

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

GELC ARCHIVE

Signature: **GELC-A _ 001 _ 0925**

Classification:

Original File No:

Title

PROPERTY BOARD

Volume:

Running from year: 1975

till year:

Content:

- **Report on Project No.3 on open space infront of Gossner Boys' High School ,GEL Church along Main Road, Ranchi**

THE RANCHI COMMITTEE ON PROPERTIES

[GOSSNER EVANGELICAL LUTHERAN CHURCH]
Regd. under Societies Registration Act XXI of 1860

G. E. L. Church

P. O. & Dt. Ranchi (Bihar). Phone : 21510

Ref. No. BPR/30/56/RC-75.

Date 17th. April, 1975.

To,

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

REPORT ON PROJECT NO.3 ON OPEN SPACE INFRONT OF
GOSSNER BOYS HIGH SCHOOL, GEL CHURCH ALONG MAIN
ROAD, RANCHI.

Dear Sir,

As per your direction of Property Board the R.C.P. went through the application of Shri. T.P.Chaurasia, Wood Land, Itki Road, Ranchi for settlement G.E.L.Church land measuring 400'x 100'

We discussed with the representative of the party :-

1. They offered us to give a salami of Seven to Eight lakhs on the land.
2. Rent of the building will be Rs 75,000.00 to Rs 80,000.00 thousand per annum.
3. They propose to construct double storied building if need be third storied building and have shown willingness to use the building as under :-
 - (a) Ground Floor - for shopping centre.
 - (b) First Floor - Nursing home.
 - (c) Third Floor - Bank or other Commercial purpose.

They are ready to execute agreement for 60 years and renewal for 15 years after expiry of 60 years. They are prepared to handover the entire property to the Church after the expiry of renewal period.

The party further agrees to take 15 to 20 % employees to be engaged in the Nursing Department from GEL Church members. The criteria of employment will be fully defined in the Registered Deed.

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Date

There is another party "Bank of India" has unofficially approached us for allotment of land 80' x 100'

Their offer :-

- (1) Ground Rent of Rs 72,000.00 per annum in advance.
- (2) Ground Rent will be adjusted against total cost of Building plus interest.

They will bear the cost of building and their capital invested will be charged reasonable Bank Interest.

The Bank has shown it's interest and his offer is open for a week time only. Incase we are unable to finalize within a week Bank will approach another party because they are in urgent need of space within Ranchi town for then banking purpose.

Opinion of RCP :- Re: Bank :- We do not have present benefit but in near future the Church may be benefitted out of Bank proposals.

Re- T.P.Chaurasia - His offer is worth considerable.

This is for further consideration and kindly refer back to us again for final settlement .

Yours faithfully,

Copy to :-

Manager,
Property Board, Ranchi.

(BHUSAN KHES)
Secretary,
Ranchi Committee on Properties,
G.E.L.Church, Ranchi.