

Date: 05/09/2025

To,
Estate Officer (I)
CIDCO Ltd, CIDCO Bhavan,
CBD Belapur, Navi Mumbai.

SUB: Grant of NOC to avail additional FSI over and above the Basic FSI Institutional Area on Plot No. 16, 16A & 18, Sector-04, Kharghar, Navi Mumbai, as per UDCPR: For M/S. DR. G.D. POL FOUNDATION.

Sir,

The proposal referred above for proposed Development Permission of Educational building on the plot mentioned above, FSI details given below: -

Sr. No.	Particular		FSI	AREA IN (SQ.MT)
A	PLOT AREA AS PER AGREEMENT TO LEASE			28972.250
B	BASIC PERMISSIBLE BUA AS PER AGREEMENT TO LEASE	A X 1.10	1.10	31869.475
C	TOTAL POTENTIAL (2.5)	A X 2.50	2.50	72430.625
D	EXISTING AREA			28877.110
E	REMAING BASIC AREA (28972.250 - 28877.110)	A - D		95.140
F	PERMISIABL FSI ON PAYMENT OF PREMIUM	A X 0.50	0.50	14486.125
G	PROPOSED FSI ON PAYMENT OF PREMIUM	A X 0.10	0.10	2897.225
H	ANCILARY AREA ON PREMIUM AREA	G x 0.80	0.80	2236.658
I	ANCILARY AREA ON BASIC REMAINING FSI	E X 0.80	0.80	76.112
J	TOTAL ANCILARY (APPLIED FOR AND IS IN PROCESS)	(H + I)		2312.770
K	TOTAL PREMIUM (APPLIED FOR AND IS IN PROCESS)			2897.225
L	TOTAL ANCILLARY (TO BE PURCHASED)			222.22
M	TOTAL PREMIUM (TO BE PURCHASED)			277.78
O	TOTAL (ANCILLARY + PREMIUM TO BE PURCHASED)	L + M		500.00

In view of above, please release the NOC for TOTAL AREA TO PURCHASE = 500.00 SQ.MT.

Thanking you,
Yours sincerely,

Architect P. Vashti
M/s. DESIGNO ARCHITECTS

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

MAHAVIR ICON, B - 206/207, Plot No.: 89/90 Sector: 15, CBD Belapur, Navi Mumbai, Maharashtra - 400614

☎ (022) 3551 9527 / 4519 2966 / +91 90828 02608

🌐 www.designoarch.com

✉ adminmgr@designoarch.com

✉ md@designoarch.com

Land Details



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/PLNG/BP/2023/4378

Date : 01/09/2023

To,
The Chairman,
Nimisha Prakash Mhatre Foundation,
Plot no-19, Institutional Area,
Sector-4, Kharghar, Navi Mumbai

Sub- Development/FSI potential of Plot no-19, Sector-4, Kharghar, Navi Mumbai

Ref- Your letter no. NPMF/2023-24 received in this office on 29.08.2023

Dear Sir,

This office is in receipt of letter referred above with request to inform the maximum development possible on the subject Plot as per provisions of UDCPR.

In this regard it is to inform you that, as per record of this office, Agreement to Lease for Plot No. 19, sector 4, Kharghar, Navi Mumbai, admeasuring 20,000.04 Sq.M. has been executed by and between CIDCO and M/s. Nimisha Prakash Mhatre foundation on 08.12.1998, for the purpose of establishing General -cum-Multi super specialty Hospital with basic FSI of 1.00.

The Government of Maharashtra, vide Notification dated 2/12/2020 had made applicable 'Unified DC&PRs of Maharashtra' for CIDCO area. As per Regulation No 7.0 of UDCPRs, read with Regulation No 6.13 & Table 6G, Maximum building potential of the subject plot including in-situ FSI is 2.5. Further as per Note 1 of Table 6G, ancillary area FSI to the extent upto 80% is permitted on the FSI for which permission is sought under UDCPRs.

In view of above, the maximum building potential of the plot as per provisions of UDCPR will be 50000.1 Sq.M (i.e 2.5*20,000.04 Sq.M) +80% Ancillary area on the built-up area for which permission will be sought as per UDCPRs. This shall be subject to seeking NOC for additional FSI from CIDCO.

The above letter is issued based on your request and shall not be considered as commitment for grant of development permission. For seeking development permission, application in prescribed format under provisions of MR&TP Act, 1966 along with all necessary documents and NOCs from Competent Authorities shall be submitted on-line. It may also be noted that, no construction shall be carried out at site without seeking prior permission from this office.

A. L. Dube - San
DEAN

Bhushan Chaudhari
01/09/2023
Bhushan Chaudhari
Associate Planner (BP)

Y.M.T. Dental College

Institutional Area,

Sector -4, Kharghar,

Navi Mumbai - 410 210

In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

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

W. Dufra-Dan

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

50 Rs.



22029

21 FEB 2001

Yerala Medical Trust & Research centre
Kharghar

CPA

Agreement to Sell Lease

Between
M/s. CICO of
Mahara. Id.

Shri/Smt Yerala medical Trust & Research
Centre

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

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

पं. सं. नं. ३२

दिनांक २२/०२/२००९

२

मुद्रांक अधिनियम १९५८ के अन्तर्गत ३२ मुद्रांक प्रमाणित करणार्थ
है जो सार भाषांतरात्तु नाम ८०, ६०५/ () खान्दो

पत्राचार की ५०८ (पत्राचार)

पत्राचार नं. १२९ दि. १२/२/२००९ रोजे
मुद्रांक करणार्तु आली खादे

चौकीद हजारे सहाय पाव

पत्रांक अधिनियम १९५८ की अनुसूची २ के अन्तर्गत ३१ (४)

पत्रांक अनुसूची २५ ब (१) अन्तर्गत देव जगु १ मुद्रांक पत्राचार करणार्तु

पत्रांक नं. १२९ दिनांक १२/२/२००९ अन्तर्गत भारतीय स्टेट बैंक

पत्राचार के श्री. येरला मेडीकल ट्रस्ट आर्गेनिसिज के

मार्ग जमा केली आहे विश्वव्यापी डॉ. छल. की. पारीय

प्रमाणपत्र मुद्रांक अधिनियम १९५८ के अनुसूची २ के अन्तर्गत

आपनी पत्राचार प्रमाणित केले आहे

मुद्रांक जिल्हाधिकारी

रायगड-अलिबाग



दिनांक १२/०२/२००९

दिनांक १२/०२/२००९

मुद्रांक जिल्हाधिकारी

रायगड-अलिबाग

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

- 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")
- 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.
- 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.

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

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4,
Kherghar, 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

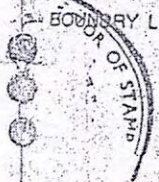
THE AREA OF 47.2-00 SQ. METERS OUT OF SECTOR NO. 4

PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel, DISTRICT

Rajur EARMARKED FOR High educational complex

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

BOUNDARY LINE.



HANDED OVER

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

TAKEN OVER

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES

NO. 410 210

A. Dupa-San

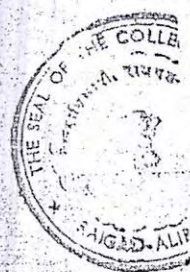
DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai - 410 210

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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 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.

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Gurp
Asst. Estate Officer
GIDCO LTD. (H. Q.)

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

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

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

NOT A DEMISE

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

SUBMISSION OF PLANS FOR APPROVAL

- a) That the Licensee will within six months of the date hereof submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at its own cost and as often as it may be called upon to do so, amend all or any such plans and elevations and if so required will produce the same before the Town Planning 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 One.
- ii) The Maximum height upto which the building shall be constructed shall be 30.10 metres.

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

[Signature]
CHAIRMAN
YERALA MEDICAL TOWN PLANNING CENTRES
Plot No. 18, Sector 18-A,
Kharghar, Navi Mumbai - 410 210

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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.

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 LIMITS FOR COMMENCEMENT 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.

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

BDA ...5...
CHAIRMAN
VERAIA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 18, Sector No. 4,
Kharghar, Navi Mumbai 410 210

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

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RATES AND TAXES

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

PAYMENT OF SERVICE CHARGES

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

Assit. Estate Officer
CISCO LTD. (H. Q.)

CHANDRAN
VERALA MEDICAL TRUST RESEARCH CENTRES
Plot No. 10, Sector No. 4,
Kharighar, Navi Mumbai - 410 210

...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 the name against damage by fire an amount equal to the cost of such building and will on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

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

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

3-A It is hereby expressly agreed by the Licensee that the Licensee shall not until the grant of the lease of the said land as provided hereinafter, commence conducting Colleges of Ayurveda, Homeopathy and Dental. Agreed hereby to be established on the said land the Licensee shall in conducting such Colleges of Ayurveda, Homeopathy and Dental subject to the following conditions:-

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

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

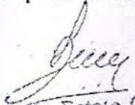
[Signature] CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, Sector No.4,
Kharghar, Navi Mumbai 410 210

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

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

- c) The College of Ayurveda and Homeopathy and Dental shall employ competent staff.
- d) The Colleges of Ayurveda and Homeopathy and Dental shall be conducted for charitable purpose and not for profit.
- e) Three members of a body to be appointed by the Licensee to manage or govern the *higher educational complex* shall be nominated by the Corporation and such persons shall have the same rights, powers, privileges and immunities as other members of the said governing body or the Committee of Management and the regulations or bye-laws of the Licensee shall provide accordingly and shall, if necessary, be amended to provide for such nomination and the said provision shall not be amended or altered without the previous written permission of the Managing Director of the Corporation.
- f) The Corporation Shall be entitled to issue to the Licensee such directions as the Corporation may 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.


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


CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 15, Sector 15, A,
Kharghar, Navi Mumbai - 410 210

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POWER TO TERMINATE AGREEMENT

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

POWER OF CORPORATION.

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

TO ENTER UPON LAND.

- a) The right to the Managing Director and Officer and servants of 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 (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants 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 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

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

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

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

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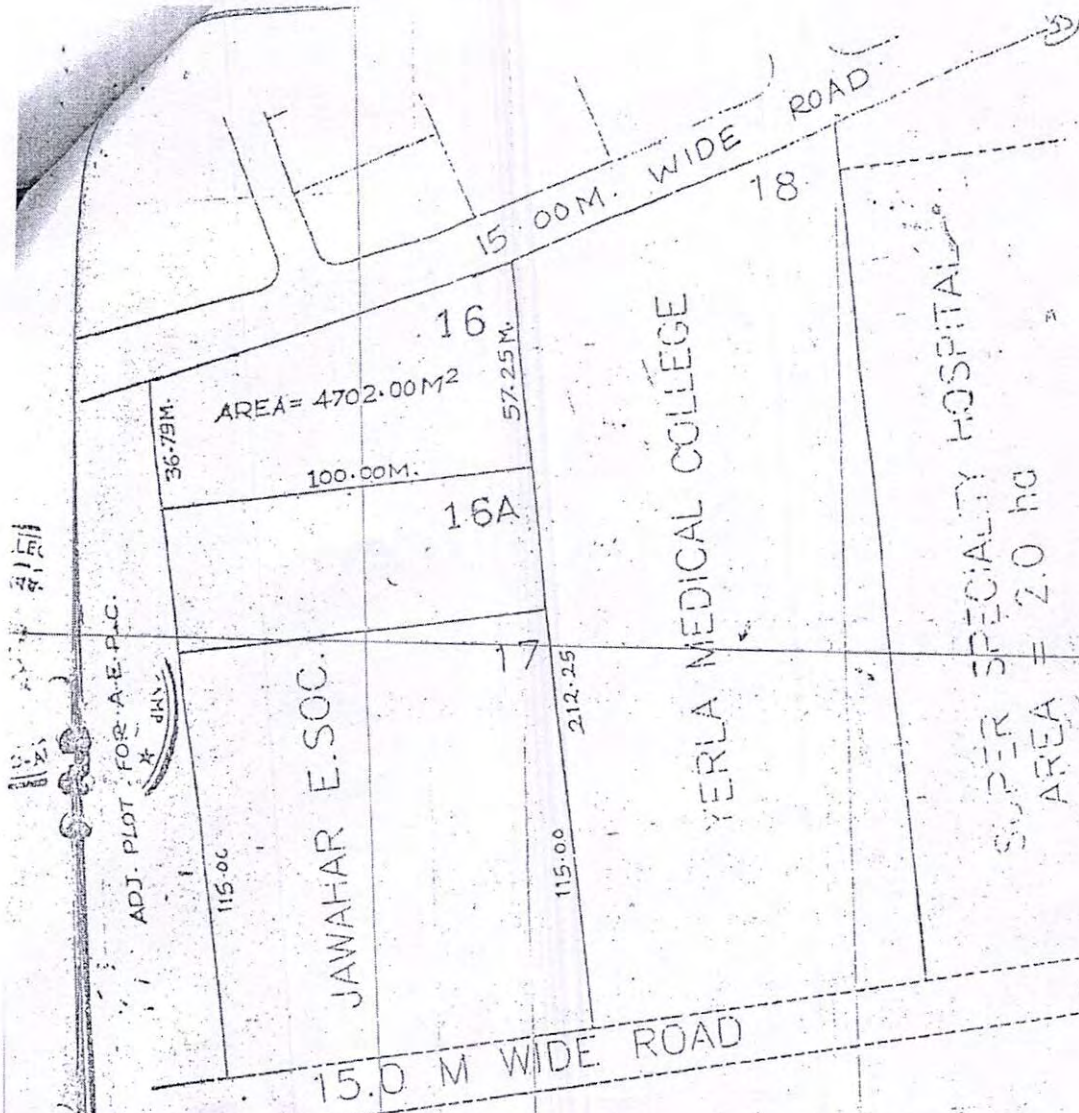
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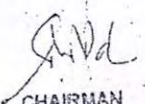
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 Asstt. Estate Officer
 CIDCO LTD. (H. Q.)


 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 [ADJ. PLOT]
 IN SECTOR NO. 4, KHARGHAR NODE.

33

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.

COMPPLICANE 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

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

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

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

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

SIGNED AND DELIVERED BY THE
WITHIN NAMED LICENSEE YERALA
MEDICAL TRUST & RESEARCH CENTRE
BY DR. GAJANAN .D. POL

In presence of

1) J. D. mham

2) R. K. Veta

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

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

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

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

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दस्तावेजाचा प्रकार

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लिखित करार रु 2000000/-

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खासीलप्राप्तीची दिनांक:-

नोव्हेंबर 2000

नवम्बर 2000

प्रमाणित नवम्बर 2000

दस्तावेजाचा

CHAIRMAN

TERALA MEDICAL TRUST & RESEARCH CENTRES

नवम्बर 2000 (कालांतराने)

गोप्य किंवा निरीक्षण

संख्या-2000 अन्वये

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नावे नोव्हेंबर 2000 आलेले पाठ्याला

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इतर फाचा अनुसूचा

१. बाबा गोंदणी फी अनुसूचेद सातरा किंवा अठरा अन्यदे.
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४. मुखस्तालागा अनुप्रमाण.
५. मुद्रणेद फी.
६. सुरक्षित ताबा फी.
७. गोहोरखंद पाकिटांचा विशेष.

८. गोहोरखंद पाकिटे उचडणे.
९. गोहोरखंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिवारिका किंवा स्त्री परिवाराची सेवा.
१२. मुग आकारित फीची वसुली.
१३. अड तपश्याच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. मिसेल डी. च्या नवाला पाठविण्याचा दफास धर्ज.
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DEAN

Y.M.T. Dental College
Institutional Area,
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Navi Mumbai 410 210



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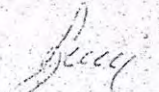
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Lease Agreement
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Research Centre.

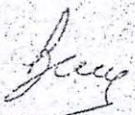

Asst. Treas. Officer
CED CO LTD (P.O.)


CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.19, Sector No.6,
Kherghar, Navi Mumbai 410 210.

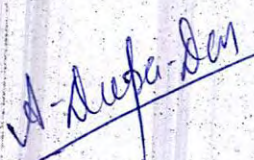
PERMISSION / LICENSE TO ENTER UPON THE LAND

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, Homoeopathy & Dental,
AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED

BOUNDRY LINE.


HANDLED OVER
Asst. District Officer
CIDCO LTD. (H.Q.)


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


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

मुंबई नगरपालिका अधिनियम १९५८ चे कलम ३२ मुताबक प्रमाणित करण्यात आलेली सद्य भावकालास रुपये ६,३०,००० (अक्षरी सहा लाख) तीख हजार गळ्याद याच (अक्षरी सहा लाख) मुद्रांक अधिनियम १९५८ ची अनुसूची १ मधील अनुच्छेद ३६(अ)(४) (बाचा अनुच्छेद २५ ब(१)) अन्वये देण अशा मुद्रांक शुल्काची कसकस पलन क्र. ७७. दिनांक १९.१२.२००९ अन्वये भारतीय स्टेट बँका वल्लिबाग येथे पी. यरव्या मेडीकल ट्रस्ट ऑफ रिसर्च सेंटर तर्फे घाली जमा केली आहे. पी. यरव्या मेडीकल ट्रस्ट ऑफ रिसर्च सेंटर तर्फे प्रकाशपत्र मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३३ चे कलम खालील बाबत घ्यावयाचे ठेले आहे.

ठिकाण अधिकारी
दिनांक १९.१२.२००९

मुद्रांक अधिकारी
रायगड-अलिबाग
AGREEMENT



AN AGREEMENT MADE at CBD Belapur New Bombay the 12th day of January 2010

Two Thousand One Hundred and Twenty 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.13, 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

- 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")
- 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.
- 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.

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

YERALA MEDICAL TRUST AND RESEARCH CENTRE
Plot No. 13, 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:-

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

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

CHAIRMAN
Y.M.T. DENTAL COLLEGE
Plot No. 1, Sector No. 4,
Kharghar, Navi Mumbai - 410 210.

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

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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 & 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.

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

CHAIRMAN
YEWLA MEDICAL & PHARMACEUTICALS
Pharmaceuticals
Kharod, New Delhi 110 010

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 LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK

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

RATES AND TAXES

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

PAYMENT OF SERVICE CHARGES

- ee) That Licensee will, on the efflux of five years from the date hereof or from the date of obtaining a completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from the time to time by the Corporation as its contribution to the cost of

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

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

CHAIRMAN
 Y.M.T. MEDICAL TRUSTS (P) LTD.
 Plot No. 1, Sector -4,
 Kharghar, Navi Mumbai 410 210.

Assst
 CIDC

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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, 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.

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

CHAIRMAN
VEDA MEDICAL TRUST RESEARCH CENTRE
Flat No. 13, Sector No. 4,
Kharighar, New Mumbai 410 210.

INSURANCE

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

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

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

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

- 3-A It is hereby expressly agreed by the Licensee that the Licensee shall not until the grant of the lease of the said land as provided hereinafter, commence conducting Colleges of Ayurveda, Homeopathy and Dental. Agreed hereby to be established on the said land the Licensee shall in conducting such Colleges of Ayurveda, Homeopathy and Dental subject to the following conditions:-

- a) The Colleges of Ayurveda and Homeopathy and Dental shall be equipped properly to the satisfaction of the Managing Director of the Corporation.
- b) The said Colleges of Ayurveda and Homeopathy and Dental shall be open to the public without any discrimination on ground of religion, caste, creed, race, sex, place of birth, domicile, language or otherwise. The Hospital shall not have at any time less than _____ medical and _____ surgical beds.
- c) The College of Ayurveda and Homeopathy and Dental shall employ competent staff.
- d) The Colleges of Ayurveda and Homeopathy and Dental shall be conducted for charitable purpose and not for profit.
- e) Three members of a body to be appointed by the Licensee to manage or govern the _____ 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

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

Estate Officer
 CIDCO LTD. (IL Q)

CHAIRMAN,
 Y.M.T. MEDICAL TRUST & RESEARCH CENTRE
 Plot No.16, Sector No.4,
 Kharghar, Navi Mumbai 410 210.

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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.

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:

Asst. Estate Officer
CIDCO LTD. (M. O.)

CHAIRMAN
YASHA MEDICAL TRUST, A TRUST INCORPORATED
Plot No. 11, ...
Kharadi, Near Kharadi ...

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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.

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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 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.

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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

Dr. Dipak Datta

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

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

CHAIRMAN
Y.M.T. MEDICAL TRUST & RESEARCH CENTRE
Plot No. 10, Sector - 4,
Kharghar, Navi Mumbai - 410 210.

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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 erection whether temporary or otherwise upon the said land.

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SURRENDER

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

SCHEDULE

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

On or towards the North by Plot No. 16

On or towards the South by Plot No. 17

On or towards the East by Plot No. 18

On or towards the West by Plot No. 15

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

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

SIGNED AND DELIVERED for and on

Behalf of the City & Industrial

ment Corporation of Maharashtra Ltd.

by The hand of Shri S.S. Naik

Assistant Estate Officer (HQ)

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

In presence of

1) Shri A. L. Deshmukh

Shri K. K. Veda

SIGNED AND DELIVERED BY THE
/ITHI NAMED LICENSEE YERALA
MEDICAL TRUST & RESEARCH CENTRE
OF THE HAND OF Shri Parshant to

P. No. of

In presence of

Shri A. L. Deshmukh

Shri K. K. Veda

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

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

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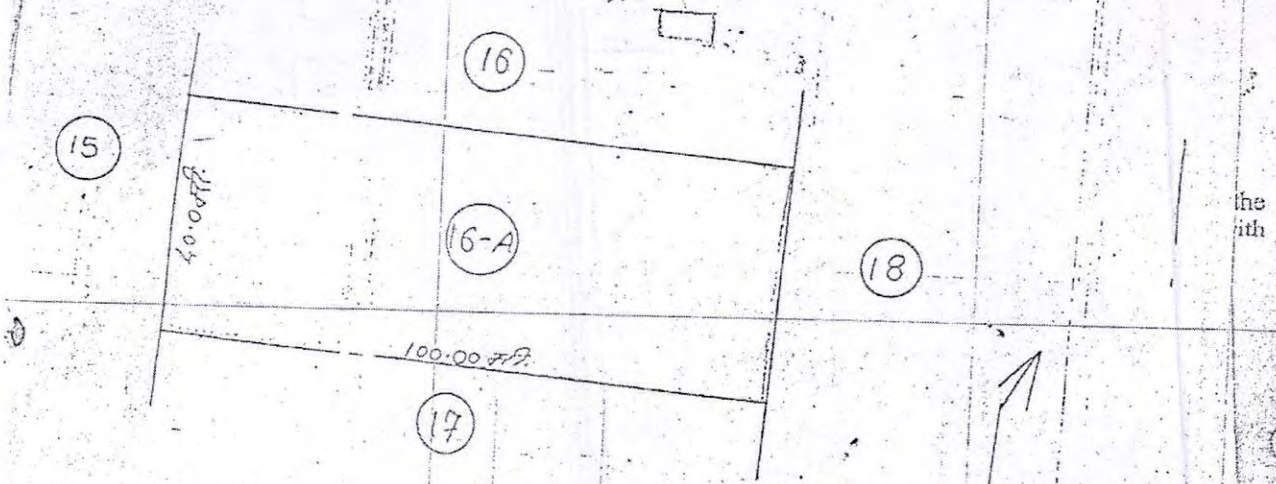
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वरील भूखंडा
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शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित.

भूमापन विभाग, शिडको भवन.
भूखंड क्र. 16-A
गोळामापासह 2000 मी. नगराभतील क्षेत्र क्रमांक 4
वांचा सिमांकनाचा नकाशा
नियोजन दि. 22/10/2000
दिनांक 19/10/2000 मधील मुधार सिमांकनाचा नकाशा तयार केला.
क्षेत्रफळ 4000-00 चौ. मी.



भूखंडाचा तह

वरील भूखंडाचे विभागन दिनांक
शालेल्या नकाशे क्र.
छा संमत सोलापूर नकाशा
नकाशा नियोजन दि. 22/10/2000
दिनांक 19/10/2000 मधील

प्रमाण: 1:1000
रोजी नियोजन विभागाकडून प्राप्त
दि. प्रमाणे सिमांकन केले.

नकाशा तयार करणार.

सहा. भूमापन अधिकारी (१)
शिडको मर्यादित

उमेश रडे
[भूमापक]

सुदेश रडे
[भूमापक]

Asst. Estate Officer
CH & LTD. (H.Q.)

CHAIRMAN
YERWA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 18, Sector No. 1,
Kharapur, Dist. Solapur 410 210.

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

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28317 20/-
Asstt. Estate Officer
CIDCO LTD.

2 JAN 1995

Agreement to lease
between

CIDCO & Maharashtra Uel

AND

Yerala Medical Town & Research
Centre.

Ab. M. S.
Estate Officer
CIDCO LTD. Belapur
N.W. Dombay-400 614

(2) (11)
Permission & license to enter upon the land

POSSESSION RECEIPT

I/WE, SHRI/MESSRS. Yesals 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.

HANDLED OVER
Estate Officer
CIDCO LTD. Belapur
New Bombay-400614

TAKEN OVER. *[Signature]*

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

(3)

AN AGREEMENT MADE at CBD Belapur New Bombay the 25th day of January
— One Thousand Nine Hundred and Ninety Five — BETWEEN THE CITY AND
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated
under the Companies Act, 1956, (I of 1956) and having its registered office at 'Nirmal', 2nd Floor, 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 Yashwantrao
Medical Trust & Research Centre, being a Society registered under
the Societies Registration Act 1860 under the Certificate of Registration No. _____ dated the _____
granted by the Registrar of Societies, _____ and registered also as a Public Charitable Trust
under the Public Trust Act, 1950 under Registration No. E-12149 (Bombay) dated 25/3/59 _____
granted by the Charity Commissioner and having its principal place of business at SS-A, New
Haji Kasam Bldg, Kori 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-
Vedic 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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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 the purpose of establishing and conducting a medical college and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the said terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed. The Licensee shall not use or permit to be used any part of the said building or buildings other than the purpose specified herein.

NOT A DEMISE

2. Nothing contained in these presents shall be construed as a demise in law of the said land 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.

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.

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New Bombay-400 614

17015-0-LTS, Belapur
New Bombay-400 614

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Estate Officer

CIDCO LTD. Belapur
Bombay-400 614

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

(5)

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

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

W. V. S.
Estate Officer

CO. LTD. Belapur

Monday-400 614

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

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

(c) That the Licensee shall not 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

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

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

RESTRICTION AGAINST

j) The Licensee shall not for the purpose of this Agreement

SANITATION

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

(a) The Agreement

(b) The said Agreement

EXCAVATION

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

(c) The Agreement

(d) The Agreement

NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS ETC.

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

(e) Three members of

(f) The Corporation shall

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.

(g) The Licensee shall

(h) The said land shall

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.

(i) The Corporation shall

(j) The Licensee shall

(k) The said land shall

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

(l) State Government shall

(m) The Licensee shall

(n) The Licensee shall

8 8 170
PROHIBITION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE

(i) 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.

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

ten to (a) The Ayurvedic & Homeopathic Medical College shall be equipped
terms 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
stone, and _____ surgical beds.

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

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

and of (e) Three members of a body to be appointed by the Licensee to manage or govern the
ninate shall be nominated by the Corporation and such persons shall have the same rights, powers, privileges
btained 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.

and of (f) The Corporation shall be entitled to issue to the Licensee such directions as the Corporation may
link 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.

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

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

said, th (i) State Government shall have the right to enter the said land. The State Government shall have full
aph 6 control over the said land or the place of worship with a right of entry and eviction.

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

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

(9)

POWER TO TERMINATE AGREEMENT

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

POWER OF CORPORATION

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

TO ENTER UPON LAND

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

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

TO RESUME LAND

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

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

COMPLIANCE WITH THE NEW

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

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

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

The Lease shall be p modifications and additions expenses of and incidenta and its duplicate shall be

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

All notices, consents unless otherwise provided

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

and any notice to be g on delivered to, left, or p shall not and hereby agreed to whether temporary or othe

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SURRENDER

PRES

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

So

Sector No.

possession

SCHEDULE

Dated :

Asstt. Estt
(pio

All that Piece or parcel of land known as Plot No. For Y.M.T. Dental College & 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 :

On or towards the North by

On or towards the South by

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

ment Corporation of Maharashtra Ltd.,

by the hand of Shri S L Bhosale

in presence of

1) Shri. M. S. Patil

2) Shri. H. S. Tannur

SIGNED AND DELIVERED by the with-

named... Licensee in the presence of

1) Shri. M. S. Patil

2) Shri. H. S. Tannur

CIDCO

New Bombay 400 614

Belapur

DEAN

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

(12)

Permission/License to enter upon the land
PHYSICAL POSSESSION RECEIPT

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

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

Dated: 15-1-35

W. S. S.
Asstt. Estate Officer
(plots)

Taken Over (Signature)

By:
(Signature)
Deputy
Magistrate
in

1-
E. & M.O.
1/1

SKETCH OF PLOT FOR YERLA MEDICAL TRUST & RESEARCH CENTRE
 IN DECISION NO. 4 AT KHARGHAR NOOD
 ROAD REDEVELOPMENT AS PER ASSESSMENT PLAN (1) HEREIN.
 DATE: 21/11/95



PLOT FOR YERLA MEDICAL TRUST & RESEARCH CENTRE

AREA: 20270.25 SQ M

DEMARICATION PLAN
 CONFIRMED

BY SR. ENGINEER
 NO. CIRCULAR 11/95
 DATE: 21/11/95

11.9.0.1
 Cidco/Survey Section.

15.0 M WIDE ROAD

PLOT REDEVELOPMENT NO 23/1195

PLAN PREPARED BY:

District Officer
 CIDCO LTD., Belapur
 New Belapur-400 614

3. B. ROY
 SURVEYOR
 V. H. DICKINSON
 SURVEYOR

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

Ally.
 Engineer
 Vashi.

Don.

11.9.0.1
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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 hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for a term of sixty years computed from the _____ day of _____ 19____ subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules and regulations made thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of Rupees One Hundred only from the 1st April to 31st March or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 1st day of April in each year.

CH/1

(15)

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Covenants by the Lessee :

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come both 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 structure erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

To repair :

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

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

for covenant No.3(m) of Lease Deed.

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

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To enter and inspect :

(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/therein 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 possession of the the demised premises or permit any person to use wholly or partly the demised premises except with the previous sanction of the Managing

A. Gupta-San

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

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

Re-entry :

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

Right of Lessor to resume demised premises:

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

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

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

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

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

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

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.

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

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

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

Recovery of rent as land revenue :

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

be entitled to rec the Maharashtra payable by the Le Managing Direct

Re-entry :

5. If the said re have been legall by the Lessee h in the third pers premises in the determine and li or improvement the building or li aforesaid, the f

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(2) If th authority cont exceed the a with the cos authorised, i adequacy of Government

Summar Lessee :

6. If on the shall be law

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DEAN

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

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 an the year first above written.

SCHEDULE

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

On the North by :

On the East by :

On the South by :

On the West by :

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

In the presence of

1)

2)

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

1)

2)

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

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महाराष्ट्र MAHARASHTRA

© 2015 ©

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महाराष्ट्र का वित्त कार्यालय,

मने

3 OCT 2016

मुद्रांक प्रमुख लिपिक / लिपिक

3110.12.2016

श्री. प्रमोद शिंदे

मुद्रांक विली नॉनजुडी अनुक्रमांक

मुद्रांक विली नॉनजुडी अनुक्रमांक

पत्ता व संही

श्री. प्रमोद शिंदे

परजना नं. 15/2000, नमिन प.क्र. : 1201043.

मुद्रांक विली नॉनजुडी अनुक्रमांक : मुद्रांक विली नॉनजुडी अनुक्रमांक, शॉप नं. 23, ब्रम्हात सेंटर एनेक्स,

प्लॉट नं. 7, सेक्टर-1ए, सी.डी.डी. वेलापूर, नवी मुंबई. मो. 09324704124

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.

26 OCT 2016

AGREEMENT FOR LEAVE & LICENSE

Between

Reg:
29 (A/L)THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED (CIDCO)

And

Dr. G.D. POL FOUNDATION

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

HRISHIKESH G. POL

C/413

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.

LEAVE AND LICENCE AGREEMENT

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

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

Dr. G.D. Pol



WHEREAS:

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

Now this Leave & License Agreement witnesseth as follows:

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

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

Dr. G. D. Pol
HRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pol Foundation

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

C/415

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

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

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

Pr
NRIKESH S. POL
TRUSTEE
Dr. G. D. Pol Foundation



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

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

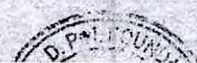
A. Deepa-Sen

DEAN

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

D. K. K. K.

Q. 1



CLAN

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

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

A. Duba - San

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

D.D. POLY

SCHEDULE

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

On or towards the North by : 10 Mtrs. Wide channel

On or towards the South by : 11mt. Wide Road

On or towards the East by : 15 mt. wide road

On or towards the West by : 60 mt. wide corridor

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

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

1. A. B. Rathod

2. P. M. Patil

SIGNED AND DELIVERED by the

Within named licensee by the

Hands, of the Trustee Hrishikesh Gajanan Pol

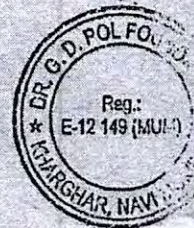
Dr.G.D.POL FOUNDATION

1. A. B. Rathod

2. P. M. Patil

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

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



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

नगर व आर्थिक विकास महामंडळ (महाराष्ट्र) मधील

भूतपत्र विभाग, सिडको भवन.

6/4/9

माहितीसाठी श्वारघर नगरातील क्षेत्र क्रमांक 5 प्लॉट क्र. 36

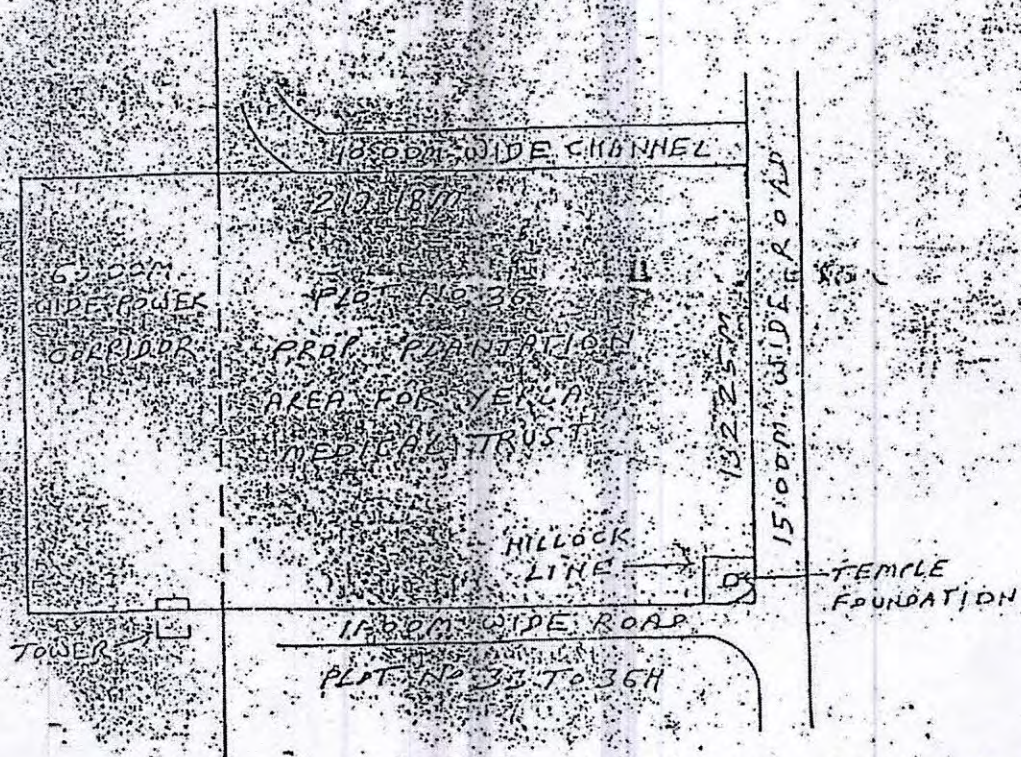
पांचा तिसाव्या नकाशा नॉर्थ ईस्ट नियोजनकार (द)

पांचे पत्र क्र. सिडको/नियोजन (द)/395

दिनांक 25/05/2005 च्या नुसार तिसाव्या नकाशा तयार होता.

फ्लॉट 28708.32 चौ. मी.

भूतपत्र क्र. —



संपत तिसाव्या नकाशा
मा. वरिष्ठ नियोजनकार (द) यांचे
पत्र क्र. सिडको/नियोजन (द)/395
दिनांक: 25/05/2005

DR. G. D. POL
CHAIRMAN
YERLA MEDICAL TRUST

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

सहा. भूतपत्र अधिकारी (द)
सिडको लि.

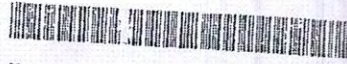
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SSR. MAHARASHTRA (HQ)
MAHARASHTRA
MAHARASHTRA

DR. G. D. POL FOUNDATION

A100L

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Monday, June 03, 2008

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नॉदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव ऐरोली

पावती क्र. : 2843

दस्तावेजाचा अनुक्रमांक

टनन 11 - 02758 -

दिनांक 09/06/2008

दस्ता वेजाचा प्रकार

करारनामा

2008

सादर करणाराचे नाव: येरला मेडिकल ट्रस्ट आणि रिसर्च सेंटर लॉफे चेअरमन डॉ. गजानन द फोळ

नॉदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजनात (अ. 12) व छायाचित्रण (अ. 13) -> एकात्रित फी (11)

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रु.

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दुय्यम निबंधक

सह दु.नि.का-वाणे 11

बाजार मूल्य: 40800000 रु. मोबदला: 3599856रु.

भरलेले मुद्रांक शुल्क: 2040000 रु.

देयक मुद्रांक दस्तऐवज दिव्यादित्या

वेंकटेश नाव व पत्ता: अभ्युदय को. ऑ. बँक लि., वारी ;

डीडी/नॉदणी क्र. 020599; रक्कम: 30000 रु.; दिनांक: 03/06/2008

दुय्यम निबंधक, वाणे - ११

मुळ दस्तऐवज भरत मिळाला.

पावती सही

DEAN

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



दस्तक्रमांक व वर्ष: 2758/2008

Monday, June 09, 2008

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दुय्यम निबंधक: सह दु.नि.का-ठाणे 14

4

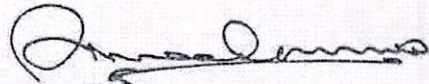
नॉदणी 63 न.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ऐरोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 3,599,856.00
बा.भा. रु. 40,800,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) कर्णन: प्लॉट नं 2, से 13, ऐरोली, नवी मुंबई. (ए डी जे केस नं 419/08 दिनांक 31/05/08 अन्वये मु.शु.वसुल)
- (3) क्षेत्रफळ (1) 3999.84 चौ.मि.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) चैतन्य विद्यापीठ तर्फे डॉ. राजश्री आसरे - -; घर/प्लॉट नं: मराठी म्युनिसिपल स्कुल, तळमजला, टॅंक रोड, मांडुप, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAATC0443M.
(2) सिडको तर्फे इस्टेट ऑफिसर श्री. पी. एन. भगत - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) येरला मेडिकल ट्रस्ट आणि रिसर्च सेंटर तर्फे व्हेअरमन डॉ. गजानन द पोळ - -; घर/प्लॉट नं: 104-105, के के टॉवर, परेल, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAATY0045K.
- (7) दिनांक करून दिल्याचा 05/05/2008
- (8) नोंदणीचा 09/06/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 2758 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2040000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा


सह दुय्यम निबंधक ठाणे क्र.११



ट. न. न. ११	
2046	२००८
9	99

4-A

PAY ORDER

Date 03/06/2008

JOINT SUB REGISTRAR THANE

आदेशानुसार / or order

Rupees thirty Thousand Only.

द्यावेत.

रु. Rs. ****30000.00

For Abhyudaya Co-op. Bank Ltd.

Account of ROADJ

CBD BELAFUR

यु.डी.ए. बैंक लि.

OT TT OL TL OC TC

(मल्टी स्टेट शेड्यूल्ड बँक)

जा विभाग, अभ्युदय बँक बिल्डिंग, सेक्टर - १७, वाशी, नवी मुंबई - ४०० ७०५.

YUDAYA CO-OP. BANK LTD.

Multi-State Scheduled Bank)

Accounts Section, Abhyudaya Bank Building, Sector 17, Vashi, Navi Mumbai - 400 705.

AE/CS

Not Over Rs. 30000.00

001600

Authorised Signatories

0020599 4000650011

12

30)(02)(103)(02)(02)(01)(0)

Case No.

THANE

मुना म.को.नि.

(नियम ११२ मधील)

चलन क्रमांक

या ठिकाणी कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन भारतीय स्टेट बँकेने/भारतीय रिझर्व बँकेमध्ये

सर्वसा. २६ - म
Gen. 26-M

D. D. O. 1075

भरणा करणाऱ्याने भरावयाचे

विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे

कोषागारात/उपकोषागाराने भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने देवासाद स्टेट बँकेने भरावयाचे

तीने रकम भरण्यात आली आहे तीचे नाव/पदनाम आणि पत्ता

1 Medical Trust
Ranch Centre
Dareel Mumbai

करण्यासंबंधीच्या प्राधिकारपत्राचा

४ आणि भरणा करणाऱ्याचा उद्देश

निर्णय दस्तऐवज

५ शुल्क २०५००००

केलेली रक्कम

रुपये

Twenty Lakhs Four
Thousand Only

१ करणाऱ्याची स्वाक्षरी

२

लेख्यांचे वर्गीकरण

विभाग : (C) नोंदणी व मुद्रांक विभाग

प्रधानशीर्ष : ००३० नोंदणी व मुद्रांक

उपप्रधानशीर्ष : ०२/१०३ मुद्रांक शुल्क

गौणशीर्ष ०२

Sub head - 02

संगणक संकेतांक

0030051701

बरोबर आहे, पैसे स्वीकारावे व पावती घ्यावी

दिनांक

स्वाक्षरी

रकम मिळाली.

रुपये (आकडेवात)

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येथे कोषागारात/बँकेने रकम भरणा करणाऱ्याबाबत आदेश देणाऱ्या अधिकाऱ्यांचा रबरी शिक्का ठसवावा.

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

3

TRIPARTITE AGREEMENT

[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

This Tripartite Agreement is made at CBD/Belapur on this 5th day of April, Two Thousand **Eight** between City & Industrial Development Corporation of Maharashtra Limited incorporated under the Companies Act 1956(I of 1956) having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400 021 (hereinafter referred to as "the Corporation") which expression shall unless it be repugnant to the context or meaning thereof, include its successors or assignees) of the **First Part** and **Chaitannya Vidyapeeth**, being a Public Charitable Trust under the Bombay Public Trusts Act, 1950 vide a Certificate of Registration No. **E-16134(Mumbai)** dated 20th January, 1996, granted by the Asstt. Charity Commissioner, Greater Mumbai, and registered also as a Society also under the Societies Registration Act, 1860 under the Certificate of Registration No. dated, granted by the Registrar of Societies, hereinafter referred to as the "**Original Licensee**" (which expression shall unless it be repugnant to the context of meaning thereof, include its successors or assignees) of the **SECOND PART** & **General Medical Trust & Research Centre** a Public Charitable Trust registered under the Bombay Public Trusts Act, 1950 under a Certificate of Registration No. **E-12149(Mumbai)** dated 27th March, 1989, granted by the Asstt. Charity Commissioner, Greater Mumbai and having its registered office at 105-B, KK Tower, Tank Road, Parel, Mumbai - 400 012 (hereinafter called "**New Licensee**") which expression shall where the context so admits to deemed to include his representatives, heirs, executors and administrators) of the **THIRD PART**.

NEW PAREL BRANCH,
ABHYUDAYA BANK BUILDING,
SECTOR 17, NEW PAREL,
NAVI MUMBAI-410 206.
D-5(STP/V)/C.E.1053/01/06/

[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

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[Signature]
DR G. D. POL
CHAIRMAN

INDIA
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101430
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RC0000100-P
STAMP DUTY
REMARKS

OFFICE OF THE COLLECTOR OF STAMPS

No. 4119/08 Received Adj. Fee Rs. 100/-
 Receipt No. 13 Dated 31/5/08 Received from
Smt. Yashila Medical Trust & Research Centre
134 Tower Tank Road, Gorel, Mumbai
 Duty Rs. 20,40,000/- Twenty Lakhs Fourty
thousand only In the State Bank of India
Thane Challan No. 672 Dated 5/6/08
 Certified under Section 32 of the Bombay Stamp Act, 1958 that the full
 duty of Rs. 20,40,000/- with which this instrument is chargeable
 has been paid Vide Article No. 60/25(b) of Schedule I.
 This Certificate is subject to the provisions of Section 53(A) of Bombay
 Stamp Act, 1958 Determined market value is Rs. 4,08,00,000/-

Thane

5/6/08

Collector of Stamps, Thane



A. Sagar-Dar
 DEAN

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

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109.0.0 NO

MARSHAL

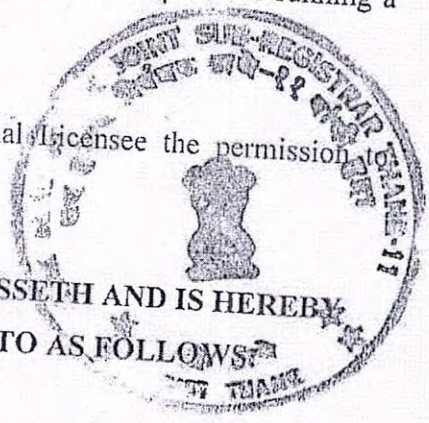
NOTED FOR THE TRUST MONITOR A. S. AGRY
 A. S. AGRY, A. S. AGRY

WHEREAS BY an Agreement to Lease made at CBD-, Belapur on the 19th Day of November, 2004 (hereinafter referred to as the "Principal Agreement") on consideration Rs.35,99,856/- (Rs.Thirty five Lac Ninety nine Thousand Eight hundred fifty six only) entered into by the Original Licensee to the Corporation, the Corporation agreed to grant and the Original Licensee agreed to accept the Lease of Plot No.02, admeasuring 3999.84 Sq. Mtrs in Sector-13, Airoli, Navi Mumbai on the terms and conditions specified in the Principal Agreement (hereinafter referred to as the Said Plot.) is granted to the Original Licensee the permission /License to enter upon the Said Plot to fulfill the terms & conditions of the Principal Agreement.

Whereas the Original Licensee with an intension to thereafter and assign to the New Licensee the right & benefits the Original Licensee derives under the Principal Agreement in respect of Said Plot for Homoeopathic Medical College & Training Hospital, requested the Corporation for permission thereto.

Whereas, the New Licensee submitted to the Corporation its consent to get the Plot transferred from the name of the Original Licensee to its name for running a Homoeopathic Medical College & Training Hospital.

Whereas, the Corporation granted to the Original Licensee the permission to enter upon the said Plot to the New Licensee.



NOW THIS AGREEMENT THEREFORE WITNESSETH AND IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:-

The Corporation shall, in pursuance of the Principal Agreement, grant the lease of the Said Plot to the New Licensee.

[Signature]
Officer
DCO Bhavan,
i-400 614

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4. In the Principal Agreement, the New Licensee is now substituted for the Original Licensee in respect of the Said Plot. The New Licensee shall have therefore all the rights, titles, obligations, liabilities under the Principal Agreement.

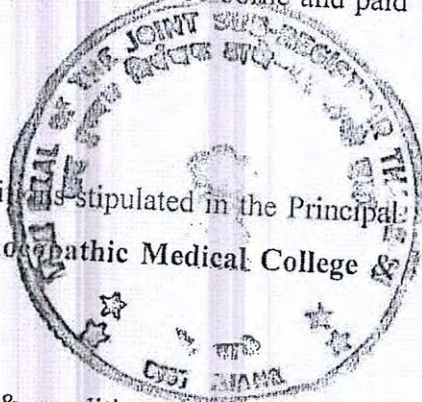
3. The Original Licensee relinquish and release all its rights, titles, benefits, interest, claims or demands whatsoever nature derived by him under the Said Agreement in respect of Said Plot and confirm said rights, benefit, interest, claim upon the New Licensee. The Original Licensee discharges the Corporation from all obligations and liabilities required to be performed under the Said Agreement in its favour.

4. The Original Licensee and the New Licensee shall indemnify and shall keep indemnified the Corporation against any loss or damage that may be caused to the Corporation in consequences of this Agreement or the permission granted herein.

5. The Stamp duty payable under this Tripartite Agreement shall be borne and paid by the New Licensee wholly and exclusively.

The New Licensee shall fulfill the terms & conditions stipulated in the Principal Agreement and shall use the Said Plot for Homoeopathic Medical College & Training Hospital and for no other purpose.

Same & except as mentioned above, all terms & conditions stipulated in the Principal Agreement shall remain binding upon the Corporation and upon the New Licensee.



State Officer
Ltd CIDCO Bhavan,
Mumbai - 400 614

2006	2006
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A. S. Desai
DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai - 410 210

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY MONTH AND
YEAR FIRST HEREINABOVE WRITTEN

1. SIGNED, SEALED AND DELIVERED

For and on behalf of Corporation by
Shri P. N. Bhagat Estate Officer

In the presence of witness of

CIDCO -

[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614

1) Mr. G. D. Mhatre [Signature]

2) D. K. Jog [Signature]

SIGNED, SEALED AND DELIVERED

by Original Licensee by the hand of

Dr. Rajashri Asre Director as per the resolution
dated 7th September 2007.

In the presence of witness of

1) Nandkumar Chaudhary Jagtap

2) Bashir S. Muawar

[Signature]
President/Secretary
CHAITANNYA VIDHYAPEETH
C/o. Marathi Municipal School
Gr. Floor, Tank Road,
Chandrapur (W), Mumbai - 400 076

SIGNED, SEALED AND DELIVERED
by M/s. FOR YERALA MEDICAL TRUST & RESEARCH CENTRE

New Licensee, in pursuance to the resolution No.
dated 12th August 2007

In the presence of witness of

1) S. E. Bhosale

2) S. R. Pol



[Signature]
DR. G. D. POL
CONSULTANT
YERALA MEDICAL TRUST & RESEARCH CENTRE
Industrial Area, Sector-4,
Kharapur, New Mumbai - 410 210

शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] भयानगर 10

भूतपत्र लिपिपत्र, लिडको भवन.

मोजमापासह रेवेली नगराभोत क्षेत्र क्रमांक 13 ब्लॉक क्र. 2

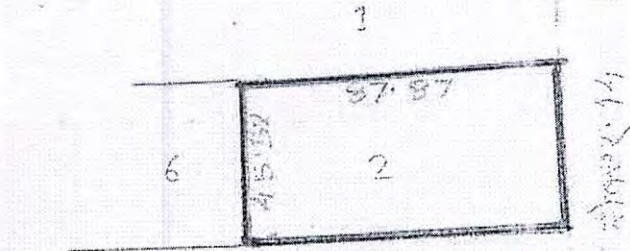
गोंया सिमार्कनाचा नकाशा

श्रीष्ठ नियोजनकार (उत्तर) यांचे पत्र क्र. लिडको.जी.एल.एल.जी.एल.जी. (उत्तर)

दिनांक 13-2-2004 च्या नुसार सिमार्कनाचा नकाशा तयार केला.

— केस 3999.84

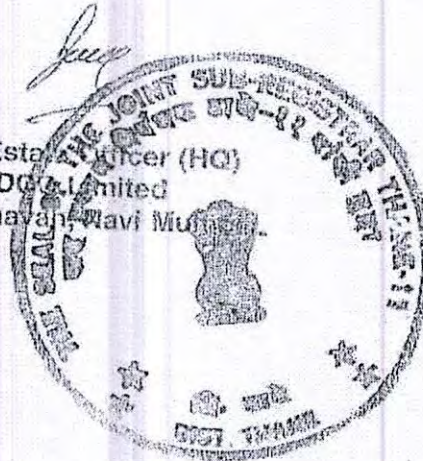
चौ.सी.



DEMARICATION PLAN
CONFIRMED

BY 21/2/2004
NO. CIDCO, 21/2/2004
DATE 21/2/2004

Asstt. Estate Officer (HQ)
CIDCO Limited
CIDCO Bhavan, Wavi Mumbai



A. Deo-Deo

DEAN

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

Estate Officer
CIDCO Ltd, CIDCO Bhavan,

ट. न. न. ११	
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YERALA MEDICAL TRUST & RESEARCH CENTRE'S
THE YERALA MEDICAL COLLEGE & HOSPITAL
INSTITUTIONAL AREA, SECTOR 4, KHARGHAR,
NAVI MUMBAI. Phone : (022) 3098 4682, 2757 7936.

11



Name : Mr. Pol Shankar R.

Designation : O/S

Dt. Of Birth : 01/06/1965

SIGNATURE OF DEAN
Vd. R. R. Padmawar

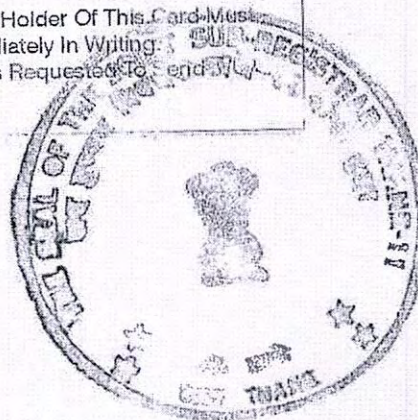


ADDRESS

A/14, Sai Co-op Hsg. Society,
Sector 12, Kharghar, Navi Mumbai-

INSTRUCTIONS

1. This Card Is Not Transferable & Must Be Produce Whenever Demand
2. In The Event Of It's Loss The Holder Of This Card Must Intimate To The Dean Immediately In Writing
3. Any One Finding This Card Is Requested To send To The Dean Of The Collage



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09/06/2008

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सह दु.नि.का-ठाणे 11

दस्त गोषवारा भाग-1

टनन11

दस्त क्र 2758/2008

70/99

दस्त क्रमांक : 2758/2008

12

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: येरला मेडिकल ट्रस्ट आणि रिसर्वे सेंटर तर्फे
चेअरमन डॉ. गजानन द पोळ - -
पत्ता: घर/फ्लॅट नं: 104-105, के के टॉवर, परेल, मुंबई
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -

लिहून घेणार

वय 58

सही



2 नाव: चैतन्य विद्यापीठ तर्फे डॉ. राजश्री आसरे - -
पत्ता: घर/फ्लॅट नं: मराठी म्युनिसिपल स्कुल, तळमजला, टॅक रोड, भांडुप, मुंबई
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -

लिहून देणार

वय 47

सही



3 नाव: सिडको तर्फे इस्टेट ऑफिसर श्री. पी. एन. भगत - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

मान्यता देणार

वय -

सही

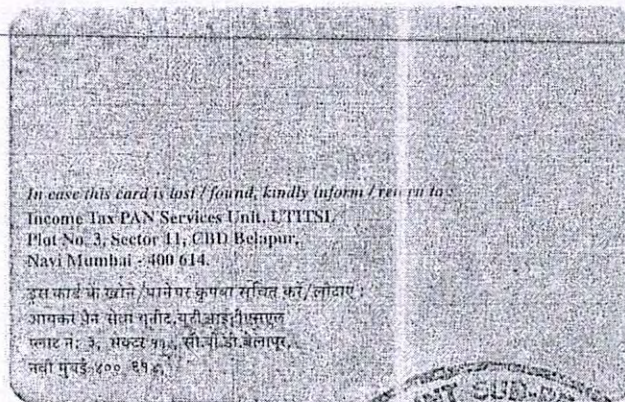
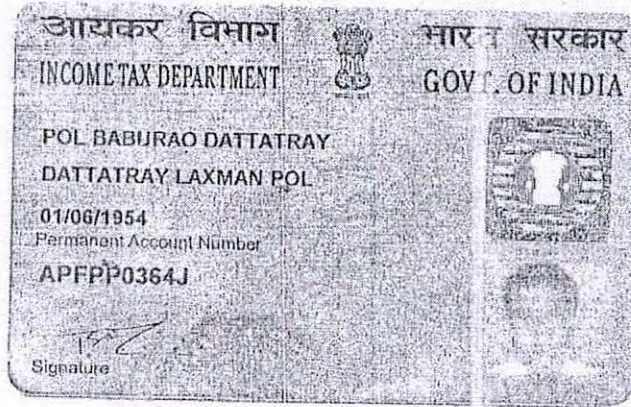
उपलब्ध नाही

उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट



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



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दस्त गोषवारा भाग - 2

14

टनन11

दस्त क्रमांक (2758/2008)

99/99

दस्त क्र. [टनन11-2758-2008] चा गोषवारा
बाजार मुख्य : 40800000 मोबदला 3599856 भरलेले मुद्रांक शुल्क : 2040000

दस्त हजर केल्याचा दिनांक : 09/06/2008 04:54 PM
निष्ठादनाचा दिनांक : 05/05/2008
दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 09/06/2008 04:54 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 09/06/2008 05:00 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 09/06/2008 05:01 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 09/06/2008 05:01 PM

पावती क्र.: 2843 दिनांक: 09/06/2008
पावतीचे वर्णन
नांव: येरला मेडिकल ट्रस्ट आणि रिसर्च सेंटर तर्फे
चेअरमन डॉ. गजानन द पोळ - -

30000 : नोंदणी फी
220 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30220: एकूण

[Signature]
दु. निबंधक सही, सह दु. नि. का-ठाणे 11

दस्त नोंद केल्याचा दिनांक : 09/06/2008 05:01 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखातात,
व त्यांची ओळख पटवितात.

- 1) पोळ शंकर राजाराम - -- , घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: ए /14, साई सोसा., खारघर
तालुका: -
पिन: -
- 2) पोळ बाबुराव दत्तात्रय - -- , घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: 3 स्टाफ क्वार्टर, येरला मेडिकल ट्रस्ट
तालुका: -
पिन: -



मुद्रांक शुल्क: सवलत : ए डी जे केस नं 419/08

आणि प्रमाणीत करण्यात येते की,
या दस्तास एकूण ११ पाने आहेत.

दु. निबंधक सही

सह दु. नि. का-ठाणे 11

सह दुय्यम निबंधक ठाणे क्र. ११



[Signature]

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

पुस्तक क्रमांक २६५८

क्रमांकावर नोंदले.

[Signature]

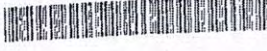
सह दुय्यम निबंधक ठाणे क्र. ११

तारीख: ०९.०६.२००८

100/- (one hundred only)

20

50 Rs.



दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

16

Tuesday, November 30, 2004
12:19:47 PM

नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार

भाडेपट्टा

(2) मोबदला

रु. 3,599,856.00

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)

रु. 3,599,856.00

(4) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 180000.00

(5) बाजारभावाप्रमाणे नोंदणी फी

रु 35998.56

(6) दस्त निष्पादित केल्याचा

19/11/2004

(7) पृष्ठांची संख्या

21

(8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1)

(9) मालमत्तेचे इतर वर्णन

(1) वर्णन: सेक्टर 13 ऐरेली, प्लॉट नं. 2.

(10) क्षेत्रफळ

(1) 3999.84 चौ.मी.

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

(1) मालमत्ता अधिकारी सिडको लि. तर्फे श्री जी. डब्ल्यु म्हात्रे; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) चैतन्य विद्यापीठ मराठी म्युनिसिपल स्कुल प्रिमायरोस तर्फे सेक्रेटरी डॉ. राजश्री - आसरे; घर/प्लॉट नं: -; गल्ली/रस्ता: टॅंक रोड; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भांडुप पश्चिम; तालुका: -; पिन: 78; पॅन नम्बर: एजीडीपीए9890पी.

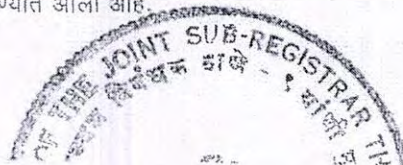
पूर्व नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले *
बदल/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)



100/- (one hundred only)

20

50 Rs.



30/11/2004

दुय्यम निबंधकः

12:22:25 pm

सह दु.नि.का-ठाणे 9

दस्त गोषवारा भाग-1

टनन9

दस्त क्र 538/2004

20/12/04

17

दस्त क्रमांक : 538/2004

दस्ताचा प्रकार : भाडेपट्टा

नु.क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: चेतन्य विद्यापीठ मराठी म्युनिसिपल स्कुल प्रिमायसेस
तर्फे सेक्रेटरी डॉ. राजश्री - आसरे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: टॅक रोड
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: गांधुप प

लिहून घेणार

वय 43

सही

Rajashri Asre



2 नाव: मालमत्ता अधिकारी सिडको लि. तर्फे श्री जी.
डब्ल्यु महात्रे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही



[Signature]
सह दुय्यम निबंधक ठाणे ९

[Signature]
DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai - 411 210

100/- (one hundred only)

20

50 Rs.



दस्त गोषवारा भाग - 2

18

टनन9

दस्त क्रमांक (538/2004)

29129

दस्त क्र. [टनन9-538-2004] चा गोषवारा .

वाजार मुल्य : 3599856 मोबदला 3599856 भरलेले मुद्रांक शुल्क : 180000

दस्त हजर केल्याचा दिनांक : 30/11/2004 12:17 PM

निष्पादनाचा दिनांक : 19/11/2004

दस्त हजर करणा-याची सही :

Asre Rajan Asre

पावती क्र.: 541

दिनांक: 30/11/2004

पावतीचे वर्णन

नांव: चैतन्य विद्यापीठ मराठी म्युनिसिपल स्कुल
प्रिमायसेस तर्फे सेक्रेटरी डॉ. राजश्री - आसरे

30000 : नोंदणी फी

420 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30420: एकूण

दस्ताचा प्रकार : (36) भाडेपट्टा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 30/11/2004 12:17 PM

शिक्का क्र. 2 ची वेळ : (फी) 30/11/2004 12:20 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 30/11/2004 12:21 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 30/11/2004 12:22 PM

दस्त नोंद केल्याचा दिनांक : 30/11/2004 12:22 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) श्री विनोद मधुकर सालवी , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव: भांडुप पश्चिम

तालुका: -

पिन: -

2) कु. सुवर्णा राजाराम चिलप , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव: भांडुप पश्चिम

तालुका: -

पिन: -

Vinod m salvi

*Shilap
Sivarna Chilap*

दस्तावेजाचा क्रमांक 9. 12.

1456... दस्तावेजावर नोंदले.

दस्तावेज मिळवक ठाणे क्र. ९

कारितः 20 जाने... 2004... सब. 2. 12. 04

दु. निबंधकाची सही
सह दु. नि. का-ठाणे 9



100/- (one hundred only)

20

50 Rs.



दस्तक्रमांक व वर्ष: 538/2004

Tuesday, November 30, 2004

12:23:36 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

19

नॉदणी 63 म.

Regn. 63 rg.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ऐरोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 3,599,856.00
बा.भा. रु. 3,599,856.00
- (2) भू-भाषण, पोटहिरसा व घरक्रमांक (1) वर्णन: सेक्टर 13 ऐरोली, प्लॉट नं. 2.
(असल्यास)
- (3) क्षेत्रफळ (1) 3999.84 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात (1)
असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या (1) मालमत्ता अधिकारी सिडको लि. तर्फे श्री जी. डब्ल्यू म्हात्रे; घर/प्लॉट नं: -; गल्ली/रस्ता: -;
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर:
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या (1) चैतन्य विद्यापीठ मराठी म्युनिसिपल स्कूल प्रिमायसेस तर्फे सेक्रेटरी डॉ. राजश्री - आसरे;
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा घर/प्लॉट नं: -; गल्ली/रस्ता: टॅक रोड; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -;
दिवाणी न्यायालयाचा हुकुमनामा शहर/गाव: भांडुप पश्चिम; तालुका: -; पिन: 78; पॅन नम्बर: एजीडीपीए9890पी.
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 19/11/2004
- (8) नोंदणीचा 30/11/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 538 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 180000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

Dr. Rajashri Dore

A. D. Dore

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

100/- (one hundred only)

20

50 Rs.



मुद्रांक मुख्य लिपिक
नोडलर कार्यालय, राणे

21 OCT 2004

मुद्रांक दिनांक: 11/10/04 16 NOV 2004
विक्रीचे ठिकाण - श्री होर्गेवत, गाळा नं. 83,
मजारी मार्गेट, स्टेशन रोड, ठाणे.
अनुक्रमांक 38039 किंमत रु. 40/-
नाव - चैतन्या विशापीठ, भोडप
हस्ताक्षर: हरतेविनोद शिंदे

Agreement to ~~Sell~~ *Lease*
Between
M/s. CIDCO of
Maharashtra Ltd.

16 NOV 2004

And
Shri/Smt CHAITANNYA VIDHYAPEETH
C/o. Marathi Municipal School
Tank Road, Bhandup (W),
Mumbai-400074.

Asstt. Estate Officer (HQ)
CIDCO Limited
CIDCO Bhavan, Navi Mumbai.

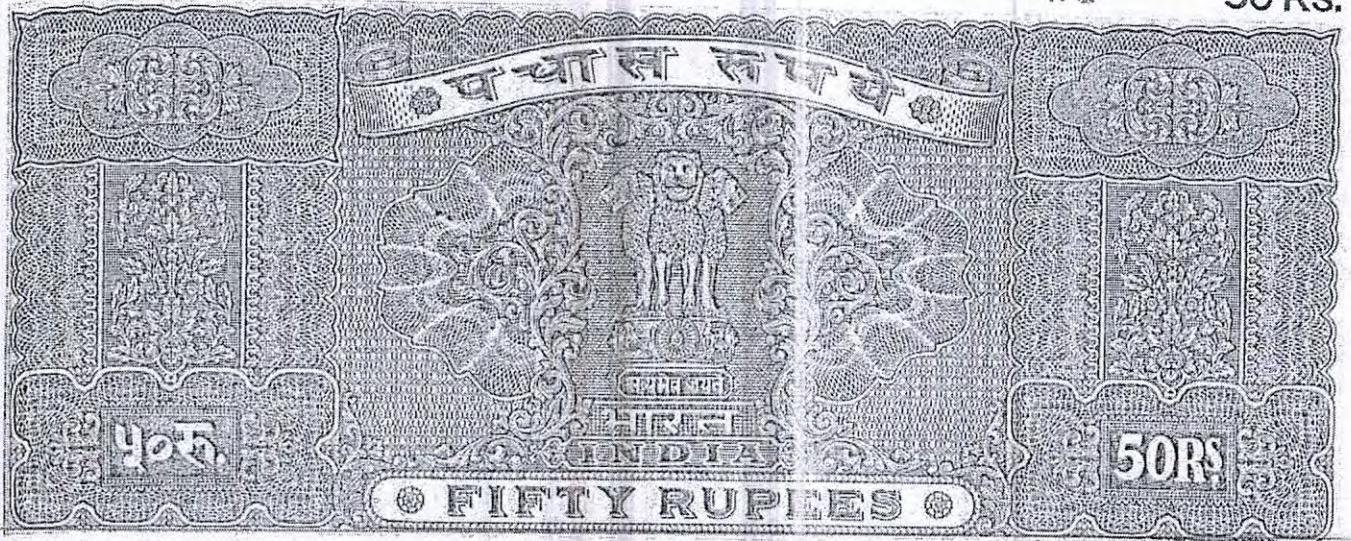


रनन ९

100/- (one hundred only)

21

50 Rs.



मुख्य मुख्य लिपिक
अखिल भारतीय कार्यालय, ठाणे

21 OCT 2004

मुद्रांक दिती परवाना क्र. 1/19, 16 NOV 2004

विक्रीचे ठिकाण - श्री होरोवस, गाळा नं. ४३,

भयानी मार्केट, स्टेशन रोड, ठाणे.

अनुक्रमांक ३६०३० दिनांक ५०८

नाव - निरन्य विद्यापीठ, भांडूप

हस्ते विनोद आनंदी दिनांक

मुख्य दिती (अनंत का विशेष)

Agreement to Sell *Lease*
Between

M/s. CIDCO of
Maharashtra Ltd.

And

Shri/Smt CHAITANNYA VIDHYAPEETH
C/o. Marathi Municipal School
Tank Road, Bhandup (W),
Mumbai-400076.

16 NOV 2004

A. Supar-Dar

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

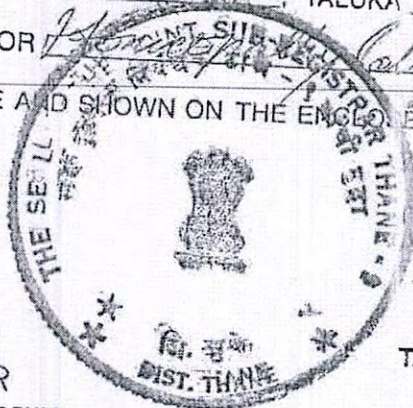
Gay



PERMISSION / LICENSE TO ENTER UPON THE LAND

I/WE, SHRI / MESSRS- Chaitannya Vidhyapeeth
HAVE THIS 19th DAY OF November, 200 1 RECEIVED PERMISSION / LICENSEE
TO ENTER UPON A PLOT NO. 02, ROAD NO. — ADMEASURING
THE AREA OF 3999.84 SQ. METERS OUT OF SECTOR NO. 13
PERTAINING TO REVENUE VILLAGE Airoli, TALUKA Thane, DISTRICT
Thane EARMARKED FOR College & Training Hospital
AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED
BOUNDRY LINE.

Handed Over
Asst. ESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORP (MAHARASHTRA) LTD.



TAKEN OVER



100/- (one hundred only)
11/10/04

23

8885466
Date City

OFFICE OF THE COLLECTOR OF STAMPS	
Case Adj. No. 42/04	Date 11/10/04
Received from Shri Chaitannya vidhyapeeth	Residing at
Bombay	Stamp Duty Rs. 180000/-
(Rupees one lakh Eighty thousand)	In the State Bank of India Branch Thane vide Challan No. Transfer dated 11/10/04
Certified under Section 32(1)(b) of the Bombay Stamp Act, 1956 that the full Stamp Duty of Rs. 180000/- with which this instrument is chargeable has been paid vide Article No. 25(B) of Schedule	
This certificate is subject to the provision of section 53 of Bombay Stamp Act, 1956	
Place: Thane	Collector of Stamps Thane City
Date: 11/10/04	

47.50 6260
E199108
PAN. NO. AGDPA 9890 P

AN AGREEMENT MADE at CBD Belapur Navi Mumbai the 19th day of November 2004

Two Thousand Four BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION, OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956, (1 of 1956) and having its registered office at 'Nirmal, 2nd Floor, Nariman Point, Bombay - 400 021 (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part and Chaitannya Vidhyapeeth, being a public Charitable Trust under the Public Trust Act, 1950 under Registration No. E-16134 (Mumbai) dated 20.01.1996 granted by the Charity Commissioner and having its principal place of business at C/o, Marathi Municipal School, Tank Road, Bhandup (West), Mumbai - 400 078. (hereinafter referred to as "the Licensee", which expression shall, where the context so admits, be deemed to include, its successors or successors) of the Other Part.

ASST. ESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORP (MAHARASHTRA) LTD.

दनन ९
५३६ ०४
९ / २९

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

WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai 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 Homoeopathic Medical College and Training Hospital requested to Corporation by its application dated 14.05.1998 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 power under section 159 (a) of the said Act made Regulations, called the New Bombay Disposal of Land Regulation Act 1975 which provides 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 it object as contained in section 114(1) of the said Act to secure the lay-out and development of the new town of the Navi Mumbai 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 3999.84 Sq Mtrs. or thereabout and designated under the Draft /Final development Plan of Navi Mumbai sanctioned or being sanctioned under the provisions of the said Act for the land use of Homoeopathic Medical College and Training Hospital (hereinafter referred to as "the said land") for construction a building of buildings to be used for the purpose of establishing and conducting Homoeopathic Medical College and Training Hospital at a premium of Rs.35,99,856/-

[Signature]
 ASST ESTATE OFFICER
 CITY & INDUSTRIAL DEVELOPMENT

[Signature]
 Secretary

- f) The licensee has before the execution of this Agreement paid on the 5.4.04 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. 35,99,856 (Rupees Thirty five Lakhs Ninety Nine Thousand Eight Hundred and Fifty Six only) being the full premium agreed to be paid by the Licensee to 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:

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

NOT A DEMISE

2. Nothing contained in these presents shall be construed as 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 :

[Signature]
Y.M.T. Dental College
 Institutional Area,
 Sector 4, Kharghar,
 Navi Mumbai 410 210

REAL ESTATE DEVELOPMENT

दलन ९
५३६ ०८
६ / २१

[Signature]
Secretary
MATANYA VIDHYA

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 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

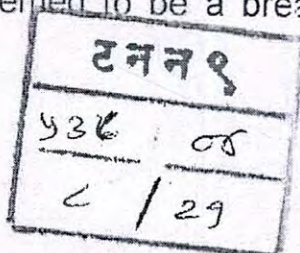
Plans to Comply with the following rules:

- 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 Licences shall obtain the approval of Chief Architect and planner of CIDCO Ltd. with reference to elevation and aesthetic view of the project.

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.

Town Planning Officer



Secretary

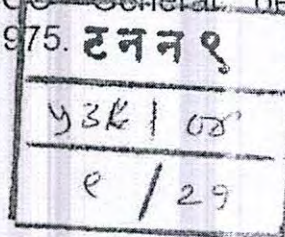
Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any too, implement, material or thing involved in such encroachment and to recover expense of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS APPROVED

c) That the Licensee shall not be commence or carry on any work which infringes the CIDCO General Development Control Regulations for New Bombay 1975 or any other law for the that 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 addition thereto unless such alterations and additions shall have been in like manner approved previously.

THE 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 satisfactions 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.



[Signature]
ESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORP (MAHARASHTRA) LTD.

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

[Signature]
Secretary
MAHARASHTRA VIDYARTHI
UNION, BOMBAY. No. E-18134X

RATES AND TAXES

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

PAYMENT OF LAND REVENUE

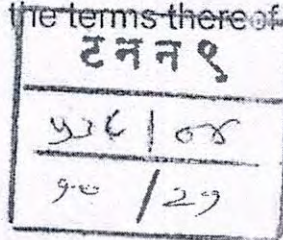
f) That the Licensee will pay the land revenue and cesses assessed or which may be assessed on the said and

IDEMNITY

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 laboures and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surrounding 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 laboures or workmen to reside upon the said land and in the event of such consent being given, will comply strictly with the terms thereof.




TRADE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORP (MAHARASHTRA) LTD.

EXCAVATION

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

NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS ETC

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

NUISANCE

- k) That the Licensee will not affix or display or permit any nuisance in or upon the said land and in particular will not use or permit the said to be used for what is not agreed.

INSURANCE

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

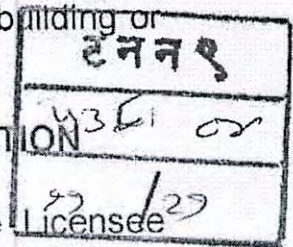
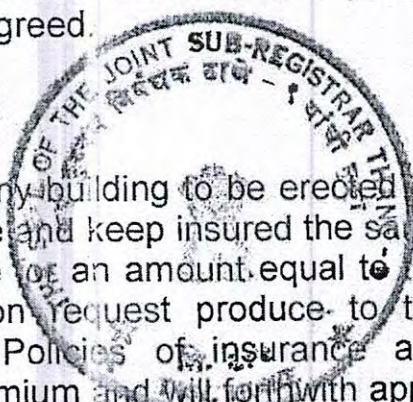
RECOVERY OF ANY SUM DUE TO THE CORPORATION

- m) Where any sum payable to the corporation by the Licensee under this Agreement is not paid, the corporation shall be entitled to recover such sum as arrears of land revenue,

ESTATE OFFICER

J. Gupta-San
J.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai 410 210

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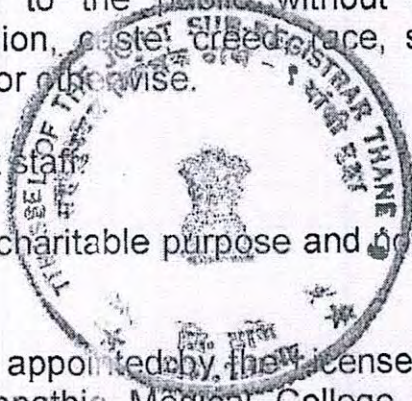
pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the Licensee, shall be determined by the Managing Director and every such determination by the Managing Director shall not be disputed by the Licensee and shall be final and binding upon it.

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

n) 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.

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 Homoeopathic Medical College and Training Hospital subject to the following conditions:-

- a) The Trust shall be equipped properly to the satisfaction of the Managing Director of the corporation.
- b) The said Trust 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 Trust shall employ competent staff.
- d) The Trust 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 Homoeopathic Medical College and Training Hospital Shall be nominated by the corporation and such persons shall have the same rights, power, 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 said provision shall not be amended or altered without the previous written permission of the Managing Director of the corporation.



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INDUSTRIAL DEVELOPMENT

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Secretary
THANE VIDYAR

- 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 Homoeopathic Medical College and Training Hospital 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, sector 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:

Admission of student 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 two seats for each discipline in college, 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 by him for the purpose.

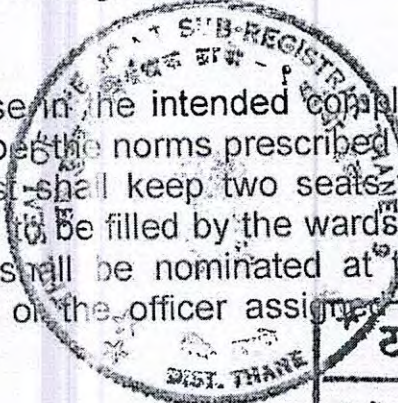
l) Tuition fee:

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.

[Signature]
Asst. ESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION LTD

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

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Secretary
HATANKA VIDYAPEETH



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POWER TO TERMINATE AGREEMENT

4. Should the town planning officer nor approve of the plans, elevations, sections, specifications and details whether originally submitted within the time here in before stipulated, the Managing Director may by notice in writing to the Licensee, revoke the License, and re-enter upon the said land and thereupon the Licence shall come to an end.

POWER OF CORPORATION

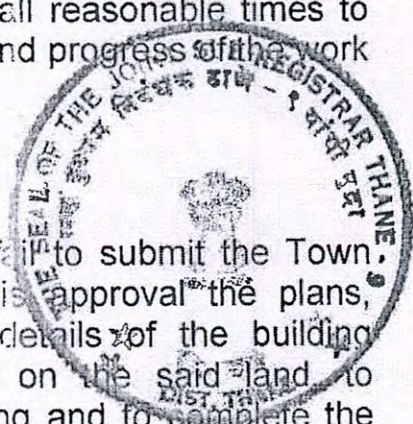
5. Until the building and works have been completed and Certified as completed in accordance with clause 7 hereof the corporation shall have following rights and powers:

TO ENTER UPON LAND

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

TO RESUME LAND

(b) power (i) in case the Licensee (1) shall fail to submit the Town planning officer of the corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulation 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 stipulation on his part herein contain the Corporation shall have the powers and liberty to revoke the license 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 not withstanding any enactment for the time being in force to the contrary belong to the Corporation without



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[Signature]
TOWN PLANNING OFFICER
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Secretary
THANE

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 prejudiced 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 decided upon by the Managing Director.

(iii) To direct removal of alteration of any building or structure erected or used contrary to the condition of the grant within the that prescribed in that behalf and on such removal of or alteration not being carried out within the that 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 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 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 (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 clause shall be construed to suffer from inconsistency to derogate from the right 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.

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

EXTENSION OF TIME

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- 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 provide 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

- 6 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 THIS THE MAHARASHTRA REGIONAL AND TWO PLANNING ACT, 1968 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.

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TOWN PLANNING OFFICER

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Secretary

FORM THE LEASE

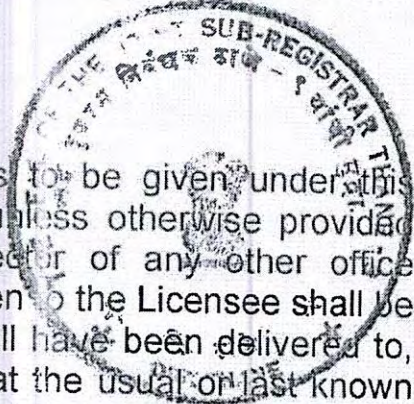
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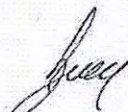
8 The Lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate as also the Lease and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

NOTICE

8A. All notices, 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 of any other office authorised 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 erection whether temporary or otherwise upon the said land.

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ESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORP (MAHARASHTRA) LTD.


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

SCHEDULE

All that piece or parcel of land as plot No. 02 sector No. 13 in sector No. of Airoli contained by admeasurement 3999.84sq.Mtrs. Or thereabouts and bounded as follows that is to say:

On or towards the North by
On or towards the South by
On or towards the East by
On or towards the West by

Plot No.- 01
Plot No.- 03
Sector -14
Plot No. 0

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

IN WITNESS WHEREOF THE parties hereinto 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** in presence of

1)

Shri. G.D. Mhatre

ATTTESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORP (MAHARASHTRA) LTD.

2) Shri V.L.Mhatre

Shri

SIGNED AND DELIVERED by the with-
inamed..... Licensee

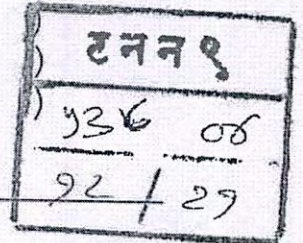
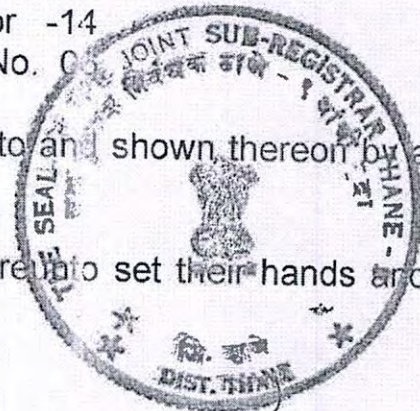
by the hand of Shri Mrs. Rajashri Asre
Secretary
purveyor Resident

In the presence of

1) Shri. G.D. Mhatre

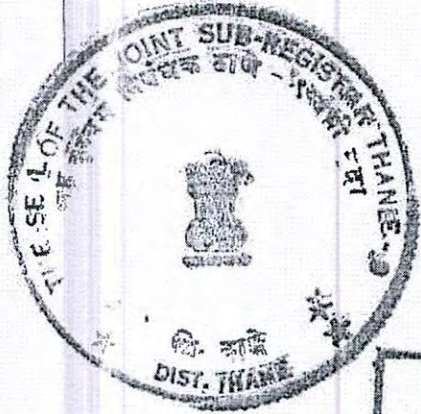
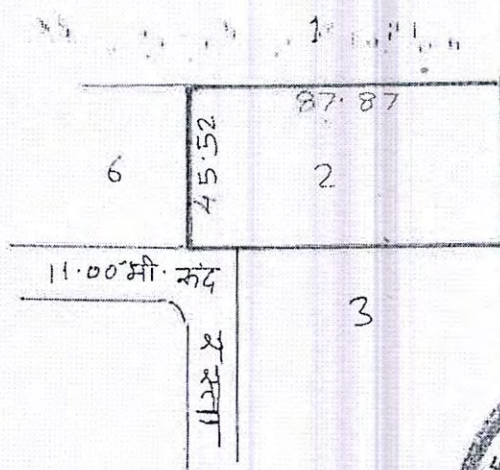
2) Shri. V.L. Mhatre

Shri



प्रोत्साहनाच्या हेतूने नगराभोवती हेर रस्त्यांचे अंश २
 रस्त्यांच्या बाजूला नगराभोवती
 रस्त्यांच्या बाजूला नगराभोवती रस्त्यांच्या बाजूला नगराभोवती (रस्त्यांच्या बाजूला नगराभोवती)
 दिनांक १३.०२.२००४ च्या नुसार विभागातील नगराभोवती रस्त्यांच्या बाजूला नगराभोवती.

— संख्या ३७७७-८४ -टी. १



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DEMARICATION PLAN CONFIRMED

BY SY. PLANNER
 NO. CIDCO/PLNG(N)/291/
 DATE 13.2.2004

A. S. O. II
 CIDCO/Survey Section

Secretary



उत्तर

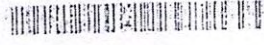


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DEAN
 Y.M.T. Dental College
 Institutional Area,
 Sector -4, Kharghar,
 Navi Mumbai 410 210

महाराष्ट्र सरकार
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 [संस्थापक]

STATE OFFICER
 DEVELOPMENT



Friday, July 06, 2007
2:34:45 PM

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Raj 39 M

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दिनांक 06/07/2007

गावाचे नाव खारघर

दस्तावेजाचा अनुक्रमांक उरण - 04846 - 2007

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे. येरळा मेडीकल ट्रस्ट अँड रिसर्च सेंटर तर्फे ट्रस्टी कविता गजानन पोळ - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	450.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)		
एकूण रु.		30460.00

आपणास हा दस्त अंदाजे 2:49PM ह्या वेळेस मिळेल

सहस्रद्वय मित्रधक
सहस्रद्वय मित्रधक 2

वाजार मूल्य: 2398000 रु. नोंदवस्तु: 100000000 रु.
भरलेले मुद्रांक शुल्क: 600000 रु.

मुळ दस्तावेज पक्षा दिला.

पुणर्व, मित्रधक, उरण
मुळ दस्तावेज पक्षा दिला
पक्षातली सही

A. Suresh Das

DEAN

Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar
Navi Mumbai - 411

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विक्रीचे ठिकाण: जय कम्युनिकेशन (२७८९५९८०)
 प्लॉट नं. २५, गु.टी. जंगल, रोड, सेक्टर १७, वाशी, नवी मुंबई
 अनुक्रम नंबर 265 F.I.
 नाव: Mr. Madan S. Kolambekar
 हस्ताक्षर: Anand
 दिनांक: 25 JAN 2008
 मु.प.क्र. ०२४/१००१

Aty Nikhade
 (अध्यक्ष मध्यम निष्ठा)
 मुद्रांक विक्रेता

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one hundred only.

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Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 6 Date 19-6-07

Collector of Stamps Raigad

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 351/07-08 Date: 14-6-2007
Received from M/s. Yezala Medical Trust & Research Centre through
its trustee Dr. Kavita G. Pol. residing at Stamp Duty Rs. 600,000/-
(Rupees Six Lacs only) Only in the State Bank of
India Branch Atlibag vide Challan No. 8 Dated 19-6-07
Certified under Section 32(1)(b) of the Bombay Stamp Act 1958 that the full Stamp
Duty of Rs. 600,000/- with which this instrument is chargeable has been paid
vide Article No. 256 of Schedule. M.V. = 2398000/-
This certificate is subject to the provision of section 53(A) of Bombay Stamp Act. 1958
Place: Atlibag
Date: 19-6-2007
Collector of Stamps Raigad

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administrators and assigns) OF THE ONE PART AND YERALA MEDICAL TRUST AND RESEARCH CENTRE through Trustee DR. KAVITA GAJANAN POL having address at Institutional area Sector 4, Belpada Kharghar, Navi Mumbai, hereinafter referred to as the "ASSIGNEES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include it's SUCCESSORS AND ASSIGNS) OF THE SECOND PART:-

WHEREAS:-

1. The City and Industrial Development Corporation of Maharashtra limited (hereinafter referred to as CIDCO LTD) having its Registered office at 'Nirmal', 2nd floor, Nariman Point, Mumbai-21, is the New Town Development Authority of Navi Mumbai designated by the Government of Maharashtra in exercise of its powers under Sub-Section-113 (3A) of the Maharashtra Regional and Town Planning Act, 1966.

2. The State Government has acquired lands and vested such lands in CIDCO LTD for Development and Disposal.

3. The Lands of SHRI. NANAKCHAND PYARELAL (hereinafter referred to as the LESSEE) were acquired and handed over to CIDCO LTD for Development purposes as per Award passed by the Land Acquisition officer, Metro Centre Panvel.

Mrs. Madan Associate
Proprietor

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Miss. KAVITA G. POL
+ TRUSTEE
YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.



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4. CIDCO LTD laid down the Plots in Belpada-Kharghar and on one such piece of land so acquired by the State Government in the Corporation for being leased to its intending LESSEE.

5. CIDCO LTD. is allotting the Plots of Lands under the 12.5% Scheme to Villagers whose lands have been acquired by CIDCO LTD.

6. The LESSEE was entitled to allotment of Plot admeasuring 300 sq. mtrs in Belpada-Kharghar, Navi Mumbai, from CIDCO LTD.

7. CIDCO LTD. in pursuance thereof allotted Plot No. E-33 admeasuring 299.68 sq. mtrs situate in Sector 3 Belpada-Kharghar, Taluka Panvel, District Raigad (hereinafter referred to as the said Plot) to the LESSEE.

8. The LESSEE in pursuance thereof paid the Lease Premium alongwith other Charges to CIDCO LTD in respect of the Plot No. E-33, admeasuring 299.68 sq. mtrs situate Sector 3, Belpada-Kharghar, Navi Mumbai, District Raigad.

Mrs. KAVITA G. POL

Proprietor

Miss. KAVITA G. POL
TRUSTEE

YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector
Kharghar, Navi Mumbai - 400 032

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9. CIDCO LTD. on receipt of the Lease Premium has executed the Agreement to Lease dated 15-04-2003 in respect of Plot No.E-33, admeasuring 299.68 sq. mtrs in Belpada-Kharghar, District Raigad (hereinafter referred to as the said Plot) with the LESSEE which is duly stamped, executed and handed over the vacant, peaceful and physical possession of the said Plot to the LESSEE.

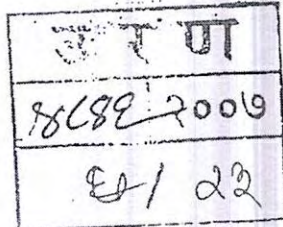
10. The LESSEE had sold off all his rights, title and interest in the said Plot No. E-33 admeasuring 299.68 sq. mtrs. allotted to them in Belpada-Kharghar, Navi Mumbai, District Raigad to the ASSIGNOR for adequate consideration and on receipt of the total consideration handedover the vacant, peaceful and physical possession of the said Plot to the ASSIGNOR herein on receipt of which the ASSIGNOR commenced the construction of the Residential and Commercial Building on the said Plot.

The ASSIGNOR and the LESSEES in pursuance thereof applied to CIDCO LTD. for transfer of the said Plot and on receipt of Transfer charges the Tripartite Agreement dated 25-5-2006 was duly stamped and executed between CIDCO LTD. , the LESSEES and the ASSIGNOR and registered with the Office of the Sub-Registrar of Assurances Panvel-3 on 25-5-2007 vide Document No. PVL3- 05644 OF 2007.

M/s. Madan Associate

Proprietor

Miss. KAVITA G. TRUSTEE
YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector -
Kharghar, Navi Mumbai - 410 301



12. The ASSIGNOR has now got the plans sanctioned from CIDCO LTD. and has completed 80% construction of the residential and commercial and Building on the said Plot more particularly mentioned in the Schedule hereunder.

13. The ASSIGNEES in search of Plots for Development approached the ASSIGNOR herein.

14. The ASSIGNOR in pursuance thereof after negotiations and deliberations decided to Sale, Assign and Transfer the said Plot alongwith the construction thereon to the ASSIGNEES herein for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only).

15. The ASSIGNEES have also to execute an Tripartite Agreement with CIDCO LTD. and the ASSIGNOR for transferring said Plot to and in the name of the ASSIGNEES.

16. The Parties have decided to reduce the terms and conditions agreed upon between themselves in writing:-

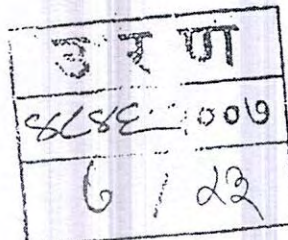
NOW THIS AGREEMENT OF ASSIGNMENT-CUM-SALE WITNESSETH AS UNDER:

M/s. Nadar Associate

Proprietor

Miss. KAVITA G. POL
TRUSTEE

YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.



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1. The ASSIGNOR herein hereby agrees to sale the said Plot No. E-33 admeasuring 299.68 sq. mtrs at Sector 3, Belpada-Kharghar, Navi Mumbai, District Raigad alongwith the construction thereon to the ASSIGNEES for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) payable in the following manner.

a) Rs. 26,00,000/- (Rupees Twenty Six Lakhs Only) paid by cheque before execution of these presents.

b) Rs. 20,00,000/- (Rupees Twenty Lakhs only) paid by cheque before execution of these presents.

c) Rs. 14,00,000/- (Rupees Fourteen Lakhs only) to be paid by cheque on execution of these presents.

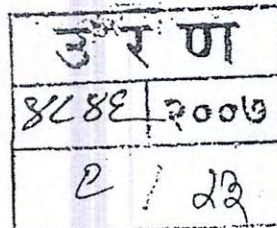
d) Rs. 40,00,000/- (Rupees Forty Lakhs only) to be paid by cheque on execution of Tripartite Agreement and transfer of the said plot alongwith the partly constructed Building thereon to and in the name of the ASSIGNEES.

The ASSIGNOR doth hereby admit and acknowledge the receipt of part consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) of and from the withinnamed ASSIGNEES.

M/s. ~~Madan~~ Associate

Proprietor

Miss. KAVITA G. POL
TRUSTEE
YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.



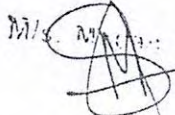
2. It is specifically agreed that time for payment is the essence of these presents.

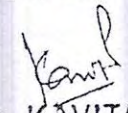
3. The ASSIGNOR herein shall handover the vacant, peaceful and physical possession of the Plot and Building construction thereon to the ASSIGNEES on receipt of the total consideration.

4. The ASSIGNEES shall be entitled to complete the balance construction and obtain the Commencement Certificate Occupancy Certificate and expend all amounts required for the same.

5. The ASSIGNOR hereby declares that on receipt of the total consideration agreed upon herein he shall at all times thereafter at the request and cost of the ASSIGNEES execute the relevant documents for more effectively transferring the said Plot to the ASSIGNEES including flats and shops constructed thereon and in favour of ASSIGNEES or their nominees or assigns including Purchaser's of the residential units.

6. The ASSIGNOR hereby declares that he has not assigned, transferred and/or created third party rights and/or sold the said Flats to be constructed thereon and hereby agrees to indemnify the ASSIGNEES and their assigns in such event.

M/s.  Associate
Proprietor


Miss. KAVITA G. POL
TRUSTEE

YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.



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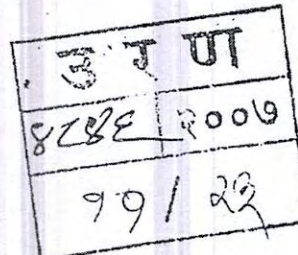
7. The ASSIGNOR shall execute an Irrevocable General power of Attorney to and in favour of the ASSIGNEES alongwith these presents.

8. The Stamp Duty, Transfer Charges, Registration Fees, Delay payment Charges, Society Formation Charges or any other charges, fees to be paid to CIDCO LTD. payable in respect of the said Plot excluding the penal amounts payable for getting the plans for construction sanctioned on the said Plot shall be payable by the ASSIGNEES and the ASSIGNOR shall not claim any right, interest in the said Plot and/ or benefits in respect of the said units being constructed on the said plots and hereby indemnifies and keeps indemnified the ASSIGNEES and their assigns in such events.

The ASSIGNOR hereby herein indemnifies the ASSIGNEES and assigns for all cost, losses, damages, harm and prejudice, caused in respect of these presents which is specifically being made in order to obtain the sale rights of the said Plot No. E-33 admeasuring 299.68 sq. mtrs situate in Sector 3, Belpada- Kharghar, Navi Mumbai, District Raigad.

M/s. Mahan Associate
Proprietor

Miss. KAVITA G. POL
TRUSTEE
YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.



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10. Any dispute or question which may arise between the parties out of the interpretation of any of the terms and conditions of these presents shall be referred to the sole Arbitration of and such Arbitration Act for the time being in force in the Indian Union and it's Award shall be binding on the parties hereto.

SCHEDULE

All that parcel of land known as plot No. E-33, Sector 3 in village/site Belpada-Kharghar of 12.5% (Erstwhile Gaathan Expansion Scheme, containing by measurement 299.68 sq. mtrs or thereabout alongwith the construction thereon and bounded as follows:



WHAT TO SAY :

ON OR TOWARDS THE NORTH BY - 6.00 MTRS. WIDE ROAD

ON OR TOWARDS THE SOUTH BY - PLOT NO. E-34

ON OR TOWARDS THE EAST BY - PLOT NO. E-34

ON OR TOWARDS THE WEST BY - 6.00 MTRS. WIDE ROAD

M/s. *Pradhan Associate*
Proprietor

Miss. KAVITA G. POL
TRUSTEE
YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST
HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED "ASSIGNOR"

M/S MADAN ASSOCIATES
THROUGH IT'S PROPRIETOR
MR. MADAN S. KOLAMBEKAR
IN THE PRESENCE OF

M/s. Madan Associates
[Signature]
Proprietor

1. Bindoo 2. Tade 2/2/09
2.

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED "ASSIGNEES"

M/S. YERALA MEDICAL TRUST AND RESEARCH CENTER
THROUGH IT'S TRUSTEE

DR. KAVITA GAJANAN POL
IN THE PRESENCE OF

1. Bindoo 2. Tade 2/2/09

[Signature]
Miss. KAVITA G. POL
TRUSTEE

YERALA MEDICAL TRUST & RESEARCH CENTER
Institutional Area, Sector -
Kharghar, Navi Mumbai - 410 210



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RECEIPT

RECEIVED an amount Rs. 60,00,000/- (Rupees Sixty Lakhs Only) as part consideration for sale of all right, title and interest in the said Plot No. E-33, admeasuring 299.68 sq. mtrs. alongwith the Building being constructed thereon situate in Sector 3, Belpada-Kharghar, Navi Mumbai, District Raigad .

(Rupees Sixty Lakhs Only)

I SAY RECEIVED

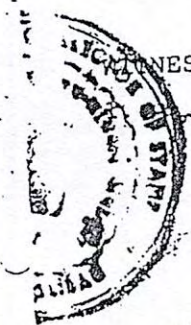
M/S. Madan Associates

Proprietor

(MR. MADAN SHANTARAM KOLAMBEKAR)

PROPRIETOR

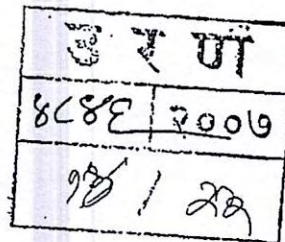
M/S MADAN ASSOCIATES



WITNESSES :-

Jeep & Tatode

24-7-21



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सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नवीन पोईट,

मुंबई - ४०० ०२९.

दूरध्वनी : (रत्यागत कक्ष) ००-९९-२२-५६५० ०९००

००-९९-२२-५६५० ०९२८

फॅक्स : ००-९९-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९९-२२-५५२९ ८९००

फॅक्स : ००-९९-२२-५५२९ ८९६६

सदरार्थ क्र.:

दिनांक : २२-६-२००७

CIDCO/BPI/ATPO/1156

✓ To,
M/s. Madan Associate,
17, Jai Jawan Mkt. Sector-17,
Vashi, NAVI MUMBAI

ASSESSMENT ORDER NO.113/2007-2008 REGISTER NO.01 PAGE NO.113.

SUB:- Payment of development charges for Residential Building on Plot no. E-33, Sector -03 at Belpada (12.5% scheme) Kharghar, Navi Mumbai

REF:- 1) Your architect's application dated 31/05/2007.

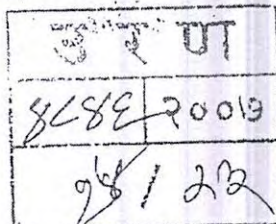
2) Transfer order No. CIDCO/Estate/12.50%/Kharghar-Belpada/468/2007, dtd. Nil.

✓ 3) 50% IDC paid vide challan No. 109667, dtd. 21/06/2007.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/92)

- | | | |
|-----|---|---|
| 1. | Name of Assessee | : M/s. Madan Associate |
| 2. | Location | : Plot no. E-33, Sector-03, at Belpada (12.5% scheme) Kharghar, Navi Mumbai |
| 3. | Land use | : Residential |
| 4. | Plot area | : 299.68 Sq. mtrs |
| 5. | Permissible FSI | : 1.5 |
| 6. | AREA FOR ASSESSMENT | : |
| A) | FOR COMMERCIAL | : |
| i) | Plot area | : 44.00 Sq.mtrs. |
| ii) | Built up area | : 63.468 Sq.mtrs. |
| B) | FOR RESIDENTIAL | : |
| i) | Plot area | : 256.00 Sq.mtrs. |
| ii) | Built up area | : 382.091 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES | : |
| A) | FOR COMMERCIAL | : |
| i) | Plot area | : 44.00 Sq.mtrs. X Rs.60/- = Rs. 2640.00 |
| ii) | Built up area | : 63.468 Sq.mtrs. X Rs.80/- = Rs. 5077.44 |
| | | TOTAL = Rs. 7717.44 |
| B) | FOR RESIDENTIAL | : |
| i) | Plot area | : 256.00 Sq.mtrs. X Rs.30/- = Rs. 7680.00 |
| ii) | Built up area | : 382.091 Sq.mtrs X Rs.40/- = Rs. 15,283.64 |
| | | TOTAL = Rs.22,963.64 |
| 8) | Total Assessed development charges:- 7(A) + 7(B)=Rs.30,681.08, Say Rs.30,690/- | |
| 9) | Date of Assessment | : 22/06/2007 |
| 10) | Due date of completion | : 20/12/2008 TO 19/12/2010 |
| 11) | Development charges paid of Rs.31,300/- vide challan no.109668, dtd. 21/06/2007 | |

Yours faithfully,



(V. Venu Gopal)
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta



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सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नॉंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९९-२२-५६५० ०९००

००-९९-२२-५६५० ०९२८

फॅक्स : ००-९९-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९९-२२-५५९९ ८९००

फॅक्स : ००-९९-२२-५५९९ ८९६६

दिनांक : २२-६-२००७

संदर्भ क्र.:

CIDCO/BPI/ATPOI/1157

To,

M/s. Madan Associate,

17, Jai Jawan Mkt.,

Sector-17, Vashi,

NAVI MUMBAI.

Sub:-Development permission for Residential on Plot no. E-33,
Sector -03 at Belpada (12.5% scheme) Kharghar.

Ref:-1) Your architects application dated 31/05/2007

2) Transfer order No. CIDCO/Estate/12.50%/Kharghar-
Belpada/468/2007, dtd. Nil.

3) 50% IDC paid vide challan No. 109667, dtd 21/06/2007.

Sir,

Please refer to your application for development permission for Residential on Plot no.E-33, Sector -03 at Belpada (12.5% scheme) Kharghar, Navi Mumbai.

The development permission is hereby granted to construct Residential on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structure referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Belpada (12.5% scheme) Kharghar, CIDCO, prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

(V. Venu Gopal)

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to

M/s Madan Associate.

Unit/Plot No. E-33 Road No. — Sector 03 Node Belpada - Kharghar 12.50% scheme.

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr. + 4)

Net Built up Area: 443.669 m² R - 382.01 m²
C - 61.578 m²

(Nos. of Residential Units 14 Nos. of Commercial units 6)

1. This Certificate is liable to be revoked by the Corporation if :-

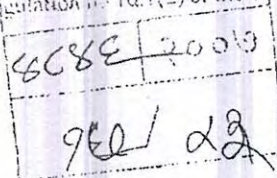
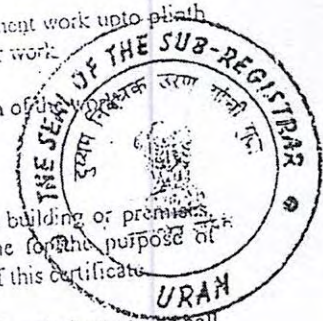
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this Certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-43 of MRTP Act- 1966 and as per regulation 16.1(2) of the GDCRs - 1975.



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The conditions of this certificate shall be binding not only on the applicant but also on its successors and for every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 1500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

"Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

a) Name and address of the owner/developer, Architect and Contractor.

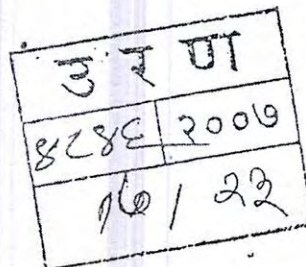
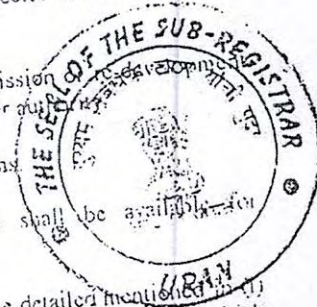
b) Survey Number/City survey Number, Plot, Number/Sector & Mode of Land under reference alongwith description of its boundaries.

c) Order Number and date of grant of development permission issued by the Planning Authority or any other authority.

d) Number of Residential flats/Commercial Units with areas.

e) Address where copies of detailed approved plans shall be available for inspection.

ii] A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

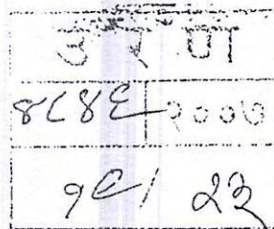
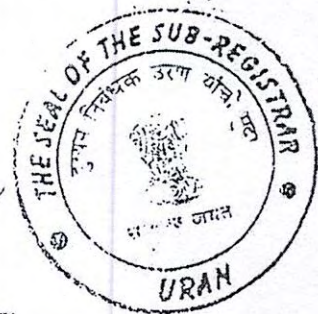
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ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

C.C. TO: ARCHITECT
M/S. D. G. Shah.

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KIR/PNL/KLM/DRON)
4. EE(WS)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POL BABURAO DATTATRAY
DATTATRAY LAXMAN POL

01/06/1954
Permanent Account Number
APFPP0364J

Signature



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२०/२३



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PERMANENT ACCOUNT NUMBER
ACWPC3915C

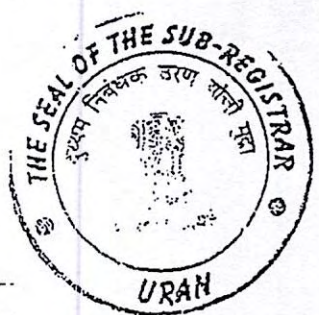
NAME
RAJU BARKU CHOUDHARI

FATHER'S NAME
BARKU MAHADU CHOUDHARI

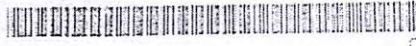
DATE OF BIRTH
24-05-1982

SIGNATURE
[Signature]

Commissioner of Revenue (Computer Services)



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8648/2009
29/03



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06/07/2007

दुय्यम निबंधक:

2:36:38 pm

सह दु नि पत्रवेस 2

दस्त गोषवारा भाग-1

उरण

दस्त क्र 4846/2007

22/23

दस्त क्रमांक : 4846/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	नाम: म. वरका मेडाकल ट्रस्ट अण्ड रिस्के सेंटर तर्फे दुस्ते कविला महामन पोख - पत्ता: घर/फ्लॅट नं: 17, धाशी गल्ली/रस्ता:- इमारतीचे नाव:- इमारत नं:- पेठ/वसाहत:- शहर/गाव:- तालुका:- पिन:-	लिहून देणार वय 26 सही		
2	नाम: मे. मदन असो. तर्फे प्रो. मदन शांताराम कोळवेकर - पत्ता: घर/फ्लॅट नं: 17, धाशी गल्ली/रस्ता:- इमारतीचे नाव:- इमारत नं:- पेठ/वसाहत:- शहर/गाव:- तालुका:- पिन:- पॅन नम्बर: AGXPK 52	लिहून देणार वय 57 सही		
3	नाम: महाराष्ट्र शहर व औद्योगिक विकास महामंडळ तर्फे दुस्तेट ऑफीसर ए व्ही कदम - पत्ता: घर/फ्लॅट नं: मुंबई -21 गल्ली/रस्ता:- इमारतीचे नाव:- इमारत नं:- पेठ/वसाहत:- शहर/गाव:- तालुका:- पिन:-	मान्यता देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

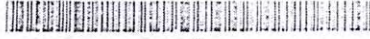
कलम 62 खाली कबुलीसाठी सुट



दस्तऐवज करून देणार लयाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

23



दस्त गोपवारा भाग - 2

उरण

दस्त क्रमांक (4846/2007)

23/23

दस्त क्र. [उरण-4846-2007] चा गोपवारा

बाजार मूल्य : 2398000 मोबदला 10000000 सरलेले मुद्राफ शुल्क : 600000

दस्त हजर केल्याचा दिनांक : 06/07/2007 02:32 PM

निष्ठादनाचा दिनांक : 06/07/2007

दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : (25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 06/07/2007 02:32 PM

शिक्का क्र. 2 ची वेळ : (फी) 06/07/2007 02:34 PM

शिक्का क्र. 3 ची वेळ : (कपुली) 06/07/2007 02:35 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 06/07/2007 02:36 PM

दस्त नोंद केल्याचा दिनांक : 06/07/2007 02:36 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात.

1) राजु चौधरी - - , घर/फ्लॅट नं: से 1, वाशी

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) बाबुराव पोळ - - , घर/फ्लॅट नं: से 4, खारघर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पावली क्र.: 4854 दिनांक: 06/07/2007

पावलीचे वर्णन

नाम: मे. येरळा मेडीकल ट्रस्ट अँड रिसर्च से
तर्फे ट्रस्टी कथिता गजानन पोळ - -

30000 : नोदणी फी

460 : नक्कल (अ. 11(1)), पृष्ठाकनाची

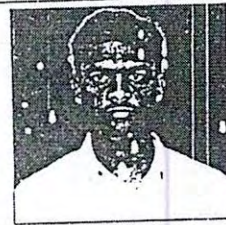
गवकल (अ. 11(2)),

रज्यात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

30460: एकूण

दु. निबंधकाची सही, सह दु. नि. पनवेल 2

दु. निबंधकाची सही
सह दु. नि. पनवेल 2प्रमाणित कागतेत बरे की, वा दस्तऐवज
एकूण 22 पावे आहेत.दुय्यम निबंधक,
उरण.9 नंबराचे बुकाचे 8686 नंबरी
नोंदला.

तारीख ६

दुय्यम निबंधक, उरण.
माहे 06 सन २००७



Friday, July 06, 2007

2:43:17 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4855

गावाचे नाव खारघर

दिनांक 06/07/2007

दस्तऐवजाचा अनुक्रमांक उरण - 04847 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे. येरळा मेडीकल ट्रस्ट ऑण्ड रिसर्च सेंटर तर्फे ट्रस्टी कविता गजानन पोळ -

नोंदणी फी :- 100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 240.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)

एकूण रु. 340.00

आपणास हा दस्त अंदाजे 2:58PM ह्या वेळेस मिळेल

सहदुष्टुप्रयसिमिबिबवकउरण
(पंचवेलेमप्रे) 2

बाजार मूल्य: 2398000 रु. मोबदला 10000000 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

मुळ दस्तऐवज मळ दिला.

मुळ दस्तऐवज, उरण
मुळ दस्तऐवज वरत मिळाला

पक्षकारांची सही

पिन कोड (20,00,000)-996000000 19 एच 9000

आ.प. वित्त विभाग, संकीर्ण-9000/प्रद-00/कोड-00

दिनांक 22 सप्टेंबर 1990

पिन कोड (20,00,000)-996000000 19 एच 9000

संकीर्ण, 28-म

Gen. 28M

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CANCELLED

खरी प्रत

भरणा करणा-यान भरण्याचा

जिच्यावतीन स्वकम भरण्यात आली आहे त्या व्यक्तीचे नाव/प्रमाण आणि पत्ता

मेलस येरला मेडिकल ट्रस्ट ऑन्ड रिसर्च सेंटर डॉ. काबिता जी पोब

भरणा करण्यासंबंधीच्या अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश

आविष्य

भरणा केलेली रक्कम रुपये- 900/-

(अक्षरी) रूपये

मात्रा

दिनांक 98/10/2000

आविष्य

पिन कोड (20,00,000)-996000000 19 एच 9000

आ.प. वित्त विभाग, संकीर्ण-9000/प्रद-00/कोड-00

दिनांक 22 सप्टेंबर 1990

कोडिंगर सफिल कि

अभ्यानिषि प्रकरण/ आविष्य

क्रमांक 336/2000-00

भरणा करणा-यान भरण्याचा

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गजानन पोब रा. इन्टीटेशन सरिबा छार छार सेक्टर-8

भरणा करण्यासंबंधीच्या अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश

आवश्यक मुद्रांक शुल्क रुपये

100/-

भरणा केलेली रक्कम रुपये- 100/-

(अक्षरीरूपये)

मात्रा

भरणा करणासंबंधी रचवारी

दिनांक 98-6-2000

आविष्य

पिन कोड (20,00,000)-996000000 19 एच 9000

आ.प. वित्त विभाग, संकीर्ण-9000/प्रद-00/कोड-00

दिनांक 22 सप्टेंबर 1990

कोडिंगर सफिल कि

अभ्यानिषि प्रकरण/ आविष्य

क्रमांक 336/2000-00

भरणा करणा-यान भरण्याचा

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भरणा करण्यासंबंधीच्या अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश

आवश्यक मुद्रांक शुल्क रुपये

100/-

भरणा केलेली रक्कम रुपये- 100/-

(अक्षरीरूपये)

मात्रा

निमाणीय अधिकारी-सह-अभियंता

भरणा करणा

लेखापाल वनीकरण

विभाग

प्रधानशीर्ष

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कमाधार/सेवागार अधिकारी/रिजर्व बँकेन/

मासगीर रते

स्वकम निवारी

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Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 182 Date 14.6.07

Collector of Stamps Raigad

OFFICE OF THE COLLECTOR OF STAMPS	
Case Adj. No. 338/07-08	Date: 14.6.2007
Received from M/s. Yerala Medical Trust & Research Centre	residing at
through its trustee Dr. Kavita G. Pol	Stamp Duty Rs. 100/-
(Rupees One hundred	Only) in the State Bank of
India Branch - Agalgaon	vide Challan No. 7 Dated 19.6.07
Certified under Section 32(1)(b) of the Bombay Stamp Act 1958 that the full Stamp	
Duty of Rs. 100/-	with which this instrument is chargeable has been paid
vide Article No. 25.1.13 of Schedule.	
This certificate is subject to the provision of section 53(A) of Bombay Stamp Act. 1958	
Place: Agalgaon	
Date: 19.6.2007	Collector of Stamps Raigad

TRIPARTITE AGREEMENT

THIS TRIPARTITE AGREEMENT made and entered at C.B.D, Navi Mumbai on this 06th day of ~~JUNE~~ ^{July} 2007 BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED a Company incorporated under the Companies Act 1956 and having it's Registered Office at "Nirmal" Nariman Point, Mumbai 400 021 hereinafter referred to as the "CORPORATION" (which expression shall unless repugnant



M/s. Madan Associate
Madan Associate
Proprietor

Kavita
Miss. KAVITA G. POL
TRUSTEE

YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210

Sadom
Asst. Estate Officer
CIDCO, CIDCO Bhavan,
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to the context or meaning of be deemed and include it's Successor or Successors and Assign or Assignees) OF THE ONE PART AND M/S. MADAN ASSOCIATES a Proprietary concern having address at 17, Jai Jawan Market, Sector 17, Vashi Navi Mumbai District Thane through its Proprietor MR. MADAN SHANTARAM KOLAMBEKAR hereinafter referred to as the "NEW LICENSEE/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) OF THE SECOND PART AND M/S. YERLA MEDICAL TRUST AND RESEARCH CENTRE a Public Trust duly registered under the provisions of the Public Trust Act having it's Office at Institutional Area, Sector 4, Kharghar, Navi Mumbai 410210 through it's Trustee DR. KAVITA GAJANAN POL hereinafter referred to as the "THE SUBSEQUENT NEW LICENSEE/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include it's SUCCESSORS AND ASSIGNS) OF THE THIRD PART :-

WHEREAS :-

The Agreement to Lease made at C.B.D Belapur on 20-12-2006 by the CORPORATION of the One Part in favour of MR. NANAKCHAND PYARELAL TANEJA the ORIGINAL LICENSEE/S OF THE SECOND PART mentioned therein (hereinafter referred to as the said "Agreement") the CORPORATION agreed to grant a Lease and the ORIGINAL LICENSEE/S mentioned therein agreed to

Handwritten: Lease Rent Rs. 3,750/- (Rupee Three thousand seven hundred and fifty only)

M/s. Madan Associate Miss. KAVITA G. POL
Proprietor TRUSTEE

YERLA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.

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

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to accept the Lease of Plot No. E-33, admeasuring 299.68 sq. mtrs situate at Sector 3, Belpada (Kharghar Node), Taluka Panvel, District Raigad under 12.5 % scheme on terms and conditions specified therein.

2. By an Tripartite Agreement made and executed at C.B.D. Belapur on 25-5-2007 executed by the CORPORATION OF THE ONE PART in favour of the of the NEW LICENSEE of the THIRD PART therein and OF THE FIRST PART herein (hereinafter referred to as the said "Tripartite Agreement") the CORPORATION agreed to grant lease and the NEW LICENSEE of the THIRD PART therein agreed to accept the lease of Plot No. E-33, admeasuring 299.68 sq. mtrs situate at Sector 3, Belpada (Kharghar Node), Taluka Panvel, District Raigad under 12.5 % scheme on terms and conditions specified therein.

The NEW LICENSEE/S requested the CORPORATION to grant to the permission to sale, transfer and assign his rights and interest in/or benefits under the said Agreement pertaining to Plot No. E-33, admeasuring 299.68 sq. mtrs situate at Sector 3, Belpada (Kharghar Node), Taluka Panvel, District Raigad to the SUBSEQUENT NEW LICENSEE/S in accordance with the conditions of the said Agreement and Tripartite Agreement the CORPORATION having granted permission to the NEW LICENSEE/S agreed to do so on terms and conditions appearing hereinafter.

M/s. Madan Associate

Miss. KAVITA G. POL
TRUSTEE

Proprietor
MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector 3, Belpada
Navi Mumbai - 400 214.

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

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8/1/92	

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN PARTIES HERETO AS FOLLOWS:

1. The CORPORATION shall in pursuance of the said Agreement and Tripartite Agreement and in consideration of the permission contained therein, grant lease of the Plot No. E-33, admeasuring 299.68 sq. mtrs. situate at Sector 3, Belpada (Kharghar Node), Taluka Panvel, District Raigad to the SUBSEQUENT NEW LICENSEE/S.

2. The SUBSEQUENT NEW LICENSEE/S shall be substituted for the NEW LICENSEE/S in the said Agreement and shall have all the rights, obligations, liabilities, benefits and equities accordingly thereunder.

3. The NEW LICENSEE/S relinquishes and releases all their rights, titles, benefits, interest, claims or demands whatsoever in the said Agreement and Tripartite Agreement and discharges the CORPORATION from all obligations or liabilities required to be performed to them by the CORPORATION under the said Agreement.

4. The SUBSEQUENT NEW LICENSEE/S indemnifies and saves harmless the CORPORATION against all losses or damages that may be caused to the CORPORATION by the consequences of this Agreement or the permission granted to it as aforesaid.



M/S. Madan Associate

Miss. KAVITA G. POL
TRUSTEE

Proprietor

YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.

Asst. Estate Officer : 1
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.

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5. The Stamp Duty payable under this Tripartite Agreement shall be borne and paid by the SUBSEQUENT NEW LICENSEE/S wholly and exclusively.

SCHEDULE OF LAND

All that piece or parcel of land known as Plot No. E-33, Sector 3, Kharghar of erstwhile 12.5 % Gaothan Expansion Scheme containing by admeasurement 299.68 sq. mtrs. or thereabout and bounded as follows :

THAT IS TO SAY :

ON OR TOWARDS THE NORTH BY : 6.0 Mtrs. Wide Road

ON OR TOWARDS THE SOUTH BY : Plot No. E-34

ON OR TOWARDS THE EAST BY : Plot No. E-32

ON OR TOWARDS THE WEST BY : 6.0 Mtrs. Wide Road

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.



M/s. Madan Associate Miss. KAVITA G. POL
Proprietor TRUSTEE

VERA Medical Trust & Research Centre
Institutional Area, Sector - 4,
Kharghar, Navi Mumbai - 410 210.

Ass. E. Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai - 400 614.

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8	2	86
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E / 92		

SIGNED SEALED AND DELIVERED
FOR AND ON BEHALF OF CORPORATION
BY THE ASSISTANT ESTATE OFFICER
Smt. S. V. Kadam

IN THE PRESENCE OF

1. M. K. Koli
2. ~~J. S. Madan~~
V. V. Talawane

SIGNED SEALED AND DELIVERED

BY THE "NEW LICENSEE/S"

M/S. MADAN ASSOCIATES
THROUGH IT'S PROPRIETOR
MR. MADAN S. KOLAMBEKAR

IN THE PRESENCE OF

1. M. K. Koli
2. V. V. Talawane

SIGNED SEALED AND DELIVERED

BY THE "SUBSEQUENT NEW LICENSEE/S"

M/S. YERLA MEDICAL TRUST AND RESERCH CENTRE
THROUGH IT'S TRUSTEE
DR. KAVITA GAJANAN POL

IN THE PRESENCE OF

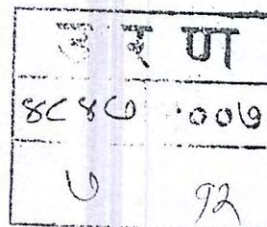
1. M. K. Koli
2. V. V. Talawane

S. V. Kadam
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.

M/s. Madan Associate
M. S. Kolambekar
Proprietor

K. G. Pol
Miss. KAVITA G. POL
TRUSTEE

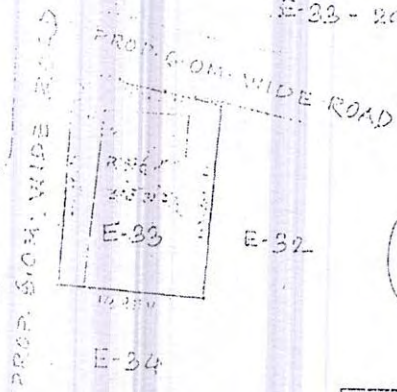
YERLA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area,
Kharghar, Navi Mumbai - 400 210.



अधिवक्ता औद्योगिक विकास महामंडळ (महाराष्ट्र) मधील ना.

विशेष पत्र, म. म. म. म. म. म.

महाराष्ट्र राज्य सरकार, नवी मुंबई, न्याय क्षेत्र, पत्रांक २२/१२/२००९
 ३
 २-३३
 ९८



Tough



Mrs. Madan Associate
[Signature]
 Proprietor

प. व. ल-३	
२००९	१०
१५००८	

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

Miss. KAVITA G. POL
 TRUSTEE
 YERALA MEDICAL TRUST & RESEARCH CENTRE
 Institutional Area, Sector - 4,
 Kharghar, Navi Mumbai - 410 210.

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

Mrs. Madan Associate
[Signature]
 Proprietor

उ. र. प.	
४८४०	२००९
८१९२	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACWPC3915C

नाम NAME
RAJU BARKU CHOUDHARI

पिता का नाम FATHER'S NAME
BARKU MAHADU CHOUDHARI

जन्म तिथि DATE OF BIRTH
24-05-1982

प्रमाणित हस्ताक्षर
R. B. Choudhary

आयकर आयुक्त (कंप्यूटर सेक्टर)
Commissioner of Income-tax (Computer Operations)



उरण	
8680	2000
९	92

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

POL BABURAO DATTATRAY
DATTATRAY LAXMAN POL

01/06/1954

Permanent Account Number

APEDP0364J

Signature



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४८७	२००७
१०/१२	





06/07/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उरण

2:45:28 pm

सह दु.नि.पनवेत 2

दस्त क्र 4847/2007

99/92

दस्त क्रमांक : 4847/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	नावा मे.शेखर मेडिकल ट्रस्ट अण्ड रिसेरच सेंटर ता.ह दुरदी कावेता मजाना पोळ पत्ता: घर/फ्लॅट नं: सी 4, वासो गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून देणार वय 26 सही		
2	नावा मे.सदन असो.तर्फे प्रोग्रामर शंताराम कोळशेकर - पत्ता: घर/फ्लॅट नं: सी 17, वासो गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून देणार वय 37 सही		
3	नावा मंगराम शहर व औद्योगिक विकास महामंडळ तर्फे हस्तोत अर्जावर ए.सी.कदम - - पत्ता: घर/फ्लॅट नं: सुर्वई-21 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: -	मान्यता देणार वय - सही		

कलम 88 खाली कबुलीसाठी सुट





दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (4847/2007)

१२/१२

दस्त क्र. [उरण 4847/2007] वा गोषवारा

बाजार मुल्य : 2398000 मोबदला 10000000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 06/07/2007 02:41 PM

निष्पादनाचा दिनांक : 06/07/2007

दस्त हजर करणा-याची सही :

[Signature]

पावती क्र.: 4855 दिनांक: 06/07/2007

पावतीचे वर्णन

नाव: मे. येरळा मेडीकल ट्रस्ट अॅण्ड रिसर्च से
तर्फे ट्रस्टी कविता गजानन पोळ -

100 : नोंदणी फी

240 : नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

340: एकूण

[Signature]

दु. निबंधकाची सही, सह दु. नि. पनवेल 2

दस्ताचा प्रकार (25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 06/07/2007 02:41 PM

शिवका क्र. 2 ची वेळ : (फी) 06/07/2007 02:43 PM

शिवका क्र. 3 ची वेळ : (फुली) 06/07/2007 02:44 PM

शिवका क्र. 4 ची वेळ : (ओळख) 06/07/2007 02:45 PM

दस्त नाव: केल्याचा दिनांक : 06/07/2007 02:45 PM

ओळख

खातीत इसम असे गिरेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीश ओळखतात,
व त्यांची ओळख पटवितात.

1) राजू चौधरी - , घर/फ्लॅट नं: से 1, बाशी

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) बाबुराव पोळ - , घर/फ्लॅट नं: से 4, खारघर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



दु. निबंधकाची सही
सह दु. नि. पनवेल 2

प्रमाणित करणारे येमे की, वर दस्तऐवज
एकूण १२ ठावे आहेत.

दुसऱ्या निबंधक,
उरण.

नंबराचे बुकाचे

नंबरी

नोंदला.



तारीख

६

दुसऱ्या निबंधक, उरण.

माहे ०७ सन २००७

14/9/2012



5

DOCUMENT NO. _____ / _____

DATE :	05.05.1999
PANVEL / URAN :	PANVEL
VILLAGE / M. WARD / CIDCO :	KHARGHAR
LAND / FLAT / SHOP / OFFICE :	PLOT
CONSIDERATION :	34,00,000/-
VALUE FOR STAMP DUTY :	13,00,000/- 34,00,000/-
STAMP DUTY PAID :	2,72,000/-
STAMP PAPER / ADHESIVE /	
SPECIAL ADHESIVE :	

SIGNATURE OF PURCHASER / VENDOR

IMAGE OFFSET

॥ ॐ नमः शिवाय ॥



JALARAM XEROX

NEAR TAHASILDAR OFFICE, OPP. CITY POLICE STATION,
PANVEL - 410 206, DIST. RAIGAD (MAHARASHTRA)
745 3533

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

6

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १४९७

दिनांक ४/११/९८ सन १९

दस्तऐवजाचा प्रकार-

माहिती ५. ३४,००,०००

सादर करणाराचे नाव-

Nimisha P. M. Foundation

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी
नक्कल फी (फोलिओ)
पृष्ठांकनाची नक्कल फी
टपालखर्च
नक्कल किंवा जापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नक्कल (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) बाबत क.

र.	र.
20000/-	
934/-	
2/-	
12/-	
34/-	
20185/-	
एकूण 20925/-	

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

Vinayak Shirkekar
22/11/99

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मं.

मूळ प्रत

ORIGINAL

DELIVERED
[अहस्तांतरणीय]
[NOT TRANSFERABLE] 016313

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place

Thane

दिनांक/Date

4.12.98 १९९ /199

Received from

Nimisha P. M. Foundation

रु./Rs.

2,72,000/-

on account of

Two Lacs Seventy

रोखपसल व लेखापसल

Cashier or Accountant

(सही/Signature)

(पदनाम/Designation)

COLLECTOR OF STAMPS THANE

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

permission / licensee to enter upon the land

POSSESSION RECEIPT

(7)

I/WE, SHRI/MESSRS. Nimisha P. M. Foundation

HAVE THIS 8th DAY OF Dec, 1988 RECEIVED POSSESSION

OF A PLOT NO. 19, ROAD NO. - ADMEASURING THE AREA

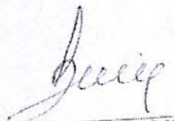
OF 20000.04 SQ. METRES OUT OF SECTOR NO. 4 PERTAINING TO REVENUE

VILLAGE Kharghar, TALUKA panvel DISTRICT Raigad

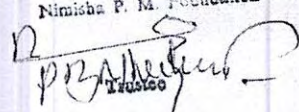
EAR-MARKED FOR Development of General - cum AS PER DEMARCATION
Multi Super Speciality Hospital

ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR. & as per the
permission / license granted.

HANDED OVER

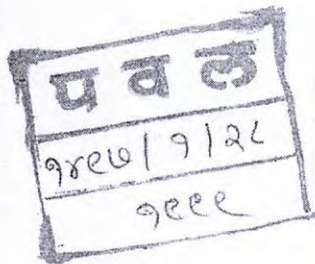

Asstt. Marketing Officer
MM (II) CIDCO LTD.

TAKEN OVER.

Nimisha P. M. Foundation

Trustee

8

50 Rs.



418

17 OCT 1998

Nimisha P.M. Foundation

M. G. Desai

Agreement to Lease

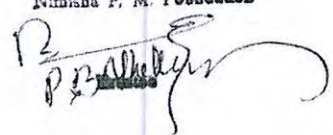
Between

CIDCO OF Maharashtra Ltd.

And

Sr / Smt. Mrs. Nimisha P.M. Foundation


Asst. Marketing Officer
NM (II) CIDCO LTD.

Nimisha P. M. Foundation


7 7 3
980/2/26
9888

CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

FOR GENERAL-CUM-MULTI SUPERSPECIALITY HOSPITAL

AGREEMENT TO LEASE

AN AGREEMENT made at CBD, Belapur the 8th day of DECEMBER One Thousand Nine Hundred Ninety Eight BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered Office Nirmal, 2nd floor, Nariman Point, Bombay:- 400 021 (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 NIMISHA P.M. FOUNDATION, being a public Charitable Trust under the Public Trust Act, 1950 under registration No.E-15415 dated 13.12.94 granted by the Assistant Charity Commissioner, Mumbai having its principal place of business at 12/A, Malad Jai Ambe Co-operative Housing Society, Liberty Garden Cross Road No.2, Malad (West), Mumbai - 400 064, (hereinafter referred to as "The Licensee" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors, administrators and remitted assigns) 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 power under Sub-Section (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.

stt. Marketing Officer
MM (11) CIDCO LTD.

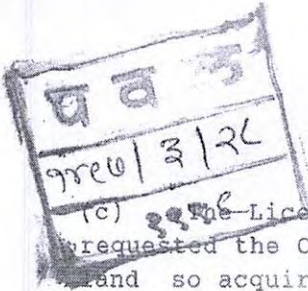
Nimisha P. M. Foundation

Trustee

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

INDIA
281986
MAHARASHTRA
STAMP DUTY
SPECIAL ADHESIVE
1104467211

Two lac seventy two thousand
of (P.T. paid) D.D. NO. 016313
382 Tk 4/12/98.



: 2 :

(c) The Licensee has by his application dated 28th April 1998 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government and described hereinafter.

(f) The Corporation has consented to grant to the Licensee a Lease of all that 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 20,000.04 Sq.Mtrs. or thereabout (hereinafter referred to as "The said Land"), for the purpose of constructing building or buildings for establishment of General-cum-Superspeciality Hospital.

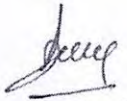
(g) The Licensee has before the execution of this Agreement paid on the 6.11.98 to the Managing Director of the Corporation hereinafter referred to as the Managing Director which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order a sum of Rs.34,00,007/- (Rupees thirty four lacs seven 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 date hereof on the terms and conditions hereinafter contained.

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 license and authority only to enter upon the said land for the purpose of erecting a building or buildings for establishment of General-cum-Superspeciality Hospital only and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same 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 otherwise than the purpose specified herein.

2


Asstt Marketing Officer
M.M. (P) CIDCO LTD.


Nirmala P. M. Foundation

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१२६०/४/२६

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2. Nothing in these presents contained 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 license to enter upon the said land for the purpose of performing this Agreement.

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

SUBMISSION OF PLANS FOR APPROVAL:

(a) That they will within six months of the date hereof submit to the Corporation for its approval of the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land the Licensee shall at their own cost and as often as they may be called upon to do so, amend, all or any such plans, elevation, details and specifications shall be finally approved by TPO of Corporation and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions and stipulations which may be agreed upon between the Licensee shall and the T.P.O. 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 provisions of CIDCO General Development Control Regulations for New Bombay, 1975.

Plans to comply with the following rules:

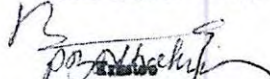
a) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One. 10% of the FSI can be used residential use of essential staff quarters, hostel and also dormitory for relatives of the patients. 10% of the FSI can be used for commercial purpose connected with hospital use which includes the following :-

(1) Medical store/Chemist shop, (2) Bank/Insurance office, (3) Restaurant/Canteen, (4) Doctor's cabin/Blood Bank, (5) Utility shopping such as book shop, florist shop, Medical equipment shop etc.


Asstt. Marketing Officer
MM (M) CIDCO LTD.

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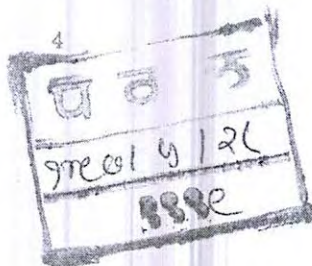
P. M. Foundation



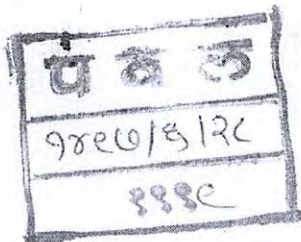
Minimum 50% of the permissible FSI (i.e. One) is to be utilised within the first five years and remaining FSI in the remaining five years. The Licensee shall provide OPD diagnostic facility and 100 general hospital beds with ICU and casualty medical care facility within 5 years from the date of execution of agreement. In the remaining period super speciality hospital beds to be provided in a phased manner. In case the FSI is utilised fully within 5 years then CIDCO will consider granting additional FSI of 0.50 proportionately yearwise subject to approval of the State Government, free of charge as an additional incentive to the institute. In case the Government did not approve the proposal, the additional premium will be charged at the rate at which the land was originally allotted. The additional FSI shall be required to be used for the original purpose of development of General-cum-multi super speciality hospital and in consultation with CIDCO.

- i) The maximum height of a room in the building shall be less than 4.27 meters. In case any room height is 4.27 meters or more, the area of such room shall be counted twice for the computation of F.S.I.
- ii) The building shall be constructed for the purpose of establishment of General-cum-multi-superspeciality hospital. Out of 300 beds approximately, 100 beds shall be reserved for general hospital beds and remaining 200 beds for multi-super speciality. The land can also be used for dormitory accommodation and essential staff quarter alongwith research and training institute and paramedical forces in connection with the hospital use.
- iii) The intending lessee shall provide necessary infrastructure for electric supply as per the requirement of MSEB including electric sub-station if necessary within his plot.

Devi
Asstt. Marketing Officer
ADM (II) CIDCO LTD.



N. M. Foundation
Trustee



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: 5 :

- iv) The General Development Control Regulations for New Bombay at the time of submission of development proposals and plans to Town Planning Officer shall be applicable in addition to the above conditions.

Note : The above conditions shall also be part of the lease deed.

Fencing During Construction

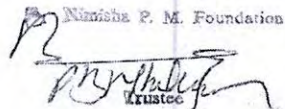
(b) That the said land shall be fenced property by the Licensee at their expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to 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 expenses of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

(c) That no work shall be commenced or carried out on which infringes 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 and until the said plans elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.


Asstt. Marketing Officer
MM (11) CIDCO LTD.

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Nandha P. M. Foundation
Trustee

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK

(d) That they shall within a period of 12 months from the date hereof commence and within a period of Five years consume 50% FSI from the date hereof and thereafter balance 50% FSI within next Five years at their own expenses and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to be satisfaction of the Corporation and comfortably to the building lines marked on the plan and completely finish fit for occupation a building to be used for establishing General-cum-Superspeciality Hospital with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of CIDCO General Development Control Regulations for New Bombay, 1975.

RATES AND TAXES:

(e) That they will pay all rates, taxes, charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon.

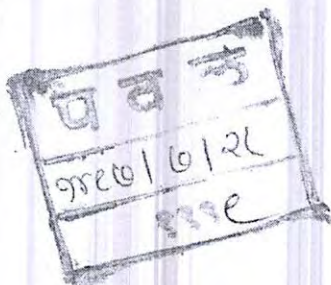
PAYMENT OF LAND REVENUE:

(f) That they shall pay the land revenue and cess assessed or which may be assessed on the said land.

INDEMNITY:

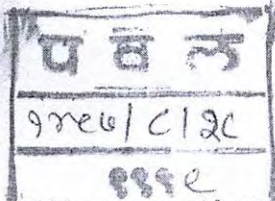
(g) That they will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining

Devi
Asstt. Marketing Officer
MM (I) CIDCO LTD.



P. Narasimha & Co. Foundation

P. Narasimha
Director



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: 7 :

buildings 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 they shall 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 shall provide sufficient latrine accommodation 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 shall 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, shall comply strictly with the terms thereof.

EXCAVATION:

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

Not to affix or display sign-boards, advertisement etc.,

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

Asstt. Marketing Officer
MM (11) CIDCO LTD.

7

Nimisha P. M. Foundation

Nuisance

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

Insurance

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

Recovery of any sum due to the Corporation

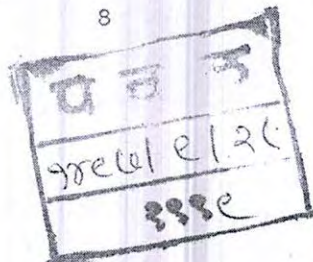
(m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined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

Restriction against appointment of Agent by a Power of Attorney or Otherwise.

(o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purposes of this Agreement except its Officer or Servant.

Genie
Asstt. Marketing Officer
AMM (II) CIDCO LTD.

8



Prithvi
Prithvi P. M. Foundation
Trustee

(p) Free Beds :

The Institute shall reserve 15% beds free for the poor i.e. those falling under economically weaker section but with preference to residents of Navi Mumbai out of the total operational beds including the super speciality component. Additional 15% beds alongwith treatment shall be charged as per tariff determined by CIDCO. For the remaining beds, the agency shall be permitted to charge as per its discretion.

In the free bed category patient may be charged for the cost of medicines, disposable and the actual cost of investigation material. However, staying charges, diet charges, doctor's consulting charges, visit charges, operative cost, post operative care etc., will be free of cost.

CIDCO employees working and retired and their family members should also get benefit under this category.

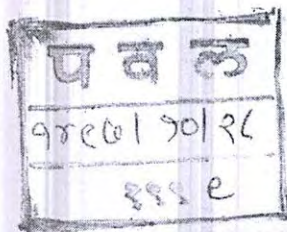
The Institute can keep free beds portion in the same hospital complex or develop a separate hospital complex for the purpose.

(c) Nomination :

The Hospital Management Committee shall provide for nominations of one officer on Behalf of CIDCO and other two respectable citizens of Navi Mumbai to monitor the operation of free-bed and subsidised bed facilities extended to the poor patients. In case of remaining hospital the recommendation of the nominee will be of Advisory Nature. The nominee shall not interfere with the day today management of the hospital. The nominees are authorised to convene the meeting of the hospital management committee in case it is not called by the Trust within the period of 3 months.

[Signature]
Asstt. Marketing Officer
MM (II) CIDCO LTD.

[Signature] Nimisha P. M. Foundation



(r) Public Health Programme :

The institute should actively participate in various preventive health programmes in Navi Mumbai from time to time. Some of the medical/health care programmes which can be implemented by the Institution every year are as follows :-

Polio eradication, Control of Blindness, Various diagnostic camps, Cancer detection camps, Aids testing, Dental check up camps, Blood donation camps, Drugs De-addiction campaign, Health Education camps, Malaria Control, Hansen Disease (Leprosy) control, Maternal and Child health programme, Complete health check up scheme, Occupational health, Diabetes and Hypertension detection camps.

The institute shall maintain the hospital premises and various hospital facilities in well maintained condition all the time. The agency shall make specific provision of recurrent nature for such type of maintenance. In case of additional FSI, if permitted, the extra funds generated by way of its utilisation shall be diverted proportionately towards the maintenance and also the betterment of the facilities, particularly free-bed portion.

(s) The hospital shall be opened to all without any discrimination on the ground of religion, caste, creed, race, domicile, language or otherwise.

(t) 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 Hospital and the Licensee shall obey such directions with utmost dispatch and without any demur.

(u) The hospital shall employ competent staff. The hospital shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

Jejee
Asstt. Marketing Officer
MAM (11) CIDCO LTD.

10



Nimisha P. M. Foundation

12
[Signature]
Director

(v) Payment of Service Charges : The 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.

(w) Corporation will not give any recurring or non-recurring grants towards construction or running of the Hospital.

Power to terminate Agreement.

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

Powers of Corporation

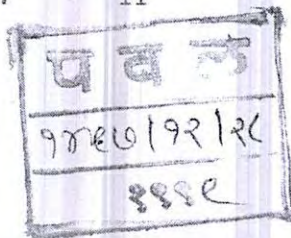
5. Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers.

[Signature]
Asstt. Marketing Officer
MM (II) CIDCO LTD.

11

Nimisha P. M. Foundation

[Signature]
Trustee



To enter upon land

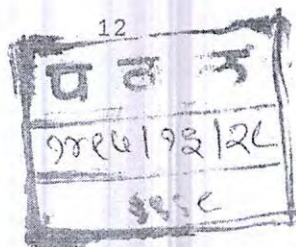
- (a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.

To Resume Land

- (b) Power (i) in case the Licensee (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observed any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the license 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 to 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 the Corporation against the Licensee.

Beery
Asstt. Marketing Officer
RAM (II) CIDCO LTD.

Munshi P. M. Foundation
P. M. Foundation
Trustee



(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 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 than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

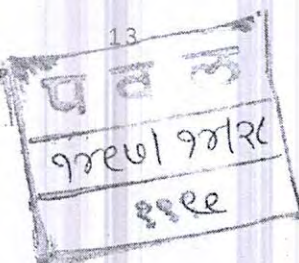
EXPLANATION-1

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation'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 clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

Asstt. Marketing Officer
ANM (II) CIDCO LTD.



Nandisha P. M. Foundation
Trustee

Extension Of Time

6. Without prejudiced to right, powers and remedies of the Corporation in the foregoing clause, 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 New Bombay Disposal of Loans Regulations, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

Grant of Lease

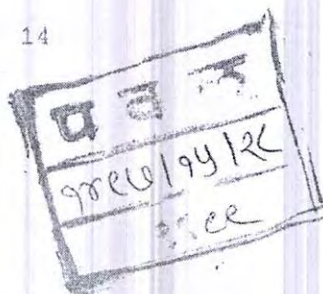
7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulation and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which 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 New Bombay Disposal of Land Regulation, 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

[Signature]
Asst. Manager, Office
M. M. P. Foundation

14



[Signature]
M. M. P. Foundation
Secretary

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 of 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 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 and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised 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 or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to and building or erection whether temporary or otherwise upon the said land.

SURRENDER

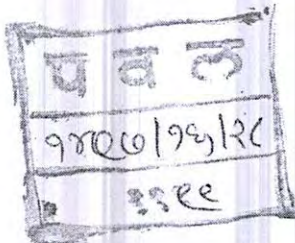
10. The Licensee may terminate this Agreement and surrender the License and authority granted hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.

[Signature]
Asstt. Marketing Officer
CALM (M) CHINA LTD.

15

Nimisha P. M. Foundation

[Signature]
Trustee



SCHEDULE

Description of Land

All that piece or parcel of land known as Plot No.19 in Sector- 4 of Kharghar containing by admeasurement 20,000.04 Sq.Mtrs. or thereabouts and bounded as follows:

On or towards the North by:- 15 M. wide road
 On or towards the South by:- 15 M. wide road
 On or towards the East by:- Open plot & Panchayat Bhavan
 On or towards the West by:- Yerala Medical College.
 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,
 Asstt. Marketing Officer

[Signature]
 Asstt. Marketing Officer
 MM (II) CIDCO LTD.

In the Presence of:-

1. Shri V.M. Paigude
2. Shri V.P. Sadanandan

SIGNED AND DELIVERED by the with-
 in named Licensee

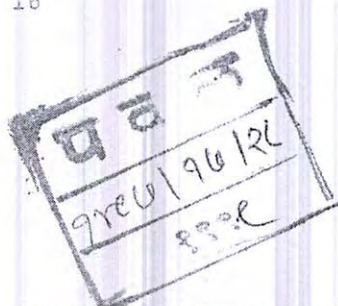
Trustee, Nimisha P.M. Foundation
 pursuant resolution No.
 dated

In the presence of :-

1. Shri V.M. Paigude
2. Shri V.P. Sadanandan

Nimisha P. M. Foundation

[Signature]
 Trustee (PRAKASH BHASKAR
 MHATRE)



शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित.

भूमापन विभाग, सिव्हीडी.

मोजमापासह २९/२६

नगरासधीत क्षेत्र क्रमांक ४

शुल्क क्र. १९

याचा शिवांकनाचा नकाशा.

वरिष्ठ निमोजनकार यांचे पत्र क्र.

शिडको/निमोजन (मध्य)/४७७

दिनांक १२/०८/८६

याचा शुद्धीकरण नकाशा तयार केला.

१३ ०० शिडको

१३ ०० शिडको

क्षेत्रफल २०,०००.०० चौ.मी.

पंचायत क्षेत्र

SUPER SPECIALITY
HOSPITAL.

मेरुज डेव्हिडस
कॉलेज

२२८.३३२ मीटर

क्षेत्रफल १९

मोठ्या शुल्क

२०,०००.०० चौ.मी.

८७.२१ मीटर

१५.०० मीटर चौकीचा नकाशा

३

४

प्रमाण : १:२०००

चरीत शुल्काचे शिवांकन दिनांक २६-०६-८६ रोजी निमोजन विभागातून प्राप्त झालेल्या नकाशा क्रमांक दिनांक प्रमाणे शिवांकन केले.

नकाशा तयार करणार

निमोजनकार

वरिष्ठ निमोजनकार यांचे

निमोजन-मि. डावेकर

व्हा. ८७.५३

शिडको/निमोजन (मध्य)/४७७

[भूमापक]

शुल्क [भूमापक] १

१२/०८/८६

सुगळ

शि. (महामंडळ)/तय. भूमापन कार्यालय

तयारी

शिडको

Asstt. Marketing Officer
MM (II) CIDCO LTD.

Mimisha P. M. Foundation

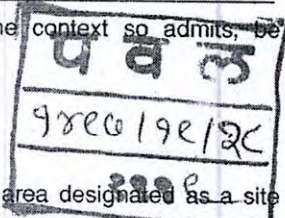
प्रमाण

प व ल
११९७/१८/२८
११९९

26

AN AGREEMENT MADE at CBD Belapur New Bombay the _____ day of _____
One Thousand Nine Hundred and Ninety _____ BETWEEN THE CITY AND
INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated
under the Companies Act, 1956, (1 of 1956) and having its registered office at 'Nirmal', 2nd Floor, Nariman
Point, Bombay - 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 _____
_____, 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. _____ dated _____
granted by the Charity Commissioner and having its principal place of business at _____

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.



HEREAS

1) 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").

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

3) The Licensee has for the purpose of establishing and conducting _____

requested the Corporation by its application dated _____

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.

4) 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.

5) The Corporation has, regard being had to its object as contained in section 114(1) of the said Act to
execute 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 _____ Sq. Mtrs. or thereabout and
situated 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 _____ (hereinafter referred to as "the said land")
for constructing a building or buildings to be used for the purpose of establishing and conducting _____
_____ at a premium of Rs. _____.

The Licensee has before the execution of this Agreement paid on the _____
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. _____
_____ (only) being the full premium

required 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.

Asstt. Marketing Officer
MIM (II) CIDCO LTD.

Mimansa P. M. Foundation

[Signature]
Director

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

27

Grant of Licence :

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

NOT A DEMISE

2. Nothing contained in these presents shall be construed as a demise in law of the said land 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 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 _____
- 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.

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 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 outgoings 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

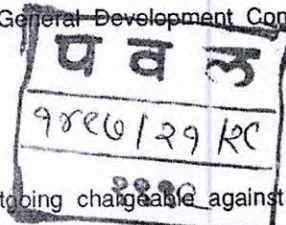
(ee) That Licensee will, on the efflux of five years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from the time to time by the Corporation 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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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 labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and will not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, will comply strictly with the terms thereof:

EXCAVATION

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

NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS ETC.

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

NUISANCE

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

INSURANCE

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

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

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

(n) 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.

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 _____ agreed hereby to be established on the said land The Licensee shall in conducting such _____ subject to the following conditions :-

(a) The _____ shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

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

(c) The _____ shall employ competent staff.

(d) The _____ 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.

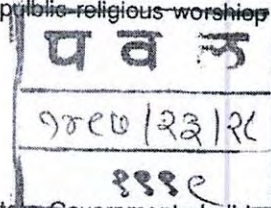
(f) The Corporation shall be entitled to issue to the Licensee such directions as the Corporation may think proper for the better and efficient conduct and management of the _____ including the maximum fees to be charged for services and the Licensee shall obey such directions with utmost dispatch and 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.



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POWER TO TERMINATE AGREEMENT

4. Should the Town Planning Officer not approve of the plans, elevations, sections, specifications and details whether originally submitted within the time herein before stipulated, the Managing Director may by notice in writing to the Licensee, revoke the Licence, and re-enter upon the said land and thereupon the licence shall come to and 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 of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.

TO RESUME LAND

(b) Power (i) in case the Licensee (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each part 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 decided upon by the Managing Director.

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

(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as 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 and any extension, accommodation, consent, compromise, release, indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as as waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

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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 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.

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

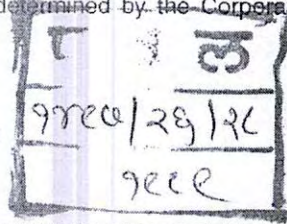
8A. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall 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 erection whether temporary or otherwise upon the said land.

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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 genral or special order.

SCHEDULE



All that Piece or parcel of land known as Plot No. _____
 on Road No. _____ in Sector No. _____ of _____
 containing by admeasurement _____ Sq. Mtrs. or thereabouts and
 bounded as follows that is to say :

On or towards the North by

On or towards the South by

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)
 ment Corporation of Maharashtra Ltd.,)
 by the hand of Shri)
 in presence of)
 1) Shri. _____)

George
 Asstt. Marketing Officer
 AND (M) CIDCO LTD.

Nimisha P. M. Foundation

Nimisha
 Nimisha

2) Shri _____)

SIGNED AND DELIVERED by the with-)
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 1) Shri. _____)

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कार्यक्रम ५
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कार्यक्रम ९
कार्यक्रम १०

Nimisha P. M. Foundation

Trustee

कार्यक्रम १
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कार्यक्रम १

१. निमिषा पीएम
फाउंडेशन चैरमन
सी. प्रकाश आस्कर
महाराष्ट्र, लखनऊ,
राज्यपाल

१. एल. के. पायल
लखनऊ, व्यापार,
राज्यपाल पनवेल
२. श्री. विक्रम जी
धुमाळ, लखनऊ,
आर्किटेक्ट, राज्यपाल

१. B. P. M. Foundation

१. C. K. PATIL
Business, New Panvel

श्री. एल. के. पायल, नाईक,
अखिल भारतीय काँग्रेस
सिडको लि.

२. AR. VIKRAM & JHUMAL
(ARCHITECT, PANVEL)

कार्यक्रम १
कार्यक्रम २
कार्यक्रम ३
कार्यक्रम ४
कार्यक्रम ५
कार्यक्रम ६
कार्यक्रम ७
कार्यक्रम ८
कार्यक्रम ९
कार्यक्रम १०

दिनांक ५ मार्च ५ तम १९८८

तम ५ मार्च ५ तम १९८८

कार्यक्रम १

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पुस्तक क्रमांक १
क्रमांक १४२७ का
मौबला.

निर्वाक ५ माह ५ का २२२२



398/18905

पावती

Original/Duplicate

Wednesday, October 25, 2023

नोंदणी क्र.: 39म

12:27 PM

Regn.: 39M

पावती क्र.: 21184 दिनांक: 25/10/2023

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-18905-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे. निमिशा पी. एम. फाउंडेशन तर्फे अयोराईज्ड सिग्रेटरी डॉ. ऋषिकेश पोळ - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:46 PM ह्या वेळेस मिळेल.

Sub Registrar Panel 3

बाजार मूल्य: रु.47400095/-

मोबदला रु.47400095/-

भरलेले मुद्रांक शुल्क : रु. 3080100/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1023259204445 दिनांक: 25/10/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH009770804202324R दिनांक: 25/10/2023

वैकेचे नाव व पत्ता: IDBI

2- 1cLZ

10/25/2023



26/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 18905/2023

नोदणी :

Regn:63m

गावाचे नाव : खारघर

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबदला	47400095
(3) बाजारभावाचे (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	47400095
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: प्लॉट नं. 19, सेक्टर-04, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र- 20000.04 चौ. मीटर पबल-1 दस्त क्र. 1497/1999, दि. 05/05/1999 अन्वये मु.शु. 272000/- वसुल सदरचा दस्त हा अंमोद टू लिज चे मॉडीफिकेशन दस्त बाबण्यात यावा ((Plot Number : 19 ; SECTOR NUMBER : 04 ;))
(5) क्षेत्रफळ	1) 20000.04 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिद्धा. लि. तर्फे ईस्टेट ऑफीसर(टीएम-3) शितल घोषे करून शिंदे -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निर्मल, दुसरा मजला, नरीमन पार्क, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:- A4CCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. निमिशा पी. एम. फाउंडेशन तर्फे अधोराईज्ड मिसेटरी डॉ. कृपिकेश पोळ -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 12/ए, मालाड जय अंबे सीएचएस लि, लिबर्टी गार्डन, क्रॉस रोड नं.2, मालाड वेस्ट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAATN0196J
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18905/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3080100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

मुद्रांक शुल्क आकारताना निबंधलेला अनुबंध :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface D
1	NIMISHA PRAKASH MAHATRE FOUNDATION	eSBTR/Simple Receipt	69103332023101951669	MH009770804202324R	3080100.00	SD	0005230555202324	25/10/2023
2		DHC		1023259204445	1000	RF	1023259204445D	25/10/2023
3	NIMISHA PRAKASH MAHATRE FOUNDATION	eSBTR/SimpleReceipt		MH009770804202324R	30000	RF	0005230555202324	25/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

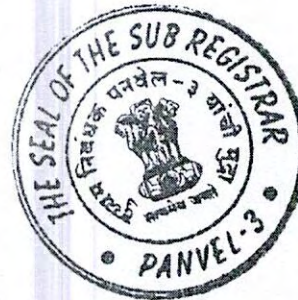
Deface De

5/10/2023

2023

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023259204445	Date 25/10/2023
Received from a. Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 25/10/2023
Bank CIN 10004152023102504173	REF No. 329833595369
This is computer generated receipt, hence no signature is required.	

प व ल - ३
१००५ २०२३
१/५०





CHALLAN			
ATTE Case Number - B			
Case Number	Case No. 20032023/04	Date	19-10-2023
Department	IGR	Case ID	IGRGR
Receipt Type	RM	Dept ID (If Any)	IGR
Office Name	IGR 147-PNL2, PANVEL 2 JOINT SUB OFFICE	PAN No (If Applicable)	PAN-AAATN01964
Payee	Payee Name: NIMISHA PRAKASH MAHATIE FOUNDATION	Full Name	NIMISHA PRAKASH MAHATIE FOUNDATION
Disput	Amount	Flat Block No	PLOT NO 19
00300401-75	3080100	Premises/Blkg	SECTOR 04
003006301-70	30000	Road/Street	KHARCHAR
	0		NAVI MUMBAI
	0		TAL PANVEL
	0		DIST
	0		RAIGAD
	0		
	0		
	0		
	0		
	0		
Total Amount	3110100		
Payment Details	IGR Net Banking	FOR USE IN RECEIVING BANK	
Payment ID	733225811	Bank CIN No	733225811
Cheque/DD Details		Date	19-10-2023
Cheque/DD No		Branch	
Name of Bank	IGR Bank	Branch	
Name of Branch	IGR BANK	Branch	

पुनर् - 3
96004 2023
2 / 50



Data of Bank Receipt for GRN MH009770804202324R
Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 733225611 Simple Receipt
Pmt DtTime : 19/10/2023 17:00:29 Print DtTime :
ChallanIdNo : 69103332023101951669 GRAS GRN : MH009770804202324R
District : 1301 / RAIGAD GRN Date : 19/10/2023 17:00:29
Office Name : IGR147 / PNL2_PANVEL 2 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 30,80,100.00/- (Rs Thirty Lakh Eighty Thousand One Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

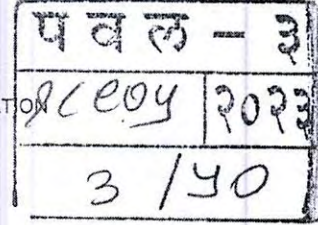
Only for verification not to be printed and used

Article : B25
Prop Mvblty : Immovable Consideration : 4,74,00,095.00/-
Prop Descr : PLOT NO 19,SECTOR 04,KHARGHAR , TAL PANVEL,DIST
: RAIGAD,NAVI MUMBAI
: 410210
Duty Payer : PAN-AAATN0196J NIMISHA PRAKASH MAHATRE FOUNDATION
Other Party : PAN-AACCC3303K CIDCO LTD

Bank Scroll No : 100
Bank Scroll Date : 20/10/2023
RBI Credit Date : 20/10/2023
Mobile Number : 919769393239



Challan Defaced Details



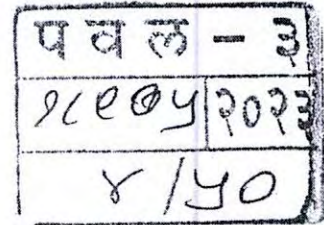
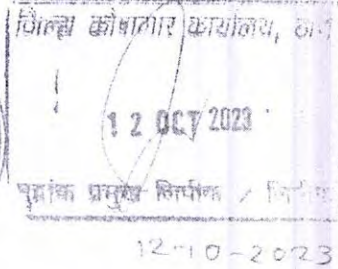
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-398-18905	0005230555202324	25/10/2023-12:27:04	30000.00
2	(IS)-398-18905	0005230555202324	25/10/2023-12:27:04	3080100.00
Total Defacement Amount				31,10,100.00



महाराष्ट्र MAHARASHTRA

© 2023 ©

CC 310288

**MODIFIED AGREEMENT**BetweenCIDCO LTDANDM/s NIMISHA P.M. FOUNDATION

[Signature]
Estate Officer (TS-III)
CIDCO LTD.

[Signature]
MR. HRISHIKESH G. POL
TRUSTEE
Nimisha Prakash Mhatre Foundation
Plot No. 19, Sector - 4,
Kherghar, Navi Mumbai-410210.

[Signature]
Estate Officer (TS-III)
CIDCO LTD.

Nimisha Prakash Mhatre Foundation
Plot No. 19, Sector - 4,
Kherghar, Navi Mumbai-410210.

20 OCT 2023

मुद्रांक क्र. १४४३१७
दस्तावेज प्रकार: Modified Agreement
मिळकतीचे वर्णन: Plot No. 19 SEC-04 Kharghar
मुद्रांक विकत घेणा-याचे नाव: M/S. Nimisha P.M. Foundation
मुद्रांक विकत घेणा-याचे नाव: CIDCO LTD
मुद्रांक विकत घेणा-याचे नाव: Jayesh

मुद्रांक शुल्क रक्कम: 500/-
मुद्रांक विकत घेणा-याचे नाव: Jayesh
मुद्रांक क्र. ४१, प्रमाण सेट, सेक्टर ०१, सीटीडी, बेलगाव - ४०० ६१४.
(संकोच द. वल्लभकर)
परवाना क्रमांक - १२०१०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्याबाबत व मुद्रांक खरेदी बाबतचे प्रमाणपत्र आहे.

प व ल - ३
१८०५/२०२३
५/५०



MODIFIED AGREEMENT

THIS MODIFIED AGREEMENT is made at CBD Belapur, Navi Mumbai, on this 25th day of October, 2023 (Two Thousand Twenty Three) between CITY & 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, Mumbai-400 021, 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.

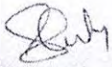
AND

M/s. NIMISHA P. M. FOUNDATION, being a Public Charitable Trust under the Public Trust Act, 1950 under registration No. E-15415 dated 13.12.94 granted by the Assistant Charity Commissioner, Mumbai having its principal place of business at 12/A, Malad (West), Operative Housing Society, Liberty Garden Cross Road No. 2, Malad (West), Mumbai-400004 (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.



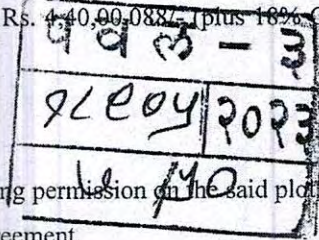
WHEREAS :

- a) By an Agreement to Lease made at CBD-Belapur, Navi Mumbai on 8th, December, 1998 (hereinafter referred to as Principal Agreement) between the Corporation and M/s. Nimisha P. M. Foundation, the Land bearing Plot No. 19, admeasuring about 20,000.04 sqm., situated at Sector - 04, Kharghar, Navi Mumbai with FSI 1.0 was agreed to be leased for establishment of General cum Multi-super specialty Hospital only on receipt of lease premium Rs. 34,00,007/- (Rupees Thirty Four Lacs Seven only).
- b) WHEREAS on request of licensee dated 29.08.2022 Corporation granted Change/ Extension of use vide NOC No CIDCO/M(TS-III)/ 8000223691/2023/2821 dated


Estate Officer (TS-III)
CIDCO LTD.


MR. HRISHIKESH G. POL
TRUSTEE
Prakash Mhatre Foundation
Plot No. 19, Sector - 4,
Kharghar, Navi Mumbai-410210;

06.10.2023 upon recovery of Administrative Charges Rs. 4,40,00,088/- (plus 18% GST) subject to terms and conditions mentioned therein.



- c) To the extent of Change/ Extension of User and granting permission on the said plot it is necessary for both the parties to execute Modified Agreement.

THIS AGREEMENT IS THEREFORE WITNESSETH AND NOW IT IS HEREBY MUTUALLY AGREED BY & BETWEEN THE PARTIES AS FOLLOWS :

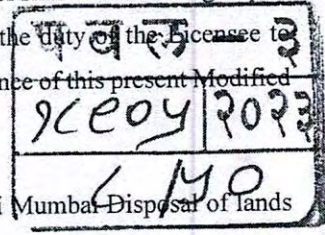
- a. The use of the said plot mentioned as "General cum Multi-super specialty Hospital" shall be read as "General cum Multi-super specialty Hospital and conducting Medical/ Dental/ Pharmacy/ Nursing/ Paramedical courses " with 4.00 Lacs at all places mentioned in the Agreement to Lease dated 08.12.1998.
- b. The sum of "Rs. 34,00,007/- (Rupees Thirty Four Lacs Seven only)" as mentioned in clause (g) of the Agreement to Lease dated 06.07.1999 and shall be modified to Rs. 34,00,007/- + Rs. 4,40,00,088/- i.e **Total Rs. 4,74,00,095/-** (Rupees Four Crore Seventy Four Lac Ninety Five only).
- c. That as varied and modified in the manner and to the extent as aforesaid, the Agreement to Lease dated 08.12.1998 shall remain binding on the parties hereto and shall be of full value and effect.
- d. That, except the modifications made in this Agreement, all other terms and conditions shall continue to remain in force and shall be binding on the Lessee.
- e. Licensee shall seek all other statutory/Govt. clearances required from time to time for obtaining the permission for change/ extension of use. Licensee will be responsible to obtain approval from Governing Council/ Statutory Bodies for the change/ extension of use.
- f. The licensee will have to continue operation of the primary use as permitted in the original Agreement to lease.
- g. That, stamp duty if any and registration charges in respect of this agreement shall be borne by the Licensee alone.




Estate Officer (TS-III)
CIDCO LTD.


MR. HRISHIKESH G. POL
TRUSTEE
Nimisha Prakash Mhatre Foundation
Plot No. 19, Sector - 4,
Kharghar, Navi Mumbai-410210.

h. That, on execution of this Modified Agreement, the terms hereof shall form an integral part of the Agreement to Lease dated 08.12.1998 and it shall be the duty of the Licensee to annex this Modified Agreement and always disclose the existence of this present Modified Agreement to all third parties.



i. The Licensee shall comply with all the provisions of the Navi Mumbai Disposal of lands (Amendment) Regulations, 2008.

j. All the terms & conditions of the Agreement to Lease dated 06.07.1999 shall remain unchanged.



Estate Officer (TS-III)
CIDCO LTD.

MR. HRISHIKESH G. POL
TRUSTEE
Nimisha Prakash Mhatre Foundation
Plot No. 19, Sector - 4,
Kharghar, Navi Mumbai-410210.

SCHEDULE

ALL THAT piece or parcel of land known as Plot No. 19, in Sector-04, Kharghar, Navi Mumbai containing by measurement 20,000.04 Sq.mtrs. or thereabout and bounded as follows that is to say :

- On or towards the North by : 15 meters wide road
On or towards the South by : 15 metres wide road
On or towards the East by : Open plot & Panchayat Bhavan
On or towards the West by : Yerala Medical College

and delineated on the plan annexed hereto and shown thereon by a red color boundary line.
IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal on the day and in the year first above written.

SIGNED AND DELIVERED FOR
And on behalf of **CITY & INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA
LIMITED** LESSOR BY THE HAND OF

Mrs. Sheetal Ghope,
Estate Officer (TS-III)

In the presence of

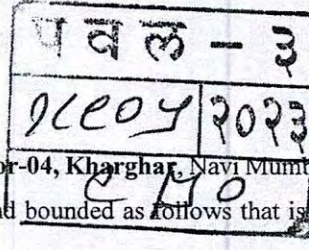
1. Smt. A. R. Bansode *A.R. Bansode*
2. Mrs. S.A. Gade *S.A. Gade*

SIGNED AND DELIVERED by the
Within named Licensee,
M/S. NIMISHA P M FOUNDATION
LICENSEE BY THE HAND OF, through its authorized
signatory

Dr. Hrishikesh Pol

In the presence of

1. *Praphulla R. Karamda*
2. *Jayesh Kumar Koshisetti*
Jayesh



Sheetal
Estate Officer (TS-III)
CIDCO LTD.



MR. HRISHIKESH G. POL
TRUSTEE
Nimisha Prakash Mhatre Foundation
Plot No. 19, Sector - 4,
Kharghar, Navi Mumbai-410210.

पावती क्र.

6

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी
नक्कल फी (फोलिओ)
पृष्ठांकनाची नक्कल फी
टपालखर्च
नकला किंवा शापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) बाबत क्र.

Nimisha P. M. Foundation

Trustee



दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूळ प्रत

ORIGINAL

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place

Received from

रु./Rs.

on account of

सर्वसा. ११३ मई.

Gen 113 me

[NOT TRANSFERABLE]

016313

SBI Thane

Thane

दिनांक/Date 4.12.98 १९९ /199

Nimisha P. M. Foundation

Two Lac Seventy

Two Thousand Only

माहिती मिळाले

रोखशाल व लेखापाल

Cashier or Accountant

(सही/Signature)

(पदनाम/Designation)

COLLECTOR OF STAMPS THANE

permission / licensee to enter upon the land

POSSESSION RECEIPT

(7)

I/WE, SHRI/MESSRS. Nimisha P. M. Foundation

HAVE THIS 8th DAY OF Dec, 1998 RECEIVED POSSESSION

OF A PLOT NO. 19, ROAD NO. - ADMEASURING THE AREA

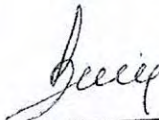
OF 20000.04 SQ. METRES OUT OF SECTOR NO. 4 PERTAINING TO REVENUE

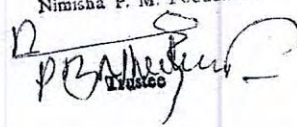
VILLAGE Kharghar, TALUKA panvel DISTRICT Raigad

EAR-MARKED FOR development of General - CIDCO CAS FOR DEMARCATION
multi super speciality Hospital

ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR & as per the
permission / license granted.

HANDED OVER


Asstt. Marketing Officer
MM (II) CIDCO LTD.

Nimisha P. M. Foundation

Trustee



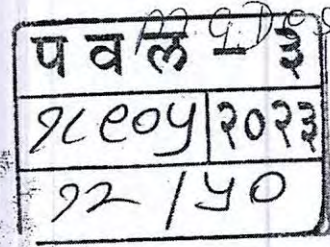
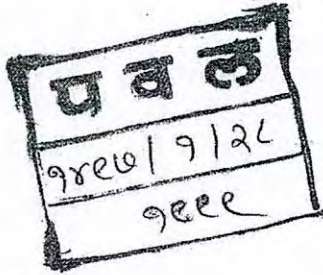
8

50 Rs.



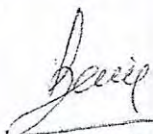
418

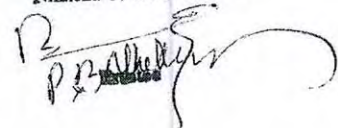
Nimisha P.M. Foundation



Agreement to Lease
Between
CIDCO OF Maharashtra Ltd.
And
Shri / Smt. Ms Nimisha P.M. Foundation




Asstt. Marketing Officer
MAM (II) CIDCO LTD.

Nimisha P. M. Foundation


प व ल
११०५/२/२८
११००

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED**

FOR GENERAL-CUM-MULTI SUPERSPECIALITY HOSPITAL

AGREEMENT TO LEASE

प व ल - ३
११०५/२०२३

Nimisha P. M. Foundation

AN AGREEMENT made at CBD, Belapur the 8th day of 30/11/2023 BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered Office Nirmal, 2nd floor, Nariman Point, Bombay:- 400 021 (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 NIMISHA P. M. FOUNDATION, being a public Charitable Trust under the Public Trust Act, 1950 under registration No.E-15415 dated 13/10/94, the Assistant Charity Commissioner, Mumbai having its principal place of business at 12/A, Malad Jai Ambe Co-operative Housing Society, Liberty Garden Cross Road No.2, Malad (West), Mumbai-400 064, (hereinafter referred to as "The Licensee" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors, administrators and remitted assigns) 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 power under Sub-Section (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.

Asstt. Marketing Officer
MM (II) CIDCO LTD.

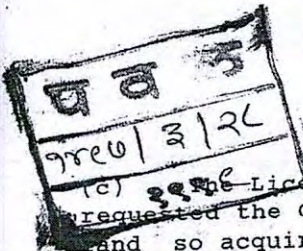
Nimisha P. M. Foundation

Trustee

Two lac seventy two thousand
of Rupees only D.D. NO. 016313
GBI TH 4/12/98

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

STAMP DUTY
MAHARASHTRA
11044672111
281986
00040
4.12.98
20272000
MAH/COHA/DS/003



10

: 2 :

(c) The Licensee has by his application dated 28th April 1998 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government and described hereinafter.

(f) The Corporation has consented to grant to the Licensee a Lease of all that 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 20,000.04 Sq.Mtrs. or thereabout (hereinafter referred to as "The said Land"), for the purpose of constructing building or buildings for establishment of General-cum-Superspeciality Hospital.

(g) The Licensee has before the execution of this Agreement paid on the 6.11.98 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.34,00,007/- (Rupees thirty four lacs seven thousand and seven) 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 date hereof on the terms and conditions hereinafter contained.

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

Grant of Licence

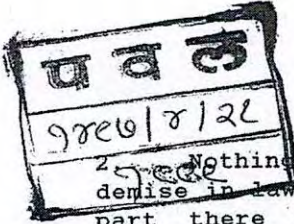
1. During the period of Five years from the date hereof, the Licensee shall have license and authority only to enter upon the said land for the purpose of erecting a building or buildings for establishment of General-cum-Superspeciality Hospital only and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same 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 otherwise than the purpose specified herein.

2

[Signature]
Asstt. Marketing Officer
MR. (S.D.) CIDCO LTD.

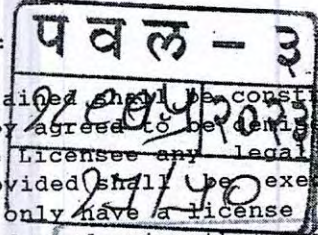
Nimisha F. M. Foundation

[Signature]
Trustee



11

: 3 :



Nothing in these presents contained 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 license to enter upon the said land for the purpose of performing this Agreement.

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

SUBMISSION OF PLANS FOR APPROVAL:

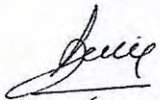
(a) That they will within six months of the date hereof submit to the Corporation for its approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land the Licensee shall at their own cost and as often as they may be required upon to do so, amend, all or any such plans, elevation, details and specifications shall be finally approved by TPO of Corporation and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions and stipulations which may be agreed upon between the Licensee and the T.P.O. 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 provisions of CIDCO General Development Control Regulations for New Bombay, 1975.



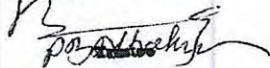
Plans to comply with the following rules:

a) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One. 10% of the FSI can be used residential use of essential staff quarters, hostel and also dormitory for relatives of the patients. 10% of the FSI can be used for commercial purpose connected with hospital use which includes the following :-

- (1) Medical store/Chemist shop, (2) Bank/Insurance office, (3) Restaurant/Canteen, (4) Doctor's cabin/Blood Bank, (5) Utility shopping such as book shop, florist shop, Medical equipment shop etc.


Asstt. Marketing Officer
MM (12) CIDCO LTD.

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Nimisha P. M. Foundation


Minimum 50% of the permissible FSI (i.e. One) is to be utilised within the first five years and remaining FSI in the remaining five years. The Licensee shall provide OPD diagnostic facility and 100 general hospital beds with ICU and casualty medical care facility within 5 years from the date of execution of agreement. In the remaining period super speciality hospital beds to be provided in a phased manner. In case the FSI is utilised fully within 5 years then CIDCO will consider granting additional FSI of 0.50 proportionately yearwise subject to approval of the State Government, free of charge as an additional incentive to the institute. In case the Government did not approve the proposal, the additional premium will be charged at the rate at which the land was originally allotted. The additional FSI shall be required to be used for the original purpose of development of General-cum-multi super speciality hospital and in consultation with CIDCO.

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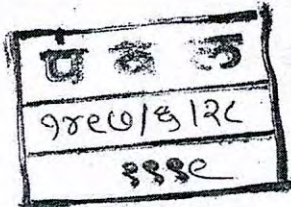


- i) The maximum height of a room in the building shall be less than 4.27 meters. In case any room height is 4.27 meters or more, the area of such room shall be counted twice for the computation of FSI.
- ii) The building shall be constructed for the purpose of establishment of General-cum-multi-superspeciality hospital. Out of 300 beds approximately, 100 beds shall be reserved for general hospital beds and remaining 200 beds for multi-super speciality. The land can also be used for dormitory accommodation and essential staff quarter alongwith research and training institute and paramedical forces in connection with the hospital use.
- iii) The intending lessee shall provide necessary infrastructure for electric supply as per the requirement of MSEB including electric sub-station if necessary within his plot.

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Asstt. Marketing Officer
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Pratiksha P. M. Foundation
Trustee



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- iv) The General Development Control Regulations for New Bombay at the time of submission of development proposals and plans to Town Planning Officer shall be applicable in addition to the above conditions.

Note : The above conditions shall also be part of the lease deed.

Fencing During Construction

(b) That the said land shall be fenced properly by the Licensee at their expenses within a period of 2 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 to dispose of any tool, implement material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

(c) That no work shall be commenced or carried out on which infringes 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 and until the said plans elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

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Asstt. Marketing Officer
MM (11) CIDCO LTD.

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[Signature]
Nimisha P. M. Foundation
Trustee

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK

(d) That they shall within a period of 12 months from the date hereof commence and within a period of Five years consume 50% FSI from the date hereof and thereafter balance 50% FSI within next Five years at their own expenses 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 time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to be satisfaction of the Corporation and comfortably to the building lines marked on the plan and completely finish fit for occupation a building to be used for establishing General-cum-Superspeciality Hospital with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed to be constructed shall not be less than 50% of the permissible floor space index under the provisions of the General Development Control Regulations for New Bombay 1975.

RATES AND TAXES:

(e) That they will pay all rates, taxes, charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon.

PAYMENT OF LAND REVENUE:

(f) That they shall pay the land revenue and cess assessed or which may be assessed on the said land.

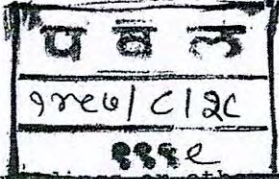
INDEMNITY:

(g) That they will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining

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Asstt. Marketing Officer
MM (A) LDCO LTD.



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but against 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 they shall 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 shall provide sufficient latrine accommodation 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 shall 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, shall comply strictly with the terms thereof.

EXCAVATION:

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

Not to affix or display sign-boards, advertisement etc.,

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

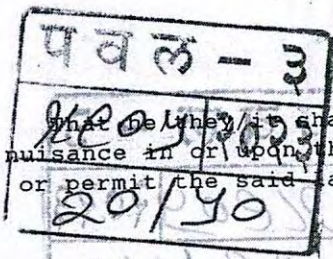
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Nimisha P. M. Foundation
Trustee

Nuisance

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

Insurance

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

RECOVERY OF ANY SUM DUE TO THE CORPORATION

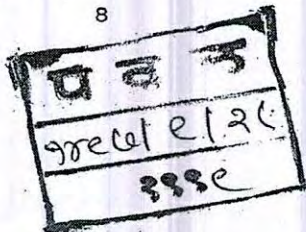
(m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined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

Restriction against appointment of Agent by a Power of Attorney or Otherwise.

(o) The Licensee shall not appoint any person as his/her/its agent by a power of Attorney or otherwise, for the purposes of this Agreement except its Officer or Servant.

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Asstt. Marketing Officer
MM (II) CIDCO LTD.

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(p) Free Beds :

The Institute shall reserve 15% beds free for the poor i.e. those falling under economically weaker section but with preference to residents of Navi Mumbai out of the total operational beds including the super speciality component. Additional 15% beds alongwith treatment shall be charged as per tariff determined by CIDCO. For the remaining beds, the agency shall be permitted to charge as per its discretion.

In the free bed category patient may be charged for the cost of medicines, disposable and the actual cost of investigation material. However, staying charges, diet charges, doctor's consulting charges, visit charges, operative charges, post-operative care etc., will be free of cost.

CIDCO employees working and retired and their family members should also get benefit under this category.

The Institute can keep free beds portion in the same hospital complex or develop a separate hospital complex for the purpose.

Nomination :

The Hospital Management Committee shall provide for nominations of one officer on Behalf of CIDCO and other two respectable citizens of Navi Mumbai to monitor the operation of free-bed and subsidised bed facilities extended to the poor patients. In case of remaining hospital the recommendation of the nominee will be of Advisory Nature. The nominee shall not interfere with the day today management of the hospital. The nominees are authorised to convene the meeting of the hospital management committee in case it is not called by the Trust within the period of 3 months.

Asstt. Marketing Officer
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(r) Public Health Programme :

The institute should actively participate in various preventive health programmes in and around Mumbai from time to time. Some of the medical/health care programmes which can be implemented by the Institution every year are as follows :-

Polio eradication, Control of Blindness, Various diagnostic camps, Cancer detection camps, Aids testing, Dental check up camps, Blood donation camps, Drugs De-addiction campaign, Health Education camps, Maternal and Child Health Programme, Hansen Disease (Leprosy) control, Maternal and Child Health Programme, Complete health check up scheme, Occupational health, Diabetes and Hypertension detection camps.

The Corporation shall maintain the hospital premises and various hospital facilities in well maintained condition all the time. The agency shall make specific provision of recurrent nature for such maintenance. In case of additional FSI, if permitted, the extra funds generated by way of its utilisation shall be diverted proportionately towards the maintenance and also the betterment of the facilities, particularly free-bed position.

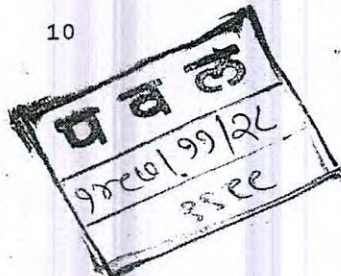
(s) The hospital shall be opened to all without any discrimination on the ground of religion, caste, creed, race, domicile, language or otherwise.

(t) 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 Hospital and the Licensee shall obey such directions with utmost dispatch and without any demur.

(u) The hospital shall employ competent staff. The hospital shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

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Asstt. Marketing Officer
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(v) Payment of Service Charges : The 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 and 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.

(w) Corporation will not give any recurring or non-recurring grants towards construction or running of the Hospital.

Power to terminate Agreement.

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

Powers 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 the following rights and powers.

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Asstt. Marketing Officer
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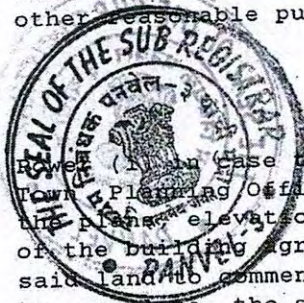
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To enter upon land

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



To Resume Land

- (b) In case the Licensee (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (times in each respect being intended to be of the essence of the contract) or (11) shall not proceed with the works with due diligence or shall fail to observed any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the license 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 to 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 the Corporation against the Licensee.

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Asstt. Marketing Officer
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(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 condition of the grant within the time prescribed, on 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 have been brought upon the said land by or for the Licensee for the purpose of erecting such buildings 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 and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation's such right and power under the said sub-clause (i) clause (b).

EXPLANATION-2

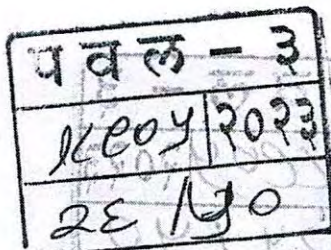
Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

Asstt. Marketing Officer
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Extension Of Time

6. Without prejudiced to right, powers and remedies of the Corporation in the foregoing clause, 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 the Licensee shall agree to pay additional premium at the rate provided by Regulation No.7 of New Bombay Disposal of Loans Regulations, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

Grant of Lease

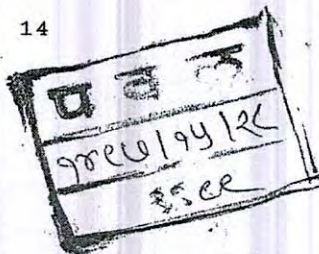
7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulation and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which 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 New Bombay Disposal of Land Regulation, 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

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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 of 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 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 and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised 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 or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to and building or erection whether temporary or otherwise upon the said land.

SURRENDER

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

[Signature]
Asstt. Marketing Officer
MM (II) CIGCO LTD.

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Nimisha P. M. Foundation

Trustee

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SCHEDULE

Description of Land

All that piece or parcel of land known as Plot No.19 in Sector- 4 of Kharghar containing by admeasurement 20,000.04 Sq.Mtrs. or thereabouts and bounded as follows:

On or towards the North by:- 15 M. wide road
On or towards the South by:- 15 M. wide road
On or towards the East by:- Open plot & Panchayat Bhavan
On or towards the West by:- Yerale Medical College.
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, Asstt. Marketing Officer

Seelip
Asstt. Marketing Officer
MM (II) CIDCO LTD.

In the Presence of:-

1. Shri V.M. Paigude
2. Shri V.P. Sadanandan

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SIGNED AND DELIVERED by the with- in named Licensee

Trustee, Nimisha P.M. Foundation pursuant resolution No. dated

In the presence of :-

1. Shri V.M. Paigude
2. Shri V.P. Sadanandan

Nimisha P. M. Foundation
Prakash Bhaskar Mhatre
Trustee

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शहर व औद्योगिक विकास महाराष्ट्र [महाराष्ट्र] मर्यादित.

भूमापन विभाग, सिबीडी.

मोजमापासह २७/२६२

नगराध्यक्ष क्षेत्र क्रमांक ४

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याचा सिमांकनाचा जबाबा.

वरिष्ठ निमोजककार

यांचे पत्र क्र.

सिद्धको/निर्भोजन (मध्य)/४७७

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SUPER SPECIALITY
HOSPITAL.

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चरील भूखंडाचे शिष्यांकन दिनांक २६.०६.८८ रोजी नियोजन विभागाकडून प्राप्त झालेल्या नकाशा क्रमांक दिनांक : प्रमाणे शिष्यांकन केले.

नकाशा तयार करणार

কৃত্তিকার দশমী

संयत विचारवान् नृपतिश्च -

मिलीमि. मि. आइसक
[शुभाषक]

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१ रि० निमोडानचार, यति
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Asstt. Marketing Officer
MM (II) CIDCO LTD.

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AN AGREEMENT MADE at CBD Belapur New Bombay 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, (I of 1956) and having its registered office at 'Nimral' 3rd 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 _____ 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. _____ dated _____ granted by the Charity Commissioner and having its principal place of business at _____

(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, according 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 _____
received the Corporation by its application dated _____
to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described in the schedule here under written.

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

(e) The Corporation has, regard being had to its object as contained in section 114(1) of the said Act to secure the lay-out and development of the new town of the New Bombay and the provisions of the said Regulations, consented to grant to the Licensee a lease of the 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 _____ 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 _____ (hereinafter referred to as "the said land") for constructing a building or buildings to be used for the purpose of establishing and conducting _____ at a premium of Rs. _____

(f) The Licensee has before the execution of this Agreement paid on the _____ only) being the full premium 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. _____ (Rupees _____)

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.

Asstt. Marketing Officer
NAM (II) CIDCO LTD.

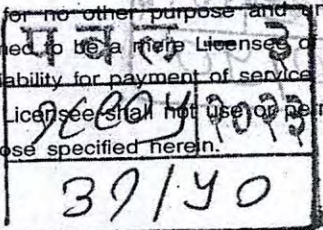
Nimisha P. M. Foundation

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

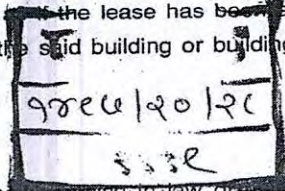
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Grant of Licence :

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 buildings to be used for the purpose of establishing and conducting _____ 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 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 shall within six months of the date hereof submit to the Town Planning Officer of the Corporation for the 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 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 _____
- 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.

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

aspect 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 bearing lines marked on the plan and completely finish fit for occupation a building or buildings to be used as a residence with all requisite drains and other proper conveniences thereto; provided that the building or building 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 outgoings 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

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 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 labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and will not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, will comply strictly with the terms thereof.

EXCAVATION

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

(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 name against damage by fire for an amount equal to the cost of such building and will on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

30
RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE

(n) 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.

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 _____
agreed hereby to be established on the said land The Licensee shall in conducting such _____
subject to the following conditions :-

(a) The _____ shall be equipped properly to the satisfaction of the Managing Director of the Corporation.

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

(c) The _____ shall employ competent staff.

(d) The _____ 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 _____ 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.

POWER TO TERMINATE AGREEMENT

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

POWER OF CORPORATION

5. Until the building and works have been 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 of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.

TO RESUME LAND

(b) Power (i) in case the Licensee (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or 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 decided upon by the Managing Director.

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

(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as 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 and any extension, accommodation, consent, compromise, release, indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as as waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

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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 land and the building erected thereon for the term of 90 years from the date hereof at the yearly rent of Rupees one hundred and twenty.

COMPLIANCE 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

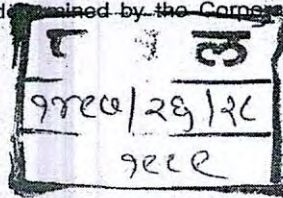
8. The Lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate as also also the Lease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

NOTICE

8A. All notices, 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 officer authorised 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 erection whether temporary or otherwise upon the said land.

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 genral or special order.

SCHEDULE



All that Piece or parcel of land known as Plot No. _____
 on Road No. 110042023 in Sector No. _____ of _____
 containing by admeasurement _____ Sq. Mtrs. or thereabouts and
 bounded as follows that is to say

On or towards the North by

On or towards the South by

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

ment Corporation of Maharashtra Ltd.,

by the hand of Shri

in presence of

1) Shri. _____)

2) Shri _____)

SIGNED AND DELIVERED by the with-

inamed... Licensee in the presence of

1) Shri. _____)

2) Shri _____)

Deeep
 Asstt. Marketing Officer
 (II) CIDCO LTD.

Nimisha P. M. Foundat

Nimisha
 Trustee

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Nimisha P. M. Foundation
Trustee

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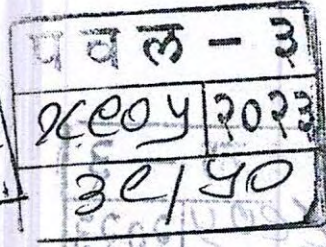
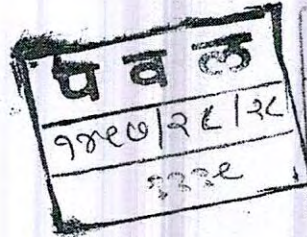
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कपांक १४२७
नौदला.

दुर्गम निर्वहण
दिनांक ५ माहे ५ जून १९२९



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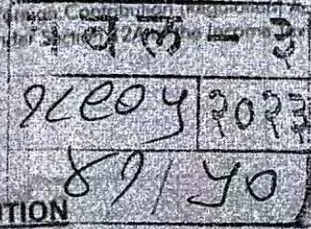
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Nimisha PRAKASH MHATRE FOUNDATION

"For the happiness and welfare of many..."

Public Charitable Trust

• Registered under The Bombay Public Trust Act, 1950 • Registered under Foreign Contribution Regulation Act, 1976
• Registered under Section 80-G of the Income Tax Act, 1961 • Registered under Section 12A of the Income Tax Act, 1961



COPY OF THE RESOLUTION

Certified True Copy of Resolution passed by the Board of Trustees of Nimisha Prakash Mhatre Foundation, in its Meeting held on 07.10.2023 at the office of the Trust.

RESOLVED In the meeting of the Board Trustees of NIMISHA Prakash Mhatre Foundation, Dr. G.D.Pol - Chairman, Mrs. Kalpana G. Pol - Trustee, and Dr. Hrishikesh G. Pol - Trustee, present during the meeting collectively decided that the signing authority for modified agreement to be signed with CIDCO is to be given to Dr. Hrishikesh G. Pol.

The resolution was passed unanimously.


Dr. G.D. Pol
Chairman


Mrs. Kalpana G. Pol
Trustee


Dr. Hrishikesh G. Pol
Trustee

पत्र - ३
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ANNEXURE

VI

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAATN0196J

नाम /NAME

NIMISHA PRAKASH MAHATRE FOUNDATION

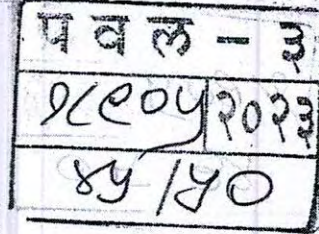
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
20-09-1994

आयकर निदेशक (पञ्चांग)
DIRECTOR OF INCOME TAX (PANCHANG)

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माझे आधार, माझी ओळख

Handwritten signature



आधार - सामान्य माणसाचा अधिकार

Handwritten signature

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बुधवार, 25 ऑक्टोबर 2023 12:27 म.नं.

दस्त गोषवारा भाग-1

पवेल 3

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दस्त क्रमांक: 18905/2023

दस्त क्रमांक: पवेल 3 /18905/2023

बाजार मूल्य: रु. 4,74,00,095/- मोबदला: रु. 4,74,00,095/-

भरलेले मुद्रांक शुल्क: रु.30,80,100/-

दु. नि. सह. दु. नि. पवेल 3 यांचे कार्यालयात

अ. क्र. 18905 वर दि.25-10-2023

रोजी 12:25 म.नं. वा. हजर केला.

पावती:21184

पावती दिनांक: 25/10/2023

सादरकरणाराचे नाव: मे. निमिशा पी. एम. फाउंडेशन तर्फे
अथोराईज्ड सिग्रेटरी डॉ. ऋषिकेश पोळ - -

नोंदणी फी

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दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

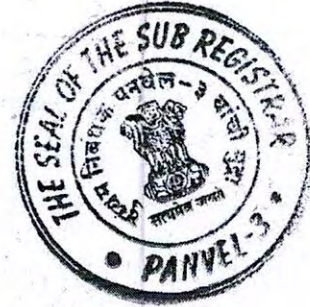
शिक्का क्र. 1 25 / 10 / 2023 12 : 25 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 10 / 2023 12 : 26 : 45 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल.

लिहून देणार

लिहून घेणार





25/10/2023 12 32:35 PM

दस्त गोपवार: भाग-2

पवेल3

दस्त क्रमांक:18905/2023

दस्त क्रमांक :पवेल3/18905/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पलकाराचे नाव व पत्ता	पलकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. निमिशा पी. एम. फाउंडेशन तर्फे अथोराईज्ड सिग्रेटरी डॉ. कृपिकेश पोळ -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 12/ए, मालाड जय अंबे सीएचएस लि, लिबर्टी गार्डन, क्रॉस रोड नं.2, मालाड वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AAATN0196J	लिहून देणार वय :-34 स्वाक्षरी:-		
2	नाव:सिडको. लि. तर्फे ईस्टेट ऑफीसर(टीएस-3) शितल घोषे करन शिंदे -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निर्मल, दुसरा मजला, नरीमन पॉइंट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AAACC3303K	लिहून देणार वय :-45 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कतुल नःतत,
शिक्षा क्र.3 ची वेळ:25 / 10 / 2023 12 : 30 : 31 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, त्यांची ओळख पटवितात

अनु क्र.	पलकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रफुल रामचंद्र कराडे -- वय:43 पत्ता:सेक्टर-4, खारघर, नवी मुंबई पिन कोड:410210		
2	नाव:जयेश कुमार नायर -- वय:41 पत्ता:सेक्टर-20, खारघर, नवी मुंबई पिन कोड:410210		

शिक्षा क्र.4 ची वेळ:25 / 10 / 2023 12 : 31 : 48 PM

Sub Registrar Parvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Contract No.	Contract Value	Contract Number	Contract Date
1	NIMISHA PRAKASH MAHATRE FOUNDATION	eSBTR/Simple Receipt	6910333202310195 339	MH003770804202324R	30000	0005230555202224	23/10/2023
2		DHC		1023259204445	1000	1023233204445D	25/10/2023
3	NIMISHA PRAKASH MAHATRE FOUNDATION	eSBTR/Simple Receipt		MH003770804202324R	30000	0005230555202224	25/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

18905/2023

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Sector -4, Kharghar,
Navi Mumbai - 410 210



प व ल - ३	
१८०५	२०२३
५०/५०	

प्रमाणित करणेत येते की, सदर दस्तास एकूण ५०
पाने आहेत, पुस्तक क्र. १
क्रमांक १८०५ वर मोंदला.

सह दुय्यम निबंधक वार्ग-२, पनवेल-३
दिनांक २५ जाने २०२३



A. S. Desai
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Navi Mumbai - 410 210