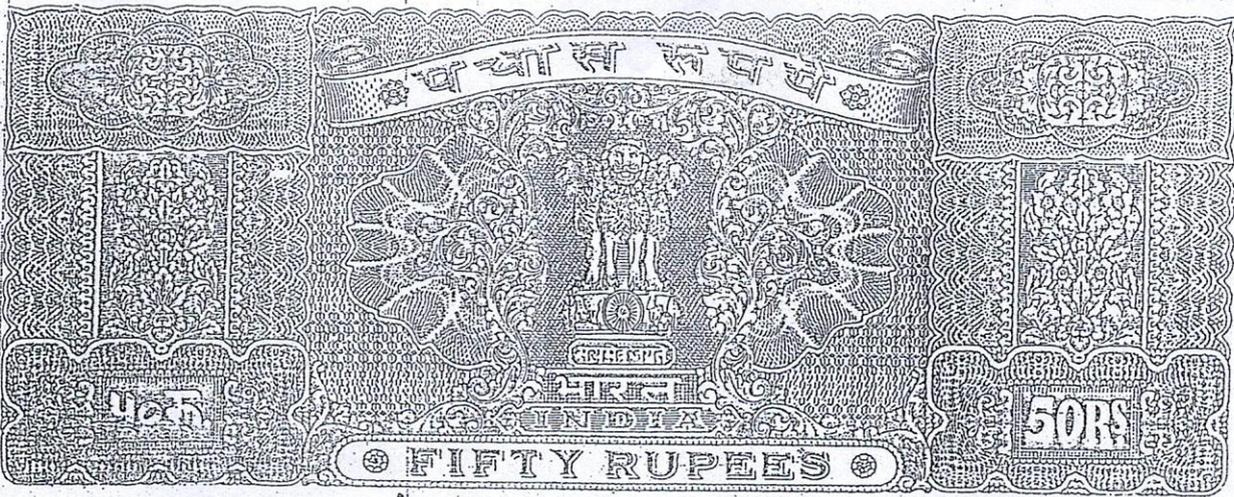
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[Signature]
**DEAN
Y.M.T Dental College
& Hospital, Kharghar,
Navi Mumbai 410 210**

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

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22029

E 1 FEB 2001

Yerala Medical Trust & Research centre
sal Kharghar

(Signature)

Agreement to Sell Lease
Between
M/s. CIDCO of
Mahara. Id.
And

Shri/Smt. Yerala medical Trust & Research
Centre.

(Signature)

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

(Signature)

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

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(Signature)
DEAN

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

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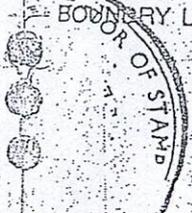
(Signature)
DEAN

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

PERMISSION / LICENSE TO ENTER UPON THE LAND

I/WE, SHRI/MESSRS Yerala Medical Trust & Research Centre
HAVE THIS 6th DAY OF February, 2001 RECEIVED PERMISSION / LICENSEE
TO ENTER UPON A PLOT NO. 16, ROAD NO. _____ ADMEASURING
THE AREA OF 4702-00 SQ. METERS OUT OF SECTOR NO. 4
PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel, DISTRICT
Rajgad EARMARKED FOR higher educational complex
AS PER DEMARCATION ON-SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED

BOUNDARY LINE.



[Signature]
HANDLED OVER
Asstt. Estate Officer
GIBCO LTD. (H. Q.)

[Signature]
TAKEN OVER
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Navi Mumbai - 410210

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[Signature]
DEAN
Y.M.T Dental College
& Hospital, Kharghar,
Navi Mumbai 410210

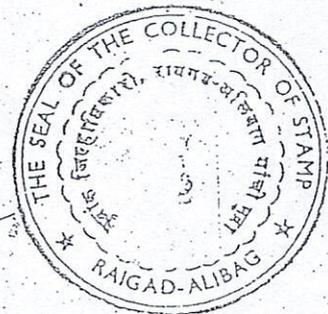
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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

दुर्दैय घुर्जात अविनियम १९५८ ने कायदा ३२ मुद्रांक प्रमाणपत्र करण्यास
वेदें हीं सवर घाडेकरारास रूपे ७८०, ६०५/ () यात लावला

प्रमाणपत्र की ५०८ (पन्नास सात)
चलन नं. ९२९ दि. १२/१२/२००९ रोजी
मुद्रांक कर देत आली आहे.

यादीय एजन्सि पाय.
मुद्रांक अविनियम १९५८ ची अनुसूची १ प्रमाणे कायदा ३२ (४)
वाचा अनुच्छेद २५ व (१) अन्वये येथे मुद्रांक मुद्रांकाला कमकम
चलन नं. ९२६ दिनांक १२/१२/२००९ अन्वये भारतीय स्टेट बँक
मार्फत घेतले आहे. येरला मेडीकल ट्रस्ट आणि रिसर्च सेंटर
मार्फत जमा केले आहे. विश्वल डी. एस. व्ही. पाटील
प्रमाणपत्र मुद्रांक अविनियम १९५८ चे उद्देश्य पुरेसे करून
कायदा प्रमाणित केले आहे.

3
मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग



मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग

दिनांक १२/१२/२००९

AGREEMENT

AN AGREEMENT 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 Licensee 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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[Signature]

Asstt. Estate Officer
GIDCO LTD. (H. C.)

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

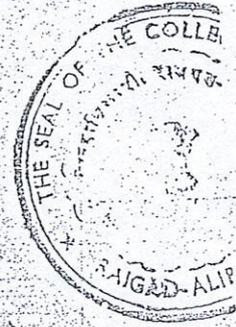
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DEAN

Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai - 410 210

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- 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.

CERTIFIED TRUE COPY

...3...

[Signature]
Asst. Estate Officer
CIDCO LTD. (H. Q.)

CERTIFIED TRUE COPY
[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai 410 210

[Signature]
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai - 410 210

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.

C.F. STAFF

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

Plans to comply with the following rules

- 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 upon which the building shall be constructed shall be 30.10 metres.

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

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

CHAIRSMAN
YERALA MEDICAL TRUSTS RESEARCH CENTRES
Plot No.18, Sector 18A,
Kharghar, Navi Mumbai 410 210

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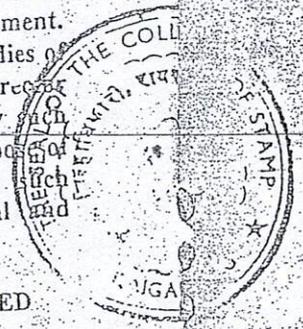
DEAN
Y.M.T. Dental College
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- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.
- iv) The 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.

c)
ec)

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 to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expense of such removal and disposal from the licensee.



NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

- c) That the Licensee shall not 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 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 General Development Control Regulations for New Bombay 1975.

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[Signature]

DEAN

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

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[Signature]
DEAN

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

CHAIRMAN

VERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai - 410 210

[Signature]
Asstt. Estate Officer
CIDCO LTD. (H. O.)

...5...
RATES AND TAXES

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

PAYMENT OF SERVICE CHARGES

- ee) That Licensee will, on the efflux of five years from the date hereof or from the date of obtaining a completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from the time to time by the Corporation as its contribution to the cost of Establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities 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.

CERTIFIED TRUE COPY

DEAN

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

CERTIFIED TRUE COPY

DEAN

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

CHAIRMAN

Y.M.T. DENTAL TRUST & RESEARCH CENTRES
Plot No. 10, Sector No. 4,
Kharghar, Navi Mumbai - 410 210

Asstt. Estate Officer

CIDCO LTD. (H. Q.)



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...6...
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 its own 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, or otherwise.



CERTIFIED TRUE COPY

CERTIFIED TRUE COPY

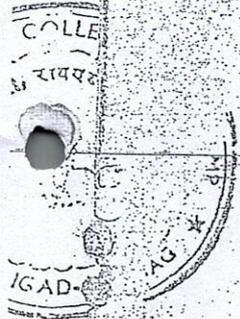
[Signature]
Asstt. Estate Officer
GIECO LTD. (H. C.)

[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai 410210

[Signature]
CHAIRMAN
PERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.16, Sector No.4,
Kharghar, Navi Mumbai. 410 210

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 course 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 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 policies prescribed by the competent authority, in this behalf.



CERTIFIED TRUE COPY

DEAN

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

[Signature]
 Asstt. Estate Officer
 CIDCO LTD. (H. C.)

[Signature]
 DEAN
 Y.M.T Dental College & Hospital, Kharghar, Navi Mumbai 410 210

CHAIRMAN
 CENTRAL MEDICAL TRUST & RESEARCH CENTRES
 Plot No.15, Street No. A,
 Kharghar, Navi Mumbai 410 210

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.

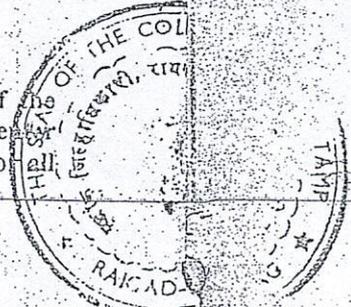
- 5. Until the building and works have been completed and certified as completed in accordance with clause 7 hereof the Corporation shall have following rights and powers:

TO ENTER UPON LAND.

- a) The right to the Managing Director and Officer and servants of 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 other reasonable purpose.

TO RESUME LAND

- b) Power (i) in case the Licensee (I) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (II) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants 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 Licensee'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 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 the Licensee for the purpose of erecting a building as aforesaid shall be considered immediately attached to the said land and no part thereof which is defective or improper material (remove for the



CERTIFIED TRUE COPY

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

[Signature]
 Asstt. Estate Officer
 GIBCO LTD. (H. Q.)

[Signature]
 CHAIRMAN
 Y.M.T. DENTAL COLLEGE & HOSPITAL TRUST & RESEARCH CENTRE'S
 Plot No.18, Sector No.4,
 Kharghar, Navi Mumbai. 410 210

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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 Licensee 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)

Jay
Asstt. Estate Officer
CIBCO LTD. (H. O.)

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)

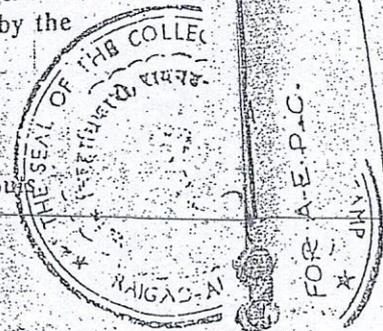
CERTIFIED TRUE COPY

R. K. Veta
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai 410 210

GAJANAN D. POL
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4
Kharghar, Navi Mumbai

CERTIFIED TRUE COPY

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



ADJ. PLOT FOR A.E.P.C.

36.79M

AREA

115.00

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...9...

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 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 accordance 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 and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees on hundred only.

COMPLICANCE 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.

CERTIFIED TRUE COPY

FORM THE LEASE

CERTIFIED TRUE COPY

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 as

DEAN

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

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

CHAIRMAN

YERALA MEDICAL TRUST & RESEARCH CENTRES

Asstt. Estate Officer

COL
TAMP
AD

1/25

ADJ. PLOT FOR A.E.P.C.

36.79M.

AREA = 4702.00 M²

100.00M.

16

57.25M.

16A

115.00

JAWAHAR E.SOC.

17

212.25

115.00

YERLA MEDICAL COLLEGE

15.00M. WIDE ROAD

18

15.0 M WIDE ROAD

HOSPITAL

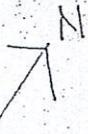
SUPER SPECIALITY HOSPITAL
AREA = 2.0 ha

[Signature]

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

[Signature]

CHAIRMAN
YERLA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai 410 210



CONFIRMATION OF PLOT NO. 16
ALLOTTED TO YERLA MEDICAL COLLEGE [ADDL. PLOT.]
IN SECTOR NO. 4, KHARGHAR NODE.
CERTIFIED TRUE COPY

CERTIFIED TRUE COPY

[Signature]
DEAN

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

[Signature]
DEAN

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

RES

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

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संस्थेची सं.

वस्तुपेवजाचा नोंदणीचा क्रमांक

426/2007

दिनांक 22/11 सन 2007

वस्तुपेवजाचा प्रकार

लिज करार रु 1000000/-

वाचर क्रमांकाचे नाव

डॉ. राजानन के.एम.ए.

वालीस्यमाणे फी पिल्लशी:-

नोंदणी फी

नकसा फी (पोलिसो)

पृथक्पृथक् नोंदणी

टपालधन

नकसा किंवा वापन (क.क.अ.स. मंडळ, नवी मुंबई - 410 210)

बोध किंवा निरीक्षण

रु 25-यातून 25 अन्वये

कलाग 28 अन्वये

प्रमाणित नकसा (कलाग 50) (पोलिसो)

इतर फी (मागील पानावरील) वाच क.

CHAIRMAN

KERALA MEDICAL TRUST & RESEARCH CENTRES

Plot No. 19, Sector No. 4,

Kharighar, Navi Mumbai - 410 210

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सवाली करावा इत्यादी निर्देश

Received originals

Chingale

15/3/2006

CERTIFIED TRUE COPY

DEAN

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

CERTIFIED TRUE COPY

DEAN

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

2180227

इतर फाचा अनुसूची

१. आदा गांधी फी अनुसूचेद वतरा किंवा अठरा अन्ये
२. अजयत फी.
३. आदेवा करण्याची फी.
- अनुसूचेद अवतरा अन्ये.
- अनुसूचेद वीस अन्ये.
४. मुखदुगा लागता अनुप्रमाणन.
५. मुहभेट फी.
६. सुरक्षित ताबा फी.
७. गोहोरबंद पाकिटेचा निक्षेप
८. गोहोरबंद पाकिटे उमडणे.
९. गोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. युग आकारित फीची वगुली.
१३. अड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. निक्षेप इ. ज्या नवला पाठविण्याचा दपाल घरी.
१५. प्रवास खर्च.
१६. मत्त.

दस्तावेज परत केला.

दुय्यम निबंधक

CERTIFIED TRUE COPY

DEAN

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

CERTIFIED TRUE COPY

DEAN

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

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50 Rs.



151 दिनांक
विक्रम सो ज्योती प्र दया
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सो/प्रधानी
प्रांत न्यायिकार मुद्रांक पापर वि ला, व

16 JAN 2001

Yerala Medical Trust and Research Centre

J. D. Doo, सचिव वेडर परेल मुंबई

Lease Agreement
Between
CID CO LTD of Mah
AND
Yerala Medical Trust and
Research Centre

[Signature]
Asst. Proprietor
(P. Q.)

[Signature]
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 10, Sector No. 4
Kherghar, Navi Mumbai - 410 210
CERTIFIED TRUE COPY

CERTIFIED TRUE COPY
[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kherghar,
Navi Mumbai - 410 210

[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kherghar,
Navi Mumbai - 410 210

110

2

PERMISSION / LICENSE TO ENTER UPON THE LAND

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

HAVE THIS 22nd DAY OF January, 2001 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

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

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

[Signature]
HANDED OVER
Asstt. Estate Officer
CIDR LTD. (H.C.)

[Signature]
CHAIRMAN
YERLA MEDICAL TRUST AND RESEARCH CENTRE
Plot No. 16, Sector 4/A,
Kharghar, Near Mumbai - 410 210.

CERTIFIED TRUE COPY

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

CERTIFIED TRUE COPY

[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai 410210

(3)

(4)

पत्रांक ३०१ (पुनर्वाहक मय)
दिनांक ३० १२ १९९९ / २००० रोजी

मुद्रांक क्र. १०५ / २०००-०१

पत्रांक ३२

आमानिषात क्र. १०५ / २०००-०१

मुद्रांक अधिनियम १९५८ चे कलम ३२ नुसार प्रमाणित करण्याचे
येते की सद्य माहक गणनास रुपये ६३,००,००० (अक्षरी सहा लाख)

[Signature]
मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग

तख्त एजार गव्हर्नमेंट (मंत्रालय)चे मुद्रांक शतक मुद्रांक
मुद्रांक अधिनियम १९५८ ची अनुसुची १ मधील अनुच्छेद ३६ (अ) (४)
(वाचा अनुच्छेद २५ ब (१)) अन्वये देण अगुन मुद्रांक शतकाची कसकस
पलन क्र. ७९. दिनांक १२.१.२००१ अन्वये भारतीय स्टेट खाणा

खलिबाग येथे श्री. यरला मेडिकल ट्रस्ट डॉ. रमेश खेरतर्फे
श्री. अश्विनी पाटील
प्रजापत्र मुद्रांक अधिनियम १९५८ चे कलम ३२ चे अन्वये
खलीम पातून घड्याविले हेचे आहे.



[Signature]
मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग
AGREEMENT

ठिकाण अलिबाग
दिनांक १२.१.२००१

AN AGREEMENT 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 Licensee 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.

CERTIFIED TRUE COPY

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

CERTIFIED TRUE COPY

[Signature]
DEAN
Y.M.T. Dental College & Hospital, Kharghar, Navi Mumbai 410 210

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

YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 18, Sector No. 4,
Kharghar, Navi Mumbai 410 210.

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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 more 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 Ayurvedic, Homeopathy and Dental and for no other purpose and until grant of lease is provided hereinafter, the licensee shall be

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

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

CHAIRMAN
MEDICAL RESEARCH CENTRES
Plot No. 1, Sector No. 4,
Kharghar, Navi Mumbai - 410 210.



(5)

43

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 the permissible F.S.I. under the provisions of CIDCO General Development Control Regulations for New Bombay, 1975.

Plans to comply with the following rules

- 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. In case 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 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.

CERTIFIED TRUE COPY

M
DEAN

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

CERTIFIED TRUE COPY

[Signature]
DEAN

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

Asstt. Estate Officer

CHAIRMAN

Y.M.A. MEDICAL CENTRES

OF STAMP

(6)

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 to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expense of such removal and disposal from the licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

c) That the Licensee shall not 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 LIMITS 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

ce) That Licensee will, on the efflux of five years from the date hereof or from the date of obtaining a completion 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



CERTIFIED TRUE COPY

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

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

CHAIRMAN
TRUST RESEARCH CENTRE
Post No. 100
410 210

...5...

establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities 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, ADVERTTISEMENTS, 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 therefor.

CERTIFIED TRUE COPY

MM
DEAN

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

CERTIFIED TRUE COPY

NUISANCE

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

Deepa Das
DEAN
Y.M.T. Dental College & Hospital, Kherghar, Navi Mumbai 410210

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

CHAIRMAN
VEDALA MEDICAL TRUST & RESEARCH CENTRE
Plot No.13, Sector No.4.

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or the Committee of Management and the regulations or bye-laws of the Licensee shall provide accordingly and shall, if necessary, be amended to provide for such nomination and the said provision shall not be amended or altered without the previous written permission of the Managing Director of the Corporation.

- f) The Corporation shall be entitled to issue to the Licensee such directions as the Corporation may think proper for the better and efficient conduct and management of the 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 course 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 Tuition 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 occupied as completed in accordance with clause 7 hereof the Corporation shall have following rights and powers:

CERTIFIED TRUE COPY
 A. S. Jadhav
 DEAN
 Y.M.T Dental College
 & Hospital, Kharghar,
 Navi Mumbai - 410210

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

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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

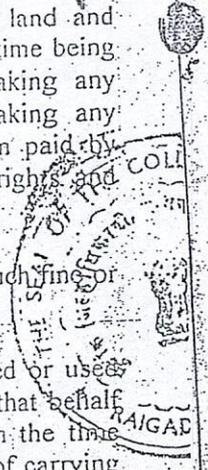
- b) Power (i) in case the Licensee (I) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (II) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants 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 Licensee'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



CERTIFIED TRUE COPY

V. Deepa Rao
 DEAN
 Y.M.T. Dental College
 & Hospital, Kharghar,
 Navi Mumbai 410210

Geeta
 Assit. Estate Officer
 CIDCO LTD. (H. Q.)

R.D.A.
 CHAIRMAN
 PAVLA MEDICAL TRUST & RESEARCH CENTRE'S
 Flat No.10, ...
 Kharghar, Navi Mumbai

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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 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 accordance 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 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 Licensee 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 erected whether temporary or otherwise upon the said land.

CERTIFIED TRUE COPY

M
DEAN

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

A. K. Kulkarni
DEAN

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

(M/A)

...10...
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 Development 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. Veda

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

In presence of Shri A.L. Deshmukh

Shri K.K. Veda

CERTIFIED TRUE COPY
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE
Plot No. 10, Kharghar, Navi Mumbai - 410 210

CERTIFIED TRUE COPY
DEAN
Y.M.T. Dental College & Hospital, Kharghar, Navi Mumbai 410 210

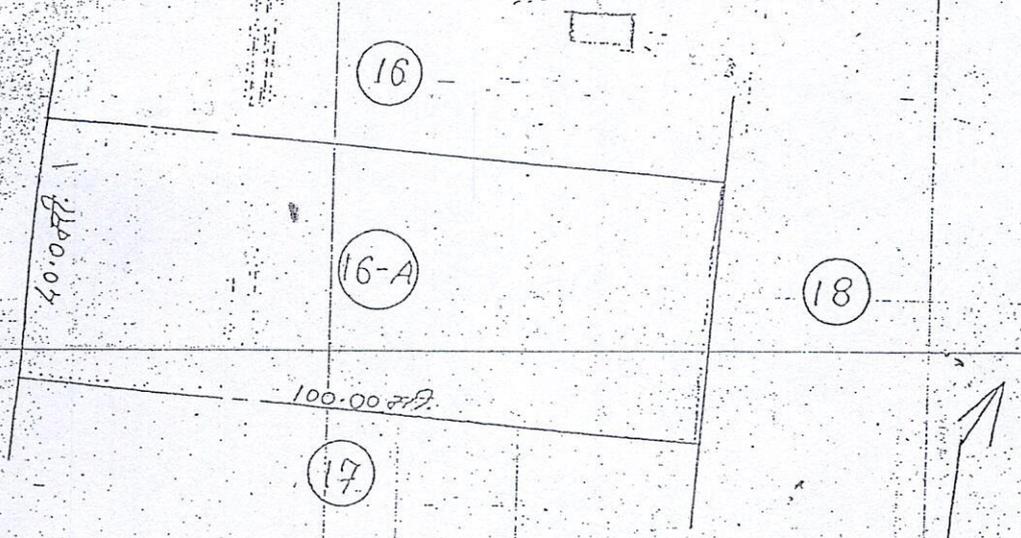
गोजमापा
यांचा सि
करिअर
दिनांक 15

15

वरील भूखंड
झालेल्या
हु संमत
मा. कोरप
पत्र क्र. 11/2015
दिनांक 15/01/2015

सहा.

भूमापन विभाग, सिडको भवन.
 भूखंड क्र. 16-A
 नगरामधील क्षेत्र क्रं.पाक 4
 नाचा सिडकोनाचा नकाशा
 नवीन नियोजनकार ह. याचे पत्र क्र. सिडको. नियोजन/दक्षीण/2210
 दिनांक 19/12/2000चा मुसार सिडकोनाचा नकाशा तयार केला.
 क्षेत्रफळ 4000-00 चौ. मी.



शुद्धीचा तह
 वरील भूखंडाचे नकाशा न दिनांक
 झालेल्या नकाशा क्र.
 सहाय्य लोनीकरण नकाशा
 ना. नवीन नियोजनकार ह. याचे पत्र क्र. सिडको. नियोजन/दक्षीण/2210
 दिनांक 19/12/2000चा मुसार

प्रमाण: 1:1000
 रोजी नियोजन विभागाकडून प्राप्त
 दिनांक 19/12/2000चा मुसार प्रमाणे सिमांकन केले.

नकाशा तयार करणार.

सहाय्य लोनीकरण अधिकारी (१)
 सिडको मर्यादित

Umesh
 उमेश वडे
 [भूमापक]

Sudha
 सुधा शिंदे
 [भूमापक]

State Officer
 CH & E.D. (H.Q.)

CHAIRMAN
 Y.M.T. MEDICAL TRUST & RESEARCH CENTRES
 Plot No. 18, Sector No. 4,
 Kharghar, New Mumbai - 410 210.

CERTIFIED TRUE COPY
A. S. D. S.
 DEAN
 Y.M.T. Dental College
 & Hospital, Kharghar,
 Navi Mumbai - 410 210

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

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

CERTIFIED TRUE COPY

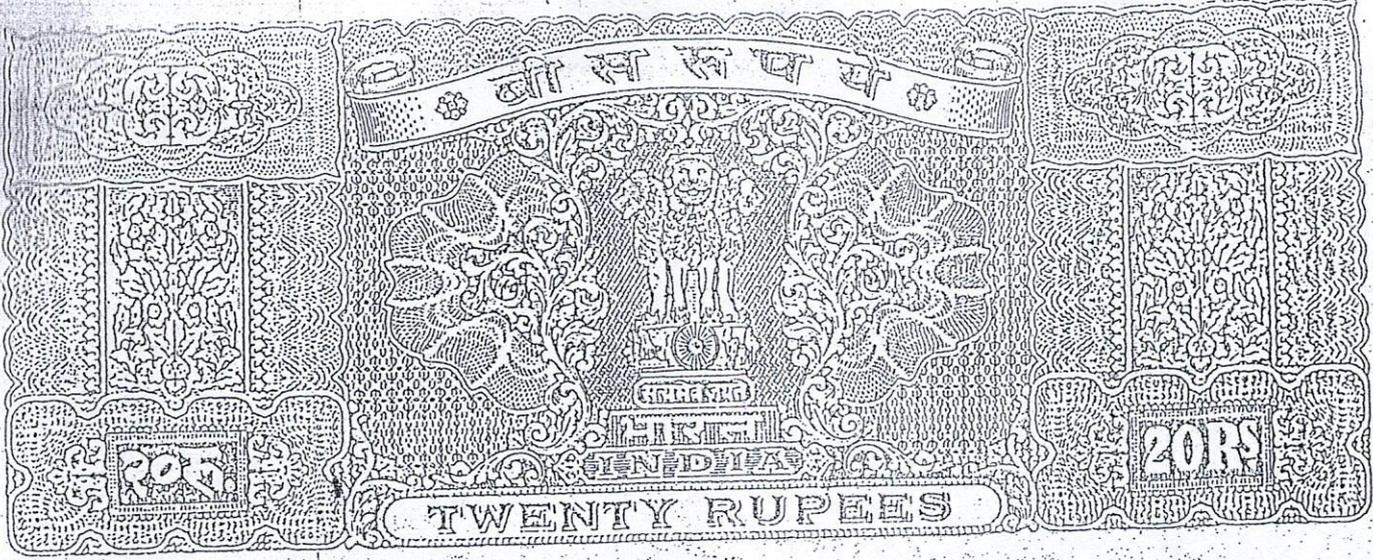
[Signature]
DEAN

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

CERTIFIED TRUE COPY

[Signature]
DEAN

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



28317 201

Asstt. Estate Officer
CIDCO LTD.

2 JAN 1975

Agreement to lease
between

CIDCO of Maharashtra Ltd

AND

Yerala Medical Trust & Research
Centre

CERTIFIED TRUE COPY

DEAN

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

CERTIFIED TRUE COPY

A. S. S. S.
DEAN

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

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

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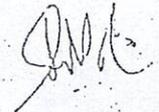
Permission & License to enter upon the land

POSSESSION RECEIPT

I/WE, SHRI/MESSRS. Yezals Medical Trust & Research Centre
HAVE THIS 25th DAY OF January, 1995 RECEIVED POSSESSION
OF A PLOT NO. , ROAD NO. ADMEASURING THE AREA
OF 20,270.25 SQ. METRES OUT OF SECTOR NO. 4 PERTAINING TO REVENUE
VILLAGE Kharghar, TALUKA Parnel 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.

CERTIFIED TRUE COPY

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

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, (1 of 1956) and having its registered office at 'Nirmal', 2nd Floor, Nadman
 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 Yesale
Medical Trust & Research Centre; being a Society registered under
 the Societies Registration Act 1860 under the Certificate of Registration No _____ dated the _____
 granted by the Registrar of Societies, _____ and registered also as a Public Charitable Trust
 under the Public Trust Act, 1950 under Registration No. E-12-149 (Bombay) dated 25/3/54
 granted by the Charity Commissioner and having its principal place of business at SS-A, New
Haji Kasam Mdg, Kasi Road, Bombay, 400012
 (hereinafter referred to as "the Licensee", which expression shall, where the context so admits, be
 deemed to include, its successor or successors) of the Other Part.

WHEREAS

(a) The Corporation is the New Town Development Authority declared for the area designated as a site
 for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under
 sub-sections(1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966
 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").

(b) The State Government is, pursuant to Section 113-A of the said Act, acquiring lands described
 therein and vesting such lands in the Corporation for development and disposal.

(c) The Licensee has for the purpose of establishing and conducting construction of
building for setting up Ayurvedic & Homeopathic Medical College
 requested the Corporation by its application dated 24.7.92
 to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State
 Government and described in the schedule here under written.

(d) The Corporation has, in exercise of its powers under section 159 (1) (a) of the said Act made
 Regulations, called the New Bombay Disposal of Land Regulation 1975 which provide inter alia in Chapter
 thereof for the grant of land by the Corporation for educational, charitable and public purpose.

(e) The Corporation has, regard being had to its object as contained in section 114(1) of the said Act to
 secure the lay-out and development of the new town of the New Bombay and the provisions of the said
 Regulations, consented to grant to the Licensee a lease of the piece or parcel of land described in the
 schedule hereunder written and more particularly delineated on the plan annexed hereto and shown
 thereon by a red colour boundary line, and containing by measurement 20270.25 Sq. Mtrs. or thereabout and
 designated under the Draft/Final Development Plan of New Bombay sanctioned or being sanctioned under
 the provisions of the said Act for the land use of College (hereinafter referred to as "the said land")
 for constructing a building or buildings to be used for the purpose of establishing and conducting Ayur-
dic & Homeopathic Medical College at a premium of Rs. 91,35,125/-

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

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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 buildings to be used for the purpose of establishing and conducting Construction of building or buildings to be used for and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the said terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed. The Licensee shall not use or permit to be used any part of the said building or buildings other than the purpose specified herein.

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Estate Officer
CIDCO LTD. Bel
Bombay-400 61

NOT A DEMISE

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

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

SUBMISSION OF PLANS FOR APPROVAL

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

Plans to comply with the following rules;

- (aa) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be 0.75
- ii) The Maximum height upto which the building shall be constructed shall be 30:10 metres
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case a room where height is 4.27 metres or more, the area of such room shall be counted twice in the computation of F.S.I.

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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 or any other land of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the Corporation.

Estate Officer
CIDCO LTD. Belapur
New Bombay-400 614

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

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

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

Estate Officer

CO. LTD. Belapur

Mumbai-400 614

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[Signature]
DEAN

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

CERTIFIED TRUE COPY

[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai 410 210

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

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

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

TIME LIMITES FOR COMMANCEMENT AND COMPLETION OF CONSTRUCTION WORK

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

RATES AND TAXES

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

PAYMENT OF SERVICE CHARGES

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

PAYMENT OF LAND REVENUE

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

INDEMNITY

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

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Dr. Deepa Desai
DEAN

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

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

i) The Licensee shall r
urpose of this Agreeme.

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 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:

A. It is hereby expressl
the said land as provi
reed hereby to be est
B. P. A. M. C.

(a) The Agreement
properly to the satisfacti

(b) The said Agre
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anguage or otherwise. 7

EXCAVATION

(i) That the Licensee will not make any excavation upon any part of the said land or remove any stone or 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 buiding and compound walls and executing the works authorised by this Agreement.

(c) The Agreem

(d) The Agreem
charitable purpose at

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 illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained therefo.

(e) Three members
hall be nominated by tl
nd immunities as other
gulations or bye-laws
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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.

(f) The Corporation
ink proper for the bette
cluding the maximum
most dispatch and with

INSURANCE

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

(g) The Licensee sh
worship should not b
ues touching the anto
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id land.

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

(h) The said land st

(i) State Governmen
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(j) The Licensee st
gistrate and the Gove

New Bombay 1975

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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[Handwritten Signature]

CERTIFIED TRUE COPY

[Handwritten Signature]
DEAN
Y.M.T Dental College
& Hospital Kharohar,
Noida

POWER TO TERMINATE AGREEMENT

1. 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.

EXPLANATION : 2 Notwithstanding any clause and exercisable I will set up no defence I Corporation.

POWER OF CORPORATION

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

Notwithstanding any b. the Licensee of his extended period for the (d) above, if he is satis for reason beyond the c the scale provided by the Corporation unde licensee to complete th

TO ENTER UPON LAND

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

TO RESUME LAND

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

As soon as the Town Planning Officer of the Corporation shall be executed by the Licensee within the period of 60 years from the date of completion of the works.

COMPLIANCE WITH THE REGULATIONS MADE THEREUNDER. It is hereby agreed that the Licensee shall comply with the provisions of the Maharashtra Regional and Town Planning Act, 1962 and the regulations made thereunder which are in force.

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

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

The Lease shall be subject to the provisions of the Maharashtra Regional and Town Planning Act, 1962 and the regulations made thereunder which are in force.

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

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 shall not constitute a breach of this Agreement and shall be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) of clause (b) hereof.

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

CIDCO New Mumbai - 410 014

Handwritten signatures and initials.

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

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 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time under this reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium on 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

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 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 TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LAND REGULATIONS, 1975.

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

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

NOTICE

All notices, consents and approvals to be given under this Agreement shall be in writing unless otherwise provided herein be signed by the Managing Director or any other officer of the Corporation 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 Licensee at the usual or best known place of or on the premises of the Licensee and hereby agreed to be deemed 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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DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210

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Kasli

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SURRENDER

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

Sector No 5
possession

SCHEDULE

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

Date:
Auct: Est (pl

On or towards the North by

15.00 M. concrete road

On or towards the South by

15.00 M. concrete 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 first above written:

SIGNED AND DELIVERED for and on

behalf of the City & Industrial Development Corporation of Maharashtra Ltd.,

by the hand of Shri S L Bhosale

Estate Officer
CIDCO Belapur
New Bombay 400 614

in presence of

1) Shri. M. N. Patil

2) Shri. H. S. Tambore

SIGNED AND DELIVERED by the with-

named... Licensee in the presence of

1) Shri. M. N. Patil

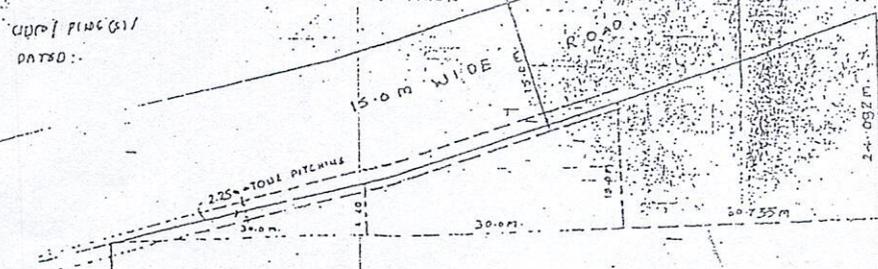
2) Shri. H. S. Tambore

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

SKETCH OF PLOT FOR YERLA MEDICAL TRUST & RESEARCH CENTRE
 IN SECUR NO. 4 AT KHARGHAR NODE
 PLAN REDEMARCATED AS PER ASS. PLAN No. (3) DATE No.
 CDD/ PINE/01/
 DATE:



PLOT FOR YERLA MEDICAL TRUST & RESEARCH CENTRE
 AREA - 20270.25 SQ M

DEMARCATION PLAN
 CONFIRMED
 BY SR. PLANNER
 NO. CDD/ PINE/01/46
 DATE 27/11/95
 S.S. O.I.
 Cdd/Survey Section.

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CERTIFIED TRUE COPY

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

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

Officer
 CIVCO LTD. Belapur
 New Bombay-400 614

PLAN REDEMARCATED ON 23/11/95

PREPARED BY
 SURVEYOR
 SURVEYED

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

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

NOW THIS LEASE WITNESSETH as follows :-

Interpretation

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

Description of land (and building)

2. In consideration of the premises and of the sum of Rs. _____ (Rupees _____) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee All that piece of land described in the Schedule hereunder written containing by measurement _____ sq. metres or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinafter expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for a term of _____ 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 regulations made thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise specified the yearly rent of Rupees One Hundred _____ 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.

CERTIFIED TRUE COPY

DEAN

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

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

Handwritten notes and stamps on the right margin, including "Sincer", "Rash", "non", "1", "1/2", "1/3", "1/4", "1/5", "1/6", "1/7", "1/8", "1/9", "1/10", "1/11", "1/12", "1/13", "1/14", "1/15", "1/16", "1/17", "1/18", "1/19", "1/20", "1/21", "1/22", "1/23", "1/24", "1/25", "1/26", "1/27", "1/28", "1/29", "1/30", "1/31", "1/32", "1/33", "1/34", "1/35", "1/36", "1/37", "1/38", "1/39", "1/40", "1/41", "1/42", "1/43", "1/44", "1/45", "1/46", "1/47", "1/48", "1/49", "1/50", "1/51", "1/52", "1/53", "1/54", "1/55", "1/56", "1/57", "1/58", "1/59", "1/60", "1/61", "1/62", "1/63", "1/64", "1/65", "1/66", "1/67", "1/68", "1/69", "1/70", "1/71", "1/72", "1/73", "1/74", "1/75", "1/76", "1/77", "1/78", "1/79", "1/80", "1/81", "1/82", "1/83", "1/84", "1/85", "1/86", "1/87", "1/88", "1/89", "1/90", "1/91", "1/92", "1/93", "1/94", "1/95", "1/96", "1/97", "1/98", "1/99", "1/100".

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, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond the building line :

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

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

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

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

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

Alterations :

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

To repair :

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

"Without Agreement Lessor or specify this C. become"

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To enter and inspect :

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

Nuisance :

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

User :

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

Indemnity :

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

Payment of Service Charges :

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

Not to assign :

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

By
Sincer
Vashi
Mention

SHAR
D. L. M.

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

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

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

Insurance :

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

Restrictions on Appointments of Agent :

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

Further covenants by Lessee :

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

- (a) The demised premises shall be equipped properly to the satisfaction of the Managing Director of the Lessor.
- (b) The demised premises shall be open to the public without any discrimination on ground of religion, caste, creed, race, sex, place of birth, domicile, language or otherwise.
- (c) The Lessee shall employ competent staff.
- (d) The demised premises shall be conducted for charitable purpose and not for profit.
- (e) No fee shall be charged to a person whose total monthly income is less than Rs. 350/-.
- (f) Three members of a body to be appointed by the Lessee to manage or govern the _____ shall be nominated by the Lessor and such persons shall have the same rights, powers, privileges and immunities as other members of the said governing body or the Committee of management and the byelaws of the Lessee shall provide accordingly and shall, if necessary be amended to provide for such nomination and the said provision shall not be amended or altered without the previous written permission of the Managing Director of the Lessor.
- (g) The Lessor shall be entitled to issue to the Lessee such directions as the Lessor may think proper for the better and efficient conduct and management of the _____ including the maximum and minimum fees to be charged for services and the Lessee shall obey such directions with utmost dispatch and without any demur.

Recovery of rent as laid down in _____

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

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be entitled to receive the Maharashtra _____ payable by the Managing Director

Re-entry :

5. If the said premises have been let by the Lessee in the third premises in the determine and or improvement the building or aforesaid, the Managing Director premises and in respect of work in remedying

Right of

5-A. (1) Not to be resumed

- (i)
- (ii)
- (iii)
- (iv)

Explanation

Central Government as between

(2) If authority exceeds the with the authorised adequacy Government

Summary Clause :

6. If on _____ shall be

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

Notice and demands:

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

7-A. It is hereby agreed and declared by and between the parties hereto that the Lessor has leased and demised the premises unto the Lessee and the Lessee has taken such lease upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to section 11B 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 and the year first above written.

SCHEDULE

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

On the North by :

On the East by :

On the South by :

On the West by :

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

Shri _____ in the presence of

1) _____

2) _____

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

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file
YMTRC
DENTAL

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONES : 202 24817/202 2420 / 202 2579
FAX : 00-91-22-202 2509

HEAD OFFICE :
CIDCO Bhavan, CBD-Belepe,
Navi Mumbai - 400 614.
PHONES : 757 1241 (9 Lines)
FAX : 00-91-22-757 102

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,

M.M.D.
Estate Officer-(III)

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

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Debraj
Dean

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

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A. K. S.
DEAN
Y.M.T Dental College
& Hospital, Kharghar,
Navi Mumbai 410 210

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

6/12/20

REF.NO.CIDCO/EE(BP)/A TPO/1259
To,
The Chairman,
Yerala Medical Trust & Research Centre
Institutional 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) 6/12/20
EE(BP)/A TPO

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

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& Hospital, Kharghar,
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& Hospital, Kharghar,
Navi Mumbai - 410210.

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरोमन पॉइंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४२१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.वी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१ (९ लाईन्स)

फॅक्स : ००-९१-२२-७५७ १०६६

संदर्भ क्र. : CIDCO/EE(BP)/ATPOI/1259

दिनांक : 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.
	(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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Navi Mumbai - 410210.

Dean

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

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& Hospital, Kharghar,
Navi Mumbai 410 210

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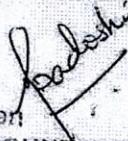
You may kindly go through the conditions appended to this letter and condition No. 2 & 3 of the letter dtd. 12.11.2002, issued by the EO(III)- to be agreed by you. On receipt of your letter, this office shall be in position to process your request for the amalgamation of plots.

Thanking you,

Yours faithfully,


(S.V. Joshi) 12/11/02
Executive Engineer (Bldg. Perm.)
Additional Town Planning Officer

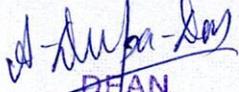
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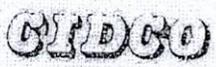

Dean
DR.G.D.POL FOUNDATION
Y.M.T.COLLEGE OF MANAGEMENT
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

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& Hospital, Kharghar,
Navi Mumbai 410 210



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

Recd on 31-1-03

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

YERLA MEDICAL TRUST
INWARD NO. 02
INWARD DATE 31/1/03
INWARD CLERK SIGN. <i>[Signature]</i>

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DR. G.D.P.C. FOUNDATION
Y.M.T. COLLEGE & HOSPITAL
Institutional Area Sector-4,
Kharghar, Navi Mumbai-410 210

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

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

प्रमाणपत्र क्र.

वैद्यकियरित्या 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



महाराष्ट्र शासन

महाराष्ट्र शासन

माध्यमेचे 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 फांऊज्जान से-४, खाद्यार डॉ. जी.डी. पोळ (मान्य)

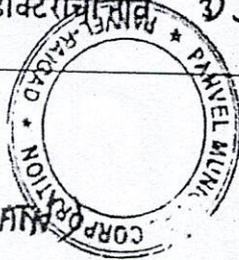
वा.एम.टी. जनरल हॉस्पिटल पनवेल डॉ. रेखा आनंद MB. DGO

मंजूर डॉक्टरांची यादी डॉ. सुरभी सिध्दार्थ
M.D. DGO.

डॉ. विनया सावंत (DNB. DGO)

डॉ. सुकुंद नायक (MD, FTM)

डॉ. मोनाली वावीस्कर (DNB-FTM)



अध्यक्ष
Dr. Ramesh Nikam
M.D (Mum)

दिनांक : 02/04/2019

स्थळ : आरोग्य विभाग / पमपा

तथा वैद्यकीय परिषद ऑफ हेल्थ
Medical Council of Maharashtra
Paharlan
महानगरपालिका स्तरीय समिती

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DEAN

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

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

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 B.A.M&S, L.C.P.S Rno I-8909
has been registered under The Bombay Nursing Home Registration (Amendment) Act
2005 in Respect of Dr. G. D. Pol Foundation Y.M.T Dental College & Charitable
General Hospital
situated at Plot No 18 Seat 4 Institutional Area Kharghar Panvel City
Municipal Corporation and has been authorised to carry on said Nursing Home

Registration No. MH/PMC/H- 172

Date of Registration 03/04/2025

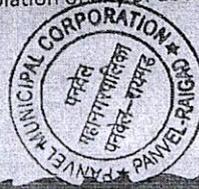
Place PMC

Date of issue 01/04/2025

Terms and Conditions

Facility - MTP Regd. No. 76 TL Regd. No. 76 / PCPNDT Regd. No. —

- 1) Certificate is valid upto 31 / 03 / 2028
- 2) No. of indoor patients Sanctioned 120 Maternity Bed 20 2) ICU Bed — 3) NICU Bed — Total Bed 120
- 3) There should not be any nuisance or health hazards to the neighboring residents other 100 bed
- 4) Hospital waste should be disposed off as per the Biomedical Waste Act, 1998 bed
- 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.



[Signature]
Local Supervising Authority Cum
Medical Officer of Health
Panvel Municipal Corporation

[Signature]
DEAN

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



CERTIFICATE

महाराष्ट्र शासन

सार्वजनिक आरोग्य विभाग

जिल्हा रुग्णालय रायगड - अलिबाग



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

मान्यतेचे प्रमाणपत्र



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

जागेचे नांव

पत्ता आणि इतर वर्णन

मालकाचे नांव

डॉ. जी. डी. पोळ फाऊंडेशन^१ डॉ. जी. डी. पोळ^३ (मालक)

वाच. एम. टी. जनरल हॉस्पिटल डॉ. रेखा मानंद, म.भ. ०५०.

सेक्टर-४, खारघर नवी मुंबई. डॉ. सुदधी सिद्धार्थ, म.भ. ०५०.

डॉ. विनया सावंत, म.भ. ०५०.
डॉ. मुकुंद नायक व डॉ. मोनाली वासिष्ठकर
(MD-Anest) (DNB-ANES)

दिनांक :- 9/4/14

जिल्हा प्रत्येचिकित्सक
CIVIL SURGEON
रायगड, अलिबाग
RAIGAD, ALIBAG

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DEAN
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DEAN
Y.M.T. Dental College
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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, 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

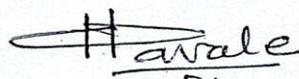
Ref. No. - CVPA/GDPF/DENTAL/1936/2019

Date - 16 - 12 - 2019

CERTIFICATE

This is to certify that 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.



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



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MY
DEAN

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

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A. K. Kulkarni
DEAN

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

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

'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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(K. C. PAVALE)
C. V. PAVALE ASSOCIATES
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A. S. K. Patil
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& Hospital, Kharghar,
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[Signature]
DEAN
Y.M.T. Dental College
& Hospital, Kharghar,
Navi Mumbai - 410210.

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

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.

Hawale



(K. C. PAVALE)
C. V. PAVALE ASSOCIATES
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atul kumar
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Ref. No. - CVPA/GDPF/DENTAL/1936/2019

Date - 16 - 12 - 2019

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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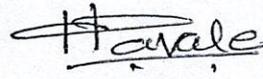


(5) STAFF ACCOMODATION :

- 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

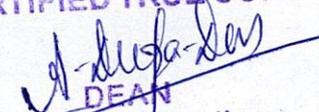
10 FLATS



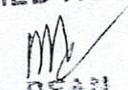
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C. V. PAVALE ASSOCIATES
Architects



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

REGISTERED ARCHITECTS

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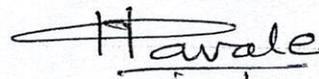
CERTIFICATE

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.

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.

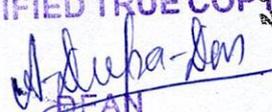




(K. C. PAVALE)
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Architects

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

GROUND FLOOR:

1) <u>Dean's Office</u>	-	1000.00 SFT.
a) Dean's Room	-	600 SFT
b) PA To Dean	-	100 SFT
c) Cashier	-	100 SFT
d) Waiting Area	-	<u>200 SFT</u>
2) <u>Administrative Office</u>	-	800.00 SFT.
3) <u>Registration / Case papers</u>	-	200.00 SFT.
4) <u>Periodontic Dentistry Dept.</u>	-	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	-	<u>150 SFT</u>
5) <u>Oral Surgery Dept.</u>	-	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	-	<u>50 SFT</u>

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A. Sudeep - San
DEAN
Y.M.T Dental College
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6) <u>Oral Medicine Dept.</u>	-	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) <u>Committee Room</u>	-	1000.00 SFT
8) <u>Entrance Hall, Corridors, Lifts, Staircases, Lobbies</u>	-	5189.00 SFT
9) <u>Toilets for Staff & Students (Gents & Ladies)</u>	-	1000.00 SFT
10) <u>Car Park</u>	-	342.00 SFT
 Total constructed Area of Ground Floor		<u>29,981.00 SFT</u>

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MM

DEAN

Y.M.T. Dental College
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A. Deepa-Sen
DEAN

Y.M.T Dental College
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FIRST FLOOR

<u>1) Prosthetic Dentistry Dept.</u>	-	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	-	<u>225 SFT</u>
<u>2) Conservative Dentistry Dept.</u>	-	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	-	<u>250 SFT</u>
<u>3) Corridors, Lifts, Staircases, Lobbies</u>	-	3822.00 SFT
<u>4) Toilets for Staff & Students</u> <u>(Gents & Ladies)</u>	-	1175.00 SFT
Total constructed Area of First Floor	-	<u>28,372.00 SFT</u>

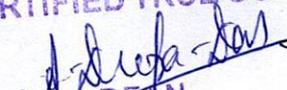
3822.00 SFT CERTIFIED TRUE COPY

1175.00 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

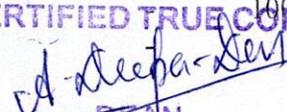
11) **Pathology & Microbiology Lab**

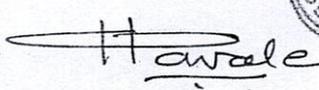
- a) Microbiology Lab - 1350 SFT
- b) H.O.D. Room - 100 SFT
- c) Culture Room - 150 SFT
- d) Staff Room - 100 SFT

12) **Boy's Common Room**

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550.00 SFT.



13) <u>Girls' Common Room</u>	-	200.00 SFT.
14) <u>Library</u>	-	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) <u>Corridors, Lifts, Staircases, Lobbies</u>		3851.00 SFT
16) <u>Toilet for Staff & Students</u> <u>(Gents & Ladies)</u>	-	1400.00 SFT

Total constructed Area of Third Floor

29,981.00 SFT

K. C. PAVALE



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

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

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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.

K. C. Pavale

(K. C. PAVALE)

C. V. PAVALE ASSOCIATES

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A. Deepak
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& Hospital, Kharghar,
Navi Mumbai 410 210

M. N. ...
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Navi Mumbai - 410210.



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

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2) Oral Surgery Dept.

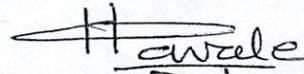
	U.G.	P. G.
1) P. G. Clinic	--	1600 SFT.
2) Patient Waiting Lobby	1100 SFT.	400 SFT.
3) P. G. Clinical Lab	--	--
4) Pre-Clinical Lab	--	--
5) Professor/ HOD Room	--	300 SFT.
6) Reader's Room	--	100 SFT.
7) Lecturer's Room	--	100 SFT.
8) Seminar Room/ Seminar Room	--	300 SFT.
9) Computer Room	--	-
10) 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.

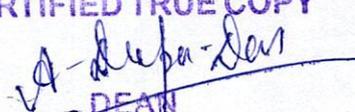


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3) Conservative Dentistry Dept.

	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.

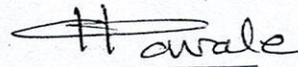
	U.G.	P. G.
1) P. G. Clinic	--	2700 SFT.
2) Patient Waiting Lobby.	500 SFT.	1000 SFT.
3) Respiratory Room	--	100 SFT
4) Seminar Room/ Library	--	550 SFT.
5) Professor/HOD Room	--	300 SFT.
6) Reader's Room	--	150 SFT.
7) Lab P. G.	--	200 SFT
8) P. G. Room	--	200 SFT.
9) Photography Room	--	100 SFT.
10) 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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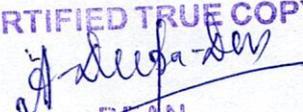
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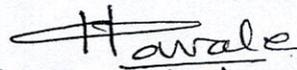
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5) Oral Pathology Dept.

	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.	--
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	4250 SFT.	1850 SFT.

Total Area of Oral Pathology Dept.

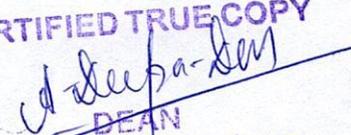
6100.00 SFT.



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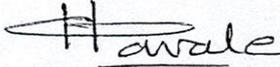
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6) Pedodontic Dentistry Dept.

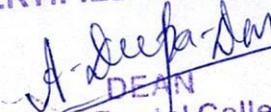
	U. G.	P. G.
1) P. G. Clinic	--	2400 SFT.
2) Patient Waiting Lobby	500 SFT.	1100 SFT.
3) P. G. Clinical Lab	--	200 SFT.
4) Pre-Clinical Lab	150 SFT.	100 SFT.
5) School Clinic	--	200 SFT.
6) Professor/HOD Room	--	400 SFT.
7) Reader's Room	--	200 SFT.
8) Lecturer's Room	--	100 SFT.
9) Seminar Room	--	400 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) Sterilisation 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.	--
	<hr/> 7225 SFT.	<hr/> 7775 SFT.

Total Area of Prosthetics Dentistry Dept. -

15000.00 SFT

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

REGISTERED ARCHITECTS

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

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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

K. C. Pavale

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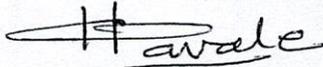
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10) Administrative Block

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.

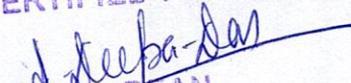
Total Area of Administrative Block

- 3000.00 SFT


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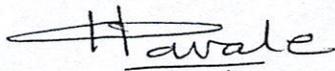
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11) Lecture Halls & Exam Hall

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

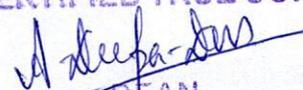
Total Area of Lecture Halls & Exam Hall

4400.00 SFT

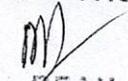

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Navi Mumbai - 410210.

REGISTERED ARCHITECTS

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

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 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.

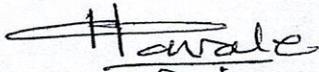
12) Amenities

- 1) Boys & Girls Common Room
- 2) Boys & Girls Locker Room

750 SFT
1600 SFT

Total Area of Amenities

2350 SFT


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



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DEAN

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& Hospital, Kharghar,
Navi Mumbai - 410210.

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DEAN

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

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13) Service Department

- 1) Central Store
- 2) Maintenance Room
- 3) Medical Store
- 4) Compressor & Room For Gas Plant

1400 SFT.
1000 SFT.
400 SFT.
300 SFT

K. C. Pavale

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



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

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

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

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14) Medical Subjects

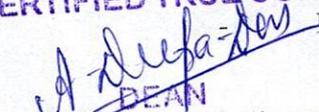
1) <u>Pharmacology Dept.</u>	-	1500.00 SFT
a) Pharmacology Lab	-	1400 SFT
b) Staff Room	-	100 SFT
2) <u>Physiology Dept</u>	-	1150.00 SFT
a) Clinical Haematology Lab	-	1050 SFT
b) Staff Room	-	100 SFT
3) <u>Biochemistry Dept.</u>	-	1500.00 SFT
a) Biochemistry Lab	-	1250 SFT
b) Prep. & instru. Room	-	150 SFT
c) Staff Room	-	100 SFT
4) <u>Anatomy Dept</u>	-	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) <u>Conservative Dentistry</u>	-	3350.00 SFT
a) Pre-Clinical Lab	-	2750 SFT
b) Staff Room	-	100 SFT
c) Casting Lab	-	500 SFT
6) <u>Prosthetic Dentistry</u>	-	3000.00 SFT
a) Pre-clinical Lab	-	2500 SFT
b) Professor's Room	-	100 SFT

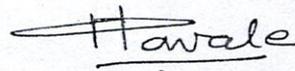
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Navi Mumbai - 410210.

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





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.

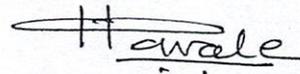
REGISTERED ARCHITECTS

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

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



(K. C. PAVALE)

C.V.PAVALE ASSOCIATES

Architects

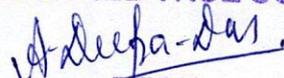


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Navi Mumbai - 410210.

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& Hospital, Kharghar,
Navi Mumbai 410210

C. V. PAVALE ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, VALUERS

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REGISTERED ARCHITECTS

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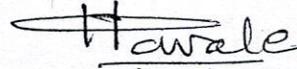
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15) Store Room

1) Store Room 800 SFT.

Total Area of Store - 800.00 SFT



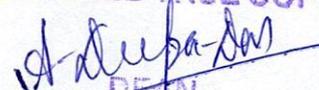
(K. C. PAVALE)

C.V.PAVALE ASSOCIATES

Architects



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& Hospital, Kharghar,
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& Hospital, Kharghar,
Navi Mumbai - 410210.



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
3. Authorization/renewal of authorization under Bio-Medical Wastes Management Rules, 2016 as amended, Hazardous waste (M,& TM)n Rules, 2016, in connection with my/our/existing/proposed activity from the premises as per the details given below.

1.General Information

UAN No:
MPCB-CONSENT-0000264427

Application submitted on:
24-10-2025

Industry Information

Industry Type: R30 Health-care Establishment (as defined in BMW Rules)
Category: Red
Scale: S.S.I

Consent To: Operate (Plain Renewal)
Submit to: SRO - Raigad I

Consent to Establish Details

Consent to Establish No.	Consent to Establish date	Consent to Establish Valid Upto
	01-01-1970	01-01-1970
Previous Consent No.	Previous Consent date	Previous Consent Valid Upto
Format1.0/CAC/UAN No.0000138018/CR/2303001812	24-03-2023	31-12-2025

Particulars of Applicant (Owner/Occupier/Any other Authorised Person)

First Name Mrs. KANCHAN
Father / Husband Name GOPA

Mobile No 8291262322
Telephone/Fax

PAN No AAATY0045K
Address Plot no 16,16A,18, Sector 4, Kharghar, Tal. Panvel, Dist. Raigad

Last Name KUMAR
Designation ADMIN OFFICER

Email aodrgdpol@gmail.com
Aadhar No 619350123808

Pin Code 410210

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A. Deepa-Dan
DEAN

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

2. Health Care Facility (HCF) Information

a) Name of the Health Care Facility

Dr. G. D. POL FOUNDATION

b) Address for Correspondance

Pin Code

410210

District

Raigad

City/Town

Panvel

Survey/Gut No.

16 16A 18

Name of premises /Building

Dr G D POL FOUNDATION

Road/Street

SECTOR 4

Area/Locality

Kharghar

Email

aodrgdpol@gmail.com

Website URL

www.drgdpolfoundation.org

c) Onwership of Facility

Private (Ownership under trust)

Name of the Trust / Company

DR G D POL FOUNDATION

Land Ownership

Self Owned

d) Month and year of commissioning of the HCF

13/03/1993

e) Area of the Facility / Hospital

i) Total plot area (in square meter)

28972

ii) Built up area (in square meter)

24207

iii) Open Plot Area (Sq.Mtr)

12000.00

f) Enter Latitude and Longitude of site (In degrees)

Latitude (In degrees)

19.02

Longitude (In degrees)

73.03

g) Does HCF have Operation Theatre

No

Number of OT

2

h) Does HCF have Laundry facility in premises

Yes

No of Washing Machines

1

Capacity (Kg/Cycle)

30.00

i) Does HCF have Canteen/Cafeteria facility in premises

Yes

Area (Sq.Ft.)

200.00

Water Consumption/day (CMD)

2.00

No of Cafeteria

2

j) Does HCF have Hostel/Residential quarters in premises

Yes

Nos

2

Area (Sq.Ft.)

3742.74

Total No. of Rooms / Quarters

110

Total No. of Persons / Residential Total Water Consumption (CMD)

198

15.84

3. BMW Authorization Details

a) Type of health treatment system

Medicine,Dental,Ayurved,Homeopathy,Physiotherapy

b) Bombay Nursing Home Registration Details

Total number of Beds

BNH Registration Number Valid Upto

First Issued Date

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A. Supakar
DEAN

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

Certificate issuing Authority

Medical Officer or Health Officer of Municipal Corporation

c) Diagnostic and Pharma Facilities available in Premises

Pathology Lab	Yes	Average Samples/day	28
Blood Bank	No		

d) Whether HCE intended to Sale / Handover liquid BMW for R&D purpose

No

Category wise Bio-Medical Waste Collected ,Treated,Disposed			
Sr. No	Category	Type of Waste	Quantity not to exceed (Kg/M)
1	Yellow	a) Human Anatomical waste	77.00
		b) Animal Anatomical Waste	60.00
		c) Soiled Waste	65.00
		d) Expired or Discarded Medicines	30.00
		e) Chemical Waste	90.00
		f) Chemical Liquid Waste	55.00
		g) Discarded linen, mattresses, beddings contaminated with blood or body fluid.	120.00
		h) Microbiology Biotechnology and other clinical laboratory waste	35.00
2	Red	Contaminated waste (Recyclable)	25.00
3	White (Translucent)	Waste sharps including Metals	28.00
4	Blue	a. Glassware	45.00
		b. Metallic body implants	500.00

Do you Have Equipment Installed for Pretreatment of Yellow (g), (h) Category Waste

No

Whether you have establish a Bar-Code system for Bag or Containers containing Bio-Medical waste

No

Common Facility Membership Details (CTF)

CTF Name

M/s.Mumbai Waste Management Ltd., Taloja

Membership Number

NVM0514 NVM 2799 NVM 0120

Issued Date

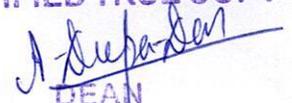
31-03-2026

4.Consent Details

a) Sources of Water

i) Surface Water Yes

Name of the water supply **Water Consumption Quantity (CMD)**
 PANVEL MUNICIPAL CORPORATION 175

ii) Ground Water No**iii) Tanker Water** No**CERTIFIED TRUE COPY**


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 Navi Mumbai 410 210

b) Water Consumption Details

Raw Water (CMD)	Recycle Water (CMD)	Total Water Quantity Requirement (CMD)
175		175.00

c) Water consumption for different uses (CMD)

Purpose	Consumption	Effluent Generation	Disposal
Domestic Purpose	175	140	Recycle, On Land For Gardening
Pathology Laboratory, Floor washing, Operation Theater	0	0	On Land For Gardening
Laundry	0	0	On Land For Gardening
Industrial Cooling, spraying in mine pits or boiler feed	0	0	NA
Total	175.00	140.00	

d) Waste Water Treatment

Have you installed STP or ETP

Yes

1. Sewage Treatment Plant: Yes
2. Effluent Treatment Plant: Yes
3. Combined Treatment Plant: No

Sewage Treatment Plant

Capacity(CMD)

150.00

Preliminary: Yes Preliminary Treatment: Grit Chamber, Oil & Grease Removal

Primary: Yes Primary Treatment:

Secondary: Yes Secondary Treatment: Activated Sludge Process (ASP), Moving Bed Bio Reactor (MBBR)

Tertiary: Yes Tertiary Treatment: Sand & Carbon Filter, Chlorination, Ozone Treatment

Advance: No Advance Treatment:

Effluent Treatment Plant

Capacity(CMD)

5

Preliminary: Yes Preliminary Treatment: Bar Screens, Grit Chamber

Primary: Yes Primary Treatment: Neutralization Tank, Primary Clarifier / Settling

Secondary: No Secondary Treatment:

Tertiary: Yes Tertiary Treatment: Sand & Carbon Filter, Chlorination

Advance: No Advance Treatment:

e) Other waste generation details

1) Municipal Solid Waste

a) Biodegradable Waste(kg/day)

4.71

b) Recyclable Waste(kg/day)

3.50

c) Domestic Hazardous Waste(kg/day)

2.10

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A. Deepa-Dam
DEAN

Air Pollution

Whether D.G. Set Installed

Yes

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Capacity(KVA)	Make	Fuel Used	Fuel QTY	Unit	Stack Height in meter	Acoustic Enclosure for noise control

320	Kirloskar	Diesel	67.20	Ltr/H	4.50	NO
-----	-----------	--------	-------	-------	------	----

Do you have Boiler Installed

No

Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder\etc. As per Central Board Publication "Emission regulations Part-III" (December, 1985)

Port hole

No

Platform

No

Ladder

No

Parameter	Permissible Limiting concentration	Latest 3 Sampling Dates		
		1st Date	2nd Date	3rd Date
		NA	NA	NA
Particulate matter	50 mg/Nm3	0	0	0
Nitrogen oxides	400 mg/Nm3	0	0	0
HCL	50 mg/Nm3	0	0	0
Total Dioxins and Furans	0.1 ng TEQ/Nm3 (at 11% O2)	0	0	0
Hg and its compounds	0.05 mg/Nm3	0	0	0

Whether you have provided Online Continuous Emission Monitoring Systems (OCEMS)

No

Quantity of ash generated from Boiler (Tonnes/ month):

Mode of Disposal of Boiler ash

Provision Of Alternate Electric Supply

No

Separate Electricity Meter Provided to Pollution control Devices

No

Hazardous Waste

CHWSDF Details

CHWTDF Facility Name

NA

CHWTDF Membership Number

0

Hazardous Waste Details		
Description	Waste Category	Quantity in MT/Month
Incineration Ash	37.3	0
STP/ETP	35.3	0
Used Oil		0

Non-Hazardous Waste aspect

Description	Quantity	UOM	Treatment	Treatment	Remarks
-------------	----------	-----	-----------	-----------	---------

5. Additional Information

Do you have Bio Medical Waste Management Committee Constituted

Yes

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(Signature)
DEAN

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

Average Cost (O & M) for ETP/STP

Average Cost of APCD Rs/Year

Brief details of tree plantation/green belt development within applicant's premises

Open Space Availability

Plantation Done On

Number of Trees Planted

150

Whether Environmental Statement submitted

No

Environmental Statement submitted Date

01-01-1970

Any other additional information that the applicants desires to give

Do you have Infection Control Committee Constituted

Yes

6. Financial Details

Is there any Bank Gurantee impose on you during previous Consent/Authorization period.

No

Bank Gurantee Number	Date	Valid Up To	Amount	Bank Name	Branch
0	01-01-1970	NA	0	NA	NA

Additional Bank Gurantee Details, if Any					
Bank Gurantee Number	Date	Valid Up To	Amount	Bank Name	Branch
0	01-01-1970	NA	0	NA	NA

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A. Sheela Devi
DEAN

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

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

RED/L.S.I

No:- Format1.0/CAC/UAN No.0000138018/CR/2303001812

Date: 24/03/2023

To,
Dr. G. D. POL FOUNDATION,
Plot No. 16, 16A, 18, Sector 4, Kharghar,
Tal. Panvel, Dist. Raigad.
Email: aodrgdpol@gmail.com
Contact No.: 8291262322



Your Service is Our
Duty

Grant of Renewal of combine Consent and BMW Authorization (CCA) with increase in CI under the provisions of Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Bio-Medical Waste Management Rules, 2016 as amended and Hazardous Waste (M & TM) Rules, 2016.

- Ref:**
1. Previous Combine Consent and Bio-Medical Authorization granted by the Board vide dated 16.05.2019 which was valid up to 31.12.2020.
 2. Your application for Combine Consent and Bio-Medical Authorization vide UAN No. 138018, dated 29.04.2022.
 3. The minutes of Consent Appraisal Committee meeting dated 09.03.2023.

After examining the proposal, The Maharashtra Pollution Control Board hereby Renew Combined Consent and BMW Authorization to HCE under Section 25/26 of the Water (P&CP) Act, 1974, Section 21 of the Air (P&CP) Act, 1981 and Bio-Medical Waste Management Rules, 2016, and Authorization under Rule 5 of the Hazardous Wastes (Management & Transboundary Movement) Rules, 2016 respectively, under Environment (Protection) Act, 1986, subject to terms and conditions as specified below and in the **Schedules(I-IV) and Annexures (I-II)** enclosed in this order.

1. This CCA shall be in force for a period From **31-12-2020 To 31-12-2025**
2. The capital investment of the HCF is **₹7682.76** Lakhs (As per C.A Certificate Submitted by HCF)
3. HCF Area: - Plot Area 28972.00 M² with Built-up area 24207.00 M².
4. **Activities Included**

a. Total Number of Beds : **440 Nos.** (As per BNH certificate no. MH/PMC/H-172, 173, 174 valid upto 31-03-2023)

- I. General Beds : **380 Nos**
- II. Maternity Beds : **60 Nos**

5. Conditions under the Water (P&CP) Act, 1974:-

1. Quantity of total water consumption shall not exceed 18100 M³/day. You shall not use the ground water without obtaining prior permission of Central Ground Water Authority.

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M. J. Vandebar
DEAN

Y.M.T Dental College
& Hospital, Kharghar,

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

10. You shall not undertake Modifications/ Upgradation in existing facility without obtaining prior Environment Clearance under the Provision of EIA notification, 2006 Or Consent to Establish from the MPC Board as applicable.
11. Any unauthorized change in Location, Name, personnel, equipment or working conditions as mentioned in the application by you shall constitute a breach of this CCA. In case of any change you shall apply fresh for CCA or amendment as applicable.
12. You shall not Rent, Lend, Sell, Transfer or Close Down the facility or otherwise transport / Handover the Bio-Medical waste generated for any other purpose without obtaining prior written permission of the MPC Board.
13. This Board reserves the right to review, amend, suspend, revoke, or change any of the conditions applicable under this CCA and the same shall be binding on the HCE.
14. You shall maintain records of MPC board Officers visit and shall obey all the lawful instructions issued by the Board Officers from time to time.
15. Any violation of provisions of BMW Management Rules, 2016 as amended shall attract the penal provisions of Environment (Protection) Act, 1986 and Violations under the provisions of Water (P&CP) Act 1974, Air (P&CP) act 1981 shall attract provisions of respective act including closure of the facility and prosecution.
16. This CCA shall not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies as applicable.
17. HCE shall properly operate the ETP & STP to achieve the consented norms.
18. HCE shall submit BGs as per HCE BG regime.

This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: Dr. Y.B.Sontakke
Joint Director(WPC) & InCharge Of CAC-Cell
For and on behalf of
Maharashtra Pollution Control Board
cac-cell@mpcb.gov.in
2023-03-24 18:00:56 IST

Received Consent/Authorization fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	375000.00	MPCB-DR-11933	17/05/2022	NEFT
2	627877.00	TXN2303003426	21/03/2023	Online Payment
3	700000.00	TXN2303003424	21/03/2023	Online Payment
4	45000.00	TXN2205001313	11/05/2022	Online Payment

Copy to:

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad I
- - They are directed to ensure the compliance of the consent conditions.
SRO They are directed to ensure the compliance of the consent conditions.
2. Cheif Accounts Officer, MPCB, Sion, Mumbai
3. I/C EIC- for record & website updating purpose
4. CAC Desk - for record & updation purposes.

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A. Deeba-Dew
DEAN

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Navi Mumbai 410210

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M.J. Vandevas
DEAN

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

Conditions under Water (P & CP), 1974 Act: (Refer Condition No. 5)

A. Water Consumption Details:-

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	175.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	6.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Other such as agriculture, gardening, etc.	0.00

B. Conditions for Sewage & Effluent Generation, Treatment and Disposal:-

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Domestic Sewage	140	As per clause 'C'	Recycle to maximum extent & remaining on land for gardening
2	Trade effluent	5.0	As per clause 'C'	As above

C. You shall operate the combined waste water treatment plant of adequate design and capacity to treat the domestic sewage and trade effluent so as to achieve the following standards as prescribed below under E (P) Act, 1986 and Rules made there under and recycle treated effluent after achieving standard prescribed below.

Sr. No.	Parameters	Discharge Standards applicable
		Limiting Concentration in mg/except for pH
1	pH	6.5-9.0
2	Oil & Grease	10
3	BOD (3 days 27°C)	30
4	COD	250
5	Total Suspended Solids	100
6	Bio-Assay Test	90 % survival of fish after 96 hours in 100 % effluent

- D. 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.
- E. You shall provide Primary/ Secondary/ tertiary treatment system and disinfection facility.
- F. The Applicant shall obtain prior consent of the Board to take steps for Expansion/Modification of any treatment and disposal system or an extension or addition thereto.
- G. You shall provide Specific Water Pollution control system as per above conditions and conditions of Environmental Clearance, if applicable.

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Annexure - II

Terms & conditions for Incinerator(s) and D.G. Set(s) under Air (P & CP) Act, 1981 and Bio Medical waste management Rule, 2016: (Refer Condition No.6)

1. You shall observe following fuel pattern and erect following stack (s):

Sr. No.	Stack Attached to	Fuel Type	Quantity	Stack Height (Mtr)
1	DG Set 320 KVA	HSD	67.20 Kg/Hr	4.50

2. The Applicant shall obtain prior permission of MPC board for providing additional control equipment with necessary specifications and operation thereof or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
3. 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, either in whole or in part as necessary).
4. Conditions for D.G. Set:-
- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically for control of noise.
 - 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.
 - You shall make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - 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.
 - D.G. Set shall be operated only in case of power failure.
 - The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - The applicant shall comply with the notification of MoEFCC dated 17.05.2002 regarding noise limit for generator sets run with diesel.
5. 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.

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SCHEDULE-I**Authorization for Management of Bio-Medical Waste (Category and Quantity)**

The authorization is granted for Generation and Segregation of BioMedical Waste (BMW) in waste categories and quantities listed here in below:

Sr. No	Category	Type of Waste	Quantity not to exceed (Kg/Month)	Segregation Colour coding	Treatment & Disposal
1	Yellow	a) Human Anatomical waste	77.00	Yellow coloured non- chlorinated plastic bags.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
		b) Animal Anatomical Waste	60.00		
		c) Soiled Waste	65.00		
		d) Expired or Discarded Medicines	30.00		
		e) Chemical Waste	90.00		
		f) Chemical Liquid Waste	55.00	Separate collection system leading to effluent treatment system.	
		g) Discarded linen, mattresses, beddings contaminated with blood or body fluid.	120.00	Yellow coloured non - chlorinated plastic bags or suitable packing material.	
		h) Microbiology Biotechnology and other clinical laboratory waste	35.00	Autoclave safe plastic bags or containers.	
2	Red	Contaminated waste (Recyclable)	25.00	Red coloured non chlorinated plastic bags or containers.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
3	White (Translucent)	Waste sharps including Metals	28.00	Puncture proof, Leak proof, tamper proof container.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
4	Blue	a) Glassware	45.00	Puncture proof, Leak proof with Blue coloured marking.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF Mumbai Waste Management Ltd, Taloja, Navi Mumbai.
		b) Metallic body implants	500.00		

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Responsibilities of the Health Care Facility

1. You shall handover Bio Medical waste only to MPCB Authorized Common Bio medical waste treatment and Disposal facility **Mumbai Waste Management Ltd, Talaja, Navi Mumbai** and maintain records thereof for 5 years.
2. You shall establish bar code for handling of bio-medical waste.
3. You shall ensure segregation of Bio-Medical Waste in colour coded bags as per BMW Management Rules, 2016
4. You shall not store Bio Medical waste beyond 48 hours from the generation.
5. You shall use only non-chlorinated plastic coloured bags.
6. You shall ensure use of colour coded bins and bags for segregation of BMW as required under BMW Management Rules 2016.
7. You shall not mix General/other Solid waste with Bio Medical Waste.
8. You shall ensure segregation, treatment and disposal of General / Other Municipal solid waste as per Solid Waste Management rules, 2016.
9. You shall pay the charges to authorized Common Bio Medical waste Treatment and Disposal facility for its services as agreed upon during the membership registration or as amended.
10. You shall comply and strictly abide with the conditions stipulated in BMW Management Rules, 2016 as amended time to time.
11. You shall handover Plastic / Metal waste (BMW) to Common Bio medical waste treatment and Disposal facility allocated to you for treatment & disposal or plastic/metal recycler authorized by MPCB for BMW Handling and maintain records thereof & submit to MPCB in Annual report.
12. You shall provide training to all workers involved in handling of bio-medical waste at the time of induction and at least once a year thereafter and maintain record thereof.
13. You shall undertake appropriate medical examination of all BMW Waste handlers & staff at the time of induction and at least once in a year and immunize all involved in management of Bio Medical Waste for protection against diseases, including Hepatitis B and Tetanus, that are likely to be transmitted while handling bio medical waste and maintain the records for the same.
14. You shall ensure use of personal protective Equipment such as Heavy Duty Gloves (Workman's Gloves), Gum Boots or safety shoes for waste collectors, Face mask, Head Cap, Splash Proof Gowns or aprons etc., Disposal gloves by waste handlers.
15. You shall develop and operate own website. The website should be uploaded on monthly basis with all the information relating to Bio-Medical waste management including this CCA and other permission and report.
16. You shall maintain all record for Generation, for a period of five years and produce whenever asked by MPCB authorities.
17. The occupier and operator of a Health Care Establishment shall be liable for all the damages caused to the environment or the public due to improper handling of bio-medical wastes.
18. You shall ensure submission of Annual Report of BMW for the period Jan to Dec, including category and quantity of BMW Generated and Disposed in Form IV for preceding year before 30th June of every year to the Regional Office, MPCB, Raigad and uploading the same to MPCB Portal (<https://www.ecmpcb.in/>).

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SCHEDULE-III**Bank Guarantees**

1. Bank Guarantee imposed to ensure timely compliance, to be observed by operator.

Sr.No	Activity / Condition to be Complied	Compliance Timeline (Months)	Bank Guarantee Amount
1A	Operation and Maintenance		
1	To Segregate and Handle BMW as per Rule	Continuous	50,000.00
2	Towards Operation and Maintenance of STP/ETP to achieve prescribed discharge standards	Continuous	50,000.00
1B	Records		
1	To Maintain records of BMW and submission of Annual Report in Form -IV before 31st June of every year	Continuous	25,000.00
2	To maintain records of BMW material delivered to CBMWTSDf	Continuous	25,000.00
2	Performance		
1	To provide BMW separate storage facility as per guidelines of CPCB	Continuous	50,000.00
Total			2,00,000.00

Note: You shall extend the previously submitted Bank Guarantee valid upto the validity of this CCA + 4 months additional.

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General Conditions

The following general conditions shall apply:-

1. You shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2. Whenever due to any accident or other unforeseen act or event, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith reported to Board, concerned Police Station, Executive Engineer MIDC and Local Body. In case of failure of pollution control equipment's, the process connected to it shall be stopped.
3. You shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control operation to abide by terms and conditions of this consent.
4. You shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 15 of the Environment (Protection) (Second Amendment) Rules, 1992.
5. You shall comply with the Hazardous Waste (M, H & TM) Rules, 2016 and submit the Annual Returns as per Rule 20(2) of Hazardous Waste (M, H & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year to Regional Office, Raigad.
6. You shall engage qualified staff/personnel/agency to see the day to day compliance of consent & authorization condition towards Environment Protection.
7. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the Terminal manholes. No effluent shall find its way other than in designed and provided collection system.
8. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the HCE.
9. 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.
10. You should not cause any nuisance in surrounding area. You shall maintain good housekeeping.
11. You shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement 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.
12. The non-hazardous solid waste arising in the HCE 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.

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13. You shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification Dated. 16/11/2009 as amended.
14. You shall submit an official e-mail address and any change will be duly informed to the MPCB.
15. You shall observe provisions of E-waste (Management) Rules 2016 & as amended time to time and Batteries (Management and Handling) Amendment Rules, 2010.
16. An inspection book shall be opened and made available to the Board's officers during their visit to the HCE.
17. In case you use/ handle/ generate the cytotoxic waste you shall strictly adhere to the standards/ SOPs applicable and waste shall be labelled specifically as "Cytotoxic Waste" with symbol on waste containers/ bags and shall handover to BMW CTFs.
18. You shall obtain required permissions from competent authority for radio active material user/ handling/ disposal of waste before commencement of such activity.
19. The Energy source for lighting purpose shall preferably be LED based.
20. You shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
21. You shall provide personal protection equipment as per norms of Factory Act 1948
22. You are responsible to submit application for renewal of Combined Consent & Biomedical Waste authorization before 60 days of expiry.

This certificate is digitally & electronically signed.

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