



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.	Yes/No	Adequate
<b>OR</b>		
<b>MultipurposeHall:-</b> CollegeofNursingshouldhaveownmultipurposehall		

(VIII)CanteenandKitchenFacility:-attachedcertificate [Note:VerifyCanteenFacility&HygienemonitoringasperMHRSCircular No.18/2019 dated 19/03/2019]	No	No
(IX)CommonRooms:Isseparatecommonroomsforboysandgirlsavailable (Specify seating capacity)	Yes	Available
3 <b>UniversityExaminationInfrastructure:</b> StrongRoomforexamination a)(Area-300sq.ft,b)Shelf,c)Steel cupboard– 1,d)CCTV/PhotocopierMachine,Examinationhallwithbenches,Parking Facility for vehicle, Guest house facility		Available
4 <b>Otherfacilities:</b> Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor Cafeteria, Facility for indoor games, Gymnasium/GymkhanaFacility	Yes	
5 <b>Hostelfacility:</b> Boys(UG&PG),Girls(UG&PG),Interns,Residents,Warden/Rector, Hygiene, Vending Machine etc.	No	
6 <b>HospitalDetails</b> HospitalattachRelevantDocumentonwebsite	<b>Detailson College Website</b> Yes/No	<b>Adequate/ Inadequate</b>
<b>NameoftheHospital:Aromira hospital &amp; Research Centre, Bhandara, Rangari Nursing home, Bhandara and Ashtavinayak Hospital, Bhandara</b>		
<b>Address:Ramabai Ambedkar Ward, Sai mandir road bhandara.</b>		
<b>TelephoneNo.:07184 252777</b>		
<b>BedStrength:200</b>		1km
<b>DistanceofHospitalfromtheCollegetowhichitisattached (inkms)</b>	-	
<b>NumberofbedsregisteredasperBNHAct(attachcertificateonwebsite)</b>	Yes	Yes
7 <b>I. TotalconstructedareaofHospitalBuildingasperMSRattach completion certificate and blue print (4000.Sq.mtr. / Sq.ft.)</b>	Yes	Yes
<b>WhethertheHospitalisOwnedbytheCollege</b>	Yes	Yes
<b>II.HospitalAdministrationBlockasperMSR</b> (Superintendentroom,Deputy Superintendentroom,Medicalofficers'room, Matron room, Assistant Matron room, Reception and Registration, etc.)	Yes	Yes
<b>III.Out-PatientDepartments(OPD)asperMSR</b> TotalAreaofOPDComplex. 800. Sq.ft. No.ofOPD's 3.... <b>FacilitieshallbeasperMSR&amp;alldetailsshallbeoncollegewebsite.</b>	Yes	Yes
<b>IV.InPatientDepartments(IPD)asperMSR</b> TotalAreaofIPDComplex. 2800Sq.ft No.ofIPD Departments. 6.... Bed Distribution..... <b>FacilitieshallbeasperMSR&amp;alldetailsshallbeonCollegewebsite</b>	Yes	Yes
<b>V.OperationTheatresBlockasperMSR</b> TotalAreaofOTBlock... 2400...sq.ft No.OfOTsavailable..... 3 Facilities shall be as per MSR & all details shall be on college website.	Yes	Yes
<b>VI.CasualtyFacilities</b> <b>StateGovernmentPermissionLetterattachcopyonwebsite</b>	Yes	Yes
<b>VII. Central Clinical Laboratory details</b> (all Relevant information on hospital letter head to be uploaded on web site) Well-equipped with separate sections for Pathology, Biochemistry and Micro- biology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be Provided.		

(all Relevant information on hospital letter head to be uploaded on website ) Radiologistchamber,X-rayroom, Darkroom,filmdryingroom,storeroom,patientswaitingandaddressingroom, reception or registration or report room.	Yes/No	
<b>IX.LaborRoom:-</b> AverageDeliveriesconductedannually/Monthly/DailyasperBirthrecordmaintainedby hospital:-(informationtobeavailableonwebsite)	Yes/No	

**BASIC DETAILS ABOUT INFRASTRUCTURE CHECK LIST**

PARTICULAR TO BE VERIFY BY ASSESOR


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

Date:-



  
**PRINCIPAL**  
 Aronima College of Nursing  
 Bhandara

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

३१/१२/१६ दिनांक २०१६ म २  
PG 992866

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TAMU

जिल्हा कोषागार कार्यालय भंडारा  
पुरवठा 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 School 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.

- a. 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 vest 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 Lacs Rupees Only as and by way of security deposit for due fulfillment of the terms and conditions of this agreement. The security deposit is

and/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 premises and handing 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.

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 licensee 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 or permit to be made any alteration 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 termination 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 bring 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 at his costs and the licensor does hereby give his consent for the same.

The licensee and/ or his family members, servants and not do or permit to be done upon the 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.

The parties hereto expressly agree and declare that no 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.

The licensee agrees that the licensee shall not keep or store in or upon the said premises or any other goods of combustible hazardous or explosive nature except goods of a nature as are required for commercial purpose and as permitted by the law nor to suffer to be done on the licensed premises anything which shall make voidable or

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

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.

The licensee and or his bonafid servant shall observe and perform all 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 of the use of the said premises.

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.

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.

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.

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.

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 then 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.

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 :-

Witness:

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

*[Signature]*

LICENCEE

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

सचिव

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

~~NOTARIAL~~

~~CANCELLED~~

~~CANCELLED~~

ATTESTED

*[Signature]*  
A. K. BANDEBUCKE  
PUBLIC NOTARY  
BANDARA (M.S.)

NOTARIAL NOTARIAL NOTARIAL NOTARIAL



ऑफिस :- ०७१८४-२५५०९३, मु.अ.:- ०७१८४-२५२०८८, अध्यक्ष:- ०७१८४-२५१७२०

## कार्यालय नगर परिषद, भंडारा

नियम क्र.११ ( महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ व ६९ आणि महाराष्ट्र नगर परिषद नगर पंचायती आणि औद्योगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये )

email- bhandaranagarstika@gmail.com

क्रमांक:- नपभ/मुअ/बांध/ ५० /२०१५

दिनांक :- २८/८/२०१५

### बांधकाम परवाना मंजूरी (अधिकृत)

प्रती,

श्री अविनाश किसन साखरे,  
न रमाबाई आंबेडकर वार्ड, भंडारा

विषय :- बांधकाम परवाना मंजूरी ( अधिकृत ) देणेबाबत.

सदर्भ :- आपले अर्ज क्र.१३७ दि.१४/०१/२०१५



### आदेश

आपण खालील ठिकानी महाराष्ट्र नगर परिषद नगर पंचायती आणि औद्योगिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४/६९ अन्वये विकास कार्य करण्यासाठी बांधकाम परवानगी मिळण्यासाठी या सोबतच्या नकाशास पात्र राहून आपणास हे प्रारंभ प्रमाणपत्र म.प्रा.व.न.र.अधिनियम १९६६ चे कलम ४५ नुसार हा बांधकाम परवाना वापरासाठी देण्यात येत आहे.

बांधकाम तपशिल : निवासी/वाणीज्य/सार्व.वापरासाठी.

### बांधकामाच्या जागेचे वर्णन

मौजा:- भंडारा गणेशपुर

भुखंड क्रं.८१ व ८२,

प्लॉट क्रं.:- ००

एकूण जागेचे क्षेत्रफळ :- २०,६७० चौ.फुट शहर :- भंडारा खास

बांधकामाचे क्षेत्रफळ :- तळमजला :- ३,६२१ चौ.फुट

प्रथम मजला :- ३,६२१ चौ.फुट

दुसरा मजला :- ३,६२१ चौ.फुट

तिसरा मजला :- ३,६२१ चौ.फुट

शर्ती व अटी,

- सदरील परवानगी ही सोबतच्या नकाशाप्रमाणे बांधीव क्षेत्रापुरतीच मर्यादीत राहिल मंजूर नकाशाप्रमाणे बांधकाम नसल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ व ५३ अन्वये आपणावर कार्यवाही करण्यात येऊन बांधकाम परवानगी रद्द करण्यात येईल.
- सदरील बांधकाम परवानगी आदेशाचे तारखेपासून एक वर्षापर्यंत वैध राहिल.
- नकाशात दर्शविल्याप्रमाणे सोडण्यात आलेल्या खुल्या समासाच्या जागेतून सोडपाणी निचरा करण्याची रितसर व्यवस्था व्यक्तीशः जबाबदारी आपली राहिल.