

# **ANNEXURE - II**

## MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

## INFRASTRUCTURE DETAILS

This Annexure to be verified at the time of inspection by assessors

ALL SUPPORTING DOCUMENT POINTWISE IN CLEAR VISIBLE MUST BE UPLOADED ON WEBSITE

Sr. No.	Particulars to be verified	Details on College Website	Adequate/ Inadequate
	<b>College</b>		
1	<p style="text-align: center;">(All document must be available on web site )</p> <p><b>Land details:</b> Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land (Applicable only to Private Colleges). (Verify land documents &amp; 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).</p>	Yes	Adequate
2	<b>Total constructed area of college building Attached Completion Certificate with Map</b>		
	<p><b>(I) Administrative Section:</b> Total Area... 5230.25 sq.ft (which includes) Principal Room, P.A. Room, Reception cum Visitors lounge, Meeting hall, Account section, Record and Central store etc.</p>	Yes	Adequate
	<p><b>(II) Lecture Halls:</b> a) Total No. of Lecture Halls.....7... b) IT enabled, Audio/Video teaching Aids...317.12 c) Total area for lecture Halls..1080 sq.ft.</p>	Yes	Adequate
	<p><b>(III) Seminar or Conference or Examination Hall for nursing:</b> a) Total Area. 500. Sq. ft. b) Total Seating Capacity..200 c) Audio/Video System and Other Facilities.. Available</p>	Yes	Adequate
	<p><b>(IV) Library:-(Evidence to be attached)</b> a) Total Area 23482.12 sq.ft. Total No. of Books. 2800+500 . Distribution of books Capacity of Reading Hall:-for Students . . 3003 for Teachers..... No. of Scientific Journals 15 .No. of News Papers/Research Journals . . . Photo Copier Machine..5. Drinking water &amp; Washrooms.. Available</p>	Yes	Adequate
	<p><b>b) Digital Library:</b> No. of Computers.....25 Internet Facility Available Speed:-1000mbps</p>		
	<p><b>(V) Teaching Departments:</b> There shall be Five Teaching Departments as per MSR No. of departments 5 Departmental Area, No. of Books/ Charts/Models/Specimens (dry and wet) / Museum in each department information to be uploaded on college website.</p>	Yes	Adequate
	<p><b>(VI) Laboratories:-</b> <b>Laboratories: As per MSR (1520 Sq.ft.)</b> Nursing Foundation and Medical Surgical Nursing Lab 5 (1500 Sq.ft.), CHN (900 Sq.ft.), Nutrition (900 Sq.ft.), OBG and Paediatric (900 Sq.ft.), Pre-Clinical Science (900 Sq.ft.), Advanced Nursing Skill Lab (900 Sq.ft.), Computer Lab (1500 Sq.ft.), with 1:5 computer as per Intake capacity, AV Aids, well Equipped Lab must have Mannequins, Articles &amp; Beds as per MSR &amp; INC Norms</p>	Yes	Adequate
	<p><b>(VII) Auditorium:-(As per MSR)</b> Auditorium should be spacious enough to accommodate at least double the sanctioned/actual strength of students, so that it can be utilized for</p>	Yes	Adequate

<b>VIII. Radiology or Sonography Section:- :-</b> (all Relevant information on hospital letter head to be uploaded on website ) Radiologist chamber, X-ray room, Darkroom, film drying room, storeroom, patients waiting and dressing room, reception or registration or report room.	Yes/No	
<b>IX. Labor Room:-</b> Average Deliveries conducted annually/Monthly/Daily as per Birth record maintained by hospital:- (information to be available on website)	Yes/No	

**BASIC DETAILS ABOUT INFRASTRUCTURE CHECK LIST**

PARTICULAR TO BE VERIFY BY ASSESOR	YES/ NO	Remark
Certified Copy of Location of College Building Address by Government authority (Search Report) to be <b>uploaded at website</b>		
Certified Copy of Location of Hostel Building Addressed by Government authority (Search Report) to be <b>uploaded on website</b>		
Is Separate College Building Not Available { Attach resolution of Trust /owner for Area Allocation } <b>to be uploaded on website</b>		
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation } <b>to be uploaded at website</b>		
Authorized Building Plan approved by Competent Authority <b>to be uploaded at website</b>		
Availability of Building Completion (College/Hostel) Certificate by Competent Authority <b>to be uploaded at website</b>		
Lease or Rent Agreement of College if Required <b>to be uploaded at website</b>		
Provision Of Fire Safety Measure as per standard norms of Government		
<b>Fire Safety Certificate for College , Hostel And Hospital to be uploaded at website</b>		
General Student Safety Measures done in Building as per norms		
<b>Provision for facility Physically Challenged Students</b>		
<b>OTHER INFRASTRUCTURAL PROVISIONS</b>	<b>YES/NO</b>	<b>REMARK</b>
<b>Playground</b> (Playground should be spacious for outdoors sports like volleyball, football, badminton and for athletics)		
Provision for Physical Teacher for Student in College And Hostel		
<b>Garage</b> (Garage should accommodate a 50 seated vehicle)		
<b>Gymnasium Facility</b> to be uploaded on website		

**Any Other Remarks (Please Specify):-**

**Hereby I declare all relevant document uploaded are clear and visible on website are true as per my best knowledge:-**

**Date:-**

  
**PRINCIPAL**  
 Arumura College of Nursing  
 BANGALURU  
**Dean/Principal Stamp & Signature**

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

कार्यालय 15/12/16 बंधारा महाराष्ट्र  
© 2015 © PG 992866

*Signature*

58832

34

28/12/16

*Initial*

विश्व कोषागार कार्यालय बंधारा  
पुण्या दिनांक  
08 DEC 2016

LEASE AND LICENCE AGREEMENT

THIS LEASE AND LICENCE AGREEMENT is made at Bhandara, on this 20<sup>th</sup> day of December month, of the year Two Thousand and Sixteen.

BETWEEN

- 1) Avinash Kisan Sakhare, Age 43 year, Indian National, residents of Qt. No. 15, Gujarati Colony Ganeshpur, Bhandara [Hereinafter called "THE LICENSOR" which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, legal representatives, administrators, successors, assigns) OF THE ONE PART.
- 2) Aromira College of Nursing Ramabai Ambedkar Ward, Bhandara run by Varsha Bahuddeshiya Mahila Prasarak Mandal, Ramabai Ambedkar Ward, Bhandara through its Secretary Mrs. Varsha Avinash Sakhare Age 38 years Resident of Qt No. 15, Gujarati Colony Ganeshpur, Bhandara herein after



called "THE LICENSEE" (Which expression shall unless repugnant to the, context or meaning hereof mean and include his heirs, legal representative, administrators, successors, assigns) OF THE SECOND PART

Whereas the Licensor is the owner of Ground Floor, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3rd floor 4th floor, Plot No. 81, 82, Mauza Ganeshpur, Kha. No. 11, Ramabai Ambedkar Ward, Bhandara -441904 (hereafter referred to as the said premises) The licensor is well and sufficiently entitled to and otherwise sized and possessed commercial premises and building admeasuring about total builtup area 26151.25 sq. ft. total carpet area 23482.12 Sq.ft. and more particularly described in the schedule hereinafter written (hereinafter referred to as "THE SAID PREMISES' or THE SAID PROPERTY')

AND WHEREAS the Licensee has approached the Licensor to occupy he said premises along with is fixtures, for Nursing College purpose for a period 35 years only commencing from dt. 01/04/2015 to dt. 31/03/2050 to which the licensor and licensee has agreed on terms and conditions contained herein after.

The licensee being in need for a commercial premises has requested the licensor to allow/ permit the licensee to use and occupy purpose, for M/s. AROMIRA College OF NURSING, BHANDARA the said property/premises on leave and license basis belonging to the licensor for a period of 35 years, effective from 01 April 2015 to 31/3/2050 to which the licensor has agreed on certain terms and conditions hereinafter appearing.

**NOW IT IS AGREED BY THE BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

- 1) The licensor hereby grant to the licensee license to use and copy the said premises on leave and license basis for the period of 35 years, commencing from 01 April 2015 to 31/3/2050 for the commercial purpose of the licensee and for no other purpose.
- 2) The licensee shall use the said premises for commercial the purpose only of himself and his immediate person, servant, manager, related with business bonafied servants and for no other purpose. The Licensee shall not permit or allow any other person to occupy or reside in the said premises.
- 3) The licensor shall be deemed to be in judicial possession of the licensed premises and the licensee will be in use of the in occupation of the licensed premises as a mere licensee it being the intention of the parties hereto that the exclusive possession of the licensed premises shall west with the licensor alone.
- 4) The licensee shall pay to the licensor a sum of Rs. 95000/- (Rupees Ninty Five Thousand Only) every month as license fee/compensation for use the occupation of the licensed premises. The payment of such license fee/compensation shall be made by then cense e to the licensor without any deduction of any kind whatso ever on or before the 5<sup>th</sup> day of each and every calendar month in advance.
- 5) During the term of the license hereby granted the licensee shall keep deposited with the licensor a sum of Rs.5,00,000/- Five Laes Rupees Only as and by way of security deposit for due fulfillment of the terms and conditions of this agreement. The security deposit is

paid on or before the execution of this agreement. The said Security deposit shall carry no interest and shall be refunded by the licensor to the licensee on the licensee's vacating the handling over quiet and peaceful possession of determination. The licensor shall be entitled to deduct from the security deposit such amount being the amount towards the damage, loss caused by the licensee to the said premises and the quantum shall be determined solely by the licensor.

- 6) The licensee shall pay all charges in respect of electricity, power and water consumed by the licensee in the said premises as also the telephone bills, if any and other charges of and incidental to the use and occupation of the licensed premises shall be paid by the licensee to the concerned authorities directly. The maintenance charges of the said premises and share in the common water pump, tube well and garden lights shall be paid by the licensee. The licensor shall regularly pay all the rates, taxes, cesses, charges, assessments and other impositions, duties and outgoings to the concerned authorities and when levied by the concerned authorities for the during the continuance of this agreement.

The licensee shall keep the interior of the said premises and the floors, walls ceilings, doors, windows, electricity installations, water taps and other fittings and fixtures thereof in good repair and conditions (reasonable wear and tear and damage by fire tempest and acts of God excepted) and shall repair, make good or replace any damages or breakage caused to the same or any part thereof.

The licensee and / or any person on behalf of the licensee shall not make of permit to be made any alternation or additions to the construction or arrangement (internal or external) of the said premises. It is specifically understood that on expiry of this agreement or sooner determination as provided herein the licensees shall at their costs put the said premises in the same conditions as it has been given to the licensee on the commencement of this agreement, the licensee shall be entitled to brings his own furniture, good etc in the said premises which may be required for the commercial purpose. The licensee shall be liberty to obtain telephone connection in the said premises a his costs and the licensor does hereby give his consent for the same.

- 9) The licensee and/ or his family members, servants and not do or permit to be done upon he said premises any act or thing which may be or may become a nuisance or annoyance to or in any way interfere with the quiet possession of the licensor or the tenants or occupiers of the other portions of the building in which the said premises is situated.
- 10) The parties hereto expressly agree and declare that on tenancy rights nor any right title or interest in the nature of tenancy or any other interest whatsoever is hereby created or intended to be created by this agreement in favour of the licensee.
- 11) The licensee agrees that the licensee shall not keep or store in or upon the said premises petrol or any other goods of combustible hazardous or explosive nature except goods of such nature as are required for commercial purpose and car and permitted by the law nor to do or suffer to be done on the licensed premises anything which shall make voidable or

increase the premium payable on the policy or insurance for the time being in force in respect of the building in which the said premises are situated.

- 12) The parties hereto agree that the license hereby granted to use the licensed premises is granted to the licensee on personal basis and the licensee shall not be entitled to transfer, assign, sub-let, under-let or grant any license in respect of or part with possession of the licensed premises or any part thereof.
- 13) The licensee and or his bonafied servant shall observe and perform ail the terms and conditions bye-laws of the condominium / society/ Company applicable to the said premises and also observe all the Municipal rules, and regulations and laws, in respect or the use of the said premises.
- 14) It is agreed between the parties hereto that if the compensation payable hereunder for the use of the said premises of any part thereof shall remain unpaid for a period of after the same has become due or if any of the said event's it shall be lawful for the licensor or any of the person of persons duly authorized by him to give a written notice calling upon the licensee to rectify the breach within a period of days if the licensee fails to rectify the said breach within days from the date of the notice the license hereby granted shall automatically stand terminated not with standing anything to the contrary herein and upon such termination the licensor or his authorized representative shall be at liberty to enter upon the said premises for that purpose to break open any doors, locks, or bolts to get entry into the said premises licensor or his representatives, it is distinctly agreed between the parties that such action taken by or n behalf of the licensor to enter upon the said premises in the manner aforesaid shall the valid and lawful and the licensee shall raise to objection thereto or question the same in any court of law.
- 15) The licensors shall not be responsible for any damage that may happen to the person or property whatsoever of the licensee and / or his family member servants, visitors and invitees using the said premises for the time being by fire, rain floods, leakage, bursting of water or electric wires castings or tubes or other installation in or about the said premises or by the giving way of any portion or portions of the flooring walls roof ceiling or any other part of the building or from any cause whatsoever.
- 16) Upon the termination of the license hereby created or sooner determination thereof the licensee and his family members and servants shall forthwith remove themselves together with their furniture, fixtures and belongings and shall had over quiet, vacant and peaceful occupation of the said premises to the licensor.
- 17) The licensor shall retain the original keys in respect of the said premises and the duplicate keys in respect of the said premises shall be with the licensee after execution of this agreement. The licensee shall not change the lock on the main entrance door or other doors of the said premises.
- 18) The parties hereto agree that if before the completion of the term of license under this agreement either party is desirous of terminating this agreement them the party is desirous of terminating this agreement shall give not less than 15 days notice to the other party in respect thereof and on the expiry of the said 15 days the agreement would automatically stand terminated.
- 19) Not with standing anything stated herein it is agreed between the parties hereto that the



license granted hereby can be revoked by the licensor during the terms of this agreement if any legislation notification prohibiting or restricting leave and license permission come in force

- 20) Without prejudice to the foregoing provisions and without prejudice to all or any other rights and remedies that may be available to the licensor under this agreement the licensee agrees that the licensor shall be entitled to recover possession of the said premise and avail the rights conferred by section 24 of Maharashtra Rent Control Act, 1999.
- 21) The licensor shall within the prescribed time present and register this agreement with the appropriate Registration Authority as contemplated under the provisions of section 55 of the Maharashtra Rent Control Act 1999. All the costs, expenses such a stamp duty, registration fees and other miscellaneous expenses shall be borne by the licensor alone.
- 22) It is agreed between the parties that the original of this license agreement shall be retained by the licensor and the licensee shall keep with him a certified copy of this agreement.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year herein above written.

SCHEDULE ABOVE REFERRED TO

All piece and parcel and land & Building situated at Ground Floor, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3rd floor, 4th Floor, Plot No. 81, 82, Mauza Ganeshpur, Kha. No. 11, Ramabai Ambedkar Ward, Bhandara - 441904 admeasuring are total built up area 26151.25 sq.ft. total carpet area 23482.12 Sq. Ft. Together with all fixtures.

IN WITNESS WHEREOF the parties hereto have signed hereunder at Bhandara this 21/12/2016.

LICENSOR

*[Signature]*  
Avinash Kisan Sakhare

In the presence of :-

Withess

- 1. *[Signature]*
- 2. *[Signature]*

*[Signature]*

LICENCEE

Aromira College of Nursing  
run by VBMPM, Bhandara  
through its Secretary  
Mrs. Varsha A. Sakhare

सचिव

वर्षा बहुउद्देशिय महिला प्रसारक मंडळ  
रजि.नं. एमएच/१६२/०१ बीएच  
ता. जि. भंडारा

ATTESTED

*[Signature]*  
M. K. BANDEBUCHÉ

ADVOCATE / NOTARY  
A.C. BHANDARA (M.S.) INDIA

DIARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

~~CANCELLED~~  
~~CANCELLED~~

अनुसूचि 'क'

इमारतीच्या जागांबाबत सनवेचा नमुना  
 (कलम १२१/११० वर)



महाराष्ट्र शासन

आर्विनाश किसन सारकर

ज्याच्या राज्य शासनाने, जमीन महसुलाची व्यवस्था व्हावी म्हणून आणि जमिनाच्या मालकीबाबतीचे आणि तत्संबंधीचे इतर हक्कांचे अभिलेख ठेवण्याच्या आणि ते जतन करून ठेवण्याच्या दृष्टीने, महाराष्ट्र जमीन महसूल अधिनियम, १९६६ च्या तरतुदीनुसार गावठाण ठरवी घ्या मॅग्नॅट - गेहेबापुर मधील जमिनीची सर्वेक्षण करण्याचा निर्देश दिला आहे. आणि त्यासंबंधात आवश्यक ती बाबी कल्पना आदेश दिला आहे. त्याच्या, उक्त अधिनियमाच्या कलम १२१/१३० अनुसार पुढील अर्थाची शनय देण्यात येत आहे:-  
 नकाशातील विवक्षित कायद क्रमांक ३ मधील नोंद क्रमांक ४३९ च्या  
 विषय — — — च्या — — — मधील आणि अंदाजे २००३ चौ.मीटर  
 इतका अंदाज — — — पासून — — — पर्यंत जाणाऱ्या रस्त्याकडे तोंड असणाऱ्या  
 आणि पुढील आकाराचा व पुढील मोजमापे असलेला विशिष्ट भूखंड (जमिनीची प्लॉट) आपल्या भोगवट्यात आहे :-

४३२		रक्ती
४३०	४३९	
४३२	४३३	४३५

(नकाशातील रिकामी जागा)

मुख्य विद्युत त्रमाप-१:५००  
 वाहिनी  
 ५३०

त्याच्या, वाटारे, आपल्याला जमीन महसूल म्हणून, दरवर्षी रु. — — — ची रक्कम प्रदान करण्याच्या शर्तीच्या अधीनतेने उक्त भोगवटा आपणाकडे कायम देण्याचे निश्चित केले आहे.

आपल्या सत्ताप्रकाराच्या शर्ती अशा आहेत की, आपला भागेवटा हस्तांतरणीय तसेच पंशपरंपरागत असेल आणि तो, येळोयेळी तिपा जो कायदेशीर धारक असेल अशा कोणत्याही व्यक्तीच्या अधिकाराच्या संबंधात कोणताही प्रश्न किंवा आक्षेप घेता राज्य शासनाकडून पाहू देवण्यात येईल. परंतु या अटीवर की, महाराष्ट्र जमीन महसूल अधिनियम, १९६६ च्या किंवा त्या त्यावेळी अंमलात असणाऱ्या इतर कोणत्याही विधीच्या तरतुदीनुसार वरील जमीन महसूल दरवर्षी दिला पाहिजे आणि पासून सुरु होणारी

वर्षाची मुदत संपल्यानंतर आणि त्या नंतरच्या वर्षाच्या पुढील मुदतीत आकारणीच्या उक्त दरात शाहदतित्या फेरतपासणी होऊ शकेल आणि उक्त आकारणीची रक्कम देण्याची वेळ आणि पद्धती याबाबती येळोयेळी अंमलात असणाऱ्या कायदाच्या तरतुदीचे पालन करणे आवश्यक असेल आणि कायदानुसार देणे आवश्यक असेल उक्त आकारणीची रक्कम देण्यात आपण करू शकता. उक्त भोगवटा आणि त्या त्यासंबंधीचे सर्व अधिकार व हितसंबंधी आपण जाण्यास पात्र ठरतील.



५  
 राज्य अधीनस्थ भूमि जमिनेदार  
 ...च्या जिल्हाअधिकारी

\* लागू नसेल ते छोडावे.