

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 Pradeep Dhore
M/s. DESIGNO ARCHITECTS.



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/2023/4978

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.



Bhushan Chaudhari
Associate Planner (BP)

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

Dr. Subra-Das

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

50 Rs.



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Yerala Medical Trust & Research centre
Kharapur

CPA

Agreement to Settle Loan
Between
M/s. *[illegible]* of
Mishra *[illegible]* Id.

Shri/Smt Yerala medical Trust & Research
Centre

[Signature]

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No.16, Sector No.4,
Kharapur, Nav Mumbai 410 210

[Signature]

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

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 1702-00 SQ. METERS OUT OF SECTOR NO. 4
PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel, DISTRICT
Rajgaon EARMARKED FOR High educational complex
AS PER DEMARCATION ON-SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED OGLOURED

BOUNDARY LINE.



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

JM
TAKEN OVER
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
NAVI MUMBAI - 411 210

A. Deepa-Dan
DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai - 411 210

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

e) The Corporation has, regard being had to its object as contained in section 114(1) of the said Act to secure the lay-out and development of the New town of the New Bombay and the provisions of the said Regulations, consented to grant to the licensee a lease of the piece or parcel of land described in the schedule hereunder written and mire particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 4702. Sq. Mtrs. or thereabout and designated under the Draft/Final Development Plan of New Bombay sanctioned or being sanctioned under the provisions of the said Act for the land use of colleges of Ayurvedic, Homeopathy and Dental (hereinafter referred to as "the said land") for constructing a building or buildings to be used for the purpose of establishing and conducting colleges of Ayurvedic, Homeopathy and Dental at a premium of Rs.1,05,79,500/- (Rupees One Crore Five Lakh Seventy Nine Thousand Five Hundred Only)

f) The Licensee has before the execution of this Agreement paid on the 29/01/2001 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 1,05,79,500/- (Rupees One crore Five Lakhs Seventy Nine Thousand Five Hundred only) being the full premium agreed to be paid by the Licensee to the Corporation and the Corporation has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.

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Guj
Acctt. Estate Officer
GIBCO LTD. (E. Q.)

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

A. Deepa-Das
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 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.

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

CHAIRMAN
YERALA MEDICAL, TRULY & AYURVEDIC CENTRES
Plot No 18, Sector 11, 1st
Kharja, New Mumbai - 410 210

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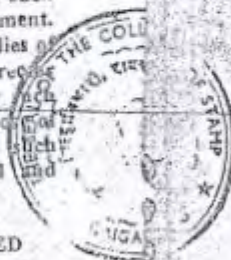
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.
- iv) The approval of Chief Architect & planner of CIDCO need to be obtained with reference to elevation and aesthetic views of the project before submitting the plans for approval of the competent authority.

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FENCING DURING CONSTRUCTION

- b) That the Licensee will fence properly the said land at its expense within a period of two months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any encroachment at the risk and cost of the Licensee and disposal of any tool, implement, material or thing involved in such encroachment and to recover expense of such removal and disposal from the licensee.



NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

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

TIME LIMITES FOR COMMANCEMENT AND COMPLETION OF CONSTRUCTION WORK

- d) That the Licensee shall within a period of one year from the date hereof commence, and within a period of five years from the date hereof at its own expense and in a substantial and workmanlike manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law for the time being in force and in strict accordance with the approved plans, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and conformably to the building lines marked on the plan and completely finish fit for occupation a building or buildings to be used as aforesaid with 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. O.)

[Signature]
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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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 there from except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by the Agreement.

J. J. J.
Asst. Estate Officer
GIRGO LTD. (H. Q.)

J. J. J.
CHAIRMAN
VERVA MEDICAL TRUST CO-OPERATIVE SOCIETY
Plot No. 20, District 115A,
Kharhar, Nav Mumbai - 410 210

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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

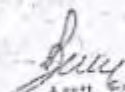
- m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the said Act. Whether any sum is so payable by the Licensee, shall be determined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

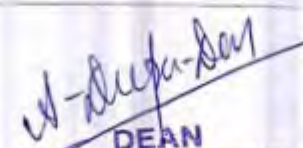
- n) The Licensee shall not appoint any person as its agent, by the Power of Attorney or otherwise, for the purpose of this Agreement except its officer or servant.

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.


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


CHAIRMAN
YERLA MEDICAL TRUST & RESEARCH CENTRES
Plot No.18, 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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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 work~~ 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.



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

[Signature]
CHAIRMAN
YERALA MEDICAL TRUST & EDUCATION CENTRES
Plot No. 15, Grid 7, 12A,
Kharghar, Navi Mumbai - 410 210

POWER TO TERMINATE AGREEMENT

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

POWER OF CORPORATION.

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

TO ENTER UPON LAND.

- a) The right to the Managing Director and Officer and servants of 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 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 than defective or improper materials (remove for the

Jeev
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



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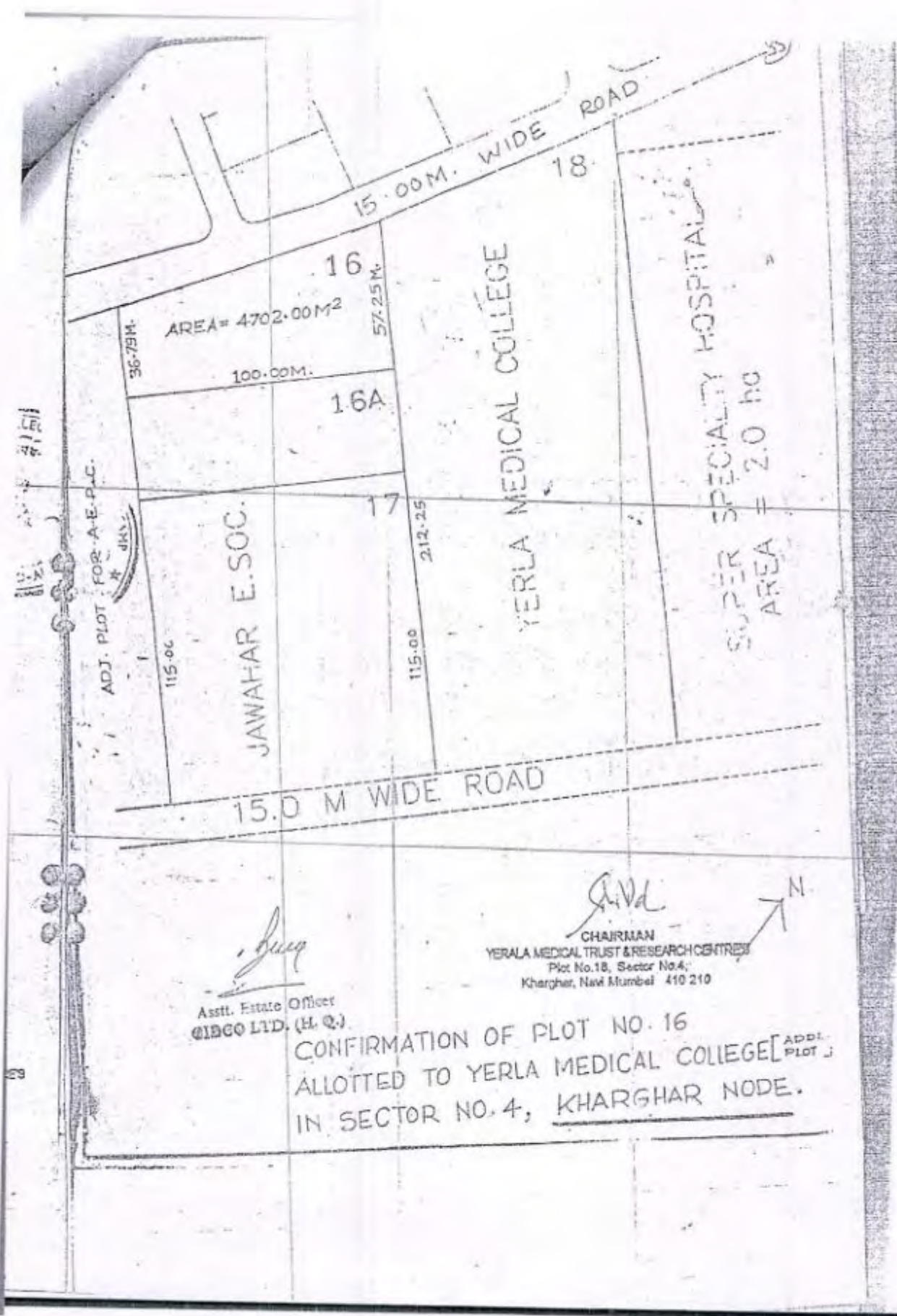
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A. S. Jeyaraj
DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai 410 210



15.00

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

36.75M.

AREA = 4702.00 M²

100.00M.

57.25M.

16A

JAWAHAR E. SOC.

17

212.25

115.00

YERLA MEDICAL COLLEGE

18

SUPER SPECIALITY HOSPITAL

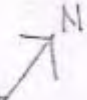
AREA = 2.0 ha

15.0 M WIDE ROAD

15.00M. WIDE ROAD

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

G. V. D.
CHAIRMAN
YERLA MEDICAL TRUST & RESEARCH CENTRE
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.

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purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

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

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

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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

[Signature]
Asstt. Estate Officer
CIDCO 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)

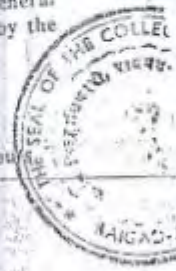
In presence of

- 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. Mhatre
- 2) R. K. Veta



J. D. Mhatre
Asstt. Estate Officer
GIBCO LTD. (H. Q.)

DR. GAJANAN D. POL
CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 16, Sector No. 4,
Kharghar, Navi Mumbai 410 210

W. D. D. D. D.
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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वसाहतीच्या/संस्था/संस्थानाचा

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दिनांक 22/11

साल 2007

वसाहतीच्या/संस्था/संस्थानाचा

किंमत करारा रु. 2000000/-

सादर करण्याचे नाव

डॉ राजाजीन कलामय

वसाहतीच्या/संस्था/संस्थानाचा

संस्था/संस्थानाचा

CHAIRMAN

YERLA MEDICAL TRUST & RESEARCH CENTRES

Plot No. 18, Sector No. 4, Vashi Mumbai 410 210

वसाहतीच्या/संस्था/संस्थानाचा

संस्था/संस्थानाचा

प्रमाणित नकल (कलम 40) (कोरिडोर)

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वसाहतीच्या/संस्था/संस्थानाचा

नावे नोंदणीकृत झालेले पाट्यात.

इशाराती कराराच्या/संस्था/संस्थानाचा

Received originals

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दस्तावेजाचा अनुसूचा



१. माया गोविणी वी अनुसूचेद तातया विना अठरा अन्वये
२. कन्यात वी.
३. मांडल करण्णानी वी.
४. अनुसूचेद अठरा अन्वये.
५. अनुसूचेद तीस अन्वये.
६. सुखलतानामा अनुसूचायत.
७. गृहगेट वी.
८. सुरक्षित ताचा वी.
९. गोडोरवेंद पाविटेचा विक्षेप.
१०. गोडोरवेंद पाविटे उपकरणे.
११. गोडोरवेंद पाविटे परत मागे वेणे.
१२. अन्न.
१३. परिवारिना निज वी परिवाराची वेणे.
१४. मुन आवाडिल वीची वगुली.
१५. अठ संप्रहाण्या महतूंच्या विधीये उपकरण.
१६. गिळेव व पा मकला पाठविण्याचा टपाल वर.
१७. पत्रा मनी.
१८. पत्र.

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दुय्यम विवेचक

दस्तावेजा परत वेला.

[Handwritten signature]

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

[Handwritten signature]
Asst. T



① 31 50 Rs.

क्र. 151 दिनांक
विशेष: श्री ज्योती व दया
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ठाटा मु.नि.अ. अकाद. मुंबई-१२
श्री/शारदा Jeevala Medical Trust and Research
पॉस्ट न्यायिकार मुद्रांक गार वि सा.व
Centre

16 JAN 2001

JSDoc
सं. नं. १२
पतेल मुंबई

Lease Agreement
Between
CEDCO LTD of Mah.
AND
Jeevala Medical Trust and
Research Centre.

[Signature]
Acting Trustee Officer
JEEVALA (P. O.)

[Signature]
CHANDRAN
JEEVALA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 10, Sector No. 4,
Kharighar, North Mumbai 410 210.

110

(2)

PERMISSION / LICENSE TO ENTER UPON THE LAND

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

HAVE THIS 22nd DAY OF January, 2001 RECEIVED PERMISSION / LICENSEE

TO ENTER UPON A PLOT NO. 16 A ROAD NO. 5 ADMEASURING

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

PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel, DISTRICT

Rajgad EARMARKED FOR Higher Educational Complex, i.e. College

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

BOUNDRY LINE.

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

[Signature]
CHARTERED
YERALA MEDICAL TRUST AND RESEARCH CENTRE
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

(3)

पत्रांक ५०१ (पत्रांक संख्या)
दिनांक ३०/१२/१९९९ को
२०००-०१

वृद्ध मुद्रांक अधिनियम १९५८ के अन्तर्गत ३२ नुसार प्रमाणित करण्यात येते की मद्रास शासकशासन कडून ६३,०००००/- (अठारो लक्षांश) रुपये मुद्रांक शुल्क प्राप्त झाले आहे. (अठारो लक्षांश) रुपये मुद्रांक शुल्क वृद्ध मुद्रांक अधिनियम १९५८ वी अनुसूची १ मधील अनुच्छेद ३९(क) (ख) (ग) व (घ) अन्वये वरून मुद्रांक शुल्काची कनकम पत्रांक क्र. ७९. दिनांक १९.१२.२००१ मध्ये मारवाड स्टेट शाखा कार्यालय येथे श्री. जे.ए. मंडीकर प्रॉक्टर ऑफ रियल्टी सोल्टर्स व श्री. जे.ए. मंडीकर प्रॉक्टर ऑफ रियल्टी सोल्टर्स यांनी जमा केले आहे. प्रमाणित मुद्रांक अधिनियम १९५८ चे धारा ५२ वी तरावरील शासन प्रमाणित केले आहे.

[Signature]
मुद्रांक निवृत्ताधिकारी,
राजगड-अजिबाद



[Signature]
मुद्रांक निवृत्ताधिकारी
राजगड-अजिबाद
AGREEMENT

दिनांक १२.१२.२००१

AN AGREEMENT MADE at CBD Belapur New Bombay the
22nd day of January 2001

Thousand One ... BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Bombay - 400021 (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part and Yerala Medical Trust & Research Centre, being a under the Public charitable Trust under the Public Trust Act, 1950 under Registration No.E-12149 dated 27-03-89 granted by the Charity commissioner Mumbai and having its principal place of business at YERALA MEDICAL TRUST AND RESEARCH CENTRE, PLOT No.18, SECTOR NO.4, KHARGHAR, NAVI MUMBAI, hereinafter referred to as "the Licensee", which expression shall, where the context so admits, be deemed to include, its successor or successors) of the Other Part.

WHEREAS

- a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub-sections(1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act")
- b) The State Government is, pursuant to Section 113-A of the said Act, acquiring lands described therein and vesting such lands in the corporation for development and disposal.
- c) The Licensee has for the purpose of establishing and conduction Colleges of Ayurvedic, Homoeopathy and Dental requested the Corporation buy its application dated 10/04/2000 to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described in the schedule here under written.

...2...

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

[Signature]
YERALA MEDICAL TRUST & RESEARCH CENTRE
Plot No. 18, Sector No. 4,
Kharghar, New 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:-

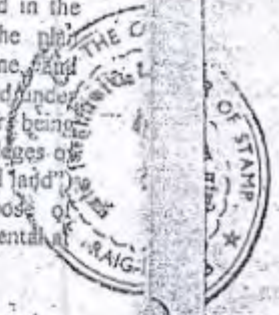
Grant of Licence:

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

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

[Signature]
CHAIRMAN
YERVA MEDICAL INSTITUTE CENTRES
Plot No. 1, Sector No. 4,
Kharghar, Navi Mumbai - 410 210.

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



(5)

(13)

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 License 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

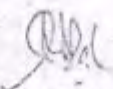
a) That the Licensee will within six months of the date hereof submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at its 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.

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 OF STAMP

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


 CHAIRMAN
 YITULA MEDION, T...
 P...
 Member, ...

(4)

FENCING DURING CONSTRUCTION

- b) That the Licensee will fence properly the said land at its expense within a period of two months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expense of such removal and disposal from the licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

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

TIME LIMITES FOR COMMANCEMENT AND COMPLETION OF CONSTRUCTION WORK

- d) That the Licensee shall within a period of one year from the date hereof commence, and within a period of five years from the date hereof at its own expense and in a substantial and workmanlike manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law for the time being in force and in strict accordance with the approved plans, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and conformably to the building lines marked on the plan and completely finish fit for occupation a building or buildings to be used as aforesaid with 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

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

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

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

Asstt
CIDC

(7)

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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. (H. Q.)

CHAIRMAN
VEDANA MEDICAL TRUST RESEARCH CENTRE
Flat No. 19, Sector No. 4,
Kharjee, New Mumbai 410 210.

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INSURANCE

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

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

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

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

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

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

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

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

d) The Colleges of Ayurveda and Homeopathy and Dental shall be conducted for charitable purpose and not for profit.

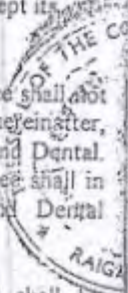
e) Three members of a body to be appointed by the Licensee to manage or govern the College shall be nominated by the Corporation and such persons shall have the same rights, powers, privileges and immunities as other members of the said governing body

J. K. Suba-das

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

State Officer
CIDCO LTD. (H. Q.)

CHAIRMAN,
Y.M.T. MEDICAL TRUST & RESEARCH CENTRE
Plot No.10, 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:

[Signature]

Asst. Estate Officer
CIDCO LTD. (I, Q.)

[Signature]

...8...
CIDCO LTD.
YERVA MEDICAL TRUST
Plot No. 15, ...
Mumbai, Maharashtra

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TO ENTER UPON LAND.

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

TO RESUME LAND

- b) Power (i) in case the Licensee (I) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (II) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance to the Licensee for and without making any payment at the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of Corporation against the Licensee.
- ii) To continue the said land in Licensee's occupation on payment of such fine or premium as may be decide upon by the Managing Director.
- iii) To direct removal or alteration of any building or structure erected or used contrary to the condition of the grant within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee.
- iv) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other 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 waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

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

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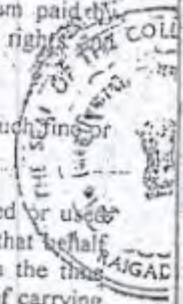
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DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai - 411 210

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

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CHAIRMAN
NEWLA MEDICAL TRUST & RESEARCH CENTRES
Plot No. 10, Sector -4,
Kharghar, Navi Mumbai - 411 210.

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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 land 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.

Estate Officer

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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 Corporation of Maharashtra Ltd.

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

In presence of 1) Shri A.L. Deshmukh

Shri K.K. Veda

SIGNED AND DELIVERED BY THE AUTHORIZED LICENSEE YERALA MEDICAL TRUST & RESEARCH CENTRE IN THE HAND OF Shri Parshant to the no. _____ of _____

In presence of 1) Shri A.L. Deshmukh

Shri R.K. Veda

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

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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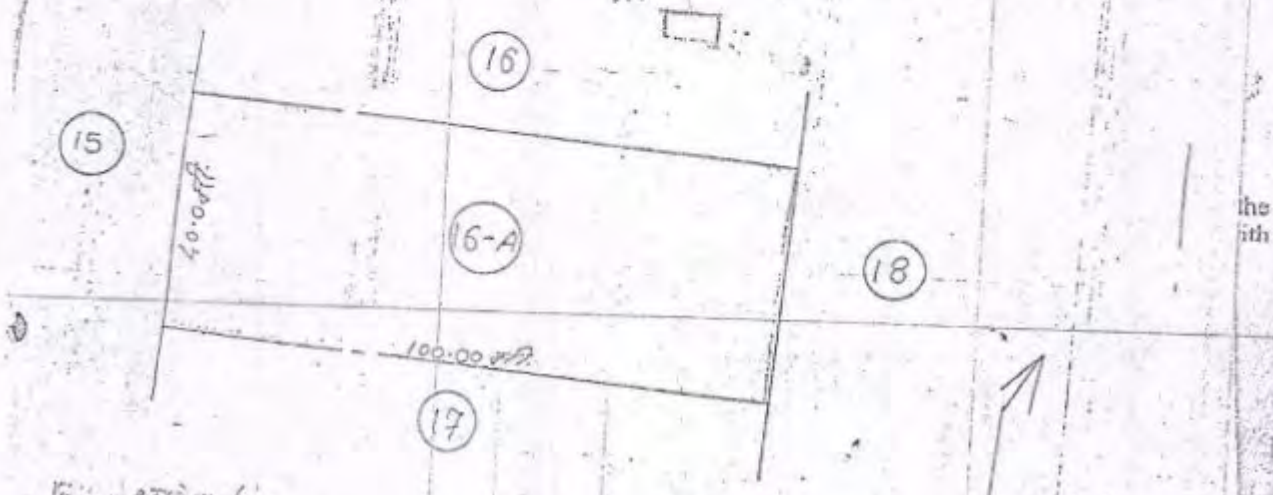
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 महार व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित.

गोवर्नापाराह *उत्तर* नगराभधील क्षेत्र क्रं. 4 भूमापन विभाग, तिडको भवन.
 यांचा सिमांकनाचा नकाशा दिनांक 19/12/2000चा मुबत सिमांकनाचा नकाशा तयार केला. भूखंड क्र. 16-A
 नवीन नियोजन क्र. 16-ए तिडको. नियोजन/दखीदा/2210 क्षेत्रफल 4000-00 चौ.मी.



वरील भूखंडाचे मर्यादा दिनांक 19/12/2000 च्या नकाशात नकार केले आहेत. नवीन नियोजन क्र. 16-ए तिडको. नियोजन/दखीदा/2210 दिनांक 19/12/2000चा नकाशा तयार करणार.

प्रमाण: 1:1000
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श्री. भूमापन अधिकारी (1)
 तिडको मर्यादित

उमेश वडे
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State Office
 CH. J. LTD. (P. O.)

CHAIRMAN
 YERVA MEDICAL TRUST & RESIDENTIAL CENTRES
 Plot No. 18, Sector No. 1,
 Kharghar, Dist. Mumbai 410 210.

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

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Asstt. Estate Officer
CIDCO LTD.

2 JAN 1995

Agreement to lease
between

CIDCO & Maharashtra Utd

AND

Yerala Medical Trust & Research
Centre.

Abhishek
Estate Officer
CIDCO LTD. Belapur
N.w Bombay-400 614

Permission & license to enter upon the land

POSSESSION RECEIPT

I/WE, SHRI/MESSRS. Yeshals 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 Panvel DISTRICT Raigad
 EAR-MARKED FOR Ayurvedic & Homeopathic medical college AS PER DEMARCATION
 ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR.

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

TAKEN OVER. *[Signature]*

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

AN AGREEMENT MADE at CBD Belapur New Bombay the 25th day of January ③

— One Thousand Nine Hundred and Ninety Five BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956, (1 of 1956) and having its registered office at 'Nirmal', 2nd Floor, Nagman 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 Yesali Medical Base & 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) 25/1/59 granted by the Charity Commissioner and having its principal place of business at 55-A, New Haj Kasani Mdg, Kazi 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 20270.21 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 Ayurvedic & Homeopathic Medical College at a premium of Rs. 91,35,125/-
- (f) The Licensee has before the execution of this Agreement paid on the 26/12/94 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 91,35,125/- (Rupees Ninety one lacs thirty five thousand only) being the full premium agreed to be paid by the Licensee to the Corporation and the Corporation has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.

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

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Estate Officer
LTD. Bala
Bombay-400 61

NOT A DEMISE

2. Nothing contained in these presents shall be construed as a demise in law of the said land here agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until 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 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.

Estate Officer
LTD. Bala
Bombay-400 61

A. Deepa San
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."

[Handwritten signature]

Estate Officer

ITO, Belapur

Mumbai-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

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

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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

i) 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. It is hereby expressly agreed hereby to be established

- (a) The Agreement shall be properly to the satisfaction
- (b) The said Agreement shall be without any discrimination of language or otherwise. It

EXCAVATION

(i) That the Licensee will not make any excavation upon any part of the said land or remove any stored 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 shall be for a charitable purpose and
- (d) The Agreement shall be for a charitable purpose and

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 therefor.

- (e) Three members of the Corporation shall be nominated by the Corporation and immunities as otherwise provided in the regulations or bye-laws of the Corporation to provide for such nomination without the written permission of the Corporation.

NUISANCE

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

- (f) The Corporation shall have the right to make such arrangements as may be necessary for the better management of the said land including the maximum for the disposal of the same and without delay.

INSURANCE

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

- (g) The Licensee shall not be entitled to any exemption or concession in respect of the said land and the same shall be subject to the same rates and charges as other lands of the same class and situated in the same locality.

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.

- (h) The said land shall be subject to the same rates and charges as other lands of the same class and situated in the same locality.
- (i) State Government shall have full control over the said land.
- (j) The Licensee shall be subject to the control of the Magistrate and the Government.

City of Bombay
New Development Area

Signature

CIDCO

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

8 8 70

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.

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

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

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

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

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

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

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

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

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

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

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

A. Deepa-Das

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 consistency to derogate cause and exercisable to will not up no defence to Corporation.

POWER OF CORPORATION

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

Notwithstanding any to the Licensee of his intended period for the (d) above, if he is satisfied for reason beyond the scale provided by the Corporation under licensee to complete the

TO ENTER UPON LAND

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

TO RESUME LAND

(b) Power (i) in case the Licensee (1) shall fail to submit the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by 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 in accordance with the terms conditions hereinbefore shall be executed by the 50 years from the date

COMPLIANCE WITH THE NEV

It is hereby agreed to lease the said land to and conditions contained Maharashtra Regional 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 for modifications and additions expenses of and incidents 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 (removed 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.

A. All notices, consents and any notice to be given

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

delivered to, left, or given either temporary or other

11

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

All that Piece or parcel of land known as Plot No. For Y.M.T. Ayurvedic & Homeopathic College on Road No. 4 In Sector No. 4 of Kharghar containing by admeasurement 20.70.25 Sq. Mtrs. or thereabouts and

Date :

Subt. Lots (pic)

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

15.00 M. ...
15.00 M. ...

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

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

SIGNED AND DELIVERED for and on behalf of the City & Industrial Development Corporation of Maharashtra Ltd.,

by the hand of Shri S L Bhosale

CIDCO Belapur New Belapur 400 614

In presence of

1) Shri. M. H. Patil

2) Shri. H. S. Tambore

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

1) Shri. M. H. Patil

2) Shri. H. S. Tambore

Dr. S. S. Patil
DEAN
Y.M.T. Dental College
Institutional Area,
Sector -4, Kharghar,
Navi Mumbai 419 210

(12)

Permission/License to enter upon the land
PHYSICAL POSSESSION RECEIPT

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

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

Date: 25-1-35

Ausst. Estate Officer
(plots)

Taken Over

By:
[Signature]
Cashier

& NO
[Signature]

SWITCH OR PLOT FOR YERLA MEDICAL TRUST RESEARCH CENTRE
IN REGISTRATION NO. AT KHARGHAR ROAD
AND REDEMPTED AS PER ASSESSMENT SIDE NO.
DATE: 25/11/15

15.0 m WIDE ROAD

230.00 m WIDE ROAD

PLOT FOR YERLA MEDICAL TRUST RESEARCH CENTRE

AREA: 20270.25 SQ M

DEMARICATION PLAN
CONFIRMED
BY SR. ENGINEER
MR. CHANDRAN
DATE: 25/11/15
CID/Survey Section.

15.0 m WIDE ROAD

NOT REDEMPTED AS 25/11/15

Survey Officer
CHANDRAN LTD, Belapur
New Bombay-400 614

DATE PREPARED BY: [Signature]
[Signature]
[Signature]

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

(13)
(10)

Ally,
Engineer
Vashi

Plot No. 4/10/15
Area: 20270.25 SQ M

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.

City
Director
Cash
non
J-
S. S. & H
S. S. & H
S. S. & H

(Handwritten signature)

(15)

for cov

Covenants by the Lessee :

The Lessee with intent to bind all persons into whomsoever hands the demised premises may come with hereby covenant with the Lessor as follows :-

To pay rent :

(a) During the said term hereby created to pay unto the Lessor the said rent at the times, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.

To pay rates and taxes :

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised and anything for the time being thereon.

Not to excavate :

(c) Not to make any excavation upon any part of the said land hereby demised, not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond the building line :

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

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

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

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

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

Alterations :

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

To repair :

(h) Throughout the said term at the Lessee's expense well and 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 additions thereto.

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A. Deepa-Das
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 :

(k) 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 :

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

Indemnity :

(m) 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 :

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

Delivery of possession after expiration :

(o) 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 :

(p) 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 demised premises or permit any person to use wholly or partly the demised premises except with the previous sanction of the Managing

ily,
Director
Faculty
Institution
D. C. P. P.

A. Gupta-Dan

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 herein below.
- (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

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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 recover the Maharashtra payable by the Lessee to the Managing Director

Re-entry :

5. If the said premises have been legally let by the Lessee in the third person premises in the determination and/or improvement of the building or in the aforesaid, the

Managing Director premises a notice in respect of which in remedying such

Right of Let

5-A. (1) Notwithstanding to be resumed

(i) The

(ii) The

(iii) The

or

(iv) The

Explanation Central Government as between it

(2) If the authority concerned exceed the authority with the consent of the Government

Summary

Lessee :

6. If on the shall be tax

Dr. Deepa Sen
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, 1956(Mah.No.XXXVII of 1956).

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, 1956, Maharashtra Act (XXXVII of 1956) 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 on 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) _____

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

C/411



महाराष्ट्र MAHARASHTRA
शिल्पा कावामर कार्यालय,
ठाणे
- 3 OCT 2016
मुद्रांक प्रमुख लिपीक / लिपीक
3110.12016

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बोधपत्र-1 / फक्त प्रतिज्ञापत्रासाठी
मुद्रांक विक्री नोंदवही अनुक्रमांक 2037
मुद्रांक विक्री घेण्याच्यावे नाव Dr. G.D. Pol दिनांक 26 OCT 2016
पत्ता व राही

श्री. शिल्प शिगाडे
परवाना नं. 15/2000, सल्लिम प.क्र. : 1201043.
मुद्रांक शिगाडे ठिकाण : मुंगिता सर्फिसिह, शॉप नं. 23, प्रभात सेंटर एनेक्स,
लॉट नं. 7, रोड नं-1ए, सी.बी.डी. वेसापूर, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.

AGREEMENT FOR LEAVE & LICENSE

Between

Reg:
129 (AII)

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED (CIDCO)

And

Dr.G.D.POL FOUNDATION

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

Dr.
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.

Dababha
30-12-2016

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

PS




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 license 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

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


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

A. Deepa-San
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.

Delhaha
Ast. Estate Officer
CIDCO Ltd., CIDCO Bhavan,

DR
NRISHIKESH G. POL
TRUSTEE
Dr. G. D. Pal Foundation



Dr. Deepa-Das
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-San

DEAN

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

D. K. K. K.

P. K.



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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.

[Handwritten mark]

A. Gupta - Dean

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



SCHEDULE

ALL THAT piece or parcel of land known as Plot No. Nil in Sector-05, Survey 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 *Attuned*
- 2. P. M. Patil *Attuned*

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

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 *Attuned*
- 2. P. M. Patil *Attuned*

Pol
HRSHIKESH G. POL
TRUSTEE
G. D. Pol Foundation
Sector - 4, Institutional Area
Navi Mumbai - 400614



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

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मण्डल 10

4/4/9

भूभाषण विभाग, सिडको भवन.

माजगावपासून शारघर नगरावधील क्षेत्र क्रमांक 5 भूखंड क्र. 36

वांचा तिमार्कनाचा नकाशा नॅव्हिल विद्योन्नयन (द.)

पत्र क्र. सिडको-1/विद्योन्नयन (द.)/395

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

क्षेत्र 28708.32 चौ. मी.

भूखंडाची हर. —



संगत तिमार्कन नकाशा
 मा. वरिष्ठ निरोज नकार (द.) सचिव
 पत्र क्र. सिडको/निरोज न.
 दिनांक: 24/05/05 मण्डल 10/395

DR. G. D. POL
 CHAIRMAN
 YERALA MEDICAL TRUST

Dr. Anupam Sen
 DEAN
 Y.M.E. Dental College
 Institutional Area,
 Sector -4, Kharghar,
 Navi Mumbai - 410 210

मह. भूभाषण अधिकारी (1)
 सिडको भवन

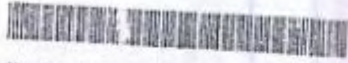
प्रमाण: - 1:2000

ASST. MGR. (CHIEF ENGINEER) (HQ)
 DISTRICT OFFICE
 BOMBAY



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Monday, June 03, 2008

5:00:25 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव ऐरोली
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

टनन11 - 02758 - 2008
करारनामा

पावती क्र. : 2843

दिनांक 09/06/2008

सादर करणारःचे नावःवेरला मेडिकल ट्रस्ट आणि रिसर्च सेंटर तर्फे थेअरमन डॉ. गजानन द
पोळ

नोंदणी फी

:- 30000.00

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

:- 220.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)

एकूण रु.

30220.00

आपणास हा दस्त अंदाजे 5:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-ठाणे 11

बाजार मूल्य: 40800000 रु. मोबदला: 3599856रु.

भरलेले मुद्रांक शुल्क: 2040000 रु.

देयकमुद्रांकवस्तुसह देयकवस्तुदिला

मॅकेचे नाव व पत्ता: मनुदय के. ऑ. मॅक लि., वारी;

डीडी/नॉकरस करणू 020599; रक्कम: 30000 रु.; दिनांक: 03/06/2008

दुय्यम निबंधक, ठाणे - २२
मुळ दस्तऐवज परत मिळाला.

सहायकांनी सही

DEAN

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

दिनांक 03/06/2008



दस्तक्रमांक व वर्ष: 2758/2008

Monday, June 09, 2008

5:02:41 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 11

4


नोंदणी 63 म

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, पोटहिरस्ता व घरक्रमांक (1) वर्णना: प्लॉट नं 2, से 13, ऐरोली, नवी मुंबई. (ए डी जे केस नं 419/08 दिनांक
(असल्यास) 31/05/08 अन्वये मु.शु.वसुल)
- (3) क्षेत्रफळ (1) 3999.84 चौ.मि.
- (4) आकारणी किंवा जुडी देण्यात (1)
असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या (1) चैतन्य विद्यापीठ तर्फे डॉ. राजश्री आसरे - -; घर/प्लॉट नं: मराठी म्युनिसिपल स्कूल,
पक्षकाराचे व संपूर्ण पत्ता किंवा तालुका-जला, टँक रोड, मांडुप, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
दिवाणी न्यायालयाचा हुकुमनामा पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAATC0443M.
किंवा आदेश असल्यास, प्रतिवादीचे (2) सिडको तर्फे इस्टेट ऑफिसर श्री. पी. एन. भगत - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -;
नाव व संपूर्ण पत्ता ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर:
- (6) दस्तऐवज करून घेण्या-या (1) येरला मेडिकल ट्रस्ट आणि रिसर्च सेंटर तर्फे व्हेअरमन डॉ. गजानन व पोल - -; घर/प्लॉट
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा नं: 104-105, के के टॉवर, परेल, मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
दिवाणी न्यायालयाचा हुकुमनामा पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAATY0045K.
किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (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
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P/Y ORDER

Date 03/06/2008

JOINT SUB REGISTRAR THANE
Rupees Thirty Thousand Only.

आदेशानुसार / or order

घावेत.

₹.Rs. ****30000.00

For Abhyudaya Co-op. Bank Ltd.

Account of P.O.A.D.J
CBD BELAFUR

युधे-ऑप. बँक लि.

OT TT OL TL OC TC

(महाराष्ट्र स्टेट शेड्यूल्ड बँक)

आ 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 Quoted 30000.00

001600

Authorised Signatories

⑈020599⑈ 40006500 ⑈

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Case No.

THANE

मुना म. को. नि.
नियम ११२ (अंश)
चलन क्रमांक

या टिकानी कोषागारात/उपकोषागारात भरण्यात आलेल्या रकमेचे चलन
भारतीय स्टेट बँकेत/भारतीय रिझर्व बँकेमध्ये

सर्वचा: २६ - म
Gen. 26-M

D. D. O. 11075

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने हेद्राबाद स्टेट बँकेने भरावयाचे
तीने रकम भरण्यात आली आहे तीचे नाव/पदनाम आणि पत्ता 1 Medical Trust Ranch Centre Panel Mumbai	लेखांचे वर्गीकरण विभाग : (C) नोंदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० नोंदणी व मुद्रांक उपप्रधानशीर्ष : ०२/१०३ मुद्रांक शुल्क	रकम शिक्किली. रुपये (अंकितघात) रुपये (अंकितघात) रुपये (अंकितघात) रुपये (अंकितघात) कोषापाल अधिकार/Transfer
करण्यासंबंधीच्या प्राधिकारपत्राचा क्र आणि भरणा करण्याचा उद्देश नेर्णय दस्तचे ३ शुल्क 2000000	गौणशीर्ष ०२ Sub head - 02 संगणक संकेतांक	लेखापाल : मुख्य अधिकार्याने / Chief Manager कोषागार/उपकोषागार अधिकारी/ बँकेचा व्यवस्थापक
केलेली रक्कम रुपये Twenty Lakhs Four Thousand only	0030051701	दिनांक
करणाऱ्याची स्वाक्षरी	बरोबर आहे, पैसे स्वीकारावे व पावती घ्यावी दिनांक स्वाक्षरी	

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

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

TRIPARTITE AGREEMENT

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

This Tripartite Agreement is made at CBD/Belapur on this 05th 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 PAVEL BRANCH,
ASHYANAYA QUARTER BUILDING,
SECTOR 17, NEW PAVEL,
NAVI MUMBAI-410 206.

D-5/STR(V)/C.R.1053/07/06/
18/04/99

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

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[Signature]

DR G. D. FOL
CHAIRMAN

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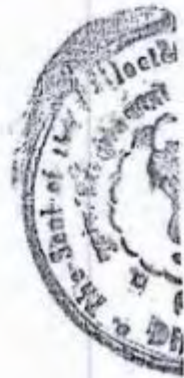
OFFICE OF THE COLLECTOR OF STAMPS

No. 419/08 Received Adj. Fee Rs. 100/-
 Receipt No 13 Dated 31/5/08 Received from
Smt. Menaka Medical Trust & Research Centre
14 Tower Tank Road, Thane, Mumbai
 Duty Rs. 2040.00/- Twenty Lakhs four thousand
only (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. 2040.00/- with which this instrument is chargeable
 is 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. 11,08,40,000/-

Thane
 5/6/08

Collector of Stamps, Thane C.

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A. Deyan

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

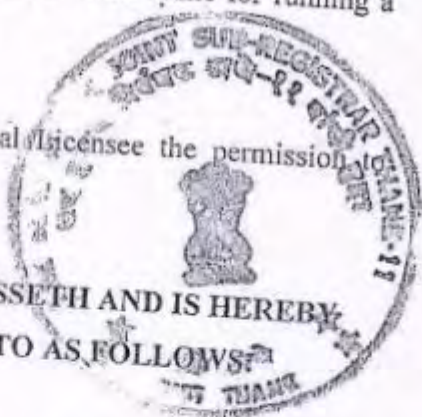
DR. G. D. POL
 CHAIRMAN
 Y.M.T. DENTAL COLLEGE & RESEARCH CENTRE
 Institutional Area, Sector-4, Kharghar, Navi Mumbai

HEREAS 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) paid 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 for 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 News Licensee shall have therefore all the rights, titles, obligations, liabilities under the Principal Agreement.

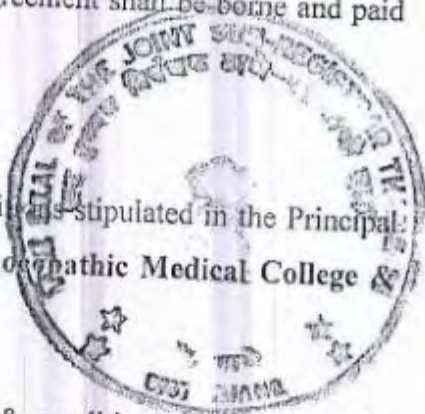
3. The Original Licensee relinquish and release all its rights, titles, benefits, interest, claims or demands whatsoever nature derived by him under the Said Agreement in respect of Said Plot and confirm said rights, benefit, interest, claim upon the New Licensee. The Original Licensee discharges the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



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

[Signature]
DEAN
Y.M.T. Dental College
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 THE DAY MONTH AND YEAR FIRST HEREINABOVE WRITTEN

1. SIGNED, SEALED AND DELIVERED

For and on behalf of Corporation by
Shri P. N. Bhayat 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. Jogi [Signature]

SIGNED, SEALED AND DELIVERED

by Original Licensee by the hand of

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

[Signature]

President/Secretary
CHAITANNYA VIDHYAPEETH
C/o. Marathi Municipal School
Gr. Floor, Tank Road,
Chandup (W), Mumbai - 400 070

In the presence of witness of

1) Nandkumar Chandelas Fadnis

2) Bashir. S. Muawar

X [Signature]
X [Signature]

SIGNED, SEALED AND DELIVERED

by M/s..... FOR YERALA MEDICAL

New Licensee, in pursuance to resolution No.....

dated 12th August 2007

In the presence of witness of



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

1) S. E. Bhosale

2) S. R. POL

X [Signature]
X [Signature]

These are

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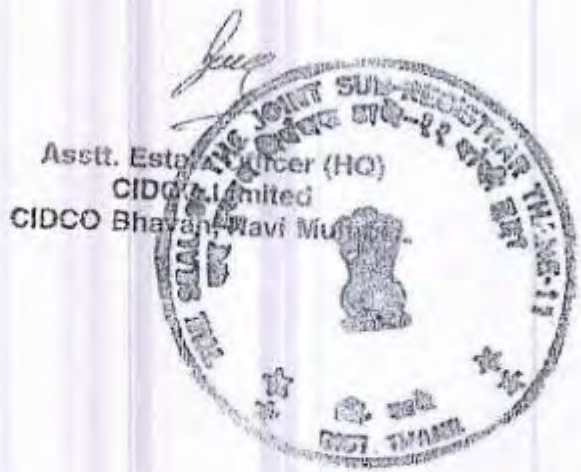
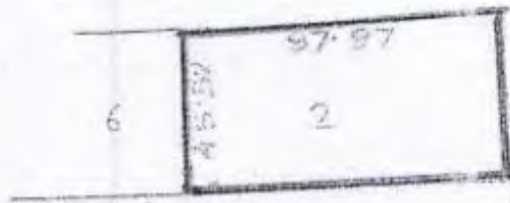
शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादात. 11-11-0

10

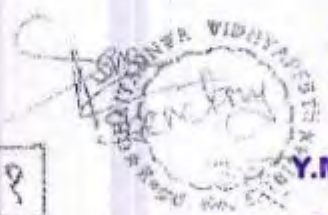
स्थापन विभाग, सिडको भवन.

गोखलापासून खोली नगरातील क्षेत्र क्रमांक 13 मध्ये क्र. 2
गोंया लिमार्कवाला नकाशा
शीर्षक नियोजनकार (जम्मे) वाचे पत्र क्र. सिडको-जी-एल-एल-जी-एल-1
दिनांक 13-2-2004 च्या अन्वये लिमार्कवाला नकाशा तयार केला.

— फोन 3999-84 चौ.मी.



DEMARICATION PLAN
CONFIRMED
BY SUB-REGISTER
OFF. CIDCO, THANE
DATE 13/11/04



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

Estate Officer
CIDCO Ltd. CIDCO Bhavan,

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269L	2000
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09/06/2008

दुय्यम निबंधक:

5:02:06 pm

सह दु.नि.का-ठाणे 11

दस्त गोषवारा भाग-1

टनन11





दस्त क्र 2758/2008

90/99

दस्त क्रमांक : 2758/2008

12

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: बरला मेडिकल ट्रस्ट आणि रिसर्च सेंटर तर्फे डॉ. गजानन द पोळ - - पत्ता: घर/फ्लॉट नं: 104-105, के के टॉवर, परेल, मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: -</p>	<p>लिहून घेणार वय 58 सही</p>		
2	<p>नाम: वीतन्व विद्यापीठ तर्फे डॉ. राजश्री आसरे - - पत्ता: घर/फ्लॉट नं: मराठी म्युनिसिपल स्कूल, तळमजला, टॅक रोड, भांडुप, मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: -</p>	<p>लिहून देणार वय 47 सही</p>		
3	<p>नाम: सिडको तर्फे इस्टेट ऑफिसर श्री. पी. एन. भगत - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - फॉन नम्बर: -</p>	<p>मान्यता देणार वय - सही</p>	उपलब्ध नाही	उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट




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



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

POL BABURAO DATTATRAY
 DATTATRAY LAXMAN POL

01/06/1954
 Permanent Account Number
 APFPP0364J


 Signature

13

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTESI,
 Flat No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

पुढील कार्ये या कार्डने / या कार्डचा कळविलेला आहे / सोपविलेला :
 आयकराचे PAN सेवा युनिट, एटीएसई,
 फ्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपूर,
 नावी मुंबई - ४०० ६१४.



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दस्त गोषवारा भाग - 2

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दनन11

दस्त क्रमांक (2758/2008)

99/99

दस्त क्र. [दनन11-2758-2008] चा गोषवारा
बाजार मुल्य :40800000 मोबदला 3599856 भरलेले मुद्रांक शुल्क : 2040000

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

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

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

30220: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 09/06/2008 04:54 PM
शिक्षा क्र. 2 ची वेळ : (फी) 09/06/2008 05:00 PM
शिक्षा क्र. 3 ची वेळ : (कमुली) 09/06/2008 05:01 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 09/06/2008 05:01 PM

दु. निबंधकाची 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 व्यक्तीस ओळखातात,
व त्यांची ओळख पटवितात.

1) पोळ शंकर राजाराम - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईभारतीचे नावा - -

ईभारत नं: -

पेठ/वसाहत: -

शहर/गाव: ए /14, साई सोसा., खारघर

तालुका: -

पिन: -

2) पोळ बाबुराव दत्तात्रय - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईभारतीचे नावा - -

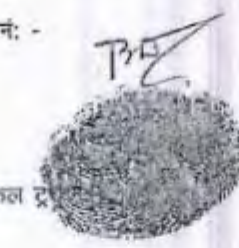
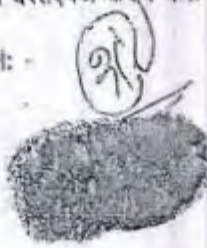
ईभारत नं: -

पेठ/वसाहत: -

शहर/गाव: 3 स्टाफ चार्टर, येरला मेडिकल ट्रस्ट

तालुका: -

पिन: -



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

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

दु. निबंधकाची सही

सह दु.नि.का-ठाणे 11

सह दुय्यम निबंधक ठाणे क्र.११

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

दस्ताचा क्रमांक: 2758/2008 चे

26yc

क्रमांकावर नोंदले.

सह दुय्यम निबंधक ठाणे क्र.११

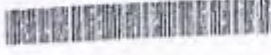
तारीख... माहे ३१... सन २००८



100/- (one hundred only)

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50 Rs.



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

नोंदणीपूर्व गोषवारा

दुष्यम निबंधक: सह दु.नि.का-टाणे 9

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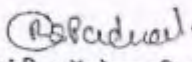
- (1) दिलेखाचा प्रकार भाडेपट्टा
- (2) मोंबदला रु. 3,599,856.00
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नगूद करावे) रु. 3,599,856.00
- (4) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 180000.00
- (5) बाजारभावाप्रमाणे नोंदणी फी रु 35998.56
- (6) दस्त निष्पादित केलेवाचा -- 19/11/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दरताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुष्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. * लागू नसलेला मजकूर छोडावा
- 4) 6 गाक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

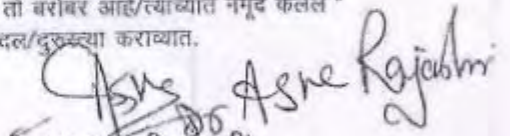
- (7) पृष्ठांची संख्या 21
- (8) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1)
- (9) मालमत्तेचे इतर वर्णन (1) वर्णना सेक्टर 13 ऐरोली, प्लॉट नं. 2.
- (10) क्षेत्रफळ (1) 3999.84 चौ.मी.
- (11) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा 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) प्रैतन्य विद्यापीठ मराठी म्युनिसिपाल स्कूल 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.

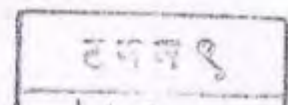
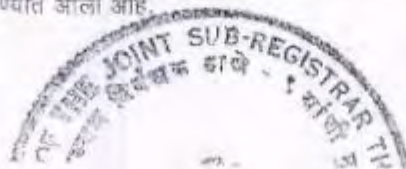
पूर्व नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंटी करण्यात आली आहे.


(डाटा एंटी ऑपरेटर ची स्वाक्षरी)

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

पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नगूद 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

-20/09

17

दस्त क्रमांक : 538/2004

दस्ताचा प्रकार : भाडेपट्टा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाक घेतव्य 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 देणार

वय 43

सही

Asne Borajoshi
Asne



2 नाक मालमत्ता अधिकारी सिडको लि. तर्फे श्री जी.
डब्ल्यु फात्रे
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



सह दुय्यम निबंधक दस्त क्र 538/2004

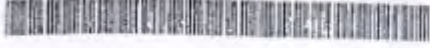
A. Gupta-Dan

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

100/- (one hundred only)

20

50 Rs.



दस्त गोषवारा भाग - 2

टनन9

18

दस्त क्रमांक (538/2004)

29129

दस्त क्र. [टनन9-538-2004] चा गोषवारा .
बाजार मूल्य :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 Rajabni Asre

पावती क्र.:541 दिनांक:30/11/2004

पावतीचे वर्णन

नांव: धैतन्य विद्यापीठ मराठी म्युनिसिपल स्कुल
प्रिन्सायसेस तर्फे सेक्रेटरी डॉ. राजश्री - आसरे

30000 : नोंदणी फी
420 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)).

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

30420: एकूण

दस्ताचा प्रकार :36) भाडेपट्टा

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

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

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

शिक्षा 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 व्यक्तीस ओळखातात,
व त्यांची ओळख पटवितात.

1) श्री विनोद मधुकर साळवी , घर/प्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव:भांडुप पश्चिम

तालुका: -

पिन: -

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

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव:भांडुप पश्चिम

तालुका: -

पिन: -

Vinod m sairvi

*Shilap
Suvarna Chilap*

मुद्रांक शुल्क 2.00
L. 45.5 कर्नाटकर नोंदले.

सहस्रमुख निबंधक ठाणे क्र. ९

सहस्रमुख ३० माहे २००४ सव. ३.००

दु. निबंधकाची सही
सह दु.नि.का-ठाणे 9



100/- (one hundred only)

20

50 Rs.



दस्तावेज क्रमांक व वर्ष: 538/2004

Tuesday, November 26, 2004

12:23:36 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

18

नोदणी 63 न.

Page. 63 of 6.

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-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णक सेक्टर 13 ऐरोली, प्लॉट नं. 2.
- (3) क्षेत्रफळ (1) 3999.84 चौ.मी.
- (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) मालमत्ता अधिकारी सिडको लि. टर्फे श्री जी. डब्ल्यू म्हात्रे; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/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) वैतन्ध विद्यापीठ मराठी म्युनिसिपल स्कूल प्रिमायरोस टर्फे सेक्रेटरी डॉ. राजश्री - आसरे; घर/प्लॉट नं: -; गल्ली/रस्ता: टॅक रोड; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भांडुप पश्चिम; तालुका: -; पिन: 78; पॅन नम्बर: एजीडीपीए9890पी.
- (7) दिनांक करून दिल्याचा 19/11/2004
- (8) नोंदणीचा 30/11/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 538 /2004
- (10) बाजारभावाप्रमाणे भुद्रांक शुल्क रु 180000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

Dr. Rajashree Asre

A. Deepa-Dan

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

100/- (one hundred only)

20

50 Rs.



मुद्रांक शुल्क लिपिक
मोहागार कार्यालय, ठाणे

27 OCT 2004

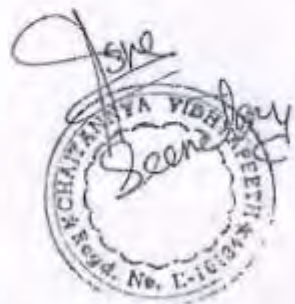
मुद्रांक विक्री करचना क्र. 1/18 दि 6 NOV 2004
विक्रीचे ठिकाण - श्री होर्सेवेल, भाळा नं. 83,
मराठी मधील, स्टेशन रोड, ठाणे,
अनुक्रमांक 38039 किंमत रु. 40/-
नाव - चैतन्य विद्यापीठ, सांडूप
हस्ताक्षर विनोद शिंदे

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

[Signature]
मुद्रांक विक्री (अनल व विरो)
11 6 NOV 2004

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

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

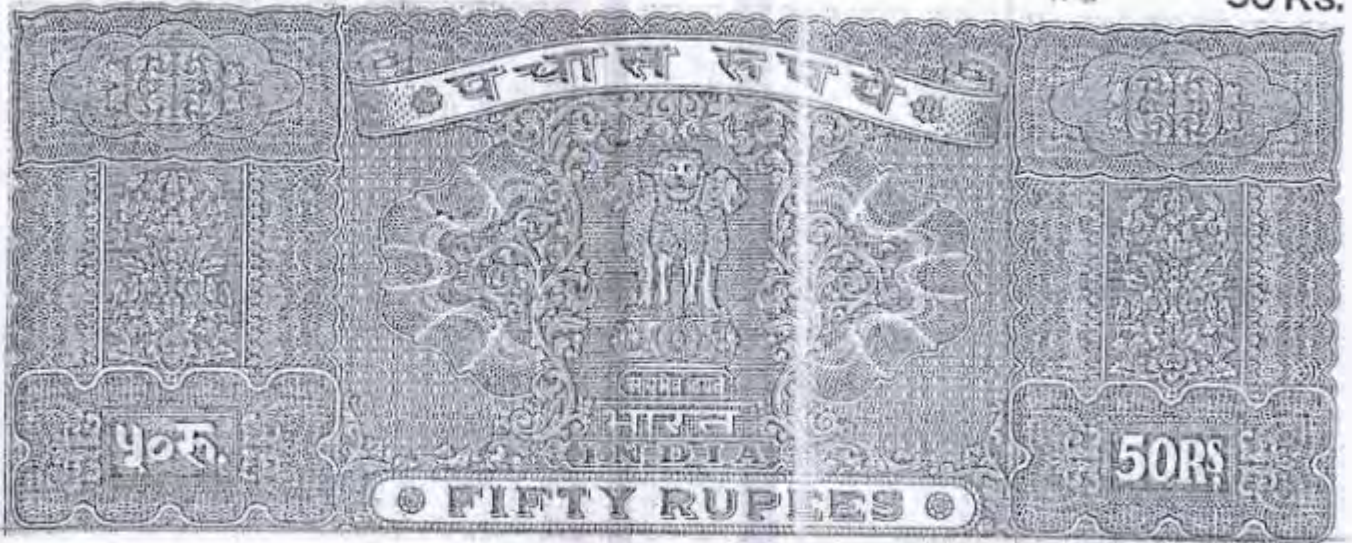


टनन ९

100/- (one hundred only)

21

50 Rs.



मुद्रांक मुख्य विधिक
शेखर कार्यालय, ठाणे

मुद्रांक दिकी परवाना क्र. 11/19 11 E NOV 2004

दिक्कीचे ठिकाण - श्री इंद्रोक्त, गाळा नं. ४३,

भवानी मार्केट, स्टेशन रोड, ठाणे.

अनुक्रमांक ३६०३० किंमत रु. ५०२

नांव - चैतन्य विद्यापीठ, भांडुप

हस्ते विनोद आनंदी दिनांक

[Handwritten Signature]
मुद्रांक विक्रेता (अंमंत का विरो)

21 OCT 2004

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,

11 E NOV 2004

[Handwritten Signature]

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

[Handwritten Signature]



PERMISSION / LICENSE TO ENTER UPON THE LAND

I/WE, SHRI / MESSRS. Chaitannya Vidhyapeeth
HAVE THIS 19th DAY OF November, 200 4 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 Government Sub-urban College & Training Hospital

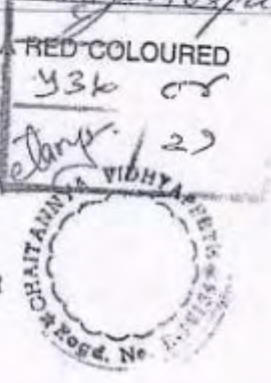
AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED
BOUNDARY LINE.

Jay

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



TAKEN OVER



100/- (one hundred only)

11/10/04

23

8985466
Mumbai City

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 842/04 Date 11/10/04
 Received from Shri Chaitannya vidhyapeeth residing at
Bombay Stamp Duty Rs. 180000/-
 (Rupees one lakh Eighty thousand only in the State Bank of
 India Branch Mumbai vide Challan No. Transfer dated 11/10/04
 Certified under Section 32(1) 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 provisions of section 53 of the Bombay Stamp Act, 1956

Place: Mumbai
 Date: 11/10/04
 Collector of Stamps Mumbai City

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 Company incorporated under the Companies Act, 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. ER-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.



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५/२९	

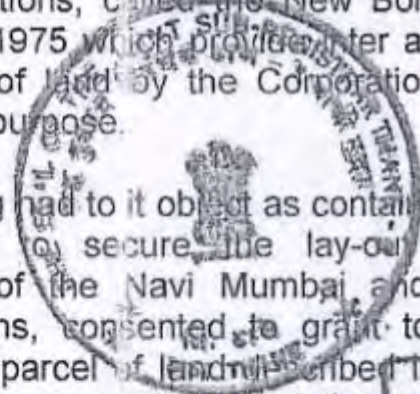
Jay
 ASST. ESTATE OFFICER
 CITY & INDUSTRIAL DEVELOPMENT
 CORP (MAHARASHTRA) LTD.

Deepa
 DEAN
 Y.M.T. Dental College
 Institutional 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 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 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/-



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१/२७

[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 or 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 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

६३८	०१
६	१२१

[Signature]
 Secretary
 LATANVA VIDYAPEE

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.

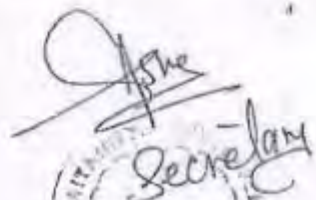
FENCING DURING CONSTRUCTION

- 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

टनन ९	
५३६	०४
८	१२९



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.

द न न ९
५३६ / ००
९ / २९

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

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

J. S. G.
Secretary
SECRETARY
CITY & INDUSTRIAL DEVELOPMENT
CORP. (MAHARASHTRA) LTD.
No. E-1034K

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

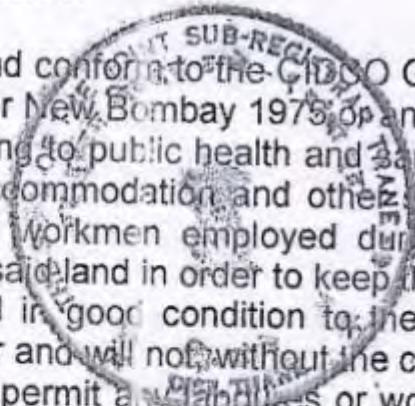
f) That the Licensee will pay the land revenue and cesses assessed or which may be assessed on the said and

IDEMNITY

g) That the Licensee will keep the Corporation idemnified 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 latrines or workmen to reside upon the said land and in the event of such consent being given, will comply strictly with the terms thereof.



टनन ९
५३६/०४
१०/२७

Secretary



Secretary
SENIOR 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.

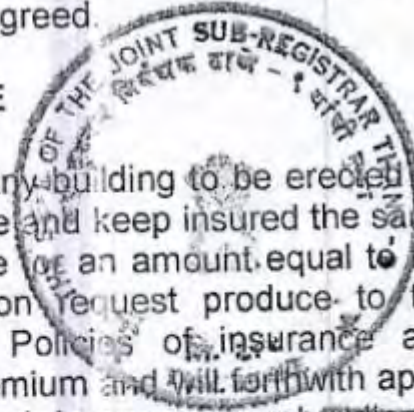
RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

J. S. D. S.
 Secretary
 HAITANNA VIDYALAYA



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२२/१२

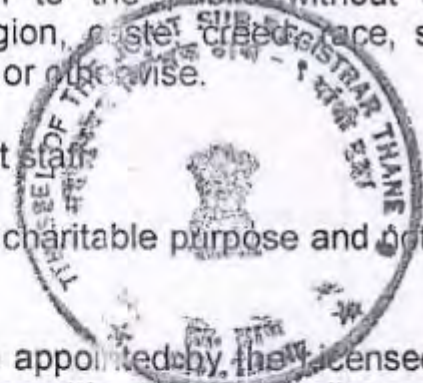
pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the Licensee, shall be determined by the Managing Director and every such determination by the Managing Director shall not be disputed by the Licensee and shall be final and binding upon it.

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

n) The Licensee shall not appoint any person as its agent, by 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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[Signature]
 ST. ESTATE OFFICER
 INDUSTRIAL DEVELOPMENT

[Signature]
 Secretary
 ANNA 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.

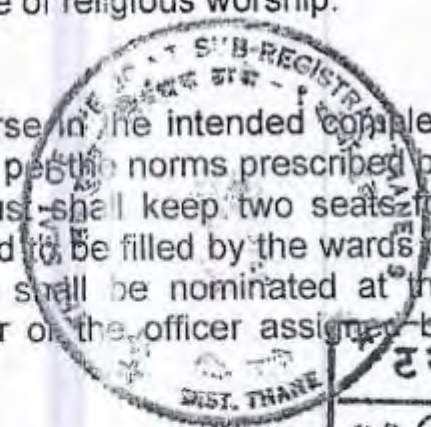
l) Tuition fee:

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]
Asso. ESTATE OFFICER
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION LTD.

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

[Signature]
Secretary
#HARINNYA VIDHYAPEET#



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१३६	०४
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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

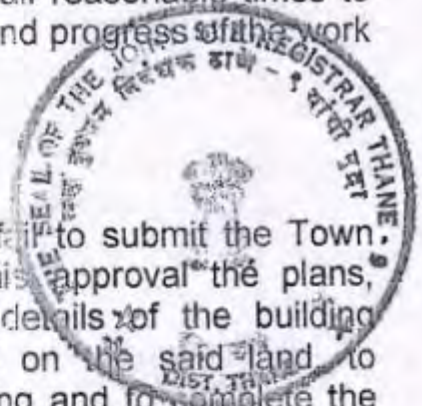
5. Until the building and works have been completed and Certified as completed in accordance with clause 7 hereof the corporation shall have following rights and powers:

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 deligence 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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[Handwritten signature]

TOWN PLANNING OFFICER
CORPORATION

[Handwritten signature]
Secretary

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 grand 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 arried 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 sand land by or for the Licensee for the purpose of erecting such building as afreosaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of 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.

[Signature]
ESTATE OFFICER
 INDUSTRIAL DEVELOPMENT
 LTD.

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

EXTENSION OF TIME

34

- 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 TOWN 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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[Signature]

TOWN PLANNING OFFICER

[Signature]
Secretary

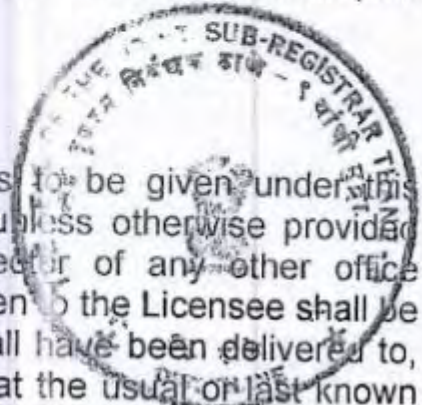
FORM THE LEASE

35

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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Secretary



[Signature]

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

A. Deepa-Dan

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 Plot No.- 01
 On or towards the South by Plot No.- 03
 On or towards the East by Sector -14
 On or towards the West by Plot No. 0

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

IN WITNESS WHEREOF THE parties 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** in presence of

1) Shri G.D. Mhatre

Shri S.S. Naik
 ASSISTANT OFFICER
 CITY & INDUSTRIAL DEVELOPMENT
 CORP (MAHARASHTRA) LTD.

2) **Shri V.L.Mhatre**

V.L. Mhatre

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

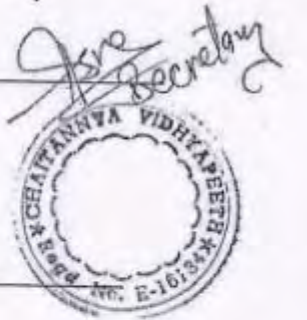
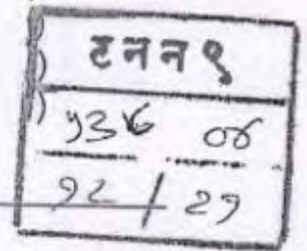
by the hand of **Shri Mrs. Rajashri Asse,**
Secretary
puskraj Leashans

In the presence of

1) Shri. G.D. Mhatre

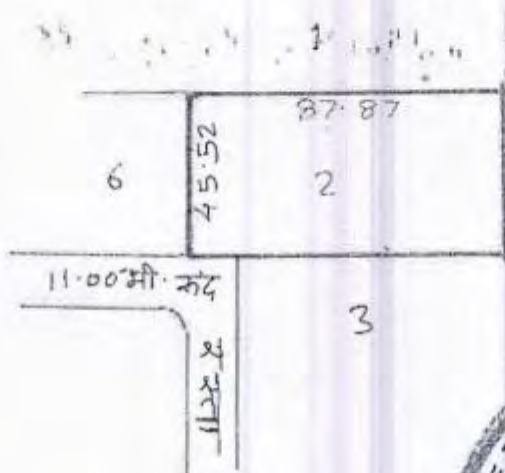
2) Shri. V.L. Mhatre

V.L. Mhatre



श्री. अ. स. इ. (प्लानर) महाराष्ट्र शासन, मुंबई
नगराभ्यन्तरे व.स. १३७/२
व.स. १३७/२ (प्लानर) पत्र क्र. ३७७९/९४ दि. २४/५/०४ (प्लानर)
दि. २४/५/०४ च्या नुसार विभागातील व.स. १३७/२

— दि. २४/५/०४ —



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DEMARCATIION PLAN CONFIRMED

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

A. S. I.
CIDCO/Survey Section

Secretary



प्रमाणित:- 1:2000

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

Secretary
24-5-04
[Signature]

STATE OFFICER
DEVELOPMENT

[Signature]

14/05/2000



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 :	2,72,000/- 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

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 १९६०

दिनांक १५/११ सन १९

दस्तऐवजाचा प्रकार-

भाडेपट्टा ५.३४,००,०००

सादर करणाराचे नाव-

Nimisha P. M. Foundation

खालीलप्रमाणे फी मिळाली:-

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

	रु.	प.
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपालखर्च		
नकला किंवा जापने (कलम ६४ ते ६७)	२००००/-	
शोध किंवा निरीक्षण	१३५/-	
दंड-कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)	१२५/-	
इतर फी (मागील पानावरील) बाब क्र.		
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एकूण २,७२,०००/-		
20185/		
एकूण २,०९,२५०/-		

दस्तऐवज

नोंदणीकृत डाकने पाठवली जाईल.
रोजी तयार होईल व या कार्यालयात देण्यात येईल.

नक्कल

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकने पाठवावा.

हवाली करावा.

सादरकर्ता

3000 रु. देवात मिळाले
Vijayalakshmi Shindekar
22/11/99

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

सर्वेता. १९९९ मं. १

Gen 113

मूळ प्रत

Delivered by SBI Thane
ORIGINAL [NOT TRANSFERABLE] 016310
SBI Thane

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place Thane दिनांक/Date 4.12.98 १९९९ /199

Received from Nimisha P. M. Foundation यांच्याकडून/

रु./Rs. 2,72,000/- रुपये/Rupess. Two thousand Only करिता मिळाले.

on account of

रोखपाल व लेखापाल

Cashier or Accountant

(सही/Signature)

(पदनाम/Designation)

COLLECTOR OF STAMPS THANK

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, 1998 RECEIVED POSSESSION

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

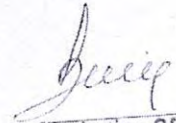
OF 20000-04 SQ. METRES OUT OF SECTOR NO. 4 PERTAINING TO REVENUE

VILLAGE Kharghar, TALUKA panvel DISTRICT Raigad

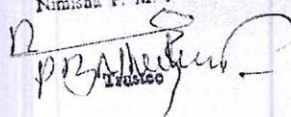
EAR-MARKED FOR Development of General-cum AS PER DEMARCATION
Multi Super Speciality Hospital

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.



प व ल
 १४९७/१/२८
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क्रमांक 418

17 OCT 1998

Nimisha P.M. Foundation

M.G. Desai

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

[Signature]
 Asstt. Marketing Officer
 (AM) CIDCO LTD.

Nimisha P. M. Foundation
[Signature]

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 १०००

9

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.

OFFICE OF THE
 DISTRICT REGISTRAR
 THANE, MAHARASHTRA
 MAH/CORA/DIST/003

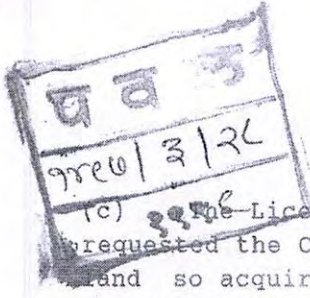
INDIA
 281986
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 MAHARASHTRA
 # 1104667211

Two lac Seventy two thousand
 of Amt paid / D.D. NO. 016313
 GBE Th 9/12/98.

Devi
 Asst. Marketing Officer
 MM (II) CIDCO LTD.

Nimisha P. M. Foundation
Nimisha P. M.
 Trustee

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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.

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

Nimisha P. M. Foundation

P. M. Foundation
Trustee

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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 there of 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:

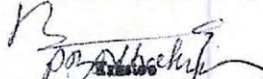
a) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One. 10% of the FSI can be used residential use of essential staff quarters, hostel and also dormitory for relatives of the patients. 10% of the FSI can be used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

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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.

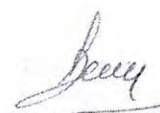
Note : The above conditions shall also be part of the lease deed.

Fencing During Construction

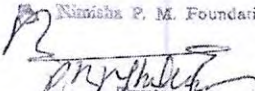
(b) That the said land shall be fenced property by the Licensee at their expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to 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
AAM (11) CIDCO LTD.

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Nimisha P. M. Foundation

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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.

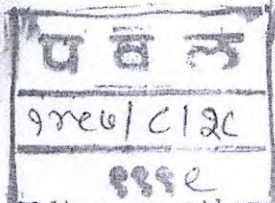
INDEMNITY:

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

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~~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.

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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

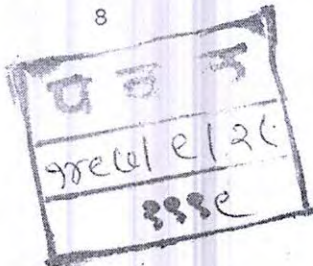
(m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined 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.

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Asstt. Marketing Officer
AMM (11) CIDCO LTD.

Mishra P. M. Foundation
P. M. Mishra
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.

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 incase it is not called by the Trust within the period of 3 months.

[Signature]
Asstt. Marketing Officer
MM (11) CIDCO LTD.

Nitisha P. M. Foundation
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(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.

Jeeva
Asstt. Marketing Officer
AMM (11) CIDCO LTD.

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Nimisha P. M. Foundation



(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.

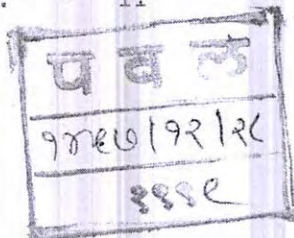
Powers of Corporation

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.

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Nimisha P. M. Foundation

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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 (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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Vinaya P. M. Foundation

Vinaya P. M.
 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

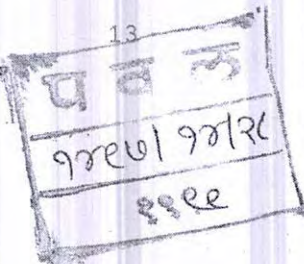
Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation's such right and power under the said sub-clause (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.

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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 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

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Asstt. Marketing Officer
L.M.D. (M) CHINA BLDG.

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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.

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Asstt. Marketing Officer
LMS (P) CHINA LTD.

Nimisha P. M. Foundation
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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:- 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

S.S. Naik
Asstt. Marketing Officer
MM (II) CIDCO LTD.



In the Presence of:-
1. Shri V.M. Paigude
2. Shri V.P. Sadanandan

V.M. Paigude
V.P. Sadanandan

SIGNED AND DELIVERED by the within named Licensee

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

Nimisha P. M. Foundation
Prakash Bhatre
Trustee (PRAKASH BHASKAR MHATRE)

In the presence of :-
1. Shri V.M. Paigude
2. Shri V.P. Sadanandan

V.M. Paigude
V.P. Sadanandan

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शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित.

भूमापन विभाग, सिव्हीडी.

मोजगापासह खारखर

नगरामधील क्षेत्र क्रमांक ४

खंड क्र. १२

याचा सिसांकनाचा नकाशा.

वरिष्ठ निमेषाकर्ता याचे पत्र क्र.

सिडको/निमेषण (मध्य)/४७७

दिनांक १२/०८/८८ घन मूल्यांकन सिसांकनाचा नकाशा तयार केला.

१५.०० मीटर

१५.०० मीटर

क्षेत्रफळ २०,०००.०० चौ.मी.

पंचायत अखत

SUPER SPECIALITY HOSPITAL.

अस्सो अडिकल कॉलेज

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१. क्षेत्रफळ १२. १२.

मोफता अखंड

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८७.२१ मीटर

१५.०० मीटर रुंदीचा नक्सा

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चरीत शब्दाचे सिसांकन दिनांक २६.०६.८८ रोजी नियोजन विभागातून प्राप्त झालेल्या नकाशा क्रमांक दिनांक प्रमाणे सिसांकन केले.

नकाशा तयार करणारा

कुनिनारिण

संघत सिसांकन मर्यादित -

मितीत.मि. आलेखर

दा.ल.कडू

वरिष्ठ निमेषाकर्ता याचे

[भूमापक]

समुल [भूमापक]

सिडको/निमेषण (मध्य)/४७७

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Asstt. Marketing Officer MM (II) CIDCO LTD.

Mimicha P. M. Foundation

Trustee

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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, (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.

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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
 therein 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
 procure 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. _____.

The Licensee has before the execution of this Agreement paid on the _____
 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 _____ 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
 CIM (II) CIDCO LTD.

Nimisha P. M. Foundation
 [Signature]

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 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

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

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

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

TIME LIMITES FOR COMMANCEMENT AND COMPLETION OF CONSTRUCTION WORK

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

RATES AND TAXES

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

PAYMENT OF SERVICE CHARGES

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

PAYMENT OF LAND REVENUE

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

INDEMNITY

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

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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.

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SANITATION

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

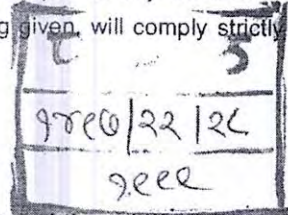
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EXCAVATION



(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 buiding and compound walls and executing the works authorised by this Agreement.

(c)

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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.

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NUISANCE

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

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INSURANCE

(l) That the Licensee will as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire 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.

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RECOVEREY OF ANY SUM DUE TO THE CORPORATION

(m) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, 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.

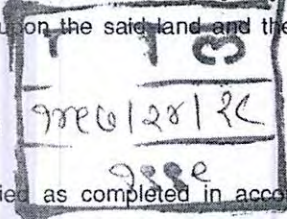
(j) The Licensee shall observe all the covenants imposed by the Commissioner of Police/District Magistrate and the Government for the use of the said land as place of religious worship.

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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 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 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.

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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.

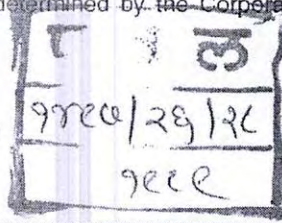
NOTICE

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.

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. _____

Assft. Marketing Officer AND (II) CIDCO LTD.

Nimisha P. M. Foundatio Trustee

2) Shri _____

SIGNED AND DELIVERED by the with-innamed... Licensee in the presence of 1) Shri. _____

2) Shri _____

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दिनांक १९९९
कार्यालय १/२
पत्राचार - पत्राचार विभाग
राजि. कार्यालय, कोयंबूर विभाग.

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Nimisha P. M. Foundation

Nimisha P. M.
Trustee

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७) निमिषा पीएम
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श्री. प्रकाश भास्कर
महारे, ल. शांति,
रा. कोयंबूर

७) एल.के. पायल
ल. शांति, व्यापार,
रा. कोयंबूर
८) श्री. विक्रम जी
धुमाळ, ल. शांति,
आर्किटेक्ट, रा. कोयंबूर

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वस्तुपत्र कर देणारा विभागाचे कर्तव्य
कारितेला.

१) *Nimisha P. M.*


१) *S.K. Patil*
(S.K. PATIL)
Business - New Panvel

श्री. एल.के. एल.के. नाईक,
असि. कमिश्नरी ऑफीस,
सिडको लि.,

२) *Vikram & Dhumaal*
AR. VIKRAM & DHUMAL
(ARCHITECT, PANVEL)

वस्तुपत्र कर देणारा यांचा वस्तुपत्र
कार्यालय (१९९८-९९ का १९)
हे कर देणारा वस्तुपत्र कर देणारा वस्तुपत्र
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कार्यालय आहे.

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दिनांक ५ मार्च १९९९

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Foundation

Nimisha P. M.

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पुस्तक क्रमांक १
 क्रमांक १४२७ व
 नोंदला.

कुलप निबंध
 दिनांक ५ जाने ५ व १९२२



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Original/Duplicate

Wednesday, October 25, 2023

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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 सिप्रेटरी डॉ. ऋषिकेश पोळ - -

नोंदणी फी

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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/-

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

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

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

बँकेचे नाव व पत्ता:

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

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

बँकेचे नाव व पत्ता: IDBI

✓

2c 1cLZ

10/25/2023



26/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 18905/2023

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	47400095
(3) बाजारभाव (भाडेपट्ट्याच्या वायतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	47400095
(4) भू-मापन, पोटहिस्ता 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 पत्र-1 दस्त क्र. 1497/1999, दि 05/05/1999 अन्वये मु शु 272000/- वसुल सदरचा दस्त हा अॅप्रीमेंट टू लिज चे मॉडीफिकेशन दस्त वाचण्यात 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/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मिडको. लि. तर्फे इन्स्टेट ऑफीसर (टीएम-3) शितल घोषे करन शिंदे -- वय:- 45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निर्मल, दुसरा मजला, नरीमन पार्क, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:- 400021 पॅन नं:- AACCC3303K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. निमिशा पी. एम. फाउंडेशन तर्फे अधोराईज्ड मिशेरी डॉ. ऋषिकेश 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, मुंबई. 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:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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

सह दु.नि.पनवेल 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

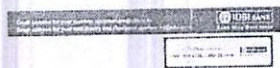
5/10/2023

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





CHALAN			
MTR Form Number - B			
CHALAN Number	MR/GR/2004/2523/24	ISSUE DATE	18/10/2023
Department	IGR	Class III	IGRGR
Receipt Type	RM	Dept ID (If Any)	IGR
Office Name	IGR-12-PANVEL 2 JOINT SUB REGISTRAR	PAN No (If Applicable)	PAN-AAATN0196J
Year	From: 18/10/2023 To: 31/03/2024	Full Name	NIMISHA PRAKASH MAHAJIRE FOUNDATION
Object	Amount	Flat Block No	PLOT NO 19
0030046401-75	3080100	Premises/Bldg	SECTOR 04
0030063301-70	30000	Road/Street	KHARGHAR
	0		NAVI MUMBAI
	0		TAL PANVEL
	0		RAIGAD
	0		
	0		
	0		
	0		
	0		
Total Amount	3110100		
Payment Details	IDBI Net Banking	FOR USE IN RECEIVING BANK	
Payment ID	733225811	Bank CIN No	2309020000051869
Cheque/DD Details		Chq No	19/10/2023
Cheque/DD No		Bank Name	
Name of Bank	IDBI Bank	Branch	
Name of Branch	CND BELAPUR	Sec	

प व ल
 १८०५/२०२३
 २/५०



Handwritten mark resembling a stylized 'P' or 'R'.

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

प व ल - ३
 १८०५ २०२३
 ३ / ५०

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

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CC 310288



जिल्हा कोषागार कार्यालय, ठाणे
 12 OCT 2023
 पुरातन प्रमुख सिपीक / जिल्हा
 12-10-2023

प व ल - ३
१८०५/२०२३
४/५०

MODIFIED AGREEMENT

Between

CIDCO LTD

AND

M/s NIMISHA P.M. FOUNDATION

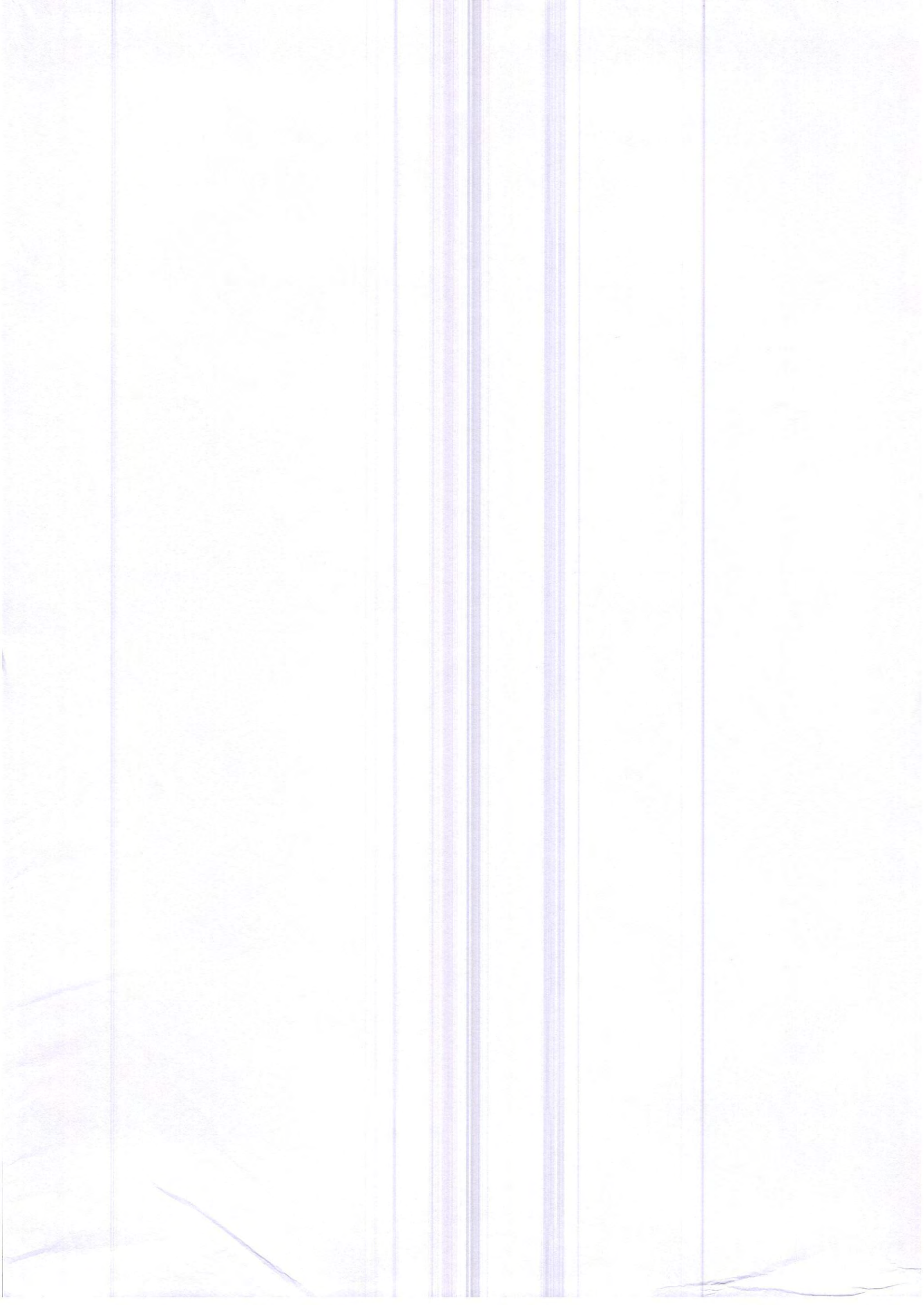


[Signature]
 Estate Officer (TS-III)
 CIDCO LTD.

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

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

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



20 OCT 2023

मुद्रांक दिवस नं. 2

214879

दस्तावेज प्रकार:

Modified Agreement

मिळवणीचे वर्ग

plot No. 19

SEC-04

Kharghar

मुद्रांक विकत घेणा-याचे नाव

M/S. Nimisha P.M. Foundation

CIDCO LTD

दुस-या पक्षधारकाचे नाव

Jayesh

सही

Jayesh

मुद्रांक शुल्क रक्कम

500/-

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण

दुकान क्र. ४१, प्रभास सेंटर,

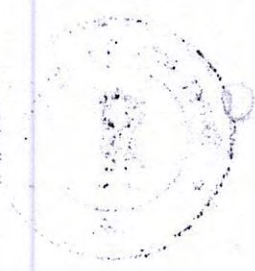
सेक्टर ०१ अ, सीईडी, नैलापुर - ४०० ६१४.

(संकोष व वाळपुस्तक)

परवाना क्रमांक - १२०१०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करतानाचून ६ महिन्यात चापरेणे संपन्नकारक आहे.

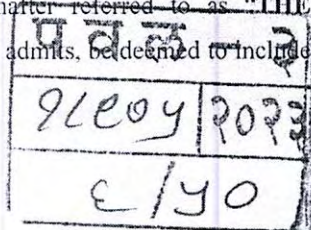
प व ल - ३
१८०५/२०२३
५/५०



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-400 064 (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

✓

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


Estate Officer (TS-III)
CIDCO LTD.

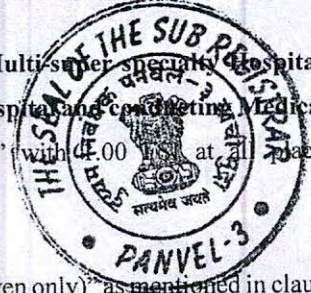
06.10.2023 upon recovery of Administrative Charges Rs. 4,40,00,088/- (plus 18% GST) subject to terms and conditions mentioned therein.

पंच - ३
१८०५/२०२३
१६/१०

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 continuing Medical/ Dental/ Pharmacy/ Nursing/ Paramedical courses" with 4.00 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).

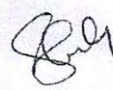
c. That as varied and modified in the manner and to the extent as aforesaid, the Agreement to Lease dated 08.12.1998 shall remain binding on the parties hereto and shall be of full value and effect.


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.

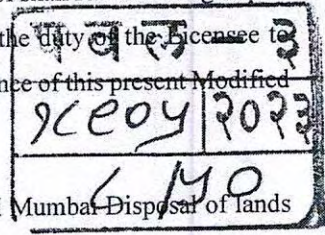

Estate Officer (TS-III)
CIDCO LTD.


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.



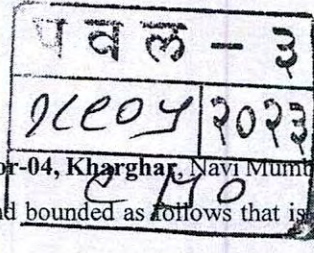
[Handwritten Signature]

**Estate Officer (TS-III)
CIDCO LTD.**

[Handwritten Signature]

**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*

Sheetal Ghope
Estate Officer (TS-III)
CIDCO LTD.

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. Karamba*
2. *Jayesh Kumar Koshisetti*
- Jayesh



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

6

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

प. व. ल. - ३
दस्तावेजाचा/अर्जाचा अंकक्रमांक
दिनांक १५/१२/२०१९
२,७२,०००/०००००
Nimisha P. M. Foundation

दस्तावेजाचा प्रकार-
सादर करणाराचे नाव-

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

Trustee
2000/5
THE SEAL OF THE SUB REGISTRAR
प. व. ल. - ३
पं. नं. ३९ म.
20185
एकूण 20125

दस्तावेज
नक्कल

नोंदणीकृत डाकने पाठवली जाईल.
रोजी तयार होईल व
या कार्यालयात देण्यात येईल.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकने पाठवावा.

हवाली करावा.

सादरकर्ता

विनायक शिंदेकर
22/13/199

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) (446) सर्वसा. १११ मई.
Gen 113 me

मूळ प्रत
ORIGINAL (अहस्तांतरणीय)
[NOT TRANSFERABLE] 1016310

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 यांच्याकडून/

रु./Rs. 2,72,000 रुपये/Rupess. Two Lac seventy

on account of

रोखपाल 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 - (U) AS FOR DEMARCATION

- multi super speciality Hospital ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR & as per the

permission / license granted.

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TAKEN OVER

HANDED OVER

Jejee
Asstt. Marketing Officer
MM (II) CIDCO LTD.

Nimisha P. M. Foundation
P. M. Foundation
Trustee



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50 Rs.



17 OCT 1998
 Nimisha P.M. Foundation

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



[Signature]
 Asstt. Marketing Officer
 CIDCO LTD.

Nimisha P. M. Foundation
[Signature]

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

FOR GENERAL-CUM-MULTI SUPERSPECIALITY HOSPITAL

AGREEMENT TO LEASE

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Nimisha P. M. Foundation

AN AGREEMENT made at CBD, Belapur the 8th day of 30/11/98 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 13/10/94 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.



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Two lac Seventy two thousand
of Amt paid / D.D. NO. 016313
BBI Th 4/12/98

Asstt. Marketing Officer
AMM (II) CIDCO LTD.

Nimisha P. M. Foundation
Trustee

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

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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 a 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 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.

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Asstt Marketing Officer
MR. (A) CIOCO LTD.

Nimisha P. M. Foundation

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Trustee

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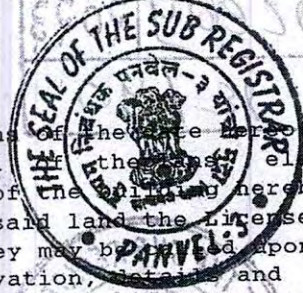
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Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and 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:

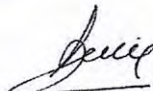
(a) That they will within six months of the date hereof submit to the Corporation for its approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land the Licensee shall at their own cost and as often as they may be 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 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:

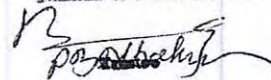
a) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be One. 10% of the FSI can be used residential use of essential staff quarters, hostel and also dormitory for relatives of the patients. 10% of the FSI can be used 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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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 not exceed 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

ii) The building shall be constructed for the purpose of establishment of General-cum-multi-super speciality 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.

Devy
 Assit. Marketing Officer
 AAM (11) CIDCO LTD.

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P. M. Foundation
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 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 generation 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.

[Signature]
Asstt. Marketing Officer
MM (11) CIDCO LTD.

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Nimisha P. M. Foundation
[Signature]
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 proposed the Licensee to be so constructed shall not be less than 50% the permissible floor space index under the provisions of the said General Development Control Regulations for New Bombay 1975.



RATES AND TAXES:

(e) That they will pay all rates, taxes, charges, claims and outgoings assessable 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

Asstt. Marketing Officer
Asstt. Marketing Officer
MIM (A) CIDCO LTD.

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Foundation

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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.

Jeejee
Asstt. Marketing Officer
MM (11) CIDCO LTD.

Nipisha F. M. Foundation
Nipisha
Trustee

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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 authorized to convene the meeting of the hospital management committee in case it is not called by the Trust within the period of 3 months.

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Asstt. Marketing Officer
MM (11) CIDCO LTD.

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Nimisha P. M. Foundation

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(r) Public Health Programme :

The institute should actively participate in various preventive health programmes in 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 time of maintenance. In case of additional PSI 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.

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

Nimisha P. M. Foundation
Nimisha
Trustee

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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 towards 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.

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

Nimisha P. M. Foundation
Nimisha P. M.
 Trustee

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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 any case the Licensee (1) shall fail to submit the 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 and 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 (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.

Deeep
 Asstt. Marketing Officer
 AMM (II) CIBCO LTD.

Nimisha P. M. Foundation

Nimisha P. M.
 Trustee

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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 and on such removal of or alteration within the time prescribed, cause 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 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.

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 Asstt. Marketing Office
 MM (II) CIDCO LTD.

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Mimisha P. M. Foundation
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 Trustee

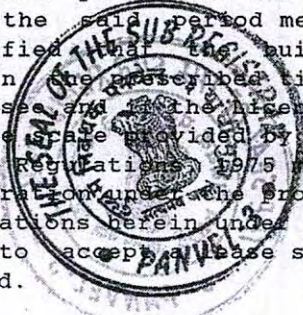
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Extension Of Time

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 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 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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Asstt. Marketing Officer
AAAD (II) CHICO LTD.

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Prakash P. M. Foundation
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Trustee

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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

[Signature]
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:- Yerala Medical College.
 and delineated on the plan annexed hereto and shown thereon by a red colored 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
 AMM (II) CIDCO LTD.

In the Presence of:-

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

SIGNED AND DELIVERED by the within 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 (PRAKASH BHASKAR MHATRE)

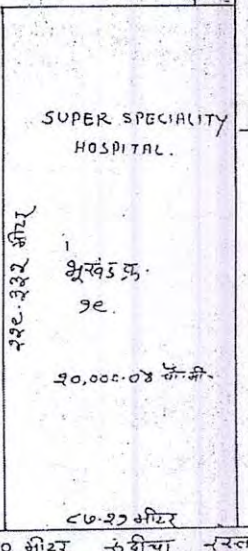
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शहर व औद्योगिक विकास महासंघ [महाराष्ट्र] मर्यादित.

भूमापन विभाग, सिव्हीडी.
मोजमापालह रवारधर नगरासधील क्षेत्र क्रमांक ४ भूखंड क्र. १२
याचा सिमांकनावा नबाशा.

वरिष्ठ निमेजतकार याचे पत्र क्र. रिडको/निमेजन (मध्य)/४७७
दिनांक १२/०८/८८ चम पुस्तक निकाशा तयार केवळ
१५.०० मीटर



प व ल - ३
१८०५/२०२३
२८/५०



प्रमाण : १:२०००

घरील भूखंडाचे शिमांकन दिनांक २८.०६.८८ रोजी निमेजन विभागाकडून प्राप्त झालेल्या नकाशा क्रमांक दिनांक प्रमाणे शिमांकन केले.

नकाशा तयार करणार निमेजन विभाग
संमत शिमांकन सधनशा - निमित्त नि. भावेकर [भूमापक] का. ल. १२
वरिष्ठ निमेजतकार याचे दि. क्र. १/ निमेजन (मध्य) १०७ प्रमुख [भूमापक] ३
१२/०८/८८. मुम्बई
सुगक (भूमापक)/सहा. भूमापन अधिकाारी ()
सिक्को दिडेको

Beeq
Asstt. Marketing Officer
MM (II) CIDCO LTD.

Munisha P. M. Foundation
Munisha P. M.
Trustee

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१४२७/१८/२८
१९९८

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', 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 Other 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 _____ requested the Corporation by its application dated _____ to take a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described in the schedule here under written.

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

(e) The Corporation has, regard being had to its object as contained in section 114(1) of the said Act to secure the lay-out and development of the new town of the New Bombay and the provisions of the said Regulations, consented to grant to the Licensee a lease of the peice or parcel of land described in the schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement _____ Sq. Mtrs. or thereabout and designated under the Draft/Final Development Plan of New Bombay sanctioned or being sanctioned under the prosions of the said Act for the land use of _____ (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 _____ 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. _____ only) being the full premium (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
MAM (II) CIDCO LTD.

Nimisha P. M. Foundation
Director



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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.

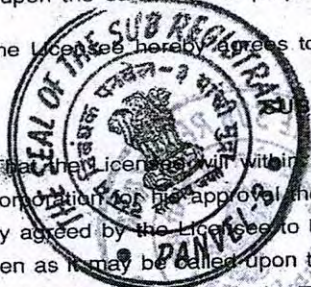
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NOT A DEMISE

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 :



COMMISSION 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

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...spect 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

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

TIME LIMITES FOR COMMANCEMENT AND COMPLETION OF CONSTRUCTION WORK

(d) That the Licensee shall within a period of one year from the date hereof commence and within a period of five years from the date hereof at its own expense and in a substantial and workmanlike manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law for the time being in force and in strict accordance with the approved plans, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and conformably to the bearing lines marked on the plan and completely finish fit for occupation a building or buildings to be used as a building 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 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.

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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

aforsaid 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.

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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 authorized by this Agreement.



NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS ETC.

(j) That the Licensee shall 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

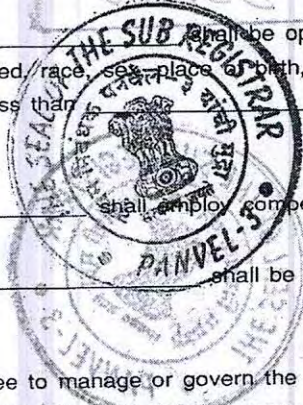
n) The Licensee shall not appoint any person as its agent, by a Power of Attorney or otherwise, for the purpose of this Agreement except its officer or servant.

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3-A. It is hereby expressly agreed by the Licensee that the Licensee shall 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.

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(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

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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 :

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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) 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 he 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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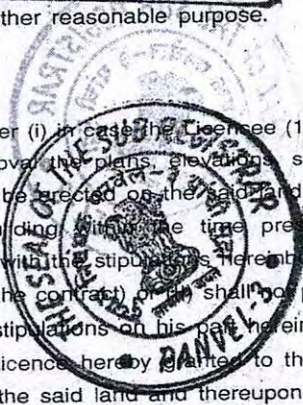
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EXPLANATION : 2 Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clause and exercisable by the Corporation at any time. 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 50 years from the date hereof at the yearly rent of Rupees one hundred and...

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

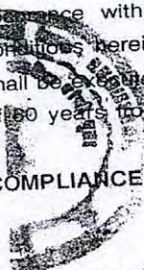
8. The Lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate as also also the Lease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

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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.

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SCHEDULE

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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. _____)

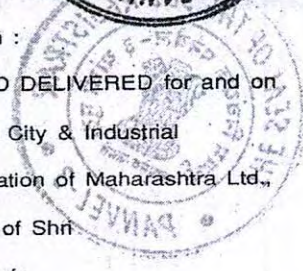
2) Shri _____)

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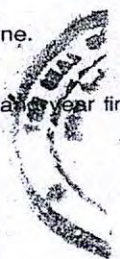
1) Shri. _____)

2) Shri _____)



Signature of Asst. Marketing Officer
Asst. Marketing Officer
CIDCO LTD.

Nimisha P. M. Foundat
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कार्यालय
कार्यालय नमिशा पी. एम. फाउंडेशन
वसि विमानतळ नजिक

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Nimisha P. M. Foundation
Trustee

पत्र संख्या ३

पत्र संख्या - ३
१२००५/२०१२
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निमिशा पी. एम. फाउंडेशन
श्री. प्रकाश भास्कर
सह. सजान
राजमाठड

१) एल. डी. पथिक
सजान व्यापार

वस्तुपत्र: कर्म देणार
व्यापारिक नाउपरच्या
वस्तुपत्र करण विसावे करण
करिता.



२) एल. डी. पथिक
सजान व्यापार

१) [Signature]

१) [Signature]
(S.K. PATIL)
Business - New Panvel

श्री. एल. डी. पथिक,
असि कार्यालय कोठीकर
विश्व वि.

२) [Signature]
AR. VIKRAM & JHUMAL
(ARCHITECT, PANVEL)

वस्तुपत्र करण देणार यांचा वस्तुपत्र
नोंदणी क्रमांक. १२००५/२०१२ वा १६)
के कालम २० वर्षे संपन्न देणार वस्तुपत्र
नाही आहे. त्यांचे सही व मुद्रा खाली
सही करणारे कुणम विवरक
नोंदवलात.

दिनांक ५ मार्च ५ वस ११/११/१२

५ वस ५ वस ११/११/१२

पत्र संख्या ३

प व ल
१४२७/२६/२८
३३२२

प व ल - ३
१६०५/२०२३
३२/५०

०६/०४

पुस्तक क्रमांक १
क्रमांक १६०५ वर
नोंदला.

दुसऱ्या निबंधक
दिनांक ५ मार्च १९२३



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REGISTRATION
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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 277C of the Income Tax Act, 1961

92004	2023
89/50	

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 loan to 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

पानवेल - ३
१९९०/२०२३
४०/५०



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAATN0196J

नाम /NAME

NIMISHA PRAKASH MAHATRE FOUNDATION

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

20-09-1994

प व ल - ३	
१८८०५	२०२३
४३/५०	

आयकर निदेशक (पञ्जाब)
DIRECTOR OF INCOME TAX (PUNJAB)





भारत सरकार
Government of India

Download Date: 30/03/2021

हृषिकेश गजानन पोळ
Hrishikesh Gajanan Pol
जन्म तारीख/DOB: 29/11/1989
पुरुष / MALE

Issue Date: 22/01/2018

2661 8861 9655
VID : 9172 4291 1938 9051

माझे आधार, माझी ओळख

प व ल - ३
१८०५२०२३
४५/४०

भारत सरकार
GOVERNMENT OF INDIA

Jayesh Kumar K
जन्म तारीख/DOB: 24/12/1980
पुरुष / MALE

8009 8748 3902




माझे आधार, माझी ओळख

Jayesh

भारत सरकार
GOVERNMENT OF INDIA

OF THE SUB REGISTRAR
प व ल - ३
हृषिकेश गजानन पोळ
Hrishikesh Gajanan Pol
जन्म तारीख/DOB : 30/07/1980
पुरुष / MALE

9150 1518 2789



आधार - सामान्य माणसाचा अधिकार

Hrishikesh

398/18905

बुधवार, 25 ऑक्टोबर 2023 12:27 म.नं.

दस्त गोषवारा भाग-1

पवल3

810140

दस्त क्रमांक: 18905/2023

दस्त क्रमांक: पवल3 /18905/2023

बाजार मुल्य: रु. 4,74,00,095/- मोबदला: रु. 4,74,00,095/-

भरलेले मुद्रांक शुल्क: रु.30,80,100/-

दु. नि. सह. दु. नि. पवल3 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

रु. 30000.00

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

पबल3
दस्त क्रमांक:18905/2023

दस्त क्रमांक :पबल3/18905/2023
दस्तावा प्रकार :-करारनामा

अनु क्र.	पसकाराचे नाव व पत्ता	पसकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. निमिशा पी. एम. फाउंडेशन तर्फे अथोराईज्ड सिग्रेटरी डॉ. ऋषिकेश 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 घेणार वय :-34 स्वाक्षरी:-		
2	नाव:सिडको. लि. तर्फे ईस्टेट ऑफीसर(डीएस-3) शितल घोषे करन शिंदे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निर्मल, दुसरा मजला, नरीमन पार्क, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AAQCC3303K	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:25 / 10 / 2023 12 : 30 : 31 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यातां व्यक्तीशः ओळखतात, त्यांची ओळख पटवितात

अनु क्र.	पसकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रफुल रामचंद्र करांडे - - 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		

शिक्रा क्र.4 ची वेळ:25 / 10 / 2023 12 : 31 : 48 PM

Sub Registrar Panvel 3

sr.	Purchaser	Type	Verification no/Vendor	Certificate	Amount	Reference Number	Defac. Date
1	NIMISHA PRAKASH MAHATRE FOUNDATION	eSBTR/Simple Receipt	6910333202310195539	MH00377C8C12C2324R	3000	0005230555202324	25/10/2023
2		DHC		1023259204445	1000	1023230204445D	25/10/2023
3	NIMISHA PRAKASH MAHATRE FOUNDATION	eSBTR/Simple Receipt		MH00377C8C12C2324R	3000	0005230555202324	25/10/2023

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

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



18905/2023

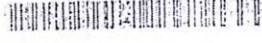
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प्रमाणित करणेत येते की. सदर दस्तास एकूण ५०
पाने आहेत, पुस्तक क्र.
क्रमांक १८०५ वर मॉदला.

सह दुय्यम निबंधक यागं-२, पनवेल-३
दिनांक २५ जाने २०२३



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



Friday, July 06, 2007
2:34:46 PM

Original
श्रीदधी 38 म.
Regn. 38 M

पावती

पावती क्र. : 4854

दिनांक 06/07/2007

गावाचे नाव खारघर

दस्तावेजाचा अनुक्रमांक उरण - 04846 - 2007

दस्तावेजाचा प्रकार करारनामा

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

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	460.00
रुजवाल (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)		
एकूण रु.		30460.00

आपणास हा दस्त अंदाजे 2:49PM हा वेळेस मिळेल

सहस्र निबंधक
सहस्र निबंधक 2
दिनांक - 06/07/07

दाखार मूल्य: 2398000 रु. नोंदवला: 10000000 रु.
भरलेले मुद्रांक शुल्क: 600000 रु.

मुळ दस्तावेज पत्र दिला.

मुळ दस्तावेज, उरण
मुळ दस्तावेज व हा मिळाला
पत्रकाराची सही

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

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विक्रीचे ठिकाण: जय कम्युनिकेशन (२७८९५९८०)
 प्लॉट नं २५, यू.टी. जंगल रोड, सेक्टर १७, नाशी, नवी मुंबई
 अनुक्रम नंबर 26571. वि. नं. रु.
 नाव: Mr. Madan S. Kolambekar
 हस्ता: Anand
 दिनांक: 25 JAN 2008
 मु.प.क्र. ०२४४/००१

Jay Niludg
 (अजय मधुकर निखडे)
 मुद्रांक विक्रेता

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one hundred only.

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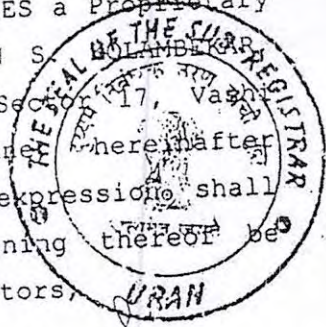


18 JAN 2007

व्यक्तिगत विवरण: जय जवान बाजार (2007/24960)
 को. नं. 26571
 ठा. नं. Hiranand
 को. नं. Kolambike
 पं. नं. 224/220
 25 JAN 2007

AGREEMENT OF ASSIGNMENT-CUM-SALE

THIS AGREEMENT OF ASSIGNMENT-CUM-SALE is executed on this 13th day of JUNE 2007 BETWEEN M/S MADAN ASSOCIATES a Proprietary concern through it's Proprietor MR. MADAN S. YERALA having address at 17, Jai Jawan Market, Sector - 4, Navi Mumbai, Taluka and District Thane hereinafter referred to as the "ASSIGNOR" (which expressions shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors,



M/s. Madan Associate

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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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Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 5 Date 19-6-07

Collector of Stamps Raigad

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 35/07-08 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 Atibag vide Challan No. 2 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. 25b of Schedule. M.V. = 2398000/-
 This certificate is subject to the provision of section 53(A) of Bombay Stamp Act, 1958
 Place: Atibag
 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.

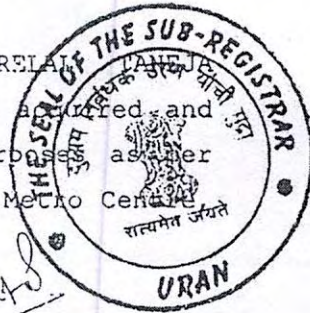
3. The Lands of SHRI. NANAKCHAND PYARELA (hereinafter referred to as the LESSEE) were handed over to CIDCO LTD for Development purpose as per Award passed by the Land Acquisition officer, Metro Centre Panvel.

M/s. 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.



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.

M/S. RAJAT ASSOCIATES
[Signature]
proprietor

[Signature]
Miss. KAVITA G. POL
TRUSTEE

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



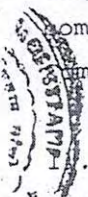
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9. CIDCO LTD. on receipt of the Lease Premium has executed the Agreement to Lease dated 15-04-2003 in respect of Plot No.E-33, admeasuring 299.68 sq. mtrs in Belpada-Kharghar, District Raigad (hereinafter referred to as the said Plot) with the LESSEE 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 hereir. on receipt of which the ASSIGNOR commenced the construction of the Residential and Commercial Building on the said Plot.



11. 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.

Mrs. Madan Associate

Proprietor

Miss. KAVITA G. TRUSTEE

YERALA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector -
Kharghar, Navi Mumbai - 411 210.



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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.

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

[Signature]

Proprietor

[Signature]

Miss. KAVITA G. POL
TRUSTEE

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



3 3 01
26/09/2009
6 / 22

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

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



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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.

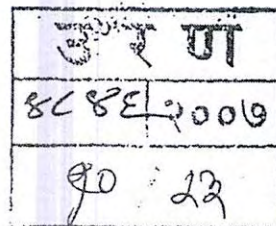
4. The ASSIGNEES shall be entitled to complete the balance construction and obtain the Commencement Certificate Occupancy Certificate and expend all amounts required for the same.

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. M... Associate
Proprietor

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



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 their 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. ~~Maha~~ Associate
Proprietor

Kavit
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 Gaothan Expansion Scheme, containing by measurement 299.68 sq. mtrs or thereabout alongwith the construction thereon and bounded as follows:



WHAT TO SAY :

OR TOWARDS THE NORTH BY - 6.00 MTRS, WIDE ROAD

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

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

OR TOWARDS THE WEST BY - 6.00 MTRS. WIDE ROAD



Mrs. [Signature] Associate Proprietor

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

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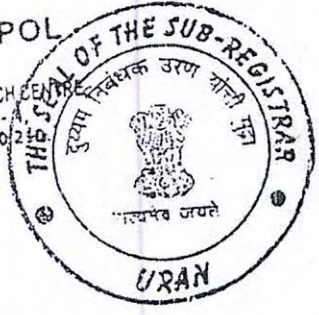
IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST. HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED BY THE WITHINNAMED "ASSIGNOR" M/S MADAN ASSOCIATES THROUGH IT'S PROPRIETOR MR. MADAN S. KOLAMBEKAR IN THE PRESENCE OF 1. Bindarp & Tatode 24.11.09 2.

M/s. Madan Associates [Signature] Proprietor

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. Bindarp & Tatode 24.11.09

[Signature] Miss. KAVITA G. POL TRUSTEE YERALA MEDICAL TRUST & RESEARCH CENTER Institutional Area, Sector - 1 Kharghar, Navi Mumbai - 410 202



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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 KOLAMBREKAR)
PROPRIETOR
M/S MADAN ASSOCIATES



WITNESSES :-

Deep & Tatode

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सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नानिमन पॉईंट,

मुंबई - ४०० ०२९.

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

००-९९-२२-५६५० ०९२८

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

मुख्य कार्यालय :

'सिडको' भवन, सी.वी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९९-२२-५५२९ ८९००

फॅक्स : ००-९९-२२-५५२९ ८९६६

सदस्य क्र.:

CIDCO/BPI/ATPO/1156

दिनांक : २२-६-२००७

✓ 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

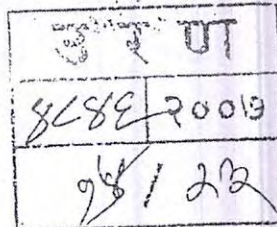
REF:- 1) Your architect's application dated 31/05/2007.

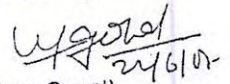
2) Transfer order No. CIDCO/Estate/12.50%/Kharghar-Belpada/468/2007, dtd. Nil.

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 ASSESSEMENT	:
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
E)	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	: 20/12/2006 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

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (त्यागत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., वेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ००-९१-२२-५५९९ ८९००

फॅक्स : ००-९१-२२-५५९९ ८९६६

दिनांक : २२-६-२००७

संदर्भ क्र.:

CIDCO/BPIATPOI/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 structures 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

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

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REF NO. URA/1157

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 1965 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 in per regulation 10 (1)(2) of the GDCRs - 1975.



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- 5. 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.
- 6. A certified copy of the approved plan shall be exhibited on site.
- 7. 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.
- 8. "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".
- 9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
- 10. 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 or re-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 detailed mentioned 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 Dept., Govt. of Maharashtra, vide No FAR/102004/16047, 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.

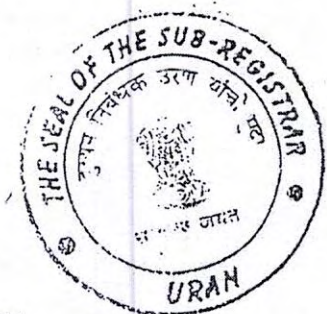
Ugale
24/07

ADPL TOWN PLANNING OFFICER
Navi Mumbai & Khopta
MS

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

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KH/PNL/KLMD/DRN)
4. EE(WS)



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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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PERMANENT ACCOUNT NUMBER
ACWPC3915C

NAME
RAJU BARKU CHOUDHARI

FATHER'S NAME
BARKU MAHADU CHOUDHARI

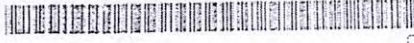
DATE OF BIRTH
24-05-1982

COMMISSIONER OF INCOME TAX (Computer Operator)



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8648/2009
29/08

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05/07/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

2:36:38 pm

सह दु नि पनवेस 2

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दस्त क्र 4846/2007

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दस्त क्रमांक : 4846/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	<p>नाम: म.हरका मेडाकल ट्रस्ट अण्ड रिस्तचे सटर लफे दुस्टी कदिला मजानम पोळ - - पत्ता: घर/प्लॉट नं. से 1, रंगाराम गल्ली/रस्ता: इमारतीचे नाव: इमारत नं. पेठ/वसाहत: शहर/गाव: तालुका: पिन:</p>	<p>लिहून देणार वय 26 सही <i>Kail</i></p>		
2	<p>नाम: मे.मदन अली.तर्फे प्रोप्रा.मदन शांताराम कोळयेकर - पत्ता: घर/प्लॉट नं. से 17, धासी गल्ली/रस्ता: इमारतीचे नाव: इमारत नं. पेठ/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर: AGXPK 52</p>	<p>लिहून देणार वय 37 सही <i>M. Lambekar</i></p>		
3	<p>नाम: महाराष्ट्र शहर व औद्योगिक विकास महामंडळ तर्फे इस्टेट ऑफीसर ए व्ही कदम - - पत्ता: घर/प्लॉट नं. मुंबई -21 गल्ली/रस्ता: इमारतीचे नाव: इमारत नं. पेठ/वसाहत: शहर/गाव: तालुका: पिन:</p>	<p>मान्यता देणार वय - सही</p>	उपलब्ध नाही	उपलब्ध नाही

कलम 6C खाली कबुलीसाठी सुट



दस्तावेज करून देणार तथाकथीत [करारनामा] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1

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दस्त गोपवारा भाग - 2

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दस्त क्रमांक (4846/2007)

23/23

दस्त क्र. [उरण-4846-2007] चा गोपवारा
बाजार मुल्य : 2398000 मोबदला 10000000 मरतेले मुद्राक शुल्क : 600000

पावती क्र.: 4854 दिनांक: 06/07/2007
पावतीचे वर्णन
नाथ: मे.थेरळा मेडिकल ट्रस्ट अॅण्ड रिसर्च से
सर्क ट्रस्टी कविता गणानन पोळ - -

दस्त हजर केल्याचा दिनांक : 06/07/2007 02:32 PM
निष्पादनाचा दिनांक : 06/07/2007
दस्त हजर करणा-याची सही : *[Signature]*

30000 नोदणी फी
460 नक्कल (अ. 11(1)), पृष्ठाकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30460: एकूण

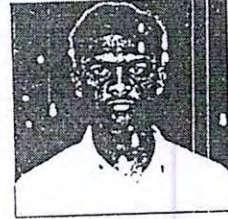
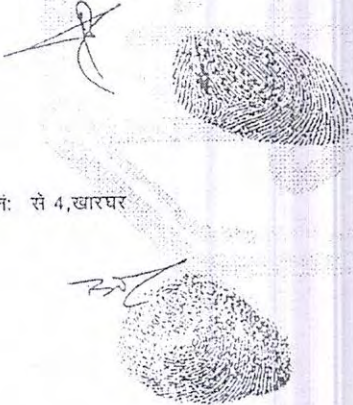
दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 06/07/2007 02:32 PM
शिक्का क्र. 2 ची वेळ : (फी) 06/07/2007 02:34 PM
शिक्का क्र. 3 ची वेळ : (कपुली) 06/07/2007 02:35 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 06/07/2007 02:36 PM

दु. निबंधकाची सही, सह दु.नि.पन्वेल 2

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

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

- 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: -



दु. निबंधकाची सही
सह दु.नि.पन्वेल 2

प्रमाणित करणेत वेने फी, वा दस्तान
एकूण 23 पावे आहेत.

दुय्यम निबंधक,
उरण.

9 नंबराचे बुकाचे 8686 नंबरी
नोंदला.



तारीख ६

दुय्यम निबंधक, उरण.
माहे 06 सन २००७

24



Friday, July 06, 2007
7:43:17 PM



Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4855
दिनांक 06/07/2007
गावाचे नाव खारघर
दस्तावेजाचा अनुक्रमांक उरण - 04847 - 2007
दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे.येरळ मॅडीकल ट्रस्ट अण्ड रिसर्च सेंटर तर्फे ट्रस्टी कविता गजानन पोळ - -

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)	:	240.00
एकूण	रु.	340.00

आपणास हा दस्त अंदाजे 2:58PM ह्या वेळेस मिळेल

सहदुख्यमिनिबधक उरण
पुढीलपत्रे 2

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

पुळ दस्तावेज मिळाले दिला.
पुळ दस्तावेजाचे उरण
पुळ दस्तावेजाचे परत मिळाले
पक्षकारांची सही

पं.स.मु. (२०,००,०००)-११८०पीजे १९ एच १९६९

प.प. विल विभाग,क. संकीर्ण-१०८०/प्रक.६/१९६९-६

दिनांक २२ सप्टेंबर १९८०

P.O. code ००१०६९

Gen. 25M

आणि/वा

CANCELLED
महाराष्ट्र सरकार - अलिखित

खरी प्रत

भरणा करणा-याने भरावयाचे

जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव/प्रदेश आणि पत्ता

मेल ली येरला मेडिकल ट्रस्ट अँड रिसर्च सेंटर
डॉ. कावेता जी पोळ

निर्देशांक/व्यवस्थापक विभाग

प्रधानशीर्ष : ००३०

उपप्रधानशीर्ष

रुपये (आकडेमात) 1039
रुपये (शब्दात) 1039

भरणा करण्यासंबंधीच्या अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश

डा. कावेता जी पोळ

गोपनीय

संगणक संकेतांक

क्यापास लेखमास
क्यापास/संकायमास अधिकारी/वकेचा व्यवस्थापक

भरणा केलेली रक्कम रूपये- १००१

(अक्षरी) रूपये

दिनांक १४/०६/२००६



POSTED BY
CHECKED BY

भरणा केलेली रक्कम रूपये- १००१

(अक्षरी) रूपये

दिनांक १४/०६/२००६

CANCELLED

खरी प्रत

भरणा करणा-याने भरावयाचे

जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव/प्रदेश आणि पत्ता

मेल ली येरला मेडिकल ट्रस्ट अँड रिसर्च सेंटर तर्फे डॉ. कावेता गजानन पोळ रा. इन्स्टीटयुशन एरिबा छार छार सेक्टर - ६

निर्देशांक/व्यवस्थापक विभाग

प्रधानशीर्ष

उपप्रधानशीर्ष

रुपये (आकडेमात)

रुपये (शब्दात)

भरणा करण्यासंबंधीच्या अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश

आवश्यक मुद्रांक शुल्क रूपये १००/-

गोपनीय

संगणक संकेतांक

क्यापास लेखमास

क्यापास/संकायमास अधिकारी/वकेचा व्यवस्थापक

भरणा केलेली रक्कम रूपये- १००१

(अक्षरी) रूपये

दिनांक १६-६-२००६

उरण
५६४० २००६
२६ ६/२००६
१/१२

१००१
१/१२

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. 89807-08 Date: 14.6.2007
 Received from M/s. Kala 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 Ahmednagar wide 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.d.(B) of Schedule.
 This certificate is subject to the provision of section 53(A) of Bombay Stamp Act. 1958

Place: Ahmednagar
 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 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,



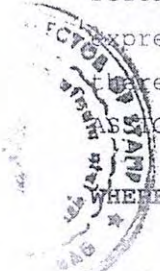
M/s. Madan Associate
M. Madan
 Proprietor

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

S. S. D. M.
 Asst. Estate Officer
 CIDCO, 111, CIDCO Bhavan,
 Sector 14.

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4286	2006
2/1/02	

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



Per Lease Rent Rs. 3,750/- (Rupees Three thousand seven hundred and fifty only)

Kant
 M/s. Madan Associate Proprietor **Miss. KAVITA G. POL** TRUSTEE
 YERLA MEDICAL TRUST & RESEARCH CENTRE
 Institutional Area, Sector - 4, Kharghar, Navi Mumbai - 410 210.

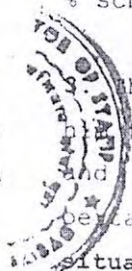
Kodan
 Asst. Estate Officer
 CIDCO Ltd., CIDCO Bhavan,
 Navi Mumbai - 400 614.

३२०१	
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३ / १२	

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.



Kavit
M/s. Madan Associate Proprietor
Mis. KAVITA G. POL TRUSTEE
MEDICAL TRUST & RESEARCH CENTRE
Institutional Area, Sector 14,
Navi Mumbai - 411 219.

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

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8/1/92	

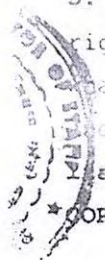
NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS:

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 and from damages that may be caused to the CORPORATION or consequences of this Agreement or the permission granted to it as aforesaid.



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

M/S. Madan Associate
M. M. Mambekar
Proprietor

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

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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 HERETOBY SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.



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

YERVA 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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४८४७	२००७
E/१५	

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

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

IN THE PRESENCE OF
1. *M. K. Kolhe*
2. ~~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

M. Madan Associate
M. Kolambekar
Proprietor

IN THE PRESENCE OF
1. *M. K. Kolhe*
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

K. G. Pol
Miss. KAVITA G. POL
TRUSTEE
YERLA MEDICAL TRUST & RESEARCH CENTRE
Institutional Area,
Kharghar, Navi Mumbai - 400 614.

IN THE PRESENCE OF
1. *M. K. Kolhe*
2. *V. V. Talawane*



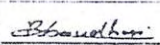
३३७
४८४०००९
७ १२

स्थायी खाता 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

हस्ताक्षर / SIGNATURE


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



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 8280 2000
 2 / 92

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

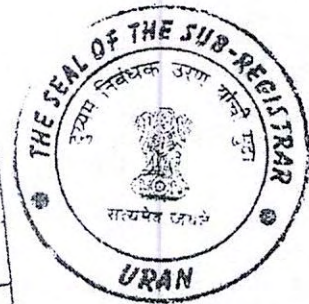
POL BABURAO DATTATRAY
DATTATRAY LAXMAN POL

01/06/1954

Permanent Account Number

APPPP0364J

Signature



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8286	2009
90/92	



06/07/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उरण

दस्त क्र 4847/2007

2:45:28 pm

सह दु.नि.पनवेल 2

99/92

दस्त क्रमांक : 4847/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	<p>नाम: मे.वेरडा मेडिकल ट्रस्ट अण्ड रिसर्च सेंटर लॉक दरती कावेरा मनामन पोळ पत्ता: घर/फ्लॅट नं: से 4,खारघर मल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - दिन:-</p>	<p>लिहून देणार वय 26 सही</p>		
2	<p>नाम: मे.मदन असो.लॉक प्रोग्राम मदन शाताराम कोळसेकर - पत्ता: घर/फ्लॅट नं: से 17,बाशी मल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - दिन:- पत्र नंबर</p>	<p>लिहून देणार वय 37 सही</p>		
3	<p>नाम: मंगरुठ गार व औद्योगिक विकास महानंढळ लॉक दस्ता क्रमांक 88 खाली साठी सुट - पत्ता: घर/फ्लॅट नं: सुई-21 मल्ली/रस्ता ईमारतीचे नाव ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - दिन:-</p>	<p>मान्यता देणार वय - सही</p>	उपलब्ध नाही	उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट





दस्त गोपवारा भाग - 2

उरण

दस्त क्रमांक (4847/2007)

१२/१२

दस्त क्र. [उरण 4847/2007] वा गोपवारा
बाजार मुल्य :2398000 मोघदला 10000000 भरलेले मुद्राक शुल्क : 100

पावती क्र.:4855 दिनांक:06/07/2007
पावतीचे वर्णन
नांव: मे.थेरळा मेडीकल ट्रस्ट अॅण्ड रिसर्च से
तर्फे ट्रस्टी कविता गजानन पोळ - -

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

100 :नोंदणी फी
240 :नवकल (अ. 11(1)), पृष्ठांकनाची
नवकल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

340: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 06/07/2007 02:41 PM
शिकका क्र. 2 ची वेळ : (फी) 06/07/2007 02:43 PM
शिकका क्र. 3 ची वेळ : (कमुली) 06/07/2007 02:44 PM
शिकका क्र. 4 ची वेळ : (ओळख) 06/07/2007 02:45 PM

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

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

ओळख
खातीस इशम असे निवेदीत करतात की, ते दस्तारवेज करून देणा-यांना व्यक्तीशः 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,खारपर
गल्ली/रस्ता: -
ईमारतीचे नाव:-
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



दु. निबंधकाची सही
सह दु.नि.पनवेल 2

प्रमाणित कागदोप वेने की, नु दस्तारवा
एकूण १२ गने आहेत.

दुय्यम निबंधक,
उरण.



नोंदला.

9 नंबराचे बुकाचे 8886 नंबरी

तारीख

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दुय्यम निबंधक, उरण.

माहे ०६ सन २००७