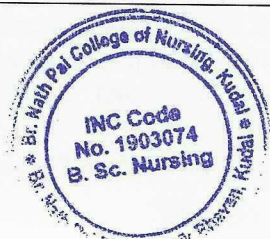



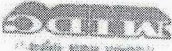


	<b>(VIII) Canteen and Kitchen Facility:</b> [Note: Verify Canteen Facility & Hygiene is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	Yes	Adequate
	<b>(IX) Common Rooms:</b> Separate common rooms for boys and girls with adequate space and sitting arrangement shall be available.	Yes	Adequate
3	<b>University Examination Infrastructure:</b> Strong Room for examination a) (Area- 300 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
4	<b>Other facilities:</b> Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor, Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility, Is there any LMS (learning management system software) available	Yes	Adequate
5	<b>Hostel facility:</b> Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Yes	Adequate
<b>Hospital</b>			
6	<b>Hospital Details</b>	<b>Details on College Website</b>	<b>Adequate/ Inadequate</b>
	<b>Name of the Hospital : Affiliated Hospitals</b>	Yes	
	Address:		
	Telephone No. :		
	Bed Strength :		
	Distance of Hospital from the College to which it is attached (in kms)	-	
	Number of beds registered as per BNH Act	Yes	
7	<b>I. Total constructed area of Hospital Building as per MSR (.....Sq.mtr. / Sq.ft.)</b> Whether the Hospital is Owned by the College / Management or Rented ?	No	
	<b>II. Hospital Administration Block as per MSR</b> (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)	No	
	<b>III. Out-Patient Departments (OPD) as per MSR</b> Total Area of OPD Complex ... Sq.ft. No. of OPD's ..... Facilities shall be as per MSR & all details shall be on college website.	No	
	<b>IV. In Patient Departments (IPD) as per MSR</b> Total Area of IPD Complex ... Sq.ft. No. of IPD Departments..... Bed Distribution..... Facilities shall be as per MSR & all details shall be on college website.	No	
	<b>V. Operation Theatres Block as per MSR</b> Total Area of OT Block ...sq.ft. No.of OTs available ..... Facilities shall be as per MSR & all details shall be on college website.	No	
	<b>VI. Casualty Facilities</b> State Government Permission Letter	No	
	<b>VII. Central Clinical Laboratory:</b> Well-equipped with separate sections for Pathology, Biochemistry and Micro-biology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be provided.	No	
	<b>VIII. Radiology or Sonography Section:</b> Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.	No	
	<b>IX. Labour Room :</b>	No	



  
 Dean/ Principal Stamp & Signature  
 Principal / Dean  
 Br. Nath Pai College of Nursing  
 Kumbhari, Dist. Solapur, Maharashtra

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
( A Government of Maharashtra Undertaking )



Office address : Deputy Engineer  
MIDC, Sub Division Kudal,  
Near Gavalde, Kudal-Vengurla Road,  
Tal-Kudal, Dist - Sindhudurg,  
Pin-416 550.

Tel No. (02362) 222578  
Email ID : [dekudal@midcindia.org](mailto:dekudal@midcindia.org)

2932/2019
20/06/2019
POST

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.D.C., Kudal Sub Div.

Kudal

"Taken Over by"

(Umesh S. Galvankar)

Chairman, Br. Nath Pai Shikshan

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

दस्त क्र. 293E/2019

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



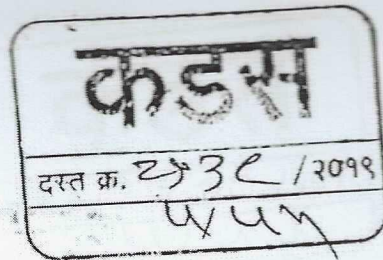
हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम 1958, अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, 1908 च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.



LEASE DEED

THIS LEASE MADE AT Ratnagiri the 07<sup>th</sup> 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, include 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.

Chavhan



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 Laes 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:

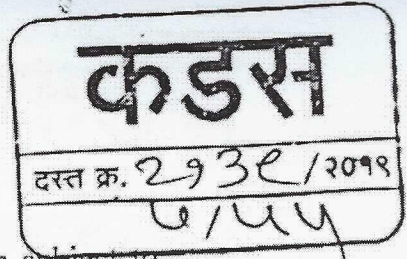
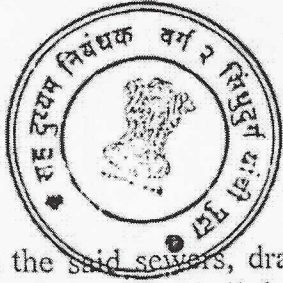
NOW THIS LEASE WITNESSETH AS FOLLOWS :

- 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 signature]*

*[Handwritten signature]*



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 01<sup>st</sup> 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 Lac 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 5<sup>th</sup> 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:

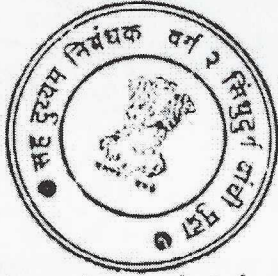
To pay rent.

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.

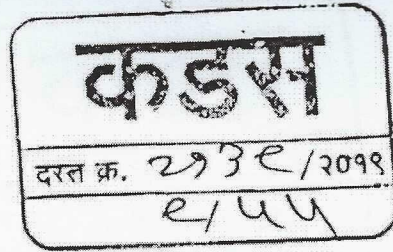
To pay fees or service charges.

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



4



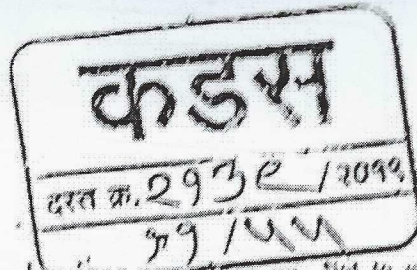
c) To keep in good and substantial repairs and conditions the whole of the demised premises and every part thereof and the Lessor's fixtures therein and such parts of drains, pipes, wires and sanitary apparatus servicing the demised premises as are situate within the same. Repairs.

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.



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 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.*

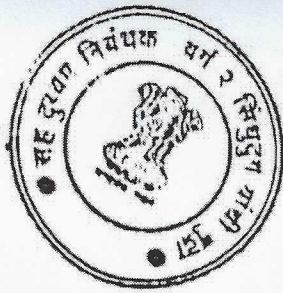
j) Which may cause any insurance of the demised premises or any other part of the said Building to be or become vitiated or whereby the premium payable under any such insurance is liable to be increased).

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.*

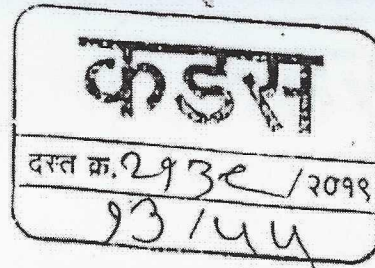
l) Not to erect or display or permit to be erected or displayed without the consent in writing of the Lessor any advertisement hearings or notices (whether illuminated or otherwise) upon the exterior part of the demised premises except a name plate of a size not exceeding the size approved by the Lessor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





6



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.

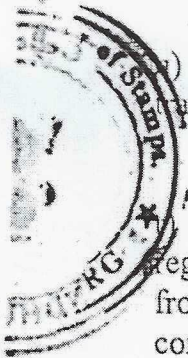
To permit notices for re-letting etc.

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



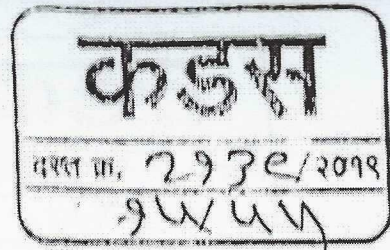
t) Not applicable.

Notice in case of death.

u) Not applicable.

Installation of plant machinery etc.

Chavhan



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 as 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.

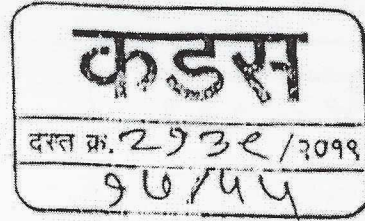
Rent, fees etc. in arrears.

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.

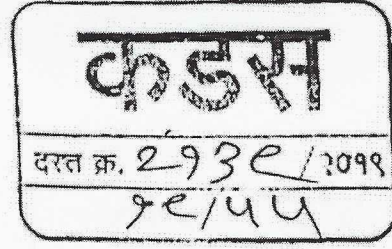
8) All costs, charges and expenses of and incidental to the execution of this Lease and its duplicate including the stamp duty and registration charges shall be borne and paid by the Lessee/s alone. Expenses of Lease etc.

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.

Padalkar

**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 :

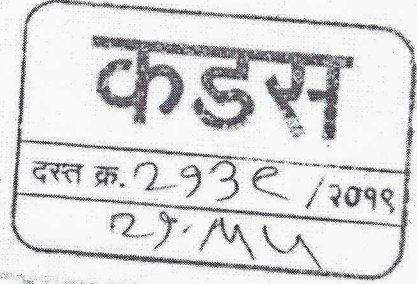
- On or towards the North by : P -46 & OS-4  
On or towards the South by : OS-5.  
On or towards the East by : 18.50 M. R/W.  
Plot No.G-1.  
On or towards the West by : 24.50 M. R/W.

**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 :

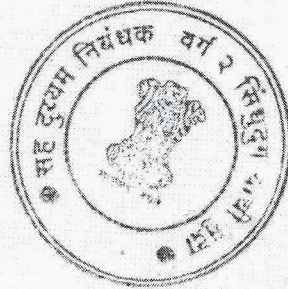
- On or towards the North by : P- 46 & OS-4.  
On or towards the South by : OS-5.  
On or towards the East by : 18.50 M. R/W.  
Plot No.G-1.  
On or towards the West by : 24.50 M. R/W.

*Chavan*



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.



Schankar

38



SIGNED, SEALED AND DELIVERED.

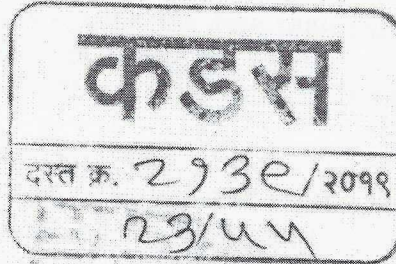
By Shri. P. H. Padalkar

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. Somawane  
Asst.

2. Shri. P. C. Kasale  
Asst.



SIGNED, AND DELIVERED BY THE

Above named Lessee/s

Chairman,

BR. NATH PAI SHIKSHAN  
SANSTHA SINDHUDURG, KUDAL,

In the presence of :-

Chairman  
Br. Nath Pai Shikshan Sanstha.  
Sindhudurg



1. Shri. Kiteem R. Karamdikar  
Kudal.

2. Smt. Reshma V. Pawaskar  
Kudal

R. V. Pawaskar.



मजिावम

दुखनी क. ( ०२३६२ ) २२२५७६

(महाराष्ट्र शासनाचा अगिकृत व्यवसाय)

जा.क./उप.अ./कुडाळ/ १३३<sup>९</sup>/२००७.

उप अभियंता यांचे कार्यालय,

म.औ.विकास महामंडळ,

कुडाळ, उपविभाग कुडाळ

दिनांक :- ३० /१०/२००७.

प्रति,

मा. चेअरमन,

बॅ. नाथ पै. शिक्षण संस्था,

सिंधुतुर्ग.

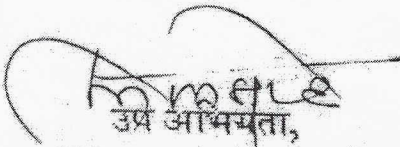
विषय :- महामंडळाच्या औद्योगिक क्षेत्रातील भूखंडास  
बिनशेती/७/१२ उतारा यांच्या आवश्यकतेबाबत.

संदर्भ :- आपले पत्र दि. २९.१०.०७ प्राप्त दि.  
३०.१०.०७.

महोदय,

आपल्या संदर्भ पत्रास अनुसरून कळविणेत येते की, महाराष्ट्र औद्योगिक  
विकास अधिनियम -१९६१ प्रमाणे महाराष्ट्र औद्योगिक विकास महामंडळास “ विशेष नियोजन  
प्राधिकरण “ म्हणून नियुक्त केलेले असल्याने, औद्योगिक क्षेत्रातील कोणत्याही भूखंडास बिनशेती  
किंवा ७/१२ उतारा याची आवश्यकता नाही. भूखंडाची ताबा पावती यासाठी ग्राह्य आहे.

कळावे.

  
उप अभियंता,

म.औ.वि.म. कुडाळ उपविभाग,  
कुडाळ.

प्रत- रक्षकधारिकेसाठी.