

**GOSSNER EVANGELICAL – LUTHERAN CHURCH
IN CHOTANAGPUR AND ASSAM**

GELC ARCHIVE

Signature: **GELC-A _ 001 _ 0937**

Classification:

Original File No:

Title

PROPERTY BOARD

Volume:

Running from year: 1972

till year: 1975

Content:

- **Property Board's Secretary's report of 1975 typed.**
- **Others papers are loose sheets of rough calculations and estimates of rents and expenditures etc.**

Secretary, Property Board, G.E.L.Church, Ranchi.

1. A bath room with septic tank latrine was required in Gossner College Boys Hostel.
2. An estimate for the same was submitted by Shri. E.C.Franklin Flag A. ✓
3. Vide RCP resolution dated 4th, May 1972 a sum of Rs 13,000.00 was sanctioned for bath and septic tank latrine.

(The decision of RCP was Rs 13,000.00 and not Rs 13,500.00 claimed by Shri. E.C.Franklin . The estimate was submitted not in 1971 as stated in his letter but on 29-3-72 . The work was not completed and no bill was submitted for payment as stated in his letter. (Flag B) ✓

4. A total sum of Rs 10,934.00 has been paid to Shre. E.C.Franklin and not Rs Rs 10,000.00 as claimed by him. In this connection (Flag C) may kindly be seen. ✓
5. It is stated in his letter that balance would be adjusted in the ground rent. The decision in this case has not been intimated to office. The name of the officer passing such decision has not been mentioned. No letter No. BPK/107386/RC-75 has been issued as stated in his letter. However a letter demanding arrear of Ground Rent amounting to Rs 1,880.00 has been issued by this office.
6. It is alleged that receipt for salami has not been issued to him. Yes no receipt has been issued . It is office secret because at that time the office was under investigation by the block officers and it was decided that no receipt be shown as having received Salami from any one. The block officer was wanting to prove that the Church is doing business. As regards salami the money has been adjusted against bills of light arrangements. The matter has been informed to him vide this office letter (Flag D) ✓
7. The complete building was not handed to the RCP. The baths and the septic tank was shown to the Chairman, Shri. Edwin Tigga. That the baths are not according to the specification mentioned in the estimate. The hostellers also protested against a third class work which can be seen at present also.. The contractor did not give any drawing but only an estimate with details of works.

The Bill was stopped for further payment as the works were found incomplete. This was the verbal order of the Chairman, Shri. Edwin Tigga. Superintendent Shri. B.K.Tirkey was also satisfied with the construction by Shri. E.C.Franklin.

The following Works were not done as can be seen to-day also.
Shri. E.C.Franklin's estimate dated 29.3.72 may kindly be perused. Flag A

Item - Covering the roof with asbestos sheet - The roof is not completely covered with asbestos sheet. There is no Asbestos Sheet in the middle of the building. It is open and a hosteller finds it great difficulties to use the latrines and taking bath in the rainy season without getting wet entirely.

Item- Ventilators - No ventilators have been fixed .

Item - As there is no asbestos sheet in the centre of the baths the doors are exposed to rain water and are getting damaged.

Item -Cistern of Standard make , Flush pipe , Lead pipe - these things are not fitted .

Contd.

Item - Soak Pit - No soak pit was constructed to septic tank ~~taxine~~

For such defects money was stopped by the Chairman, Shri. Edwin Tigga to be paid to Shri. EC. Franklin.

Till to day complainds are coming that ~~Septic~~ Baths' flooring is defective. There is cracks on floors which needs repair.

One simply wonders why a person remain silent for such a long period when two committees are formed and dissolved. In the mean time reminders for rent were sent to the party and no question of adjustments were made so far.

Submitted to the Secretary, Property Board, Ranchi for needfull.

Yours sincerely,

Arthur Panna 16/8/75-

Dated the 16th. August, 1975.

(ARTHUR PANNA)

GOSSNER EVANGELICAL LUTHERAN CHURCH

(Regd. under Societies Registration act XXI of 1860)

ACTING PRAMUKH ADHYAKSH

REV. DR. C. K. PAUL SINGH

SECRETARY

REV. P. D. SORENG

TREASURER

REV. M. JOJO

HEAD OFFICE

G. E. L. Church, Ranchi

Bihar/India

Phone : 23358

NOTICE

The Office of the KSS will remain closed on 15-8-1975
on account of Independence Day.

Staff are requested to attend the Flag Hoisting
ceremony at KSS premises and then at Youth Centre at 8 a.m. &
9 a.m. respectively.

S. Bhengra 14/8/75 -
for Acting Pramukh Adhyaksh,
G.E.L. Church, RANCHI.

JUNA - 1972

Seat = 59.00 ✓

Adm = 10.00 ✓

69.00

311.52

380.52

Pay Servants 45.00 ✓

Hostel Rent 45.00 ✓

Electricity 43.40 ✓

New Pipes 10.03 ✓

allowance 75.00 ✓

218.45

380.52 ✓

218.45

162.07

45.00

85.00

335.00

465.00

43.40

67.35

79.50

190.25

10.05

9.60

17.64

37.29

<u>House.</u>	<u>Hostel</u>	<u>Bldg</u>	<u>G/R</u>	<u>Exp</u>	<u>Adv</u>
5.00	45.00	1,000.00	60.00	18.00	20.00
15.00	135.00 ✓	125.00 ✓	30.00	✓	
5.00	180 ✓	1,125 ✓	255.00	18.00	20.00
10.00			40.00		
10.00			45.00		
20.00			30.00		
14.00			25.00		
5.00			30.00		
84.00			20.00		
			40.00		
			40.00		
			40.00		
			810.00 ✓		
			14 65.00		

1000 खपरा
 माली = प्रसाद के $\left\{ \begin{array}{l} \text{रत्ना} \\ \text{करंजा} \end{array} \right.$

Stage -
 Electricity -

<u>Electrical</u> ✓	<u>Ways Make</u>	<u>Ways C Gas</u>	<u>Consign.</u>	<u>Legal</u>
3.00 ✓	60.00	60.00	2.00	10.00 ✓
	42.00	42.00	10.00	
	42.00	42.00	2.00	
	62.00 ✓	50.00 ✓	5.00	
	206.00	194	6.00	
			4.20	
			29.20 ✓	

<u>Buildup</u>	<u>Electricity</u> ✓	<u>Interest Relief</u> ✓	<u>Stationing</u>
248.67	62.61	110.00 ✓	16.00
26.04		110	177.00 ✓
110.42		220.00	193.00
60.00			
3.77			
58.00			
5.00			
168.00			
619.90 ✓			22.38
			22.38
			44.76

<u>Demolition</u> ✓	<u>Shipping Costs</u> ✓		
60.00	800.00		
		112	
		112	
		224	
376.97			59.68
376.97			59.68
753.94			119.36

Oct

Seat	Est	adm
7	15.00	10.00

7

14.00	15.00	10.00
-------	-------	-------

14

15

10

39

635.85

674.85

274.90

191.15

83.75

26.00

109.75

25.00

134.75

100.00

234.75

38.00

196.75

10.70

3.45

2.00

12.00

5.00

30.00

6.00

2.00

10.00

10.00

100.00

191.15

40.00

20.00

28.00

100.00

10.70

3.45

2.00

12.00

5.00

30.00

6.00

2.00

20.00

276.25

BPR

Dated

Scrutiny

To,

Pranmukh Adhyaksh,
GELC, Ranchi.

Subject: ~~Your~~ letter NO. KSS 499/73/
KSS-3-A Ranchi Dated 17th July '73
addressed to Secretary, Board of Properties, GELC.
(2) Secretary, Ranchi Committee on Properties.

Dear Sir,

After a careful scrutiny and consideration of the subject mentioned in your ~~above ment~~ letter under reference we have arrived at the decision that since the construction work of the building concerned is going on quite satisfactorily we have got no legal locus standi to interfere with the construction work. As such we have decided find that no useful purpose would be served by holding any meeting to discuss about the said construction work.

1/2

$$\begin{array}{r} 2,375 \\ 1,125 \\ \hline 3,500 \end{array}$$

1/2

Aug-72

Seat = 84.00
 Admin = 80.00
 Esth = 120.00
 Car on = 65.00

 349.00

349.00
 104.47

 453.47

Pay servants = 45.00
 Hostel Rent 45.00
 Electrical. 127.07
 News Paper 9.82
 Gas fee 20.00
 Men 2.00
 Obadi 15th Aug 72 15.00
 allowance 75.00

338.89

→ 114.58

453.47

453.47
 338.89

 B 114.58

Aug 1978

House Rent: 127.00

G/R = 2,745.00

GE = 1,066.80

Shop = 54.00

Shopping Centre: 1,994.

2,025.74

= Bank Commission =

31.20

Hostel. 45.00

October 1972

July 1972 - September 72

May - 1973

- ① House Rent, 84.00 =
- ② Ground Rent, 1,465.00 =
- ③ Shop = 18.00 =
- ④ Building = 1,125.00 =
- ⑤ Hostel = 180.00 =
- ⑥ Advance Guard =
- ⑦ Refund Guard = 20.00 =

00.00

31 2,000.00 / 666
18
20

(5)

was pleased

just now

1020.00
950.00
750.00

Extension of

① Bhai Sunder Das = Reader's notice

②. Manohar Kujur =

③. Radio Ranchi =

④. Sekhar, Chaudh =

⑤

298.40
119.36
179.04
40.862

20.065
48
20.905

20.4592
20.81
20.936.00

997
424
273

20.009
170
10
20.009

111.111
44.44
92.76
41.14

638.50
193
445.50

1,884.85
953.94
1,130.91

187
94
93

215.9.77
16
2175.77

187
103
290

5490.00
1.465.00
4,025.00

167.50
27.50
140.00

3

2,159.77

495
180
675

506.00
3,265.00
GIR

7636.00

$$\begin{array}{r}
 65.05 \\
 55.27 \\
 \hline
 120.32 \\
 32.73 \\
 \hline
 153.05 \\
 40.54 \\
 \hline
 193.59 \\
 62.61 \\
 \hline
 256.20
 \end{array}$$

$$\begin{array}{r}
 57.72 \\
 113.99 \\
 \hline
 171.71 \\
 \hline
 169.46 \\
 \hline
 341.17
 \end{array}$$

$$\begin{array}{r}
 197.50 \\
 103.00 \\
 \hline
 300.50 \\
 151.00 \\
 \hline
 451.50 \\
 3019.00 \\
 \hline
 3,470.50
 \end{array}$$

$$\begin{array}{r}
 193 \\
 10 \\
 \hline
 203
 \end{array}$$

$$\begin{array}{r}
 2,482.50 \\
 351.04 \\
 \hline
 2,833.54
 \end{array}$$

$$\begin{array}{r}
 142.73 \\
 80.90 \\
 \hline
 223.63 \\
 29.20 \\
 \hline
 252.83
 \end{array}$$

Sl.	Name of Tenant	July	August
1.	Bishumpala Chatterjee	✓	
2.	Dulal Ch. Dey		
3.	Hassam Mistri	✓	
4.	A. L. IGNATIUS	✓	
5.	S. G. Mahboob	✓	
5.	SANKAR RAM	✓	
6.	VED PRAKASH BHATIA	✓	
7.	BIJAY KUMAR BHATIA	✓	
8.	A. K. DAS	✓	
9.	PRINTRITE BLOCKS	June ✓	
10.	GOSSNER COLLEGE BOYS HOSTEL		✓
11.	SAMSUDDIN	✓	
12.	DEBI CHANDRA SAHU	✓	
13.	JOGINDRA SINGH	✓	
14.	JOHN NAG	✓	
15.	Orissa Saw Mills	June ✓	

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

Ref.....

BPR/ / /RC-73.

Dated the

1973

To,

.....

Quarter No.....

G.E.L.Church Compound, Ranchi.

SUBJECT : HOUSE RENT

Sir/Madam,

A sum of Rs

(Rupees.....)

has fallen in arrear on account of House Rent due from you as
per details :-

D E T A I L S O F R E N T

From to

@ Rs per month, amounting to Rs

Rs

You are requested to make payment of arrear of rent
atonce.

Yours faithfully,

Treasurer,
Ranchi Committee on Properties.,
G.E.L. Church, RANCHI.

CONTINGENT BILL/BANK T.A.

By.....

Dated the.....

.....

Received payment.

.....

Shree.Simon Lakra
SIMON ENTERPRISES
Konka Road, Ranchi.

Bill.....

Date

To,

the Judicial Commissioner,
Ranchi.

Bill for.....
Ref:..Registrar Civil Court Estimate No 1/SE/75 dt. 25/4/75
Unit No1. North Verandah
Civil Court

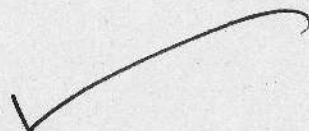
Particulars	Unit	@	Rs.np
Structure			
Material:.			
1. Bricks	1½ Trucks load	3,000	115.00
			300

.....
Date

Simon & Simon
Korner Road, Ramat
Gan, Israel

Ref Accounts
1966-68
69 - July

✓
1973



the Judicial Commission
Ramat, Israel

Unit No. 1, North Jerusalem
Civil Court
Ref. Register Civil Court Estimate No. 1/2/73
dt. 22/4/73

Particulars Unit 1 Ref. No.

Particulars

Materials

Bricks 1/2 Truck Load 1,000 300

Room No 10 Mrs Annapurna Parmar

1. This deed of lease is made this day of October 1974 at Ranchi between Gossner Evangelical Lutheran Church in Chotanagpur and Assam through ^P Khristanand Tirkey son of late Mangal Tirkey Secretary of the G.E.L. Church board of properties Main Road P.S Lower Bazar District Ranchi holding a general power of attorney from the Chairman of the Kendria Salabkar Sabha the highest executive of the G.E.L. Church under a resolution from Kendria Salabkar Sabha on the one part here in after called the 'lessor' and Mrs Annapurna Parmar wife of Mr N. R. Parmar by caste Hindu by occupation business resident of old Commissioners Compound Ranchi here in after called the Lessee.
2. The term lessor will include his successors in office of the G.E.L. Church and the term lessee will include the heirs, legal representatives and assignees of the Lessee.
3. Where as the lease is for 20 years with an annual rent of Rs 1680 (Rs one thousand Six hundred and eighty) per year. After expiry of the first lease term of 20 years the lease can be renewed for another term of 10 years with fresh terms.
- 4/ Where as the Lessee has occupied the lease hold from 16/11/73 but he has to pay rent from 1/7/74.
- 5/ Where as the Lessee has advanced Rs 12000/ (twelve thousand) Rs 2000/ will be donation to the church and Rs 3000/ will be security deposit and Rs 8000/ ~~Seven~~ ^{Eight} thousand will be towards rent.
- 6/ That the rent payment from 1/7/1974 is to be split Rs 100/ is to be paid in cash by 7th of each month and Rs 40/ is to be adjusted from Rs 8000/ ~~left~~ the monthly rent being Rs 140/ (one hundred and forty)

7/ That in Case Rs 100/- is not paid regularly the lessor will have the obtain to realise the same by money suit without touching the lease in any way.

8/ The following are the terms of the lease.

- (I) ^{that} The electrification and the charges as they fall due are to be paid by the lessee.
 - (II) That the Municipal charges ~~when they fall due~~ are to be paid by the lessor when they are fixed.
 - (III) The lessee will keep the fixtures in tact and will be responsible for any damage due ^{to his} negligence.
 - (IV) That the lessee cannot carry on any objectionable trade such as liquor shop, brothel Fish stall or meat stall.
 - (V) That when the above named sum of Rs 8000/- are exhausted the lessee will pay at the rate of Rs 140/- per month by 7th of each month.
 - (VI) That in Case 3 instalments fall due the lessor will have the right to re-enter after terminating the lease when the entire amount is exhausted.
 - (VII) The lessor will meet the cost of annual white washing and the lessor on his part will not disturb the peaceful enjoyment of the ~~lease hold~~ lessee.
 - (VIII) That the lease cannot be transferred without ~~express permission~~ written permission of the lessor. The lessee shall not sublet the lease hold.
- That for 20 years lease stamp is payable on 3 years Rent the rent is Rs 5080 the stamp is paid on Rs 6000/-

The lease is effective from 1/7/79 1979

That the lease is written typed and Registered in duplicate the original will remain with the lessor and the Copy with the Lessee.

The duplicate is exact Copy of the original

Schedule

Room No 10 ground floor Municipal new holding
no 7294 plot No 793 Ward V Main Road Ranchi
within jurisdiction of Registrar and Sub Registrar
Ranchi

July - 19

THE RANCHI COMMITTEE ON PROPERTIES .GEL. CHURCH RANCHI .

WEEKLY LABOUR PAYMENT

WORKS

FROM

TO

SL	Name	Employed								Total	Rate	Amount	Received
										Days			Payment
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
Rupees.....													

Passed for payment Rs.....

Rupees.....

Treasurer, RCP.

Accountant,
RCP.

CASHIER / Time Keeper,
RCP. RCP.

132

~~457.00~~

Badges

34.50
239.00
348.51
861.00

1,486.01

SHOPS

27.00

1,486.01
27.00
962.39

2,475.40

Devotion offering
10th & 11th October 1968

532.66
429.73
962.39

132.

3,200.15
2,475.40
724.75

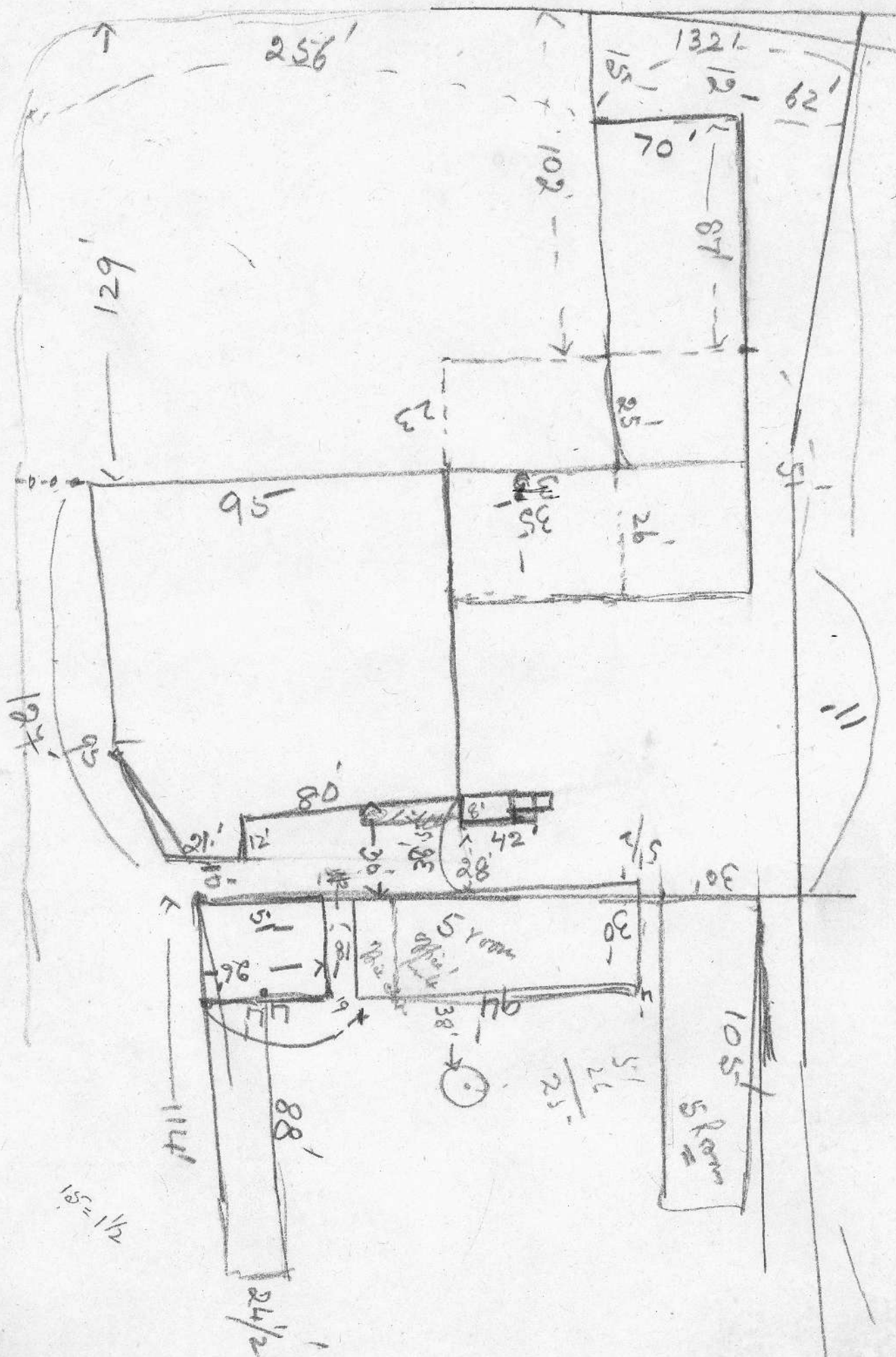
~~457.00~~

792.25
30.00
28.00
151.00

1,001.25

Plot No. 793
Sheet No. 3.

8/21/20



$$\frac{-57}{-25}$$

$$\begin{array}{r} 206 \\ 165 \\ \hline 41 \end{array}$$

82 1/2
82 1/2
82 1/2 206

$$\begin{array}{r} 146 \\ 82 \overline{) 12152} \\ \underline{64} \end{array}$$

$$\begin{array}{r} 82\frac{1}{2} \\ 82\frac{1}{2} \\ \hline 165.0 \end{array}$$

$2\frac{1}{2}$

~~24576~~

$$\begin{array}{r} 206 \\ 120 \\ \hline 86 \\ \hline 81 \end{array}$$

82 1/2

160' —

$$82\frac{1}{2}$$

$$\begin{array}{r} 495 \\ 41 \\ \hline 536 \end{array}$$

$$12 \mid 36 \mid 3$$

12/36 / 36h

$$\begin{array}{r} 447 \\ 120 \\ \hline 567 \end{array}$$

68
49✓
19✓
22
53✓
23
27
89✓
206✓

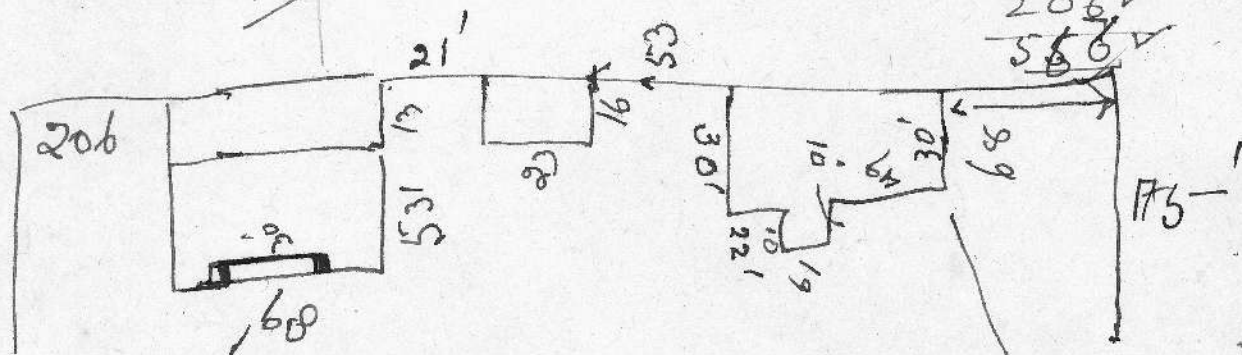
$$\begin{array}{r} 49 \\ 19 \\ 22 \\ \hline 90 \end{array}$$

567

✓
115 20

567

206 ✓
- 556 ✓



135/12

206
89

$$\begin{array}{r} 115 \\ 82 \\ \hline 33 \end{array} \quad 82$$

I-3

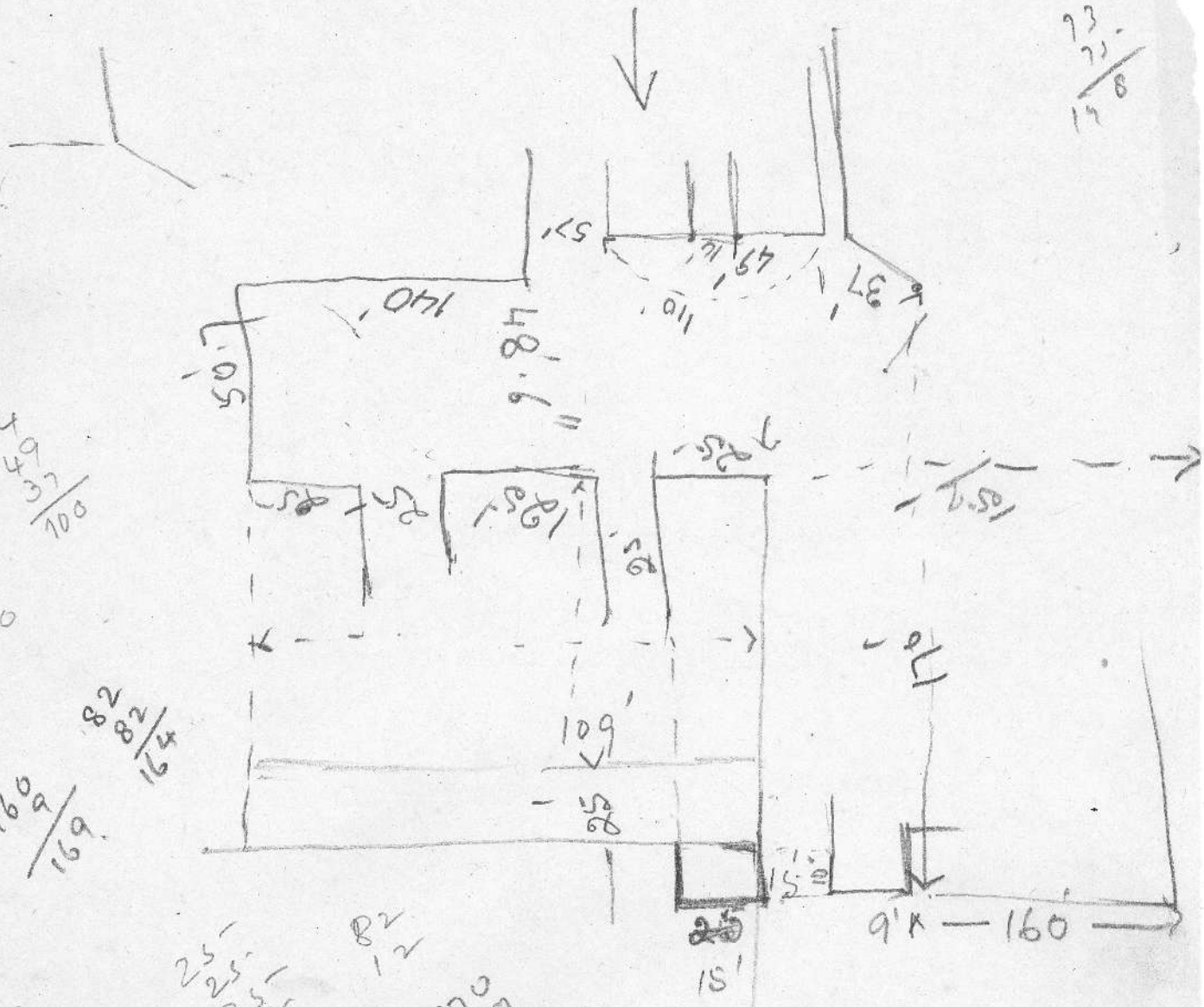
$$\begin{array}{r} 21 \\ 20 \\ 53 \\ 90 \\ 68 \\ \hline 550 \end{array}$$

$$\begin{array}{r} 82 \\ 82 \\ \hline 164 \end{array}$$

$$\begin{array}{r} 206 \\ 164 \\ \hline 422 \end{array}$$

$$\frac{629}{14}$$

$$\frac{73}{178}$$



$$\frac{14}{49} \frac{37}{100}$$

50

$$\frac{160}{169} \frac{82}{164}$$

25-

$$\frac{109}{225} \frac{134}{82}$$

$$\frac{170}{157} \frac{32}{13}$$

$$\frac{125}{82} \frac{54}{43}$$

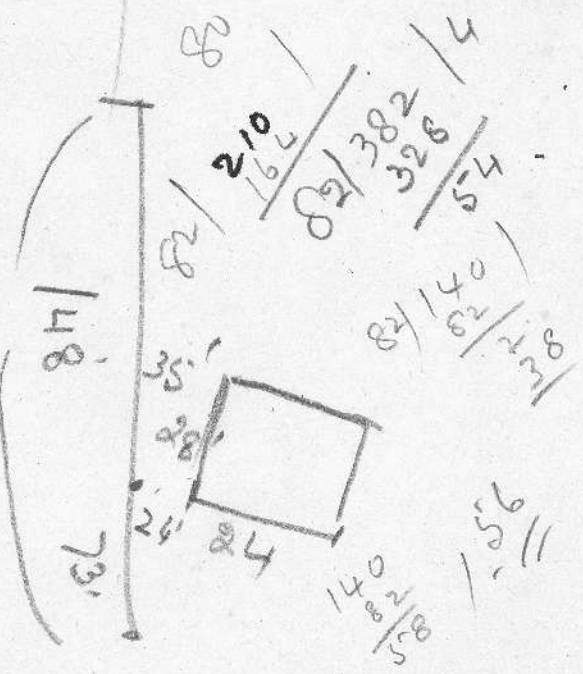
$$\frac{82}{210} \frac{164}{46}$$

$$\frac{164}{61} \frac{25}{1}$$

$$\frac{82}{210} \frac{164}{46}$$

$$\frac{154}{82} \frac{45}{5}$$

$$\frac{154}{225} \frac{382}{225}$$



$$\frac{164}{228} \frac{56}{1}$$

$$\frac{140}{82} \frac{58}{58}$$

$$\frac{82}{140} \frac{238}{54}$$

$$\frac{210}{164} \frac{382}{326}$$

$$\begin{array}{r} 82 \overline{) 1201} \\ 82 \\ \hline 3882 \\ 410 \\ \hline 72 \end{array}$$

$$\begin{array}{r} 82 \overline{) 237} \\ 164 \\ \hline 73 \end{array}$$

$$\begin{array}{r} 82 \overline{) 116} \\ 82 \\ \hline 34 \end{array}$$

$$\begin{array}{r} 192 \\ 380 \\ \hline 82 \overline{) 512} \\ 540 \\ \hline 72 \end{array}$$

$$\begin{array}{r} 82 \overline{) 215} \\ 164 \\ \hline 51 \end{array}$$

$$2150$$

$$237$$

$$11682$$

$$81+$$

01-CHWD

69

148-150

67

101

Mud

237

116

211

124

560

329

329

192

ANGLONN