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//SHRI GAJANAN PRASANNA//

GIFT DEED

THIS GIFT DEED IS MADE AND EXECUTED AT PUNE ON THIS 13th. DAY OF AUGUST IN THE YEAR 2023. *J* SEPTEMBER. *J*

ST. THOMAS MISSION SOCIETY

Deepti Bhavan Shankarnagar Mandya Karnatak
Registered Under Karnatak Society Registration Act 1960.

PAN No. AAGTS6964H

Through

FATHER GEORGE KAVUKATT

Aged: 74 years, Occupation: Dharmaguru,
Residing at: Through P.O. Amanual Plot No. 292,
Room No. 9, Opposite Jai hind High School,
Pimpri, Pune - 411017.

PAN No. CAGPK1250A

Aadhaar No. 6653 5075 9861

Through it authorized person

MR. JOHNSON MATHEW

Age: 41 years, Occupation: Dharmaguru

PAN: BQTPM7993L

Aadhaar No. 4695 5113 6775

Residing at: St. Thomas School Pawasa Maxi Road,
Ujjain, Madhya Pradesh-456006.

Hereinafter called/referred to as “Donor”

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include themselves, their members, executors, administrators, successors and assign.)

.....PARTY OF THE FIRST PART

IN FAVOUR OF

SANTHOME CHARITABLE TRUST OF KALYAN

Bishop's House, P.B No.- 8343, IIT PO, Powai, Mumbai -
400076

PAN: AAATS2040J

Through its authorized person

FATHER VARGHESE ABRAHAM VATTAMATTATHIL

Age: 49 years, Occupation: Dharmaguru

PAN: AGIPV0702A



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:2:

Aadhaar No. 2533 9267 2137

Residing at: St. Thomas Church 14/A, Near Kalina Market,
Village Santaacruz East, Mumbai-400029.

Hereinafter called/referred to as "Donee"

(Which expression shall unless repugnant to the context
or meaning thereof shall mean and include themselves, their
trustees, executors, administrators, successors and assign)

..... **PARTY OF THE SECOND PART**

AND

WHEREAS the Donor is absolute owner or otherwise,
sufficiently entitled to all the piece and parcel of properties
bearing:

- i. Survey No. 99/17/1/2, area admeasuring 00 H 09.25 R
assessed at Rs. 00.45 Paise,
- ii. Survey No. 99/18/1/3, area admeasuring 00 H 10 R
assessed at Rs. 00.40 Paise.

both the properties situated at Village
Rahatani(Kalewadi), Tal. Haveli, Dist. Pune being and is
owned by the Donor and is the subject matter of this Gift
Deed situated at Village Rahatani(Kalewadi), Tal. Haveli,
Dist. Pune being and lying within the limits of Pimpri
Chinchwad Municipal Corporation and within the
registration jurisdiction of Sub Registrar Haveli and which is
more particularly described in the schedule herein under
written.

AND WHEREAS the Donor had purchased property
bearing Survey no. 99/17/1/2, area admeasuring 00 H 09.25R
from Nathu Narayan Nadhe with the consent of from
Kondiba Nathu Nadhe, Mahadu Nathu Nadhe and Sahadu
Nathu Nadhe by registered Sale Deed. The said Sale Deed
was registered in the office of Sub Registrar Haveli No. 2,
noted at Serial No. 10379/1985 on 20/11/1985. As per the
said Sale Deed name of Donor was recorded in the record of
7/12 extract of the said property. The previous owners had
handed over the actual and vacant possession of the said
properties to the Donor. Thus the Donor became owner of
properties bearing Survey No. 99/17/1/2.

AND WHEREAS the Donor had purchased property
bearing Survey no. 99/18/1/3, area admeasuring 00 H 10 R
from Nathu Narayan Nadhe with the consent from Kondiba
Nathu Nadhe, Mahadu Nathu Nadhe and Sahadu Nathu



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Nadhe by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 2, noted at Serial No. 10794-1985 on 30/12/1985. As per the said Sale Deed name of Donor was recorded in the record of 7/12 extract of the said property. The previous owners had handed over the actual and vacant possession of the said properties to the Donor. Thus the Donor became owner of properties bearing Survey No. 99/18/1/3.

AND WHEREAS Mutation entry No. 34352 shows that as per the order of Additional Tahsildar bearing No. Ku.Ka/SR/41/2023 dated 10/04/2023 hallow remark of Section 84 C of Bombay Tenancy and Agricultural Act recorded in other rights column of 7/12 extract through Mutation entry Nos. 3431 and 3439 was deleted.

AND WHEREAS the Donor has carried out construction on the said property. The name of Donor is recorded in record of Tax Assessment Department of PCMC

AND WHEREAS Donee being charitable trust engaged in charitable work such as education and medicine

AND WHEREAS Donor has great respect, affection and regard towards Donee and therefore has decided to Gift all the rights, title & interest in respect of the properties mentioned in the schedule herein under written. Accordingly, Donor had informed the said fact to the Donee. The Donee has accepted to take the properties as Gift from the Donor. Accordingly resolution was passed by Donor on 04/08/2023 and 10/08/2023 by Donee.

AND WHEREAS the said Donor hereby assigns and transfers all his right, title and interest in the said properties described in the Schedule written hereunder in favour of Donee as a Gift without taking any monetary consideration and hence the Donor has executed this Gift Deed in favour of the Donee.

∴ NOW THIS GIFT DEED WITNESSETH AS UNDER:-

1. The Donor declares that the said properties are free from all encumbrances. The said properties have no attachments or claims. The Donor has not entered into any agreement with any party in respect of the said properties and the said properties are not subject matter of any court proceeding or before any authority.



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2. By executing this indenture of Gift Deed, The Donor has conveyed all his right, title & interest in the said properties in favour of Donee. The Donee thus has become absolute owner of the said properties and thus the said properties have become heritable and transferable estate of the Donee.

3. Donor has handed over and has given possession of the said properties physically and constructively to the Donee and which possession is accepted by Donee on today.

4. Donor confirms that hereinafter he does not have any manner of right, title or interest over the said properties, and he has agreed and undertaken to execute any document, make any affidavit, declaration or disclaimer or testify before any Court of law, Revenue Authorities, City Survey office, PCMC office or any other Authority, if so required, so that the rights in respect of the said properties be enjoyed without any interference from him or any other person and agreed and undertook that he would not interfere with Donee's rights and enjoyment of the properties and assets handed over to him.

5. Donor by executing this indenture of Gift Deed in favour of Donee has conveyed all his right, title and interest in the said properties and has given him irrevocable consent to the said transaction.

6. That the Donor further assures unto and to the Donee that he has paid till this date the properties taxes, water & electricity bills and if any amount in that behalf is found left unpaid the Donor hereby assures to pay the same without causing any inconvenience to the Donee. The Donee from today is liable to pay all the above future taxes, bills, maintenance and society charges. Donor will co-operate & sign necessary documents for valid transfer of light meter 06515391579.

7. The Donee has to maintain the properties at their own cost in good condition, state and order in which it is handed over to them.

8. Donor hereby covenant with the Donee that they will & shall from time to time & at all times hereafter at the request of the Donee do & execute all such further acts, deeds, things & matters whatever for further requirement & more particularly assuring & originating the said properties to the Donee to keep & hold the Donee secured, indemnified & unharms against all losses & detriments, occasioned to

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sustained or suffered by the Donee owing to any defect in title to the said properties or any part thereof & to make the same good.

9. The Donor has handed over all the original documents of the properties to the Donee and which are accepted by Donee.

10. All the expenses towards stamp-duty, registration charges, advocate fee, typing & all other incidental charges shall be borne by the Donee.

SCHEDULE OF THE PROPERTIES

All the piece and parcel of properties bearing:

i. Survey No. 99/17/1/2, area admeasuring 00 H 09.25 R assessed at Rs. 00.45 and which is bounded as under:

On or Towards East - By 10 Feet wide road.
On or Towards West - By Survey No. 10.
On or Towards South - By remaining property of Nathu Naryan Nadhe.
On or Towards North - By remaining property of Kale.

ii. Survey No. 99/18/1/3, area admeasuring 00 H 10 R assessed at Rs. 00.40 and which is bounded as under:

On or Towards East - By 10 Feet wide road.
On or Towards West - By Survey No. 10.
On or Towards South - By remaining property of Nathu Naryan Nadhe.
On or Towards North - By remaining property of Nathu Naryan Nadhe.

alongwith construction, both the properties situated at Village Rahatani(Kalewadi), Tal. Haveli, Dist. Pune being and is owned by the Donor and is the subject matter of this Gift Deed situated at Village Rahatani(Kalewadi), Tal. Haveli, Dist. Pune being and lying within the limits of Pimpri Chinchwad Municipal Corporation and within the registration jurisdiction of Sub Registrar Haveli ~~Having~~
~~MSFDOL No. 100. 16518391570~~

Signature



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IN WITNESS WHEREOF THE PARTIES
HERETO HAVE SET THEIR HANDS ON THIS GIFT
DEED ON THE DAY AND DATE HEREINABOVE
MENTIONED.



I. SIGNED & DELIVERED
Within named Party of the First Part



ST. THOMAS MISSION SOCIETY
Through
FATHER GEORGE KAVUKATT
Through it authorized person **MR.**
JOHNSON MATHEW
Donor



II. SIGNED & DELIVERED
Within named Party of the Second Part



SANTHOME CHARITABLE TRUST OF KALYAN
Through its authorized person
FATHER VARGHESE ABRAHAM VATTAMATTATHIL
Donee

Witness

1.

Signature :

Name :

FRANCIS RAPPAI KOMBAN

Address :

ALPHONSA HIGH SCHOOL, KALEWADI, PIMPRI

2.

Signature :

Name :

wasim S. Khan.

Address :

Kalewadi, Pune- 411017.

अहवाल दिनांक : 16/10/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- रहाटणी (944121)

तालुका :- हवेली

जिल्हा :- पुणे

ULPIN : 27995737122

भूमापन क्रमांक व उपविभाग : 99/17/1/2



27995737122

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे आर.चौ.मी. (34354)		सेंट थॉमस मिशन सोसायटी तर्फे				(34639)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		फादर जॉर्ज कावळकार				(34639)	इतर अधिकार
जिरायत 0.09.25		सामाईक क्षेत्र	0.00.00	0			[कुळाक ३१ क्रमांक] (34352)
बागायत -	17087	सेंट थॉमस चॅरिटेबल ट्रस्ट ऑफ	0.09.25	0.45		(34639)	प्रलंबित फेरफार : नाही.
एकूण ला.यो. 0.09.25		कल्याण तर्फे अधिकृत पर्सन फादर					शेवटचा फेरफार क्रमांक : 34639 व दिनांक : 08/10/2023
क्षेत्र		वर्गीस अब्राहम वटमत्तथिल					
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकूण पो.ख. 0.00.00							
एकूण क्षेत्र 0.09.25							
(अ+ब)							
आकारणी 0.45							
जूडी किंदा -							
विशेष							
आकारणी							
जून फेरफार क्र. (3141) (34352)							सोमा आणि भूमापन चिन्ह :

सदर ७/१२ हा नगर भूमापन हद्दीत आहे.

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- रहाटणी (944121)

तालुका :- हवेली

जिल्हा :- पुणे

: 99/17/1/2

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)	(११)
					आर. चौ.मी.	आर. चौ.मी.			आर. चौ.मी.	

टीप : • सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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

दिनांक :- 16/10/2023

सांकेतिक क्रमांक :- 2725000703122700001020231382

(नाव :- कविता रमेश पाठक)
 तलाठी साक्षात :- रहाटणी ता. हवेली जि. पुणे
 तलाठी रहाटणी
 ता. हवेली, जिल्हा पुणे

अहवाल दिनांक : 16/10/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- रहाटणी (944121)

तालुका :- हवेली

जिल्हा :- पुणे

ULPIN : 19249952831

भूमापन क्रमांक व उपविभाग : 99/18/1/3



19249952831

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे. आर. चौ. मी.	3254	सेंट थॉमस मिथान सोसायटी तर्फे				(34639)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		फादर जॉर्ज काडका				(34639)	
जिरायत 0.10.00		— सामाईक क्षेत्र —	0.00.00	0			इतर अधिकार
बागायत -	17087	सेंट थॉम चॅरिटेबल ट्रस्ट ऑफ	0.10.00	0.40		(34639)	लुकडा
एकुण ला.यो. 0.10.00		कल्याण तर्फे अधिकृत पर्सन फादर					(कुळाक ३१ कसपान) (34352)
क्षेत्र		वर्गिस अब्राहम वटमत्तथिल					प्रलंबित फेरफार : नाही.
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							शेवटचा फेरफार क्रमांक : 34639 व दिनांक : 08/10/2023
वर्ग (अ) -							
वर्ग (ब) -							
एकुण पो.ख. 0.00.00							
एकुण क्षेत्र (अ+ब) 0.10.00							
आकारणी 0.40							
खंडा किंवा विशेष आकारणी							
							सामा आणि भूमापन चिन्ह :

जन फेरफार क्र. (648) (3439) (34352)

सदर ७/१२ हा नगर भूमापन हद्दीत आहे.

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- रहाटणी (944121)

तालुका :- हवेली

जिल्हा :- पुणे

: 99/18/1/3

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हगाम	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)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	

टीप : सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम १०]

गाव :- रहाटणी

तालुका :- हवेली

जिल्हा :- पुणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव, आद्याक्षरी व शेरा
34639	<p>फेरफाराचा प्रकार : नोंदणीकृत नोंदीचा प्रकार :- बक्षीसपत्राने / देणगीने माहिती मिळालेचा दिनांक :- 13/09/2023 फेरफाराचा दिनांक :- 13/09/2023</p> <p>बक्षीसपत्राने लिहून देणार :- फादर जॉर्ज काऊकार, सेंट थॉमस मिशन सोसायटी तर्फे --- (खाता क्रमांक :- 3254) यांचे गट क्रमांक/सर्व्हे क्रमांक 99/17/1/2 क्षेत्र 0.0925 हे आर./चौमी पैकी लागवडीयोग्य क्षेत्र 0.0925 हे आर./चौमी आणि पोटखराब क्षेत्र 0.0000 हे आर./चौमी हे त्यांनी</p> <p>बक्षीसपत्राने लिहून घेणार :- सेंट थॉम चॅरिटेबल ट्रस्ट ऑफ कल्याण तर्फे अधिकृत पर्सन फादर वर्गीस अब्राहम वटमत्तथिल (खाता क्रमांक :- 17087) लागवडीयोग्य क्षेत्र 0.0925 आणि पोटखराब क्षेत्र 0.0000 हे आर./चौमी.</p> <p>बक्षीसपत्राने लिहून देणार :- फादर जॉर्ज काऊकार, सेंट थॉमस मिशन सोसायटी तर्फे --- (खाता क्रमांक :- 3254) यांचे गट क्रमांक/सर्व्हे क्रमांक 99/18/1/3 क्षेत्र 0.1000 हे आर./चौमी पैकी लागवडीयोग्य क्षेत्र 0.1000 हे आर./चौमी आणि पोटखराब क्षेत्र 0.0000 हे आर./चौमी हे त्यांनी</p> <p>बक्षीसपत्राने लिहून घेणार :- सेंट थॉम चॅरिटेबल ट्रस्ट ऑफ कल्याण तर्फे अधिकृत पर्सन फादर वर्गीस अब्राहम वटमत्तथिल (खाता क्रमांक :- 17087) लागवडीयोग्य क्षेत्र 0.1000 आणि पोटखराब क्षेत्र 0.0000 हे आर./चौमी.</p> <p>यांना दुय्यम निबंधक हवेली 5 (पिंपरी) जिल्हा पुणे यांचेकडील दस्त क्रमांक 19782 दिनांक 13/09/2023 प्रमाणे रक्कम रुपये 0.00 देउन बक्षीसपत्राने दिलेले अपत्रक वरून बक्षीसपत्राने घेणार यांचे नावे दाखल केले.</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. 16/09/2023 फेरफार नोंद निर्गतीचा दि. 08/10/2023</p> <p>(कविता रमेश पाठक) तलाठी फेरफार कक्ष रहाटणी साझा रहाटणी ता. हवेली जि. पुणे</p>	<p>99/17/1/2 (मंजूर), 99/18/1/3 (मंजूर)</p> <p>एकूण :- 2</p>	<p>सह दुय्यम निबंधक हवेली क्र 5 यांचेकडील दस्त क्र 19782/2023 दिनांक 13/09/2023 पाहून नोंद प्रमाणित.</p> <p>(सुरेंद्र साहेबराव जाधव) मंडळ अधिकारी :- चिंचवड ता. : हवेली जि. : पुणे दि. : 08/10/2023</p>

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 16/10/2023
सांकेतिक क्रमांक :- 2725000703122700001020233381

(नाव :- कविता रमेश पाठक)
तलाठी साझा रहाटणी ता. : हवेली जि. : पुणे
ता. हवेली, जिल्हा पुणे