(12)

21/04/2018

सूचा क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 8

दस्त क्रमांक : 2905/2018

नोदंणी :

Regn:63m

गावाचे नाव : खडकी

(1)विलेखाचा प्रकार	लीजडीड
(2)मोबदला	0.00
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.00
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: , इत्र माहिती: गाव मौजे खडकी कॅन्टोन्मेंट येथील जीएलआर स.नं.126 मधील ऑल सेंट स्कूल ला 30 वर्षाच्या कालावधीसाठी भाडेतत्वावर देत असलेले क्षेत्र 1 हे 78 आर हि मिळकत (यांसी प्रत्येक वर्षी भाडे 5416 रु)((GLR NUMBER : 126 ;))
(5) क्षेत्रफळ	1) 1.78 हेक्टर , आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-द बॉम्बे डियोसेसन ट्रस्ट असोसिएशन प्रा.ली.मुंबई तर्फे जयंत कुमार बरला वय:-60; पत्ता:--, -, -, -, खडकी,पुणे , ऑऊणीटीऑण फॅक्टरी क्:आइकी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411003 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भारताचे राष्ट्रपती यांच्या तर्फे डिफेन्स इस्टेटस ऑफिसर पुणे सर्कल तर्फे राजेंद्र आर.पवार वय:-; पत्ता:--, -, -, -, खडकी,पुणे , ऑऊणीटीऑण फॅक्टरी क्:आइकी , MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411003 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/04/2018
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	2905/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

नक्कल अर्जदार पवार यांनी नक्कल नेली
त्यांचे तारीख 29/08/2018 ची वाचली
ने अर्जावरुन ...सही... यांनी रुजवात घेतली
दस्त दि.ची तारीख 29/8/18 आस्सल परतकुम नक्कल
सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील:-: दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (23) Movable Property

ATTESTED
S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Jayasingh Devapriyam

Digitally signed by Jayasingh Devapriyam
DN: C=IN, O="All Saint's School, Khadki", OU=Secretary, CN=Jayasingh Devapriyam
Reason: I am the author of this document
Location: Land Certificate GLR Copy Sublease
Date: 10-12-2025 19:05
PDF X Version: 1.4.17

Translated copy of Index - 2

Sub- Registar: Haveli -8

Date: 20/04/2018 Index No.: 2 Doc No: 2905/2018
Mutation Entry No.: 63m

Village Name: Khadki

(1) Land Revenue:	LEASE DEED
(2) Assessment:	0.00
(3) Amount payable by tenure-holder in respect of occupancy:	0.00
(4) Land description as per the record (Area & Boundaries):	1) Land situated at Village Khadki, Taluka Haveli, Dist. Pune: Land Survey No. 126, Hissa No. 2B, admeasuring 1.78 Are is leased to All Saint's School for 30 years and will be renewed after that for every 30 years. As per City Survey Office, Pune – (Final Rent is Rs 5416 per year of Town Planning Scheme. (GLR Number: 126)
(5) Area:	1.78 Are
(6) If used for non-agricultural purpose:	For School purpose
(7) Name of the party executing the document:	The Bombay Diocesan Trust Association Pvt Ltd , Ex-OFficio Mr Jayant kumar Barla, Age - 60 yrs, Add- Khadki, Pune Address: Pune – 411003
(8) Name of the party who executed the document:	In the name of President of India, Ex-Officio by Defense estate officer, Pune Circle, R R Pawar, Khadki, Pune
(9) Date of Application:	19/04/2018
(10) Date of taking entry in the mutation register:	19/04/2018
(11) No of Certification:	2905/2018
(12) Market Value of Stamp:	1000
(13) Mutation Entry Fees:	100
(14) Remarks:	Entry certified on 29/05/2018

Signature of Talathi & Circle Officer / Competent Authority

NOTARY SUDHIR MADHUKAR NIRPHARAKE PUNE Regd.No. 691 Exp. Date 12/01/2028 STATE OF MAHARASHTRA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

22 NOV 2025

ATTESTED

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Vyanktesh Bhandari

Digitally signed by Vyanktesh Bhandari
DN: C=IN, O=All Saint's Scholl, OU=Manager, CN=Vyanktesh Bhandari
Reason: I am the author of this document
Location: Land Certificate, Sub Lease and GLR Copy
Date: 10-12-2025 19:06
PDF X Version: 1.4.17

(10)

सत्यमेव जयते

Generated on:11-Jun-2025/03:03:35 PM

EXTRACT FROM THE GENERAL LAND REGISTER

Kirkee Cantt.

GLR Survey No. 126 / Mutation ID. 5

Survey No.	(1)	126
Volume & Page of Register	(2)	Kk05/111
Details & Date of mutation	(3)	The lease has been renewed for a further period of 30 years (2nd last term of aggregate period of 90 yeras) with effect from 05.05.2006 vide ex-post-facto sanction accorded under the PDDE, SC, Pune letter No.8214/DE/SC/I/Pune/I dated 10.07.2014.
Subsidiary Survey No. and its Volume and Page No.	(4)	--
Area	(5)	1.7800 Ac.
Description	(6)	All Saints School
Class	(7)	B3
By whom managed	(8)	DEO
Land Lord	(9)	Central Government
Holder of Occupancy Rights	(10)	Bombay Diocesan Trust Association Private Ltd.
Nature of Holder Rights with Description	(11)	Lease Lease in Sch.VIII of the C.L.A. Rules 1937 executed on 16/08/1976 & registered under No.1015 dated 05/10/1976 commencing from 05/05/1976 for 30 years. The lease further renewed in Sch. IV (suitably modified) of the C.L.A. Rules 1937 executed on 19.04.2018 & registered under No.2905/2018 on 19.09.2018 commencing from 05.05.2006 for 30 years (2nd last term of aggregate period of 90 years).
Rent payable per annum to Central Govt. ()	(12)	5416.00
Rent payable per annum to Cantonment Board ().	(13)	
Date of Expiry of lease	(14)	04-05-2036
Remarks	(15)	The land measuring 923.28 Sq.M out of this Sy. No. has been handed over to Pune Municipal Corporation on 26.12.2022 for widening of old Mumbai-Pune Highway passing through defence land in Kirkee Cantonment limits for implementation of Bus Rapid Transport System (BRTS). An MoU executed on 21.12.2022. EVL Handed/Taken over on 29.07.2022. Authority: Government of India, Ministry of Defence letter No. 13015/03/2018/D(Lands) dated 18.05.2022.

Station: Pune

Date: 11-Jun-2025

AKIRKE01525

22 NOV 2025

ATTESTED

S. M. NIRPHARAKE

NOTARY STATE OF MAHARASHTRA

Defence Estates Officer

Pune Circle

रक्षा संपदा अधिकारी

Defence Estates Officer,

पुणे मंडल, पुणे – २.

Pune Circle, Pune - 1.

NOTARY SUDHIR MADHUKAR NIRPHARAKE PUNE Regd.No. 691 Exp. Date 12/01/2028 GOVT. OF MAHARASHTRA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Annexure B

CERTIFICATE OF LAND

File No.- K105/111/126/2025

Date: 02-12-2025

Certified that the land measuring **1.7800 Acre** is owned by the Central Government. It is further certified that owner of the land has leased the said land to Bombay Diocesan Trust Association Private Ltd fully described in the schedule mentioned hereinafter with the following details for the total period of **90** years from 05/05/1976 to 04/05/2066. Further it is Sub-leased to All Saint's School, Khadki and described in Index II (GLR Copy) for running School has been renewed for a further period of 30 years (2nd last term of aggregate period of 90 years) w.e.f. 05.05.2006 to 04.05.2036.

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	**S No 126,**
2.	Name of street/village, Sub Division, District and State	**Church Road, Old Mumbai Pune Highway, Khadki, Tal Haveli, Dist Pune, Maharashtra 411003**

It is certified that the said entire land comprises of a single contiguous plot of land. It is further certified that All Saint's School, at GLR no 126, No 1, Church Road, old Mumbai Pune Highway, Khadki, Pune – 411003, Maharashtra, India is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **1.7800 Acre** situated in **S No 126, Khadki Cantonment, Khadki, Tal Haveli, Dist Pune, Maharashtra 411003,** and bounded as follows:

North: - All Saints Church, GLR Sy No 123, Kirkee Cantonment, Khadki, Pune

East: - Church Road, GLR Sy No 12, (Part, Kirkee Cantonment)

West: - old Mumbai- Pune Road, GLR Sy No 65, (Part, Kirkee Cantonment)

South: - GLR Sy No 65 (Part) Kirkee Cantonment (known as All Saint's Chowk)

Defence Estates Officer
Pune Circle

रक्षा संपदा अधिकारी
Defence Estates Officer,
पुणे मंडल, पुणे – २.
Pune Circle, Pune - 1.

Station: Pune

Date: 02-12-2025

Jayasingh Devapriyam

Digitally signed by Jayasingh Devapriyam
DN: C=IN, O="All Saint's School, Khadki", OU=Secretary, CN=Jayasingh Devapriyam
Reason: I am the author of this document
Location: Land Certificate GLR Index II
Date: 10-12-2025 19:10
PDF X Version: 1.4.17

(12)

21/04/2018

सूचा क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 8

दस्त क्रमांक : 2905/2018

नोदंणी :

Regn:63m

गावाचे नाव : खडकी

(1)विलेखाचा प्रकार	लीजडीड
(2)मोबदला	0.00
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.00
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे खडकी कॅन्टोन्मेंट येथील जीएलआर स.नं.126 मधील ऑल सेंट स्कूल ला 30 वर्षाच्या कालावधीसाठी भाडेतत्वावर देत असलेले क्षेत्र 1 हे 78 आर हि मिळकत (यांसी प्रत्येक वर्षी भाडे 5416 रु)((GLR NUMBER : 126 ;))
(5) क्षेत्रफळ	1) 1.78 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-द बॉम्बे डियोसेसन ट्रस्ट असोसिएशन प्रा.ली.मुंबई तर्फे जयंत कुमार बरला वय:-60; पत्ता:--, -, -, -, खडकी,पुणे , ऑऊणीटीऑण फॅक्टरी क्:आइकी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411003 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भारताचे राष्ट्रपती यांच्या तर्फे डिफेन्स इस्टेटस ऑफिसर पुणे सर्कल तर्फे राजेंद्र आर.पवार वय:-; पत्ता:--, -, -, -, खडकी,पुणे , ऑऊणीटीऑण फॅक्टरी क्:आइकी , MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411003 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/04/2018
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	2905/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

नक्कल अर्जदार पवार यांनी नक्कल केली
त्यांचे तारीख 29/04/2018 ची वाचली
ने अर्जावरुन ...ची रुजवात घेतली
फी रु. 29/04/2018 असल्यार परतुकम नक्कल
सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८

मुल्यांकनासाठी विचारात घेतलेला दस्तऐवज: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील:-: तपशील:-दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (2)(a) Movable Property

ATTESTED

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

NOTARY SUDHIR MADHUKAR NIRPHARAKE PUNE Regd.No. 591 Exp. Date 12/01/2028 GOVT. OF MAHARASHTRA

GRN	MH000695928201819E	BARCODE		Date	19/04/2018-16:33:37	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	HVL8_HAVELI 8 JOINT SUB REGISTRAR	Full Name	The President Of India
Location	PUNE		
Year	2018-2019 One Time	Flat/Block No.	GLR S No 126
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	100.00	Road/Street	Khadki
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 0 3
		Remarks (If Any)	SecondPartyName=The Bombay Diocesan Trust Association Pvt Ltd~
		Amount In Words	One Hundred Rupees Only
Total	100.00		

Payment Details	CORPORATION BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03502302018041900538	RS19042018328707
Cheque/DD No.		Bank Date	RBI Date	19/04/2018-16:34:00	Not Verified with RBI
Name of Bank		Bank-Branch		CORPORATION BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8 PUNE
दुय्यम निबंधक वर्ग-२ हवेली क्र. ८

हवेली-८
२०१९
२०१८

Print Date 19-04-2018 04:35:20



महाराष्ट्र MAHARASHTRA © 2017 © AH 304125

दस्ताचा प्रकार Lease Deed.
दस्त नोंदणी करणार आहेत का?
नोंदणी होणार असल्यास दु निबंधक कार्यालयाचे नाव
मिळकतीचे वर्णन.....
मोबदला रक्कम .....
मुद्रांक विक्रत घेणाऱ्याचे नाव व पत्ता. E. Francis
दुसरा पक्षकाराचे नाव व पत्ता.... B.O.T.A. Pvt Ltd Mumbai
हस्ते व्यक्तीचे नाव व पत्ता.... O. R. Shinde
मुद्रांक शुल्क रक्कम.....
मुद्रांक लिहून [illegible] अनुक्रमांक....1188.....दिनांक 12/04/2018
मुद्रांक विक्रेत्याची सही.....
परवानाधा[illegible]त्याची सही.....

सह दुय्यम निबंधक हवेली क्र. ७
दस्त क्रमांक 1188/2018

12 APR 2018

SCHEDULE IV
(Suitably Modified)
[See Rule 16 (3)]

RENEWAL OF LEASE

THIS INDENTURE made the ~~20~~ 19th and day of ~~October~~ April Two Thousand ~~seventeen~~ Eighteen BETWEEN THE PRESIDENT OF INDIA (hereinafter called "THE LESSOR") of the one part and The Bombay Diocesan Trust Association Private Limited, Mumbai hereinafter

JOINT SUB-REGISTRAR H.S.II HAVELI NO. 8 PUNE

हवल-८
2093
२०१८

NOTARY SUDHIR MADHUKAR NIRPHARAKE PUNE Regd.No. 531 Exp. Date 13/01/2023 GOVT. OF MAHARASHTRA



महाराष्ट्र MAHARASHTRA ◐ 2017 ◐ AH 304126

दस्ताचा प्रकार Lease Deed.
दस्त नोंदणी करणेत आहेत का?
नोंदणी होणार असल्यास दु निबंधक कार्यालयाचे नाव
मिळकतीचे वर्णन.....
मोबदला रक्कम .....
पुक्रांक विकत घेणाराचे नाव व पत्ता. C. Francis
दुसया पक्षकाराचे नाव व पत्ता.... D.D.T.A Pvt Ltd Mumbai
हस्ते व्यक्तीचे नाव व पत्ता..... G. R. Shinde
मुद्रांक शुल्क रक्कम.....
दुय्यम निबंधक अनुक्रमांक....1888.....दिनांक 18/4/2018
मुद्रांक विकत घेणाऱ्याची सही.....
दस्तऐवज करुन देणाऱ्याची सही.....

13 APR 2018

called " THE LESSEE" of the other part WHEREAS the Lessee was solely entitled to the benefit of the within written lease executed on 16/08/1976 registered at Office of Jt. Sub. Registrar, Haveli as No.1015 on 16/08/1976, on the day of its expiry and requested the Lessor to renew same in accordance with Clause-III thereof which the Lessor (who is now entitled to the reversion immediately expectant on the said lease) has agreed to do on the terms hereinafter mentioned.

दस्त नं. ८
२०५ | ३ | २३
२०१८

NOTARY SUDHIR MADHUKAR NIRPHARAKE PUNE Regd.No. 691 Exp. Date 12/01/2028 GOVT. OF MAHARASHTRA

NOW THIS INDENTURE WITNESSETH as follows :-

(1) In pursuance of the permission the Lesssor hereby demises unto the Lessee ALL AND SINGULAR the hereditements and premises comprised in and demised by the within written lease including the building, etc. now standing thereon with the same exception one and reservations as are therein expressed to HOLD UNTO and the Lessee from the 5th day of May 2006 for the terms of thirty years (2nd term of the aggregate period of ninety years) subject to the payment on the same day and in the like manner of yearly rent of Rs. 5,416/- (Rupees Five thousand four hundred and sixteen only) (the first payment of rent under this demise to be paid on demand by the lessor), and subject to and with the benefit of such and the like Lessee's and Lessor's covenants respectively and such and the like provision and conditions in all respects (including the proviso for re-entry) as are contained in the within written lease.

(2) It is hereby mutually covenanted and agreed by and between the Lessor and Lessees so that the obligations hereunder shall continue throughout the term hereby created and shall be binding premises that they will perform and observe the several covenants proviso and stipulations in the within written lease expressed as fully as if the same covenants provisos and stipulations had been herein repeated in full with such modifications only as are necessary to make them applicable to this demise and as if the names of the parties hereto had been substituted for these in the within written lease.

PROVIDED ALWAYS THAT the educational building referred to in clause 1(5) of the within written lease having been erected the Lessee shall not under any obligation to erect another.

IN WITNESS whereof the parties hereto have set their hands, the day and year first above written.

SCHEDULE OF BOUNDARIES

All that piece and parcel of land containing by admeasurements 1.78 Acres known as All Saints School, GLR Sy.No.126, Kirkee Cantonment.

North by : All Saints Church, GLR Sy. No.123, Kirkee Cantonment
South by : GLR Sy.No.65 (Part), Kirkee Cantonment (know as All Saint's Chowk)
East by : Church Road, GLR Sy.No.12(Part, Kirkee Cantonment
West by : Old Mumbai-Pune Road, GLR Sy.No.65 (Part), Kirkee Cantonment

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8 PUNE

सह दु.नि. हवेली क्र. ८ पुणे

ह.क्र.ल-८
१८०५/२०१८

NOTARY
SUDHIR MADHUKAR NIRPHARALE
PUNE
Regd.No. 691
Exp. Date 12/01/2028
GOVT. OF MAHARASHTRA

SIGNED BY



SIGNED BY

(Rajendra R. Pawar)
Defence Estates Officer
Pune Circle, Pune - 1
on behalf of
President of India.

( )
( )
The Bombay Diocesan Trust
Association Private Ltd.,
Mumbai.

Witness :-

1. Bijay Kumar Dey, SDO-II
O/o DEO PC

1.

2. Harshad N. Kshirsagar, SDO-I
O/o DEO PC

2.

THE JOINT SUB REGISTRAR CLASS-II HAVELI NO. 8 PUNE

हवेली-८
२०१५ | ५ | २३
२०२८

GOVT. OF MAHARASHTRA
NIRPHLAKE
PUNE
Regd.No. 691
Exp. Date
12/01/2028

EXTRACT FROM GENERAL LAND REGISTER – CANTONMENT-B-A(I)

Kirkee Cantonment

Survey No. 123 – Volume No. 1 Page No. 120

Details and date	
	1. Amendment to Col. 4 to 10 of GLR vide Govt. of India, Min. Def. (ML&C Dte.) letter No. 9700-L/L&C/55 dt. 8.10.1955.
Subsidiary Sr.No.	2. —
Volume & Page No. of Register.	3. —
Area in Acres / Sq.ft.	4. 3.82 acres
Description	5. All Saint's Church
Class	6. B-3
By whom managed	7. Indian Church Trustees.
Land Lord	8. C.B.
Holder of occupancy rights	9. Indian Church Trustees.
Nature of Holder's rights	10. Vested
Rent payable : Central Govt. per annum. Cantt. Board.	11. —
Date of expiry of lease	12. —
Remarks	13. Authy : Govt. of India, Min. of Defence (ML&C Dte.) letter No. 9700-L/L&C/55 dt. 8.10.1955

Pune-1.

Date : 02 May ,95

Defence Estates Officer
Pune Circle

DEFENCE ESTATES OFFICER PUNE-1 PUNE CIRCLE

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8 PUNE

दस्त नं. ८

२०२८

NOTARY
SUDHIR
GADGIKAR
NIRPHARAKE
PUNE
Regd.No. 661
Exp. Date
12/01/2028
GOVT. OF MAHARASHTRA

KIRKEE EXTRACT FROM GENERAL LAND REGISTER - CANTONMENT B-6(1)

CANTONMENT

Survey No. 124 Vol.No. I Page No. 123

1.	Detail & Date of Mutation.	Surrender of the existing lease and grant of fresh lease for educational purpose. Vide G.O. & M of D. letter No. 718/34/L&C/71(1)/D(Lands) Dated 11.1.73.
2.	Subsidiary By.No.	—
3.	Volume & Page No. of Register.	—
4.	Area in acres / Sq.ft.	1.78 Acres
5.	Description	All Saints School
6.	Class	B-3
7.	By whom managed	M.E.O.
8.	Land Lord	C.G.
9.	Holder of occupancy rights	Bombay Diocesan Trust Association Private Ltd.
10.	Nature of Holder's right	Lease in Schedule of the CLA Rules 1937. executed on 16th Aug. 1976 and registered under No. 1015 dated 5.10.74 commencing from 5.3.74 for 30 years.
11.	Rent payable per annum. Central Govt. Cantt. Board	Rs. 3612.00
12.	Date of expiry of lease	4.3.2004
13.	Remarks	—

Pune - 1.

Date : 14 May, 1998.

DEFENCE ESTATES OFFICE PUNE

DEFENCE ESTATES OFFICER PUNE CIRCLE

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO.8 PUNE

हवेली क्र. २ सह दुय्यम निबंधक वर्ग-२

हवल-८

दस्त	७	४३
२०१८		

NOTARY
SUDHIR
MADHUKAR
NERPHARAKE
PUNE
Regd.No. 691
Exp. Date
12/01/2028
GOVT. OF MAHARASHTRA

भारत सरकार, रक्षा मंत्रालय,
16, राजेन्द्र सिंहजी मार्ग,
पुणे छावनी – 411001

Govt. of India, Ministry of Defence
16, Rajendra Singhji Road,
Pune Cantonment – 411 001.

No. I/265/III/125 दिनांक : 23.10.2017

सेवा में,

The Sub Registrar,
Haveli, Pune

विषय : **REQUEST FOR REGISTRATION OF RENEWAL OF LEASE IN RESPECT OF ALL SAINTS SCHOOL, GLR SY. NO.126, KIRKEE CANTONMENT.**

The renewal lease deed drawn on non Judicial Stamp Paper of Rs.1000/-, executed on 23rd October 2017, between the undersigned (on behalf of President of India) and the Bombay Diocesan Trust Association Private Ltd. Mumbai is forwarded herewith for registration and return thereafter to this office for further necessary action. The undersigned is exempted from personal appearance for registration of documents before the Sub Registrar under Section 88 of the Registration Act.

राजेन्द्र पवार
रक्षा सम्पदा अधिकारी,
पुणे मंडल, पुणे

Rajendra Pawar
Defence Estates Officer
Pune Circle, Pune

संलग्न : यथोपरि.

प्रतिलिपि :

1. The Bombay Diocesan Trust Association Pvt. Ltd.
19, Hazarimal Somani Marg.
Fort
Mumbai – 400 001.

It is requested to present the lease documents to the Sub Registrar, Haveli, Pune for registration of the said documents. Documents so registered may please be forwarded to this office in original for further necessary action. A copy of Index II in original may also be collected from Sub Registrar and forwarded to this office for perusal and record.

2. अंतर्गत फ्लोट फ़ाइल

THE JOINT SUB REGISTRAR CLASS-II HAVELI NO. 8 PUNE

दस्त क्र. ८२३३
२०१८

NOTARY
SUDHIR MADHUKAR NIRPHARAKE
PUNE
Regd.No. 691
Exp. Date 12/01/2028
GOVT. OF MAHARASHTRA

भारत सरकार, रक्षा मंत्रालय,
16, राजेन्द्र सिंहजी मार्ग,
पुणे छावनी – 411001

Defence Estates Office, Pune Circle,
Govt. of India, Ministry of Defence
16, Rajendra Singhji Road,
Pune Cantonment – 411 001.

No. I/265/III/125

दिनांक : 23 .10.2017

सेवा में,

The Sub Registrar,
Haveli, Pune

विषय : **REQUEST FOR REGISTRATION OF RENEWAL OF LEASE IN RESPECT OF ALL SAINTS SCHOOL, GLR SY. NO.126, KIRKEE CANTONMENT.**

The renewal lease deed drawn on non Judicial Stamp Paper of Rs.1000/-, executed on 23rd October 2017, between the undersigned (on behalf of President of India) and the Bombay Diocesan Trust Association Private Ltd. Mumbai is forwarded herewith for registration and return thereafter to this office for further necessary action. The undersigned is exempted from personal appearance for registration of documents before the Sub Registrar under Section 88 of the Registration Act.

राजेन्द्र पवार
रक्षा सम्पदा अधिकारी,
पुणे मंडल, पुणे

Rajendra Pawar
Defence Estates Officer
Pune Circle, Pune

संलग्न : यथोपरि.

प्रतिलिपि :

1. The Bombay Diocesan Trust Association Pvt. Ltd.
19, Hazarimal Somani Marg,
Fort
Mumbai – 400 001.

It is requested to present the lease documents to the Sub Registrar, Haveli, Pune for registration of the said documents. Documents so registered may please be forwarded to this office in original for further necessary action. A copy of Index II in original may also be collected from Sub Registrar and forwarded to this office for perusal and record.

2. अंतर्गत फ्लोट फ़ाइल

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8 PUNE
दुय्यम निबंधक वर्ग-२ हवेली क्र. ८

हवल-८		
२०१५	९	२३
२०१८		

NOTARY
SUDHIR MADHUKAR NIPHARAKE
PUNE
Regd.No. 691
Exp. Date 12/01/2028
GOVT. OF MAHARASHTRA

THE BOMBAY DIOCESAN TRUST ASSOCIATION PRIVATE LIMITE

(Incorporated in 1928 under the Indian Companies Act, Registered under the Bombay Public Trust Act. 1950)
Registered Office : 19/21, Hazarimal Somani Marg, Fort, Mumbai - 400 001.
Website : www.bdtapvtltd.org ; E-mail : bdtapvtltd@yahoo.com
Telephone : 2207 172
Fax : 2200 360

EXTRACT MINUTES OF THE BOARD OF DIRECTORS AND TRUSTEES OF THE BOMBAY DIOCESAN TRUST ASSOCIATION PRIVATE LIMITED ON 20TH OCTOBER 2017

"Resolved that Col Jayant Barla Hon. Secretary and Mr. James Baker Hon. Treasurer be and are hereby authorized to file fresh cases and pursue all old Court matters concerning The Bombay Diocesan Trust Association Pvt Ltd, and are also authorized to appoint legal counsels for all court cases Courts on a case by case basis and to incur legal expenses to protect the interests of the Trust Association"

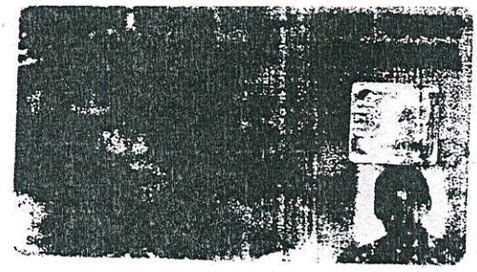
TRUE COPY.

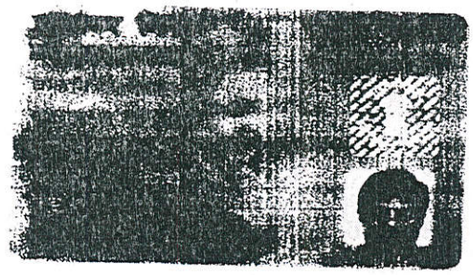
HON SECRETARY
BOMBAY DIOCESAN TRUST ASSOCIATION PVT. LTD.

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8 PUNE

हवेली-८
दस्त 90 93
२०१८

NOTARY
SUDHIR MADHUKAR NIRPHARAKE
PUNE
Regd.No. 691
Exp. Date 12/01/2028
GOVT. OF MAHARASHTRA





MAHARASHTRA STATE OF INDIA MOTOR DRIVING LICENCE

DL No. MH14 20050045995 DOI : 27-06-2000
Valid Till : 26-06-2018 (TR)

DLR 14-07-2015

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DCI
LMV-TR 27-06-2000

FORM 7 RULE 16 (3)

DOB 01-06-1976 BG :

Name RAJU GOTE
S/DAW of KASHINATH
Add DEHU NR KRISHNA MANOR
TAL.HAVELI
DIST.PUNE
PIN :410506
Signature & ID of Issuing Authority: MH14 2916140

Signature/Thumb Impression of Holder

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8 PUNE

हवेली क्र. ८ दुय्यम निबंधक वर्ग-२

हवल-८
2-004/99/23
२०१८

NOTARY
SUDHIR MADHUKAR NIRPHARAKE
PUNE
Regd. No. 691
Exp. Date 12/01/2028
GOVT. OF MAHARASHTRA

दस्त गोषवारा भाग-1

हवल8 7219३
दस्त क्रमांक: 2905/2018

गुरुवार,19 एप्रिल 2018 4:47 म.नं.

दस्त क्रमांक: हवल8 /2905/2018

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

बरसेले मुद्रांक शुल्क: रु.1,000/-

दु. नि. सह. दु. नि. हवल8 यांचे कार्यालयात

अ. क्रं. 2905 वर दि.19-04-2018

रोजी 4:31 म.नं. वा. हजर केला.

पावती:2977 पावती दिनांक: 19/04/2018

सादरकरणाराचे नाव: द बॉम्बे डियोसेसन ट्रस्ट असोसिएशन प्रा.ली.मुंबई तर्फे जयंत कुमार बरसा

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्टांची संख्या: 12	
एकुण:	340.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-8

सह दुय्यम निबंधक, हवेली-8

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: (25-अ) जंगम मालमत्तेच्या बाबतीत असेल तर

शिक्का क्रं. 1 19 / 04 / 2018 04 : 31 : 50 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 04 / 2018 04 : 33 : 12 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तसुदीनुसारच नोंदणीस दाखल केलेला आहे. "दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, खरेदीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे स्वत: जबाबदार राहतील. "दस्तऐवजासोबत जोडलेले बनावट कागदपत्रे, खुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास त्याची संपूर्ण जबाबदारी निष्पादकाची राहील

लिहून देणार

लिहून घेणार :

JOINT SUB REGISTRAR CLASS-II HAVELI NO.2, PUNE

NOTARY
SUDHIR MADHUKAR KARPE-KARAKE
PUNE
Regd.No. 691
Exp. Date 12/01/2022
GOVT OF MAHARASHTRA

दस्त नोंदवहीचा भाग-2

हवल8 9313
दस्त क्रमांक:2905/2018

[redacted]

	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
[redacted] PUNE, Non-	भाडेकरू वय :-60 स्वाक्षरी:-		
[redacted] PUNE, Non-	मालक वय :- स्वाक्षरी:-	image.jpg	image.jpg

[redacted] चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
दिनांक 3 [redacted] 34 : 59 PM

ओळख:-
खालील इसम [redacted] ने दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.		छायाचित्र	अंगठ्याचा ठसा
1	[redacted] वय:40 पत्ता:पुणे पिन कोड:411035	स्वाक्षरी	
2	[redacted] वय:60 पत्ता:कोथरूड पुणे पिन कोड:411033	स्वाक्षरी	

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	[redacted] - - - - - खडकी,पुणे , ऑऊणीटीऑफ फॅक्टरी क्:आइक्षी , MAHARASHTRA, PUNE, Non-Government.

सिक्का क्र.4 ची वेळ:19 / 04 / 2018 04 : 36 : 01 PM

सह दुय्यम निबंधक, हवेली-8

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 93 पाने आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी मॉंदला.
सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८, पुणे
दिनांक 9/04/2018

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000695928201819E	0000407082018819

2905 /2018

Know Your Rights as Registrants

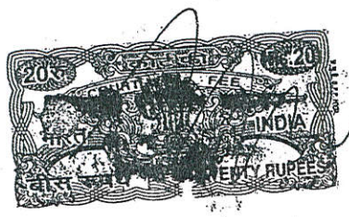
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

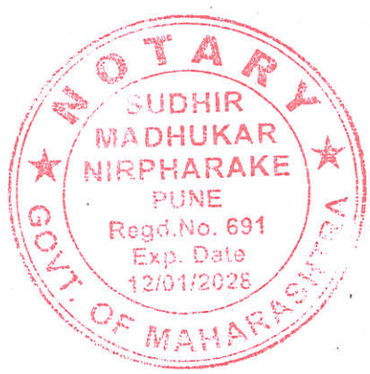
NOTARY SUDHIR BABURAO KARANDIKAR NIRPHARAKE PUNE Regd.No. 601 Exp. Date 12/01/2028 GOVT OF MAHARASHTRA

प्रमाणित प्रमाणितप्रत देण्यात येत आहे.
अर्जक्रमांक :- 9361/18
वाचली तारीख :- 22/8/18

नक्कल अर्जदार आगरवाले ..... मी नक्कल केली
स्यांचे तारीख 29/8/2018 मी वाचली
चे अर्जावरुन ..... मी हजारात घेतली
यांस दिली तारीख 29/8/18 अस्सल बरहुकुम नक्कल
सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८







ATTESTED
S.M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

(10)

सत्यमेव जयते
Generated on:11-Jun-2025/03:03:35 PM

EXTRACT FROM THE GENERAL LAND REGISTER

Kirkee Cantt.

GLR Survey No. 126 / Mutation ID. 5

Survey No.	(1)	126
Volume & Page of Register	(2)	Kk05/111
Details & Date of mutation	(3)	The lease has been renewed for a further period of 30 years (2nd last term of aggregate period of 90 yeras) with effect from 05.05.2006 vide ex-post-facto sanction accorded under the PDDE, SC, Pune letter No.8214/DE/SC/l/Pune/I dated 10.07.2014.
Subsidiary Survey No. and its Volume and Page No.	(4)	--
Area	(5)	1.7800 Ac.
Description	(6)	All Saints School
Class	(7)	B3
By whom managed	(8)	DEO
Land Lord	(9)	Central Government
Holder of Occupancy Rights	(10)	Bombay Diocesan Trust Association Private Ltd.
Nature of Holder Rights with Description	(11)	Lease Lease in Sch.VIII of the C.L.A. Rules 1937 executed on 16/08/1976 & registered under No.1015 dated 05/10/1976 commencing from 05/05/1976 for 30 years. The lease further renewed in Sch. IV (suitably modified) of the C.L.A. Rules 1937 executed on 19.04.2018 & registered under No.2905/2018 on 19.09.2018 commencing from 05.05.2006 for 30 years (2nd last term of aggregate period of 90 years).
Rent payable per annum to Central Govt. ()	(12)	5416.00
Rent payable per annum to Cantonment Board ().	(13)	
Date of Expiry of lease	(14)	04-05-2036
Remarks	(15)	The land measuring 923.28 Sq.M out of this Sy. No. has been handed over to Pune Municipal Corporation on 26.12.2022 for widening of old Mumbai-Pune Highway passing through defence land in Kirkee Cantonment limits for implementation of Bus Rapid Transport System (BRTS). An MoU executed on 21.12.2022. EVL Handed/Taken over on 29.07.2022. Authority: Government of India, Ministry of Defence letter No. 13015/03/2018/D(Lands) dated 18.05.2022.

Station: Pune
Date: 11-Jun-2025

AKIRKE01525

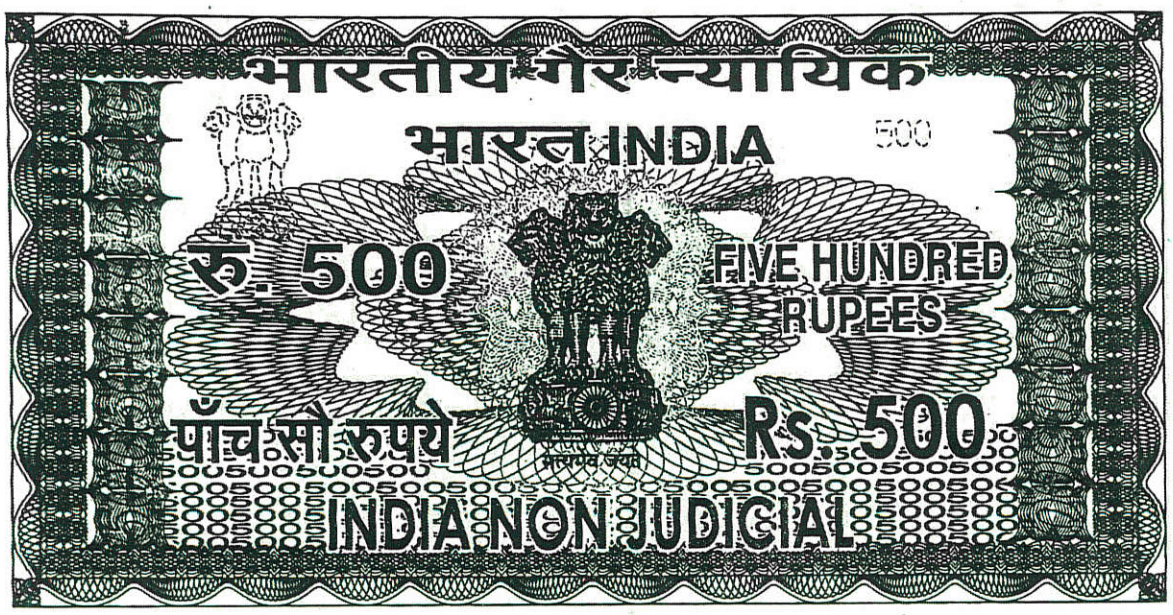
22 NOV 2025

ATTESTED

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

NOTARY
SUDHIR MADHUKAR NIRPHARAKE
PUNE
Regd.No. 691
Exp. Date 12/01/2028
GOVT. OF MAHARASHTRA

Defence Estates Officer
Pune Circle
रक्षा संपदा अधिकारी
Defence Estates Officer,
पुणे मंडल, पुणे – १.
Pune Circle, Pune - 1.



महाराष्ट्र MAHARASHTRA ● 2017 ● AG 765509

अनु.क्र. 9644 दि. 07/06/2018 मु.शु.रक्कम. 400/-

दस्ताचा प्रकार : L and L.

दस्त नोंदणी करणार आहेत का ?:- होय/नाही

मिळकतीचे वर्णन : जी १७ आर स.नं. १२८ शंकी कॉम्प्लेक्स पुणे-

मुद्रांक विकत घेणाऱ्याचे नांव : बोम्बे डायसन ट्रस्ट आणी.

पत्ता : मुंबई - 400 007

दुसऱ्या पक्षकाराचे नांव : सेट इंडिया इन्युरेन्स कॉर्पोरेशन

हस्ते व्यक्तिचे नांव व पत्ता : अशोक कांबळे

S.V.Bagade
एस. व्ही. बगाडे
स्टॅम्प व्हेंडर
ला. नं. २२०१०१
गुलटेकडी, पुणे-३७

मुद्रांक विकत घेणाऱ्याची सही

वरिष्ठ दोषागार अधिकारी

- 6 JUN 2018

प्रथम मुद्रांक विक्रेते
कोषागार पुणे यांचेसाठी

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY
SUDHIR MADHUKAR NIRPHARAKE
PUNE
Regd.No. 691
Exp. Date 12/01/2023
GOVT. OF MAHARASHTRA

NOTARY
SANGEETA ASHOK BHAGAT
ARE - DIST. PUNE
MAHARASHTRA
Reg.No. 15730
Exp. Date. 29/11/2029
GOVERNMENT OF INDIA

LEASE DEED

This LeaseAgreement is made and executed at Pune on the 21st of June, 2018.

Between

SOCIETY OF ALL SAINTS' SCHOOL

Through its Secretary

Mr. Jeyasingh Devapiriyam

Address : 1, Church Road,

Mumbai – Pune Highway

Khadki, Pune – 411 002

hereinafter referred to as the **Lessee** **.....Party of the First Part**

And

Bombay Diocesan Trust Association Pvt. Ltd.

Through its Resident Director

Mr. Eniath Francis

Age: years, Occupation : Service

Address: B/3/114, Rail Vihar, Bijlee Nagar,

Chichward, Pune - 411 033

hereinafter referred to as the **Lesser** **.....Party of the Second Part**

1. **Description of the Property :-** **GLR S.No. 126,** Under Khadki Cantonment, Khadki, Pune, area admeasuring 0 Hector 78 R surrounded by the area as follows:

Towards East :- Church road GLP S.No. 12
Towards South :- GLR S.No.65
Towards West :- Old Mumbai, Pune Road, GLR S.No. 65
Towards North :- All saints church, GLR S.No.123

Jayasingh Devapriyam

Digitally signed by Jayasingh Devapriyam
DN: C=IN, O="All Saint's School, Khadki", OU=Secretary, CN=Jayasingh Devapriyam
Reason: I am the author of this document
Location: Lease Aggrement of BDTA & All Saint's
Date: 09-12-2025 12:57
PDF X Version: 1.4.17

Vyanktesh Bhandari

Digitally signed by Vyanktesh Bhandari
DN: C=IN, O=All Saint's Scholl, OU=Manager, CN=Vyanktesh Bhandari
Reason: I am the author of this document
Location: Lease Deed BDTA & ASH
Date: 09-12-2025 12:58
PDF X Version: 1.4.17

2. As per the Revenue Records, the property bearing GLR S.No. 126, originally belongs to President of India (Govt. of India). The said property is given to "The Lessor"on lease rental basis for 30 years and the Lease Deed was registered on the 19th day of April,2018 in the office of the Sub-Registrar, Haveli No. 8.

3. As per the Lease Deed, theLesser legally got all the Lease Hold Rights to give this property on lease basis.

4. The Lesserthrough this deed permits the Lesseeto use this property for the educational purpose and the Lesser also agrees to use the said property on lease rent basis for the same purpose only.

5. The Lessor satisfied with the monthly lease rental charges against the Lease hold rights and has agreed to give the property to the Lessee for 28 years from the date of execution of this deed.

The Lease Deed is based on the following Terms and conditions:

i. As per the Lease deed between the Lesser and the Lessee,the lease periodis for 28 years commencing from the date of execution of this deed.

ii. The Lessee hereby is permitted to undertake all the legal works and permissions from the concerned Govt. offices for any affiliations and accreditations that may be required to run an educational institution. The Lessee is permitted to obtain sanctions for any civil works by taking all precautions and security measures to build all infrastructures with his own expenses.

iii. The Lessee hereby agrees to bear all the charges that may incur from time to time, i.e. electricity charges, telephone charges, internet charges, water charges and any other charges related to the educational institution.

iv. The Lessee agrees to pay a sum of Rs.50000/- (Rupees Fifty Thousand Only) as annual lease rent, to be paid in advance before the 10th of June, every year.

v. The Lease rent amount of Rs. 50000/- (Rupees Fifty Thousand only) per annum shall be used as the school building fund.

vi. The Lesseeis given the responsibility of taking care of the entire property during lease period.

vii. The Lessee should take care of the entire property and manage all the difficulties that may arise. The Lesser will not be held responsible for any damages to the property while running of the institution.

viii. On completion of Lease period, the Lessee will hand over the peaceful possession of the property to the Lesser without any obstruction. Otherwise the Lesseeneed to bear the expenses against legal action taken by the Lesser.

ix. In case, either the Lesser or the Lesseeneed to cancel the deed before the completion of the lease period, they need to give two months prior notice to each other. The Lessee should handover the property to the lesser on orbefore the expiry ofthe notice period.

x. As per paraNo. 1, the said property is legal and secure . The Lesser has not made any verbal / written agreement with any other persons/party of the said property. The Property is not required/acquired by the Govt./ private sector in the future for any other developments.

xi. The said property is legally free and not mortgagedin any bank. Hence, the lesser has given this property which is legally within his rights, and secure to the Lessee for 28 years on lease rent basis from the date of this Lease Rent Agreement.

The Lesser and the Lessee have read and understood all the clauses mentioned in this Lease Rent agreement.

Both the parties have signed this agreement without any pressure or force from any persons/party.

Witness:

1. K.H. SOLOMON
2B3 Sukhrawar Peth
Pune - 411002

(ENIATH FRANCIS)
LESSOR



2. V.Kamble.
VIKAS KAMBLE
38, Aundh Road
Khadki, Pune-20

(JEYASINGH DEVAPIRIYAM)
LESSEE

Noted and Registered
at Sr. No. 1107/N/18
Date:- 25 JUN 2018

BEFORE ME

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

03 DEC 2025

ATTESTED

SANGEETA ASHOK BHAGAT
Notary Govt. of India, Pune

ENIATH FRANCIS

BANTMASI KRISHNA

17/02[illegible]2

Permanent Account Number

ABZP[illegible]P

Signature



भारत सरकार
GOVERNMENT OF INDIA



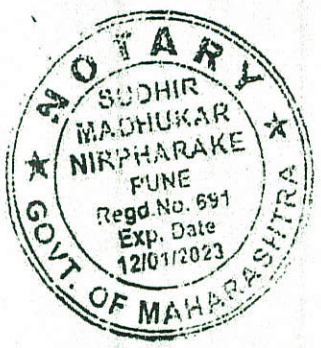
जयसिंग देवापिरियम
Jeyasingh Devapiriyam
जन्म तारीख/ DOB: 04/09/1967
पुरुष / MALE



2757 3808 3320

आधार-सामान्य माणसाचा अधिकार







Jayasingh Devapriyam

Digitally signed by Jayasingh Devapriyam
DN: C=IN, O="All Saint's School, Khadki", OU=Secretary, CN=Jayasingh Devapriyam
Reason: I am the author of this document
Date: 10-12-2025 19:12
PDF X Version: 1.4.17