

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK
PHYSIOTHERAPY FACULTY
INFRASTRUCTURE DETAILS OF COLLEGE AND HOSPITAL



Sr. No	Particulars to be verified	Actual Available	
College			
01	Land details (as per M.S.R.): Total land (Not less than 2 acres), (Owned or leased land), unitary or not, NA of all land, 7/12 extracts of all land, Constructed Area Details 20660Sq.ft./Sq.mtr. (Applicable only to Private Colleges). (Verify land documents & Government permissions documents are uploaded on College Website.) (No Land/ Construction documents shall be submitted to the University. Only deficit information to be pointed out to the University).	Yes	Adequate
02	Dean office, Professor's Office, Associate Professor's Office, Assistant Professor's Office, Administrative Block as per M.S.R..	Yes	Adequate
03	All DEPARTMENTS (as per M.S.R.): Human Anatomy, Human Physiology, Electrotherapy & Electrodiagnosis, Kinesiotherapy & Physical Diagnosis, Musculoskeletal Physiotherapy, Neuro Physiotherapy, Cardiovascular & Respiratory Physiotherapy, Community Physiotherapy	Yes	Adequate
04	College Library (as per M.S.R.): Area (1200 Sq.Ft.), Reading Rooms for Students, Staff Reading Room, Room for Books & Journals, Rooms for Librarian and Other Staff; Journal Room, Number of Computers with internet facility with minimum 15 nodes, Photocopier Machine, Total No. of books, Number of Journals: (Titles only), (Multiple volumes / issues of one title should be counted as ONE)	Yes	Adequate
	No. of books added in last year: No. of Journals titles added in last year: [Bills shall be verified by the Committee.]	Yes Yes	Adequate
	Digital Library /e – Library availability	Yes	Adequate
5	Details of all Lecture Theatres with Seating Capacity (as per M.S.R.) along with AV Aids including overhead projector, LCD Projector and a microphone/ multi Podium system. There shall be provision for E-class. Lecture halls must have facilities for conversion into E-class/Virtual class for teaching	Yes	Adequate

6	Conference Room for Faculty: (as per M.S.R.)	Yes	Adequate
7	Mini Auditorium: (15 Sq.Ft./Student) (as per M.S.R.)	Yes	Adequate
8	Class Rooms: (15 Sq.Ft./Student) (as per M.S.R.)	Yes	Adequate
9	Core Laboratories: (50 Sq.Ft./Student) (as per M.S.R.) Exercise Physiology & Fitness : Computerized Treadmill, Bicycle ergometer with speedometer, Skin fold caliper, Body composition analyzer, Weighing scale with height measurement, Spirometer, Peak flow meter, Energy Consumption analyzer, Pulse Oxymeter, ECG, Flutter, Inspiratory Muscle Trainer, Oxygen Cylinder, Nebulizer (ultrasonic), Nebulizer (Jet), Portable Suction Machine, B.P. Apparatus & Stethoscope, Shuttle Walk Test Software (Desirable)	Yes	Adequate
10	Physiotherapy Museum: (as per M.S.R.) (Desirable)	No	
11	Yoga / Clinical Skill Laboratory: (60 Sq.Ft./Student) (as per M.S.R.) Yoga Mats / Pediatric Mats / Mats for Training Neurotherapeutic Skills, Adjustable Manual Therapy Plinth, Therabands & Theratubes, Swiss balls, Stability Trainers, Sensory Assessment Kit, Balance Assessment & Training Equipment, Stools, Benches, Wheel Chairs, Stairs, Ramps For Training Transfers.	Yes	Adequate
12	University Examination Infrastructure: Strong Room for examination a) (Area- 1200 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for University vehicle, Guest house facility	Yes	Adequate
13	Residential quarter facility for staff: Teaching, Non-teaching, Paramedical & Nursing staff	NA	
14	Other facilities: Hospital Waste Management Unit, Research Cell, Intercom Network, Playground, P.T Teacher or Instructor, Common Rooms for Boys, Common Room for Girls, Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility	Yes	Adequate
15	Hostel Facility: Boys (UG), Girls (UG), Interns, Canteen Facility, Warden/ Rector, Hygiene, etc. [Note: Verify Canteen Facility is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	Yes	Adequate
	<ul style="list-style-type: none"> • As per Central Council Norms/ University Norms, above Infrastructure must be available at College and all information with photographs must be uploaded on College Website. • If Infrastructure is available, then mark "Adequate" & do not attach any documents. • In case of "Inadequate", it must be marked as "Inadequate" with documentary evidence. 		



HOSPITAL			
	Hospital Details	Actual Available	Lacuna
16	Name of the Hospital : Affiliated Hospital	Yes	Adequate
	Bed Strength : 100+350 = 450 Bed		
	Number of beds registered as per BNH Act: 1949 & Act. 1860		
	Clinical Facilities : Parent / Attached Hospital (Govt./Civil/Private) Must be within 10km. radius of the College		
a	Total built up area of Hospital (in Sq.Ft.):	Yes	Adequate
b	Whether Hospital is registered under any act under Local Authority such as Corporation, Municipality, Gram Panchayat etc.: (Please attach copy of registration certificate)	Yes	Adequate
c	Whether Casualty is available and functional :	Yes	Adequate
18	Required Beds (UG & PG) Indoor and Outdoor Facility (as per M.S.R.)		

	Hospital Details	Actual Available	Lacuna
16	Name of the Hospital: 1. Lt. Yashwantrao Naik Rural Hospital and Research Centre, Nerur 2. Government Medical College & Hospital, Sindhudurg	Yes	Adequate
	Bed Strength : 100+350 = 450 Bed		
	Number of beds registered as per BNH Act: 1949 & Act. 1860		
	Clinical Facilities : Parent Clinic (Private) Must be within 10 km. radius of the College		
a	Total built up area of Hospital (in Sq.Ft.): 600 Sq. Ft.	Yes	Adequate
b	Whether Hospital is registered under any act under Local Authority such as Corporation, Municipality, Gram Panchayat etc.: (Please attach copy of registration certificate)	Yes	Adequate
c	Whether Casualty is available and functional :	Yes	Adequate



19	Ambulances : Hired	Adequate
	Any other	
	<ul style="list-style-type: none"> • As per Central Council Norms/ University Norms, above Infrastructure must be available at College and all information with photographs must be uploaded on College Website. • If Infrastructure is available, then mark "Adequate" & do not attach any documents. • In case of "Inadequate", it must be marked as "Inadequate" with documentary evidence. 	


Infrastructure

College Building: Own / Rented: Rented

Total built up area available for college building: 2525.44 Sq.Ft.

Intake Capacity: 40




 Dean/Principal
 Br. Nath Pai College of Physiotherapy, Kudal

The below mentioned is Minimum Standard Requirement for UG

Space allotment	10 Intake	30 Intake	31 to 40 Intake	41 to 50 Intake	51 to 60 Intake	61 to 100 Intake	Actual available	Lacuna
Administrative office with storage space	300	300	300	400	400	500	Yes	Adequate
Director/dean/principal /H.O.D.'s office	400	400	400	400	400	400	Yes	Adequate
Professor's office	NA	300	300	600	600	750	Yes	Adequate
Associate Professor's office	100	400	400	600	600	1000	Yes	Adequate
Assistant Professor's office	225	525	525	600	600	1275	Yes	Adequate
Conference room	300	300	300	300	500	500	Yes	Adequate
Mini Auditorium	1500	1500	1500	1500	1500	1600	Yes	Adequate
Anatomy	1200	1200	1200	1200	1500	1500	Yes	Adequate
Physiology	1200	1200	1200	1200	1500	1500	Yes	Adequate
Electrotherapy & Electro diagnosis	1200	1200	1200	1200	1500	1500	Yes	Adequate
Kinesiology, Kinesiotherapy & Movement Sciences	1200	1200	1200	1200	1500	1500	Yes	Adequate
Clinical Skill Lab / Yoga Lab	1200	1200	1200	1200	1500	1500	Yes	Adequate
Therapeutic Gym	1200	1200	1200	1200	1500	1500	Yes	Adequate
Indoor-physiotherapy department	1200	1200	1200	1200	1200	1200	Yes	Adequate
Out-door physiotherapy department	5000	5000	5000	5000	6000	6000	Yes	Adequate
Recreational Area	600	600	1000	1200	1200	1200	Yes	Adequate
Library Space	300	600	900	1000	1200	2000	Yes	Adequate
Class Rooms (15 Sq Ft per student 1 class room for each year)	150 / Classroom	450 / Classroom	600 / Classroom	750 / Classroom	900 / Classroom	1500 / Classroom	Yes	Adequate
	600	1800	2400	3000	3600	6000		
Student Girls Common Rooms	600	500	800	1000	1000	1200	Yes	Adequate
Student Boys Common Rooms	250	250	250	400	400	600	Yes	Adequate
Final Year Departmental Area	1200	1200	1200	1500	1500	2000	Yes	Adequate
Total Available	19775	22075	23675	25900	29700	35225	Adequate	Adequate

* In absence of attached Medical College:
Library space should be 2000 Sq. Ft


Dean/ Principal Stamp & Signature
Dean/Principal

Br. Nath Pai College of Physiotherapy, Kudal

Verified by The LIC Committee Members





MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION.

(A Government of Maharashtra Undertaking)

Tel No. (02362) 222578

Email ID : dekudal@midcindia.org

Office address : Deputy Engineer

MIDC, Sub Division Kudal,

Near Gavaldev, Kudal-Vengurla Road.

Tal -Kudal, Dist - Sindhudurg.

Pin-416 550.

-: POSSESSION RECEIPT :-

Ref:- (1) Board members meeting Dt : 20/06/2019, sanctioned board resolution No : 5909.

(2) Regional Officer, MIDC Ratnagiri's letter No. C- 55951
Dt : 06/08/2019.

I, Shri. Avinash S. Revandkar, Deputy Engineer, on behalf of MIDC, and Shri. Umesh S. Galvankar, Chairman of Br. Nath Pai Shikshan Sanstha Sindhudurg, Kudal Tal - Kudal Dist - Sindhudurg, State - Maharashtra, this day respectively handed over and taken over the possession of Meltron building on Plot No. 4, MIDC, Kudal Industrial Area, Tal - Kudal Dist - Sindhudurg, State - Maharashtra as in status condition, having plot area of 20660 Sq.M. & built-up area 2525.44 Sq.M. of building with plot area, handed over on rental basis for 30 Years, w.e.f. 09.08.2019.

Place :- Kudal

Date :- 09.08.2019.

"Handed Over by"

(Avinash S. Revandkar)
Deputy Engineer,
MIDC, Kudal Sub Division Kudal.

Deputy Engineer
M.I.D.C., Kudal Sub Div.
Kudal

"Taken Over by"

(Umesh S. Galvankar)
Chairman, Br. Nath Pai Shikshan
Sanstha Sindhudurg.

Chairman
Br. Nath Pai Shikshan Sanstha, Sindhudurg

Copy Submitted to Executive Engineer MIDC, Division Ratnagiri for information.
Copy forwarded to The Regional Officer, MIDC, Ratnagiri for information.

Received Adjudication fee Rs.200/- (Rs. Two hundred only)
Vide receipt No.7917690 dated 01/10/2019

Collector of stamps
Sindhudurg

कडस

2930 / 1099
3/44

Office of the Collector of stamps

Case No. Adj.1500900/79/2019

Date : 04/10/2019

Received from DIRECTOR BR. NATH PAI SHIKSHAN SANSTHA SINDHUDURG
residing at KUDAL TA-KUDAL stamp duty of Rs. 5,81,800/- (Rs. FIVE LAKH EIGHTY ONE
THOUSAND EIGHT HUNDRED ONLY) credited to Govt. A/c vide GRN no
MH007009965201920M dated 03/10/2019 paid STATE BANK OF INDIA & DEFACED ON
04/10/2019 vide defaced NO.0003633975201920.

Certified U/s 32(1)(b) of the Maharashtra Stamp Act, 1958 that the full duty of
Rs. 5,81,700/- (Rs. FIVE LAKH EIGHTY-ONE THOUSAND SEVEN HUNDRED ONLY) with which
this instrument is chargeable has been paid vide article 36 (vi) of schedule I.

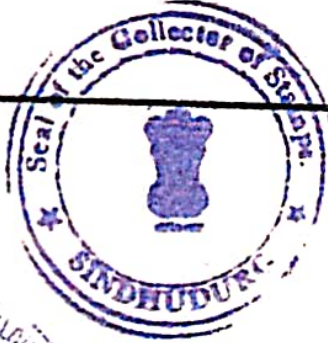
This certificate is subject to the provision of Sec. 53 (A) of the Maharashtra
Stamp Act, 1958.

Market value of Rs. 1,16,32,797/-

Place : Sindhudurnagari

Date : 04/10/2019

Collector of stamps
Sindhudurg



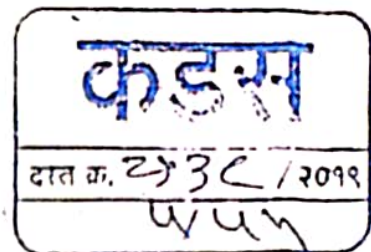
हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम 1958,
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, 1908 च्या
अधिनियमातील तत्तुदीनुसार नोंदणी अधिकारी
दस्त नोंदणीची कार्यवाही करतील.



LEASE DEED

THIS LEASE MADE AT Ratnagiri the 07th day of Oct. Two Thousand
Nineteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT
CORPORATION, a Corporation constituted under the Maharashtra Industrial
Development Act, 1961 (MAH. III of 1962) and having its Principal Office at
Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road,
Andheri (E), Mumbai-400 093, hereinafter called "the Lessor" (which
expression shall, unless the context does not admit, includes its successors and
assigns) of the One Part AND THE CHAIRMAN, BR. NATH PAI
SHIKSHAN SANSTHA, SINDHUDURG, Kudal, District- Sindhudurg,
Maharashtra, hereinafter called "the Lessee" (which expression shall, unless the
context does not so admit, include his heirs, executors, administrators, successors
and permitted assigns) of Other part.

Signature



WHEREAS the Lessor has set up an Industrial area known as Kudal Industrial Area within the village Limits of Pinguli, Taluka Kudal District Sindhudurg and constructed at its expense a Building comprising of several units (-) standing on the piece of land comprising of Plot No. 4 of the said Industrial Area more particularly described in the first Schedule hereunder written.

AND WHEREAS at request of the Lessee the Lessor has agreed to grant unto the Lessee of Plot No. 4 the said Building containing by admeasurements 2525.44 Square meters and delineated on the plan for various kinds of Educational Purpose there of hereto annexed and thereon shown by red colored boundary line :

AND WHEREAS before the execution of these presents the Lease has paid to the Lessor a sum of Rs. 2,96,000=00 (Rs. Two Lacs Ninety Six Thousand Only) being the amount deposited as security for the due performance and observance by the Lessee of the terms and conditions contained in this Lease and for due and punctual payment of the rent hereunder reserved:

NOW THIS LEASE WITNESSETH AS FOLLOWS :

1) In consideration of the rent hereinafter reserved and of the covenants on the part of Lessee hereinafter contained Lessor both hereby demise unto the Lessee, all that piece of Land known as Plot No. 4 in Kudal Industrial Area delineated on the plan thereof hereto annexed and thereon shown by a red colored boundary line and standing on the piece of land comprising of Plot No. 4 in the Kudal Industrial Area situated within the village limits of Pinguli, Taluka Kudal, District Sindhudurg with the registration Sub District of Sindhudurg, more particularly described in the First Schedule hereunder written together with the rights to be enjoyed in common with the Lessor and all other persons similarly entitled which are set out in the Second Schedule hereto excepting and reserving unto the Lessor the free and uninterrupted passage and running of water, soil, gas electricity and other services to the from the adjoining or neighboring property of the Lessor over, through and along the sewers, drains, pipes, wires and cables which now or may hereafter, during the term hereby granted be in under or upon the demised premises with right for the Lessor to enter upon the demised premises at any time for the purpose of repairing, cleaning, maintaining and

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renewing the said sewers, drains, pipes, wires and cables subject to the Lessor making good all damage caused by such entry except in so far as such entry may be necessitated by any act or default of the Lessee to HOLD the said Plot No. 4 in Kudal Industrial Area hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the terms of 30 (Thirty) Years from the day 01st day of January 2019 paying therefore unto the Lessor at the office of the Chief Executive Officer of the Lessor (hereinafter referred to as the "Chief Executive Officer" which expression shall include any other officer to whom the duties and functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation may be assigned) or as otherwise required during the said term the monthly rent of Rs. 1,16,222=00 (Rupees One Lacs Sixteen Thousand Two Hundred Twenty Two Only) (Rs. 39.00 Sq. Mtr. x Rs. 2525.44 (Built-up area) = Rs. 1,16,222=00 (With GST) payable in advance on or before the 5th working day of each and every month without any deduction whatsoever.

2) The Lessee with intent to bind all persons in to whatsoever hands the demised premises may come doth here-by covenant with the Lessor as follows :

Covenants by the Lessee.

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:

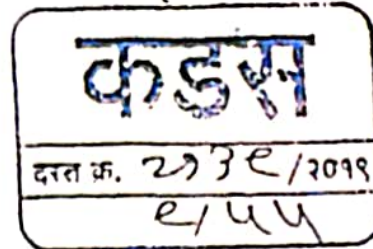
To pay rent.

b) i) In addition to the rent as aforesaid to pay to the Lessor from time to time such recurring fees in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under Maharashtra Industrial Development Act, 1961, or rules framed there under in respect of the amenities or common facilities provided by the Lessor.

To pay fees or service charges.

ii) The GST at 18% on total Rent amount required to be paid with monthly rent as per MIDC's Circular No. CAO/A&FD/Acct/C-45348/2017.

To pay the service tax



c) To keep in good and substantial repairs and conditions the whole of the demised premises and every part thereof and the Lessor's fixtures therein and such parts of drains, pipes, wires and sanitary apparatus servicing the demised premises as are situate within the same. Repairs.

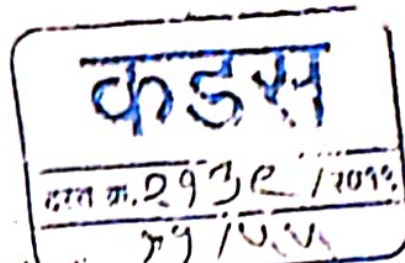
d) To permit the Lessor and the Officers, Surveyors, Workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after seven days previous notice to enter into the upon the demised premises to inspect the state of repairs thereof and if upon such inspection, it shall appear that may repairs are necessary, they or any of them may be notice to the Lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute such repairs at the expense in all respects of the Lessee. Lessor's right to enter upon & inspect the state of repairs.

e) To permit the Lessor or the Lessor's duly authorized agents with or without workmen or others during the said term to enter upon the demised premises or any part thereof for the purpose of carrying our repairs to the adjoining or neighbouring parts of the said Building PROVIDED that except in the case of emergency the Lessor shall give not less than 48 hours notice of his intention to exercise this right. Lessor's right to enter for carrying our repairs to adjoining premises.

f) Not at any time during the said term without the consent in writing of the Lessor to make any alterations or additions to the demised premises or any part thereof and in any event not to fix any machinery or addition to the walls, floor or roof thereof without such consent. Not to make alterations without consent.

g) To use or permit the demised premises to be used as District Office, Ratnagiri and in any event not to use or permit the same to be used for any other purpose whatsoever. User.

Chavhan



h) Not to use or permit or suffer to be used the demised premises or any part thereof for any illegal or immoral purpose and not to do or cause or permit or suffer to be done on the demised premises or any part thereof anything which may cause damage to the Lessor or to the occupiers for the time being of any other part of the said Building.

i) Not to do or permit or suffer anything to be done on the demised premises (otherwise than in the reasonable carrying out of the purpose authorized by sub clause.

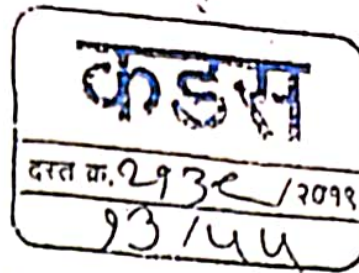
j) Which may cause any insurance of the demised premises or any other part of the said Building to be or become vitiated or whereby the premium payable under any such insurance is liable to be increased).

k) To comply at all times during the said term all statutory and other requirements for ensuring the health, safety and welfare of the persons using or employed in or about the demised premises or any part thereof.

l) Not to erect or display or permit to be erected or displayed without the consent in writing of the Lessor any advertisement, hearings or notices (whether illuminated or otherwise) upon the exterior part of the demised premises except a name-plate of a size not exceeding the size approved by the Lessor to be applied to entrance door of the demised premises :

m) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse. Such consent or grant the same subject to such condition as he may think fit including the conditions requiring payment of premium.

Chauhan



n) During the last three months of the said term to permit the Lessor to affix to any part of the demised premises and thereto retain without interference a notice that the same are to be let and to permit all persons with written authority from the lessor to enter upon the demised premises to inspect the same at all reasonable times of the day and by appointment.

To permit notices for re-letting etc.

o) Not in any way to obscure or permit to be obscured the windows of the demises premises and to clean the interior and exterior of the said windows as may be necessary throughout the said term and in any event at least once in each calendar month.

To clean windows.

p) Not at any time during the said term to cause any damage to or obstruction in such parts of the said building or the said Area as are used by the Lessees in common with the Lessor or any other persons similarly entitled.

To preserve part of estate used in common.

q) To make adequate arrangement for the frequent removal of all refuse.

To remove trade refuse.

r) At all times during the said term to comply with such rules and regulations for the efficient running of the said area as the Lessor shall from time to time prescribe by notice in writing affixed to some conspicuous part of the said Building.

To comply with estate regulations.

s) On the expiration or sooner determination of the said term on either side quietly to deliver upto the Lessor the demised premises in the state of good and tenantable repair.

Delivery of possession after expiration

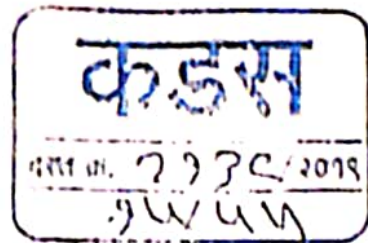
t) Not applicable.

Notice in case of death.

u) Not applicable.

Installation of plant machinery etc.

Chauhan



3) If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee/s hereunder shall be in arrears the same may be recovered from the Lessee/s together with interest thereon at 18 percent per annum from the date of default until payment in an arrears of Land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

Recovery of
rent, fees etc
as
land
revenue.

4) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee/s hereunder 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/s hereinbefore contained the Lessor may reenter upon any part of the demised premises in the name of the whole and there upon the term hereby granted and right to any renewal thereof shall absolutely cease determine.

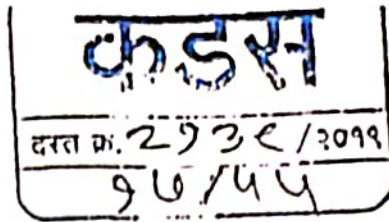
Rent, fees etc
in arrears.

5) The Lessor doth hereby covenant with the Lessee/s that the Lessee/s paying the rent hereby reserved and performing the covenants, on the Lessee's part therein before contained shall had may peaceably enjoy the demised premise for the said term granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

Lessor's
covenant for
peaceful
enjoyment.

6) The Lessor or the Chief Executive Officer on behalf of the Lessor may at his option appropriate the security deposit or any part thereof towards satisfaction of the sum due under this Lease and of if any claim or demands whatsoever which may at any time be made or have been made on behalf of the Lessor or against the Lessee/s under this Lease shall always maintain the original amount of deposit and shall deposit further cash to make up the original amount of deposit when required by the Lessor so to do. Upon due and punctual payment of the rent here under reserved and due performance of all the covenants and conditions on the part of the Lessee/s herein contained including the covenant to quietly deliver up the demised premise to the Lessor at the expiration or sooner determination of the said term hereby granted, the amount of security deposit or such part thereof as shall not have been appropriated as aforesaid shall be paid or transferred to the Lessee/s.

Appropriation
and
maintenance of
security
deposit.



7) If the Lessee/s shall have duly performed and observed the covenants and conditions on the part of the Lessee/s hereinbefore contained and shall at the end of the said term desirous of having a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee/s grants to the Lessee/s a new Lease of the demised premises for a further term of years on payment of such monthly rent as may be determined by the Lessor subject, however, to the same covenants, provisions and stipulations hereinbefore contained except this covenant for renewal. Renewal of Lease.

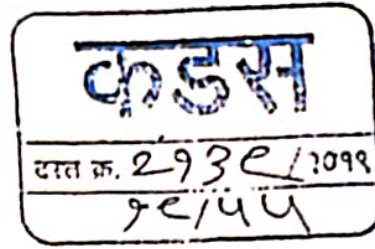
8) All costs, charges and expenses of and incidental to the execution of this Lease and its duplicate including the stamp duty and registration charges shall be borne and paid by the Lessee/s alone. Expenses of Lease etc.

9) The marginal notes do not form part of the Lease and shall not be referred to for construction of interpretation thereof. Marginal Notes.

IN WITNESS WHEREOF SHRI P.H. Padalkar the REGIONAL OFFICER of the Maharashtra Industrial Development Corporation has for and on behalf of the Maharashtra Industrial Development Corporation the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Confirming Party has set his respective hand the Lessee has set his/her hand hereto the day and year first above written.

10) All Local Municipal/Village Panchayat taxes, License Fees, any other local taxes, if any, shall be borne and paid by the Lessee. Local Taxes.

Chankar

**FIRST SCHEDULE**

(Description of land on which the said Building stands)

FIRSTLY :

All that piece or parcel of land known as Plot No. 4 in Kudal Industrial Area & building there-on (Built-up area 2525.44 sq. mtr.) in the Kudal Industrial Area within the village limits of Pinguli, Tal- Kudal Dist-Sindhudurg containing by admeasurements 20660 Square Meters or there about & surrounded on all sides as follows that is to say :

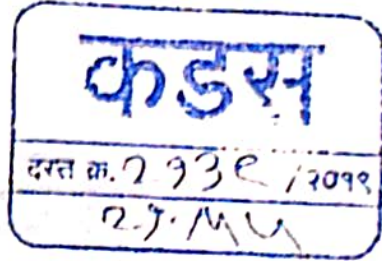
- On or towards the North by : P -46 & OS-4
On or towards the South by : OS-5.
On or towards the East by : 18.50 M. R/W.
Plot No.G-1.
On or towards the West by : 24.50 M. R/W.

SECONDLY :

On the ground floor of the Building standing on the piece or parcel of land known as Plot No. 4 in the Kudal Industrial Area having Plinth / built-up area of 2525.44 Square meters or there abouts which said unit is delineated on the plan thereof hereto annexed and shown surrounded by a green colored boundary line on the said plan annexed hereto, that is to say :

- On or towards the North by : P- 46 & OS-4.
On or towards the South by : OS-5.
On or towards the East by : 18.50 M. R/W.
Plot No.G-1.
On or towards the West by : 24.50 M. R/W.

Echankar



SECOND SCHEDULE
(Right in Common)

To use the approach roads for the purposes of access to and from the demised premises and to use the car park only for the purpose of parking of private motor cars belonging the Lessee/s his employees or person or persons doing business with him the number of such private motor cars not to exceed one at any time reserving expressly to the Lessor the right to nominate for the use of such Lessee of the building particular places in the car park for parking of cars not exceeding the number aforesaid.



Echankar



SIGNED, SEALED AND DELIVERED.

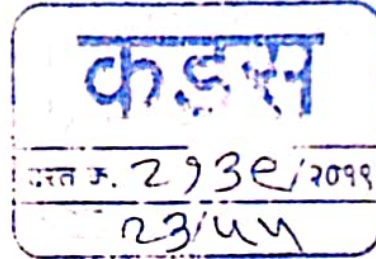
By Shri. P. H. Padalkar

The REGIONAL OFFICER,

of the within named

MAHARASHTRA INDUSTRIAL
DEVELOPMENT CORPORATION

In the Presence of :-



07/10/19

Regional Officer
M. I. D. C. Ratnagiri.

1. Shri. M. P. Sonawane
Asst.

Sonawane

2. Shri. P. C. Kasare
Asst.

Kasare



SIGNED, AND DELIVERED BY THE

Above named Lessee/s

Chairman.

BR. NATH PAI SHIKSHAN

SANSTHA SINDHUDURG, KUDAL,

In the presence of :-

Br. Nath Pai Shikshan Sanstha - Sindhudurg
Chairman

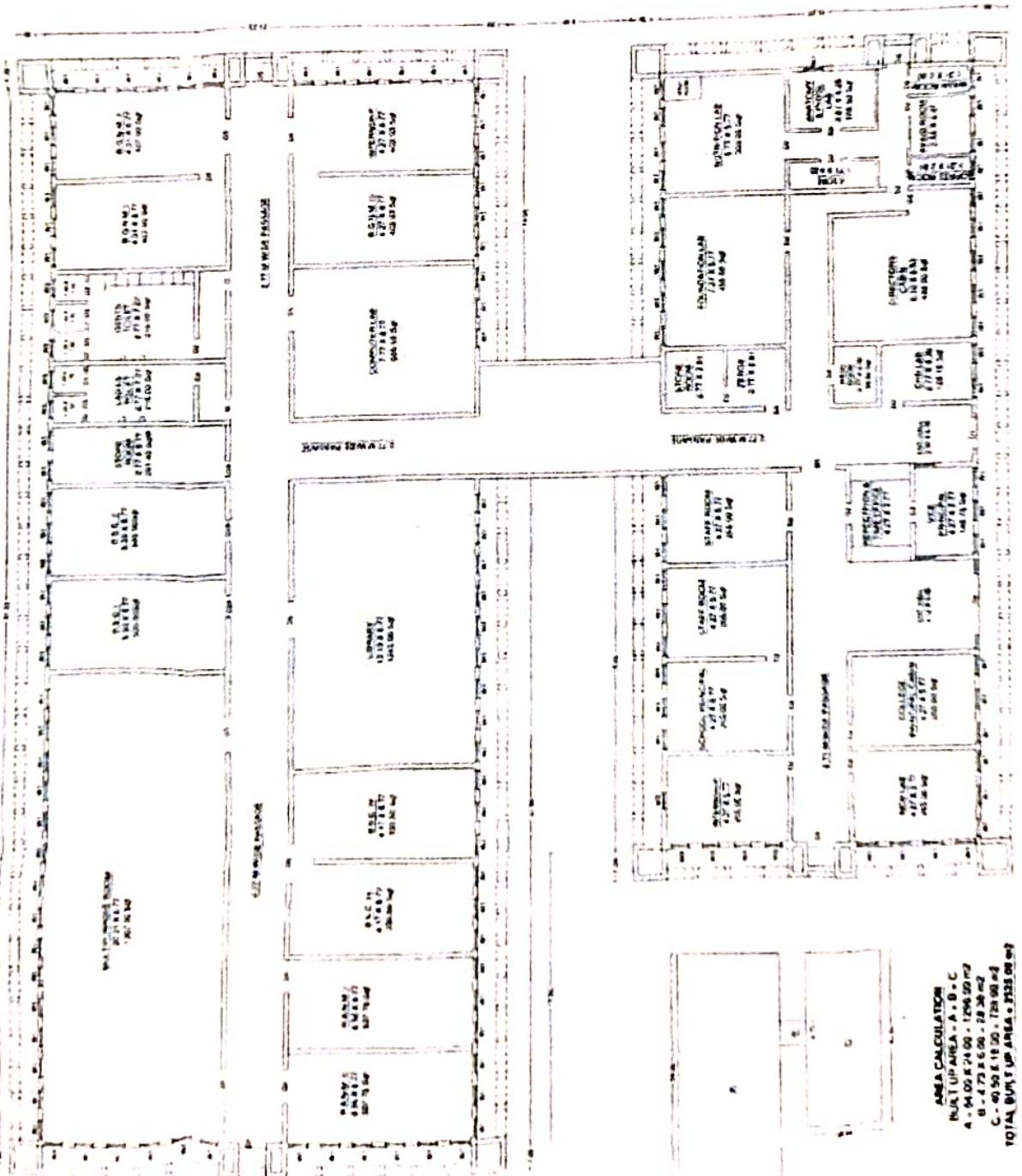


1. Shri. Kiron R. Kacandikar
Kudal.

Kacandikar
C

2. Smt. Reshma V. Pawaskar
Kudal

R. V. Pawaskar.



BUILDING C

AREA CALCULATION
 BUILT UP AREA - A + B + C
 A - 94.00 x 24.00 = 2256.00 m²
 B - 47.75 x 6.00 = 286.50 m²
 C - 40.50 x 18.00 = 729.00 m²
TOTAL BUILT UP AREA = 3271.50 m²

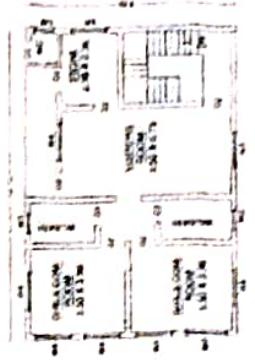


AREA CALCULATION
 BUILT UP AREA - A + B + C
 A - 94.00 x 24.00 = 2256.00 m²
 B - 47.75 x 6.00 = 286.50 m²
 C - 40.50 x 18.00 = 729.00 m²
TOTAL BUILT UP AREA = 3271.50 m²

TOTAL BUILT UP AREA - A + B + C
 = 3255.00 + 219.44 = 3474.44 m²
 = 2083.24 m²



FIRST FLOOR PLAN



GROUND FLOOR PLAN BUILDING B

NO.	DESCRIPTION	AREA (m ²)
1	RECEPTION	10.00
2	OFFICE	10.00
3	CONFERENCE	10.00
4	STAFF ROOM	10.00
5	RESTROOM	10.00
6	TOILET	10.00
7	STORAGE	10.00
8	ENTRY	10.00
9	EXIT	10.00
10	STAIRS	10.00
11	LANDING	10.00
12	LOBBY	10.00
13	RECEPTION	10.00
14	OFFICE	10.00
15	CONFERENCE	10.00
16	STAFF ROOM	10.00
17	RESTROOM	10.00
18	TOILET	10.00
19	STORAGE	10.00
20	ENTRY	10.00
21	EXIT	10.00
22	STAIRS	10.00
23	LANDING	10.00
24	LOBBY	10.00
25	RECEPTION	10.00
26	OFFICE	10.00
27	CONFERENCE	10.00
28	STAFF ROOM	10.00
29	RESTROOM	10.00
30	TOILET	10.00
31	STORAGE	10.00
32	ENTRY	10.00
33	EXIT	10.00
34	STAIRS	10.00
35	LANDING	10.00
36	LOBBY	10.00
37	RECEPTION	10.00
38	OFFICE	10.00
39	CONFERENCE	10.00
40	STAFF ROOM	10.00
41	RESTROOM	10.00
42	TOILET	10.00
43	STORAGE	10.00
44	ENTRY	10.00
45	EXIT	10.00
46	STAIRS	10.00
47	LANDING	10.00
48	LOBBY	10.00
49	RECEPTION	10.00
50	OFFICE	10.00
51	CONFERENCE	10.00
52	STAFF ROOM	10.00
53	RESTROOM	10.00
54	TOILET	10.00
55	STORAGE	10.00
56	ENTRY	10.00
57	EXIT	10.00
58	STAIRS	10.00
59	LANDING	10.00
60	LOBBY	10.00
61	RECEPTION	10.00
62	OFFICE	10.00
63	CONFERENCE	10.00
64	STAFF ROOM	10.00
65	RESTROOM	10.00
66	TOILET	10.00
67	STORAGE	10.00
68	ENTRY	10.00
69	EXIT	10.00
70	STAIRS	10.00
71	LANDING	10.00
72	LOBBY	10.00
73	RECEPTION	10.00
74	OFFICE	10.00
75	CONFERENCE	10.00
76	STAFF ROOM	10.00
77	RESTROOM	10.00
78	TOILET	10.00
79	STORAGE	10.00
80	ENTRY	10.00
81	EXIT	10.00
82	STAIRS	10.00
83	LANDING	10.00
84	LOBBY	10.00
85	RECEPTION	10.00
86	OFFICE	10.00
87	CONFERENCE	10.00
88	STAFF ROOM	10.00
89	RESTROOM	10.00
90	TOILET	10.00
91	STORAGE	10.00
92	ENTRY	10.00
93	EXIT	10.00
94	STAIRS	10.00
95	LANDING	10.00
96	LOBBY	10.00
97	RECEPTION	10.00
98	OFFICE	10.00
99	CONFERENCE	10.00
100	STAFF ROOM	10.00

BR. MATRIK COLLEGE OF
NURSING STUDY

WHEREAS the Lessor has set up an Industrial area known as Kudal Industrial Area within the village Limits of Pinguli, Taluka Kudal District Sindhudurg and constructed at its expense a Building comprising of several units (-) standing on the piece of land comprising of Plot No. 4 of the said Industrial Area more particularly described in the first Schedule hereunder written.

AND WHEREAS at request of the Lessee the Lessor has agreed to grant unto the Lessee of Plot No. 4 the said Building containing by admeasurements 2525.44 Square meters and delineated on the plan for varios kinds of Educational Purpose there of hereto annexed and thereon shown by red colored boundary line :

AND WHEREAS before the execution of these presents the Lease has paid to the Lessor a sum of Rs. 2,96,000=00 (Rs. Two Lacs Ninety Six Thousand Only) being the amount deposited as security for the due performance and observance by the Lessee of the terms and conditions contained in this Lease and for due and punctual payment of the rent hereunder reserved:

NOW THIS LEASE WITNESSETH AS FOLLOWS :

1) In consideration of the rent hereinafter reserved and of the covenants on the part of Lessee hereinafter contained Lessor both hereby demise unto the Lessee, all that piece of Land known as Plot No. 4 in Kudal Industrial Area delineated on the plan thereof hereto annexed and thereon shown by a red colored boundary line and standing on the piece of land comprising of Plot No. 4 in the Kudal Industrial Area situated within the village limits of Pinguli, Taluka Kudal, District Sindhudurg with the registration Sub District of Sindhudurg, more particularly described in the First Schedule hereunder written together with the rights to be enjoyed in common with the Lessor and all other persons similarly entitled which are set out in the Second Schedule hereto excepting and reserving unto the Lessor the free and uninterrupted passage and running of water, soil, gas electricity and other services to the from the adjoining or neighboring property of the Lessor over, through and along the sewers, drains, pipes, wires and cables which now or may hereafter, during the term hereby granted be in under or upon the demised premises with right for the Lessor to enter upon the demised premises at any time for the purpose of repairing, cleaning, maintaining and



[Handwritten signatures]



renewing the said sewers, drains, pipes, wires and cables subject to the Lessor making good all damage caused by such entry except in so far as such entry may be necessitated by any act or default of the Lessee to HOLD the said Plot No. 4 in Kudal Industrial Area hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the terms of 29 (Twenty Nine) Years from the day 01st day of January 2019 paying therefore unto the Lessor at the office of the Chief Executive Officer of the Lessor (hereinafter referred to as the "Chief Executive Officer" which expression shall include any other officer to whom the duties and functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation may be assigned) or as otherwise required during the said term the monthly rent of Rs. 1,16,222=00 (Rupees One Lacs Sixteen Thousand Two Hundred Twenty Two Only) (Rs. 39.00 Sq. Mtr. x Rs. 2525.44 (Built-up area) = Rs. 1,16,222=00 (With GST) payable in advance on or before the 5th working day of each and every month without any deduction whatsoever.

2) The Lessee with intent to bind all persons in to whatsoever hands the demised premises may come doth here-by covenant with the Lessor as follows :

Covenants by the Lessee.

(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 rent.

b) i) In addition to the rent as aforesaid to pay to the Lessor from time to time such recurring fees in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under Maharashtra Industrial Development Act, 1961, or rules framed there under in respect of the amenities or common facilities provided by the Lessor.

To pay fees or service charges.

ii) The GST at 18% on total Rent amount required to be paid with monthly rent as per MIDC's Circular No. CAO/A&FD/Acc/C-45348/2017.

To pay the service tax



Signature



c) To keep in good and substantial repairs and conditions the whole of the demised premises and every part thereof and the Lessor's fixtures therein and such parts of drains, pipes, wires and sanitary apparatus servicing the demised premises as are situate within the same. Repairs.

d) To permit the Lessor and the 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 seven days previous notice to enter into the upon the demised premises to inspect the state of repairs thereof and if upon such inspection, it shall appear that may repairs are necessary, they or any of them may be notice to the Lessee call upon him to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute such repairs at the expense in all respects of the Lessee. Lessor's right to enter upon & inspect the state of repairs.

e) To permit the Lessor or the Lessor's duly authorized agents with or without workmen or others during the said term to enter upon the demised premises or any part thereof for the purpose of carrying out repairs to the adjoining or neighbouring parts of the said Building PROVIDED that except in the case of emergency the Lessor shall give not less than 48 hours notice of his intention to exercise this right. Lessor's right to enter for carrying out repairs to adjoining premises.

f) Not at any time during the said term without the consent in writing of the Lessor to make any alterations or additions to the demised premises or any part thereof and in any event not to fix any machinery or addition to the walls, floor or roof thereof without such consent. Not to make alterations without consent.

g) To use or permit the demised premises to be used as District Office, Ratnagiri and in any event not to use or permit the same to be used for any other purpose whatsoever. User.



[Handwritten signatures]



h) Not to use or permit or suffer to be used the demised premises or any part thereof for any illegal or immoral purpose and not to do or cause or permit or suffer to be done on the demised premises or any part thereof anything which may cause damage to the Lessor or to the occupiers for the time being of any other part of the said Building.

Not to use for
illegal or
immoral
purpose.

i) Not to do or permit or suffer anything to be done on the demised premises (otherwise than in the reasonable carrying out of the purpose authorized by sub clause.

Not to vitiate
insurance.

j) Which may cause any insurance of the demised premises or any other part of the said Building to be or become vitiated or whereby the premium payable under any such insurance is liable to be increased).

k) To comply at all times during the said term all statutory and other requirements for ensuring the health, safety and welfare of the persons using or employed in or about the demised premises or any part thereof.

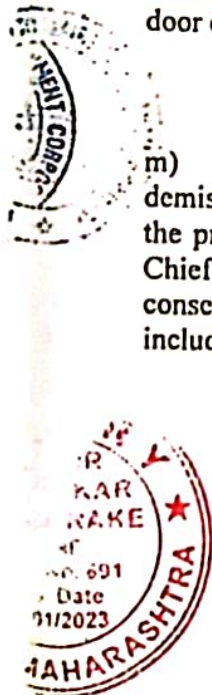
To comply
with safety &
welfare
requirement.

l) Not to erect or display or permit to be erected or displayed without the consent in writing of the Lessor any advertisement hearings or notices (whether illuminated or otherwise) upon the exterior part of the demised premises except a name plate of a size not exceeding the size approved by the Lessor to be applied to entrance door of the demised premises :

Not to display
un authorized
advertisements

m) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse. Such consent or grant the same subject to such condition as he may think fit including the conditions requiring payment of premium.

Not to assign.



Signature *Signature*



n) During the last three months of the said term to permit the Lessor to affix to any part of the demised premises and thereto retain without interference a notice that the same are to be let and to permit all persons with written authority from the lessor to enter upon the demised premises to inspect the same at all reasonable times of the day and by appointment.

To permit notices for re-letting etc.

o) Not in any way to obscure or permit to be obscured the windows of the demises premises and to clean the interior and exterior of the said windows as may be necessary throughout the said term and in any event at least once in each calendar month.

To clean windows.

p) Not at any time during the said term to cause any damage to or obstruction in such parts of the said building or the said Area as are used by the Lessees in common with the Lessor or any other persons similarly entitled.

To preserve part of estate used in common.

q) To make adequate arrangement for the frequent removal of all trade refuse.

To remove trade refuse.

r) At all times during the said term to comply with such rules and regulations for the efficient running of the said area as the Lessor shall from time to time prescribe by notice in writing affixed to some conspicuous part of the said Building.

To comply with estate regulations.

s) On the expiration or sooner determination of the said term on either side quietly to deliver upto the Lessor the demised premises in the state of good and tenantable repair.

Delivery of possession after expiration

t) Not applicable.

Notice in case of death.

u) Not applicable.

Installation of plant machinery etc.



[Signature]

[Signature]



7) If the Lessee/s shall have duly performed and observed the covenants and conditions on the part of the Lessee/s hereinbefore contained and shall at the end of the said term desirous of having a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee/s grants to the Lessee/s a new Lease of the demised premises for a further term of years on payment of such monthly rent as may be determined by the Lessor subject, however, to the same covenants, provisions and stipulations hereinbefore contained except this covenant for renewal. Renewal of Lease.

8) All costs, charges and expenses of and incidental to the execution of this Lease and its duplicate including the stamp duty and registration charges shall be borne and paid by the Lessee/s alone. Expenses of Lease etc.

9) The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof. Marginal Notes.

IN WITNESS WHEREOF SHRI P. T. Kharwade the REGIONAL OFFICER of the Maharashtra Industrial Development Corporation has for and on behalf of the Maharashtra Industrial Development Corporation the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Confirming Party has set his respective hand the Lessee has set his/her hand hereto the day and year first above written.



10) All Local Municipal/Village Panchayat taxes, License Fees, Local Taxes. any other local taxes, if any, shall be borne and paid by the Lessee.



Signature Signature



FIRST SCHEDULE

(Description of land on which the said Building stands)

FIRSTLY :

All that piece or parcel of land known as Plot No. 4 in Kudal Industrial Area & building there-on (Built-up area 2525.44 sq. mtr.) in the Kudal Industrial Area within the village limits of Pinguli, Tal- Kudal Dist-Sindhudurg containing by admeasurements 20660 Square Meters or there about & surrounded on all sides as follows that is to say :

On or towards the North by : P -46 & OS-4
 On or towards the South by : OS-5.
 On or towards the East by : 18.50 M. R/W.
 Plot No.G-1.
 On or towards the West by : 24.50 M. R/W.

SECONDLY :

On the ground floor of the Building standing on the piece or parcel of land known as Plot No. 4 in the Kudal Industrial Area having Plinth / built-up area of 2525.44 Square meters or there abouts which said unit is delineated on the plan thereof hereto annexed and shown surrounded by a green colored boundary line on the said plan annexed hereto, that is to say :

On or towards the North by : P- 46 & OS-4.
 On or towards the South by : OS-5.
 On or towards the East by : 18.50 M. R/W.
 Plot No.G-1.
 On or towards the West by : 24.50 M. R/W.

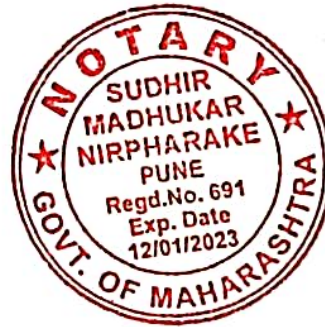


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SECOND SCHEDULE
(Right in Common)

To use the approach roads for the purposes of access to and from the demised premises and to use the car park only for the purpose of parking of private motor cars belonging the Lessee/s his employees or person or persons doing business with him the number of such private motor cars not to exceed one at any time reserving expressly to the Lessor the right to nominate for the use of such Lessee of the building particular places in the car park for parking of cars not exceeding the number aforesaid.



Echankar

Pune





SIGNED, SEALED AND DELIVERED.

By Shri. P. T. Karavade

The REGIONAL OFFICER,

of the within named

MAHARASHTRA INDUSTRIAL

DEVELOPMENT CORPORATION

In the Presence of :-

[Signature]
Regional Officer
M. I. D. C. Ratnagiri.

1. *[Signature]* Shri S. A. Gawade
A. A. M.

2. *[Signature]* Shri S. S. Bhadwadekar
A. A. M.

[Signature]
Bh. Nath Pal Shikshan Sanstha
Sindhudurg.



SIGNED, AND DELIVERED BY THE

Above named Lessee/s

Chairman, Umesh S. Galvankar

BR. NATH PAI SHIKSHAN

SANSTHA SINDHUDURG, KUDAL,

In the presence of :-

[Signature]
(Umesh S. Galvankar)
Chairman
Br. Nath Pal Shikshan Sanstha
Sindhudurg.

1.

19 SEP 2019

ATTESTED

2.

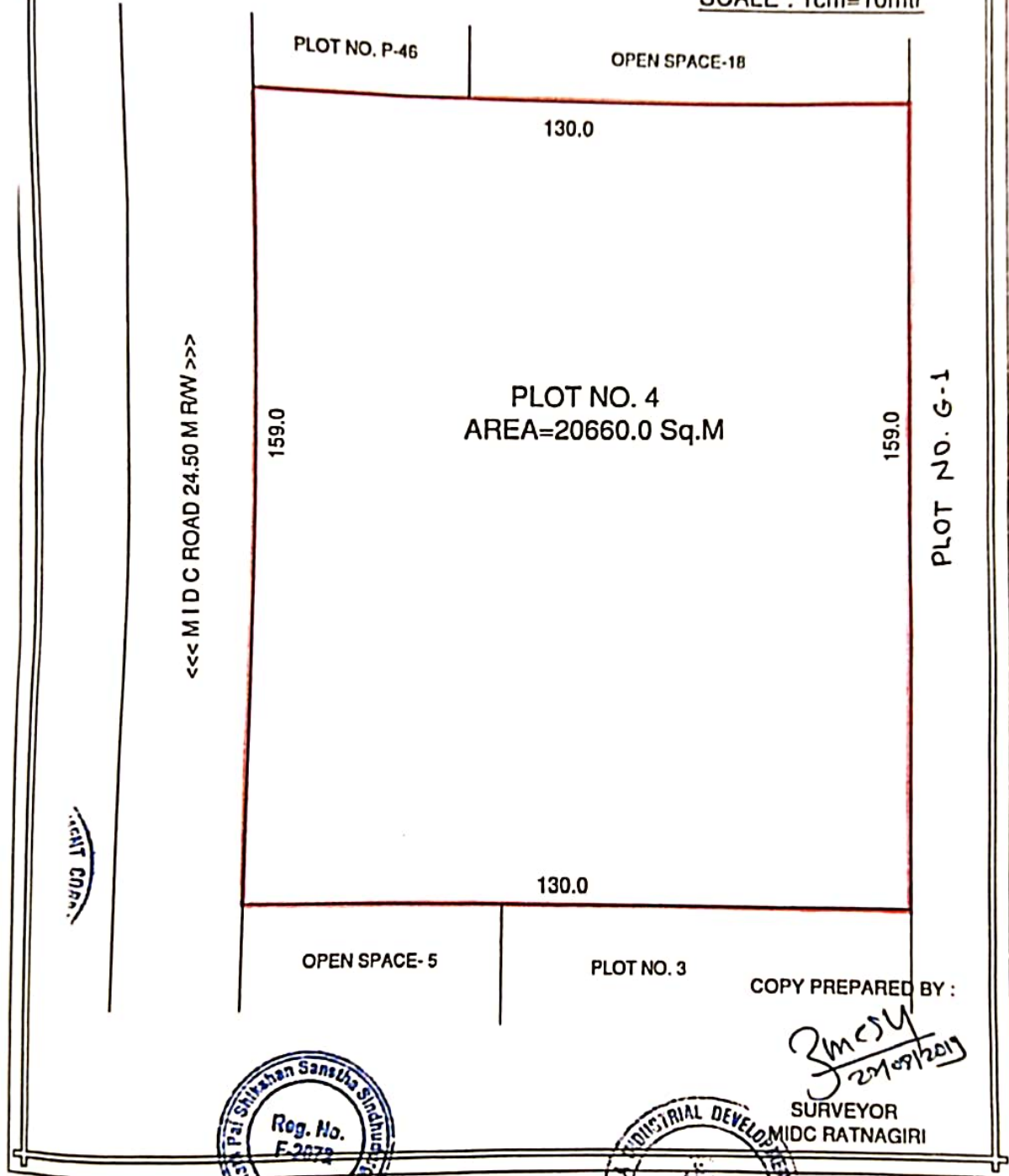
[Signature]
S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE



KUDAL INDUSTRIAL AREA
VILLAGE- PINGULI TALUKA-KUDAL
DISTRICT - SINDHUDURG



SCALE : 1cm=10mtr



(Umesh S. Galvankar)
Chairman
Dr. Nath Pal Shikshan Sansha
Sindhudurg.



Regional Officer
M. I. D. C. Ratnagiri.

