

पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON-JUDICIAL

കേരളം കേരള KERALA

LEASE DEED

This **DEED OF LEASE** executed on the 1st day of June Two Thousand and Twenty Four (01 - 06 - 2024) BETWEEN 1. **THOMAS J POONOLIL** aged 57 years, S/o. P. M. Jose, Poonolil House, Near St. Josephs Church Pookunnam 2. **MANJU THOMAS**, aged 49 years, W/o Thomas J Poonolil, Poonolil House, Near St. Josephs Church Pookunnam Thrissur (hereinafter referred to as the **Lessor**) which expression shall unless repugnant to the context as meaning thereof, be deemed to mean and include there legal heirs, assigns, executors, administrator), of the ONE PART AND

[Signature]

[Signature]

Lessors : 1. THOMAS J POONOLIL Lessees: Fr. JULIOUS ARAKKAL CMI

2. MANJU THOMAS

[Signature]

നമ്പർ 18127
വില രൂപ 50
പട്ടണക്കാട് 3-ാം നമ്പർ റെസിഡൻസ്
സി എഫ് ആനി
23-06-2024

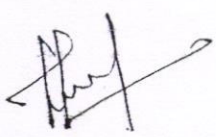


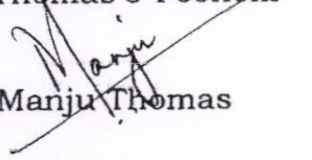
EXTENSION OF THE AGREEMENT

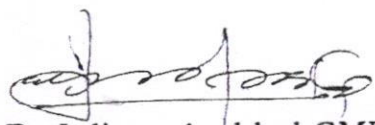
On this the 1ST day of May 2025 by mutual agreement and consent of both parties, the Agreement dated 1st June 2024 is hereby extended for a further period of eleven months, commencing from 1st May 2025 and expiring on 31st March 2026.

Unless otherwise renewed or extended by mutual consent of both parties, the Agreement will automatically terminate at the conclusion of this extended period. All terms and conditions outlined in the Original Agreement shall remain in full force and effect and continue to be binding upon the parties throughout this extension. As per the clause No.3(c) of the original agreement dated 01.06.2024, the lease amount w.e.f 01.05.2025 will be Rs.1,15,500 plus GST (5% increment in Rs.1,10,000).

Dated this the 1ST day of May 2025


Lessors : 1, Thomas J Poonnil


2, Manju Thomas


Lessee: Fr. Julious Arakkal CMI

Amala Institute of Medical Sciences



ഫോറം ബി 11

(ചട്ടം 2 സി കമ്മ്യൂക്)

രജിസ്ട്രേഷൻ സർട്ടിഫിക്കറ്റ്

രജിസ്ട്രേഷൻ സർട്ടിഫിക്കറ്റ് നമ്പർ TC II / 224

ഫീസ് രൂപ 50/-
(Rs 100/- per 2 yrs)

രജിസ്റ്റർ നമ്പർ

താഴെപ്പറയുന്ന സ്ഥാപനം സംബന്ധിച്ച Fr. Walter Thelappilly, CM Director ന്റെ പേരിൽ 1980 ലെ
പകർപ്പ് കൈപ്പറ്റുകളും വാണിജ്യ സ്ഥാപനങ്ങളും ആക്ട് (1980 ലെ 34) പ്രകാരമുള്ള രജിസ്ട്രേഷൻ സർട്ടിഫിക്കറ്റ്
അനുവദിച്ചിരിക്കുന്നു/പുതുക്കിയിരിക്കുന്നു.

ഈ രജിസ്ട്രേഷൻ സർട്ടിഫിക്കറ്റിന് 2015 ഡിസംബർ മാസം 21-ാം തീയതി വരെ പ്രാബല്യം
ഉണ്ടായിരിക്കുന്നതാണ്. (2012,13)

സ്ഥാപനത്തിന്റെ പേര് Amala Cancer Hospital Urban Centre

സ്ഥാപനം സ്ഥിതി ചെയ്യുന്ന സ്ഥലം Patturailkal Thrissur

തൊഴിലുടമയുടെ പേര് Fr. Walter Thelappilly CM Director Amala Cancer Hospital
Amalainagar, 680555

തൊഴിലാളികളുടെ എണ്ണം

തീയതി 30-11-2012



Safle
ASSISTANT LABOUR OFFICER
Thrissur IIIrd Circle
Chembakam, Thrissur - 680 029

പുതുക്കിയ തീയതി	പുതുക്കാൻ അടയ്ക	പുതുക്കുന്ന തീയതി	അധികാരിയുടെ തിരുത്തലായ കൃത്യം ചെയ്ത തീയതി
23/12/2013	Rs 100/-	31-12-2014	<u>Safle</u> ASSISTANT LABOUR OFFICER Thrissur IIIrd Circle Chembakam, Thrissur - 680 029
21/11/2014	Rs. 100/-	31-12-2015	<u>Safle</u> ASSISTANT LABOUR OFFICER Thrissur IIIrd Circle Chembakam, Thrissur - 680 029
22/11/15	Rs. 100/-	31-12-2016	<u>Safle</u> ASSISTANT LABOUR OFFICER Thrissur IIIrd Circle Chembakam, Thrissur - 680 029





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[LEASE AGREEMENT]
MEMORANDUM OF UNDERSTANDING

CS 245916

This **Memorandum of Understanding** is made on this the 1st day of April 2024 at Amala Nagar, Thissur between Ephphatha Medical Services Private Limited, Punkunnam Thrissur, represented by its Managing Director Thomas J Poonolil (Aadhar No 8372 6038 6804)which expression, unless repugnant to the context, shall be deemed to include its successors and permitted assigns) on the First Part and herein after referred as **Lessor**

And

Amala Institute of Medical Sciences [An undertaking of Amala Cancer Hospital Society] registered under the Travancore - Cochin Literary, Scientific and Charitable Societies' Registration Act XII of 1955 having its registered Office at Amala Nagar,Thrissur 680 555, represented by its Director, Fr. Julious Arakkal CMI, which expression, unless repugnant to the context, shall be deemed to include its successors and permitted assigns) on the Second Part and herein after referred as **Lessee;**

Fr. Julious Arakkal CMI
Director



നമ്പർ 1805
വില 50
പുസ്തകം 53-30 നമ്പർ വെള്ളം
സി.എസ്. ആനി

Amie b. J
15-21-2024





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CS 248917

Lessor and Lessee shall hereinafter be collectively referred to as the **"Parties"** and individually as a **"Party"**.

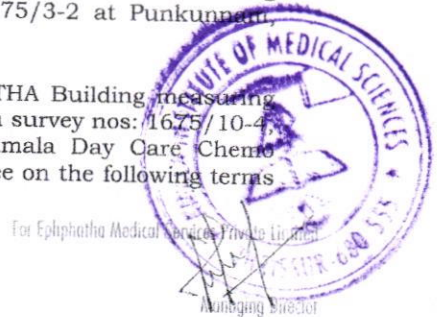
WHEREAS :

A. AND WHEREAS, the Lessee is engaged in health care services and health related education and researches and is registered under The Travancore - Cochin Literary, Scientific and Charitable Societies' Registration Act XII of 1955.

B. **WHEREAS** Lessor is engaged in Health Sector and owns a building No.2/1018/3 in survey No: 1675/10-4, 1675/3-2 at Punkunnam, Thrissur

C. Lessee desires to take the First Floor of EPHATHA Building measuring 2500 square feet having building No.2/1018/3 in survey nos: 1675/10-4, 1675/3-2 Thrissur village on lease to start Amala Day Care, Chemo Centre and Lessor accepts the offer of the Lessee on the following terms and conditions.

[Signature]
 For _____
 Director, CMI



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[Signature]





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CS 248918

NOW THIS DEED OF MOU BY AND BETWEEN THE PARTIES HERE TO WITNESS AS FOLLOWS

TENURE

The total lease agreement will be for 10 years and which will be renewed at the end of every 11 months.

SECURITY AMOUNT

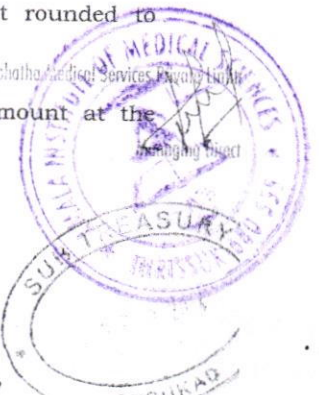
The Lessee shall pay an amount of 6 Lakhs, which will be refunded without any interest at the termination of the Lease period.

LEASE AMOUNT

1. The Lease amount will be Rs.45/- per square feet rounded to Rs.110000/-per month plus GST per month.
2. There shall be an increment of 5% in the lease amount at the renewal of every lease period.

[Handwritten signature]
Director

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2024





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CS 248919

3. The Lessee shall pay an amount of Rs.500/- per month towards the water maintenance fee.
4. The Lessee shall pay the Lease amount on or before 10th of the month for which the Lessor shall give a proper invoice and receipt of acknowledgment for the purpose of documentation.

OTHER TERMS AND CONDITIONS

1. The Lessee shall use the leased building only for the purpose mentioned in the agreement.
2. The Lessor shall assist the Lessee to take all the relevant Certificates, Registrations, NoC etc required for the purpose of the agreement.
3. The Lessor shall allow the Lessee to start pharmacy, semi auto lab with day care chemo centre and Semi ICU in the leased building.

[Signature]
Dr. BETSY THOMAS
MD, FRCOG, DNB, MCOG
PRINCIPAL

AMALA INSTITUTE OF MEDICAL SCIENCES
AMALA NAGAR, THRISSUR-680 555



18058

വില രൂപ 50

പട്ടണത്തിൽ 3-30 നമ്പർ വെള്ളർ
സി.എസ്. ഓഫീസ്

[Signature]
21-2024



JULY 2025

02/07/2025

PUSHPASADAN VISIT

- Visited Pushpasadan old age home - on call visit
- Consulted 2 patients
- Necessary treatment provided

04/07/2025

GERIATRIC CLUB

- Geriatric club activities conducted at RHTC
- Started the session with Pranayamaya, led by Sr. Jancy
- A new member was added to the club
- Few members shared their childhood memories and also other activities like singing and riddles.
- Created a funny reel with club members
- Discussed about the idea of starting library at RHTC
- Tea & biscuit served to all
- Concluded the session with National Anthem.

05/07/2025

WORLD ZOOZOSIS DAY

As a part of World Zoonosis Day, health talk given to MGNREG workers at their workplace in the field practice area of RHTC, Vellattanjoor. Talk emphasised on the theme "One world, one health: Prevent Zoonosis". There were 16 workers, class was an interactive session & concluded with their queries at which were cleared at the end of the session. After the session we checked CRBS & BP monitored, given some advices regarding lifestyle modification who had high values. A team from RHTC conducted his session - Dr. Jyothsna T.H (JR2), Mrs. Jancy (LHS), Mrs. Sanyana (LT). The MGNREG workers thanked

23/8/22 [TUESDAY]

ANGANWADI VISIT

Anganwadi visit by Dr. Teenu (PA) and Steffi (MS), Sr. Mary Alphonsa (HS). Anganwadi teacher and 13 children from 3-4 year were present. Interacted with the children. Anganwadi teacher informed about the services provided. Concluded a health talk on "Basic hygienic practices and Handwashing methods".

3/9/2022

ANGANWADI VISITTALK ON ADOLESCENT NUTRITION

- Anganwadi visit by Dr. Sachin Chandramohan (SR) & Dr. Akina Mary James (PA) -
- A small introduction was given by Dr. Sachin about the importance of nutrition in adolescent girls.
- A detailed talk was given by Dr. Akina on the necessity of healthy diet in adolescent girls.
- Various aspects such as the deleterious effects of increased screen time & lack of exercise were also mentioned.
- The Anganwadi staff also prepared few healthy snacks from the various easily available yet highly nutritious fruits and cereals from Anganwadi.
- The queries & doubts regarding the topics were also cleared.

17/9/2022

DIAB

A "Diabetic Retin" in RHTC, Vellatan areas. Approximate were examined ophthalmology & Sciences. There were referred - In association given to the on life style & them.

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23/9/2022 MED PROGRAM) AN

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Dr. Seethi

Dr. Seethi CM

IN CHARGE
EMERGENCY HEALTH TRAINING CENTRE
AMAL INSTITUTE OF MEDICAL SCIENCES
VELLATANJUR THRISUR

27/4/2022

Health Education

Dr Meera (PG Scholar) Department of Community Medicine & House Surgeon
 Dr Keerthy ^{Adnan} Maria Martin, visited
 84 Anganwadi Thongalloor in Velur Panchayath & Velattannur Desham

Dr Meera have delivered a health education class for adolescent girls on their health issues.

Health education mainly focussed on their nutrition, Anaemia, Obesity, Depression, Cervical cancer, & Menstrual Hygiene & Menstrual cycle. The class & interaction lasted for 1½ hour. There was a good participation & good response.

& co-ordinated

Health talk was arranged by PHN Mrs Jancy along with other Anganwadi teachers.

Smth
 Dr. Smiti CM.

Betsy

Dr. BETSY THOMAS
 MD, FRCOG, DNB, MICOG
 PRINCIPAL
 AMALA INSTITUTE OF MEDICAL SCIENCES
 AMALA NAGAR, THRISSUR-680 555

05/05/22

Dermatology P

Free Dermatology in
 under the guidance of
 AIMS, Thrissur 19
 They were given free of cost



Smth
 Dr. Smiti CM
 MEDICAL OFFICER - IN CHARGE
 RURAL HEALTH TRAINING CENTRE
 AMALA INSTITUTE OF MEDICAL SCIENCES
 VELLATANJOOR THRISSUR



AMALA INSTITUTE OF MEDICAL SCIENCES

AMALANAGAR, THRISSUR-680555, KERALA, PH. 0487-2304154

DEPARTMENT OF COMMUNITY MEDICINE

Urban Health Centre ,Ptturraikkal

The Urban Health Centre Patturaikkal is running under the Department of Community Medicine since March 29th 2004, with an objective to provide primary health care, maternal and child health care, opportunistic screening for obesity, hypertension and diabetes , treatment of endemic disease with essential drugs, health education on communicable & non-communicable diseases, nutrition, environmental sanitation and personal hygiene. The beneficiaries are the urban population, especially the urban slums, migrants, auto drivers, shop keepers and daily wage workers. The field practice area of urban health centre consist of 9 wards starting from Poomkunnam, Kuttankulangara, Patturaikkal, Viyyur, Peringavu, Gandghinagar, Chembukkavu, Thekkinkadu and Kottappuram. The basic laboratory facilities which include blood routine, urine routine, platelet count, blood glucose, serum cholesterol, fasting lipid profile, stool microscopy and sputum AFB were also available under affordable cost. The post graduate, house surgeons and paramedical students training were also routinely conducted in UHC.

Activities Conducted

1. Health Camps

1. BP and Diabetic screening for the elderly at PakalVeedu once in three months from 2015 to 2019
2. Obesity, diabetic and hypertensive screening camp was conducted in the field practice area of urban health centre at regular intervals from 2018 onwards.

2. Diabetic Retinopathy Screening Camp

1. Under Amala TACO DREAM project monthly diabetic retinopathy screening camp and awareness session on diabetic retinopathy had been conducted for diabetic patients during 2019- 2020

3. Migrant Clinic

1. Migrant friendly evening clinic was conducted once in 4 months and health card was issued for migrants.

4. Food handlers Annual Check Up & Health Card distribution

5. School Health Services

1. Under school health services – health awareness sessions were conducted on important health days like World AIDS day, World Obesity day and World COPD day
2. School health screening – every year at Devamatha CBSE school.



6. Health Day Observation

1. On world breast feeding day in 2018– a health awareness talk on importance of breast feeding was given to mothers of under 5 children at urban Anganawadies
2. Obesity screening and talk on prevention of obesity was given to students and staff of St merry college.

7. Services provided for slum

1. Health need assessment survey was conducted at Wariyam lane slum area
2. Vector survey was conducted at wariyam lane slum area.
3. A tuberculosis screening was done at Wariyam lane slum area and at Thrissur railway station slum population.
- 4.

8. Health Awareness session

Feb 2023

1. As a Part of world Tuberculosis day Dr Merin & Dr Anna had conducted health education session and Quiz competition on Tuberculosis & Covid 19 for Kudambasree workers, at UHTC field practice area.
2. ON world obesity day Dr Parvathy had conducted an awareness session on obesity at UHTC Patturaikkal

May 2023

1. As a part of World Hand hygiene day Dr Nimmy had conducted an awareness session and demonstration of proper hand washing for families and children at Anganawadi No 6, UHTC Patturraikkal.
2. On World Asthama Day Health talk on Asthma, pre-disposing factors, diagnosis and treatment for mothers at Anganwadi 6 UHTC was conducted by DR Nimmy
3. On may 10th 2023 as a part of summer vacation camp by Explore 2023, an interactive session on Adolescent health and hygiene was conducted by Dr Nimmy at Vivekodaya Higher Secondary school
4. As a part of World Hypertension day a NCD screening camp was conducted at Urban Slum Patturraikkal. Dr Nimmy & Dr Tenu Paul had conducted the camp.

June 2023

1. Dr Nithya M C conducted an online session on prevention of monsoon diseases to residence at Wariyam Lane slum.



July 2023

1. Health talk on rainy season diseases to Kudamasree workers by Dr Nithya – 25 people attended

August 2023

1. Dr Alkha on World lung cancer day – Done a health talk on lung cancer symptoms & prevention to bullet workers showroom at Patturaaikkal. Around 20 workers attended it and clarified their doubts
2. On breast feeding week – Dr Alkha& Dr Susan conducted an awareness session on breast feeding at Devamatha CMI school to mothers of kindergarten children. Around 50 mothers attended it.
3. Awareness talk on breast feeding was organized by Dr Alkha to kudambasreeworers at Wariyam lane. 20 workers attended
4. Awareness talk on reproductive health and breast feeding was organized at St Meryscollege, by Dr Alkha& Dr Susan. Around 40 students attended .

September 2023

1. In account of nutrition week campaign health talk on Nutrition &Diet toKudamasree workers by Dr Amitha on 23/09/223 – 25 people attended

October 2023

1. On account of World Mental health day Health education for caretakers of students at Santhwanam special school, Anthikkadu lead by Dr Alkha on stress management techniques , Importance of diet & exercise by Dr Susan . – 50 People attended.
2. School screening camp at KendriyaVidyalaRamavarmapuram (30/10/23)

November 2023

1. A class on Adolescent health and Menstrual hygiene was conducted at KendriyaVidya , Ramvarmapuram, Viyyur by Dr Alina Mary James on 18/11/2023

December 2023

1. A session on First Aid was conducted for NSS camp students at Puthur Government School by Dr Alina Mary James on 27/12/2023



Jan- Feb 2024

1. Session on First Aid conducted at St Joseph's School for Junior Red Cross students- 31/1/24: by Dr Alina James
2. Class for ASHA workers and Anganwadi teachers at FHC Pamboor on National deworming day- 07/02/2024- by Dr Susan Basil
3. Class on Women's Health via Zoom at ThekumkaraGramapanchayat on 09/03/2024 – by Dr Susan Basil

March 2024

1. Health Awareness Session on Womens day about lifestyle diseases nd cancer at vanithaveeduThekkumkara

9. Research Activities

1. Health Need Assessment in Urban slum area of Thrissur District, Kerala, India. Geetha K V, Sruthi M V, Catherine Nisha, SesilMariya, VidhuJoshy. Indian Journal of Applied Reserach Nov 2019; vol 9 (11) 39-41
2. Kumar SS, Kamaladevi LV, Valsan SM. Utilization of diabetic retinopathy screening among diabetic patients at a tertiary care hospital in Kerala, India. Int J Community Med Public Health 2021;8:4938-43
3. A Study on the factors associated with food borne illness in an Urban area of Thrissur district, Kerala. Mixed Method Design.
4. A study on traffic noise ad its effect on health of adult population in urban areas of Thrissur district.
5. A study on risk assessment of Non- Communicable diseases among adults in an urban slum, Thrissur District, Kerala

10. Flash mob& Health Awareness Session at Thrissur Railway station

