

Maharashtra Industrial Development Corporation  
(A Government Of Maharashtra Undertaking)

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REGIONAL OFFICE, NAGPUR  
UDYOG BHAVAN 5 TH FLOOR, OPP.  
SALES TAX BUILDING, CIVIL LINES  
NAGPUR - 440001

Letter No.: MIDC/RO(NGP)/NAG/LMS-1391/7863/2013 Date: 15-NOV-2013  
18/11/2013

Subject :- NAGPUR (HINGNA) INDUSTRIAL AREA  
Plot No. C-1-1  
Allotment of Land  
Read :- Letter dated 02/09/2013

**:ORDER:**

Sanction is hereby accorded to the allotment of land admeasuring 3151 Sq. Mts. at the rate of Rs. 5142/- per Sq. Mts. Comprising of Plot No. C-1-1 in NAGPUR (HINGNA) INDUSTRIAL AREA to M/s CURE ALL SUPERSPECIALITY HOSPITAL & RADIOTHERAPY CENTRE a Company incorporated under the Companies Act-1956 and having its registered office at 201, VIGHNAHARTA APTT., DHANTOLI, NAGPUR, 440012 for setting up commercial unit subject to the payment of the premium of 17822700/- ( Rs. One Crore Seventy Eight Lakh Twenty Two Thousand Seven Hundred) (including 10% additional charge for road having 30-45 M road width i.e.  $16202442 * 10\% = \text{Rs. } 1620250$  as additional charges ) and subject to the following conditions.

1. The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs. 10096800/- ( Rs. One Crore Ninety Six Thousand Eight Hundred Only ) balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of MIDC NAGPUR Payable at NAGPUR
2. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.
3. In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.
4. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease and the lease annexed thereto & in substance are as follows.
  - a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
  - b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.
  - c) The allottee shall get the plan and specification of the proposed building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance

11-11-90



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
( A Government of Maharashtra Undertaking)

☎ 2525215 Fax 2521732  
E-mail : ronagpur@midcindia.org

No./MIDC/RO/NGP/C-1/1/57/2014  
Dated :- 07/01/2014

To,  
M/S. CURE ALL SUPER SPECIALITY &  
RADIOTHERAPY CENTRE PVT. LTD.,  
At. 201, Vignaharta Apartment,  
Dhantoli, Nagpur-440 012.

Sub :- Nagpur (Hingna) Industrial Area,  
Execution of Agreement to Lease  
Plot No. C-1/1 (adm. 3150.82 Sq. Mtrs.)

Ref :- Your letter dated

Sir,

The Agreement to lease in respect of Plot No. C-1/1, adm. 3150.82 Sq. Mtrs. in Nagpur (Hingna) Industrial Area has been executed on the 14<sup>th</sup> day of January-2014. The Agreement to lease has to presented to Sub-Registrar of Assurance at Nagpur (Rural) for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We would request you to arrange to lodge both the copies of the agreement to lease for registration making the original returnable to you and the duplicate to the MIDC at above given address for further necessary action. We would also request you kindly to supply us the Photostat copy of the proof of registration bearing the serial numbers and the date on which documents would be lodged for registration, so as to enable to this office to process your case for the deed of confirmation.

Government in the Revenue and Forest Department by it's Notification No. RGN/2001/328/CR/83/M-1 dated 14.08.2002 has exempted the Area Manager of the Corporation for appearing before the registrar for the purpose of registration of the Agreement to lease and such other incidental documents. You may also bring this fact to the notice of the Sub Registrar at the time of presenting the documents for registration.

Thanking you,

Encl : Original copy of Agreement to Lease

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- Yours faithfully

*(Signature)*  
Area Manager  
M.I.D.C. Nagpur



with approved plans and shall obtain a Building Completion Certificate (B.C.C) from the Executive Engineer of the said industrial area within a prescribed period.

d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with possession of the land or any part thereof without previous consent of the Corporation who may refuse or grant it subject to such condition as the Corporation may think fit including a condition for payment of additional premium.

e) The allottee shall be entitled to use land for commercial purpose but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in for any other purpose and not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.

f) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease and the Lease.

g) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication as also the Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) If there any encroachment on the plot the same should be removed by you, at your own risk and cost.

i) Please note that if MSEB's line is passing through your plot, you will have to shift the line at your own cost and risk, also concern with MSEB and Telephone Department.

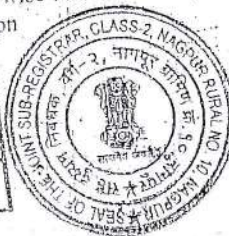
j) In case any changes after final measurement of plot area and if the area is found to be increased the charges towards excess area, shall be recovered as per prevailing rate at that time.

k) The infrastructure of water supply is provided by MIDC, considering the water requirement of your plot at the rate of the 25 m<sup>3</sup> per hect. Per day. For the requirement in excess of 25 m<sup>3</sup> per Hect. Per day of your plot, you will be required to pay the capital contribution at rate of Rs.15,000/- per m<sup>3</sup> or the actual rate of capital contribution of water supply scheme of the industrial area whichever in more.

l) The allottee may submit his application to the concern telephone & electricity authority immediately, after taking over the possession of the plot. This will enable the concern authorities to build up a waiting list & ensure proper planning to provide timely telephone & electric connection to the industrial units in the area. Please note that, MIDC is not responsible for supplying electricity. Hence, you should ensure the availability of such infrastructure with concerned MSEDCL authorities.

Please also note that AtoL will have to execute and take over the possession of the said plot within 3 months from the receipt of this order, otherwise last date of expiry of these three months will be considered as the date of taking over possession

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*[Signature]*  
Area Manager,  
MIDC, NAGPUR.



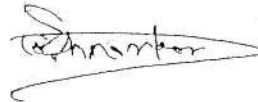
To,  
M/s CURE ALL  
SUPERSPECIALITY HOSPITAL &  
RADIOTHERAPY CENTRE  
201, VIGHNAHARTA  
APTT., DHANTOLI  
NAGPUR- 440012

Copy submitted to:

1. THE EXECUTIVE ENGINEER, MIDC, DN.NO.1, NAGPUR
2. THE EXECUTIVE ENGINEER, MIDC, (E&M) DIVISION, NAGPUR.

Copy f.w.cs. to:

1. THE DEPUTY ENGINEER (CIVIL), MIDC, DIVISION-I, NAGPUR
2. THE DEPUTY ENGINEER (E&M) MIDC, DIVISION-I, NAGPUR



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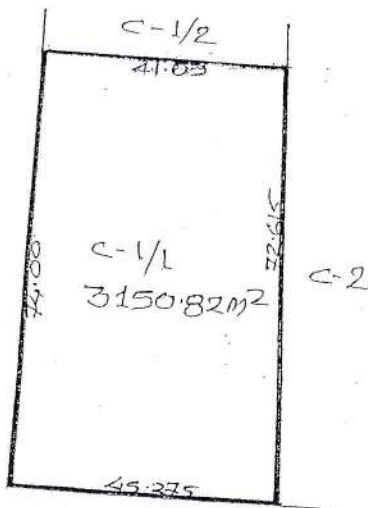


NAGPUR INDUSTRIAL AREA  
 VILLAGE SONEGHON (S.E.M.)  
 TAL. NAGPUR (B), DIST. NAGPUR  
 Plot No. C-1/1 Area 3150.82m<sup>2</sup>



SCALE  
 1:1000

30.50 m. R/W.



12.20 m. R/W



*[Signature]*  
 Area Manager  
 M.I.D.C., NAGPUR



Cure All Super Speciality  
 & Radiotherapy Centre Pvt. Ltd.  
 Director

*[Signature]*  
 G. P. GODBOLE  
 Surveyor  
 M.I.D.C., NAGPUR

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