ANNEXURE-II

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

INFRASTRUCTURE DETAILS OF COLLEGE AND HOSPITAL

Sr. No.	Particulars to be verified	Details on College Website	Adequate/ Inadequate
	College		
1	**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 **49827.72Sq.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/No	**Adequate**
2	Dean office, Professor's Office, Associate Professor's Office, Assistant Professor's Office , Administrative Block as per M.S.R..		**Adequate**
3	**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/No	**Adequate**
4	**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/No	**Adequate**
	No. of books added in last year: **No. of Journals titles added in last year** : [Bills shall be verified by the Committee.]	Yes	**Adequate**
	Digital Library /e – Library availability	Yes/No	**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/No	**Adequate**
6	**Conference Room for Faculty:** (as per M.S.R.)	Yes/No	**Adequate**
7	**Mini Auditorium: (15 Sq.Ft./Student)** (as per M.S.R.)	Yes/No	**Adequate**
8	**Class Rooms: (15 Sq.Ft./Student)** (as per M.S.R.)	Yes/No	**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/No	**Adequate**
10	**Physiotherapy Museum:** (as per M.S.R.) (Desirable)	Yes/No	**Adequate**
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/No	**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/No	**Adequate**

13	**Residential quarter facility for staff:** Teaching, Non-teaching, Paramedical & Nursing staff	Yes/No/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/No	**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/No	**Adequate**
	• 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		
16	Hospital Details	**Details on College Website**	**Adequate/ Inadequate**
	Name of the Hospital :	Yes/No	
	Bed Strength :		
	Number of beds registered as per BNH act:		
17	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/No	
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/No	
c.	Whether Casualty is available and functional :	Yes/No	
18	Required Beds (UG & PG) Indoor and Outdoor Facility (as per M.S.R.)		
19	Ambulances : Owned, Hired		
	Any other		
	• 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.		

Dean/ Principal Stamp & Signature

Principal
Dr. G. D. Pol Foundation's
YMT College of Physiotherapy
Sector - 04, Kharghar,
Navi Mumbai - 410 210.

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

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

REGISTERED ARCHITECTS

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

REF NO. : CVPA/GDPF/PHYSIOTHERAPY/2215/2022

DATE : 25/05/2022

CERTIFICATE

This is to state that the Bldg., of YMT College of Physiotherapy course is constructed in Sector - 4, of Institutional Area, Kharghar, Navi Mumbai, for Dr. G. D. Pol Foundation provides following accommodation.

Dr. G. D. Pol Foundation has already constructed Building-C, out of which Ground floor, Third to Seventh Floor is allotted for Physiotherapy course & total Build up area provided and in use for Physiotherapy course is as follows:

SUMMARY OF TOTAL CONSTRUCTED AREA

		Built up Area in smt. and sft.	
a) Ground Floor	-	**898.53 SMT.**	**9671.77 SFT.**
b) Third Floor	-	**778.77 SMT.**	**8382.68 SFT.**
c) Fourth Floor	-	**905.15 SMT.**	**9743.03 SFT.**
d Fifth Floor	-	**926.77 SMT.**	**9975.75 SFT.**
e) Sixth Floor	-	**756.93 SMT.**	**8147.59 SFT.**
f) Seventh Floor	-	**362.96 SMT.**	**3906.90 SFT.**
Total	-	**4629.11 SMT.**	**49827.72 SFT.**

Pavale

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

C. V. PAVALE ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, VALUERS

K. C. PAVALE , G.D. ARCH. A.I.I.A. **REGISTERED ARCHITECTS**

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

REF NO. : CVPA/GDPF/PHYSIOTHERAPY/2216/2022 DATE : 25/05/2022

CERTIFICATE

This is to certify that Dr. G. D. Pol Foundation has already constructed General Hospital in Bldg.-A & Built up area provided for Physiotherapy ward with Toilets and in use is as follows:

		Built up Area in smt. and sft.	
01) General Physiotherapy OPD	-	115.67 SMT.	1245.00 SFT.
02) Ward – 1	-	47.38 SMT.	510.00 SFT.
03) Ward - 2	-	61.32 SMT.	660.00 SFT.
04) Ward – 3	-	20.43 SMT.	220.00 SFT.
05) Ward – 4	-	58.53 SMT.	630.00 SFT.
06) Toilets	-	47.84 SMT.	515.00 SFT.
07) Out Patient Unit - Registration	-	81.75 SMT.	880.00 SFT.
Total Area of Hospital Block	-	432.92 SMT.	4660.00 SFT.

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

GROUND FLOOR

01) Community Dept. & OPD	-	75.00 SMT.	807.30 SFT.
02) Cardio Dept. & OPD	-	108.00 SMT.	1162.51 SFT.
03) Recreation Area	-	132.00 SMT.	1420.85 SFT.
04) OPD	-	60.00 SMT.	645.84 SFT.
05) Orthotics & Prosthotics Room	-	20.00 SMT.	215.28 SFT
06) OPD Registration	-	92.00 SMT.	990.29 SFT.
07) Boy's Common Room	-	75.00 SMT.	807.30 SFT.
08) OPD	-	48.00 SMT.	516.67 SFT.
09) Corridors, Toilets, Staircases, Lifts, Lobbies etc.	-	200.97 SMT.	2163.24 SFT.
Total Carpet Area of Ground Floor	-	810.97 SMT.	8729.28 SFT.
10) Walls	-	87.56 SMT.	942.49 SFT.
Total Constructed Area of Ground Floor	-	898.53 SMT.	9671.77 SFT.

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C. V. PAVALE ASSOCIATES

THIRD FLOOR

01) Neuro Dept. & OPD	-	75.00 SMT.	807.30 SFT.
02) MSK Dept. & OPD	-	130.15 SMT.	1400.94 SFT.
03) EMG & MCV	-	25.75 SMT.	277.17 SFT.
04) Discussion & interaction Room	-	28.00 SMT.	301.39 SFT.
05) Neuro Dept. & OPD	-	30.00 SMT.	322.92 SFT.
06) Class Room - 4	-	112.00 SMT.	1205.57 SFT.
07) P. G. Class Room - 2	-	75.00 SMT.	807.30 SFT.
08) Server Room	-	48.00 SMT.	516.67 SFT.
09) Corridors, Toilets, Staircases, Lifts, Lobbies etc.	-	167.31 SMT.	1800.93 SFT.
Total Carpet Area of Third Floor	-	691.21 SMT.	7440.19 SFT.
10) Walls	-	87.56 SMT.	942.49 SFT.
Total Constructed Area of Third Floor	-	778.77 SMT.	8382.68 SFT.

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FOURTH FLOOR

01) Electrotherapy Lab with Toilet & Lobby	-	280.96 SMT.	3024.25 SFT.
02) Staff Room - 2	-	108.00 SMT.	1162.51 SFT.
03) Clinical Skill & Fitness Lab	-	140.00 SMT.	1506.96 SFT.
04) Other Admn. Office	-	28.92 SMT.	311.30 SFT.
05) P. G. Class Room - 1	-	60.00 SMT.	645.84 SFT.
06) Class Room - 3	-	112.00 SMT.	1205.57 SFT.
07) Corridors, Toilets, Staircases, Lifts, Lobbies etc.	-	87.71 SMT.	944.11 SFT.
Total Carpet Area of Fourth Floor	-	817.59 SMT.	8800.54 SFT.
08) Walls	-	87.56 SMT.	942.49 SFT.
Total Constructed Area of Fourth Floor	-	905.15 SMT.	9743.03 SFT.

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C. V. PAVALE ASSOCIATES

FIFTH FLOOR

01) Class Room - 2	-	112.00 SMT.	1205.57 SFT.
02) Kinesio Lab with Toilet and lobby	-	280.96 SMT.	3024.25 SFT.
03) Staff Room - 1	-	108.00 SMT.	1162.51 SFT.
04) Main Admn. Office with Toilet	-	75.00 SMT.	807.30 SFT.
05) Other Admn. Office	-	28.92 SMT.	311.30 SFT.
06) Girl's Common Room	-	140.00 SMT.	1506.96 SFT.
07) Corridors, Toilets, Staircases, Lifts, Lobbies etc.	-	94.33 SMT.	1015.37 SFT.
Total Carpet Area of Fifth Floor	-	839.21 SMT.	9033.26 SFT.
08) Walls	-	87.56 SMT.	942.49 SFT.
Total Constructed Area of Fifth Floor	-	926.77 SMT.	9975.75 SFT.

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SIXTH FLOOR

01) Principal Office with Toilet	-	57.00 SMT.	613.55 SFT.
02) Library & Reading Room with Toilet	-	192.42 SMT.	2071.21 SFT.
03) Conference/Seminar And Strong Room	-	80.00 SMT.	861.12 SFT.
04) Class Room - 1	-	112.00 SMT.	1205.57 SFT.
05) Prof. Room	-	75.00 SMT.	807.30 SFT.
06) Corridors, Toilets, Staircases, Lifts, Lobbies etc.	-	165.63 SMT.	1782.84 SFT.
Total Carpet Area of Sixth Floor	-	682.05 SMT.	7341.59 SFT.
07) Walls	-	74.88 SMT.	806.00 SFT.
Total Constructed Area of Sixth Floor	-	756.93 SMT.	8147.59 SFT.

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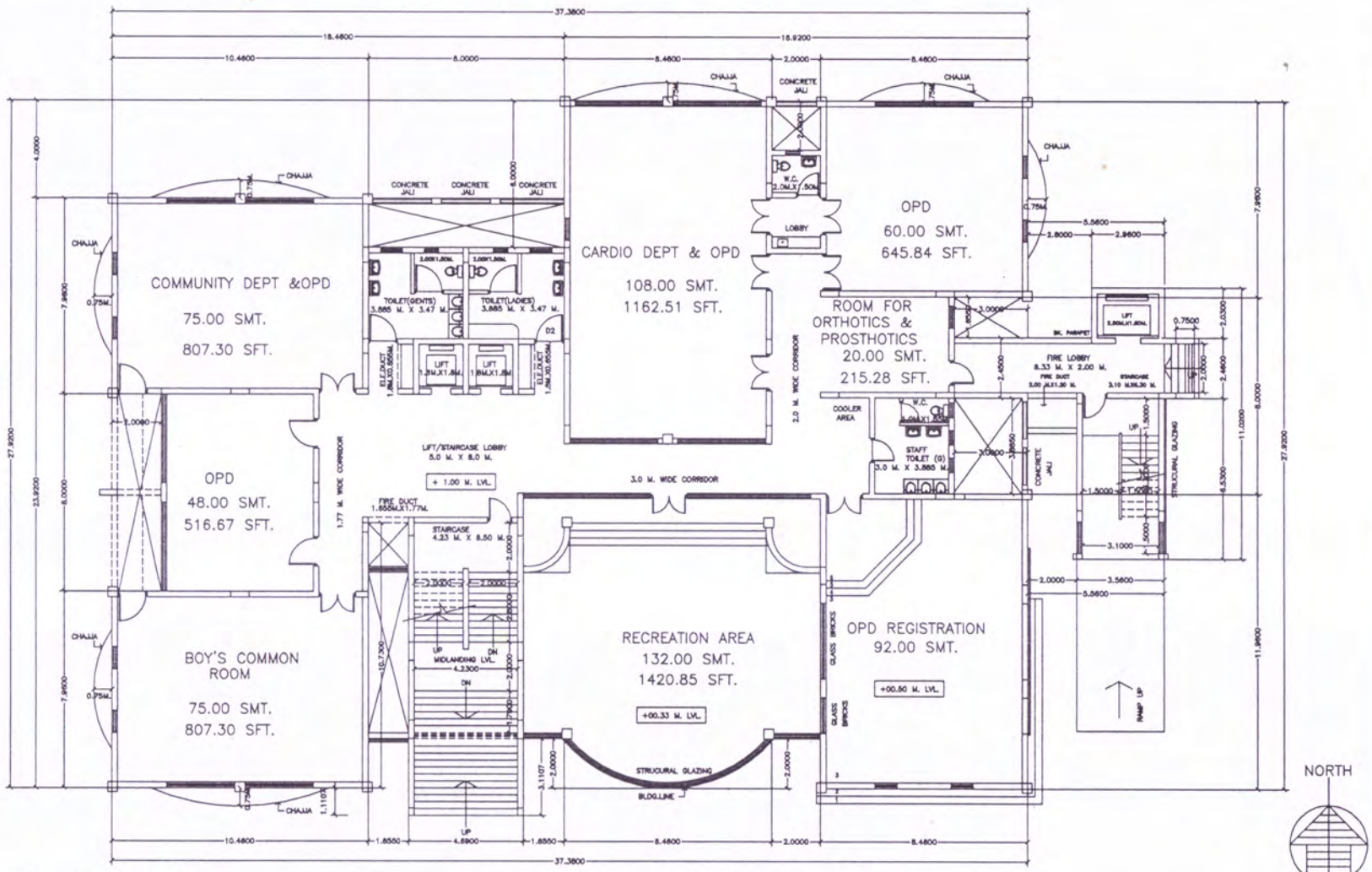
SEVENTH FLOOR

01) Seminar Room	-	235.00 SMT.	2529.54 SFT.
02) Corridors, Toilets, Staircases, Lifts, Lobbies etc.	-	94.31 SMT.	1015.15 SFT.
Total Carpet Area of Seventh Floor	-	329.31 SMT.	3544.69 SFT.
03) Walls	-	33.65 SMT.	362.21 SFT.
Total Constructed Area of Seventh Floor	-	362.96 SMT.	3906.90 SFT.

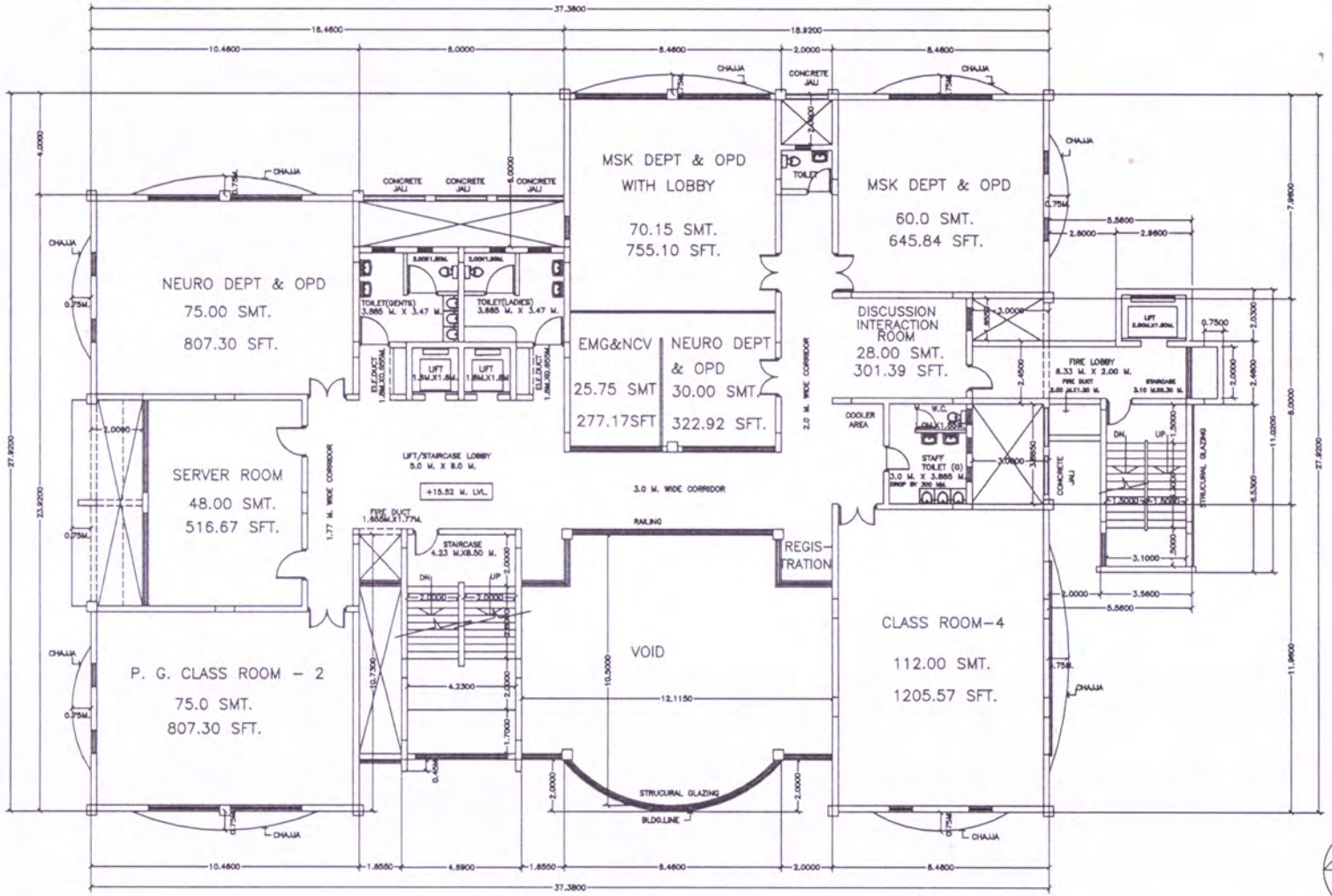
(K. C. PAVALE)
C. V. PAVALE ASSOCIATES
Architects



GROUND FLOOR PLAN

NOTE : ALL DIMENTIONS ARE BRICK TO BRICK.

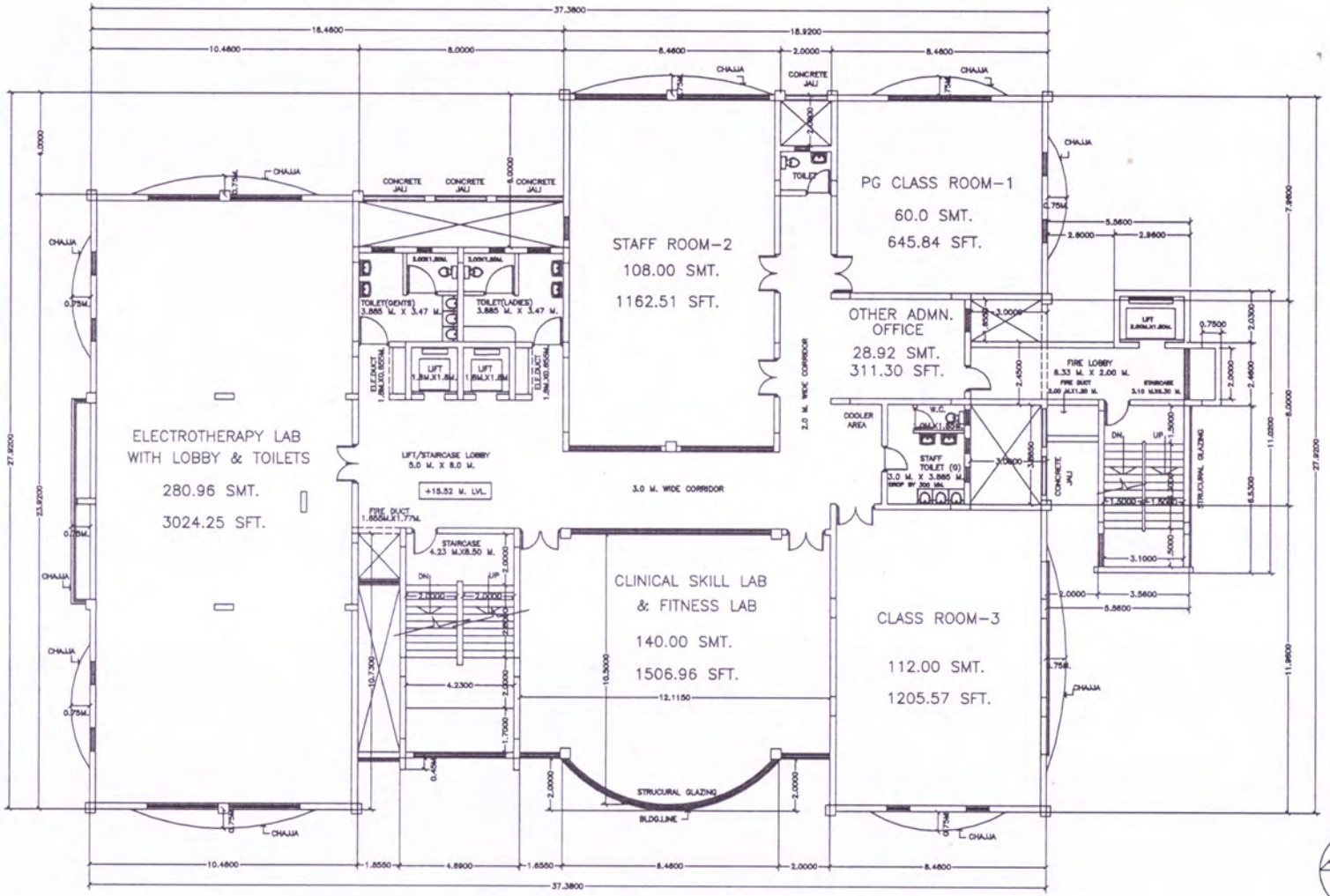
COLLEGE BUILDING FOR PHYSIOTHERAPY COURSE ON PLOT NO. 16, 16A &18, SECTOR-4, AT KHARGHAR, NAVI MUMBAI FOR DR. G. D. POL FOUNDATION.	DRG. NO. - 06 DATE - 25-05-2022	K. C. PAVALE. C. V. PAVALE ASSOCIATES UDYAM, 16-27, SHIVAJI PARK, ROAD NO.3, DADAR



THIRD FLOOR PLAN

NOTE : ALL DIMENTIONS ARE BRICK TO BRICK.

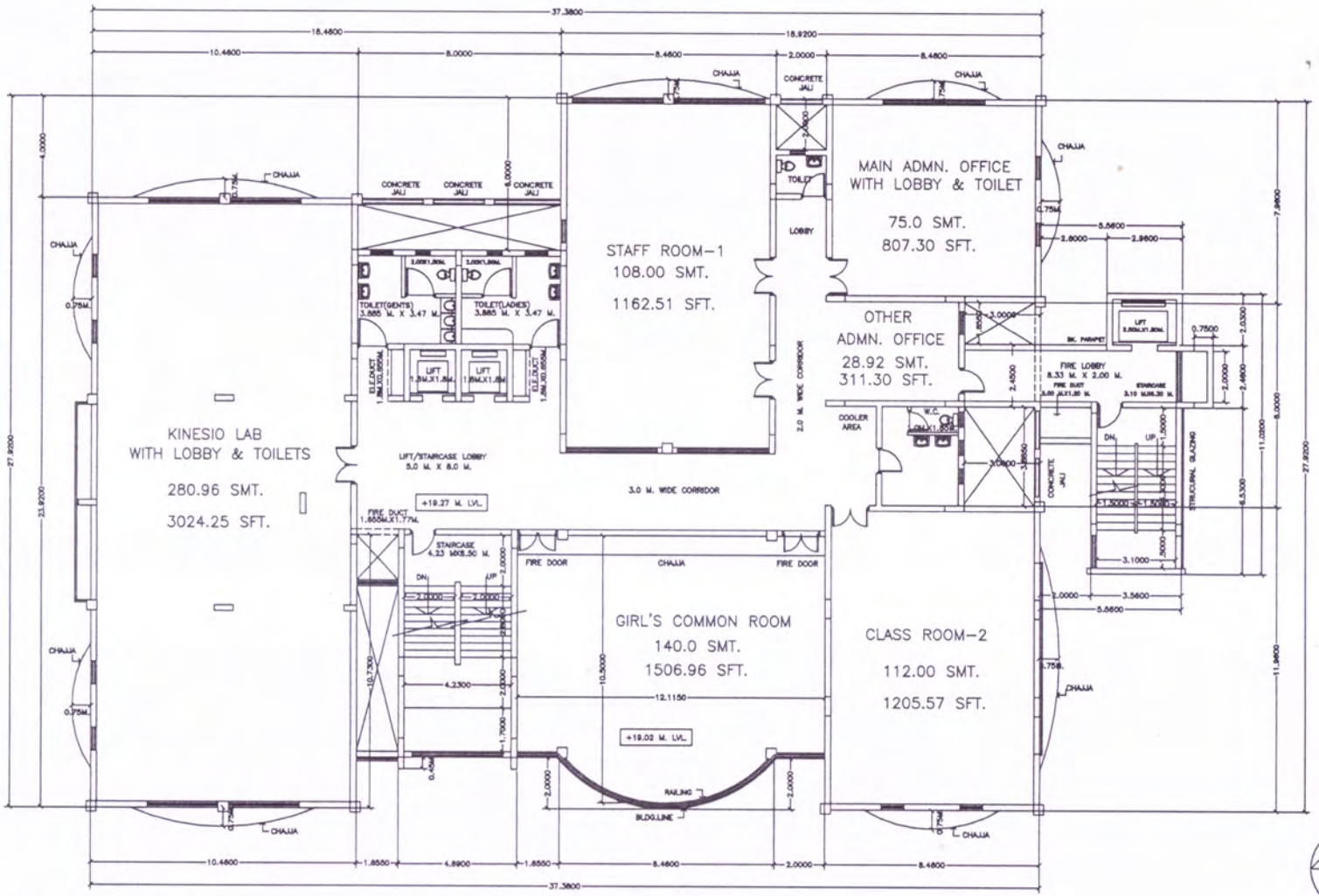
COLLEGE BUILDING FOR PHYSIOTHERAPY COURSE ON PLOT NO. 16, 16A &18, SECTOR-4, AT KHARGHAR, NAVI MUMBAI FOR DR. G. D. POL FOUNDATION.	DRG. NO. - 01 DATE - 25-05-2022	K. C. PAVALE. C. V. PAVALE ASSOCIATES UDYAM, 16-27, SHIVAJI PARK, ROAD NO.3, DADAR



FOURTH FLOOR PLAN

NOTE : ALL DIMENTIONS ARE BRICK TO BRICK.

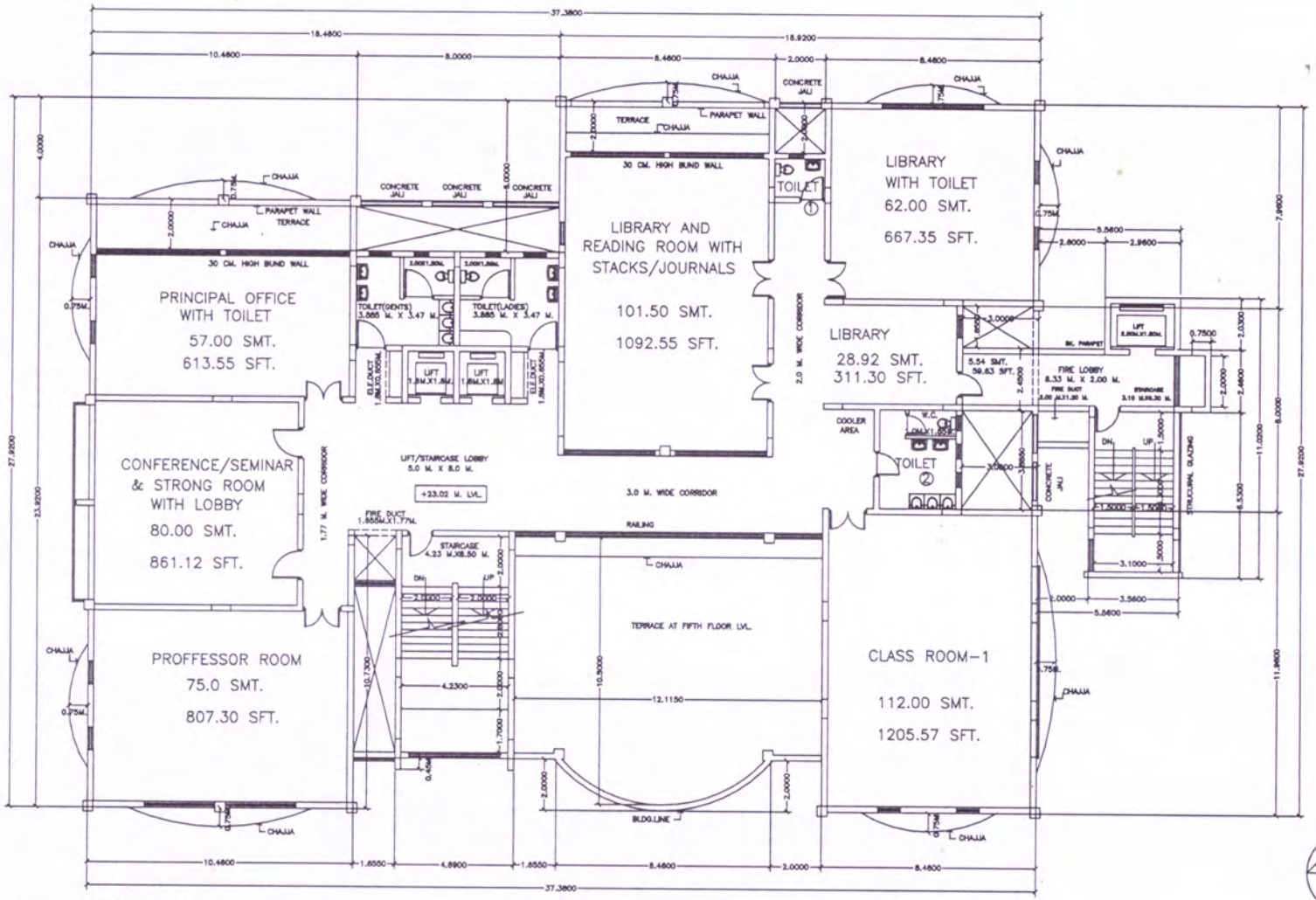
COLLEGE BUILDING FOR PHYSIOTHERAPY COURSE ON PLOT NO. 16, 16A &18, SECTOR-4, AT KHARGHAR, NAVI MUMBAI FOR DR. G. D. POL FOUNDATION.	DRG. NO. - 02 DATE - 25-05-2022	K. C. PAVALE. C. V. PAVALE ASSOCIATES UDYAM, 16-27, SHIVAJI PARK, ROAD NO.3, DADAR



FIFTH FLOOR PLAN

NOTE : ALL DIMENTIONS ARE BRICK TO BRICK.

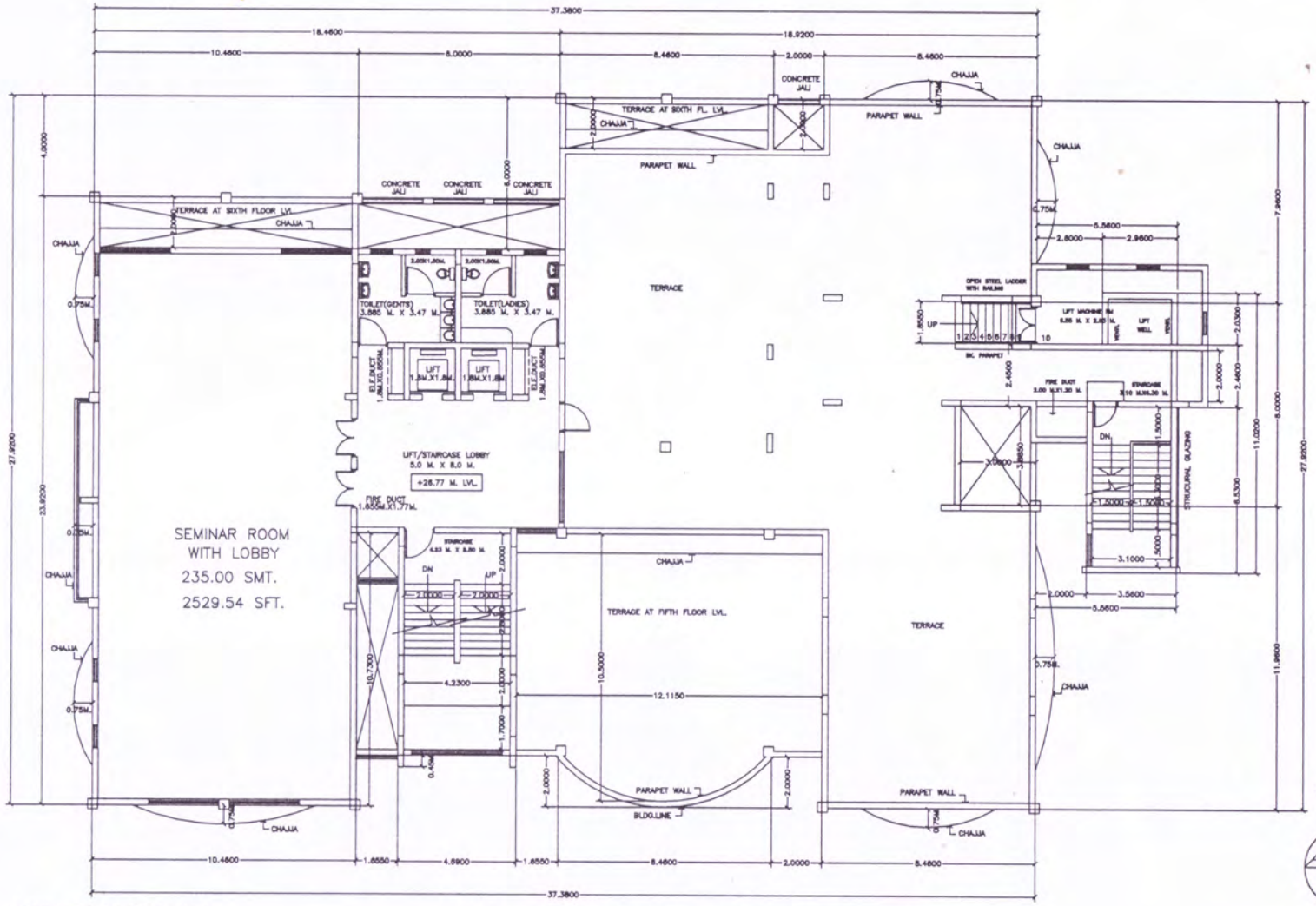
COLLEGE BUILDING FOR PHYSIOTHERAPY COURSE ON PLOT NO. 16, 16A &18, SECTOR-4, AT KHARGHAR, NAVI MUMBAI FOR DR. G. D. POL FOUNDATION.	DRG. NO. - 03 DATE - 25-05-2022	K. C. PAVALE. C. V. PAVALE ASSOCIATES UDYAM, 16-27, SHIVAJI PARK, ROAD NO.3, DADAR



SIXTH FLOOR PLAN

NOTE : ALL DIMENTIONS ARE BRICK TO BRICK.

COLLEGE BUILDING FOR PHYSIOTHERAPY COURSE ON PLOT NO. 16, 16A &18, SECTOR-4, AT KHARGHAR, NAVI MUMBAI FOR DR. G. D. POL FOUNDATION.	DRG. NO. - 04 DATE - 25-05-2022	K. C. PAVALE. C. V. PAVALE ASSOCIATES UDYAM, 16-27, SHIVAJI PARK, ROAD NO.3, DADAR



SEVENTH FLOOR PLAN

NOTE : ALL DIMENTIONS ARE BRICK TO BRICK.

COLLEGE BUILDING FOR PHYSIOTHERAPY COURSE ON PLOT NO. 16, 16A &18, SECTOR-4, AT KHARGHAR, NAVI MUMBAI FOR DR. G. D. POL FOUNDATION.	DRG. NO. - 05 DATE - 25-05-2022	K. C. PAVALE. C. V. PAVALE ASSOCIATES UDYAM, 16-27, SHIVAJI PARK, ROAD NO.3, DADAR

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

16 A

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630090/-

नागरी क.

दस्तऐवजाचा/नोंदणीचा अनुक्रमांक 426/2007

दिनांक 23/11 सन 2007

दस्तऐवजाचा प्रकार- लिज करार रु 2000000/-

सादर करणाऱ्याचे नाव- श्री. डॉ. गोजारी [illegible]

खालीलप्रमाणे फी घेतली:-

नोंदणी फी	
नकलाची फी (फोलिओ)	
पृष्ठांकनाची नकलाची	20000/-
उपाहार	
नकला किंवा ज्ञापन (कलम ५७)	200
शोध किंवा निरीक्षण	
दंड-कलम २५ अन्वये	92
कलम ३४ अन्वये	
प्रमाणित नकला (कलम ५७) (फोलिओ)	2
इतर फी (गोषवारा पानावरील) बाब क.	9
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20250/ एकूण 20250/-

दस्तऐवज नकला सोबत तयार होईल व नोंदणीस पाठवावे / या कार्यालयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हवाली करावा. दुय्यम निबंधक पनवेल

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

Recieved originals
[illegible]
15/3/2011

(38)

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2180227 इतर फाया अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अठरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणन.

५. भेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचारांची सेवा.

१२. जुन आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१४. निबंधक इ. ना नकला पाठविण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

Phone : 2756 4429

(1) (39) 50 Rs.

पचास रुपये

INDIA

FIFTY RUPEES

50RS

क्र. 151 दिनांक 16 JAN 2001

विक्रेता: सौ. ज्योती प्र. दुआ

६, कोरोना चाळ नं-३ वालचंद पेडणेकर मार्ग

टाटा हॉस्पिटल जवळ मुंबई-१२

श्री/श्रीमती Yerala Medical Trust and Research Centre

पास न्यायिकार मुद्रांक पेपर वि ला,व

SRDOC,
स्टॅम्प वेंडर
परेल मुंबई

Lease Agreement

Between

CIDCO LTD of Mah.

AND

Yerala Medical Trust and Research centre.

Asst. Estate Officer
CIDCO (H.Q.)

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

(40)

(2)

PERMISSION / LICENSE TO ENTER UPON THE LAND

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

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

TO ENTER UPON A PLOT NO. 16 A, ROAD NO. — ADMEASURING

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

PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel, DISTRICT

Raigad EARMARKED FOR Higher Educational Complex. i.e. College of Ayurveda, Homoeopathy & Dental.

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

BOUNDRY LINE.

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

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE
Plot No.10, Sector No.4,
Kharghar, New Mumbai 410 210.

(3)

(41)

प्रमाणपत्र क्रमांक ५०/ (पन्नास मात्र)
कलम ३६ दि. १९/९/२००९ रोजी
मुद्रांक करावा आकारी आहे.

प्र मा ण प त्र

मुंबई मुद्रांक अधिनियम १९५८ चे कलम ३२ नुसार प्रमाणित करण्यांत येते की सदर भाडेकराराचे रुपये ६३,००,१०१/- (अक्षरी एक्यात्रेसष्ट हजार एकशे एक) चे मुद्रांक शुल्क मुंबई मुद्रांक अधिनियम १९५८ ची अनुसुची १ मधील अनुच्छेद ३६(अ)(४) (बाबा अनुच्छेद २५ ब(१)) अन्वये देय असुन मुद्रांक शुल्काची रक्कम चलन क्र. ७९. दिनांक १९.९.२००९ अन्वये भारतीय स्टेट बाँक अलिबाग येथे श्री. येरला मेडीकल ट्रस्ट अँण्ड रिसर्च सेंटर तर्फे श्री. अँड. बी. पाटील यांनी जमा केली आहे.

प्रमाणपत्र मुंबई मुद्रांक अधिनियम १९५८ चे कलम १२ चे [illegible] खालील पावुन प्रमाणित केले आहे.

ठिकाण अलिबाग
दिनांक १९.९.२००९

मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग

अभिनिर्णय क्र. ७०५/2000-09

मुद्रांक जिल्हाधिकारी,
रायगड-अलिबाग

THE SEAL OF THE COLLECTOR OF STAMPS
मुद्रांक जिल्हाधिकारी, रायगड-अलिबाग
RAIGAD-ALIBAG

AGREEMENT

AN AGREEMNT MADE at CBD Belapur New Bombay the 22nd day of January Two Thousand One [illegible] 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 Lincensee has for the purpose of establishing and conduction Colleges of Ayurvedic, Homoeopathy and Dental requested the Corporation buy its application dated 10/04/2000 to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described in the schedule here under written.

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

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

(42)

...2...

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 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

...3...

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

CHAIRMAN
VERNA MEDICAL EDUCATION & RESEARCH CENTRE
Plot No. 1, Sector No.4,
Kharghar, Navi Mumbai 410 210.

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 he 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. Incase 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.

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

...4...

CHAIRMAN
YEDVLA MEDICAL ... CENTRES
Plot No. ...
Kharghar Navi Mumbai ... 410 210

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 t 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 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 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

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

CHAIRMAN
KIRMA MEDICAL TRUST & RESEARCH CENTRES
Plot No.[illegible]
Kharghar, Navi [illegible] 210.

Asstt
CIDC

establishing and maintaining civic amenities such as roods, 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, ADVERRTISEMENTS 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
VISHWA MEDICAL TRUST & RESEARCH CENTRE
Flat No.13, Sector No.4,
Kharghar, New Mumbai 410 210.

INSURANCE

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

RECOVERY OF ANY SUM DUE TO THE CORPORATION

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

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

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

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

f) The Corporation Shall be entitled to issue to the Licensee such directions as the Corporation may thing proper for the better and efficient conduct and management of the Colleges. Including the maximum fees to be charged for services and the Licensee shall obey such directions with utmost dispatch and without any demur.

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

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

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

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

k) Admission of students in each curse 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 Tution Fees chargeable to pupils for various courses in the complex must be strictly in accordance with the rules and policy prescribed by the competent authority, in this behalf.

POWER TO TERMINATE AGREEMENT

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

POWER OF CORPORATION.

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

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

CHAIRMAN
YERALA MEDICAL TRUST
Plot No.15, ...
Kharghar, Navi Mumbai

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 (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 deligence 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 Licencee's occupation on payment of such fine or premium as may be decide upon by the Managing Director.

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

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

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

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

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

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

...9...

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 top 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 Licencee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees on hundred only.

COMPLICANE WITH THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LAND REGULATIONS, 1975.

7A It is hereby agreed and declared by and between the parties hereto that the corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions contained herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975 for the time being in force.

FORM THE LEASE

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

NOTICE

8A. All notice, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other office authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licencee 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

CHAIRMAN
VEERALA MEDICAL TRUST

SURRENDER

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

SCHEDULE

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

On or towards the North by Plot No.16

On or towards the South by Plot No.17

On or towards the East by Plot No.18

On or towards the West by Plot No.15

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

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

SIGNED AND DELIVERED for and on)
Behalf of the City & Industrial)
ment Corporation of Maharashtra Ltd.)
by The hand of Shri S.S.Naik)
Assistant Estate Officer (HQ))

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

In presence of
1) Shri A. L. Deshmukh)
Shri K. K. Vefa)

SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE YERALA MEDICAL TRUST & RESEARCH CENTRE BY THE HAND OF Shri Parshant to P.A.no. _____ of

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

In presence of
Shri A. L. Deshmukh)
Shri K. K. Vefa)

शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित.

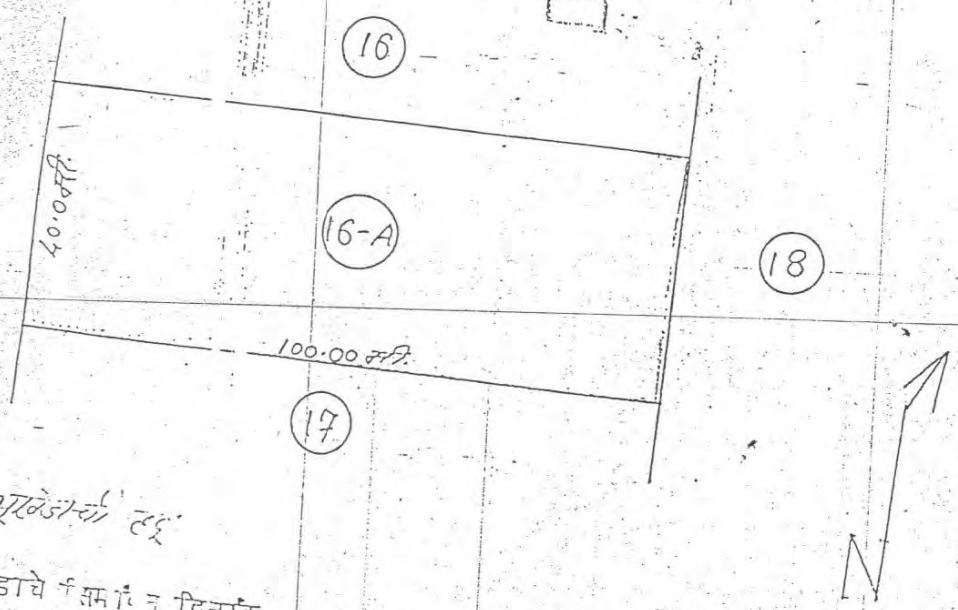
भूमापन विभाग, सिडको भवन.

मौजा पाचनंद नगरामधील क्षेत्र क्रमांक 4 भूखंड क्र. 16-A

यांचा सिमांकनाचा नकाशा

नगरविकास नियोजनकार हे यांचे पत्र क्र. सिडको. नियोजन/हद्दीवा/2210 दिनांक 19/9/2000 च्या नुसार सिमांकनाचा नकाशा तयार केला.

क्षेत्रफळ 4000-00 चौ. मी.



भूमापकाचे हद्द

वरील भूखंडाचे सिमांकन दिनांक झालेल्या नकाशा - क्र. सह संमत करीत आहे. मा. नगरविकास नियोजनकार हे यांचे पत्र क्र. सिडको/नियोजन/हद्दीवा/2210 दिनांक 19/9/2000 च्या नकाशा तयार करणार.

सहा. नगररचना अधिकारी (१)
सिडको मर्यादित

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

उमेश रडे
[भूमापक]

सुरेश शिंदे
[भूमापक]

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

CHAIRMAN
YERALA MEDICAL TRUST & RESEARCH CENTRE
Plot No.18, Sector No.1,
Kharghar, Navi Mumbai 410 210.

Phone : 022-2774 4429
Fax : 022-2774 4427

DR. G. D. POL FOUNDATION

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

Ref. No. : GDPF/215/22 Date : 04/04/2022

Dr. G. D. Pol Foundation- Hostel, Sec-03, Belpada, Kharghar, Navi Mumbai

Allotted to YMT College of Physiotherapy	
Boys Room	20 room
Girls Room	20 room

Mrs. Kanchan Gopakumar
A.O. Administrative Officer
Y.M.T. Dental College & Hospital
Institutional Area, Sector-4,
Kharghar, Navi Mumbai - 410 210.