

**THE YASH FOUNDATION'S COLLEGE OF NURSING AND
MEDICAL RESEARCH INSTITUTE,
RATNAGIRI**

ANNEXURE II

INFRASTRUCTURE DETAILS



ANNEXURE-II

MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK

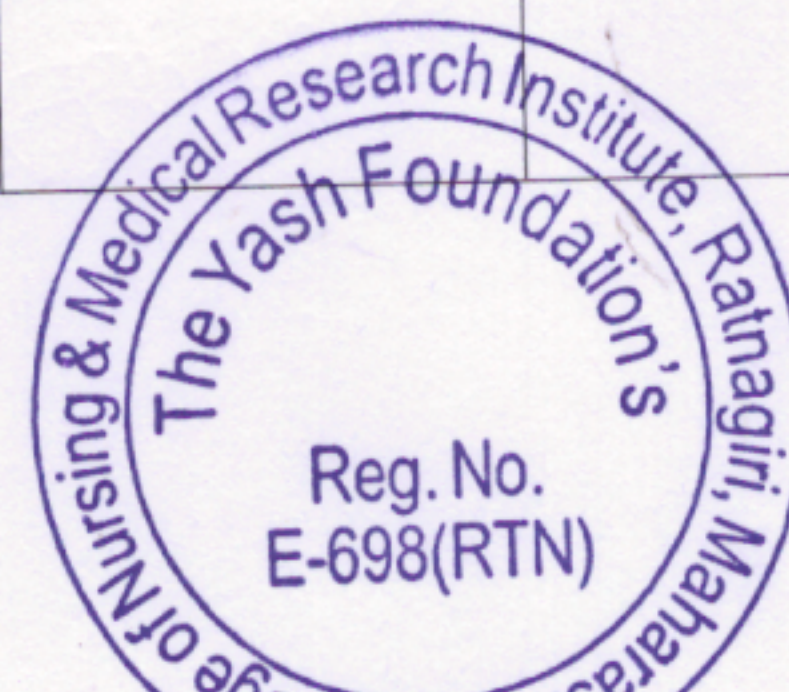
INFRASTRUCTURE DETAILS

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- 600 sq.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 01 c) Total area for lecture Halls-5400 Sq F	Yes	Adequate
	(III)Seminar or Conference or Examination Hall for nursing : a)Total Area.3000 Sq.ft. b)Total Seating Capacity 500 c) Audio/Video System and Other Facilities....	Yes	Adequate
	(IV)Library:- (Evidences to be attached) a) Total Area: . 1500 sq.ft. Total No. of Books-4629 Distribution of books: As per need of college Capacity of Reading Hall:-for Students-200 for Teachers:30 No. of Scientific Journals-09 No. of News Papers/Research Journals-2 Photo Copier Machine-1 Drinking water & Washrooms- Available b)Digital Library: No. of Computers- 05 Internet Facility..... Speed:-100 mbps	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 (6500 Sq.ft.) Nursing Foundation and Medical Surgical Nursing Lab(1500Sq.ft.), CHN (900 Sq.ft.), Nutrition (900Sq.ft.), OBG and Pediatric (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



Principal
 The Yash Foundation's College
 of Nursing & Medical Research
 Institute, Ratnagiri, Maharashtra

	(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	
	(IX) Common Rooms: Is separate common rooms for boys and girls available (Specify seating capacity) 30 Students	Yes	
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	
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	
5	Hostel facility: Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Rented Hostel	
Hospital attach Relevant Document on web site			
6	Hospital Details- Parent Hospital Name of the Hospital: Chirayu Hospital Ratnagiri Address :Salvi Stop, Ratnagiri Telephone No.: Bed Strength:100 Distance of Hospital from the College to which it is attached (in kms)---3 KM Number of beds registered as per BNH Act (Copy Attached)	Detail on College Website	Adequate/ Inadequate
7	I. Total constructed area of Hospital Building as per MSR attach completion certificate and blue print (.....Sq.mtr. / Sq.ft.) Whether the Hospital is Owned by the College- No II. Hospital Administration Block as per MSR (Superintendent room, Deputy Superintendent room, Medical officers 'room, Matron room, Assistant Matron room, Reception and Registration, etc.) III. Out-Patient Departments (OPD) as per MSR Total Area of OPD Complex.....Sq.ft. No.of OPD's..... Facilities shall be as per MSR & all details shall be on college website. IV. In Patient Departments (IPD) as per MSR Total Area of IPD ComplexSq.ft. No.of IPD Departments..... Bed Distribution..... Facilities shall be as per MSR & all details shall be on College website. V. Operation Theatres Block as per MSR Total Area of OT Blocksq.ft. No. Of OTs available..... Facilities shall be as per MSR & all details shall be on college website. VI. Casualty Facilities State Government Permission Letter attach copy on web site	Parent Hospital	Adequate



	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.		
	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.		
	IX. Labor Room:- Average Deliveries conducted annually/Monthly/ Daily as per Birth record maintained by hospital:- (information to be available on web site)		

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		Rented	
Is Separate College Building Not Available { Attach resolution of Trust /owner for Area Allocation } to be uploaded on website		Own	
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation} to be uploaded at website		Rented	
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	
Provision for Physical Teacher for Student in College And Hostel		Yes	
Garage (Garage should accommodate a 50 seated vehicle)		Yes	
Gymnasium Facility to be uploaded on website		--	

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:-



Principal
The Yash Foundation's College
of Nursing & Medical Research
Institute, Ratnagiri, Maharashtra



महाराष्ट्र MAHARASHTRA

T 269975



18 JUL 2006

Signature



अ नं. २४६६ किमत १००८ मारीत - २० / ७ २००६
ठिकाण - रत्नागिरी, श्री. यश आर्ट्स सायन्स & कॉमर्स फाउंडेशन
हस्त - मंगेश मोरारजि राव

(सौ यशरा राजेश काणे)
लायसन्स स्टॉप हेंडर, रत्नागिरी.
लायसन्स नंबर - १/९७

2 THIS AGREEMENT made at Ratnagiri this 21st day of July Two thousand Six BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a corporation established under the Maharashtra Industrial Development Corporation Act, 1961 and having its office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400038 (hereinafter called "the Lessor" which expression shall, unless the context does not so admit include its successors and assigns) of the First Part: M/s The Managing Trustee Yash Arts, Science & commerce foundation a trust Registered under Bombay Public Trust Act. 1950 at Kamalashram Jakimirya, Tal. & Dist. Ratnagiri, (hereinafter called "the Lessee" which expression shall, unless the context does not so admit include its successor or successor in the heirs, executors, administrators, successors and permitted assigns of such last survivor) of the Second Part:-



Signature

AND The Bank of Maharashtra Br. R. P. Gogate Colloage, Ratnagiri (hereinafter referred to as the "Financial Institution which expression shall unless does the context does not so admit, include its successors and assigns) of the Third Part:

AND WHEREAS:

(a) By an indenture of the Lease dated the 20th day of **July 2006** (hereinafter referred to as "the said Lease") and made between the Lessor of the One Part and the Lessee of the other part and lodged for registration in duplicate in the office of the Sub-Registrar of Assurance at **Ratnagiri** under the serial Nos. **3136** on the 20st day of **July 2006** the Lessor in consideration of the premium paid and of the rent thereby reserved and of the covenants, and conditions contained therein and on the part of the Lessee to be paid observed and performed did thereby demise unto the Lessee all that place of land known as Plot No **P-79 in the Ratnagiri (Mirjole) Industrial Area**, within the village limits of **Mirjole** Taluka and Registration Sub-District **Ratnagiri** District and Registration District **Ratnagiri** containing by admeasurements **22000** square metres or thereabouts, and more particularly described in the First Schedule there under and also in the First Schedule hereunderwritten together with the buildings and erection than or at any time thereafter standing and being thereon and together with all rights, easements and appurtenances thereto belonging to hold the said land and premises expressed to be thereby demised (therein and hereafter referred to as the "the demised premises") unto the Lessee for a term of ninety five years computed from the **1st day of May, 2006** subject to the payment of rent and on the terms, covenants and conditioned therein contained:

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(b) The Lessor had, at the request of the Lessee, granted to the Lessee consent to mortgage/charge by the Lessee of the Lessee's interest under the Lease in favour of , Bank of Maharashtra Br. R. P. Gogate Collage, Ratnagiri as security for repayment of the loan of Rs. 10,00,000/- .

(c) The Lessee has requested the Financial Institution to advance to the Lessee certain loans particulars whereof are set out in the Second Schedule hereunder written (hereinafter called "the said Loans") on the security, interalia of a mortgage of the demised premises which the Financial Institution has agreed to do on certain terms and conditions as also on condition that the Lessee will mortgage and change all its assets including the Lessee's interest in the demised premises under the said Lease in favour of the Financial Institution;

(d) The Lessor at the request of the Lessee has agreed to accord the necessary permission to mortgage the demised premises to the Financial Institution and to enter into this agreement in the manner hereinafter contained;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

(1) In pursuance of the said agreement in consideration of the premises the Lessor hereby grants permission to the Lessee to mortgage the demised premises to the Financial Institution for the bonafide purpose of securing the due payment of the said loans advanced or to be advanced by the Financial Institution to the Lessee subject to a maximum of **Rs. 10.00 Lacs** in the aggregate. The permission hereby granted will not authorize the Lessee to mortgage only the part of the demised premises.

2) The Lessor the Lessee and the Financial Institution further agree that the Financial Institution may sell the demised premises or any part

Symane

hereof or have the same sold for realizing the security in their favour subject, however, what is stated below namely:-

(a) In the event of the Financial Institution selling the demised premises or any part thereof or having the same sold as aforesaid for realization of the security, the Financial Institution shall pay to the Lessor the entire amount of the unearned income from the land demised under the said Lease (excluding the value of buildings or structures, plant and machinery erected and installed thereon by the Lessee viz., the entire excess of the price of land calculated at the ruling rate prescribed by the Lessor in the said Industrial area on the date of such sale and the amount of premium paid by the Lessee to the Lessor in respect of the said plot of land at the time of allotment viz., premium calculated at the rate of **Rs. 60/- & 120/- per Square Meters** provided that the Lessor will not be entitled to receive any such payment unless the claims of the Financial Institution in respect of the mortgage debt inclusive of interest commitment charge, increase that may occur on account of devaluation/foreign exchange fluctuation escalation, costs, charges and expenses are satisfied in full. The decision of the Lessor subject only to an appeal to the Government of Maharashtra as regards the amount of unearned income shall be final;

(b) The right of Financial Institution to sell the demised premises under such mortgage to realize the undercharged debt shall be absolute as set out in condition (a) as above;

"In the event of sell the financial Institution shall ensure that the proposed activity of the purchaser shall be same for which the plot is allotted and the corporation (The grantor/Lessor) will not allow any charge."

(c) The condition prohibiting assignment, underletting or parting with the possession of the demised premises or any part thereof or any interest

Symane

therein imposed upon the Lessee under the said Lease shall apply to any future assignment, underletting or parting with the possession of the demised premises or any part thereof or any interest therein by the transferee who purchases the demised premises or any part thereof at the sale by the Financial Institution/s or any one or more of them as aforesaid;

(d) In the event of the Lessee committing any default or committing breach of any of the covenants and condition of the said Lease and the Lessor deciding to exercise its right to re-enter upon and resume possession of the said plot of land, the Lessor shall give unto Financial Institution at least six month notice in writing specifying the default or breach committed by the Lessee and the Lessor shall not exercise its right of re-entry of resumption unless the Lessee or the Financial Institution or any of them shall has failed to remedy the same within six month of receipt of the said notice:

(e) During the continuance of the said mortgage of the demised premises in favour of the Financial Institution as security for loan advanced by it to the Lessee hereinbefore recited it shall not be necessary for the Lessee to insure building and structures comprised in the demised premises in the joint name of the Lessee and the Lessor PROVIDED the Lessee has such insurance effected in the joint names of the Lessee and the Financial Institution;

(f) The Lessee shall in case of such mortgage of the demised premises and the buildings and structures therein or any of them as provided in preceding clause 1 above, file complete particular of that mortgage with the Lessor within a period of one month from the date of such mortgage.

3. Subject as aforesaid all the covenants and conditions of the said indenture of Lease shall remain in full force and effect.

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IN WITNESS WHEREOF the Lessor hath caused these presents to be executed on its behalf, the Lessee has set his hand, thereto and the Financial Institution have caused these presents to be executed under the hands of its authorized representatives the day and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece of land known as **Plot No. P-79 in the Ratnagiri Industrial Area**, within the village limits of **Mirjole Taluka** and Registration Sub-district **Ratnagiri District** and registration District **Ratnagiri** Containing by admeasurement **22000** square metres or thereabouts and bounded as follows that is to say: -

On or towards the North by : MIDC Land PL-1

On or towards the South by : MIDC Road 30.5 m R/W

On or towards the East by : Open space No. 18 & MIDC Land

On or towards the West by : PWD Ratnagiri & Mirjole Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Particulars of Loans)

Name of the Financial Institution	Amount of the loan agreed to be advance Rs.
The Bank of Maharashtra	Rs 10,00,000/-
Br. R. P. Gogate collage, Ratnagiri	(Rs. Ten Lacs only)

S/Mane

SIGNED, SEALED AND DELIVERED by the within Name **SHRI. D.S.GAVIT**, The **Regional Officer** for and on behalf of the within named **MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**, in the presence of :-



[Signature]
Regional Officer
M.I.D.C. Ratnagiri

1. *Shri V.P. Vanjane* *[Signature]*

2. *Shri R.G. Bhosale* *[Signature]*

The Rubber Seal of the above named Licensee



M/s. The Manging Trustee Yash Arts, Science & commerce foundation

[Signature]

who in token of having affixed the Seal of the Company, set his hand/their respective hands hereto in the presence of:-

Managing Trustee
YASHARTS, SCIENCE & COMMERCE FOUNDATION
"KAMALASHRAM" JAKIMIRYA,
TAL. & DIST. RATNAGIRI

1. *Shri V.B. Sawant* *[Signature]*

2. *Shri B.B. Pawar* *[Signature]*

SIGNED, SEALED AND DELIVERED by

The within named Financial Institution

THE Bank of Maharashtra Br. R.P.

Gogate Collage, Ratnagiri

the hand of

Shri *Mahaddalkar Sanjay Shantaram*



[Signature]
कुलेबैंक ऑफ महाराष्ट्र

शाखा प्रबंधक
आर.पी. गोगटे कॉलेज शाखा
रत्नागिरी.

Its constituted Attorney in the presence of: -

1. *Sou. Anagha N. Joshi* *[Signature]*

2. *सलोष अनंत भुवड*

[Signature]

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

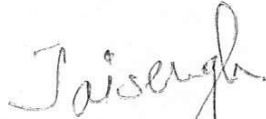
POSSESSION RECEIPT

I, **Shri. J N Gade**, Head Surveyor on behalf of the Maharashtra Industrial Development Corporation and Managing Trustee, Yash Arts, Science, & Commerce Foundation on behalf of have this day respectively handed over and taken over the possession of **Plot No. P-79** admeasuring 22000 Sq. mts of the **Ratnagiri Industrial Area, Tal. Ratnagiri, Dist Ratnagiri** after actual measurement and demarcation of the plot on the site.

Place:- Ratnagiri.

Date:- 29/05/2006

Handed over by

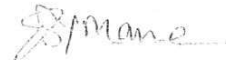


(Signature of the officer with designation)

Head Surveyor,
-M. I. D. C., Ratnagiri.

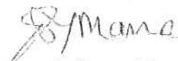


Taken by



(Signature of the allottee or representative with this designation)

Though the physical possession of **Plot No. P-79** is handed over today on **29/05/2006** the legal title to the plot, shall be passed to the allottee, only after the legal documents as prescribed by MIDC, are duly completed and conferred be the allottee, and the competent of in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to person, to whom the plot is handed over.



(Signature of the allottee or representative with this designation)

Managing Trustee
YASH ARTS, SCIENCE & COMMERCE FOUNDATION
"KAMALASHRAM" JAKHIMNAYA,
TAL. & DIST. RATNAGIRI



अहवाल दिनांक : 09/12/2025

महाराष्ट्र शासन

गाव नमुना सात (आधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- मिरजोळे (565590)

तालुका :- रत्नागिरी

जिल्हा :- रत्नागिरी

PU-ID : 38498580643

भूमापन क्रमांक व उपावेभाग : 42



भू-धारणा पद्धती : भोगवटादार वर्ग - 2

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे हे.आर.चौ.मी. 26 एकक अ) लागवड योग्य क्षेत्र जिरायत - बागायत - ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 8.80.00 वर्ग (ब) - एकूण पो.ख. 8.80.00 एकूण क्षेत्र 8.80.00 (अ+ब) आकारणी 0.00 जुडी किंवा - विशेष आकारणी		आद्योगिक प्रकल्प	8.80.00 (2707)	कुळाचे नाव व खंड इतर अधिकार भूसंपादन अधिनियमान्वये संपादित वापर आणि हस्तांतरणावर निर्बंध (6269) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 6269 व दिनांक : 11/05/2022
जुन फेरफार क्र. (1)(249)(2115)(2707)(4015)(6269)				सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- मिरजोळे (565590)

तालुका :- रत्नागिरी

जिल्हा :- रत्नागिरी

भूमापन क्रमांक व उपावेभाग : 42

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी.	हे.आर. चौ.मी.			हे.आर. चौ.मी.
2019-20	खरीप							पोटखराब	0.0000

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

SACHIN Digitally signed
by SACHIN
PRAKAS PRAKASH PATIL
Date:
2025.12.09
15:02:46 +05'30'

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 09/12/2025

सांकेतिक क्रमांक :- 2732000604038700001220251215

(नाव :- सांचेन प्रकाश पाटील)

ग्राम महसूल अधिकारी साझा :- मिरजोळेता :-

रत्नागिरी जि :- रत्नागिरी

महसुली गाव : मिरजोळे
प्रभाग : मिरजोळे

महाराष्ट्र राजपत्र असाधारण भाग चार-ब डिसेंबर २०१५/ पौष १९ चके १९३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.
नमुना क्रमांक ८ - नियम ३२(१) अनुसार, आर्थिक वर्ष २०२३-२४ ते आर्थिक वर्ष २०२६-२७

ग्रामपंचायत मिरजोळे
तालुका रत्नागिरी
जिल्हा रत्नागिरी

अनु क्रमांक	रस्ता/ विभागाचे नाव	गट सर्व्हे क्रमांक	मालमत्ता क्रमांक	मालमत्ता धारकाचे नाव	भोगवटा धारकाचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	वार्षिक मूल्य दर (प्रति चौ.मी.)			घसारा दर	भारांक
									जमीन	इमारत	बांधकाम		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
९६६	मिरजोळे जांभुळफाटा/ महादेवनगर/ पाटीलवाडीधार १	-	५७१अ	दि यश फौंडेशन रत्नागिरी संचालित कॉलेज ऑफ नर्सिंग अँड मेडिकल रिसर्च इंस्टीट्यूट	स्वतः	आर सी सी स्लॅब इमारत(तळमजला) 168x32 35x9 (५१.२० मी. x ९.७५ मी.)	२०१८	०.०० चौ.मी.	०.००	१६४५६.००	०	०.९५	१.००

भांडवली मूल्य	कराचा दर	मूल्य निर्धारित केलेल्या करांची रक्कम			एकूण कर	अपिलाचे निकाल आणि त्यानंतर केलेले फेरफार				एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भासह शेरा
		इमारत कर	दिवाबत्ती कर	आरोग्य कर	व्यवसाय कर	इमारत कर	दिवाबत्ती कर	आरोग्य कर	व्यवसाय कर		
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२७
१.५६	२.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	१) करमाफ २) व्यवस्थापक दि यश फौंडेशन रत्ना यांचे दि १४/०५/०९ रोजीचे पत्रा प्रमाणे व शाखा प्रबंधक बँक ऑफ महाराष्ट्र, शाखा आर पी गोमटे कोलेज रत्ना या बँकेचा रु ८०,००,०००/- (ऐशी लाख) चा बोजा नोंद करणेत आला. दि १५/०५/०९ ३) व्यवस्थापक दि यश फौंडेशन रत्ना या

अर्जदार दि यश फौंडेशन रत्नागिरी यांच्या दिनांक २४-१२-२०२४ च्या मागणी अर्जानुसार मूळ प्रतिवरून नक्कल दिली.

जावक क्रमांक : ७५५/२०२४



ग्रामपंचायत अधिकारी,
ग्रामपंचायत मिरजोळे, रत्नागिरी

सरपंच,
ग्रामपंचायत मिरजोळे, रत्नागिरी

महसुली गाव : मिरजोळे
प्रभाग : मिरजोळे

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब डिसेंबर २०१५/ पौष १ गके १९३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.
नमुना क्रमांक ८ - नियम ३२(१) अनुसार, आर्थिक वर्ष २०२३-२४ ते आर्थिक वर्ष २०२६-२७

ग्रामपंचायत मिरजोळे
तालुका रत्नागिरी
जिल्हा रत्नागिरी

अनु क्रमांक	रस्ता/ विभागाचे नाव	गट सर्व्हे क्रमांक	मालमत्ता क्रमांक	मालमत्ता धारकाचे नाव	भोगवटा धारकाचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	वार्षिक मूल्य दर (प्रति चौ.मी.)			घसारा दर	भारांक
१	२	३	४	५	६	७	८	९	जमीन	इमारत	बांधकाम	१३	१४
९६७	मिरजोळे जांभुळफाटा/ महादेवनगर/ पाटीलवाडीधार १	-	५७१ब	दि यश फौंडेशन रत्नागिरी संचालित कॉलेज ऑफ नर्सिंग अँड मेडिकल रिसर्च इंस्टीट्यूट	स्वतः	आर सी सी स्लॅब इमारत(पहिला मजला) 168x32 35x9	२०१८	०.०० चौ.मी.	०.००	१६४५६.००	०	०.९५	१.००

भांडवली मूल्य	कराचा दर	मूल्य निर्धारित केलेल्या करांची रक्कम				एकूण कर	अपिलाचे निकाल आणि त्यानंतर केलेले फेरफार				एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भासह शेरा	
		इमारत कर	दिवाबत्ती कर	आरोग्य कर	व्यवसाय कर		इमारत कर	दिवाबत्ती कर	आरोग्य कर	व्यवसाय कर			
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	
१.५६	२.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	करमाफ	

अर्जदार श्री/श्रीमती दि यश फौंडेशन रत्नागिरी यांच्या दिनांक २४-१२-२०२४ च्या मागणी अर्जानुसार मूळ प्रतिवरून नक्कल

दिली.

जावक क्रमांक : ७५५/२०२४



(Signature)

ग्रामपंचायत अधिकारी,
ग्रामपंचायत मिरजोळे, रत्नागिरी

(Signature)
सरपंच,

ग्रामपंचायत मिरजोळे, रत्नागिरी

महसुली गाव : मिरजोळे

प्रभाग : मिरजोळे

महाराष्ट्र राजपत्र असाधारण भाग चार-ब डिसेंबर २०१५/ पौष १९ गके १९३७

करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.

नमुना क्रमांक ८ - नियम ३२(१) अनुसार, आर्थिक वर्ष २०२३-२४ ते आर्थिक वर्ष २०२६-२७

ग्रामपंचायत मिरजोळे
तालुका रत्नागिरी
जिल्हा रत्नागिरी

अनु क्रमांक	रस्ता/ विभागाचे नाव	गट सर्व्हे क्रमांक	मालमत्ता क्रमांक	मालमत्ता धारकाचे नाव	भोगवटा धारकाचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	वार्षिक मूल्य दर (प्रति चौ.मी.)			घसारा दर	भारांक
१	२	३	४	५	६	७	८	९	जमीन	इमारत	बांधकाम	१३	१४
९६८	मिरजोळे जांभुळफाटा/ महादेवनगर/ पाटीलवाडीधार 1	-	५७१क	दि यश फौंडेशन रत्नागिरी संचालित कॉलेज ऑफ नर्सिंग अँड मेडिकल रिसर्च इंस्टीट्यूट	स्वतः	आर सी सी स्लॅब इमारत(दुसरा मजला) 168x32 35x9 (५१.२० मी. X ९.७५ मी.)	२०१८	०.०० चौ.मी.	०.००	१६४५६.००	०	०.९५	१.००

भांडवली मूल्य	कराचा दर	मूल्य निर्धारित केलेल्या करांची रक्कम			एकूण कर			अपिलाचे निकाल आणि त्यानंतर केलेले फेरफार			एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भासह शेरा	
		इमारत कर	दिवाबती कर	आरोग्य कर	व्यवसाय कर	इमारत कर	दिवाबती कर	आरोग्य कर	व्यवसाय कर	इमारत कर	दिवाबती कर		
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	
१.५६	२.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	०.००	करमाफ	

अर्जदार श्री/श्रीमती दि यश फौंडेशन रत्नागिरी यांच्या दिनांक २४-१२-२०२४ च्या मागणी अर्जानुसार मूळ प्रतिवरून नक्कल

दिली.

जावक क्रमांक : ७५५/ २०२४




ग्रामपंचायत अधिकारी,
ग्रामपंचायत मिरजोळे, रत्नागिरी


सरपंच,
ग्रामपंचायत मिरजोळे, रत्नागिरी

**MIDC**

(A Govt. of Maharashtra Undertaking)

BUILDING COMPLETION CERTIFICATE.

This is to certify that, M/s. 'The Yash Foundation', allottee of plot No. P-79 (Mirjole block) in Ratnagiri Industrial area have completed the Commercial building work on the above said plot in accordance with the building plans approved vide this office letter No. SPA/RTN/D-15021 dated - 19.10.2015 through the licensed Architect Smt. Shruti V. Amberkar (Name Regd. No. ____).

Details of units constructed are as given below.

01. Name of Allottee.	☛ M/s. The Yash Foundation.
02. Plot No.	☛ P-79 (Mirjole block)
03. Plot Area in Sq.m.	☛ 22000.00M ²
04. Date of allotment.	☛ 29.05.2006.
05. Approval of plans.	☛ Built up area in M2
a 1 st approval No. DB/RTN/ 1026 dated 09.06.2006.	☛ 10148.44 M ² (Cancelled)
b 1 st Revised approval No. SPA/ RTN/ D-15021 dated 19.10.2015.	☛ 2234.69 M ²
c II nd Additional approval No. DB/ RTN/- dt.	☛ - M ²
d IV th approval No. DB/RTN/- dt. -	☛ -
e Total : . as per (b)	☛ 2234.69 M ²
06. Position of construction on the site as on:	☛ 02.11.2015
a) Built up area complete in all respect. (in M ² m)	☛ 2234.69 M ²
b) Area under construction.	☛ -
c) Open area (in sq.m.)	☛ 21145.25 M ²
d) Remarks.	☛ -

07. Remarks of Executive Engineer regarding observation of D.C. rules (Executive Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give) ☒ The Commercial building is completed as per approved plans.
08. Area that could be considered as built up area (in sq. m.) ☒ 2234.69 M²
09. Actual utilization of plot in view of the existing construction in the form of utilization of F.S.I. ☒ 0.10 < 1
10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot and construction carried out so far? ☒ Yes.



S. J. Akshe
Executive Engineer,
MIDC, Ratnagiri Division,
Ratnagiri.

NO./SPA/RTN/ 0 67 055/OF '2015,
Office of the Executive Engineer,
M.I.D.C. Ratnagiri Division,
Ratnagiri - 415 639.

Date: 10-12-2015

1. Copy f.w.cs to M/s. The Yash Foundation, Plot No. P-79 (Mirjole block), MIDC, at Ratnagiri Industrial Area.
2. Copy f.w.cs. to the Regional Officer, MIDC Ratnagiri for information.
3. Copy to Deputy Engineer(Civil), MIDC Ratnagiri Sub-Division for information.
4. Copy to Deputy Engineer(E&M), MIDC Ratnagiri Sub-Division for information.
5. Copy to guard file.



(A Govt. of Maharashtra Undertaking)

Ph. No. : 022352-228630
Fax No. : 02352-228712
e-mail ID : eeratnagiri@midcindia.org
Web site : www.midcindia.org

No./TB/RTN/ D-19272/of 2017,
Office of the Executive Engineer,
MIDC, Division Ratnagiri.
Ratnagiri 415 639.
Date : 04.09.2017

To,
K. S. Bharati
Joint Secretary,
India Nursing Council
8th floor, NBCC Centre
Plot No. 2 community centre
Okhlaphase - I, New Delhi.

Sub : Building completion certificate.

Ref. : 1) BCC No. - SPA/RTN/D-67055 of 2015 dt. 10.12.2015
2) Letter received from Yash Foundation No. YF/Con/414
dt.04.09.2017

Dear Sir,

With subject to above reference (1) BCC issued by this office dt. 10.12.2015, We certify that plot No. P-79 allotted to 'The Yash Foundation' is not for commercial building purpose. Plot No. P-79 is allotted to 'The Yash Foundation' for educational building purpose.

This is for your information please.

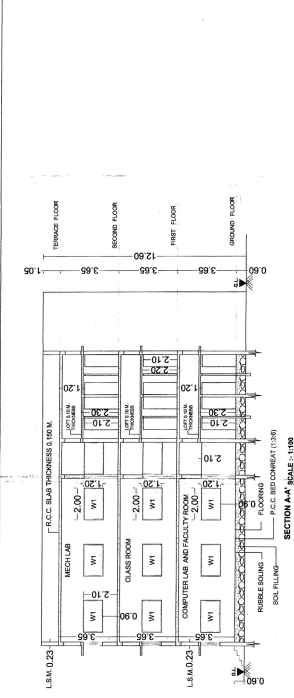
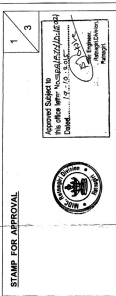
Thanking You,



Yours Faithfully


(S. L. Rakshie)
Executive Engineer
MIDC, Division Ratnagiri

Copy submitted to Registrar, The Yash Foundation, Ratnagiri for information.
Copy submitted to Regional Officer, MIDC, Ratnagiri for information.
Copy to Guard File.



AREA STATEMENT :- (in sq.m.)
TOTAL FLOOR AREA 2200.06 SQ.MT.
PERMISCIBLE GROUND COVERAGE 50%
PROPOSED BUILT UP AREA 1100.03 SQ.MT.

a) GROUND FLOOR BU AREA 854.75 SQ.MT.
b) FIRST FLOOR BU AREA 716.38 SQ.MT.
c) SECOND FLOOR BU AREA 615.55 SQ.MT.
TOTAL BUILT UP AREA a+b+c = 2234.68 SQ.MT.
F.S.I. CONSUMED 5.10

GROUND FLOOR BU AREA 854.75 SQ.MT.
GROUND COVERAGE 5.03

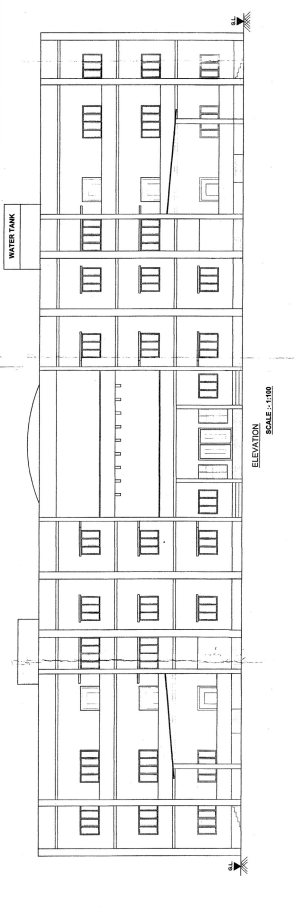
AREA CALCULATION FOR
GROUND FLOOR
AREA 50.92 X 29.75 = 1514.87

S.NO.	NAME	SIZE	DESCRIPTION
01	D	1.50 X 2.10	T.W. PANNLED DOOR
02	D1	1.00 X 2.10	T.W. PANNLED DOOR
03	D2	0.75 X 2.10	T.W. PANNLED DOOR
04	O	2.00 X 2.10	OPENING
05	O	0.80 X 2.10	OPENING
06	O	0.75 X 2.10	OPENING
07	W1	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
08	W2	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
09	W3	0.90 X 1.20	ALUMINIUM GLAZED WINDOW
10	W4	1.00 X 1.20	ALUMINIUM GLAZED WINDOW
11	V	0.80 X 0.75	FULLY GLAZED VENTILATOR

NOTES
ALL DIMENSIONS ARE IN METERS.
R.C.C. & LOAD BEARING STRUCTURE
R.C.C. SLAB 8 IN. LIFT 6 IN. THICKNESS
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED CONSTRUCTION SHOWN IN RED
SANITARY ARRANGEMENT SHOWN IN RED DOTTED

REVISED PLAN FOR EDUCATIONAL BUILDING ON
PLOT NO. P-79
OF MIRJOLE BLOCK MIDC RATNAGIRI
FOR : "THE YASH FOUNDATION"

SHRUTI V. AMBERKAR
ENGINEER'S SIGN
RATNAGIRI, JALGAON, GUJARAT
MOBILE : 913997404



AREA STATEMENT :- (in sq.m.)
TOTAL FLOOR AREA 2200.06 SQ.MT.
PERMISCIBLE GROUND COVERAGE 50%
PROPOSED BUILT UP AREA 1100.03 SQ.MT.

a) GROUND FLOOR BU AREA 854.75 SQ.MT.
b) FIRST FLOOR BU AREA 716.38 SQ.MT.
c) SECOND FLOOR BU AREA 615.55 SQ.MT.
TOTAL BUILT UP AREA a+b+c = 2234.68 SQ.MT.
F.S.I. CONSUMED 5.10

GROUND FLOOR BU AREA 854.75 SQ.MT.
GROUND COVERAGE 5.03

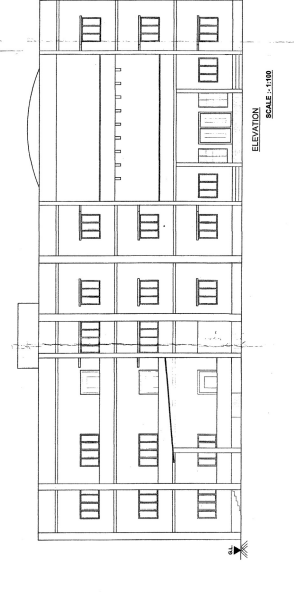
AREA CALCULATION FOR
GROUND FLOOR
AREA 50.92 X 29.75 = 1514.87

S.NO.	NAME	SIZE	DESCRIPTION
1	1	10.00 X 10.00	10.00 X 10.00
2	2	10.00 X 10.00	10.00 X 10.00
3	3	10.00 X 10.00	10.00 X 10.00
4	4	10.00 X 10.00	10.00 X 10.00
5	5	10.00 X 10.00	10.00 X 10.00
6	6	10.00 X 10.00	10.00 X 10.00
7	7	10.00 X 10.00	10.00 X 10.00
8	8	10.00 X 10.00	10.00 X 10.00
9	9	10.00 X 10.00	10.00 X 10.00
10	10	10.00 X 10.00	10.00 X 10.00
11	11	10.00 X 10.00	10.00 X 10.00
12	12	10.00 X 10.00	10.00 X 10.00
13	13	10.00 X 10.00	10.00 X 10.00
14	14	10.00 X 10.00	10.00 X 10.00
15	15	10.00 X 10.00	10.00 X 10.00
16	16	10.00 X 10.00	10.00 X 10.00
17	17	10.00 X 10.00	10.00 X 10.00
18	18	10.00 X 10.00	10.00 X 10.00
19	19	10.00 X 10.00	10.00 X 10.00
20	20	10.00 X 10.00	10.00 X 10.00
21	21	10.00 X 10.00	10.00 X 10.00
22	22	10.00 X 10.00	10.00 X 10.00
23	23	10.00 X 10.00	10.00 X 10.00
24	24	10.00 X 10.00	10.00 X 10.00
25	25	10.00 X 10.00	10.00 X 10.00
26	26	10.00 X 10.00	10.00 X 10.00
27	27	10.00 X 10.00	10.00 X 10.00
28	28	10.00 X 10.00	10.00 X 10.00
29	29	10.00 X 10.00	10.00 X 10.00
30	30	10.00 X 10.00	10.00 X 10.00
31	31	10.00 X 10.00	10.00 X 10.00
32	32	10.00 X 10.00	10.00 X 10.00
33	33	10.00 X 10.00	10.00 X 10.00
34	34	10.00 X 10.00	10.00 X 10.00
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40	40	10.00 X 10.00	10.00 X 10.00
41	41	10.00 X 10.00	10.00 X 10.00
42	42	10.00 X 10.00	10.00 X 10.00
43	43	10.00 X 10.00	10.00 X 10.00
44	44	10.00 X 10.00	10.00 X 10.00
45	45	10.00 X 10.00	10.00 X 10.00
46	46	10.00 X 10.00	10.00 X 10.00
47	47	10.00 X 10.00	10.00 X 10.00
48	48	10.00 X 10.00	10.00 X 10.00
49	49	10.00 X 10.00	10.00 X 10.00
50	50	10.00 X 10.00	10.00 X 10.00
51	51	10.00 X 10.00	10.00 X 10.00
52	52	10.00 X 10.00	10.00 X 10.00
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63	63	10.00 X 10.00	10.00 X 10.00
64	64	10.00 X 10.00	10.00 X 10.00
65	65	10.00 X 10.00	10.00 X 10.00
66	66	10.00 X 10.00	10.00 X 10.00
67	67	10.00 X 10.00	10.00 X 10.00
68	68	10.00 X 10.00	10.00 X 10.00
69	69	10.00 X 10.00	10.00 X 10.00
70	70	10.00 X 10.00	10.00 X 10.00
71	71	10.00 X 10.00	10.00 X 10.00
72	72	10.00 X 10.00	10.00 X 10.00
73	73	10.00 X 10.00	10.00 X 10.00
74	74	10.00 X 10.00	10.00 X 10.00
75	75	10.00 X 10.00	10.00 X 10.00
76	76	10.00 X 10.00	10.00 X 10.00
77	77	10.00 X 10.00	10.00 X 10.00
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81	81	10.00 X 10.00	10.00 X 10.00
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89	89	10.00 X 10.00	10.00 X 10.00
90	90	10.00 X 10.00	10.00 X 10.00
91	91	10.00 X 10.00	10.00 X 10.00
92	92	10.00 X 10.00	10.00 X 10.00
93	93	10.00 X 10.00	10.00 X 10.00
94	94	10.00 X 10.00	10.00 X 10.00
95	95	10.00 X 10.00	10.00 X 10.00
96	96	10.00 X 10.00	10.00 X 10.00
97	97	10.00 X 10.00	10.00 X 10.00
98	98	10.00 X 10.00	10.00 X 10.00
99	99	10.00 X 10.00	10.00 X 10.00
100	100	10.00 X 10.00	10.00 X 10.00

NOTES
ALL DIMENSIONS ARE IN METERS.
R.C.C. & LOAD BEARING STRUCTURE
R.C.C. SLAB 8 IN. LIFT 6 IN. THICKNESS
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED CONSTRUCTION SHOWN IN RED
SANITARY ARRANGEMENT SHOWN IN RED DOTTED

REVISED PLAN FOR EDUCATIONAL BUILDING ON
PLOT NO. P-79
OF MIRJOLE BLOCK MIDC RATNAGIRI
FOR : "THE YASH FOUNDATION"

SHRUTI V. AMBERKAR
ENGINEER'S SIGN
RATNAGIRI, JALGAON, GUJARAT
MOBILE : 913997404



AREA STATEMENT :- (in sq.m.)
TOTAL FLOOR AREA 2200.06 SQ.MT.
PERMISCIBLE GROUND COVERAGE 50%
PROPOSED BUILT UP AREA 1100.03 SQ.MT.

a) GROUND FLOOR BU AREA 854.75 SQ.MT.
b) FIRST FLOOR BU AREA 716.38 SQ.MT.
c) SECOND FLOOR BU AREA 615.55 SQ.MT.
TOTAL BUILT UP AREA a+b+c = 2234.68 SQ.MT.
F.S.I. CONSUMED 5.10

GROUND FLOOR BU AREA 854.75 SQ.MT.
GROUND COVERAGE 5.03

AREA CALCULATION FOR
GROUND FLOOR
AREA 50.92 X 29.75 = 1514.87

S.NO.	NAME	SIZE	DESCRIPTION
1	1	10.00 X 10.00	10.00 X 10.00
2	2	10.00 X 10.00	10.00 X 10.00
3	3	10.00 X 10.00	10.00 X 10.00
4	4	10.00 X 10.00	10.00 X 10.00
5	5	10.00 X 10.00	10.00 X 10.00
6	6	10.00 X 10.00	10.00 X 10.00
7	7	10.00 X 10.00	10.00 X 10.00
8	8	10.00 X 10.00	10.00 X 10.00
9	9	10.00 X 10.00	10.00 X 10.00
10	10	10.00 X 10.00	10.00 X 10.00
11	11	10.00 X 10.00	10.00 X 10.00
12	12	10.00 X 10.00	10.00 X 10.00
13	13	10.00 X 10.00	10.00 X 10.00
14	14	10.00 X 10.00	10.00 X 10.00
15	15	10.00 X 10.00	10.00 X 10.00
16	16	10.00 X 10.00	10.00 X 10.00
17	17	10.00 X 10.00	10.00 X 10.00
18	18	10.00 X 10.00	10.00 X 10.00
19	19	10.00 X 10.00	10.00 X 10.00
20	20	10.00 X 10.00	10.00 X 10.00
21	21	10.00 X 10.00	10.00 X 10.00
22	22	10.00 X 10.00	10.00 X 10.00
23	23	10.00 X 10.00	10.00 X 10.00
24	24	10.00 X 10.00	10.00 X 10.00
25	25	10.00 X 10.00	10.00 X 10.00
26	26	10.00 X 10.00	10.00 X 10.00
27	27	10.00 X 10.00	10.00 X 10.00
28	28	10.00 X 10.00	10.00 X 10.00
29	29	10.00 X 10.00	10.00 X 10.00
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33	33	10.00 X 10.00	10.00 X 10.00
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59	59	10.00 X 10.00	10.00 X 10.00
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76	76	10.00 X 10.00	10.00 X 10.00
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91	91	10.00 X 10.00	10.00 X 10.00
92	92	10.00 X 10.00	10.00 X 10.00
93	93	10.00 X 10.00	10.00 X 10.00
94	94	10.00 X 10.00	10.00 X 10.00
95	95	10.00 X 10.00	10.00 X 10.00
96	96	10.00 X 10.00	10.00 X 10.00
97	97	10.00 X 10.00	10.00 X 10.00
98	98	10.00 X 10.00	10.00 X 10.00
99	99	10.00 X 10.00	10.00 X 10.00
100	100	10.00 X 10.00	10.00 X 10.00

STAMP FOR APPROVAL



Approved Subject to
the provisions of the
Karnataka Building
Regulation Act, 1961
(KBR Act, 1961)
N. U. C. Bangalore
Date: 17/11/2023

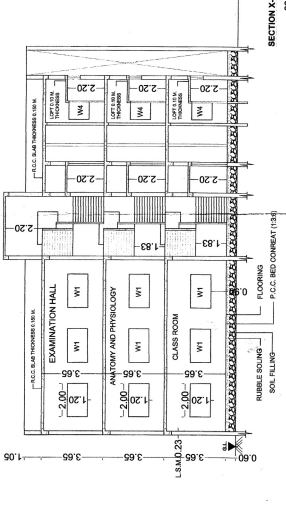
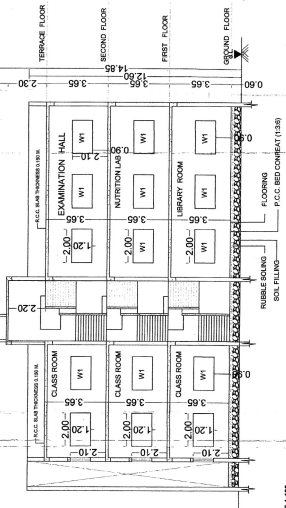
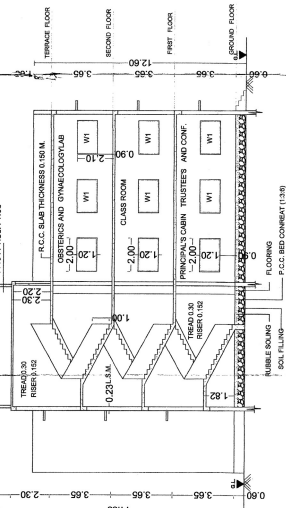
OHT
CAPACITY: 10000 LTR.
7.60 X 1.35 X 1.00

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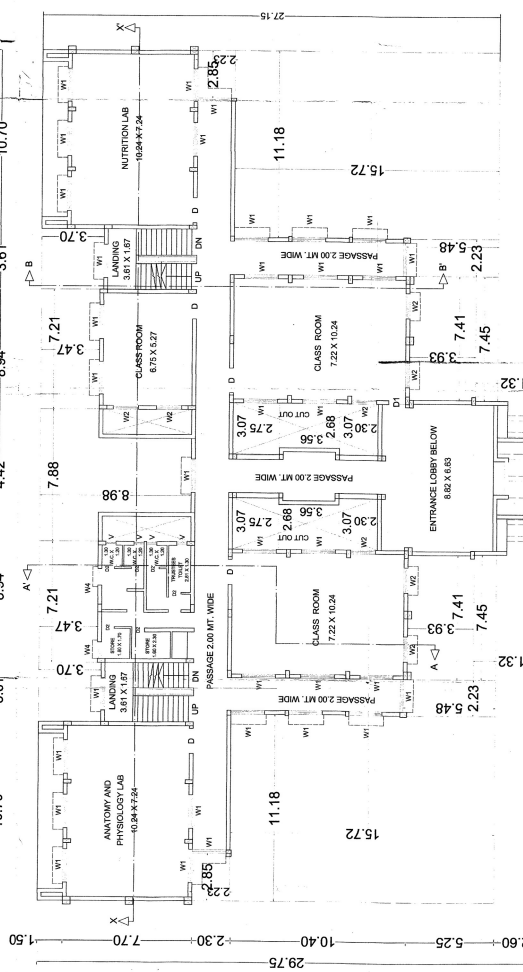
SECTION X-X'
SCALE 1:100

SECTION Y-Y'
SCALE 1:100

SECTION Z-Z'
SCALE 1:100

AREA STATEMENT :- (in sq.m.)

TOTAL LOT AREA	2200.00 SQ.MT.
PERMISSIBLE GROUND COVERAGE 50%	1100.00 SQ.MT.
PROPOSED BUILT UP AREA	864.75 SQ.MT.
a) GROUND FLOOR BU AREA	718.38 SQ.MT.
b) FIRST FLOOR BU AREA	661.55 SQ.MT.
c) SECOND FLOOR BU AREA	224.68 SQ.MT.
TOTAL BUILT UP AREA $a+b+c =$	1604.61 SQ.MT.
F.S.I. CONSUMED	0.10
GROUND FLOOR BU AREA	864.75 SQ.MT.
GROUND COVERAGE	0.83



FIRST FLOOR PLAN
SCALE 1:100

AREA CALCULATION FOR
FIRST FLOOR
AREA : 50.92 X 27.15 = 1382.47

1	03.81 X 03.70 = 13.35
2	07.71 X 03.47 = 25.01
3	07.28 X 03.88 = 27.79
4	03.81 X 03.70 = 13.35
5	03.81 X 03.70 = 13.35
6	03.81 X 03.70 = 13.35
7	11.18 X 15.72 = 175.74
8	02.23 X 03.48 = 12.22
9	07.41 X 03.83 = 28.12
10	07.41 X 03.83 = 28.12
11	07.41 X 03.83 = 28.12
12	07.41 X 03.83 = 28.12
13	02.23 X 03.48 = 12.22
14	11.18 X 15.72 = 175.74
15	02.23 X 03.48 = 12.22
16	02.23 X 03.48 = 12.22
17	02.23 X 03.48 = 12.22
18	03.07 X 03.20 = 07.96
19	03.07 X 03.20 = 07.96
20	02.23 X 03.48 = 12.22
21	03.07 X 03.20 = 07.96
TOTAL CALCULATION	864.68 SQ.MT.
NET BU AREA	1382.47 SQ.MT. (50.92 X 27.15)

PROP. FIRST FLOOR AREA
DIAGRAM
SCALE 1:200

FIRST FLOOR PLAN
SCALE 1:100

SCHEDULE OF OPENING

S.NO.	NAME	SIZE	DESCRIPTION
01	D	1.50 X 2.10	T.W. PANNELED DOOR
02	D	1.50 X 2.10	T.W. PANNELED DOOR
03	D	0.75 X 2.10	T.W. PANNELED DOOR
04	O	2.00 X 2.10	OPENING
05	O	0.80 X 2.10	OPENING
06	O	0.75 X 2.10	OPENING
07	WT	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
08	WT	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
09	WT	0.80 X 1.80	ALUMINIUM GLAZED WINDOW
10	WT	1.00 X 1.20	ALUMINIUM GLAZED WINDOW
11	V	0.80 X 0.75	FULLY GLAZED VENTILATOR

NOTES

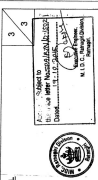
- ALL DIMENSIONS ARE IN METERS
- R.C.C. & LOAD BEARING STRUCTURE
- 2.5% SLAB SLANTING WALL
- R.C.C. SLAB 15% & 1.0% S.L. THICKNESS
- FLOOR BOUNDARY SHOWN IN RED
- PROPOSED CONSTRUCTION SHOWN IN RED
- SANITARY ARRANGEMENT SHOWN IN RED DOTTED

REVISED PLAN FOR EDUCATIONAL BUILDING ON
PLOT NO. P-79
OF MIDJOLE BLOCK MIDC RATNAGIRI
FOR : "THE YASH FOUNDATION"

OWNER'S SIGN
SIRUTTI V. AMBERKAR
Field Engineer, R. Ratnagiri

ENGINEER'S SIGN
SIRUTTI V. AMBERKAR
Field Engineer, R. Ratnagiri

MOBILE : 9150072404



STAMP FOR APPROVAL

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महाराष्ट्र MAHARASHTRA

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41AB 304735



दस्तावेज प्रकार/अनुच्छेद क्रमांक - ११११ दस्त नोंदणी करणार आहेत का? होय/नाहो

नोंदणी होणार असल्यास दुसऱ्या निबंधात कार्यालयाचे नाव -

मिळकतीचे वर्णन -

मोबदला रकम -

मुद्रांक दिकत घेणाऱ्याचे नाव - द. यश फाऊंडेशन कॉलेज ऑफ नर्सिंग, रत्ना,

या पत्रकाराचे नाव - महेश गोविंद बाणे, रत्ना,

मुद्रांक घेणाऱ्याचे नाव व पत्ता - सुभास शिबलगा

मुद्रांक रकम - १००/५०० अनुक्रमांक १२०९३ दिनांक २४ JUL 2025

११५४

दस्त घेणाऱ्याची सही



करारपत्र

श्री. महेश गोविंद बाणे
3694, तिबंडेवाडी, मजगाव रोड
स्वरूपानंदनगर, शिरगाव,
ता. जि. रत्नागिरी. ४१५६२९

लिहून देणार
(पार्टी नं. १)

श्री. मिहिर सुरेंद्रनाथ माने.
मा. सहव्यवस्थापकीय विश्वस्थ,
दि यश फाऊंडेशन कॉलेज ऑफ नर्सिंग अँड
मेडिकल रिसर्च इन्स्टिट्यूट, रत्नागिरी महाराष्ट्र.

लिहून घेणार
(पार्टी नं. २)

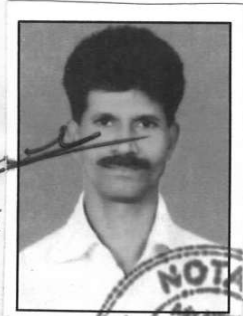


लिहून देणार (पार्टी नं. १) यांचे 3694, तिवंडेवाडी, मजगाव रोड स्वरूपानंदनगर, शिरगाव, ता. जि. रत्नागिरी येथे सदनिका आहे. त्याकारणाने लिहून घेणार (पार्टी नं. २) हे आपल्या संस्थेच्या नर्सिंग कॉलेजसाठी लिहून देणार (पार्टी नं. १) याचेकडे जागा भाड्याने मिळणेसाठी विचरणा केली. सदर जागा ०१ ऑगस्ट २०२३ ते ३१ जुलै २०३० या कालावधीसाठी करारपत्राने खालील अटी व शर्तीनुसार भाड्याने देण्याचे (पार्टी नं. १) यांनी मान्य व कबुल केले आहे.

१. सदरहु जागेचे दरमहा रु. २०,०००/- ऐवढे पार्टी नं. २ यांनी पार्टी नं. १ यांना दयावयाचे आहे

श्री. महेश गोविंद बाणे
3694, तिवंडेवाडी, मजगाव रोड
स्वरूपानंदनगर, शिरगाव,
ता. जि. रत्नागिरी. 415629

लिहून देणार
(पार्टी नं. १)



श्री. मिहिर सुरेंद्रनाथ माने.
मा. सहव्यवस्थापकीय विश्वस्थ,
दि यश फाऊंडेशन्स कॉलेज ऑफ नर्सिंग अँड
मेडिकल रिसर्च इन्स्टिट्यूट, रत्नागिरी महाराष्ट्र.

Only Signed Before Me
Mr/Mrs Mihir S. Mane

लिहून घेणार
(पार्टी नं. २)

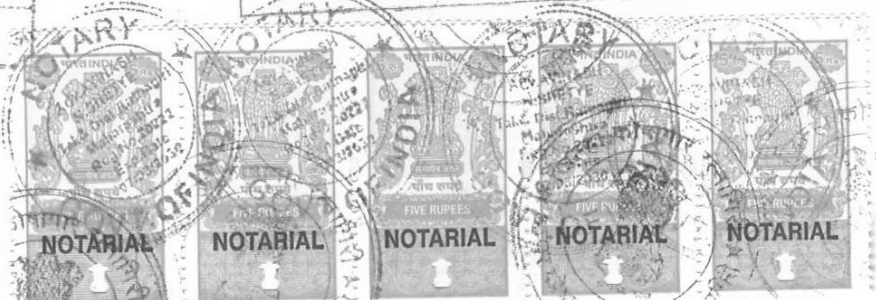


Executed by Mr./Mrs. Through 20/08/2023
Who is known to me Through ID Proof
Solemnly affirmed & Verified
Signed Before me
NOTED & VERIFIED at Sr. No. 634/2023
The execution is to my satisfaction
Date 25/7/2023
Document consists of 4 Pages.

BEFORE ME

Adv. AVINASH N. SHETYE
Notary Govt. of India
Tal. & Dist. Ratnagiri (MAH)
Regn. No. 20222

Sr. No. 634 Page No. 2 Date: 25/7/2023





भारत सरकार
Government of India

महेश गोविंद बाणे
Mahesh Govind Bane
जन्म तारीख/DOB: 10/10/1975
पुरुष/ MALE

आधार हा जोळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML).

Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

5233 9455 3848

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
3694, तिबंदेवाडी, मजगाव रोड, स्वरूपानंद नगर, शिरगाव,
शिरगाव (आरटीजी), रत्नागिरी,
महाराष्ट्र - 415629

Address:
3694, Tiwandeewadi, Mazgaon Road,
Swarupanand Nagar, Shirgaon, PO: Shirgaon
(rtg), DIST: Ratnagiri,
Maharashtra - 415629

Details as on: 22/02/2024

5233 9455 3848

VID : 9118 7996 2097 1813

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भारत सरकार
GOVERNMENT OF INDIA

मिहिर सुरेंद्रनाथ माने
Mihir Surendranath Mane

जन्म वर्ष / Year of Birth : 1997
पुरुष / Male

3778 7848 4430

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ५८१, कमलाग्राम, जाकिरिया,
रत्नागिरी, रत्नागिरी, महाराष्ट्र, 415612

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Maharashtra, 415612

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1800 180 1947

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P.O. Box No. 1947,
Bengaluru-560 091

मुप ग्रामपंचायत शिरगांव ता. जि. रत्नागिरी

नमूना नंबर ८

जि. रत्नागिरी
करावी एककम रुपये

आदिजावे निकाळ आणि स्थानांतर केली
फेरफार रुपये

नतर बाह
किवा घट
झालेल्या
बाबतीत
आपल्या
संदर्भात
घोरा

[illegible]

Q



असद्वय ७१ अक्षिणी
गुण प्राप्ययायत शिरगांव
ता. जि. रत्नागिरी.

अस्मिन् वकन नक्कल अदा
दिनांक -०८/१०/२०२४





लिहून देणार (पार्टी नं. १) यांचे मिरजोळे ग्रामपंचायत हद्दीमध्ये मिरजोळे पाटीलवाडी जि. रत्नागिरी येथे सदनिका आहे. त्याकारणाने लिहून घेणार (पार्टी नं. २) हे आपल्या संस्थेच्या नर्सिंग कॉलेजसाठी लिहून देणार (पार्टी नं. १) याचेकडे जागा भाड्याने मिळणेसाठी विचरणा केली. सदर जागा ०१ ऑगस्ट २०२३ ते ३१ जुलै २०२८ या कलावधीसाठी करारपत्राने खालील अटी व शर्तीनुसार भाड्याने देण्याचे (पार्टी नं. १) यांनी मान्य व कबुल केले आहे.

१. सदरहु जागेचे दरमहा रु. ५०,०००/- ऐवढे पार्टी नं. २ यांनी पार्टी नं. १ यांना दयावयाचे आहे

श्री. नितिन रमेश पाटील
मु. पो. मिरजोळे
पाटीलवाडी
ता. जि. रत्नागिरी.

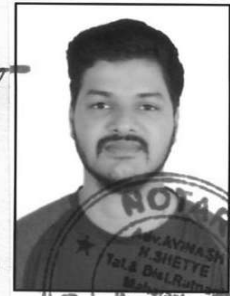
N. RATSI
लिहून देणार
(पार्टी नं. १)



Only Signed Before Me
Mr / Mrs Mihir S. Mane

श्री. मिहिर सुरेंद्रनाथ माने.
मा. सहव्यवस्थापकीय विश्वस्थ,
दि यश फाऊंडेशन्स कॉलेज ऑफ नर्सिंग अँड
मेडिकल रिसर्च इन्स्टिट्यूट, रत्नागिरी महाराष्ट्र.

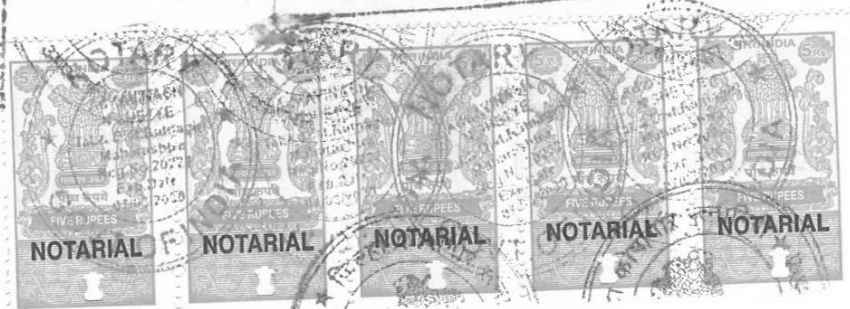
लिहून घेणार
(पार्टी नं. २)



Executive has been identified by
Name: Theravath T.D. Pooja
Who is known to me / Through ID Proof
Solemnly affirmed & verified
Signed Before me.
NOTED & RECORDED at No. 637/2025
The execution is in presence of
Date 25/7/2025
Document contains 4 Pages.

BEFORE ME
Adv. AVINASH M. SHETYE
Notary Public of India
Tal. & Dist. Ratnagiri (MAH)
Regn. No. 20222

Sr.No. 633 Page No. 2 Date 25/7/2025





नाम रजिस्ट्रार / PERMANENT ACCOUNT NUMBER
AHLPP6809M

नाम / NAME
NITIN RAMESH PATIL

पिता का नाम / FATHER'S NAME
RAMESH VITHOBA PATIL

जन्म तिथि / DATE OF BIRTH
06-08-1978

हस्ताक्षर / SIGNATURE
[Signature]

आयकर अधिकारी, कोल्हापुर
COMMISSIONER OF INCOME-TAX, KOLHAPUR

BLANK PAGE

N. R. Patil



भारत सरकार
GOVERNMENT OF INDIA

मिहीर सुरेंद्रनाथ माने
Mihir Surendranath Mane

जन्म वर्ष / Year of Birth : 1997
पुरुष / Male

3778 7848 4430

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता ५८१, कमलाश्रम, जाकीमिया,
रत्नागिरी, रत्नागिरी, महाराष्ट्र, ४१५६१२

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Maharashtra, 415612

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Bengaluru-560 061

अनुक्रमिक क्रमांक	रकबा/विभाग/नाम	पाट संकेत क्रमांक	भारतमत्ता क्रमांक	भारतमत्ता धारकाचे नाव	भौगोलिक धारकाचे नाव	भारतमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ चौ.मी.	आर्थिक मूल्य रु. (टीडी सी.डी.)			वर्षाचा रु.	वर्षाचा रु.
									जमीन	इमारत	बांधकाम		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
३१५	पाटीलवाडी धार	-	४२६.४	रत्नेलाल नितीन पाटील	रत्नेलाल	वि.प. इमारत (२.४४ मी. x ३.६२ मी.) चि. रत्नेलाल इमारत	२००९	१८.५९ चौ.मी.	०.००	५४२५.००	०	०.००	१.००
							२०२५	३०.१० चौ.मी.	०.००	१३३५२.००	०	१.००	१.००

भांडवल मूल्य	कराचा दर	मूल्य निधारित केलेल्या कराची रक्कम				एकूण कर	अधिलगत निकास आणि त्यानंतर केलेले किरादार				एकूण कर	नंतर वाढ केल्या पाट संकेत क्रमांक आदेशाच्या संदर्भावर श्रेणी
		इमारत कर	दिव्यावली कर	आरोप्य कर	व्यावसाय कर		इमारत कर	दिव्यावली कर	आरोप्य कर	व्यावसाय कर		
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७
१३९,४०८	१.०५	१३८.००	६४५.००	५०.००	२५.००	०.००	०.००	०.००	०.००	०.००	०.००	१३/०८/२०२५ ने नवीन करले जाई
६४५,३९४	१.३०	७८३.००	५०.००	२५.००	०.००	८५८.००	०.००	०.००	०.००	०.००	०.००	
६२७,७०२												

अधिकार क्षेत्री/श्रीमती रत्नेलाल यांच्या दिनांक ०७/११/२५ च्या भागणी अर्जांनुसार मूळ प्रतिवक्तृ नमूद करून दिली.

संयुक्त क्रमांक : नितीन पाटील

८८/२०२५



ग्रामपंचायत, धारवाडी, रत्नेलाल

ग्रामपंचायत, धारवाडी, रत्नेलाल

धारवाडी, रत्नेलाल

धारवाडी, रत्नेलाल

महसुली पाव : मिरजोळे
प्रभाग : मिरजोळे

महाराष्ट्र शासन राजपत्र असाधारण भाग धार-ब हिस्टोर ३०१५/ पीष १०, अके १९३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.

जमुण क्रमांक ८ - नियम ३२(१) अनुसार, कारिक वर्ष २०२३-२४ हे अधिक वर्ष २०२५-२७

ग्रामपंचायत मिरजोळे
राज्य रत्नागिरी
जिल्हा रत्नागिरी

अनु क्रमांक	रस्ता/ विभागाचे नाव	गट संकेत क्रमांक	मालमत्ता क्रमांक	मालमत्ता धारकाचे नाव	भोगवटा धारकाचे नाव	मालमतेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	वार्षिक मूल्य दर (प्रति चौ.मी.)			घसारा दर	भातक
									जमीन	इमारत	बांधकाम		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
७८५	जामुणकाटा / महादेवनाथ	-	४७०अ	स्नेहल मिलिन पाटील	स्वतः	चि स्लॅब इमारत (९.४५ मी. x ८.२३ मी.)	२०१०	७७.७९ चौ.मी.	०.००	१३३५२.००	०	०.८०	१.००
मूल्य निघारित केलेल्या कार्याची रक्कम													
भांडवली मूल्य	कराचा दर	मूल्य निघारित केलेल्या कार्याची रक्कम				एकूण कर	अभिलेख निकाल आणि त्यानंतर केलेले फेरफार				एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भासह शेरा	
		इमारत कर	दियावल्ली कर	आरोग्य कर	व्यावसाय कर		इमारत कर	दियावल्ली कर	आरोग्य कर	व्यावसाय कर			
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	
८३०,९२२	१.३०	१,०८०.००	५०.००	२५.००	०.००	१,१५५.००	०.००	०.००	०.००	०.००	०.००	ग्रा घ ठ न ७/३३ दि २७/२/२०१९ ने न्यायत बदल करणीत आहे	

अर्जादार वी/जीमतीरनेरत पाच्या दिनांक २७-११-२०२५ च्या मागणी अर्जांनुसार मूल प्रतिवरून नोंदकल दिली.

जवाब क्रमांक : निविन वरिस्

११८१२०२५



ग्रामपंचायत अधिकारी,
ग्रामपंचायत मिरजोळे, रत्नागिरी

सरपंच,
ग्रामपंचायत मिरजोळे, रत्नागिरी

महसुली गाव : मिरजोळे
प्रभाग : मिरजोळे

महाराष्ट्र शासन राजपत्र असाधारण भाग घाट-ब डिसेंबर २०१५/ पीप १०, अके १९३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.
नमुना क्रमांक ८ - नियम ३२(१) अनुसार, आर्थिक वर्ष २०२३-२४ ते आर्थिक वर्ष २०२५-२७

ग्रामपंचायत मिरजोळे
साहूका रत्नगिरी
जिल्हा रत्नगिरी

अनु क्रमांक	रस्ता/ विभागाचे नाव	गट सर्व्हे क्रमांक	मालमत्ता क्रमांक	मालमत्ता धारकाचे नाव	भोगवटा धारकाचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	आर्थिक मूल्य दर (प्रति चौ.मी.)			घसारा दर	भारताक
									जमीन	इमारत	बांधकाम		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
७८६	जामुळकाटा / महादेवनागर	-	४७०७	कविश नितीन पाटील	स्वतः	चिप इमारत (८.२३ मी. x ११.५८ मी.)	२०१०	९५.३५ चौ.मी.	०.००	९४२५.००	०	०.७५	१.००

भांडवली मूल्य	कराचा दर	मूल्य निधारित केलेल्या कारांची रक्कम				एकूण कर	अपिलचे निकाल आणि त्यानंतर केलेले फेरफार				एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भासह शेरा
		इमारत कर	दिवाबती कर	आरोप्य कर	व्यवसाय कर		इमारत कर	दिवाबती कर	आरोप्य कर	व्यवसाय कर		
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७
६७४,००५	१.०५	७०८.००	५०.००	२५.००	०.००	७८३.००	०.००	०.००	०.००	०.००	०.००	गा घ ठ नं ७/३३ दि. २७/२/२०१९ ने नाबाल बंदल करलेत आहे. गा घ ना स ठ नं १३/६ दि. १३/०८/२०२५ ने नाबाल बंदल करण्यात आला.

अर्जदार श्री/श्रीमती कविश याच्या दिनांक २७-११-२०२५ च्या मागणी अर्जानुसार मूळ प्रतिवरून नक्कल दिली.

जावक क्रमांक : निनिन पाटील
९९८१२०३५



ग्रामपंचायत अधिकारी,
ग्रामपंचायत मिरजोळे, रत्नगिरी

सहाय्य,
ग्रामपंचायत मिरजोळे, रत्नगिरी

महाराष्ट्र शासन : भिरकोडे
प्रमाण : भिरकोडे

महाराष्ट्र शासन राजपत्र असाधारण भाग चार व दिनांक २०१५/वीस १०, प्रो. १५.३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नॉट घरीचा उतारा.
समुदाय क्रमांक ८ - दिनांक ३१/११ अजुनार, आर्थिक वर्ष १९९१-९२ चे आर्थिक वर्ष १९९१-९२

सहायक मंडळ
महाराष्ट्र शासन
भिरकोडे

अनु क्रमांक	रस्ता/विभागाचे नाव	पाट सर्व्हे क्रमांक	मालमत्ता क्रमांक	मालमत्ता धारकाचे नाव	भोगवटा धारकाचे नाव	मालमतेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ चौ.मी.	वार्षिक मूल्य दर (वर्ग चौ.मी.)			वसूल दर	वसूल
१	२	३	४	५	६	७	८	९	जमीन	इमारत	बांधकाम	११	१२
२८५२	पाटीलवाडी हार		४२६ क	अपूर्व निजिन पाटील	सततः	चि स्लॅब इमारत (१.७५ मी. x ७.६२ मी.)	२००९	७४.३० चौ.मी.	०.००	१३३५२.००	०	०.८०	१.००

भौतिक मूल्य	कराचा दर	मूल्य निर्धारित केलेल्या करांची रक्कम				एकूण कर	अभिलाषे निकाल आणि त्यानंतर केलेले फेरफार				एकूण कर	नंतर वाढ किंवा घट झालेल्या बाबतीस आदेशाच्या संदर्भासह देवा
		इमारत कर	दियावती कर	आरोप्य कर	वावसाय कर		इमारत कर	दियावती कर	आरोप्य कर	वावसाय कर		
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७
७९३,६४३	१.३०	१,०३२.००	५०.००	२५.००	०.००	१,१०७.००	०.००	०.००	०.००	०.००	०.००	७९३,६४३ न १.३० कि. १.३०/७६/२०२५ ०

अजुनार वी/वीमती अपूर्व निजिन पाटील दिनांक ०७/११/२०२५ भागणी अर्जांनुसार मूळ प्रतिवलून नवकाल दिली.
जाणकार क्रमांक : पटोल

०७/११/२०२५



महाराष्ट्र शासन
भिरकोडे तालुका
महाराष्ट्र शासन
भिरकोडे तालुका

महाराष्ट्र शासन
भिरकोडे तालुका
महाराष्ट्र शासन
भिरकोडे तालुका



महाराष्ट्र MAHARASHTRA

2024

CZ 142045

दस्तावा प्रकार/अनुच्छेद क्रमांक -

MOU

दस्त नोंदणी करणार आहेत का? होय/नाहो

नोंदणी होणार असल्यास दुय्यम निर्बंधक कार्यालयाचे नाव -

मिळकतीचे बर्तन -

भोवदला रक्कम -

मुद्रांक विकत घेणाऱ्याचे नाव -

दुसऱ्या पक्षकाराचे नाव -

दस्त असल्यास त्याचे नाव व पत्ता -

मुद्रांक शुल्क रक्कम - 900/1000 अनुक्रममांक

3 दिवसे मधुन

दिनांक

9/12/24

मुद्रांक विकत घेणाऱ्याची सही

सौ. मधुरा राजेश काण

परवानाधारक मुद्रांक विक्रीचे ठिकाण/पत्ता

स्टॅम्प स्टोर ला नं. 9/9999 3289 बंदर रोड, रातनागिरी



MEMORANDUM OF UNDERSTANDING

Between,
Swasti Medical Foundation's
Chirayu Hospital, Ratnagiri
Through its,
Dr. Jyoti Nitin Chavan, Party Number 1 (Hospital)
Director, Chirayu Hospital, Ratnagiri.

AND



**The Yash Foundation's College of Nursing and Medical Research
Institute, Ratnagiri**

Through its

Mr. Surendranath Yashwant Mane

Managing Trustee &.....Party Number 2

Having its office at -P-79, Near Airport, MIDC, Mirjole, Ratnagiri

Agreement between party No. 1 & Party No. 2 is as follows: -

The present agreement is been executed between above mentioned party No.1 & Party Number 2 on this ~~17~~ day of ~~Dec~~ 2025 at Ratnagiri. This agreement is made for 30 years period w.e.f. **August 2025 to July 2055** WHEREAS, Chirayu Hospital, Ratnagiri is one of the leading Residential multi-speciality hospitals with **100** beds, established for the acute and Chronic management of ill patients. Currently Chirayu Hospital provides residential care facilities for patients suffering from various medical problems, obstetrics and gynaecological problems, providing care to orthopaedic patients, performs neurosurgeries, General surgeries. Chirayu Hospital also have ICU department which well equipped with modern facilities.

And

Whereas The Yash Foundation's College of Nursing and Medical Research Institute, Ratnagiri establishing in year 2006 and is affiliated to Maharashtra University of Health Sciences, Nashik, and approved by Government of Maharashtra. Managing Trustee of our institute have being given powers to sign the agreement for clinical posting and practical training of student of Nursing course at **Chirayu Hospital, Ratnagiri**

Now therefore following terms and conditions have been decided and those have been accepted by both parties.

1. CHIRAYU HOSPITAL, RATNAGIRI

TERMS & CONDITIONS

(Party Number 1)

Therefore, following terms and conditions have been decided and those have been accepted by The Yash Foundation's College of Nursing and Medical Research Institute, Ratnagiri



- a) The party number 2 will follow full clinical block during their posting periods with pre planning of rotation and number of students.
- b) The party number 2 will make available the students to work in clinical areas as per hospital requirement and policy.
- c) Students should maintain discipline during the tenure of clinical posting and practical training in the hospital.
- d) The party number 1 will not pay any remuneration to the party number 2 students and any additional facility includes food, hostel, transport etc. not considered from hospital during tenure of posting.
- e) The party number 2 will co-operate during clinical posting and practical training about required manpower and will consider changes in posting accordingly as per hospital requirement.
- f) The party number 2 has to ensure that the students attend the hospital regularly and in time for the duty hours.
- g) The Party Number 2 will be responsible for all the claims, correspondence or expenses payable to consequences of any accident or injuries sustained by any student in the hospital.
- h) The Party Number 2 will be ensuring that students will not provide mobile access to the patients.
- i) The Party Number 2 will be ensure that Students will not give access to sharp instruments like blade, knife, syringe and needle, etc for patients.
- j) The Party Number 2 will be ensuring that Name of patients will not be revealed anywhere. Maintenance of confidentiality.
- k) The Party Number 2 will be ensuring that if there will be any personal money transaction between student and staff, or any other person the party will not be responsible.

**2. The Yash Foundation's College Of Nursing and Medical Research
Institute, Ratnagiri,**

**Terms And Conditions
(The Party Number 2)**

- a) The party number 1 hereby allows the party number 2 to make use of Chirayu Hospital, Ratnagiri to impart practical training to its students.
- b) The party number 1 will not pay any remuneration to the party number 2 student nurses.
- c) The clinical instructors or clinical Tutor will do the day to day supervision during posting in hospital.
- d) The Party Number 2 will ensure that the students will maintain discipline during the tenure of training in the hospital.



- e) The Party Number 2 has to ensure that the students attend the hospital regularly and in time for the duty hours.
- f) The party number 1 will share details of beds as per specialty and permission letters as per requirement of regulatory bodies to the party number 2.
- g) The party Number 2 will be responsible to post internship students for 3 months regularly to Party Number 2.
- h) Termination of agreement: Either Party may terminate this agreement, for any reason, by giving other party written notice thirty (30) days prior to effective date thereof.

3. It is assumed that the parties have to sign this agreement on the ^{17th} ~~December~~ day of ~~December~~ 2025.

1. Partners

Dr. Jyoti Nitin Chavan
Director
Swasti Medical Foundation's
Chirayu Hospital, Ratnagiri

Jyoti Chavan



Symulle

2. **Mr. Surendranath Yashwant Mane,**
Managing Trustee, The Yash Foundation College of
Nursing and Medical Research Institute
P-79, Near Airport, MIDC, Mirjole, Ratnagiri-415639



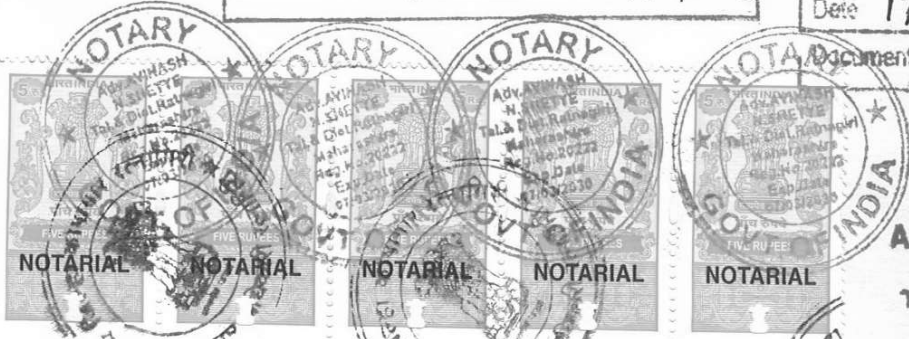
In Presence of Witness

1.

2.

Executive has been identified by
Mr/Mrs. Sethur (and)
Who is know to me/ Through ID Proof
Solemnly affirmed & Verified
Signed Before me.
NOTED & REGISTERED at Sr. No. 1221/2025
The execution is to my satisfaction
Date 17/11/2025
Document contains 6 Pages.

Sr. No. 1221 Page No. 4 Date: 17/11/2025



BEFORE ME

Adv. Avinash N. Shetye
Adv. AVINASH N. SHETYE
Notary Govt. of India
Tal. & Dist. Ratnagiri (MAH)
Regn. No. 20222



भारत सरकार
Government of India

सुरेंद्रनाथ यशवंत माने
Surendranath Yashwant Mane

जन्म तारीख / DOB: 10/01/1965
पुरुष / MALE

5696 2099 8069

मेरा आधार, मेरी पहचान

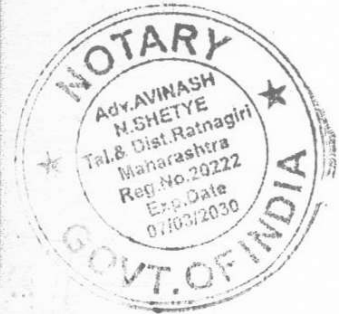
भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: 581, कमलाश्रम, जळमिरी, रातनागिरी, महाराष्ट्र, 415612

Address: 581, kamalashram, Jalmirya, Ratnagiri, Maharashtra, 415612

5696 2099 8069

1847 help@uidai.gov.in www.uidai.gov.in



SyMane



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

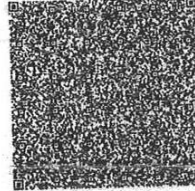
नॉदविण्याचा क्रमांक / Enrollment No. : 0634/70008/35570

To
Jyoti Nitin Chavan
ज्योती नितीन चव्हाण
544 Swastik,
Thiba Palace Road,
Mal Naka,
VTC: Ratnagiri,
District: Ratnagiri,
State: Maharashtra, PIN Code: 415612

42763195



KF427631956FI



आपला आधार क्रमांक / Your Aadhaar No. :

5505 2843 5400

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Issue Date: 14/04/2012



ज्योती नितीन चव्हाण
Jyoti Nitin Chavan
जन्म तारीख / DOB: 29/07/1970
स्त्री / Female

5505 2843 5400

माझे आधार, माझी ओळख

Sr.No. 124 Page No. 6 Date: 17/10/2024



DEPARTMENT OF PUBLIC HEALTH

Certification Of Registration

*Under the Bombay Nursing Homes Registration Act, 1949 and Maharashtra Nursing Home Regulation Rules Amendment 2021
(Under Rule 5)*

This is to certify that

*Shri. /Smt./Dr. **Pallavi Sachin Yadav** has been registered under the Bombay Nursing Homes Registration Act Amendment 1949 in respect of **SWASTI MEDICAL FOUNDATION'S CHIRAYU HOSPITAL** situated at **403 A1/3/1B/1, 409 SALVI STOP RATNAGIRI 415639** and has been authorized to carry on the said Nursing Home.*

No. of Beds

A. Maternity Count	: 10
B. ICU(Adult) Count	: 24
C. ICU(Pediatric) Count	: 0
D. Other Count	: 66

Total : : 100

Registration Number : **MH/RATN/NH045**
Date of Registration : **04-05-2025**
Date of Issues Certificate : **09-05-2025**
Certificate is Valid upto : **31-03-2028**
Place : **RATNAGIRI**



ppp
District Health Officer
Zilla Parishad, Ratnagiri
Ratnagiri,



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.
2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.
3. Authorization/renewal of authorization under Bio-Medical Wastes Management Rules, 2016 as amended, Hazardous waste (M,& TM)n Rules, 2016, in connection with my/our/existing/proposed activity from the premises as per the details given below.

1.General Information

UAN No:

MPCB-CONSENT-0000246519

Application submitted on:

08-05-2025

Industry Information

Industry Type:

O88 Health-care Establishment
(as defined in BMW Rules)

Category:

Orange

Scale:

S.S.I

Consent To:

Establish (New)

Submit to:

SRO - Ratnagiri

Perticulars of Applicant (Owner/Occupier/Any other Authorised Person)

First Name **Father / Husband Name**

Dr. PALLAVI RAMESH

Last Name

CHAVAN

Designation

DOCTOR

Mobile No **Telephone/Fax**

9822124719 9822124719

Email

chirayu.ratnagiri@gmail.com

Aadhar No

709602914159

PAN No **Address**

AAUPY6497M NILAV HOUSE NO 2444 BEHIND CHIRAYU HOSPITAL SALVI STOP MIRJOLE
RATNAGIRI MAHARASHTRA 415639

Pin Code

415639

2. Health Care Facility (HCF) Information

a) Name of the Health Care Facility

SWASTI MEDICAL FOUNDATIONS CHIRAYU HOSPITAL

b) Address for Correspondance

Pin Code

415612

District

Ratnagiri

City/Town

Ratnagiri

Survey/Gut No.

SALVI STOP

Name of premises /Building

CHIRAYU HOSPITAL

Road/Street

SALVI STOP

Area/Locality

Ratnagiri

Email

chirayu.ratnagiri@gmail.com

Website URL

NA

c) Onwership of Facility

Private (Proprietary Establishment)

Land Ownership

Self Owned

d) Month and year of commissioning of the HCF

01/12/2025

e) Area of the Facility / Hospital

i) Total plot area (in square meter)

3644

ii) Built up area (in square meter)

2275

iii) Open Plot Area (Sq.Mtr)

2506.00

f) Enter Latitude and Longitude of site (In degrees)

Latitude (In degrees)

16.992500

Longitude (In degrees)

73.294197

g) Does HCF have Operation Theatre

No

Number of OT

3

h) Does HCF have Laundry facility in premises

No

i) Does HCF have Canteen/Cafeteria facility in premises

No

j) Does HCF have Hostel/Residential quarters in premises

No

3.BMW Authorization Details

a) Type of health treatment system

Medicine

b) Bombay Nursing Home Registration Details

Total number of Beds

100

BNH Registration Number

NEW

Valid Upto

01-12-2025

First Issued Date

01-08-2025

Certificate issuing Authority

District Health Officer

c) Diagnostic and Pharma Facilities available in Premises

Pathology Lab

No

Blood Bank

No

4.Consent Details

a) Sources of Water

i) Surface Water Yes

Name of the water supply **Water Consumption Quantity (CMD)**

Municipal Corporation Ratnagiri 25

ii) Ground Water Yes

Number of Borewell **Number of Openwell** **Qty of Water Extracted (CMD)**

1 5

Do you Have CGWA NOC No

iii) Tanker Water No

b) Water Consumption Details

Raw Water (CMD) **Recycle Water (CMD)** **Total Water Quantity Requirement (CMD)**

30 30

c) Water consumption for different uses (CMD)

Purpose	Consumption	Effluent Generation	Disposal
Domestic Pourpose	25	25	Local Bodies Sewer
Pathology Laboratory, Floor washing, Operation Theater	0	0	NA
Laundry	0	0	NA
Industrial Cooling,spraying in mine pits or boiler feed	5	5	On Land For Gardening
Total	30.00	30.00	

d) Waste Waster Treatement

Have you installed STP or ETP

Yes

1. Sewage Treatment Plant: No

2. Effluent Treatment Plant: No

3. Combined Treatment Plant: Yes

Combine Treatment Plant

Capacity(CMD)

25

Preliminary: Yes **Preliminary Treatement:** Bar Screens

Primary: Yes **Primary Treatement:**

Secondary: Yes **Secondary Treatement:** Membrane Bio Reactor (MBR)

Tertiary Yes **Tertiary Treatement:** Chlorination,Ozone Treatment

Advance: No **Advance Treatement:**

e) Other waste generation details

1) Municipal Solid Waste

a) Biodegradable Waste(kg/day) **b) Recyclable Waste(kg/day)** **c) Domestic Hazardous Waste(kg/day)**

0 0 0

Air Pollution

Whether D.G. Set Installed

No

Do you have Boiler Installed

No

5. Additional Information

Do you have Bio Medical Waste Management Committee Constituted

No

Do you have Infection Control Committee Constituted

No

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)



No. MIDC/FIRE/Final-NOC/3156

Date: 30/11/2015

M/s. The Yash Foundation,
Plot No. P-79, MIDC, Ratnagiri Indl. Area,
Dist.- Ratnagiri.

Sub: Grant of "Final No Objection Certificate" for construction of Educational building on Plot No. P-79, Ratnagiri Indl. Area...

Ref : i) This Office "Provisional NOC" No. MIDC/Fire/2694,
Dated 05/10/2015.

ii) Your Application Number; SWC/30/1/20151020/373145.

Dear Sir,

With reference to the above, a representative of this office visited your factory on 24/11/2015 to the above-mentioned address for inspection of fire fighting arrangements provided by you. Since the fire fighting arrangements provided by you were found in satisfactory working conditions and form "A" from the License agency M/s. Fire Ext Engineering (MFS-LA/RF-0028), who is licensed agency registered under the provision of The Maharashtra Fire Prevention and Life Safety Measure Act, 2006. Considering the same "**Final No-Objection Certificate**" issued to your construction of Educational building on above mentioned address for the built up area admeasuring to **2234.69 Sqm.** The Details of the construction is as under;

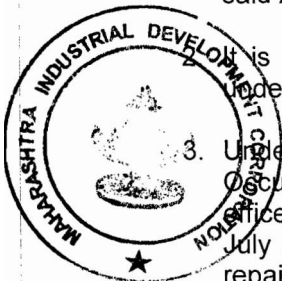
Sr. No.	Details of construction	Floors	Proposed built up area
01.	Educational Building	Ground Floor	854.75
		First Floor	864.43
		Second Floor	364.50
TOTAL			2234.69

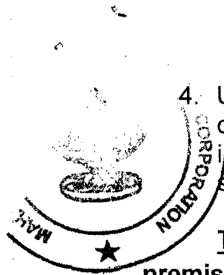
Following Statutory Provisions Under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, should be adhered.

- Under **Section 3** of "**Maharashtra Fire Prevention and Life Safety Measures Act, 2006**" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.

It is presumed that you have completed the work adhering to the provisions under **Section-3** of the said Act.

- Under **sub-section (3) of Section 3**, it is responsibility of the Owner or the Occupier as the case maybe, shall furnish to The Chief Fire Officer or nominated officer, a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in **sub-section (1)**.



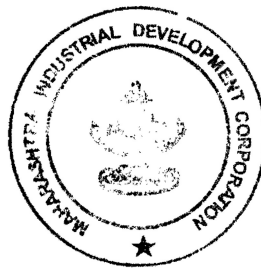


4. Under **sub section (4) of Section 3**, no person shall tamper with, alter, remove or cause any injury or damage to any fire prevention and life safety equipment installed in any such building or part thereof or instigate any other person to do so.

The Fire Extinguishers & other safety system installed by you in the factory premises shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & you will be solely responsible to loss of life or property if any, which may please be noted.

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

Thanking you



Yours faithfully,


(D. P. Potphode)
Dy. Chief Fire Officer,
MIDC, Mumbai-400 093.

Copy to Deputy Engineer, MIDC Ratnagiri Division (SPA) for information please.



Contact details: (+91)9767924059
Email: aakarbuildingsolution@gmail.com
Address: Audumbar plaza, phase II,
Malvan-Kudal road, Kudal,
Sindhudurga. Pin- 416520
GSTN:27ABMFA5352L1Z2

Ref No: - ABS/B/04/2026

Date: 22/01/2026

FORM B

[See Section 3(3) and rule 4(2)]

**Six monthly Certificate to be given in every January and July by the owner or the occupier for compliance of the
Fire Prevention & Life Safety Measures.**

Certificate

Certified that, I/we have carried out inspection of the Fire Prevention and Life Safety Measures installed in the following building or Premises, Namely

**M/s The Yash Foundation,
Plot No. P-79, MIDC, Ratnagiri Industrial Area, District-
Ratnagiri, Maharashtra**

We further certify that these installation in the above-mentioned building are maintained in good and efficient conditions during the period **1st July 2025 to 31st December 2025** as required under the provision of the Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Mah.III of 2007.) The detail of the inspection of installation carried out by us are mentioned in the report appended herewith.

Place: Ratnagiri

Signature of the Licensed Agency

Ajinkya
Anant
Jamsand
ekar
Digitally signed
by Ajinkya
Anant
Jamsandekar
Date:
2026.01.22
17:07:25 +05'30'

Fire Hydrant System: MFS-LA/F-415



Contact details: (+91)9767924059
Email: aakarbuildingsolution@gmail.com
Address: Audumbar plaza, phase II,
Malvan-Kudal road, Kudal,
Sindhudurga. Pin- 416520
GSTN:27ABMFA5352L122

Ref No: - ABS/B/04/2026

Date: 22/01/2026

Subject: - Installation Report of Fire Equipment's installed at **M/s The Yash Foundation,**
Plot No. P-79, MIDC, Ratnagiri Industrial Area, District-
Ratnagiri, Maharashtra

Dear Sir,

As a routine, we have checked the firefighting equipment's installed at aforesaid site and details are as under:

Sr. No	Equipment	Quantity
1.	450 LPM, 5 Hp -Terrace booster pump	01 Nos
2.	S.S. Hydrant valve- ISI mark	03 Nos
3.	Hose Pipe with S.S Coupling of 15m length, ISI mark	03 Nos
4.	Hose Box – Single door	03 Nos
5.	Branch Pipe nozzle of SS, ISI mark	03 Nos
6.	Hose Reel Drum with hose 30m length of IS: 12585	03 Nos
7.	Fire Brigade Inlet	01 Nos.
8.	ABC type fire Extinguisher 6 Kg.	05 Nos.
9.	Fire Buckets	02 Nos.
10.	Sign Boards	01 Set.

We have inspected and confirm that requisite firefighting system are installed. The above said fire prevention equipment's installed are in good condition.

Ajinkya
Anant
Jamsand
ekar

Digitally signed
by Ajinkya
Anant
Jamsandekar
Date: 2026.01.22
17:07:52 +05'30'

You're faithfully,

For Aakar Building Solutions