ANNEXURE-II

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

INFRASTRUCTURE DETAILS

This Annexure to be verify at time of inspection by assessors

ALL SUPPORTING DOCUMENT POINT WISE IN CLEAR VISBLE MUST BE UPLOAD ON WEB SITE

Sr. No.	Particulars to be verified	Details on College Website	Adequate/ Inadequate
	College		
1	**(All document must be available on web site)** **Land details:** Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land **(Applicable only to Private Colleges).** (Verify land documents & Government permissions documents are uploaded on College Website. No Land/ Construction documents shall be submitted to the University. Only deficit information to be pointed out to the University).	Yes	Adequate
2	**Total constructed area of college building Attached Completion Certificate with Map**		
	(I) Administrative Section: Total Area 4100sq.ft (which includes) Principal Room, P.A. Room, Reception cum Visitors lounge, Meeting hall, Account section, Record and Central store etc.	Yes	Adequate
	(II) Lecture Halls: **a)** Total No. of Lecture Halls 06 **b)** IT enabled, Audio / Video teaching Aids - Yes **c)** Total area for lecture Halls 6600sq.ft .	Yes	Adequate
	(III) Seminar or Conference or Examination Hall for nursing : a) Total Area 4000Sq.ft. b) Total Seating Capacity 200 c) Audio / Video System and Other Facilities -Yes	Yes	Adequate
	(IV) Library:- (Evidences to be attached) **a) Total Area** : 2400 sq.ft. Total No. of Books .2819 1114 Distribution of books 35 daily,800 monthly, 1000 yearly. Capacity of Reading Hall :-for Students 150 for Teachers 20 No. of Scientific Journals 11 .No. of News Papers/Research Journals 05 Photo Copier Machine 02 Drinking water &Washrooms - yes **b) Digital Library :** No. of Computers 20 Internet Facility- yes Speed:- 100 mps	Yes	Adequate
	(V) Teaching Departments:		
	There shall be Five Teaching Departments as per MSR No. of departments - 05 Departmental Area, No. of Books/ Charts / Models / Specimens (dry and wet) / Museum in each department information to be uploaded on college website.	Yes	Adequate
	(VI) Laboratories :- **Laboratories : As per MSR** (8100 Sq.ft.) Nursing Foundation and Medical Surgical Nursing Lab (1500 Sq.ft.), CHN (900 Sq.ft.), Nutrition (900Sq.ft.), OBG and Paediatric (900Sq.ft.), Pre-Clinical Science (900Sq.ft.), Advanced Nursing Skill Lab (900Sq.ft.), Computer Lab (1500Sq.ft.), with 1:5 computer as per Intake capacity, AV Aids, well Equipped Lab must have Mannequins, Articles & Beds as per MSR & INC Norms	Yes	Adequate

Chairman of LIC Member Of LIC Member Of LIC

	(VII) Auditorium:- (As per MSR) Auditorium should be spacious enough to accommodate at least double the sanctioned/actual strength of students, so that it can be utilized for hosting functions of the college, educational conferences/ workshops, examinations etc. It should have proper stage with green room facilities. It should be well – ventilated and have proper lighting system. There should be arrangements for the use of all kinds of basic and advanced audio-visual aids. **OR** **Multipurpose Hall:-** College of Nursing should have own multipurpose hall	Yes	Adequate

	(VIII) Canteen and Kitchen Facility:- attached certificate **[Note: Verify Canteen Facility & Hygiene is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]**	Yes	Adequate
	(IX) Common Rooms: Is separate common rooms for boys and girls available (Specify seating capacity)	Yes	Adequate
3	**University Examination Infrastructure:** 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 vehicle, Guest house facility	Yes	Adequate
4	**Other facilities:** Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility	Yes	Adequate
5	**Hostel facility:** Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Yes	Adequate
	Hospital attach Relevant Document on web site		
6	**Hospital Details**	**Details on College Website**	**Adequate/ Inadequate**
	Name of the Hospital : MAEER's Vishwaraj Hospital	Yes	Adequate
	Address: Gate No 499, Solapur - Pune Highway, Loni Kalbhor, Pune - 412201		
	Telephone No. : 020-67606060		
	Bed Strength : 300		
	Distance of Hospital from the College to which it is attached (in kms) – 0 km Parent Hospital	-	
	Number of beds registered as per BNH Act (**attach certificate on web site**)	Yes	Adequate
7	**I. Total constructed area of Hospital Building as per MSR attach completion certificate and blue print** **(1987.99 Sq.mtr. / Sq.ft.)**	Yes	Adequate
	Whether the Hospital is Owned by the College	Yes	Adequate
	II. Hospital Administration Block as per MSR (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)	Yes	Adequate
	III. Out–Patient Departments (OPD) as per MSR Total Area of OPD Complex 21398 Sq.ft. No. of OPD's 22742 **Facilities shall be as per MSR & all details shall be on college website.**	Yes	Adequate
	IV. In Patient Departments (IPD) as per MSR Total Area of IPD Complex 85592 Sq.ft. No. of IPD Departments 10 Bed Distribution 300 **Facilities shall be as per MSR & all details shall be on College website.**	Yes	Adequate
	V. Operation Theatres Block as per MSR Total Area of OT Block 21398 sq.ft. No. Of OTs available 14432 Facilities shall be as per MSR & all details shall be on college website.	Yes	Adequate
	VI. Casualty Facilities **State Government Permission Letter attach copy on web site**	Yes	Adequate

Chairman of LIC Member Of LIC Member Of LIC

	VII. Central Clinical Laboratory details **(all Relevant information on hospital letter head to be uploaded on web site)** Well-equipped with separate sections for Pathology, Biochemistry and Microbiology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be Provided.	Yes	Adequate
	VIII. Radiology or Sonography Section:- :- **(all Relevant information on hospital letter head to be uploaded on web site)** Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.	Yes	Adequate
	IX. Labor Room :- Average Deliveries conducted annually/Monthly/ Daily as per **Birth record** maintained by hospital:- (information to be available on web site) Daily 25, Monthly 764, Yearly 9168.	Yes	Adequate

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 **uploaded at website**	YES	
Certified Copy of Location Of Hostel Building Addressed by Government authority (Search Report) to be **uploaded on website**	YES	
Is Separate College Building Not Available {Attach resolution of Trust /owner for Area Allocation } **to be uploaded on website**	YES	
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation} **to be uploaded at website**	YES	
Authorized Building Plan approved by Competent Authority **to be uploaded at website**	YES	
Availability of Building Completion (College / Hostel) Certificate by Competent Authority to **be uploaded at website**	YES	
Lease or Rent Agreement of College if Required **to be uploaded at website**	YES	
Provision Of Fire Safety Measure as per standard norms of Government	YES	
Fire Safety Certificate for College , Hostel And Hospital to be uploaded at website	YES	
General Student Safety Measures done in Building as per norms	YES	
Provision for facility Physically Challenged Students	YES	

OTHER INFRASTRUCTURAL PROVISIONS	YES/NO	REMARK
Playground (Playground should be spacious for outdoor sports like volleyball, football, badminton and for athletics)	YES	Adequate
Provision for Physical Teacher for Student in College And Hostel	YES	Adequate
Garage (Garage should accommodate a **50** seated vehicle)	YES	Adequate
Gymnasium Facility to be uploaded on website	YES	Adequate

Any Other Remarks (Please Specify) :-

Here by I declare all relevant document uploaded are clear and visible on web site are true as per my best knowledge:-

Date:- 10-02-2026

Dean/ Principal Stamp & Signature

Chairman of LIC

Member Of LIC

MAEER MIT's VishwaRaj Institute of Nursing Pune Pin No 412201 Loni-Kalbhor

Member Of LIC

PRINCIPAL

MAEER MIT's VishwaRaj Institute of Nursing

Loni-Kalbhor Pune Pin- 412201

(नमुना २, ५, ६ आणि ७)

गाव :- कदमवाक -वस्ती तालुका :- हवेली जिल्हा :- पुणे

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव
499	भोगवटादार वर्ग -1	

शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी जिरायत 0.36.00 बागायत - तरी - वरकस - इतर - एकुण क्षेत्र 0.36.00 पोटखराब (लागवडीस अयोग्य) वर्ग (अ) 1.60.86 वर्ग (ब) - एकुण पो ख 1.60.86 आकारणी 1.47 जुडी किवा विशेष आकारणी -	महाराष्ट्र अॅकॅडमी ऑफ इंजिनिअरिंग अॅड. एज्युकेशन रिसर्च तर्फे विश्वनाथ दादासिंद करांड भारतीय कृषि अनुसंधान ------सामाईक क्षेत्र------ सोपानराव नामदेव हाडके	1.66.86 0.00.00 0.36.00 1.47	538, 1081 कुळाचे नाव इतर अधिकार इतर वमा शेल ऑईल स्टोअररेज अॅन्ड डिस्ट्रीब्युटींग कंपनी ऑफ इंडिया लि भा प मुंबई रु 019.44 वर (1) इतर वित्तीय थकबाकी र रू 1098/- (8848) जमीन जप्त जमीन महसूल देई पर्यंत जप्त. (8848) मा. तहसीलदार सो. यांचे आदेशान्वे कदम वाक वस्ती येथिल विश्वंनाथ दादाराव कराड यांचे जंगम मालमत्ता जमीन जप्ती आदेश र रु 4047543/- करिता (8848)
	(1),(572),(861),(2851),(9567)		सीमा आणि भुमापन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

७/१२

गाव नमुना बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: कदमवाक -वस्ती तालुका: हवेली जिल्हा: पुणे

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2014-15	खरीप									वस्तीपड	0.2450		
										पेट्रोलपंप	0.2450		
2015-16	खरीप									वस्तीपड	0.2450		
										पेट्रोलपंप	0.2450		
2016-17	खरीप									पेट्रोलपंप	0.3600	विहीर	
										वस्तीपड			

भूमिअभिलेख निर्णयात्
ई महाभूमि

सुचना : या संकेतांव्यतिरिक्त दर्शविलेल्या नोंदी ह्या शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गांव कामगार तलाठी
मौजे लोणी काळभोर,
ता. हवेली, जि. पुणे

कर आकारणी रजिस्टर उतारा (नमुना नं. ८)

सन २०१७ - २०१८ सालासाठी करास पात्र इमारती व जमिनी यांची २०१५-२०१९ आकारणी यादी .

Assessment List Extract (Format No.8)

ग्रामपंचायत कदमवाकवस्ती तालुका हवेली जिल्हा पुणे

[नियम ३२ (१) प

सीटी सर्वे नं. जुना मिळकत नंबर मिळकत नंबर रस्त्याचे नाव	मालकाचे नाव	भोगवटादाराचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ चौ.फु.	रहिवेकरनर दर प्रति चौ.मी.(रुपये) जमीन	इमारत	बांधकाम	घसारा दर	इमारतीच्या वापरा नुसार मार्गांक	भांडवली मूल्य (रुपये)	कराचा दर (रुपये)	करायी एकत्रित रुपये घरपट्टी	दिवाबत्ती कर आरोग्य कर पा.प.सामान्य पा.प.विशेष	एकुण	अपिलात निकाल आदेश त्यानंतर केलेले बदल वर	दिवा	आ.	पा.प.	एकुण
१ / २ / ३ / ४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८ / १९ / २०	२१	२२	२३	२४	२५
३/०१५७ कदमवाकवस्ती गट क्र. ४९९ मध्ये	महाराष्ट्र अॅकेडमी ऑफ इंजिनिअरींग अॅन्ड एज्युकेशनल रिसर्च तर्फे डॉ. विश्वनाथ दादाराव कराड, भास्कर एकनाथराव आव्हाड	विश्वराज सुपर मल्टी स्पेशालिटी हॉस्पिटल	आर. सी. सी. बांधकाम वर स्लॅब पुप. १८४ x उद. १३५ G + ८ मजली इमारत व्यायसायीक शौचालयसह	२०१६	२२३५६०.०० २२३५६०.००	१००००	०	१७६००	१.००	१.२५	७१६४५१२८	१.५०	१०७४८१८ १०७४८१८	५० ५० ० ०	१०७४९१८	अनाधिकृत कर कि (सुधारणा) नियम २ नुसार करा बदल महाराष्ट्र शासन प्र. ३ २०१६/ प्र क्र. १७/पंरा - ४ दिनांक १८ चे पत्रानुसार व मा. मु. का. अ. जि. र कडील पत्र जि. प. / पंचा / ९ / १०८ २९/०७/२०१६ अन्वये ग्रा. प. उसपत्र र अनाधिकृत बांधकामाची नोंद ग्रा. प. म २७/०३/२०१८ ठ. क्र. ३९ नुसार घेतली				

विशेष शेरा :- ग्रा.पं.नमुना नं.८ म्हणजेच कर आकारणी नोंदवहीमध्ये इमारतीची नोंद घेतल्यामुळे अनधिकृत/अतिक्रमित/अवैध इमारतीचे बांधकाम अधिकृत होत नाही. तसेच सदर उता-यांच्या आधारे खरेदी-विक्री किंवा आर्थिक व्यवहार झाल्यास संबंधीत व्यवहार करणारी व्यक्ती जबाबदार राहील. याची नोंद घ्यावी.

येणे प्रमाणे अस्सल हुकुम नक्कल अर्जदार श्री. / सौ. .....यांचे अर्जावरुन उतारा तयार केला असे.

दिनांक ११/०४/२०१८
Date 11/04/2018

क्लार्क

ग्राम विकास अधिकारी
Signature with Stamp
Grams[illegible] Officer

OFFICE OF THE
JOINT DISTRICT REGISTRAR
PUNE, MAHARASHTRA
MAH/CCRA/DIST/007

भारत STAMP DUTY महाराष्ट्र
SPECIAL ADHESIVE
₹1784800/- -1.8.02
277635 00044
INDIA MAHARASHTRA

सातारा लातूर चौरा/वेरा/हवा/२७।८२।फक्त

नाव M.A.E.E.R. Pune
पत्ता Pune-38
हस्ते S.V. Kulkarni
पावती क्र. 9038130

सह दुय्यम निबंधक
हवेली क्र. २

हवेली ६
९७९/९१२३
२००२

SALE DEED

ENTURE made and executed on 2 day of August in the
002

BETWEEN

SHNA RANBIRRAJ KAPOOR, Age - 72 years - Adult,
- Business, residing at Deonar Cottage, Deonar Farm Road,
mbai - 400 088

DHIRRAJ RANBIRRAJ KAPOOR, Age - 55 years - Adult,
- Business, residing at Deonar Cottage, Deonar Farm Road,
mbai - 400 088

IRAJ RANBIRRAJ KAPOOR, Age - 49 years - Adult,
- Business, residing at 27, Krishna Raj, Pali Hill, Bandra
bai - 400 050

/RAJ RANBIRRAJ KAPOOR, Age - 39 years - Adult,
Business, residing at Deonar Cottage, Deonar Farm Road,
bai - 400 088

NANDA, Age - 53 years - Adult, Occupation - Business,
Friends Colony (West), New Delhi - 110 063

(6) Miss. RIMA RANBIRRAJ KAPOOR since married MRS. RIMA JAIN, Age - 45 years - Adult, Occupation - Business, residing at Mehar Apartments, Flat No. 104, 10th Floor, Altamount Road, Mumbai - 400 026

all Indian Inhabitants hereinafter called "the VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the One Part

AND

MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE (Trust Registration No. F-2555 and Society Registration No. MAH/Poona/1983) – a Public Trust having its Registered Office at Survey No. 124, Kothrud, Pune - 411038 acting through DR. VISHWANATH DADARAO KARAD, Executive President & Managing Trustee, Age - 62 years, residing at Plot No. 19, Rajpath Housing Society, Ramkrishna Paramhansanagar, Paud Road, Kothrud, Pune-411 038 and ADV. BHASKARRAO EKNATHRAO AVHAD, President & Trustee, Age - 58 years, Occupation - Advocate, residing at "Dnyandeep", Kothrud, Pune-411 038 hereinafter called "the PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective Trustees, Executors, Administrators, Successors and Assigns) of the Other Part

WHEREAS HIS HIGHNESS MAHARAJA DHIRAJ MAHARAJ SHRI DALITSINGHJI HIMMATSINGHJI BAHADUR OF IDAR in his capacity as the Ruler of the State of Idar (hereinafter referred to as "the said Ruler of the State of Idar") being absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of agricultural lands along with some non-agricultural land with a very old building structures standing on the same situate, lying and being at Village Loni Kalbhor, Taluka Haveli, District Pune more particularly described in the Schedule hereunder written sold, conveyed and transferred the same to the LATE SHRI RANBIR RAJ KAPOOR by and under the Conveyance dated 21st day of September, 1966 and registered with the Sub-Registrar of Assurances at Bombay under no. 101/67 of Book No. 1 on 12th August, 1968 and made between the said Ruler of the State of Idar of the One Part and the said RANBIR RAJ KAPOOR of the Other Part for the consideration therein mentioned.

AND WHEREAS by another Conveyance dated 21st day of September 1966 and registered with the Sub-Registrar of Assurances at Bombay under no. 100/67 of Book No. 1 on 6th January, 1970 and made between the said Ruler of the State of Idar of the One Part and the said RANDHIR RAJ KAPOOR of the Vendors above named of the Other Part, the said Ruler of the State of Idar sold, conveyed and transferred to the said RANDHIR RAJ KAPOOR all those pieces or parcels of agricultural as well as non-agricultural land situate lying and being at Village Loni Kalbhor, and Kadamvek Wasti, Taluka Haveli, Dist Pune and more particularly described in the Schedule thereunder written which included the pieces or parcels of land more particularly secondly described in the Schedule hereunder written for the consideration therein mentioned.

AND WHEREAS on a portion of land admeasuring 12,000 Sq. feet or thereabouts of the land bearing Survey No. 58A, Hissa No. 2 being part of the said land more particularly described in the Schedule hereunder written a Petrol Pump of Bharat Petroleum Corporation Limited, a Government of India Undertaking exists pursuant to the Indenture of Lease dated 7th November, 1957 between HIS HIGHNESS SHRI HIMMATSINGH THE MAHARAJA OF IDAR of the One Part and Burmah-Shell Oil Storage And Distributing Company of India Limited which was subsequently taken over by Government of India and thereupon the assets thereof vested in the said Bharat Petroleum Corporation Limited of the Other Part.

AND WHEREAS in or about the year 1987 the said piece of land together with the structures standing thereon and more particularly secondly described in the Schedule hereunder written out of the several pieces of land sold, conveyed and transferred by the said Ruler of the State of Idar to the said RANDHIR RAJ KAPOOR under the said Conveyance dated 21st September, 1966 stood transferred to and vested in the said RANBIR RAJ KAPOOR by Virtue of Gift and as a result thereof the SAID RANBIR RAJ KAPOOR became the legal owner of and/or otherwise well and sufficiently entitled to all those pieces or parcels of agricultural and non-agricultural land with the structures thereon and more particularly described in the Schedule hereunder written.

AND WHEREAS the said RANBIR RAJ KAPOOR died intestate on 2nd day of June, 1988 leaving him surviving the Vendors abovenamed as his only heirs and legal representatives in accordance with the provisions of Hindu Succession Act, 1956 by which he was governed at the time of his death and thereupon all his assets, estates and properties including all those pieces or

parcels of land more particularly described in the Schedule hereunder written devolved on and vested in the Vendors abovenamed.

AND WHEREAS the Vendors abovenamed thereafter arrived at an arrangement of distribution amongst themselves of all the assets, estates and properties left behind by the said (Late) RANBIR RAJ KAPOOR on his death and the said arrangement has been recorded in the Deed of Family Arrangement dated 1st April 2000 made between the Vendors abovenamed.

AND WHEREAS even according to the said Family Arrangement the said pieces or parcels of the land more particularly described in the Schedule hereunder written continued to be owned jointly by the Vendors abovenamed, each of them having undivided 1/6th share therein.

AND WHEREAS the purchasers have approached the Vendors with a proposal to purchase from the Vendors the said land more particularly described in the Schedule hereunder written.

AND WHEREAS the Vendors herein for the purposes of their joint family interest and for the legal necessity and for the benefit of estate have agreed and decided to convey, transfer, and sell the said properties to the Purchasers.

AND WHEREAS the Purchasers viz. **MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE** have authorized (1) **DR.VISHWANATH DADARAO KARAD**, their Executive President & Managing Trustee AND (2) **ADV. BHASKARRAO EKNATHRAO AVHAD**, their President & Trustee by the Resolution No. 71/2002 passed in the meeting of their Board of Trustees/Committee's meeting held on 25th March 2002 to purchase and procure the said land and to represent and act for and on behalf of the said **MAHARASHTRA ACADEMY OF ENGINEERING AND EDUCATIONAL RESEARCH, PUNE,** the Purchasers abovenamed for that purpose and to execute the necessary legal documents in connection therewith.

AND WHEREAS the Vendors have informed the Purchasers and the Purchasers are aware that on a portion of the land bearing Survey No. 58A, Hissa No.2 out of the said land more particularly described in the Schedule hereunder written the Petrol Pump of the said Bharat Petroleum Corporation Limited exists and the said Bharat Petroleum Corporation Limited are in use and occupation of a portion admeasuring 12,000 sq.feet or thereabouts of the said

land bearing Survey No.58A, Hissa No.2 together with the said Petrol Pump standing thereon by virtue of the said Indenture of Lease dated 7th November, 1957 made between the said HIS HIGHNESS SHRI RIMMATSINGH THE MAHARAJA OF IDAR of the One Part and the said Burmah-Shell Oil Storage And Distributing company of India Limited of the Other Part

AND WHEREAS the Vendors have further informed the Purchasers that the lease granted under the said Indenture of Lease dated 7th November, 1957 has expired by efflux of time on 9th September, 1986 and the said Bharat Petroleum Corporation Limited have no right to continue thereafter the possession of the said portion of land admeasuring 12,000 Sq.feet or any part thereof pursuant to the said Indenture of Lease dated 7th November, 1957 or otherwise howsoever.

AND WHEREAS the Vendors have further informed the Purchasers that by Order and Decree dated 29th day of September, 1998 passed by the 6th Additional Judge, Small Cause Court, Pune in the Civil Court Suit No. 469/97 in which the Vendors are the Plaintiffs in their capacity as the legal representatives of the said late RANBIR RAJ KAPOOR and the said Bharat Petroleum Corporation Limited are the Defendants the said Bharat Petroleum Corporation Limited were ordered and decreed to deliver the possession of the said portion of land admeasuring 12,000 Sq. feet or thereabouts of the said land bearing Survey No. 58A, Hissa No.2 now described as Gut No. 499 out of the land more particularly described in the Schedule hereunder written to the Vendors and that the Appeal filed by the said Bharat Petroleum Corporation Limited against the said Order and Decree dated 29th September, 1998 in the Court of the District Judge at Pune being Civil Appeal No. 596/2000 has been dismissed by the District Judge at Pune vide order dated 3rd April, 2002.

AND WHEREAS the Vendors have informed the Purchasers that on some portion of land lying between the Pune Solapur Highway No.9 and the Railway Track the said Late SHRI RANBIR RAJ KAPOOR/the Vendors had allowed some poor people to stay temporarily and thus there are nearly 27 licensees holding small hutments covering about 15 Ares ex gratis.

AND WHEREAS on a portion of the said land more particularly described in the Schedule hereunder written two SAMADHIS one being of the late SHRI PRITHVIRAJ KAPOOR and the other being of the said late SHRI RANBIR RAJ KAPOOR exist.

AND WHEREAS the Purchasers have inspected the entire of the said land more particularly described in the Schedule hereunder written and noted the present condition thereof as also the portions thereof in use and occupation of the said Bharat Petroleum Corporation Limited as also under encroachments as aforesaid.

AND WHEREAS the Vendors have informed the Purchasers that no Notice of Acquisition or Requisition or set back by Government of Maharashtra or Central Government or any local or public body or authority or under any statute in respect of the said land more particularly described in the Schedule hereunder written or any part thereof or regarding any restrictions on construction thereon or on any part thereof has been received by or served upon the Vendors or anyone on their behalf and that the said land more particularly described in the Schedule hereunder written or any part thereof is not to the knowledge of the Vendors under any reservation for public purpose nor is it affected by any scheme of Improvement.

AND WHEREAS the Purchasers have investigated and verified the title of the Vendors to the said land more particularly described in the Schedule hereunder written and have accepted the same as clear and marketable.

AND WHEREAS as a result of discussions and negotiations held between the Vendors on the One hand and the Purchasers on the Other hand, the Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said land more particularly described in the Schedule hereunder written in its present state and conditions on as is where is basis with portions thereof in use and occupation of the said Bharat Petroleum Corporation Limited as also under encroachment as aforesaid and with the benefit of the said Order and decree dated 29th day September, 1998 passed by the 6th Additional Judge, Small Causes Court, Pune in the Civil Court Suit No. 469/97 in which the Vendors are the Plaintiffs in their capacity as the legal representatives of the said late RANBIR RAJ KAPOOR and the said Bharat Petroleum Corporation Limited are the Defendants as also with benefit of the said Order dated 3rd April, 2002 passed by the District Judge, Pune dismissing the Civil Appeal No. 596 of 2000 filed by the said Bharat Petroleum Corporation Limited against the said judgement and Decree dated 29th September, 1998 and with right and authority to represent the Vendors and/or substitute themselves in place and stead of the Vendors without any reference to the Vendors in all further

or other proceedings if any arising in the said Suit No. 460/97 entirely at the cost and consequences of the Purchasers herein in all respects. The total consideration of the property described in the schedule hereinunder written is fixed at mutually negotiated lump sum price calculated @ Rs.29,00,000/- per acre in respect of approximate 5 acres of land along side the main road considered prime and @ Rs.4,00,000/- per acre in respect of remaining 62 Acres and 30 Gunthas of land both aggregating to Rs.4,46,20,000/- (Rupees Four Crores Forty Six Lakhs Twenty Thousand only) is to be paid to the Vendors hereinabove mentioned by six equal amounts (fraction rounded off) being their respective share as detailed below :

1.SMT. KRISHNA RANBIR RAJ KAPOOR	1/6	RS.74,36,667/-
2.SHRI RANDHIR RAJ RANBIR RAJKAPOOR	1/6	RS.74,36,667/-
3.SHRI RISHI RAJ RANBIR RAJ KAPOOR	1/6	RS.74,36,667/-
4.SHRI RAJIV RAJ RANBIR RAJ KAPOOR	1/6	RS.74,36,667/-
5.MRS. RITU NANDA	1/6	RS.74,36,666/-
6.MRS. RIMA JAIN	1/6	RS.74,36,666/-
TOTAL ..		Rs.4,46,20,000/-

AND WHEREAS it is agreed that if the said land more particularly described in the schedule hereunder written or any part thereof is found to be under acquisition or requisition or affected by the set back or any restrictions and construction thereon or any reservation for public purpose or by any scheme of improvement no responsibility or liability will be incurred by the Vendors hereinabove on that ground and the sale of the said land more particularly described in the Schedule hereunder written by the Vendors to the Purchasers and the purchase price agreed to be paid by the Purchasers to the Vendors shall remain unaffected and absolute.

AND WHEREAS the Purchasers have offered to pay the consideration in respect of the property described hereunder and the Vendors herein are fully satisfied with the offer given by the Purchasers which is fixed at Rs.4,46,20,000/- (Rupees Four Crores Forty Six Lakhs Twenty Thousand only) and have requested the Vendors to execute in favor of the Purchasers a Deed of Conveyance of the said land more particularly described in the Schedule

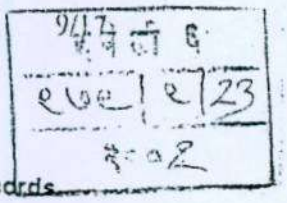
hereunder written which the Vendors have agreed to do and are accordingly executing this Deed of Conveyance in the manner hereinafter appearing -

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.4,46,20,000/- (Rupees Four Crores Forty Six Lakhs Twenty Thousand Only) being the full purchase consideration agreed to be paid by the Purchasers to the Vendors as aforesaid paid by the Purchasers to the Vendors at the time of execution of these presents by six Demand Drafts all drawn on Bank of India, payable at Mumbai/New Delhi as follows

Sr.No.	Name of the Vendor	D.D. Nos. /Dated	Amount
1.	SMT. KRISHNA RANBIR RAJ KAPOOR	31591 TO 31598 30TH JULY 2002	Rs.74,36,667/-
2.	SHRI RANDHIR RAJ RANBIR RAJ KAPOOR	31600 TO 31607 30TH JULY 2002	Rs.74,36,667/-
3.	SHRI RISHI RAJ RANBIR RAJ KAPOOR	31622 TO 31629 30TH JULY 2002	Rs.74,36,667/-
4.	SHRI RAJIV RAJ RANBIR RAJ KAPOOR	31630 TO 31637 30TH JULY 2002	Rs.74,36,667/-
5.	MRS. RITU NANDA	31660 TO 31667 31st ~~30~~TH JULY 2002	Rs.74,36,666/-
6.	MRS. RIMA JAIN	31646 TO 31651 & 31653 TO 31654 30TH JULY 2002	Rs.74,36,666/-

(payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchasers) and in further consideration of the covenant on the part of the Purchasers regarding the said two SAMADHIS, one of the Late SHRI PRITHVI RAJ KAPOOR and the other of the said Late SHRI RANBIR RAJ KAPOOR herein after contained. They the Vendors do and each of them doth hereby grant, convey, sell, transfer and assure unto the Purchasers all those pieces on parcels of agricultural land or ground situate lying and being at Village Loni Kalbhor and Kadamwak Wasti within the limits of Gram Panchayat of Village Loni Kalbhor and Kadamwak Wasti, Taluka Haveli, District Pune and within the jurisdiction of the Zilla Parishad, Pune in the Registration Sub - District Haveli, District Pune and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by red colour boundary line in their present state and condition on as is where is basis as tabulated herein below.





According to title Deeds					According to Land Records			
Description		Area			Description		Area	
Survey No.	Hissa No.	Acres	Gunthas		Gut No.	Hectares	Ares	Pratis
I) 60	5	07	26	)				
60	6	04	21	)				
87	A	19	39	)				
				)	140	24	12	91
59	A	25	11	)				
59	B	00	20	)				
59	C	01	25	)				
II) 87	B	01	32		141	0	73	15
III) 58A	02	02	28	)				
58A	1B	00	01	)				
58A	1A&1C	00	14	)				
	-			)	499	2	10	86
58E	-	00	16	)				
58B	-	02	08	)				
388	-	00	29	)				

TOGETHER WITH all and singular the farm house, outhouses, edifices buildings, court yards, areas compounds, sewers, drains, ditches, fences, trees, plants shrubs, ways, paths, passage, common gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground or any part thereof belonging or in any way wise appurtaining to or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed or known as part of member thereof and to belong or to be appurtenant thereto and also together with all the deeds, documents, writings, vouchers, and other evidences of title relating to the said land or ground hereditaments or any part thereof AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD absolutely and forever all and singular the said land hereditaments and premises hereby granted conveyed transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (all of which

are hereinafter called "the said property") UNTO AND TO THE USE and benefit of the Purchasers SUBJECT TO the payment of all rents, rates, assessments, taxes and dues chargeable upon the same hereafter to become payable to the Government or the Municipality or the Gram Panchayat of Village Kadamwak Wasti and Loni Kalbhor or the Zilla Parishad Pune or any other local or public body or authority in respect thereof AND ALSO SUBJECT TO the portions of the said property in use and occupation of the said Bharat Petroleum Corporation Limited as also under encroachment and all proceedings arising in the said Civil Suit No. 469 of 1997 in the Small Causes Court Pune in which the Vendors are the Plaintiffs in their capacity as the legal representatives of the said late RANBIR RAJ KAPOOR and the said Bharat Petroleum Corporation Limited are the Defendants provided however the benefit of the said Order and Decree dated 29th day of September, 1998 passed in the said Civil Suit No. 469/97 and also the benefit of the said Order dated 3rd April, 2002 passed by the District Judge, Pune dismissing the Civil Appeal No. 596 of 2000 filed by the said Bharat Petroleum Corporation Limited against the said judgement and decree dated 29th September, 1998 shall inure for the benefit of the Purchasers hereinabove together with the right and authority to represent the Vendors and/or to substitute themselves in place and stead of the Vendors without any reference to the Vendors in all further and other proceeding if any arising in the said Civil Suit No. 469 of 1997 at the cost and consequences in all respects of the Purchasers AND the Vendors doth hereby for themselves and their heirs, executors administrators and assigns covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary THEY the Vendors now have in themselves good right, full power, and absolute authority to grant, convey, sell, transfer and assure the said property hereby granted, conveyed, sold, transferred and assured or intended so to be unto and the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, posses and enjoy the said property hereby granted, conveyed, sold, transferred and assured with their appurtenances and receive the rent issues and profits thereof and of every part thereof to and for their own use and benefit and save and except encroachments specified in hereinabove, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their heirs, executors, administrators and assigns or any of them or claim by from under or in trust for them AND THAT save as aforesaid free and clear and freely and clearly and absolutely acquitted, exonerated,

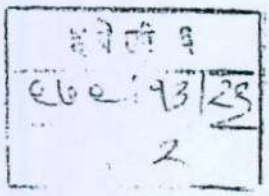
released and for ever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate right, title, interest at law or in equity in the said property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for them they the Vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds matters things conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchasers their successors or assigns or their Counsel in law for assuring the said property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers in manner aforesaid.

AND IT IS HEREBY AGREED DECLARED AND PROVIDED THAT the sale of the said property hereby granted, conveyed, transferred and assured by the Vendors to the Purchasers shall always be subject to the permanent right to the Vendors, the members of their respective families and their respective heirs and legal representatives to visit and pay respect to the said SAMADHIS of the said late **SHRI PRITHVI RAJ KAPOOR** and the said late **SHRI RANBIR RAJ KAPOOR** existing on a portion of the said property and shown on the plan thereof herelo annexed and marked by word "SAMADHI" and the Purchasers shall provide sufficient motorable access/road for the purpose of visits of the family members of the Vendor and their respective heirs and legal representatives to pass and re-pass with proper passage on the said property so as to enable them to visit and pay their respects to these SAMADHIS, which is hereby granted, conveyed, transferred and assured and leading from the public road known as Pune-Sholapur Highway No. 9 to the said two SAMADHIS by night and day and that all covenants on the part of the Vendors hereinabove contained shall be subject to such right of the Vendors and their respective heirs and legal representatives AND THE PURCHASERS DO so as to bind their respective heirs, executors, administrators, successors and assigns hereby covenant with the Vendors their respective heirs and legal representatives that the Purchasers shall for all times hereafter properly look after, maintain guard and protect at their own costs and expenses the said SAMADHIS of the said late

SHRI PRITHVI RAJ KAPOOR and the said late SHRI RANBIR RAJ KAPOOR and that the said passage providing access to the said SAMADHIS from the said public road known as Pune-Solapur Highway No.9 shall be kept open and unbuilt-up upon and without any obstruction by the Purchasers and their successors and assigns.

IN WITNESS WHEREOF the Vendors and the Purchasers have hereunto set and subscribed their respective hands the day and year first hereinabove written.





THE SCHEDULE ABOVE REFERRED TO

FIRSTLY :

ALL those pieces or parcels of land situate at the Dist. Pune, Sub-Dist. Tal. Haveli within the jurisdiction of Sub-Registrar Haveli and Zilla Parishad Pune within the local limits of Gram Panchayat Kadamwak Wasti bearing Survey No. Gutt No and area shown as follows-

Description		Area			Description		Area	
Survey No.	Hissa No.	Acres	Gunthas		New Gut No.	Hectares	Ares	Pratis
60	5	07	26	}				
60	6	04	21	}				
87	A	19	39	}				
59	A	25	11	}	140	24	12	91
59	B	0	20	}				
59	C	1	25	}				

and bounded by as follows -

on or towards East	-	Nala and Gut No. 39 of village Loni Kalbhor
on or towards South	-	Central Railway line
on or towards West	-	Old S. No. 60, 383-1A
on or towards North	-	Old S. No. 87, Mula - Mutha River.

87	B	01	32	}	141	0	73	15

and bounded by as follows -

on or towards East	-	Gut No. 140
on or towards South	-	Gut No. 140, Private Road
on or towards West	-	Gut No. 140
on or towards North	-	Gut No. 140

14/17

SECONDLY

ALL those pieces or parcels of land situate at Tal. Haveli, District Pune and within the jurisdiction of Sub-Registrar Haveli and Zilla Parishad Pune within the local limits of Gram Panchayat Kadamwak Wasti bearing Survey No, Gutt No and area shown as follows-

Description		Area			Description			
Survey No.	Hissa No.	Acres	Gunthas		New Gut No.	Hectares	Ares	Pratis
58A	2	2	28	}				
58A	1B	0	01	}				
58A	1A&1C	0	14	}				
58E	-	0	16	}	499	2	10	86
59B	-	2	08	}				
388	-	0	29	}				

and bounded by as follows -

on or towards East - Khole Wasti

on or towards South - Pune-Solapur National Highway

on or towards West - Road.

on or towards North - Central Railway Line

15/17

SIGNED SEALED AND DELIVERED BY)
the withinamed "VENDORS")

SMT. KRISHNA RANBIRRAJ KAPOOR) Krishna Kapoor.

SHRI RANDHIRRAJ RANBIRRAJ KAPOOR) Randhir Raj Kapoor.

SHRI RISHI RAJ RANBIRRAJ KAPOOR)

SHRI RAJIVRAJ RANBIRRAJ KAPOOR)

MRS. RITU NANDA) Ritu Nanda

MRS. RIMA JAIN) Rima Jain

In the presence of)

1) Shri. Sopanrao Nameleo Haalke

2) Shri. Sudhakar V. Kulkarni

SIGNED SEALED AND DELIVERED BY)
Withinamed "PURCHASERS")
MAHARASHTRA ACADEMY OF ENGINEERING)
AND EDUCATIONAL RESEARCH, PUNE)
by the hands of)
DR. VISHWANATH DADARAO KARAD)
Executive President and Managing Trustee)
AND)
ADV. BHASKARRAO EKNATHRAO AVHAD)
President and Trusee)
In the presence of)

RECEIVED the day and year first
hereinabove written of and from
the withinnamed "PURCHASERS" the
sum of Rs.4,46,20,000/- (Rupees Four
Crores Forty Six Lakhs Twenty
Thousand only)
being the full purchase consideration
as within expressed to be by them
paid to us by Demand Draft all drawn on the
Bank of India, Mumbai/New Delhi
in the manner follows

Krishna Kapoor.
Randhir Kapoor
Rita Nanda

WE SAY RECEIVED

Sr.No.	Name of the Vendor	D.D Nos./Dated All dated 30/7/2002	Amount	Sign
1	SMT. KRISHNA RANBIR RAJ KAPOOR	31591	RS.9,90,000/-	
		31592	RS.9,90,000/-	
		31593	RS.9,90,000/-	
		31594	RS.9,90,000/-	
		31595	RS.9,90,000/-	
		31596	RS.9,90,000/-	
		31597	RS.9,90,000/-	
		31598	RS.5,06,667/-	
		TOTAL	RS.74,36,667/-	
2	SHRI RANDHIR RAJ RANBIR RAJKAPOOR	31600	RS.9,90,000/-	
		31601	RS.9,90,000/-	
		31602	RS.9,90,000/-	
		31603	RS.9,90,000/-	
		31604	RS.9,90,000/-	
		31605	RS.9,90,000/-	
		31606	RS.9,90,000/-	
		31607	RS.5,06,667/-	
		TOTAL	RS.74,36,667/-	

Sl. No.	Name of the Vendor	D.D Nos. 12 All dated 30/7/2002	Amount	Sign
1	SHRI RISHI RAJ RANBIR RAJ KAPOOR	31625	RS.9,90,000/-	
		31623	RS.9,90,000/-	
		31624	RS.9,90,000/-	
		31625	RS.9,90,000/-	
		31626	RS 9,90,000/-	
		31627	RS.9,90,000/-	
		31628	RS.9,90,000/-	
		31629	RS.5,06,667/-	
		TOTAL	RS.74,36,667/-	
2	SHRI RAJIV RAJ RANBIR RAJ KAPOOR	31630	RS.9,90,000/-	
		31631	RS.9,90,000/-	
		31632	RS.9,90,000/-	
		31633	RS.9,90,000/-	
		31634	RS.9,90,000/-	
		31635	RS.9,90,000/-	
		31636	RS.9,90,000/-	
		31637	RS.5,06,667/-	
		TOTAL	RS.74,36,667/-	
3	SHRI RITU NANDA	All dated, 31st July 02 31660	RS.9,90,000/-	
		31661	RS.9,90,000/-	
		31662	RS.9,90,000/-	
		31663	RS.9,90,000/-	
		31664	RS 9,90,000/-	
		31665	RS.9,90,000/-	
		31666	RS.9,90,000/-	
		31667	RS.5,06,666/-	
		TOTAL	RS.74,36,666/-	
4	MRS. RIMA JAIN	All dated 30th July 02 31646	RS 9,90,000/-	
		31647	RS 9,90,000/-	
		31648	RS.9,90,000/-	
		31649	RS.9,90,000/-	
		31650	RS.9,90,000/-	
		31651	RS.9,90,000/-	
		31653	RS.9,90,000/-	
		31654	RS.5,06,666/-	
		TOTAL	RS.74,36,666/-	

[अहस्तांतरणीय]

NON TRANSFERABLE

ORIGINAL COPY

COUNTER FOR PAYMENT TO GOVERNMENT

दिनांक/Date 9.4.02

DATED

Gen 113 पृ.

२७८/१८/२३

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(रुपये/Rupees

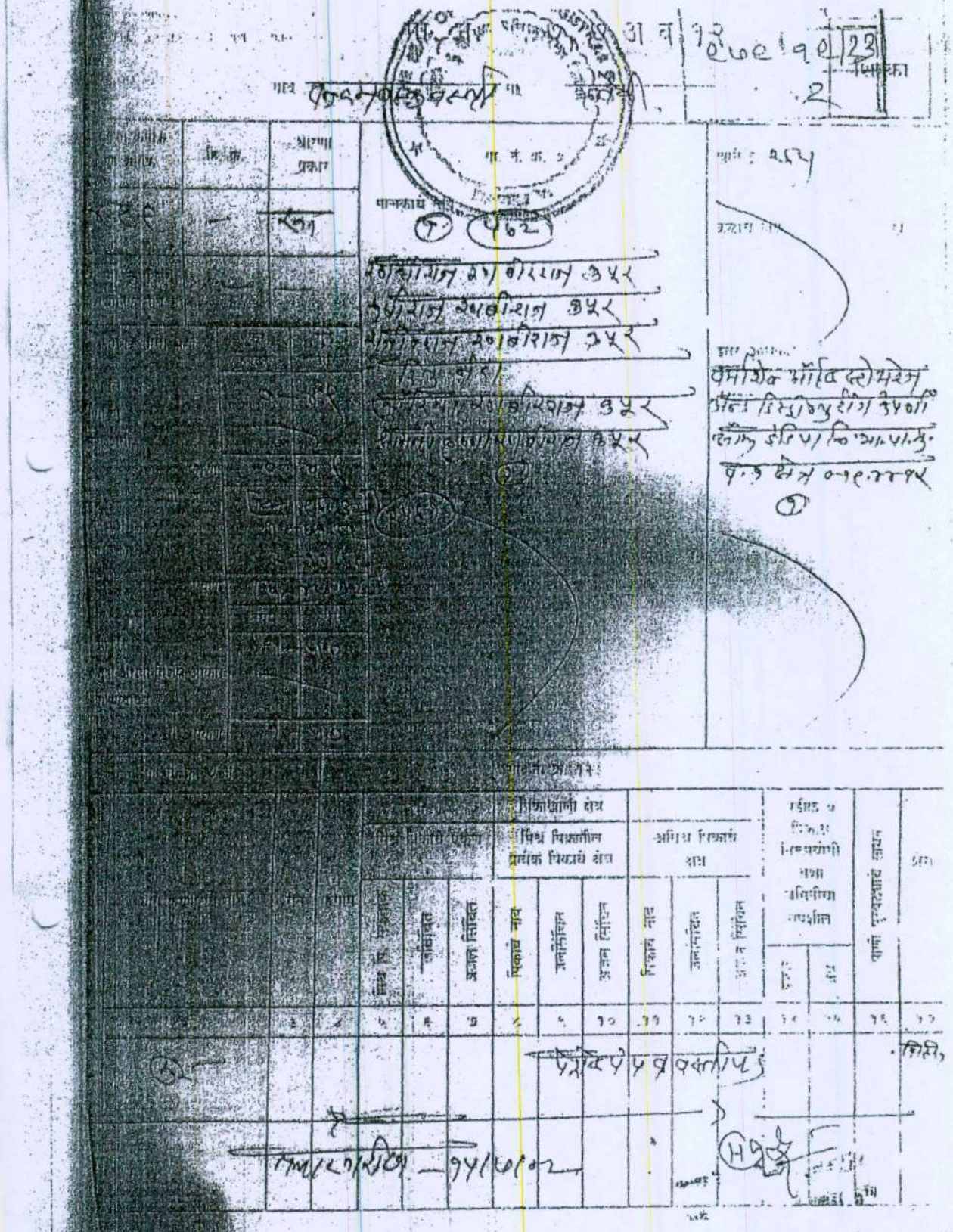
याकरिता मिळावे.

सह/वि. लेखापाल/लेखापरीक्षक

(Signature)

(Designation)

Sub Accountant.



[illegible] पुणे जिल्हा [illegible]
[illegible] ४३१ शुक्रवार पेठ, पुणे २ [illegible]

गाव नमुना क्र. ७, ७ अ व १२

[illegible] ता. [illegible]

शिक्का

गा. नं. क्र. ७

खाते क्र. [illegible]

कुळाचे नाव

[illegible] 20[illegible]

इतर अधिकार

[illegible]

(२१२) (८७)

गा. नं. क्र. १२

वर्ष	रीत	हंगाम	मिश्र. पिकाचे एकूण क्षेत्र: मिश्र पि. संकेतांक	जलसिंचित	अजल सिंचित	पिकाखाली क्षेत्र — मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नाव	जलसिंचित	अजल सिंचित	अमिश्र पिकाचे क्षेत्र: पिकाचे नाव	जलसिंचित	अजल सिंचित	पडीक व पिकास निरुपयोगी असा जमिनीचा तपशील: प्रकार	क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
[illegible]			[illegible]	[illegible]		[illegible]	[illegible]		[illegible]	[illegible]					[illegible]

[illegible] - [illegible]

[illegible]

गा. न. नमुना ७/१२ अ व १२

शिक्का

गाव [illegible] ता. [illegible]

गा. नं. क्र. ७

भूमापन क्रमांक	[illegible]
भूधारणा पद्धती	[illegible]

	हेक्टर	आर
	०-	७३·७५
एकूण	० -	७३·७५
एकूण	० -	७३·७५
	रुपये	पैसे

भोगवटादाराचे नाव

खाते क्र. २६६

कुळाचे नाव

इतर अधिकार

फे. नं. ८०८ । २९ । २३ । २-०२

गा. नं. क्र. १२

पिकाखालील क्षेत्राचे नाव	रीत	हंगाम	मिश्र पिकाचे एकूण क्षेत्र: मिश्र पि. संकेतांक	मिश्र पिकाचे एकूण क्षेत्र: जलसिंचित	मिश्र पिकाचे एकूण क्षेत्र: अजल सिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नाव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: अजल सिंचित	अमिश्र पिकाचे क्षेत्र: पिकाचे नाव	अमिश्र पिकाचे क्षेत्र: जलसिंचित	अमिश्र पिकाचे क्षेत्र: अजल सिंचित	पडीक व पिकास निरुपयोगी अशा जमिनीचा तपशील: प्रकार	पडीक व पिकास निरुपयोगी अशा जमिनीचा तपशील: क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
[illegible]								[illegible]							
[illegible] – १३/६/०२															



दुय्यम निबंधक, हवेली क्र. १

दुय्यम निबंधक, हवेली क्र. १

दस्त क्रमांक : ९७९/२०२३

पावती

पावती क्रमांक : ९७९

दिनांक : २२/०२/२०२३

गावाचे नाव : पुणे

दस्तऐवजाचा अनुक्रमांक, वर्णन (सादरीकरण) : ९७९/२०२३

दस्तऐवजाचा प्रकार : करारनामा

सादरकर्त्याचे नाव किंवा दिलेला संदर्भ : Kapoor Krishna Raj

नोंदणी फी : २००००/-

दस्त हाताळणी फी (23) : ४६०/-

पृष्ठांची संख्या : ४

एकूण : २०४६०/-

दुय्यम निबंधक, हवेली क्र. १

दस्त हजर करणाऱ्याची सही

१) कृष्णा राज कपूर
फ्लॅट ७२ रा. पेडर रोड मुंबई

२) रिमा राज कपूर
फ्लॅट ७५ रा. पेडर रोड मुंबई

३) रिमा राज कपूर
फ्लॅट ८९ रा. हाजी अली पार्क हिल वांद्रे

४) रीमा राज कपूर
फ्लॅट ३९ रा. पेडर रोड मुंबई

५) रिमा नंदा वय ५३
रा. फ्लॅट नं. ७ मेहर अपार्टमेंट मुंबई

६) श्री विश्वनाथ सदाशिव राऊ
फ्लॅट नं. पेंट हाऊस नं. १९ राज पुष्प टॉवर्स कोरेगाव पुणे

७) गोपीकृष्ण पुरुषोत्तम आपटे वय ५८ रा. पाषाण रोड कोथरूड पुणे

दस्तऐवज करून दिल्याचे कबूल करतात

Krishna Kapoor.

















दिनांक 2 माहे ऑगष्ट सन २००२

मुख्य निबंधक, हवेली क्र. १

दिनांक 2/8/2002

SHEET NO. 06/07

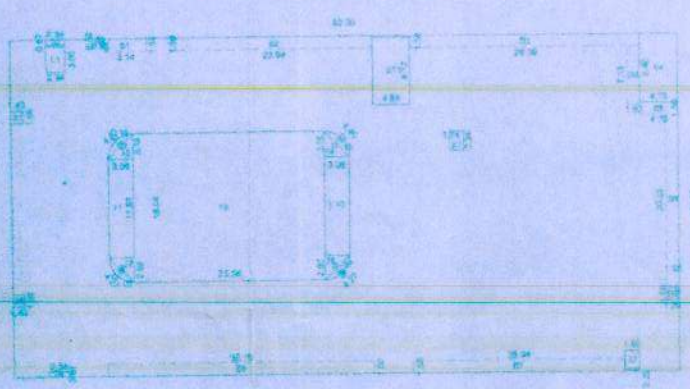
STAMP OF APPROVAL

SCHEDULE OF OPENING

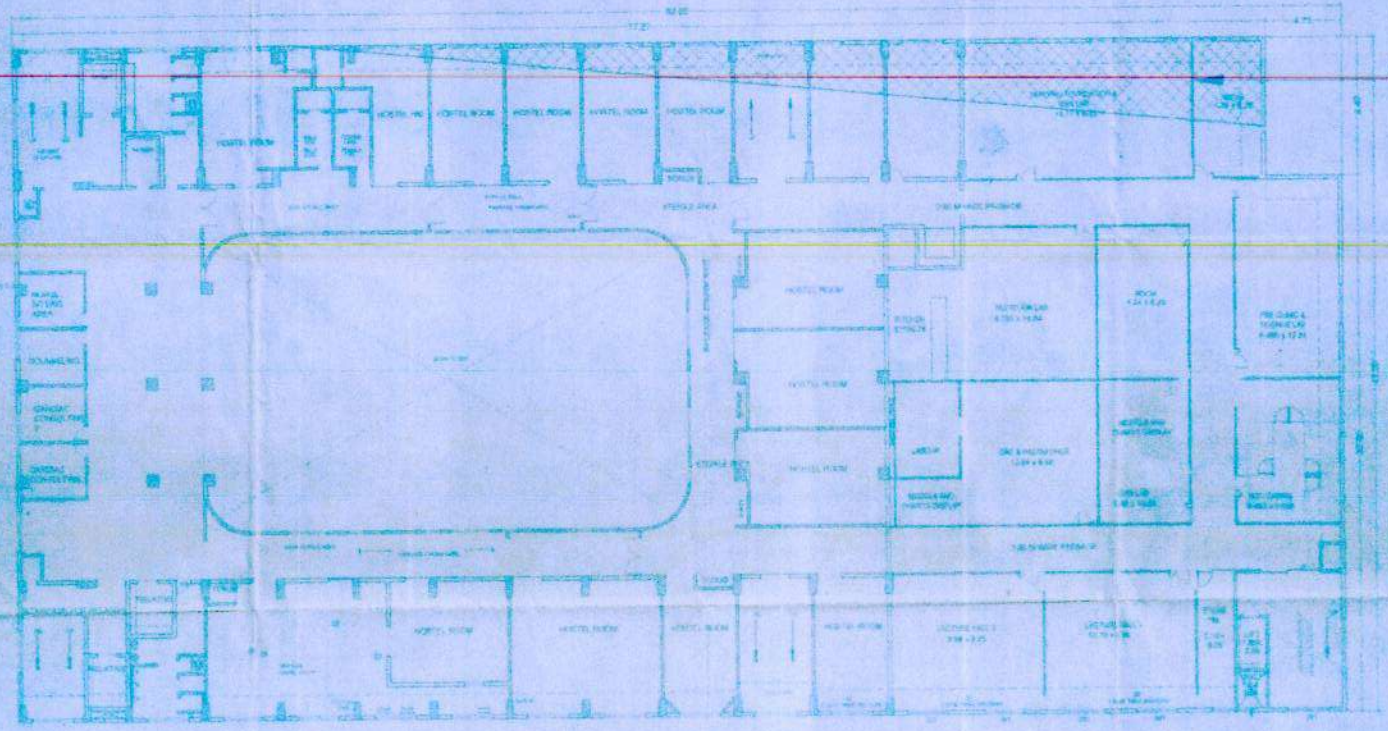
AREA OF HARDSHIP PREMIUM

SEVENTH FLOOR AREA KEY PLAN & CALCULATION

EIGHTH FLOOR AREA KEY PLAN & CALCULATION



AREA OF HARDSHIP PREMIUM



EIGHTH FLOOR PLAN

SCHEDULE OF OPENING

Ar Vinayak Gokhale
CA/99/24658

vastubandh ARCHITECTS

Ref. No.

Date : / / 20
Date:- 03/10/2023

"TO WHOMSOEVER CONCERNED"

Project:- MAEERS "Vishwaraj Hospital" & MAEERS Vishwaraj Institute of Nursing, Kadamwak vasti, Loni Kalbhor, Pune.

Subject:- My Visit to your ongoing construction project at Gat No:- 499 part, Village- Kadamwak vasti, Dist:- Pune, and its current status.

Reference:- Outward No. PRA/NASW/1443/2012, Dated-09/04/2012.

Sir,

THIS IS TO CERTIFY that the ARCHITECT has completed all the Phases of work as required for the construction of the above-mentioned PROJECT, all in accordance with the plans and specification provided by architect Plan.

Nothing, however, contained herein shall be constructed as to waived completely all the rights of the OWNERS to reject whole or any portion of the aforementioned work should the same be found later to have been constructed in violation of the terms and conditions of the contract, except the work completed mentioned hereunder:

Sr.No.	Particular	Built-Up Area	Remark
1.	Lower Ground	Parking	Completed as per Plan.
2.	Ground Floor	2442.70 Sq.Mtr	Completed as per Plan.
3.	First Floor	2409.72 Sq.Mtr	Completed as per Plan.
4.	Second Floor	2536.34 Sq.Mtr	Completed as per Plan.
5.	Third Floor	2536.33 Sq.Mtr	Completed as per Plan.
6.	Fourth Floor	2536.34 Sq.Mtr	Completed as per Plan.
7.	Fifth Floor	2536.33 Sq.Mtr	Completed as per Plan.
8.	Sixth Floor	2536.34 Sq.Mtr	Completed as per Plan.
9.	Seventh Floor	2121.98 Sq.Mtr	Completed as per Plan.
10.	Eighth Floor	2536.34 Sq.Mtr	Completed as per Plan.
Total	B+G+8	22192.42 Sq.Mtr	Completed as per Plan.

This Certificate of construction serves as the proof of the current project status upon my virtual visit to the aforementioned site and finding upon inspection.

Issued on 03/10/2023 at Pune.

ARCHITECT

AR. Vinayak D. Gokhale
CA / 99 / 24658

: Shop No 3, Apratim Society, Next to Kulkarni Hospital, Ambedkar Chowk, Warje, Pune.
: vdgokhale2003@yahoo.com | : +91 93710 73331

सन १९४९ च्या दि बॉम्बे नर्सिंग होम रजिस्ट्रेशन ॲक्टच्या कलम ५ अन्वये दिलेले रजिस्ट्रेशन सर्टिफिकेट नियम ५ अन्वये

जिल्हा परिषद पुणे

क्रमांक:-३१२

दि बॉम्बे नर्सिंग होम रजिस्ट्रेशन ॲक्ट १९४९ अन्वये

श्री/श्रीमती-डॉ.आदिती राहुल कराड

माईर्स विश्वराज हॉस्पीटल

कदमवाकवस्ती,लोणीकाळभोर

तालुका-हवेली,जिल्हा-पुणे ४१२२०१

येथील नर्सिंग होम/मॅटर्निटी होम रजिस्टर केले असून सदरचे नर्सिंग होम/मॅटर्निटी होम चालविण्यास परवाना देण्यात येत आहे.

रजिस्ट्रेशन क्रमांक:-३१२ प्रसुतीसाठी:-३०

रजिस्ट्रेशन दिनांक :-२०/०४/२०२१ इतर रुग्णांसाठी :-२७०

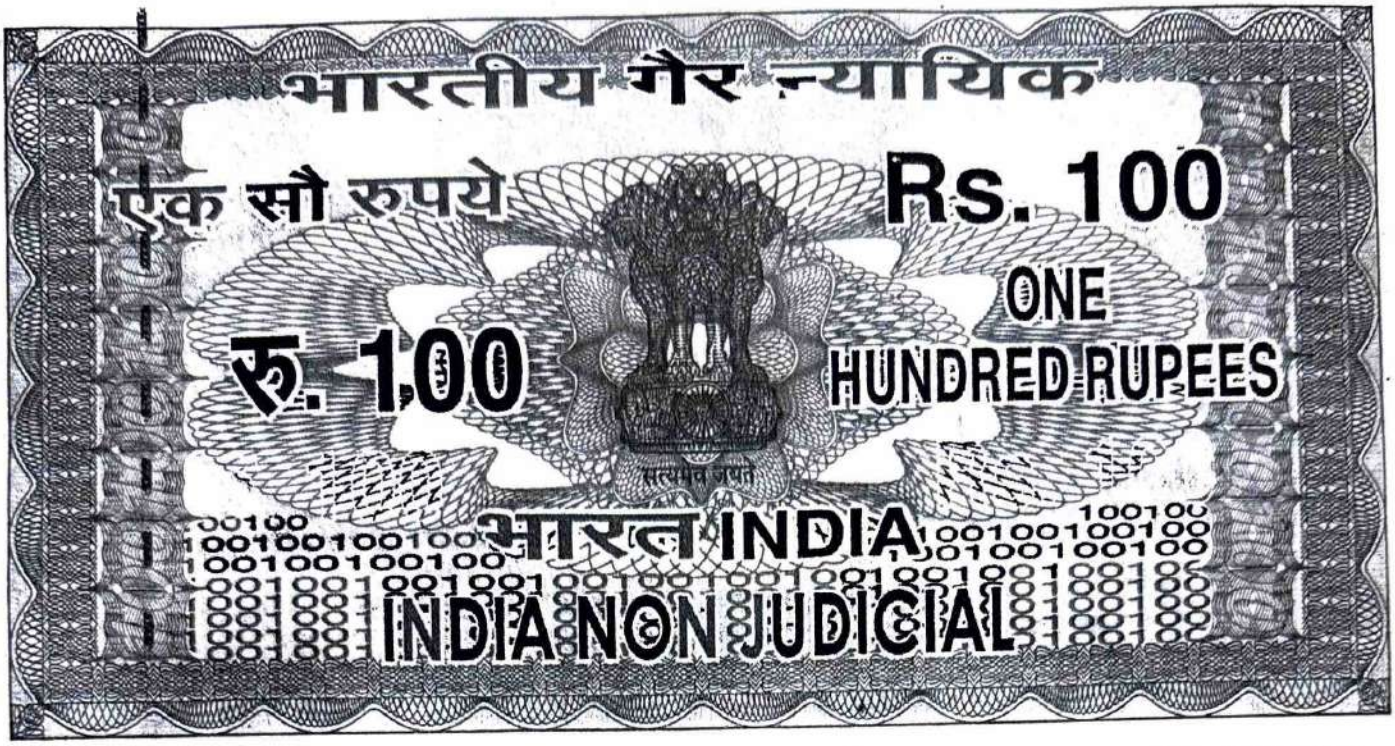
सर्टीफिकेट दिल्याचा दिनांक :-०७/०२/२०२४

सदरचे सर्टीफिकेट ३१ मार्च २०२७ पर्यंत कार्यवाहीत राहील.

जिल्हा आरोग्य अधिकारी जिल्हा परिषद, पुणे

स्थळ :- पुणे
दिनांक :-०७/०२/२०२४

(डॉ.सचिन आ.देसाई)
जिल्हा आरोग्य अधिकारी
जिल्हा परिषद पुणे



महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ VD 212310

अनु.क्र. ७४४९ दि. २७/०५/१९ मु.शु.रक्कम २००/-

दस्ताचा प्रकार फक्त प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विक्रेत्याचे नांव MAHESH VISHWANATH KARAD M.I.T. W.P.U. (MIT)

पत्ता

दुय्यम निबंधकाचे नांव

दस्त खरेदीचे नांव व पत्ता

मुद्रांक विक्रेता सही

श्रीमती उज्वला अशोक चाकणे
वय वर्षे ४२/१९८१
रा.मधाकवस्ती, ता. हवेली, जि. पुणे

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा वापर न करता
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

पुणे
27 MAY 2019
प्रभारी मुद्रांक लिपीक
कोषागार पुणे करिता

Memorandum of Understanding

Executive Director, MAEER MIT's Vishwaraj Institute of Nursing (VIN), Next to Loni Railway Station, Pune Solapur Road, Loni Kalbhor, Pune
(Party 1)
and
Founder, Prof Dr Vishwanath Karad MIT World Peace University, S.No.124, Paud Road, Kothrud, Pune, Maharashtra 411038
(Party 2)

GENERAL DISCUSSION

MAEER MIT's VishwaRaj Institute of Nursing (VIN) (Party 1) agrees to avail the Transportation services of Prof Dr Vishwanath Karad MIT World Peace University(MIT-WPU) (Party: 2) for the transport of their Students.

1. The validity of the service hired is permanent from Date: **01/06/2019 unless terminated in writing from either side by giving three month's notice.**

2. Any disputes touching up on or arising out of the agreement between the parties shall be decided and settled mutually. If agreement can not be reached with in 30 days of dispute having arisen, the same may be settled in accordance with the Arbitration and Conciliation Act, 1996 by an arbitrator appointed by mutual agreement between parties.

3. Both the parties shall maintain the Proper Communication from their own sides.

4. **Terms of MOU-**

VishwaRaj Institute of Nursing agrees to the following terms

1. VishwaRaj Institute of Nursing shall inform MIT WPU for the requirement of transport services for their students in advance.
2. VIN shall maintain the documents of the Bus that is allotted for the purpose of transportation of students and faculty.
3. VIN shall ensure proper servicing and maintenance of the bus as per the schedule maintained by MIT WPU.
4. VIN shall fill the fuel (diesel) in the bus from time to time.
5. VIN shall pay the toll and taxes from time to time.
6. VIN staff and students shall maintain the decorum of the bus.
7. VIN shall ensure that all requisite documents of the bus are provided to the driver while sending on field.
8. VIN shall inform in advance for the requirement of additional transport facility of students other than the allotted vehicle.

Prof Dr Vishwanath Karad MIT World Peace University(MIT-WPU) (Party: 2) agrees to the following Terms:

1. To provide the allotted bus for the transportation of VIN students.
2. Following bus is allotted for the VishwaRaj Institute of Nursing Students

7. In case the said bus is under repair or maintenance then MIT WPU shall make arrangement for the alternative bus.
8. As per the request received from the VIN, MIT WPU will make arrangement for extra transportation by providing additional buses as and when required
9. MIT WPU shall not utilize this vehicle for any other purpose other than transportation of the nursing students. If anytime it is required to use the vehicle for some other purpose then MIT WPU shall intimate the college authorities in writing and will make alternative arrangement.

For Party 1:
VishwaRaj Institute of Nursing(VIN)

Dr. Aditi Karad
Executive Director
MAEERs VishwaRaj hospital

For Party 2:
Prof Dr Vishwanath Karad MIT World Peace University(MIT-WPU)
Founder president MAEER

Prof. Rahul Karad
Executive President
MIT WPU
Vice president MAEER

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

RED/L.S.I
No:- Format1.0/CAC/UAN No.MPCB-CONSENT-0000192310/CO/2405000041

Date: 02/05/2024

To,
MAEER'S Vishwaraj Hospital,
S. No. 499, Kadamwakvasti, Loni Kalbhor,
Tal. Haveli, Dist - Pune - 412201.
Email:hodoperations@vrhpune.com
Contact No.:7410081306

LiFE Lifestyle for Environment
Your Service is Our Duty

Grant of 1st Combined Consent to Operate and BMW Authorization (CCA) for increased beds with amalgamation of existing consent under the provisions of Water (P & CP) Act, 1974, Air (P & CP) Act, 1981 and Bio-Medical Waste Management Rules, 2016 as amended and Hazardous Waste (M & TM) Rules, 2016.

Ref:
1. Existing Combine Consent to operate and Bio-Medical Authorization granted by the Board vide dated 21.10.2020, valid up to 31.03.2025.
2. Your application for combine consent and BMW Authorization vide No. 192310, dated 05.01.2024.
3. The minutes of 1st Consent Appraisal Committee meeting dated 02.04.2024.

After examining the proposal, The Maharashtra Pollution Control Board hereby grant 1st operate Combined Consent and BMW Authorization to HCE under Section 25/26 of the Water (P&CP) Act, 1974, Section 21 of the Air (P&CP) Act, 1981 and Bio-Medical Waste Management Rules, 2016, and Hazardous Wastes (Management & Transboundary Movement) Rules, 2016 respectively, under Environment (Protection) Act, 1986, subject to terms and conditions as specified below and in the **Schedule(I-IV) and Annexure (I-II)** enclosed in this order.

1. This CCA shall be in force for a period From **02-04-2024** To **31-03-2029**
2. The capital investment of the HCF is **₹7211.02** Lakhs (As per C.A Certificate Submitted by HCF)
3. HCF Area: - Plot Area 15686.00 M^2 with Built-up area 13862.72 M^2.
4. **Activities Included**

   a. Total Number of Beds : **300 Nos.** (As per BNH certificate no. 312 valid upto 31-03-2027)

   I. General Beds : **203 Nos**
   II. ICCU/ICU Beds : **37 Nos**
   III. Operation Theatre : **10 Nos**
   IV. Maternity Beds : **30 Nos**
   V. Oncology Beds : **20 Nos**

5. **Conditions under the Water (P&CP) Act, 1974:-**

1. Quantity of total water consumption shall not exceed 186 M^3/day. You shall not use the ground water without obtaining prior permission of Central Ground Water Authority.
2. You shall provide adequate treatment & disposal facility for Sewage & Effluent generated as specified in **Annexure-I**
3. You shall provide water meter at water intake point & at sewage/Effluent disposal point and shall maintain monthly records thereof.

6. **Conditions under the Air (P&CP) Act,1981:-**

1. You shall use the fuel for DG set as specified in the **Annexure-II.**
2. You shall provide adequate emission control system to DG set as specified in **Annexure-II.**
3. You shall strictly observe noise standards applicable for DG set stack emission and ambient noise level as per **Annexure-II.**

7. **Conditions under Hazardous and Other Wastes(Management, Handling & Transboundry Movement) Rules, 2016 for treatment and disposal of hazardous waste:-**

You shall have valid membership of CHWTSDF and shall dispose the Hazardous waste generated in strict compliance with said rules and maintain record thereof.

Sr No	Type of Waste	HW Category no.	Quantity	UOM	Disposal
1	35.3 Chemical sludge from waste water treatment	35.3	50	Kg/M	CHWTSDF

8. **Conditions about Non Hazardous Wastes:-**

Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
1	STP Sludge	100	Kg/Day	Drying and Composting	used as a manure

9. **Conditions under Solid Waste Management rules 2016**

1. You Shall Handover Solid waste (Other Than BMW) to Local bodies as per provisions of SWM Rules, 2016.
2. You shall Not mix general solid waste with Bio Medical Waste.

10. **Conditions under BMW Management rules, 2016 (As Amended):-**

1. You shall adhere to the BMW Generation quantity and storage conditions as specified in Schedule-I of BMW Management Rules, 2016, as amended.
2. You shall segregate and handover BMW to BMW T&D CTF **PASSCO ENVIRONMENT SOLUTION PVT. LTD, PCMC** Strictly complying with the Provisions of Schedule-I and Maintain record of the same.
3. **Cytotoxic Drugs/ Waste:** You shall have separate storage, marked with the symbol of Bio Hazard & Cytotoxic Hazard for outdated, discarded, unused cytotoxic drugs/waste and submit details of Management and Handling of outdated, discarded, unused Cytotoxic drugs in the format prescribed by CPCB which is available on www.cpcb.nic.in along with Annual Report to MPCB with a copy to CPCB before 30th June of every year.

4. **Mercury Waste:** You shall manage the Mercury Waste in HCE in environmentally sound manner (including storage, spilled collection, transportation and disposal) as per guidelines published by CPCB as detailed in document entitled "Environmentally Sound Management of Mercury Waste in Health Care Facilities" (www.cpcb.nic.in).

11. You shall not undertake Modifications/ Upgrdation in existing facility without obtaining prior Environment Clearance under the Provision of EIA notification, 2006 Or Consent to Establish from the MPC Board as applicable.

12. Any unauthorized change in Location, Name, personnel, equipment or working conditions as mentioned in the application by you shall constitute a breach of this CCA. In case of any change you shall apply fresh for CCA or amendment as applicable.

13. You shall not Rent, Lend, Sell, Transfer or Close Down the facility or otherwise transport / Handover the Bio-Medical waste generated for any other purpose without obtaining prior written permission of the MPC Board.

14. This Board reserves the right to review, amend, suspend, revoke, or change any of the conditions applicable under this CCA and the same shall be binding on the HCE.

15. You shall maintain records of MPC board Officers visit and shall obey all the lawful instructions issued by the Board Officers from time to time.

16. Any violation of provisions of BMW Management Rules, 2016 as amended shall attract the penal provisions of Environment (Protection) Act, 1986 and Violations under the provisions of Water (P&CP) Act 1974, Air (P&CP) act 1981 shall attract provisions of respective act including closure of the facility and prosecution.

17. This CCA shall not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies as applicable.

18. HCE shall properly operate ETP/STP to achieve consented norms.

19. The treated sewage shall recycle to maximum extent for secondary purposes such as HVAC cooling tower make up, toilet flushing & remaining on land for gardening purposes.

20. HCE shall submit BGs as per HCE BG regime.

21. You shall submit the bank guarantee of INR 2.00 lakhs towards compliance of conditions as specified in Schedule III to The Regional Officer, MPCB, Pune within 30 days. Non submission of B.G. in specified time shall attract revocation of this CCA without further notice

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592b8bc7
a01bd6d5
e4fd6e28
9d835036
be0553ed
31b4dafe

Signed by: Dr.Avinash Dhakne
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-05-02 14:02:34 IST

Received Consent/Authorization fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	200000.00	MPCB-DR-23510	05/01/2024	RTGS
2	300000.00	MPCB-DR-25714	03/04/2024	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
   - They are directed to ensure the compliance of consent conditions.
2. Cheif Accounts Officer, MPCB,Sion, Mumbai
3. I/C EIC- for record & website updating purpose.
4. CAC Desk - for record & updation purposes.

Annexure – I

Conditions under Water (P & CP), 1974 Act: (Refer Condition No. 5)

A. Water Consumption Details:-

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	3.00
2.	Domestic purpose	180.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	3.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Other such as agriculture, gardening, etc.	0.00

B. Conditions for Sewage & Effluent Generation, Treatment and Disposal:-

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Domestic Sewage	160	As per clause 'C'	Treated effluent recycle up to maximum extent and remaining on land for gardening purposes.y local body
2	Trade effluent	2.0	As per clause 'C'	As above

C. You shall operate the combined waste water treatment plant of adequate design and capacity to treat the domestic sewage and trade effluent so as to achieve the following standards as prescribed below under E (P) Act, 1986 and Rules made there under and recycle treated effluent after achieving standard prescribed below.

Sr. No.	Parameters	Discharge Standards applicable Limiting Concentration in mg/except for pH
1	pH	6.5-9.0
2	Oil & Grease	10
3	BOD (3 days 27°C)	30
4	COD	250
5	Total Suspended Solids	100
6	Bio-Assay Test	90 % survival of fish after 96 hours in 100 % effluent

D. You shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

E. You shall provide Primary/ Secondary/ tertiary treatment system and disinfection facility.

F. The Applicant shall obtain prior consent of the Board to take steps for Expansion/Modification of any treatment and disposal system or an extension or addition thereto.

G. You shall provide Specific Water Pollution control system as per above conditions and conditions of Environmental Clearance, if applicable.

Annexure - II

Terms & conditions for Incinerator(s) and D.G. Set(s) under Air (P & CP) Act, 1981 and Bio Medical waste management Rule, 2016: (Refer Condition No.6)

1. You shall observe following fuel pattern and erect following stack (s):

Sr. No.	Stack Attached to	Fuel Type	Quantity	Stack Height (Mtr)
1	DG Set (500 KVA)	HSD	105.00 Kg/Hr	4.50

2. The Applicant shall obtain prior permission of MPC board for providing additional control equipment with necessary specifications and operation thereof or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
3. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, either in whole or in part as necessary).
4. Conditions for D.G. Set:-
   a. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically for control of noise.
   b. Acoustic enclosure/acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB(A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
   c. You shall make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
   d. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
   e. A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
   f. D.G. Set shall be operated only in case of power failure.
   g. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
   h. The applicant shall comply with the notification of MoEFCC dated 17.05.2002 regarding noise limit for generator sets run with diesel.
5. You shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

SCHEDULE-I

Authorization for Management of Bio-Medical Waste (Category and Quantity)

The authorization is granted for Generation and Segregation of BioMedical Waste (BMW) in waste categories and quantities listed here in below:

Sr. No	Category	Type of Waste	Quantity not to exceed (Kg/Month)	Segregation Colour coding	Treatment & Disposal
1	Yellow	a) Human Anatomical waste	500.00	Yellow coloured non- chlorinated plastic bags.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF PASSCO ENVIRONMENT SOLUTION PVT. LTD, PCMC PCMC
		b) Animal Anatomical Waste	0.00		
		c) Soiled Waste	690.00		
		d) Expired or Discarded Medicines	690.00		
		e) Chemical Waste	0.00		
		f) Chemical Liquid Waste	50.00	Separate collection system leading to effluent treatment system.	
		g) Discarded linen, mattresses, beddings contaminated with blood or body fluid.	40.00	Yellow coloured non - chlorinated plastic bags or suitable packing material.	
		h) Microbiology Biotechnology and other clinical laboratory waste	110.00	Autoclave safe plastic bags or containers.	Pre-treat to sterilize with nonchlorinated chemicals on-site as per National AIDS Control Organisation or World Health Organisation guidelines thereafter sent to BMW-CTF for Incineration.
2	Red	Contaminated waste (Recyclable)	775.00	Red coloured non chlorinated plastic bags or containers.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF PASSCO ENVIRONMENT SOLUTION PVT. LTD, PCMC PCMC
3	White (Translucent)	Waste sharps including Metals	16.00	Puncture proof, Leak proof, tamper proof container.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF PASSCO ENVIRONMENT SOLUTION PVT. LTD, PCMC PCMC
4	Blue	a) Glassware	167.00	Puncture proof, Leak proof with Blue coloured marking.	Bio medical Waste shall be sent to MPCB authorized BMW-CTF PASSCO ENVIRONMENT SOLUTION PVT. LTD, PCMC PCMC
		b) Metallic body implants	167.00		

SCHEDULE-II

Responsibilities of CBWTF

1. You shall handover Bio Medical waste only to MPCB Authorized Common Bio medical waste treatment and Disposal facility **PASSCO ENVIRONMENT SOLUTION PVT. LTD, PCMC** and maintain records thereof for 5 years.
2. You shall establish bar code for handling of bio-medical waste.
3. You shall ensure segregation of Bio-Medical Waste in colour coded bags as per BMW Management Rules, 2016
4. You shall not store Bio Medical waste beyond 48 hours from the generation.
5. You shall use only non-chlorinated plastic coloured bags.
6. You shall ensure use of colour coded bins and bags for segregation of BMW as required under BMW Management Rules 2016.
7. You shall not mix General/other Solid waste with Bio Medical Waste.
8. You shall ensure segregation, treatment and disposal of General / Other Municipal solid waste as per Solid Waste Management rules, 2016.
9. You shall pay the charges to authorized Common Bio Medical waste Treatment and Disposal facility for its services as agreed upon during the membership registration or as amended.
10. You shall comply and strictly abide with the conditions stipulated in BMW Management Rules, 2016 as amended time to time.
11. You shall handover Plastic / Metal waste (BMW) to Common Bio medical waste treatment and Disposal facility allocated to you for treatment & disposal or plastic/ metal recycler authorized by MPCB for BMW Handling and maintain records thereof & submit to MPCB in Annual report.
12. You shall provide training to all workers involved in handling of bio-medical waste at the time of induction and at least once a year thereafter and maintain record thereof.
13. You shall undertake appropriate medical examination of all BMW Waste handlers & staff at the time of induction and at least once in a year and immunize all involved in management of Bio Medical Waste for protection against diseases, including Hepatitis B and Tetanus, that are likely to be transmitted while handling bio medical waste and maintain the records for the same.
14. You shall ensure use of personal protective Equipment such as Heavy Duty Gloves (Workman's Gloves), Gum Boots or safety shoes for waste collectors, Face mask, Head Cap, Splash Proof Gowns or aprons etc., Disposal gloves by waste handlers.
15. You shall develop and operate own website. The website should be uploaded on monthly basis with all the information relating to Bio-Medical waste management including this CCA and other permission and report.
16. You shall maintain all record for Generation, for a period of five years and produce whenever asked by MPCB authorities.
17. The occupier and operator of a Health Care Establishment shall be liable for all the damages caused to the environment or the public due to improper handling of bio-medical wastes.
18. You shall ensure submission of Annual Report of BMW for the period Jan to Dec, including category and quantity of BMW Generated and Disposed in Form IV for preceding year before 30th June of every year to the Regional Office, MPCB, Pune and uploading the same to MPCB Portal (https://www.ecmpcb.in/).

SCHEDULE-III

Bank Guarantees

1. Bank Guarantee imposed to ensure timely compliance, to be observed by operator.

Sr.No	Activity / Condition to be Complied	Compliance Timeline (Months)	Bank Guarantee Amount
1A	**Operation and Maintenance**		
1	To Segregate and Handle BMW as per Rule	Continuous	50,000.00
2	Towards Operation and Maintenance of STP/ETP to achieve prescribed discharge standards	Continuous	50,000.00
1B	**Records**		
1	To Maintain records of BMW and submission of Annual Report in Form –II before 31st January.	Continuous	25,000.00
2	To maintain records of BMW material delivered to CBMWTSDF	Continuous	25,000.00
2	**Performance**		
1	To provide BMW separate storage facility as per guidelines of CPCB	Continuous	50,000.00
	Total		2,00,000.00

Note: You shall extend the existing submitted Bank Guarantee for the Activity / Condition to be Complied mentioned in the above table valid upto the validity of this CCA + 4 months additional. Submit a fresh Bank Guarantee for the newly added Activity / Condition to be Complied mentioned in the above table valid upto the validity of this CCA + 4 months additional.

SCHEDULE-IV

General Conditions

The following general conditions shall apply:-

1. You shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2. Whenever due to any accident or other unforeseen act or event, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith reported to Board, concerned Police Station, Executive Engineer MIDC and Local Body. In case of failure of pollution control equipment's, the process connected to it shall be stopped.
3. You shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control operation to abide by terms and conditions of this consent.
4. You shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 15 of the Environment (Protection) (Second Amendment) Rules, 1992.
5. You shall comply with the Hazardous Waste (M, H & TM) Rules, 2016 and submit the Annual Returns as per Rule 20(2) of Hazardous Waste (M, H & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year to Regional Office, Pune.
6. You shall engage qualified staff/personnel/agency to see the day to day compliance of consent & authorization condition towards Environment Protection.
7. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the Terminal manholes. No effluent shall find its way other than in designed and provided collection system.
8. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the HCE.
9. You shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
10. You should not cause any nuisance in surrounding area. You shall maintain good housekeeping.
11. You shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted.
12. The non-hazardous solid waste arising in the HCE premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
13. You shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification Dated. 16/11/2009 as amended.

14. You shall submit an official e-mail address and any change will be duly informed to the MPCB.
15. You shall observe provisions of E-waste (Management) Rules 2016 & as amended time to time and Batteries (Management and Handling) Amendment Rules, 2010.
16. An inspection book shall be opened and made available to the Board's officers during their visit to the HCE.
17. In case you use/ handle/ generate the cytotoxic waste you shall strictly adhave to the standards/ SOPs applicable and waste shall be labelled specifically as "Cytotoxic Waste" with symbol on waste containers/ bags and shall handover to BMW CTFs.
18. You shall obtain required permissions from competent authority for radio active material user/ handling/ disposal of waste before commencement of such activity.
19. The Energy source for lighting purpose shall preferably be LED based.
20. You shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
21. You shall provide personal protection equipment as per norms of Factory Act 1948
22. You are responsible to submit application for renewal of Combined Consent & Biomedical Waste authorization before 60 days of expiry.

This certificate is digitally & electronically signed.
