



DR. G. D. POL FOUNDATION

Y.M.T. HOMOEOPATHIC MEDICAL COLLEGE - HOSPITAL

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

Off Tel. No. : 022-27745439
Principal Tel. No. : 022-27744409

E-mail : ymthmc@gmail.com
Website : www.gdpfymthmc.org

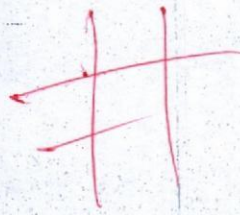
Ref. No. YHMC/UG /

Date : / /20

2	Land details: (Rural/Urban) Land in Acres as per Intake capacity Verify land documents & permission documents uploaded on website	Yes/ Ne
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pppage
Dr. (Mrs.) P. P. Page
Principal / Director
Dr. G. D. Pol Foundation
Y.M.T. Homoeopathic Medical College
P. G. Institute Kharghar,
Navi Mumbai - 410 210.



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

① 20 Rs.



98317

20/-

Asstt. Estate Officer
CIDCO LTD.

2 JAN 1995

Agreement to lease
between

CIDCO of Maharashtra Ltd

AND

Yerala Medical Trust & Research
Centre.

Dr. (Mrs.) P. P. Page
Principal / Director
Dr. G. D. Pol Foundation
Y.M.T. Homoeopathic Medical College
P. G. Institute Kherghar,
Navi Mumbai - 410 210.

Al. A. S.
Estate Officer
CIDCO LTD, Belapur
N. W. Bombay - 400 614

(4)
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 ~~business~~ ^{medical college} and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the said terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed. The Licensee shall not use or permit to be used any part of the said building or buildings other than the purpose specified herein.

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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 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.

Estate Officer
CIDCO LTD. Bala
Bombay-400 61

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 here agreed by the Licensee to be so constructed shall not be less than 50% of the permissible F.S.I. under the provisions of CIDCO General Development Control Regulations for New Bombay, 1975.

Plans to comply with the following rules;

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

FENCING DURING CONSTRUCTION

(b) That the Licensee will fence properly the said land at its expense within a period of two months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the Corporation.

Estate Officer
CIDCO LTD. Bala
New Bombay-400 614

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Principal / Director
Dr. G. D. Pol Foundation
Y.M.T. Homoeopathic Medical College
P. G. Institute 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."

SKM

Estate Officer
MCO. LTD. Belapur
Bombay-400 614



Permission & license to enter upon the land

POSSESSION RECEIPT

I/WE, SHRI/MESSRS. Yasals Medical Trust & Research Centre
 HAVE THIS 25th DAY OF January, 1995-1987 RECEIVED POSSESSION
 OF A PLOT NO. _____, ROAD NO. _____ ADMEASURING THE AREA
 OF 20,270.25 SQ. METRES OUT OF SECTOR NO. 4 PERTAINING TO REVENUE ...
 VILLAGE Kharghar, TALUKA Panvel DISTRICT Raigad
 EAR-MARKED FOR Ayurvedic & Homeopathic medical college AS PER DEMARCATION
 ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR.

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

TAKEN OVER. *[Signature]*

Dr. (Mrs.) P. P. Page
 Principal / Director
 Dr. G.D. Pol Foundation
 Y.M.T. Homeopathic Medical College
 P. G. Institute Kharghar,
 Navi Mumbai - 410 210.

3

AN AGREEMENT MADE at CBD Belapur New Bombay the 25th day of January
 — One Thousand Nine Hundred and Ninety Five BETWEEN THE CITY AND
 INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated
 under the Companies Act, 1956, (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 Yashwantrao
 Chavan Medical Trust & Research Centre; being a Society registered under
 the Societies Registration Act 1860 under the Certificate of Registration No _____ dated the _____
 granted by the Registrar of Societies, _____ and registered also as a Public Charitable Trust
 under the Public Trust Act, 1950 under Registration No. E-12149 (Bombay) dated 25/3/54
 granted by the Charity Commissioner and having its principal place of business at S.S.A., New
 Haji Kasari Bldg., Kosi 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 Ayur-
 vedic & Homeopathic Medical College at a premium of Rs. 91,35,125/-

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

State Officer
 CBDU, C.D., Belapur
 New Bombay-400 614

Dr. (Mrs.) P. P. Page
Principal / Director
Dr. G. D. Pol Foundation
Y.M.T. Homoeopathic Medical College
P. O. Institute Kharghar,
Navim

[Handwritten signature]