

GOSSNER EVANGELICAL – LUTHERAN CHURCH IN CHOTANAGPUR AND ASSAM

GELC ARCHIVE

Signature: **GELC-A _ 001 _ 0936**

Classification:

Original File No:

Title

PROPERTY

Volume:

Running from year: 1970

till year: 1983

Content:

- Letter from Santoshi Verma to RCP for transfer of house.
- Minutes of meeting
- Construction of Bethesada Girls' Middle School GEL Church, Ranchi
- Estimate and quotation
- Terms and conditions with the lessor and lessee with RCP, Ranchi
- Renewal of lease
- Rent for shop no.16 GEL Church Building, Ranchi.1983

(C O P Y)

To,

The Assistant Manager
Property Board
G.E.L.Church Ranchi

Subject : - Request# to transfer house No. 37
Babu Lane , Ranchi.

Sir,

I most humbly beg to say that House No. 37, Babu Lane stand in the name of my brother Late. Sri ~~afre~~ Alfred Ekka, who died in the year 1964 . The house was allowed by me to my Late brother for residential purposes . Now I have retired from Govt. Service and as such I humbly request you to kindly transfer the house in my name and for which act of kindness I will ever pray.

Yours faithfully,

Ranchi
16.12.78.

Sd/- Santoshi Varma
House No. 37
Babu Lane , G.E.L.Church
Ranchi.

THE RANCHI COMMITTEE ON PROPERTIES. G.E.L.CHURCH. R.

MINUTES OF MEETING

An emergent meeting was held on Saturday, the 5th. September, 1970 at 10 A.M. in the Committee's Office under the Chairmanship of Shri. Martin Soy, who was requested to take the chair in the absence of Shri Edwin Tigga, Chairman RCP.

The meeting opened with prayer.

Present

- | | |
|----------------------------|-------------------|
| 1. Mr. Martin Soy | - Secretary, RCP. |
| 2. Mr. Basant Kumar Tirkey | - Treasurer, RCP. |
| 3. Mr. H.Hertel | - Principal, TTC. |
| 4. Mr. Junul Topono | - Sceretary, P |

C O P Y

TTC INDUSTRIES

GOSSNER EVANGELICAL LUTHERAN CHURCH UNDERTAKING

BUILDING Department

F U D I P.O.

WOOD Department

DT.RANCHI/BIHAR

METAL Department

DATE 17th Feb 1971

R E F .

Bethesda Girls' Middle School
G.E.L.Church, Ranchi.

Boundary Wall with Durwan Quarters :

1)	5" Boundary wall alround the building with cement pointing both the sides, Pillars in distance of 4.00 M	... 613.00 rft.	Rs 15.00/rft.	Rs 9,195.00
2)	{ Two Iron gates in the entrance	... L.S.	L.S.	Rs 500.00
3)	One Durwan quarter with visiting room	... 240.00 sft.	Rs 15.00/sft.	Rs 3,600.00
4)	Extra work done in digging foundation for boundary wall, making bricks wall and pillars and dismentalling etc.etc.	... L.S.	L.S.	Rs 200.00
Total				Rs 13,495.00
-	Estimates for the existing quotation for the boundary wall	... 320.00 rft.	Rs 15/rft.	Rs 4,800.00
Grand total.				Rs 8,695.00

Say Rs. 8,700.00

Sales Tax will be charged extra as applicable.

FOR TECHNICAL TRAINING CENTRE FUDI

Sd/- Illegiable.
for PRINCIPAL

— Pl. Note.

Item No. 2 may please be done else where as our fabrication Shop is no more working.

Sl	Date	ORDER SHEET
1	22-10-70	Application from Shri. D.S. Prasad, Put up. A.J. 22/10/70
2	23-10-70	Application from Shri. R.D. Gupta. Put up. A.J. 23/10/70
3	27.10.70	Put up after the finalization of the agreement with tenants of Sahay to give clearance to Good Books D. 27.10
<div data-bbox="302 1021 487 1209"> 4 14-1-71 </div>		Name of applicant <u>H. D. S. Prasad</u> Full name <u>Mr. Daya Shankar Prasad</u> Father's name in full <u>late Ram Gopal Rao</u> Address <u>Go to Haroon Nagar Cutchi</u> <u>Main Road, Ranch</u>

C O P Y

15059

14536

150 Rs

Rs 150

One Hundred & Fifty Rupees.

THIS LEASE IS MADE on the 3rd day of December 1970 , BETWEEN
G.E.L.CHURCH, RANCHI through Rev. Junul Topno son of Late
Patras Topno by religion Christian , by occupation service,
resident of G.E.L. Church Compound, Ranchi, Secretary of the
Board of Properties of G.E.L. Church holding a General Power
of Attorney from K.S.S. the highest Executive body of G.E.L.
Church hereinafter called the " LESSOR " of the One Part and
1. Mohammad Samsuddin son of Jumrati Khan by religion Mohamadan
by occupation business, resident of Naimaballa Doranda, (2)
Jogendra Singh son of Bachchan Singh by religion Shikh, by
occupation business, resident of Station Road, Ranchi (3) Debi
Chandra Sao son of Banwari Sao by religion Hindu by occupation
business resident of Doranda near Kathpool hereinafter jointly
called the " LESSEES " of the other part :

Sd/- Junul
32/12/70

Sd/-
Jogendra Singh
3-12-70

Sd/-
Jogender
Singh
3-12-70

Sd/-
Illegible
(in urdu)

The terms " LESSOR " and " LESSEE " shall include their respective
heirs, legal representatives, administrators, successors - in -

contd. on page 2.



15 Rs
FIFTEEN RUPEES.

- 2 -

interest and assignees. WHEREAS the lease hold consists of a plot of land 43 feet by 57 feet having a room of 18 feet by 31 feet, a shed, within G.E.L.Compound, Ranchi fully shown in the map which forms a part of the deed.

Sd/- Samsuddin
in Urdu
3-12-70

WHEREAS the lease is for 25 years with an annual rent of Rs 1440/- payable in 12 monthly instalments of Rs 120/- each payable by 7th. of each month commencing from the 1st. of January 1971 by each of the LESSEES amounting to Rs 40/- only

Sd/- Joginder
Singh
3.12.70

Sd/- Junul
Topono
3-12-70

WHEREAS the annual value is Rs 1440/- and the Lease is for 25 years hence the Stamp duty is 5 times the annual value that is Rs 7200/- hence a stamp of Rs 180/- is paid.

Sd/-
देवीचन्द्र
सिंह
3-12-70

WHEREAS if five months instalments fall due the LESSORS shall have right to terminate the Lease and shall have the right to re-enter the Lease hold.

The LESSOR is in possession of the Lease hold and gives peaceful possession of the Lease hold to the LESSEES on the date of these presents.

The conditions of the Lease are :-

1. The Lessee will not have right to sub - lease any portion of the lease - hold.
2. The Lessee shall not do anything detrimental to the Church or against Public - policy.

contd. on page -3



15 RS

FIFTEEN RUPEES.

- 3 -

3. That Lessee shall vacate the land leased to good Books from 4th. December 1970 and the LESSOR shall not claim any arrear from the lessees of the land leased out to good Books.

Sd/- Samsuddin
in urdu
3-12-70
4.

4. That the Lessees shall have right to build on the lease - hold but after expiry of the lease namely November 1995, the house built with fixtures will be the property of the Lessor.

Sd/- Jogender Singh
3-12-70

sd/- Junul Topono
3-12-70

Sd/-
दीपक
सिंह
3-12-70

5. That the Lessees can bring electricity at their cost and pay electric bills as they fall due with a separate meter for each Lessee.

6. That as the Lease is for 25 years there is no question of mutation.

7. That after expiry of the Lease, the lease can be renewed with the approval of the parties.

SCHEDULE

(Description of the lands demised)

Portion of Holding No. 730 M.S. Plot portion of Plot No. 1198
Ward V within Ranchi Municipality within jurisdiction of
Registrar and Sub Registrar, Ranchi area 57 feet 2 inches west
west and 43 ft. 3 inches North-south, 42 feet facing Main Road
in
Ranchi, fully shown in the map marked/different colours



contd. on page- 4.

colours with names for each Lessees showing egress and regress from the Main Road butted and bounded as follows :-

West Main Road,

East Lessor's land.

North Private Kutcha Road belonging to the Lessor.

South Building of the Lessor and compound.

IN WITNESS WHEREOF the Parties hereto have signed this Deed on the day , month and year first above written in presence of the witnesses :-

WITNESSES :-

1. Sd/- ~~Raj~~ P. Sabir Sahy
3/12/70

2. Sd/- Surya Narain Singh
3-12-70

3. Sd/- Sudhindra Kumar
Misra
3/12/70

Sd/- Junul Topono
3-12-70
SIGNATURE OF THE LESSOR

सही देवीचन्द्र साह
३-१२-७०

Sd/- S. Joginder Singh
3-12-70

Sd/- Samsuddin
3-12-70

SIGNATURE OF THE LESSEES .

Typed by
Sd/- M. Prasad
Mahadeo Prasad.

REGISTRY OFFICE RECORDS

1
14
584 -588
14536 for 1970
1971
16 - 1 - 1971

Certified to be true copy
from original.
Accountant,
Ranchi Committee on Properties,
G. E. L. Church, Ranchi.

BPR/101/12/12C-73 — 245 17-1-73

Forwarded certified true copy of Lease
deed No. 14536 for 1970 dated 16-1-71
for needful



RANCHI COMMITTEE ON PROPERTIES,
G. E. L. CHURCH, RANCHI.

RANCHI MUNICIPALITY
WARD NO. 3
SHEET NO. 4

BOUND WALL OF
CHURCH & ROAD



BOUND WALL OF
CHURCH

HOLDING NO. 730

MAP FOR
LEASE

OF PLOT NO. 1198
A RED COLOUR OF SHRI DEMI CHANDAR
AREA 824 SQUARE FEET - - -

OF PLOT NO. 1198
B YELLOW COLOUR OF MD. SHAMSHUDDIN
824 SQUARE FEET.

OF PLOT NO. 1198
C GREEN COLOUR OF SARDAR
INDER SINGH AREA 824 SQUARE FEET - - -



Sd/- Rukmani Dayal 23.6.72

Sd/- J. Topono 23.6.72

THIS DEED OF RENEWAL OF LEASE made the 23rd day of
JUNE Onethousand ninehundred seventytwo BETWEEN the
Gossner Evangelical Lutheran Church in Chotanagpur and
Assam through Rev. Jural Topono son of late Shri. Patras
Topono Secretary of the Gossner Evangelical Lutheran
Church Properties, resident of Ranchi, P.S. and District
Ranchi, by occupation priest, holding General Power of
Attorney from the Chairman of Kendriya Sahakari Sabha,
the highest executive of the Church under a resolution
dated the 4th. February, 1967 hereinafter called the
"LESSOR" of the One Part and Smt. Rukmini Debi Dayal
wife of Shri. Rameswar Dayal, for and on behalf of
Firm PRINTRITE BLOCKS, Main Road, Ranchi P.S. and District.
Ranchi hereinafter called the "LESSEE" of the Other Part,
WITNESSES, that in consideration of the rent hereinafter
reserved and of the Lessee's agreement hereinafter contained
the Lessor hereby grants to the Lessee a lease of ALL THOSE
buildings bearing Ranchi Municipality Holding No. 757 E.V.
within Plot No. 1198 and situate at G.E.L. Church Compound,
Opposite Raj Hotel, more fully described in the schedule
and map with details appended hereto, TO HOLD the same to
the Lessee for the term of FIVE YEARS Bgining from the

contd. page two.

(two)

FIRST DAY of July, 1972 upto 30th. June, 1977, at the
monthly rent of Rs 500.00 (Rupees Five hundred only)
SUBJECT TO the following conditions :

1. THE LESSEE hereby agrees with the Lessor as follows :
 - (a). To pay the said monthly rent by 7th. day of the following month during the term of lease.
 - (b). At all times during the said term, to keep the said buildings in good and tenentable repair, and in such good and tenantable repair as they are now, reasonable wear and tear and damage by fire or storm excepted, and deliver up the same to the Lessor at the expiration or sooner determination of the lease.
 - (c). At any time during the said term, not to carry on, or permit to be carried on, any offensive trade or business on the same buildings.
 - (d). At any time during the said term, not to start any other business of manufacturing nature than Block-making in the said buildings without express permission of the Lessor in writing. This will however exclude the existing two sister concerns of the Lessee , viz. Ranchi Machine Tools Corporation

contd. on page three.

(three)

and W/s. Industrial stores Suppliers, who are primarily selling agency businesses.

(e). Not to use the front or back space of the buildings leased for storing purposes of any kind.

(f) Not to make any addition or alteration in the said buildings without written permission of the Lessor. If any addition or alteration is made, the same will be at the expense of the Lessee and the Lessee will be entitled to remove the same at the end of the lease period while vacating the premises.

2. THE LESSOR hereby agrees with the Lessee as follows :

(a) To pay all rates, taxes, including house tax, and assessments, which are now or during the said term shall be imposed or assessed on the said buildings or on the lessor in respect thereof, by the authority of Government or otherwise, PROVIDED that the lessee shall be responsible to meet the electricity bills.

(b) At all times during the said term, to keep the said buildings in good repair and whitewash and paint them atleast once a year.

(c) To reimburse the Lessee for bonafide expenses incurred by him for whitewashing and or painting the buildings if the Lessor fails to do so atleast once a year.

(d) That the Lessee, paying the rent hereby reserved and observing and performing the conditions herein contained, shall quietly and peaceably possess and enjoy the said buildings during the said term without any interruption and disturbance by the Lessor or any person claiming under him.

3. (a) It is agreed that at the expiry of the said period of five years, if the Lessee so desires, the lease will be renewed for another period of five years by the Lessor on the same terms and conditions. But if the situation so warrants , the rent cited above can be increased by a maximum of 20% of the above rent at the end of five years.

contd, on page four

Sd/- Rukmani Dayal
23.6.72

Sd/- J. Topono
23.6.72

(four)

(b) If the Lessee is guilty of breach of any terms hereby or if the rent is not paid as agreed hereunder (allowing reasonable grace period) the Lessor will have the right to have the buildings vacated on three months' written notice. Such determination of the lease will not prejudice the rights of the lessor to recover from the lessee any dues that may be outstanding on the day of the termination.

4. IT IS FURTHER AGREED that the terms " The Lessor " and "the lessee" herein used shall, unless inconsistent with the context, include as well the successors and assigns of the respective parties as the parties themselves.

SCHEDULE

Buildings situate within M.S.Plot No. 1198 bearing Ranchi Municipality Holding No. 797 E.V. bounded by on the

North : G.E.Church own buildings

South : G.E.L.C Publishing House & Book Shop.

East : G.E.L.C Press campus.

West : Main Road, Ranchi.

Total Area - 264.17 sq.meters plus open yard between two buildings as per map shown in red and calculations attached herewith.

IN WITNESS WHEREOF THE LESSOR and the LESSEE do hereby set their respective hands and seal to these presents , the day and year first above written.

Witness :

Sd/- Martin Soy 23.6.72
(MARTIN SOY)

Sd/- J.Topono 23.6.72
(JUNUL TOPONO)

.....
(LESSOR)

Witness :

Sd/- D.S.Prasad 23.6.72
(D.S.PRASAD)

Sd/- Rukmani Deyal 23.6.72

.....
(LESSEE)

(five)

Calculations of free area of rooms :

	L m ²	B m ²	Area m ²	Total Area m ²
<u>I. Office</u>				
Hall	7.23	5.36	38.90	
	3.84	2.36	9.06	
	3.34	1.87	<u>6.25</u>	54.21
Manager's Office	3.72	3.76		13.99
Conference room	3.72	2.36		8.78
artist's room	3.23	3.22		10.40
Store room	1.89	3.22		6.09
<u>II WORKSHOP</u>				
Hall	10.49	9.72		91.47
dark room	3.44	2.79		9.60
machine room	5.81	3.40		19.99
store	6.38	4.02		25.65
<u>III SANITARY ROOMS</u>				
2 Workers W.C.	2.70	2.00		5.40
Corridor	1.70	4.90	8.33	
	0.50	0.90	<u>0.45</u>	8.78
bath	1.80	5.20	9.36	
	0.50	0.90	<u>0.45</u>	9.81
				<hr/>
				264.17

LESSEE

Sd/- Rukmani Dayal
23-6-72

LESSOR

Sd/- J. Topono
23-6-72

From:-

N.K. UPPAL,
Shop No. 16,
G.E.L. Church Building,
Main Road,
RANCHI.

To :-

The Secretary,
Board of Properties,
G.E.L. Church,
R A N C H I.

Date: April 21, 1983.

Sub: Rent for Shop No. 16, G.E.L. Church Building
Main Road, Ranchi.

Dear Sir,

I have already deposited the rent for the above shop of which I am the owner, upto and including December 1982 vide your Receipt No.1481 dated 30-11-82. Now I am sending herewith a sum of Rs.200/= Rupees Two hundred only being the rent of the above shop for 4 months i.e. January '83 to April 83 and would request you to please send me your stamped and signed receipt in acknowledgement of the rent for the period January 1983 to April 1983 for my reference and record.

Thanking you,

Yours faithfully,

N.K. Uppal
21/4/83
(N.K. UPPAL)
Owner of Shop No.16,
First Floor, G.E.L. Church
Building, Main Road,
RANCHI.