MGM Medical College, Navi Mumbai



TIZITA

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on

at Kamothe, Panvel.

Between

1). Name: Mrs. Kavita Chandrakant Gavate, Age: About 45 years, Occupation: Any other, PAN: BFRPG6730C, Residing at : Nere Gav, Matheran Road Near Sai Baba Mandir, Nere, Raigad, Maharashtra, PIN 410206.

HEREINAFTER called "the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs successors, assigns, executors and administrators) of the one part

(Marugle)

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Panvel, Maharashtra PIN: 410209

HEREINAFTER called "the Licensee (which expression shall mean and include only licensee above named) of the other part.

WHEREAS the licensor is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that constructed portion being an unit described in SCHEDULE –I, hereunder written and are hereafter for the sake of brevity called or referred to as "Licensed Premises" and is/are desirous of giving the said premises on leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee being in need of temporary accommodation has approached the Licensor to grant the Licensee his/ her permission and license to use the said premises as here under described on leave and license basis for a period of 06 (Six) months commencing from 01.10.2021 and ending on 31.03.2022 on the terms and conditions here after appearing;

AND WHEREAS the Licensor has agreed to allow the licensee herein to occupy and use the said licensed premises for his residential purpose, on leave and license basis for above mentioned period on terms and subject to conditions herein after appearing;

### NOW THEREFORE IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. Period That the Licensor hereby grants unto the Licensee his/ her permission and license to use the licensed premises described in Schedule I hereunder written together with all fixtures, fittings in the said premises for a period of 06 (Six) months from 01.10.2021 to 30.03.2022.
- 2. Use The Licensee shall use the said premises only for residential purpose of the Licensee, any of his/ her family members only and not for other purpose.
- 3. License Fee In consideration of the licence and permission to use the said premises to the Licensee, the Licensee shall pay to the licensor, license fee at the rate of Rs.5000.00 (Rupee Five thousand only) per month. The amount of license fee shall be paid in Two Installments of (Rs.15000+Rs.15000)
- 4. Maintenance Charges That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non-occupancy charges etc. in respect of the said premises shall be paid by the Licensor.
- 5. Electricity/Gas Charges The licensee herein shall pay the electricity and Gas bills directly for the electricity and Gas consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity and Gas bills are paid.

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only for residential purposes of Internee students and Doctors. The Licensee maintain the said premises in the existing condition and damage, if any, caused to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government.

- 7. Alteration That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the licensed premises without previous consent in writing from the Licensor.
- 8. No Tenancy That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign and sublet or grant any license or sub-license in respect of the licensed premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
- 9. Inspection That the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have right of access either by himself/herself/themselves or through authorized representative to enter, view and inspect the licensed premises at reasonable intervals.
- 10. Cancellation That, subject to the condition of lock in period, if any, if the Licensee commits default in regular and punctual payments of monthly license fee as here before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the leave and license is imposed, the Licensor shall be entitle to revoke and / or cancel the license hereby granted by giving notice in writing of one month and the Licensee too will have the right to vacate the same premises by giving a notice in writing of one month to the Licensor as mentioned earlier.
- 11. Possession That the immediately on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and/or his articles from the said premised on expiry or sooner determination of this agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of license fee per day and / or alternately the Licensor shall be entitled to remove the Licensee and his belongings from the licensed premises, without recourse to the Court of Law.



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All that constructed portion being residential unit bearing Apartment Built-up area : 800 sq. ft. situated on the Nere Gav, Matheran Road Near Sai Baba Mandir, Nere, Raigad, Maharashtra, PIN 410206, situated within the revenue limits of Tehsil – Panvel and District Raigad.

IN WITNESS WHEREOF the parties here to have set and subscribed their respective signatures hereto in the presence of witness, who are identifying the executants, on the, month and year first above written.

SIGNED, SEALED AND DELIVERED. By the within named "LICENSOR"

In the presence of Dhanesh chandrakant Gavate Davate

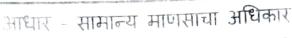
SIGNED, SEALED AND DELIVERED. By the within named "LISENSEE" (DEAN MGM MEDICAL COLLEGE, KAMOTHE)

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अस्तीय दिशिष्ट ओळव प्राधिकरण Unique Identification Authority of India

पत्ता नेरे गाव, माथेरान रोड, सई बाबा मंदिर जवळ, नेरे, नेरे, रायगड, महाराष्ट्र, 410206

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Address: nere gav, matheran road, near sai baba mandir, Nere, Nere, Raigarh, Maharashtra, 410206

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# INCOME TAX DEPARTMENT

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GOVT. OF INDIA

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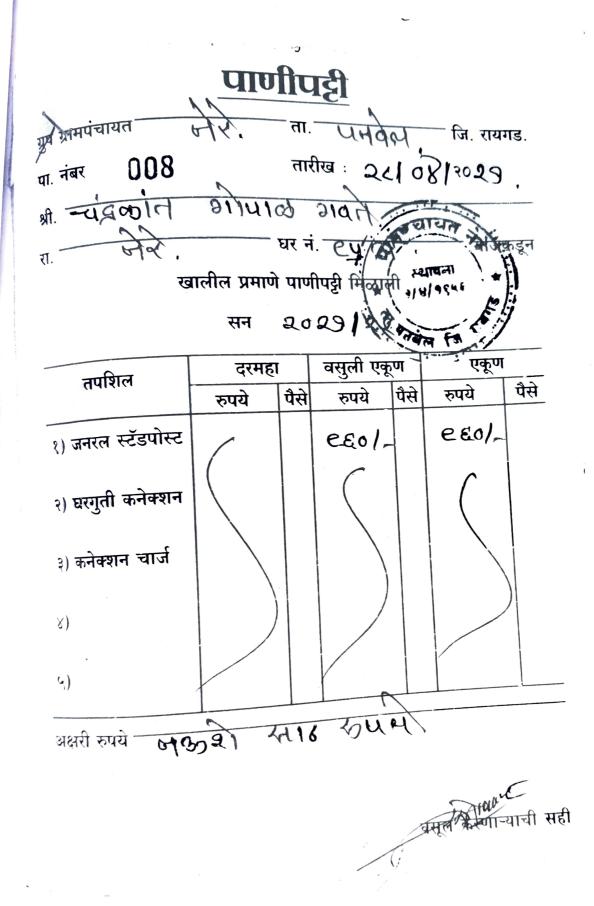
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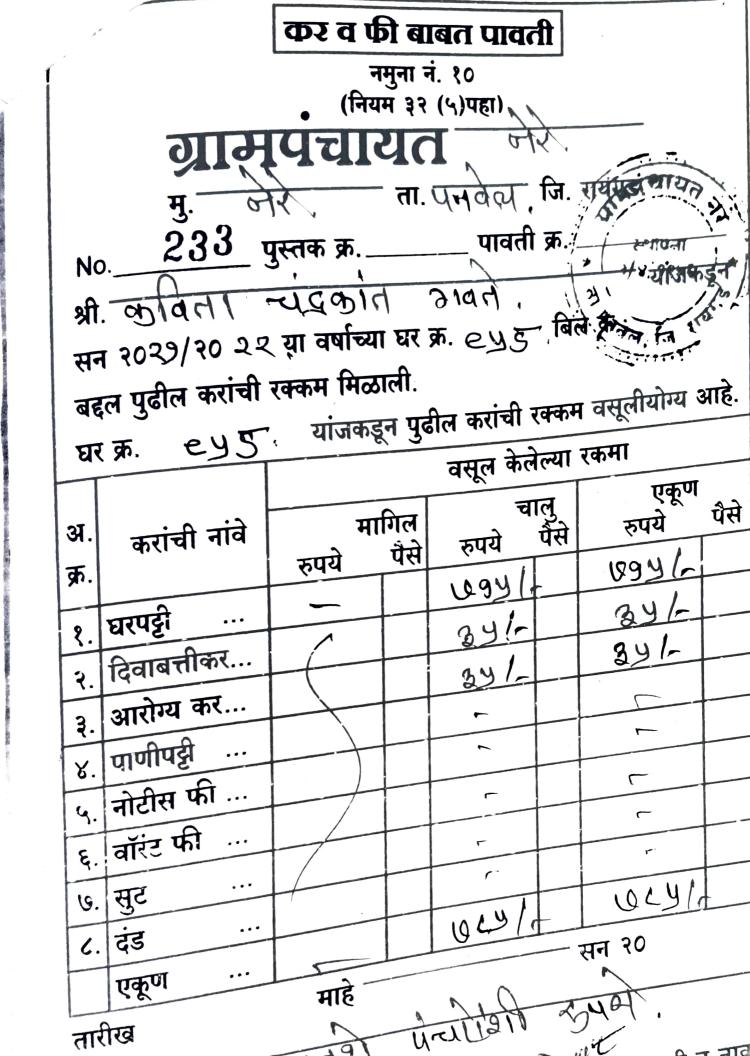
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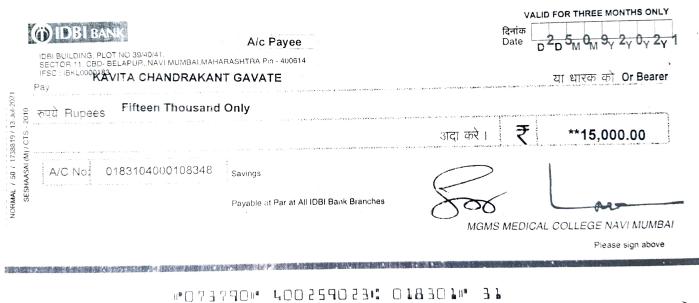
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Date: 09/10/21

TO

The Head,

Department of Community Medicine

MGM Medical College

Kamothe, Navi Mumbai

Subject: Unavailability of accommodation at PHC Nere for resident doctors and interns in present situation.

Respected Sir,

As per the Memorandum of Understanding between Mahatma Gandhi Mission Medical College under MGMIHS, Kamothe and Primary Health Centre Nere, dated 1 January 2021,(copy enclosed), the Primary Health Centre, Nere is to provide residential accommodation to the resident doctors and

However, the PHC unable to provide a safe/ suitable accommodation at this premises in present situation. The PHC will be in a position to provide the same as and when it is ready.

.Thanking you for your cooperation.

Sincerely,

Dr Achala Patil

Medical Officer,

PRIMARY HEALTH CENTER,

NERE, ZP,

**District Raigad** 

110/2021 TE.

MGM Medical College, Aurangabad

### Medical College & Hospital

N-6 CIDCO, Aurangabad - 431 003. Maharashtra Tel.: 0240-6482000 | Email: <u>mgmmca@themgmgroup.com</u> | Website: www.mgmmcha.org

#### **Department of Community Medicine**

#### Urban Health and Training Centre (UHTC), Ajabnagar, Aurangabad

#### Ajubilagui/ Aululigu

#### Available services:-

#### **Out Patient Department (OPD):**

- 1) Medicine
- 2) Paediatric/ Under 5 clinic
- 3) ANC Clinic
- 4) Dressing/Treatment/Immunization room

#### **Indoor Patient Department/Ward:**

Infrastructure	Total Number
Total Beds (Including male and female ward)	30
Store rooms	3
Operation Theatre	1
Laboratory	1
Labour room	2
Radiology Room	1
	Total Beds(Including male and female ward)Store roomsOperation TheatreLaboratoryLabour room

MGM'S MEDICAL COLLEGE AURANGABAD



# Medical College & Hospital N-6 CIDCO, Aurangabad - 431 003. Maharashtra

Tel.: 0240-6482000 | Email: mgmmca@themgmgroup.com | Website: www.mgmmcha.org

#### **UHTC Staff:**

Sr. No.	Name of Staff	Designation
1	Dr. Pallavi Kunde	Incharge, UHTC
2	Dr. Swati Nikam	Medical officer
3	Dr. Shaikh Reema Riyahbeen Abdul Hafeez	L.M.O
4	Mr. Quazi M T	M.S.W(male)
5	Mrs. Shirish Didwale	M.S.W(female)
6	Mrs. Suman Banbare	5. ·
7	Mrs. Nimbore P.R	
8	Mrs. Ruth Pandit	PHN
9	Mrs. Gund Priyanka	
10	Mrs. Bargal Deepali	
11	Mr Shahaji Kadam	Health Inspector
12	Mr Rajesh Bhoyar	Health Educator
13	Mrs Rebecca	Lab Technician
14	Mr N L Gadekar	Store Keeper/Accountant
15	Mr Ganesh Pawar	Record clerk
16	Mr Sable	Driver
17	Mrs. S V Nikam	Peon
18	Mrs. Suman Pagare	Sweeper
19	Mr. U.S Sonwane	X-Ray Technician



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#### **UHTC** Details:

	Morning -09.00am to 01.00 pm
<b>OPD Timings</b>	Evening -06.00pm to 09.00pm
Population Catered	1-1.25 Lakhs (approximately)
Distance from MGM MCH, Abad	4 Kilometers (approximately)
Daily average OPD	100-200
Teaching and Training Activities	<ol> <li>School Health Check ups</li> <li>Health day activity viz. Poster exhibition/ health talks, awareness rally, role play, street play in UHTC &amp; nearby premises</li> <li>Family health survey in catering area by UG MBBS students</li> <li>Weekly immunization session from the staff of municipal corporation ,Abad</li> <li>Speciality Postings of residents in rotation from dept. of medicine, paediatrics and obgy (round the clock day and night duties)</li> <li>Posting of interns for fifteen days in rotation (round the clock day dnd night duties)</li> <li>Speciality days-         <ul> <li>Monday: Medicine/Chest clinic</li> <li>Tuesday: Under five clinic/</li></ul></li></ol>
Residential facility	Residential facility is made available for resident doctors/
for doctors	interns on the 2 <sup>nd</sup> floor of UHTC.
Food facility	Food facility at ground floor is available for the doctors.



DEAN MGM'S MEDICAL COLLEGE AURANGABAD



Mahatma Gandhi Mission's Medical College & Hospital

N-6 CIDCO, Aurangabad - 431 003. Maharashtra Tel.: 0240-6482000 E-mail: mgmmca@themgmgroup.com Website: www.mgmmcha.org

#### **Rural Health and Training Centre, Ellora**

The rural health and training centre under the Department of Community is situated at Ellora in Aurangabad district. It is approximately 28 kilometers from Aurangabad and is also a place of historical importance. The centre caters to population of more than 35,000. It has 6 sub-centers under its direct control. The centre is manned by medical officer, nurses, pharmacist, lab technicians, health workers, sanitary inspector and class IV workers. MGM Medical College, Aurangabad posts interns and resident doctors of OBGY and Paediatrics department to the centre. The interns are posted for a period 15 days in rotation. The resident doctors on rotation basis visit the centre once in a week on fixed days. This centre has outpatient department, in-patient department, laboratory, OT, pharmacy, vaccination room, labour room and meeting room.

There is accommodation facility and food mess facility for students.

The Department of Community Medicine carries out following activities at RHTC, Ellora —

- 1. Posting of interns who provide daily OPD and IPD services to the patients.
- 2. Posting of OBGY resident doctor every Thursday for providing specialist services to expecting mothers and other women.
- 3. Posting of Paediatrics resident every Friday for providing specialist services to the paediatric age group.
- 4. Family Health Surveys.
- 5. Swachh Bharat Abhiyan activities.
- 6. Health Education activities like guidance by specialists, poster exhibition, street plays, counseling sessions, etc.

Following is the list of health days celebrated at RHTC, Ellora by Department of Community Medicine in 2019.



### **Medical College & Hospital**

N-6 CIDCO, Aurangabad - 431 003. Maharashtra

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Sr. No.	Date	Health Day/Week	Activity carried out
1	7 <sup>th</sup> March	International Women's Day	Talk on "Gender Inequality and Health" by OBGY specialist
2	1 <sup>st</sup> April	World Tuberculosis Day	Poster exhibition, Talk on "Provisions for patients under RNTCP" by Community Medicine specialist
3	26 <sup>th</sup> April	World Immunisation Week	Street play on "Lasikaran — 5 saal mein 7 baar" ; Question and answer session with Community Medicine specialist
4	26 <sup>th</sup> April	World Malaria Day	Demonstration and distribution of Guppy fish
5	17 <sup>th</sup> May	National Dengue Day	Health education session about protective measures against mosquitoes
6	31 <sup>st</sup> May	World Anti-tobacco Day	Health talk on "Hazards of Tobacco"; Poster exhibition
7	26 <sup>th</sup> June	International Day against drug abuse and illegal drug trafficking	Counseling for de-addiction, poster exhibition
8	11 <sup>th</sup> July	World Population Day	Awareness session on contraceptives, poster exhibition
9	8 <sup>th</sup> August	World Breast-feeding Week	Talk on "Benefits of breast- feeding" by OBGY specialist, poster exhibition



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Dean Dean/Medical Director MGM Medical College Aurangabad.

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Distance from MGM MCH, Abad	4 Kilometers (approximately)
Daily average OPD	100-200
Teaching and Training Activities	<ol> <li>School Health Check ups</li> <li>Health day activity viz. Poster exhibition/ health talks, awareness rally, role play, street play in UHTC &amp; nearby premises</li> <li>Family health survey in catering area by UG MBBS students</li> <li>Weekly immunization session from the staff of municipal corporation ,Abad</li> <li>Speciality Postings of residents in rotation from dept. of medicine, paediatrics and obgy (round the clock day and night duties)</li> <li>Posting of interns for fifteen days in rotation (round the clock day dnd night duties)</li> <li>Speciality days-         <ul> <li>Monday: Medicine/Chest clinic</li> <li>Tuesday: Under five clinic/</li></ul></li></ol>
Residential facility	Residential facility is made available for resident doctors/
for doctors	interns on the 2 <sup>nd</sup> floor of UHTC.
Food facility	Food facility at ground floor is available for the doctors.



DEAN MGM'S MEDICAL COLLEGE AURANGABAD